

CITY OF HUNTSVILLE, TEXAS

S.O. Woods, Jr., Chairman

Bill Barry, Vice-Chairman

Debra Durda

Gary Garrison

Tommy Cummings



PLANNING COMMISSION AGENDA

FEBRUARY 2, 2017 at 12:00 PM

CITY HALL – COUNCIL CHAMBERS

HUNTSVILLE CITY HALL, 1212 AVENUE M

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the Planning Division, at 936-294-5782 two working days prior to the meeting so that appropriate arrangements can be made.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

- a. U.S. Flag
- b. Texas Flag - *Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

3. INVOCATION

4. CONSIDER the final plat of High Grade Park subdivision located in the City of Huntsville.

5. CONSIDER the Commission 2017 Work Schedule.

6. CONSIDER the minutes of the January 19, 2017 meeting.

7. PUBLIC COMMENTS

8. ITEMS OF COMMUNITY INTEREST

Hear announcements concerning items of community interest from the Commission and City Staff for which no action will be discussed or taken.

9. ADJOURNMENT

If, during the course of the meeting and discussion of any items covered by this notice, the Planning Commission determines that a Closed or Executive session of the Commission is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Sections: 551.071 – consultation with counsel on legal matters; 551.072 – deliberation regarding purchase, exchange, lease or value of real property; 551.073 – deliberation regarding a prospective gift; 551.074 – personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; 551.076 – implementation of security personnel or devices; 551.087 – deliberation regarding economic development negotiation; and/or other matters as authorized under the Texas Government Code.

If a Closed or Executive session is held in accordance with the Texas Government Code as set out above, the Planning Commission will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

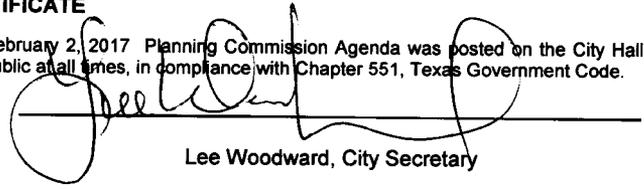
CERTIFICATE

I, Lee Woodward, City Secretary, do hereby certify that a copy of the February 2, 2017 Planning Commission Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING: 1/27/17

TIME OF POSTING: 9am

TAKEN DOWN: _____


Lee Woodward, City Secretary



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Aron Kulhavy, AICP, Community & Economic Development Director/City Planner
Janet Ridley, Planner; Allison Martin, Planning Assistant

MEETING DATE: February 2, 2017

SUBJECT: High Grade Park subdivision

TYPE OF REVIEW: Revised Final Plat

Applicant: High Grade Partners, LTD

LOCATION: Southeast Intersection of FM 2821 and SH 19

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is located on the east side of State Highway 19 between Ryans Ferry Road and FM 2821. The property has frontage on State Highway 19, FM 2821, and Ryans Ferry Road. The subject property is located within the City Limits of Huntsville and is in the Management District.

This subdivision received preliminary plat approval by the Planning Commission on September 17, 2015. The preliminary plat application was submitted prior to the effective date of the updated Development Code, so it was reviewed under the requirements of the “old” Development Code. Therefore, the Final Plat for the subdivision is to be reviewed and considered per the “old” Development Code requirements. The Commission initially considered and approved the Final Plat for the subdivision on November 3, 2016. The approved final plat has not yet been filed for record with the Walker County Clerk, as the public improvements for the subdivision are still pending construction and acceptance by the City Engineer. In the interim, the Developer has decided to reconfigure several of the lots as previously approved by the Commission, hence a revised final plat of the subdivision is before the Commission for consideration.

The revised final plat indicates a 53.76 acre subdivision with **7 retail/commercial lots** of varying sizes, (3.559 acres to 12.768 acres). The building setback for each of the lots is a minimum of 25’ in the front/street and minimum of 10’ on all other sides.

Other land uses in proposed subdivision are as follows:

- 5.01 Acres – Detention/Open Space
- 0.618 Acre – Right-Of-Way Dedication for Ryans Ferry Road.

Since this is not a residential plat, the dedication of parkland is not required.

