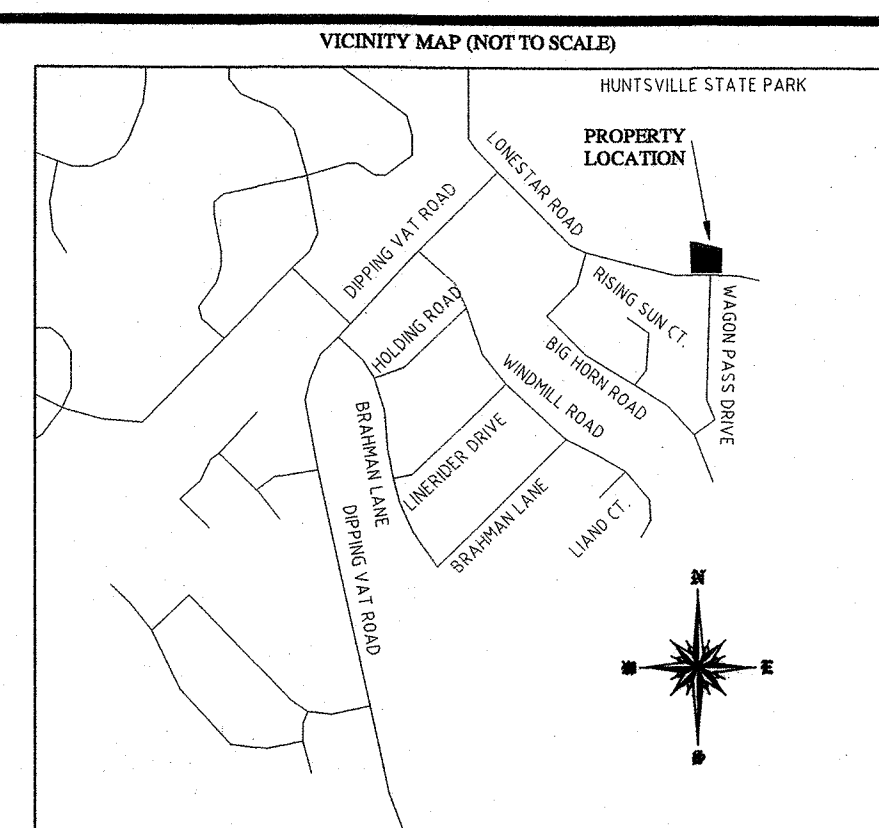
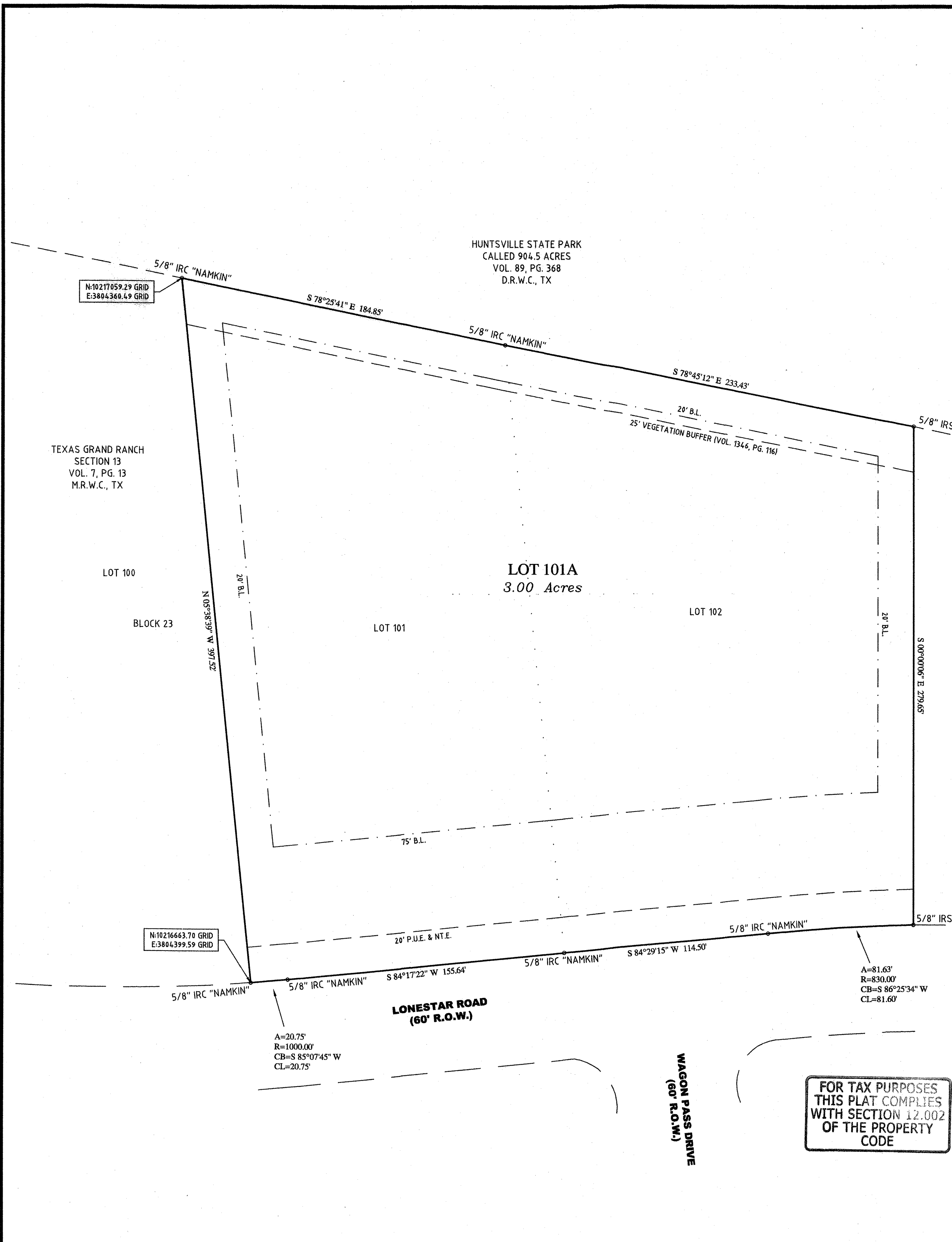




