

OWNER(S) ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF WALKER

I (We), the undersigned, owner(s) of the land shown on this plat, and designed as the TEXAS GRAND RANCH LLC subdivision in (E) of 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, water courses, drains, easements, drainage areas and public places shown thereon for the purpose and consideration therein expressed.

Renée Howes
Signature
RENEE HOWES
Printed Name
AUTHORIZED AGENT
Title

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

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF WALKER

Before me, the undersigned authority on this day personally appeared RENEE HOWES, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purpose and considerations therein stated.

Given under my hand and seal of office this 29 day of JUNE, 2016
2016.

Notary Public, County of WALKER, State of TEXAS

Notary Signature: Debra Ann Burkhalter

Printed Name: Debra Ann Burkhalter

My Commission Expires: September 14, 2019



CERTIFICATION BY THE SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR.

I, Michael A. Romans, R.P.L.S., Registered Professional Land Surveyor No. 4657 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.



Michael A. Romans 2016-06-20
Michael A. Romans, R.P.L.S.
Register Professional Land Surveyor
Texas Registration No. 4657
Jones | Carter

CERTIFICATION BY THE ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR.

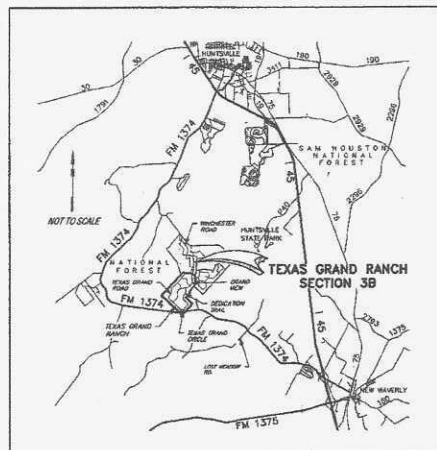
I, Mark S. Brown, P.E., Registered Professional Engineer No. 57071 in the State of Texas, hereby certify that proper engineering consideration has been given this plat regarding design, construction and layout of public improvements.



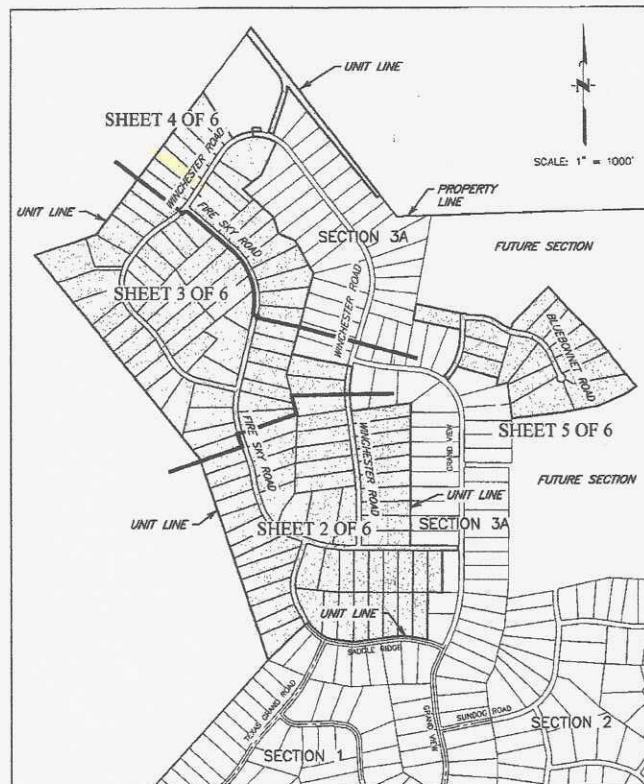
Mark S. Brown
Mark S. Brown, P.E.
Register Professional Engineer
Texas Registration No. 57071
Jones | Carter

TEXAS GRAND RANCH APPROVED VARIANCE'S DATED MAY 15, 2014:

- 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.
- THE VARIANCE WAS GRANTED TO ALLOW THE INSTALLATION OF FIRE HYDRANT WITHIN 1,000' OF ALL PORTIONS OF BUILDING SITES.
- VARIANCE WAS APPROVED ALLOWING A 22' PAVEMENT WIDTH AND 2' SHOULDERS ON ALL STREETS. THE RIGHT-OF-WAY WIDTH REMAINS THE REQUIRED 60'.
- 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.
- VARIANCE WAS APPROVED TO ALLOW FOR INDIVIDUAL OSSF SYSTEM TO SERVICE EACH LOT.
- VARIANCE GRANTED TO NOT REQUIRE THE INSTALLATION OF STREET LIGHTS PER CODE.
- VARIANCE WAS GRANTED TO ALLOW LOTS TO EXCEED THE DEPTH TO WIDTH RATIO.
- VARIANCE GRANTED TO ALLOW FOR THE STAFF LENGTH OF THOSE LOTS TO EXCEED THE MAXIMUM OF 200'.



LOCATION MAP



SHEET INDEX

SEE SHEET 6 OF 6 FOR GENERAL NOTES
AND LINE AND CURVE TABLES

OWNER:

1 TEXAS GRAND RANCH LLC
110 SOUTH AVE., SUITE 404
NAPLES, FL. 34102

TOTAL NUMBER
RESIDENTIAL LOTS: 135

FINAL PLAT OF TEXAS GRAND RANCH SECTION 3B

BEING A 371.862 ACRE TRACT OF LAND, BEING A PORTION OF THAT CERTAIN 2194.818 ACRE "TRACT 1" DESCRIBED IN INSTRUMENT TO 1 TEXAS GRAND RANCH, LLC RECORDED IN VOLUME 1132, PAGE 355 OF THE WALKER COUNTY OFFICIAL PUBLIC RECORDS, SITUATED IN THE D. HANASKEE SURVEY, A-254 AND THE H. APPLEWHITE SURVEY, A-57 AND T. GILLESPIE SURVEY, A-214 AND THE J. JORDAN SURVEY, A-38 IN WALKER COUNTY, TEXAS.

APPROVAL OF THE PLANNING COMMISSION

This plat has been submitted to and considered by the Planning Commission of the City of Huntsville, Texas, with respect to the platting of the land and is hereby approved by the commission.

Dated this 30th day of JUNE, 2016

Greg Ruster
Chairperson of the Commission, City of Huntsville

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 its certificates of authentication was filed for record in my office the 5th day of July, 2016 in the Plat Records of Walker County in Volume 6, Page 59.

Kari A. French, County Clerk
Walker County, Texas

By: Mary Gladden
Deputy

CERTIFICATION BY THE CITY PLANNING OFFICER

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 30th day of JUNE, 2016

John M. ...
City of Huntsville Planning Officer

CERTIFICATION BY THE CITY ENGINEER

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 30th day of JUNE, 2016

Y.S. ...
City of Huntsville City Engineer



JONES CARTER

Texas Board of Professional Land Surveying Registration No. 10046105
Texas Board of Professional Engineers Registration No. F-439
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511
Austin • Brenham • Bryan • Dallas • Dallas • Houston • Rosenberg • San Antonio • The Woodlands

DATE OF PRINT: 6/20/2016

SHEET 1 OF 6