The only change in the lot configuration for the subdivision from the preliminary plat to this revised final plat is the change of a Restricted Reserve area to a platted lot and the combining of some lots resulting in 7 Lots instead of 11.

Public road frontage is available to each lot. Each lot has a shared access easement. The proposed driveway locations for the shared access from SH 19 and FM 2821 have been approved and permitted by TxDOT. There are some roadway improvements consisting of deceleration lanes required on the TxDOT road frontages.

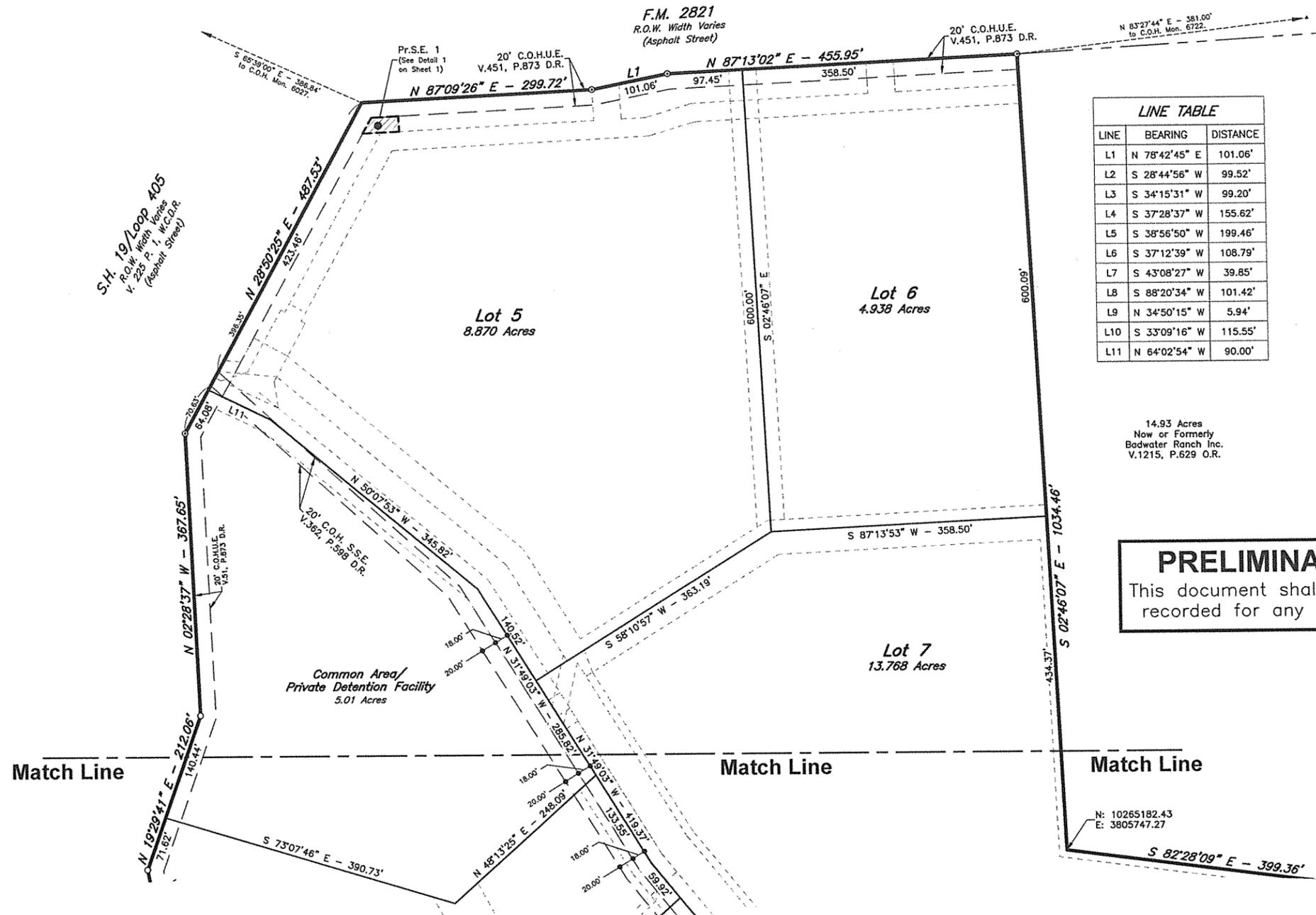
Construction plans have been submitted to address the required public improvements, (extension of water and sanitary sewer mains), which are currently under review by the City Engineer.

