

STATE OF TEXAS
COUNTY OF WALKER

Signature Renee Howes
Printed Name RENEE HOWES
Title AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF WALKER

Given under my hand and seal of office this the 11 day of January, 2017.

Notary Public, County of WALKER, State of Texas

Notary Signature: Debra Ann Burkhalter

Printed Name: Debra Ann Burkhalter

My Commission Expires: 9-14-2019

STATE OF TEXAS
COUNTY OF MONTGOMERY

I, Jeffrey Moon, am registered under the laws of the State of Texas to practice the profession of Land Surveying and hereby certify that the above subdivision is true and correct. We prepared from an actual survey on the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron (or other suitable permanent metal) pipe or rods having a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.

Jeffrey Moon
Registered Professional
Land Surveyor No. 4639



STATE OF TEXAS
COUNTY OF MONTGOMERY.

I, Brett Wyant, Registered Professional Engineer No. 118933 in the State of Texas, hereby certify that proper engineering consideration has been given this plat regarding design, construction and layout of public improvements.



Brett Wyant
Register Professional Engineer
Texas Registration No. 118933



Final Plat

SECTION 4A

A SUBDIVISION OF

438.684 ACRES OF LAND IN THE
J. JORDAN SURVEY, A - 28,
I. BAKER SURVEY, A - 87,
H. APPLEWHITE SURVEY, A-57,
& IN THE T. GILLESPIE SURVEY, A-214
WALKER COUNTY, TEXAS

Containing 151 Lots, 3 Unrestricted Reserves (16.456 Acres), 10 Blocks
SINGLE FAMILY RESIDENTIAL

January, 2017

OWNER/DEVELOPER

1 Texas Grand LLC
1015A SH150, New Waverly, Texas 77358

(928) 713-1841

(281) 851-0828

rhowesconsulting@gmail.com

FOR TAX PURPOSES
THIS PLAT COMPLIES
WITH SECTION 12.00
OF THE PROPERTY
CODE

STATE OF TEXAS
COUNTY OF WALKER.

I, Kari A. French, County Clerk in and for Walker County, do hereby

certify that this plat with its certificates of authentication was filed for record in my office
the 13th day of march, 2017, in the Plat Records of
Walker County in Volume 6, Page 87.

Kari A. French, County Clerk
Walker County, Texas

By: Maren Gladden
Deputy

I, the undersigned, Planning Officer of City of Huntsville, Texas, certify that the plat conforms to the City Comprehensive Plan, and all applicable design criteria and standards of the City of Huntsville, Texas.

Dated this 10th day of March, 2017

City of Huntsville Planning Officer

STATE OF TEXAS
COUNTY OF WALKER.

I, the undersigned, City Engineer of Huntsville, Texas, hereby certify that the proper engineering consideration has been given to this plat regarding the design and construction of public improvements and related easements rights-of-way.

Dated this 10th day of March, 2017

City of Huntsville City Engineer

1. VARIANCE WAS GRANTED TO ALLOW FOR A NEW PUBLIC WATER SUPPLY SYSTEM TO BE CREATED AND CONSTRUCTED WITH AN EXPIRATION DATE FIVE (5) YEARS (MAY 15, 2019). BEFORE THE EXPIRATION DATE, THE DEVELOPER DOES HAVE THE OPPORTUNITY TO RESUBMIT APPLICATION FOR AN EXTENSION TO THIS REQUEST.
2. THE VARIANCE WAS GRANTED TO ALLOW THE INSTALLATION OF FIRE HYDRANT WITHIN 1,000' OF ALL PORTIONS OF BUILDING SITES.
3. VARIANCE WAS APPROVED ALLOWING A 22' PAVEMENT WIDTH AND 2' SHOULDERS ON ALL STREETS. THE RIGHT-OF-WAY WIDTH REMAINS THE REQUIRED 60'.
4. VARIANCE WAS APPROVED FOR 3 (AND POSSIBLY ONE MORE IF BALL ROAD IS NOT OPEN) PROPOSED CUL-DE-SAC STREET LENGTHS -- THAT EXCEED 1,000' IN LENGTH.
5. VARIANCE WAS APPROVED TO ALLOW FOR INDIVIDUAL OSSF SYSTEM TO SERVICE EACH LOT.
6. VARIANCE GRANTED TO NOT REQUIRE THE INSTALLATION OF STREET LIGHTS PER CODE.
7. VARIANCE WAS GRANTED TO ALLOW LOTS TO EXCEED THE DEPTH TO WIDTH RATIO.
8. VARIANCE GRANTED TO ALLOW FOR THE STAFF LENGTH OF THOSE LOTS TO EXCEED THE MAXIMUM OF 200'.