- NOTES:
- 1) The Plat of TEXAS GRAND RANCH, SECTION 13 is recorded in Volume 7, Page 13 of the Plat Records, Walker County Texas.
 - 2) The purpose of this Minor Plat is to combine Lots 101 & 102, Block 23, Texas Grand Ranch Section 13 into one LOT (101A) as shown hereon.
 - 3) All Bearings, Distances, Coordinates and Area hereon are Grid and referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83, and the City of Huntsville Mapping Control Network and based on control Monument No. 7262, having published coordinates of N=10,231,650.757 feet, E=3,802,783.195 feet, Elev.=312.999 feet and GPS observations. Distances may be converted to geodetic horizontal (surface) by dividing by a Combined Scale Factor of 0.9998.
 - 4) Based on FEMA Insurance Maps, revised 16 August 2011, Walker County #481042, Map No. 48471C0500D, Panel 0500D, this property is located within Flood Hazard "X" OTHER AREAS (areas determined to be outside the 0.2% annual chance floodplain).
 - 5) Lot 101A is subject to Reservations and Restrictions as recorded under County Clerk's File No. 2020-64008, Official Public Records, Walker County, Texas. All Lot Setbacks shall be in accordance with the recorded covenants, conditions, and restrictions for Texas Grand Ranch:
 - 75' Front Building Line
 - 20' Building Line along Side Rear Lot lines
 - 6) All public easements denoted on the plat are hereby dedicated to the use of the public forever. Any public utility, including the City of Huntsville and/or Walker County, shall have the right always of ingress and egress to and from 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 permission of the property owner. Any public utility, including the City of Huntsville and/or Walker County, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easements shown on this plat. Neither the City of Huntsville and/or Walker County nor any public utility shall be responsible for replacing or reimbursing the property owner due to removal or relocation of any obstructions in the public easements.
 - 7) This survey was completed without an Abstract of Title. There may be easements and other matters not shown hereon.
 - 8) Deed information for Lots 101 & 102 is recorded under County Clerk's File No. 2020-61266
- DRAINAGE ACCEPTANCE NOTE:
- 9) All lots with the subdivision and the owners thereof must continue to accept all existing drainage flows and drainage structures in place at the time of development which are a part of or necessary to the public roads infrastructure or public system of drainage, in addition to all natural flows of water entering onto or crossing the property.
 - 10) Additionally, all Drainage and Impervious Cover notes (Notes 13-20) from the Plat of Texas Grand Ranch, Section 13, as recorded in Volume 7, Page 13, Walker County Plat Records, shall also apply hereon.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF WALKER

We, the undersigned, owner of the land shown on this plat, and designated as the MINOR PLAT OF LOT 101A, A REPLAT OF LOTS 101 & 102, BLOCK 23, TEXAS GRAND RANCH SECTION 13 in the City of Huntsville, Walker County Texas, and whose name is subscribed hereto, do hereby dedicate to the use of the public forever all streets, parks, easements and public places shown thereon for the purpose and consecration therein expressed.