STAFF RECOMMENDATION:

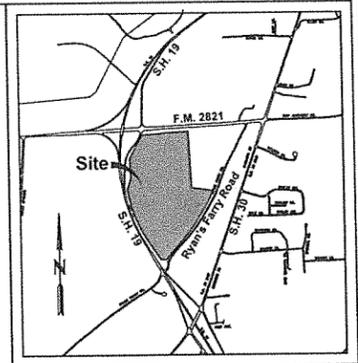
At the time of this report, City Engineer has not completed review of the public improvement construction plans. Staff recommendation for the approval of this plat will be given at the Commission meeting.

ATTACHMENTS:

Final Plat
Vicinity map by staff



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 78°42'45" E	101.06'
L2	S 28°44'56" W	99.52'
L3	S 34°15'31" W	99.20'
L4	S 37°28'37" W	155.62'
L5	S 38°56'50" W	199.46'
L6	S 37°12'39" W	108.79'
L7	S 43°08'27" W	39.85'
L8	S 88°20'34" W	101.42'
L9	N 34°50'15" W	5.94'
L10	S 33°09'16" W	115.55'
L11	N 64°02'54" W	90.00'



LOCATION MAP
SCALE: N.T.S.

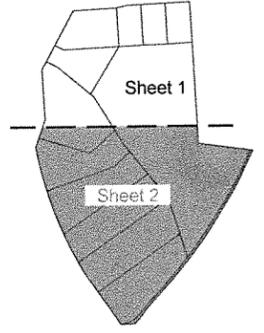
- LEGEND**
- Property Line
 - Boundary Line
 - - - - - Respective Easement Boundary
 - - - - - Other Easement Boundary
 - - - - - Existing Property Line
 - - - - - Existing Easement
 - - - - - Bearing/Distance Line
- ⊙ - 1/2" Iron Rod Found
 - ⊙ - 5/8" Iron Rod Found
 - - 1/2" Iron Rod Set

Unless noted otherwise, corners will be marked with 1/2" iron rod with a plastic cap stamped with "K. McClure 5650."

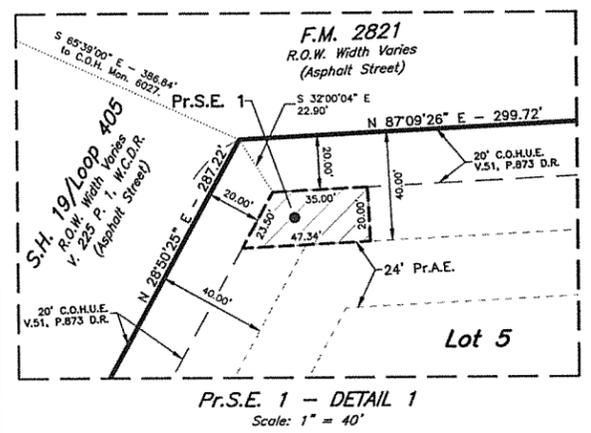
- ABBREVIATIONS**
- C.A. Common Area
 - C.O.H. City of Huntsville
 - C.O.P. Center of Property Line
 - D.R. Walker County Deed Records
 - H.O.A. Homeowners Association
 - O.P.R. Walker County Official Public Records
 - P.A.E. Public Access Easement
 - P.D.E. Public Drainage Easement
 - P.R. Walker County Plat Records
 - P.U.E. Public Utility Easement
 - Pr.D.E. Private Drainage Easement
 - Pr.A.E. Private Access Easement
 - Pr.S.E. Private Sign Easement
 - R.O.W. Right-of-Way
 - S.B.L. Setback/Building Line
 - S.S.E. Sanitary Sewer Easement
 - U.E. Utility Easement

PRELIMINARY
This document shall not be recorded for any reason.