Final Plat
TEXAS GRAND RANCH

SECTION 4A
A SUBDIVISION OF
438.684 ACRES OF LAND IN THE
J. JORDAN SURVEY, A - 28,
I. BAKER SURVEY, A - 87,
H. APPLEWHITE SURVEY, A-57,
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OWNER/DEVELOPER
I Texas Grand LLC
1015A SH150, New Waverly, Texas 77358
(928) 713-1841
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FOR TAX PURPOSES
THIS PLAT COMPLIES
WITH SECTION 12.002
OF THE PROPERTY
CODE

Curve Table					Curve Table				
Curve #	Radius	Length	Delta	Call	Curve #	Radius	Length	Delta	Call
C1	370.00	92.06	141°10'19"		C56	1170.00	802.71	29°30'55"	
C2	430.00	229.27	30°32'56"		C57	15.00	23.56	90°00'00"	
C3	15.00	23.56	89°58'59"		C58	1030.00	1045.80	58°10'28"	
C4	830.00	477.63	43°27'56"		C59	870.00	838.78	54°08'20"	
C5	430.00	96.76	12°53'36"		C60	870.00	882.89	85°44'31"	
C6	370.00	111.02	17°11'29"		C61	800.00	897.89	85°44'31"	
C7	830.00	22.82	2°28'44"		C62	600.00	567.11	54°08'20"	
C8	930.00	356.93	21°59'23"		C63	1000.00	1015.34	58°10'28"	
C9	220.00	110.08	28°40'07"		C64	500.00	212.47	24°20'52"	
C10	830.00	942.78	85°44'31"		C65	400.00	113.59	16°16'16"	
C11	830.00	595.47	54°09'20"		C66	300.00	468.07	89°00'46"	
C12	870.00	984.90	58°10'28"		C67	900.00	872.13	55°31'17"	
C13	15.00	23.56	90°00'00"		C68	250.00	216.79	50°08'36"	
C14	470.00	199.73	24°20'52"		C69	250.00	357.06	81°50'15"	
C15	270.00	419.47	89°00'46"		C70	450.00	457.93	58°16'21"	
C16	930.00	901.20	55°31'17"		C71	200.00	316.31	90°19'42"	
C17	15.00	23.56	90°00'00"		C72	1200.00	616.17	29°30'55"	
C18	280.00	245.05	50°08'36"		C73	800.00	856.54	81°47'36"	
C19	220.00	314.23	81°50'15"		C74	800.00	366.15	26°22'00"	
C20	250.00	125.09	28°40'07"		C75	600.00	251.55	24°01'15"	
C21	280.00	140.30	28°40'07"		C76	800.00	1431.20	102°30'09"	
C22	280.00	399.93	81°50'15"		C77	2000.00	394.38	11°17'51"	
C23	220.00	192.54	50°08'36"		C78	900.00	367.32	23°23'04"	
C24	15.00	23.56	90°00'00"		C79	430.00	116.19	15°28'54"	
C25	480.00	488.47	58°16'21"		C80	547.08	212.28	22°13'47"	
C26	420.00	427.40	58°16'21"		C81	15.00	23.56	90°00'00"	
C27	15.00	23.56	90°00'00"		C82	1230.00	20.00	0°55'54"	
C28	170.00	286.77	90°19'42"		C83	840.00	66.59	4°40'43"	
C29	230.00	361.84	90°19'42"		C84	830.00	98.15	8°55'36"	
C30	15.00	23.56	90°00'00"		C85	570.00	51.10	5°08'12"	
C31	870.00	843.06	55°31'17"		C86	60.00	20.20	16°17'33"	
C32	330.00	512.68	89°00'46"		C87	60.00	20.20	19°11'17"	
C33	830.00	225.22	24°20'52"		C88	880.00	66.62	4°09'19"	
C34	1230.00	633.62	28°30'55"		C89	960.00	86.26	5°16'38"	
C35	630.00	699.38	81°47'36"		C90	280.00	97.52	19°57'20"	
C36	15.00	23.56	90°00'00"						
C37	770.00	354.34	26°22'00"						
C38	570.00	238.97	24°01'15"						
C39	80.00	314.16	300°00'00"						
C40	830.00	284.12	24°01'15"						
C41	830.00	381.85	26°22'00"						
C42	15.00	23.56	90°00'00"						
C43	770.00	1377.54	102°30'09"						
C44	15.00	23.56	90°00'00"						
C45	2030.00	400.27	11°17'51"						
C46	80.00	314.16	300°00'00"						
C47	1970.00	388.44	11°17'51"						
C48	15.00	23.56	90°00'00"						
C49	830.00	254.44	17°33'51"						
C50	15.00	22.76	85°58'50"						
C51	870.00	355.08	23°23'04"						
C52	930.00	379.56	23°23'04"						
C53	15.00	22.76	85°58'50"						
C54	830.00	1141.89	78°49'59"						
C55	870.00	813.71	81°47'36"						