R. Andrew Nickerson
R. Andrew Nickerson

Heidi B. Nickerson
Heidi B. Nickerson

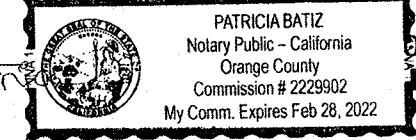
OWNER / DEVELOPER
Nickerson Family Trust
R. Andrew & Heidi B. Nickerson (Trustees)
551 South Weymouth Court
Anaheim, California 92807

NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF California
COUNTY OF Orange

This Instrument was acknowledged before me on the 26th day of August, 2021, by R. Andrew Nickerson and Heidi B. Nickerson.

Patricia Batiz
Notary Public for State of California



CERTIFICATION BY THE CITY ENGINEER

STATE OF TEXAS
COUNTY OF WALKER

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

Dated this 8th day of September, 2021

Charles J. Thomas
City of Huntsville City Engineer (interim)

CERTIFICATION BY THE CITY PLANNING OFFICER

STATE OF TEXAS
COUNTY OF WALKER

I, the undersigned, Planning officer of the 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 the 8th day of September, 2021

Amos J. ...
City of Huntsville Planning Officer

CERTIFICATION BY THE SURVEYOR

I, Steven E. Laughlin, certify that this plat represents a survey made on the ground under my supervision and that all corner and monuments are as shown hereon.

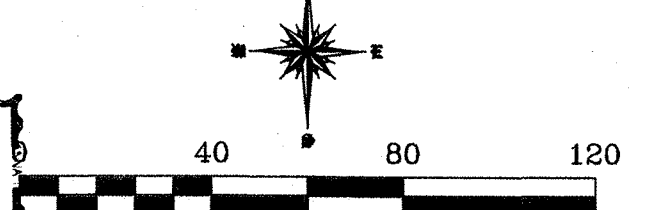
Steven E. Laughlin
Steven E. Laughlin
Registered Professional Land Surveyor No. 5178

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF WALKER

I, Kari A. French, County Clerk in and for Walker County, do hereby certify that this plat with it certificates of authentication was filed for record in my office the 14th day of September, 2021, in the Plat Records of Walker County in Volume 7, Page 97.

Kari A. French, by Spai Riley
Kari A. French, County Clerk
Walker County, Texas



LINE & SYMBOL LEGEND	
1) IRP= IRON ROD FOUND	
2) IRS= IRON ROD SET, CAPPED "SURVITECH"	
3) IRC= IRON ROD FOUND CAPPED	
4) D.R.W.C.TX= DEED RECORDS OF WALKER COUNTY TEXAS	
5) F.R.W.C.TX= PLAT RECORDS, WALKER COUNTY, TEXAS	
6) BL= BUILDING LINE EASEMENT	
7) PUB= PUBLIC UTILITY EASEMENT	
8) DE= DRAINAGE EASEMENT	
9) WLE= WATERLINE EASEMENT	
10) NTE= NATURE TRAIL EASEMENT	

THIS SURVEY IS BEING PROVIDED TO THE RECIPIENTS NAMED ABOVE AND NO LICENSE HAS BEEN CREATED. TO COPY THE SURVEY EXCEPT IN CONNECTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN NINETY (90) DAYS FROM THE DATE OF THE SURVEY AS SHOWN ABOVE.



P.O. BOX 1080 | CONROE, TEXAS 77305-1080
936-539-5444 | FAX 936-539-5442
email: SURVTECH@SURVCORP.COM

MINOR PLAT OF
LOT 101A
A REPLAT OF LOTS 101 & 102, BLOCK 23,
TEXAS GRAND RANCH SECTION 13

J.W. INGERSOLL SURVEY, A-27
WALKER COUNTY, TEXAS
SURVEYED JUNE 2021
PREPARED JULY 2021

FOR TAX PURPOSES
THIS PLAT COMPLIES
WITH SECTION 12.002
OF THE PROPERTY
CODE