N: 10265182.43
E: 3805747.27

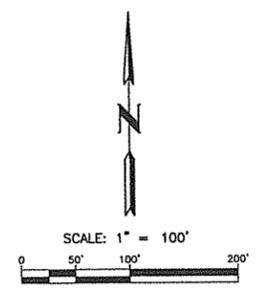


Sheet Legend



Pr.S.E. 1 - DETAIL 1
Scale: 1" = 40'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	20°46'46"	2744.93'	995.50'	503.28'	N 20°41'47" W	990.06'
C2	9°41'41"	3000.02'	507.63'	254.42'	S 28°18'26" W	507.02'
C3	4°11'13"	3470.00'	253.58'	126.85'	S 35°14'53" W	253.57'
C4	4°23'40"	3470.00'	266.13'	133.13'	S 39°32'19" W	266.12'
C5	48°26'06"	170.00'	143.71'	76.46'	S 65°57'12" W	139.47'



PROPERTY LINES, EXISTING EASEMENTS and PRIVATE SIGN EASEMENTS

- NOTE:**
- On this Final Plat, several easements will be established. For clarification, each easement is individually presented on two sheets, with the other easements shown in the background. (See Legend)
 - Sheet 1 and 2: PROPERTY LINES, EXISTING EASEMENTS and PRIVATE SIGN EASEMENTS
Sheet 3 and 4: PRIVATE ACCESS EASEMENTS
Sheet 5 and 6: City of Huntsville UTILITIES EASEMENTS
Sheet 7 and 8: PRIVATE DRAINAGE EASEMENTS
Sheet 9 and 10: PUBLIC UTILITIES EASEMENTS
Sheet 11: ACKNOWLEDGMENT and CERTIFICATION

FINAL PLAT

HIGH GRADE PARK

53.76 ACRES

P. GRAY SURVEY, A-24
THOMAS P. McMILLIAN SURVEY, A-388
HUNTSVILLE, WALKER COUNTY, TEXAS

AUGUST 2016
REVISED: January 24, 2107
SCALE: 1" = 100'

Owner/Developer:
High Grade Partners, LLC
P.O. Box 6153
Huntsville, Texas 77342
(936) 291-7552

Engineer/Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

SHEET NO.
1
OF 11 SHEETS

Match Line

Match Line

Match Line

Common Area/
Private Detention Facility
5.01 Acres

Lot 4
3.559 Acres

Lot 7
13.768 Acres

Lot 3
8.245 Acres

Lot 2
4.619 Acres

Lot 1
4.127 Acres

14.93 Acres
Now or Formerly
Badwater Ranch Inc.
V.1215, P.629 O.R.



LOCATION MAP
SCALE: N.T.S.

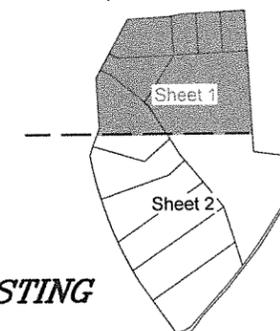
LEGEND

- Property Line
- Boundary Line
- - - Respective Easement Boundary
- - - Other Easement Boundary
- - - Existing Property Line
- - - Existing Easement
- - - Bearing/Distance Line

Unless noted otherwise, corners will be marked with 1/2" iron rod with a plastic cap stamped with "K. McClure 5650."

ABBREVIATIONS

- C.A. Common Area
- C.O.H. City of Huntsville
- C.O.P. Center of Property Line
- D.R. Walker County Deed Records
- H.O.A. Homeowners Association
- O.P.R. Walker County Official Public Records
- P.A.E. Public Access Easement
- P.D.E. Public Drainage Easement
- P.R. Walker County Plat Records
- P.U.E. Public Utility Easement
- Pr.D.E. Private Drainage Easement
- Pr.A.E. Private Access Easement
- Pr.S.E. Private Sign Easement
- R.O.W. Right-of-Way
- S.B.L. Setback/Building Line
- S.S.E. Sanitary Sewer Easement
- U.E. Utility Easement



SCALE: 1" = 100'

PROPERTY LINES, EXISTING EASEMENTS and PRIVATE SIGN EASEMENTS

Sheet Legend

PRELIMINARY
This document shall not be recorded for any reason.