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N00°19'28"E	80.00	L51	N19°35'40"E	158.05
L2	N79°58'48"E	430.85	L52	N10°46'20"W	251.03
L3	N88°42'41"E	319.00	L53	S34°47'34"E	80.12
L4	N57°50'07"E	189.50	L54	S34°47'34"E	80.12
L5	N41°07'04"W	206.24	L55	N10°46'20"W	251.03
L6	N42°01'44"W	355.41	L56	N19°35'40"E	158.05
L7	S18°50'23"W	76.23	L57	N88°42'41"E	206.60
L8	N56°53'20"W	90.52	L58	S75°36'38"E	13.23
L9	N87°25'13"W	145.81	L59	S75°36'38"E	13.23
L10	N87°25'13"W	80.00	L60	N89°17'28"W	182.85
L11	N40°28'22"E	144.67	L61	N89°17'28"W	182.85
L12	S40°28'22"W	150.00	L62	N23°48'05"E	213.11
L13	S19°39'45"E	85.20	L63	N09°42'50"W	71.10
L14	N67°12'13"E	406.11	L64	N02°33'47"E	87.08
L15	N85°01'19"E	61.17	L65	N02°33'47"E	87.08
L16	S30°03'42"E	251.13	L66	N84°17'10"E	492.17
L17	S01°41'42"E	50.83	L67	N05°42'50"W	164.51
L18	S17°26'24"W	87.41	L68	N30°03'42"E	251.13
L19	N42°15'13"E	28.28	L69	S71°34'28"E	188.59
L20	S01°38'12"E	90.83	L70	N65°54'33"W	111.83
L21	S75°03'25"W	367.63	L71	S42°15'13"W	304.29
L22	S14°56'35"E	92.58	L72	N23°48'05"E	213.11
L23	S75°03'25"W	500.00	L73	N15°35'40"E	204.05
L24	S11°05'59"E	215.45	L74	N10°46'20"W	251.03
L25	S11°05'59"E	253.19	L75	S34°47'34"E	132.08
L26	S30°11'02"W	405.01	L76	N85°54'29"W	251.80
L27	N34°19'07"W	464.71	L77	S75°36'38"E	55.19
L28	N72°02'28"W	317.31	L78	N86°17'28"W	226.75
L29	S03°05'31"W	25.00	L79	S65°09'09"W	171.38
L30	N86°54'29"W	80.00	L80	S16°03'08"E	137.84
L31	N04°56'35"E	230.18	L81	S16°56'19"W	116.59
L32	N02°33'47"E	87.08	L82	N79°19'18"E	108.10
L33	N84°17'10"E	447.17	L83	N79°19'18"E	170.63
L34	N05°42'50"W	3.41	L84	S75°36'38"E	147.53
L35	N30°03'42"E	251.13	L85	N36°44'16"E	187.76
L36	S17°26'24"W	87.59	L86	S57°03'14"E	55.13
L37	S17°26'24"W	87.59			
L38	S17°26'24"W	87.59			
L39	S71°34'28"E	188.59			
L40	N65°54'33"W	111.83			
L41	S42°15'13"W	241.66			
L42	S42°15'13"W	241.66			
L43	S42°15'13"W	241.66			
L44	N55°54'33"W	111.83			
L45	S42°15'13"W	304.29			
L46	S42°15'13"W	304.29			
L47	S71°34'28"E	188.59			
L48	N05°42'50"W	164.51			
L49	N23°48'05"E	213.11			
L50	N74°24'20"W	112.39			

GENERAL NOTES:

- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (NAD'83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. DISTANCES, SHOWN HEREON, ARE U.S. SURVEY FEET IN "GRID" UNITS AND MAY BE CONVERTED TO "SURFACE" UNITS BY A COMBINED SCALE FACTOR OF 0.99988.
- THE GRAPHIC LOCATION OF THE SUBJECT TRACT SUPERIMPOSED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4847100500D, EFFECTIVE DATE AUGUST 16, 2011, INDICATES THAT PORTIONS OF THE SUBJECT TRACT ARE LOCATED WITHIN ZONE "A", DEFINED BY FEMA AS "100-YEAR FLOOD HAZARD AREA (WITHOUT BASE FLOOD ELEVATIONS DETERMINED)". THIS STATEMENT DOES NOT IMPLY THAT ANY PORTION OF THE SUBJECT TRACT IS FREE OF POTENTIAL FLOOD HAZARD. LOCALIZED FLOODING CAN OCCUR DUE TO NATURAL AND/OR MAN-MADE INFLUENCES.
- ALL ACRES QUANTITIES SHOWN ON THIS SURVEY ARE BASED UPON THE MATHEMATICAL CLOSURE OF THE BOUNDARY COURSES AND DISTANCES. SAID QUANTITIES DO NOT INDICATE THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH CAPPED 1/2"-DIAMETER IRON RODS (OR OTHER STABLE MATERIAL).
- THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH CAPPED 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
- ALL DRIVEWAYS IN THE SUBDIVISION SHALL BE CONSTRUCTED OF CONCRETE OR ASPHALT AT OWNER'S EXPENSE, AND SHALL BE COMPLETED WITHIN TWELVE (12) MONTHS FROM THE SETTING OF FORMS FOR THE FOUNDATION OF SAID DWELLING OR STRUCTURE. FURTHER, THE DRIVEWAY OR ENTRANCE TO EACH LOT FROM THE PAVEMENT OF THE STREET SHALL BE PAVED WITH CONCRETE OR ASPHALT. APPLICATION FOR APPROVAL TO THE WALKER COUNTY IS REQUIRED PRIOR TO INSTALLATION OF THE DRIVEWAY FOR DETERMINATION OF THE LOCATION, CULVERT SIZING, INSTALLATION DEPTH, ETC.
- ALL LOT SETBACKS SHALL BE ACCORDING TO THE CITY OF HUNTSVILLE STANDARDS PER TABLE 5-1 OF THE DEVELOPMENT CODE; WHERE MINIMUM FRONT SETBACKS ARE 25 FOOT, MINIMUM SIDE SETBACKS ARE 10 FOOT, AND MINIMUM REAR SETBACKS ARE 10 FOOT.
- SANITARY SEWER SERVICE
- EACH LOT WILL BE REQUIRED TO UTILIZE ONSITE SANITARY SEWER FACILITIES (O.S.S.F.) FOR SANITARY SEWER SERVICE IN ACCORDANCE WITH STATE AND LOCAL CODES AND REGULATIONS. THE LOT OWNER IS NOT PROHIBITED FROM CONNECTING TO A PUBLIC SANITARY SEWER COLLECTION SYSTEM IF SERVICE BECOMES AVAILABLE AT SOME TIME IN THE FUTURE.