FINAL PLAT

HIGH GRADE PARK

53.76 ACRES

P. GRAY SURVEY, A-24
THOMAS P. McMILLIAN SURVEY, A-388
HUNTSVILLE, WALKER COUNTY, TEXAS

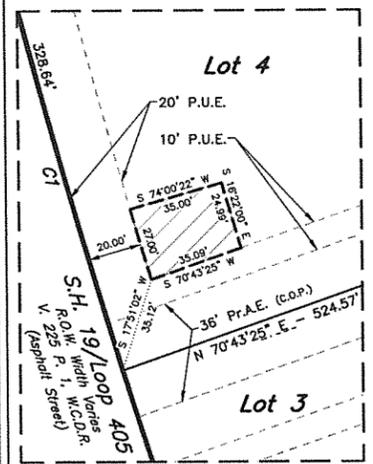
AUGUST 2016
REVISED: January 24, 2107
SCALE: 1" = 100'

Owner/Developer:
High Grade Partners, LLC
P.O. Box 6153
Huntsville, Texas 77342
(936) 291-7552

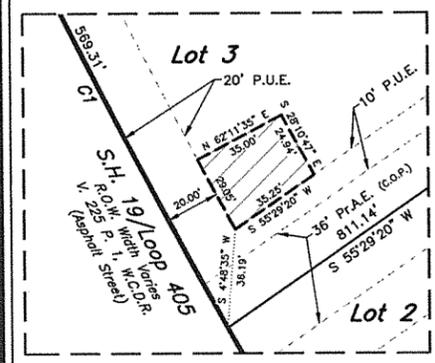
Engineer/Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838



SHEET NO.
2
OF 11 SHEETS

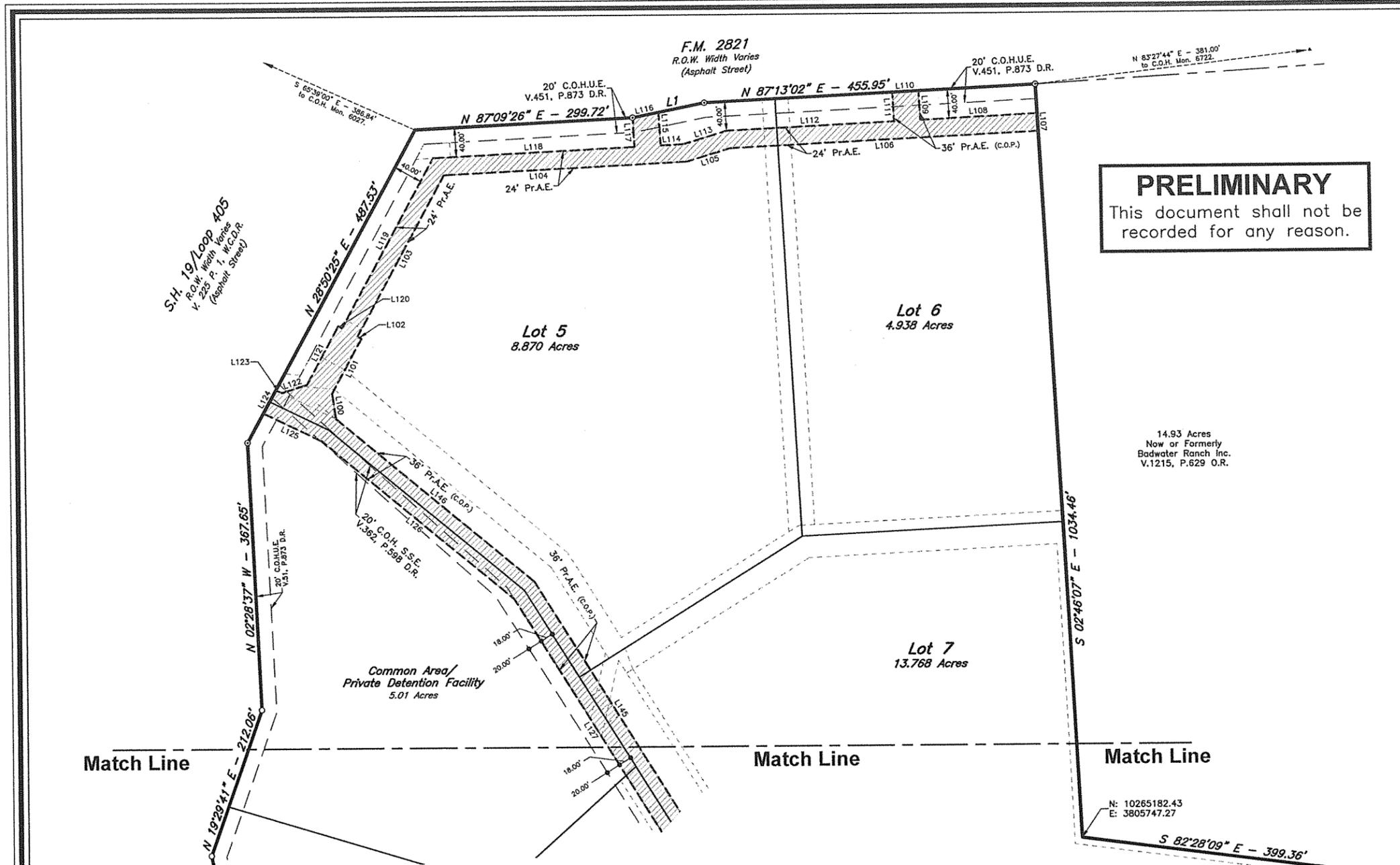


Pr.S.E. 2 - DETAIL 1
Scale: 1" = 40'

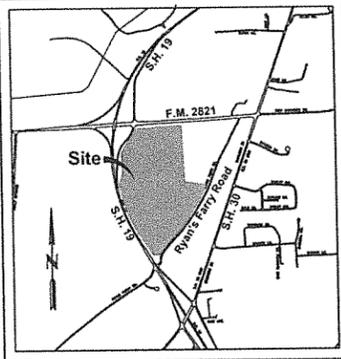


Pr.S.E. 3 - DETAIL 2
Scale: 1" = 40'

- NOTES:
- On this Final Plat, several easements will be established. For clarification, each easement is individually presented on two sheets, with the other easements shown in the background. (See Legend).
 - See Sheet 1 for the Line and Curve Table, according with the Togs on this Sheet for the Property Lines.
 - Sheet 1 and 2: PROPERTY LINES, EXISTING EASEMENTS and PRIVATE SIGN EASEMENTS
Sheet 3 and 4: PRIVATE ACCESS EASEMENTS
Sheet 5 and 6: City of Huntsville UTILITIES EASEMENTS
Sheet 7 and 8: PRIVATE DRAINAGE EASEMENTS
Sheet 9 and 10: PUBLIC UTILITIES EASEMENTS
Sheet 11: ACKNOWLEDGMENT and CERTIFICATION



PRELIMINARY
This document shall not be recorded for any reason.

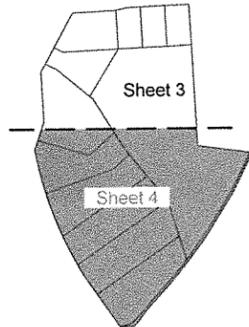


LOCATION MAP
SCALE: N.T.S.

- LEGEND**
- Property Line
 - Boundary Line
 - - - Respective Easement Boundary
 - - - Other Easement Boundary
 - - - Existing Property Line
 - - - Existing Easement
 - - - Bearing/Distance Line
 - ⊙ - 1/2" Iron Rod Found
 - ⊙ - 5/8" Iron Rod Found
 - - 1/2" Iron Rod Set

Unless noted otherwise, corners will be marked with 1/2" iron rod with a plastic cap stamped with "K. McClure 5650."