DRAINAGE AND IMPERVIOUS COVER

- FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT(8) INCHES ABOVE FINISHED ADJACENT GRADE.
- THE LANDOWNER IS PROHIBITED FROM CONSTRUCTING ANY IMPROVEMENTS WITHIN ANY "PRIVATE DRAINAGE AREA" ON THIS PLAT. LANDOWNER MAY CLEAR UNDERBRUSH AND ESTABLISH FOOT TRAILS WITHIN THESE "PRIVATE DRAINAGE AREAS" BUT NO VERTICAL IMPROVEMENTS / DEVELOPMENT IS ALLOWED ALONG THE PROPERTY LINES LOCATED WITHIN THESE "PRIVATE DRAINAGE AREAS" BUT IS LIMITED TO A FOUR(4) STRAND WIRE FENCE WITH PROVISIONS NOT TO IMPEDE THE FLOW OF STORM WATER WITHIN THE "PRIVATE DRAINAGE AREAS".
- "PRIVATE DRAINAGE AREA" SHALL BE MAINTAINED BY LOT OWNERS AND/OR HOME OWNERS ASSOCIATION AND SHALL NOT BE MAINTAINED BY THE CITY OF HUNTSVILLE OR WALKER COUNTY.
- THE NATURAL DRAINAGE CHANNELS (WHETHER OR NOT THEY ARE WITHIN A DEDICATED "DRAINAGE AREA") THAT ARE LOCATED WITHIN VARIOUS LOTS AND UNRESTRICTED RESERVE AREAS THROUGHOUT THIS SUBDIVISION MAY NOT BE ALTERED IN ANY WAY. LANDOWNER MAY CLEAR UNDERBRUSH AND ESTABLISH FOOT TRAILS WITHIN THESE NATURAL DRAINAGE CHANNELS BUT NO VERTICAL IMPROVEMENTS / DEVELOPMENT WILL BE ALLOWED WITHIN 40 FEET OF THE CENTERLINE OF THE NATURAL LOW. FENCING IS ALLOWED ALONG THE PROPERTY LINES LOCATED WITHIN THESE NATURAL DRAINAGE CHANNELS BUT IS LIMITED TO A FOUR(4) STRAND WIRE FENCE WITH PROVISIONS NOT TO IMPEDE THE FLOW OF STORM WATER WITHIN THE DRAINAGE CHANNELS.
- ALL LOTS AND UNRESTRICTED RESERVE AREAS WITHIN THE SUBDIVISION AND THE OWNERS THEREOF MUST CONTINUE TO ACCEPT ALL EXISTING DRAINAGE FLOWS AND DRAINAGE STRUCTURES IN PLACE OR PROPOSED AT THE TIME OF DEVELOPMENT WHICH ARE A PART OF OR NECESSARY TO THE PUBLIC ROADS INFRASTRUCTURE OR PRIVATE SYSTEM OF DRAINAGE IN ADDITION TO ALL NATURAL FLOWS OF WATER ENTERING ONTO OR CROSSING THE PROPERTY. LOCAL APPROVAL OR CONSENT MUST BE GIVEN BY THE CITY OF HUNTSVILLE ENGINEER IN WRITING PRIOR TO ALTERATION OF THE DRAINAGE INFRASTRUCTURE HEREIN DESCRIBED. IT IS THE RESPONSIBILITY OF THE LOT OWNERS TO COMPLY WITH ANY REGULATIONS OR LIMITATIONS NOTED, AND PERMITS ISSUED BY THE CITY OF HUNTSVILLE FOR DEVELOPMENT DO NOT ACT AS A WAIVER OR VARIANCE OF THE LOT OWNER'S RESPONSIBILITY.
- BASED ON CALCULATIONS MADE FROM AVAILABLE DATA, THE LAND OWNER MAY CONSTRUCT IMPERVIOUS COVER (STRUCTURES, DRIVEWAYS, SIDEWALKS, ETC.) IMPROVEMENTS UP TO A "TOTAL SQUARE FOOTAGE" EQUAL TO TEN(10) PERCENT OF THE TOTAL LOT AREA. IF THE LOT OWNER DESIRES TO EXCEED THE AREA OF IMPERVIOUS COVER ESTABLISHED FOR EACH LOT AS HEREIN DESCRIBED, FURTHER STUDY WILL BE NECESSARY AND "ON SITE" STORM WATER DETENTION FACILITIES MAY BE REQUIRED TO ACCOMMODATE THE ADDITIONAL IMPERVIOUS COVER DESIRED. THE STUDY AND POSSIBLE INCORPORATION OF STORM WATER DETENTION FACILITIES SHALL BE SUBMITTED TO THE CITY OF HUNTSVILLE ENGINEER FOR APPROVAL AND MUST COMPLY WITH ALL CURRENT LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING THE CITY OF HUNTSVILLE SUBDIVISION REGULATIONS.