- ABBREVIATIONS**
- C.A. Common Area
 - C.O.H. City of Huntsville
 - C.O.P. Center of Property Line
 - D.R. Walker County Deed Records
 - H.O.A. Homeowners Association
 - O.P.R. Walker County Official Public Records
 - P.A.E. Public Access Easement
 - P.D.E. Public Drainage Easement
 - P.R. Walker County Plat Records
 - P.U.E. Public Utility Easement
 - Pr.D.E. Private Drainage Easement
 - Pr.A.E. Private Access Easement
 - Pr.S.E. Private Sign Easement
 - R.O.W. Right-of-Way
 - S.B.L. Setback/Building Line
 - S.S.E. Sanitary Sewer Easement
 - U.E. Utility Easement



Sheet Legend

LINE TABLE

LINE	BEARING	DISTANCE
L100	N 8°14'51" W	35.10'
L101	N 28°49'33" E	85.62'
L102	N 61°09'35" W	5.98'
L103	N 28°50'25" E	251.52'
L104	N 87°10'12" E	335.03'
L105	N 73°14'08" E	61.83'
L106	N 87°13'02" E	424.80'
L107	N 2°46'07" W	24.00'
L108	S 87°13'02" W	161.25'
L109	N 2°46'07" W	40.00'
L110	S 87°13'53" W	36.00'
L111	S 2°46'07" E	40.00'
L112	S 87°13'02" W	230.50'
L113	S 73°14'08" W	61.83'
L114	S 87°13'02" W	32.00'
L115	N 2°46'07" W	45.40'
L116	S 78°42'45" W	36.40'
L117	S 2°46'07" E	40.02'

LINE TABLE

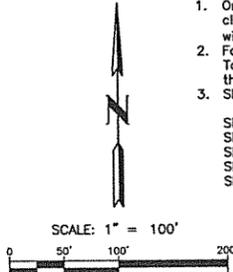
LINE	BEARING	DISTANCE
L118	S 87°09'26" W	277.51'
L119	S 28°50'25" W	264.90'
L120	N 61°07'57" W	6.01'
L121	S 28°50'08" W	91.51'
L122	S 72°23'37" W	36.23'
L123	N 64°02'54" W	9.05'
L124	S 28°50'25" W	36.05'
L125	S 64°02'54" E	88.71'
L126	S 50°07'53" E	340.72'
L127	S 31°49'03" E	417.62'
L128	S 39°10'09" E	34.60'
L129	S 4°31'38" W	13.41'
L130	S 48°13'25" W	128.07'
L131	S 70°43'25" W	520.27'
L132	N 70°43'25" E	528.76'
L133	N 48°13'25" E	131.60'
L134	S 85°28'22" E	15.57'
L135	S 39°10'09" E	378.93'

LINE TABLE

LINE	BEARING	DISTANCE
L136	S 8°09'35" W	16.42'
L137	S 55°29'20" W	777.71'
L138	N 55°29'20" E	769.90'
L139	S 70°48'50" E	21.78'
L140	S 17°06'59" E	350.01'
L141	S 52°39'30" E	55.72'
L142	N 52°39'30" W	44.18'
L143	N 17°06'59" W	384.87'
L144	N 39°10'09" W	502.94'
L145	N 31°49'03" W	421.11'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C100	0°45'07"	2744.93'	36.02'	18.01'	S 17°09'59" E	36.02'
C101	0°45'18"	2744.93'	36.16'	18.08'	S 29°02'59" E	36.16'
C102	0°35'40"	3470.00'	36.00'	18.00'	N 37°20'30" E	36.00'



- NOTES:**
- On this Final Plat, several easements will be established. For clarification, each easement is individually presented on two sheets, with the other easements shown in the background. (See Legend)
 - For Pr.A.E., the Line Tags range from L100 to L151, the Curve Tags from C100 to C102. There are no missing numbers within the ranges.
 - Sheet 1 and 2: PROPERTY LINES, EXISTING EASEMENTS and PRIVATE SIGN EASEMENTS
 Sheet 3 and 4: PRIVATE ACCESS EASEMENTS
 Sheet 5 and 6: City of Huntsville UTILITIES EASEMENTS
 Sheet 7 and 8: PRIVATE DRAINAGE EASEMENTS
 Sheet 9 and 10: PUBLIC UTILITIES EASEMENTS
 Sheet 11: ACKNOWLEDGMENT and CERTIFICATION