15. 1/2" I.R.'s SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

16. THERE IS A 75' FRONT BUILDING LINE, AND A 20' BUILDING LINE ALONG THE SIDE AND REAR LOT LINE OF ALL LOTS.

17. ALL 30' DRAINAGE EASEMENTS ARE TYPICAL RIGHT ANGLE OFF OF RIGHT-OF-WAY.

18. TEXAS GRAND RANCH, SECTION 4A IS OUT OF THE 2134.818 ACRE TRACT, RECORDED IN VOL. 1132, PG. 355 WCOOPR.

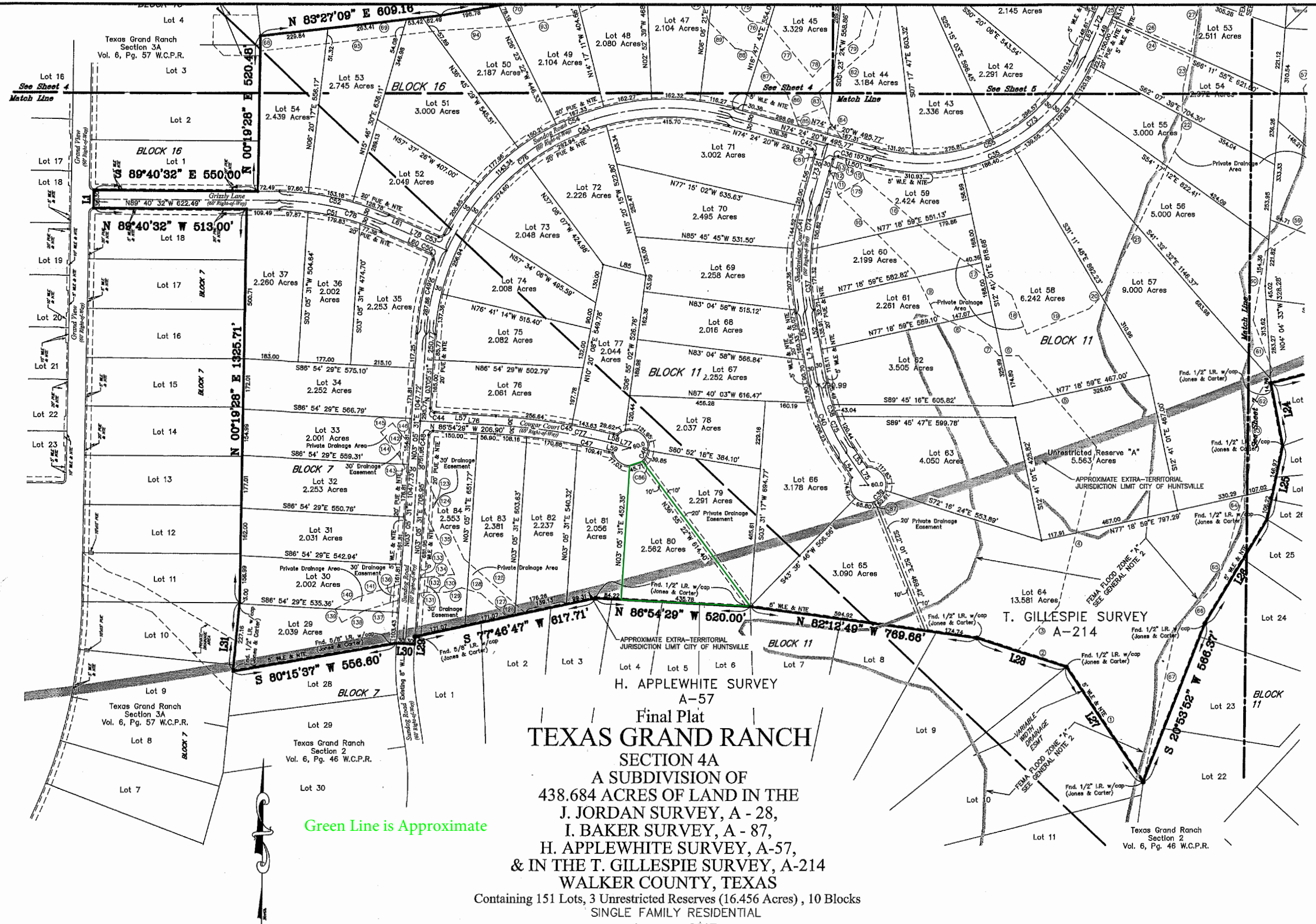
19. BEFORE DEVELOPMENT OF A RESERVE TRACT, A PLAT OF THE TRACT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL ACCORDING TO THE DEVELOPMENT CODE OF THE CITY OF HUNTSVILLE.

PUBLIC EASEMENT NOTES

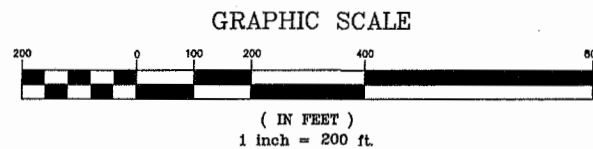
20. ALL PUBLIC "EASEMENTS" AND/OR "AREAS" DENOTED ON THE PLAT ARE DEDICATED TO BE USED BY THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING CITY OF HUNTSVILLE, SHALL HAVE THE RIGHT ALWAYS OF INGRESS AND EGRESS TO AND FROM AND UPON THESE EASEMENTS FOR CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF GETTING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF HUNTSVILLE SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROUNDS OR IMPROVEMENTS THAT IN ANY WAY ENHANCE OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM OR ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER CITY OF HUNTSVILLE NOR ANY PUBLIC UTILITY SHALL BE RESPONSIBLE FOR REPLACING OR REIMBURSING THE PROPERTY OWNER DUE TO REMOVAL OF OR RELOCATION OF ANY OBSTRUCTIONS IN THE PUBLIC EASEMENTS.

21. A TWENTY (20) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) AND TEXAS GRAND RANCH PROPERTY OWNERS ASSOCIATION NATURE TRAIL EASEMENT IS ESTABLISHED ADJACENT TO ALL STREET RIGHT-OF-WAYS.

Detention Easements Line Table									
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #
L1	N34°19'07"W	464.71	L88	N00°19'28"E	50.39	L135	N25°30'40"W	184.91	
L2	N72°02'28"W	175.74	L89	N83°27'09"E	608.15	L136	S03°05'31"W	53.30	
L3	N42°24'03"E	204.58	L70	N79°58'48"E	430.85	L137	S72°48'50"W	90.75	
L4	N12°41'50"E	550.31	L71	N68°42'41"E	319.00	L138	S62°09'35"W	83.48	
L5	N49°36'38"W	407.55	L72	N57°50'07"E	67.35	L139	N27°50'25"W	50.00	
L6	S90°00'00"W	85.80	L73	S88°22'19"E	174.45	L140	N62°09'35"E	88.12	
L7	N41°59'14"W	88.28	L74	S19°42'21"E	145.14	L141	N72°48'50"E	113.89	
L8	N85°22'35"W	173.19	L75	S45°01'34"E	73.01	L142	S03°05'31"W	77.24	
L9	N28°33'54"W	151.35	L76	S79°19'28"E	67.16	L143	N25°08'29"W	67.46	
L10	N49°24'18"W	352.88	L77	S39°43'33"E	228.31	L144	N36°08'26"W	102.37	
L11	N16°24'13"W	66.07	L78	N41°39'34"E	66.15	L145	N51°51'37"E	50.00	
L12	N37°45'30"W	19.67	L79	N52°19'15"E	141.35	L146	S38°06'26"E	48.23	
L13	N15°35'40"E	41.68	L80	N13°00'23"E	796.15	L147	N41°05'27"W	56.25	
L14	S74°24'20"E	75.95	L81	S13°00'23"W	817.38	L148	N64°34'28"E	235.27	
L15	S16°14'13"E	68.30	L82	S48°24'08"W	238.93	L149	S48°11'17"E	171.46	
L16	S50°15'24"E	351.48	L83	S20°45'46"E	54.10	L150	S42°15'13"W	50.02	
L17	S54°34'17"E	278.08	L84	S37°45'30"E	62.83	L151	N41°11'17"E	130.97	
L18	S21°48'05"E	141.31	L85	S89°41'12"E	127.93	L152	S54°34'28"W	191.08	
L19	N67°53'26"E	226.88	L86	N20°45'46"W	88.44	L153	S51°56'17"E	391.32	
L20	N45°00'00"W	72.22	L87	N39°43'33"E	182.94	L154	S63°25'11"E	24.17	
L21	N25°41'17"E	64.58	L88	N76°18'26"W	16.14	L155	S73°56'52"E	67.41	
L22	N02°12'09"E	170.69	L89	N45°01'34"W	126.78	L156	S16°59'55"E	58.15	
L23	N12°31'44"E	101.48	L90	N14°41'21"W	118.80	L157	N51°56'17"W	302.86	
L24	N68°11'55"W	294.53	L91	N68°22'16"W	113.81	L158	N73°56'52"E	83.52	
L25	S23°48'05"E	20.00	L92	S06°42'41"W	334.10	L159	S74°42'01"E	20.87	
L26	S69°11'55"E	290.54	L93	S75°59'48"W	230.75	L160	N81°03'13"E	90.85	
L27	N80°07'04"E	323.79	L94	S86°23'50"W	228.97	L161	S79°38'26"E	158.02	
L28	N10°11'30"E	249.61	L95	S83°27'09"W	81.47	L162	S85°25'01"E	119.87	
L29	S88°23'59"W	243.63	L96	N88°18'16"E	113.83	L163	S59°58'52"E	42.29	
L30	N88°23'59"E	256.95	L97	S30°14'02"E	210.24	L164	S51°56'17"E	106.66	
L31	N00°54'33"E	89.57	L98	S42°13'12"E	290.28	L165	S38°01'50"W	50.00	
L32	N26°33'54"E	44.01	L99	S88°16'18"W	28.78	L166	N51°56'10"W	157.16	
L33	N00°00'00"E	198.80	L100	N41°12'13"W	218.30	L167	N65°25'10"W	244.73	
L34	N20°11'30"W	247.07	L101	N30°14'02"E	78.57	L168	N79°38'25"W	143.03	
L35	N67°27'12"E	367.01	L102	N77°48'06"W	133.88	L169	S81°03'31"E	93.07	
L36	S01°41'42"E	58.83	L103	N89°01'22"E	56.12	L170	N74°42'01"E	70.13	
L37	S72°33'36"E	194.45	L104	N09°58'15"E	50.45	L171	N63°28'11"W	33.45	
L38	S35°12'59"W	218.17	L105	S88°01'22"E	95.88	L172	S47°46'45"E	101.12	
L39	S03°34'35"E	15.18	L106	S77°48'06"E	62.42	L173	N47°46'48"E	101.12	
L40	S09°51'11"E	392.56	L107	N30°14'02"E	21.21	L174	N42°13'12"W	113.43	
L41	S04°08'08"E	368.30	L108	N68°18'16"E	80.05	L175	S59°02'42"W	103.31	
L42	S48°34'35"E	178.43	L109	S42°13'12"E	210.11				
L43	S41°59'14"E	176.51	L110	S22°07'32"E	68.10				
L44	S68°22'43"E	259.64	L111	S40°23'28"E	83.76				
L45	N69°34'56"E	217.78	L112	S82°31'16"E	73.33				
L46	S67°40'58"E	166.93	L113	S44°52'10"W	100.84				
L47	N63°04'27"E	242.12	L114	N52°31'16"W	70.98				
L48	N52°02'41"E	213.83	L115	N40°23'25"E	120.47				
L49	S52°02'41"W	265.74	L116	N22°07'32"E	63.18				
L50	S89°34'49"W	251.88	L117	N42°13'12"W	195.45				
L51	N51°48'16"W	42.89	L118	N12°52'09"E	61.05				
L52	S86°30'03"W	107.48	L119	N40°17'56"E	453.84				
L53	S14°02'10"W	54.10	L120	S55°54'33"E	52.64				
L54	S76°04'19"W	307.19	L121	S40°17'58"W	449.75				
L55	N53°07'46"W	120.98	L122	S12°53'09"W	72.93				
L56	N84°41'08"W	263.30	L123	N03°05'31"E	105.89				
L57	S34°22'46"W	76.51	L124	S25°30'46"E	243.91				
L58	S50°22'26"E	428.16	L125	S49°02'48"E	277.44				
L59	S55°18'17"W	214.60	L126	S77°48'17"E	62.46				
L60	S09°43'39"W	232.95	L127	N48°02'48"W	120.07				
L61	S21°22'14"E	182.69	L128	S73°38'16"W	67.06				
L62	S29°03'17"W	165.98	L129	S74°04'06"W	53.43				
L63	S00°00'00"W	166.80	L130	S89°38'56"W	65.98				
L64	S13°28'55"W	310.27	L131	S72°48'50"W	22.28				
L65	S21°48'05"W	105.98	L132	N03°05'31"E	51.84				
L66	S43°46'52"W	166.55	L133	N72°48'50"E	11.18				
L67	S11°21'48"W	530.38	L134	N84°34'57"E	89.54				



Green Line is Approximate



FOR TAX PURPOSES
THIS PLAT COMPLIES
WITH SECTION 12.00
OF THE PROPERTY
CODE

Final Plat
TEXAS GRAND RANCH
SECTION 4A
A SUBDIVISION OF
438.684 ACRES OF LAND IN THE
J. JORDAN SURVEY, A - 28,
I. BAKER SURVEY, A - 87,
H. APPLEWHITE SURVEY, A-57,
& IN THE T. GILLESPIE SURVEY, A-214
WALKER COUNTY, TEXAS

Containing 151 Lots, 3 Unrestricted Reserves (16.456 Acres) , 10 Blocks
SINGLE FAMILY RESIDENTIAL

January, 2017
OWNER/DEVELOPER
I Texas Grand LLC
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