PRIVATE ACCESS EASEMENTS

FINAL PLAT

HIGH GRADE PARK

53.76 ACRES

P. GRAY SURVEY, A-24
 THOMAS P. McMILLIAN SURVEY, A-388
 HUNTSVILLE, WALKER COUNTY, TEXAS

AUGUST 2016
 REVISED: January 24, 2107
 SCALE: 1" = 100'

Owner/Developer:
 High Grade Partners, LLC
 P.O. Box 6153
 Huntsville, Texas 77342
 (936) 291-7552

Engineer/Surveyor:
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838

SHEET NO.
3
 OF 11 SHEETS

Match Line

Match Line

Match Line

Common Area/
Private Detention Facility
5.01 Acres

Lot 4
3.559 Acres

Lot 7
13.768 Acres

Lot 3
8.245 Acres

Lot 2
4.619 Acres

Lot 1
4.127 Acres

14.93 Acres
Now or Formerly
Badwater Ranch Inc.
V.1215, P.629 O.R.



LOCATION MAP

SCALE: N.T.S.

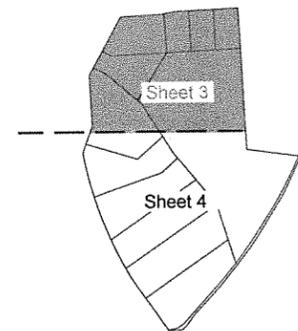
LEGEND

- Property Line
- Boundary Line
- Respective Easement Boundary
- Other Easement Boundary
- Existing Property Line
- Existing Easement
- Bearing/Distance Line
- 1/2" Iron Rod Found
- 5/8" Iron Rod Found
- 1/2" Iron Rod Set

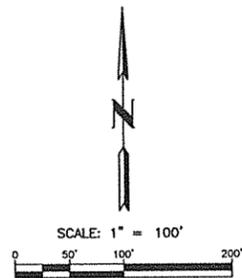
Unless noted otherwise, corners will be marked with 1/2" iron rod with a plastic cap stamped with "K. McClure 5650."

ABBREVIATIONS

- C.A. Common Area
- C.O.H. City of Huntsville
- C.O.P. Center of Property Line
- D.R. Walker County Deed Records
- H.O.A. Homeowners Association
- O.P.R. Walker County Official Public Records
- P.A.E. Public Access Easement
- P.D.E. Public Drainage Easement
- P.R. Walker County Plat Records
- P.U.E. Public Utility Easement
- Pr.D.E. Private Drainage Easement
- Pr.A.E. Private Access Easement
- Pr.S.E. Private Sign Easement
- R.O.W. Right-of-Way
- S.B.L. Setback/Building Line
- S.S.E. Sanitary Sewer Easement
- U.E. Utility Easement



Sheet Legend



PRIVATE ACCESS EASEMENTS

- NOTES:
- On this Final Plat, several easements will be established. For clarification, each easement is individually presented on two sheets, with the other easements shown in the background. (See Legend)
 - See Sheet 3 for the Line and Curve Table, according with the Tags on this Sheet.
 - For Pr.A.E., the Line Tags range from L100 to L151, the Curve Tags from C100 to C102. There are no missing numbers within the ranges.
- Sheet 1 and 2: PROPERTY LINES, EXISTING EASEMENTS and PRIVATE SIGN EASEMENTS
 Sheet 3 and 4: PRIVATE ACCESS EASEMENTS
 Sheet 5 and 6: City of Huntsville UTILITIES EASEMENTS
 Sheet 7 and 8: PRIVATE DRAINAGE EASEMENTS
 Sheet 9 and 10: PUBLIC UTILITIES EASEMENTS
 Sheet 11: ACKNOWLEDGMENT and CERTIFICATION

PRELIMINARY
This document shall not be recorded for any reason.

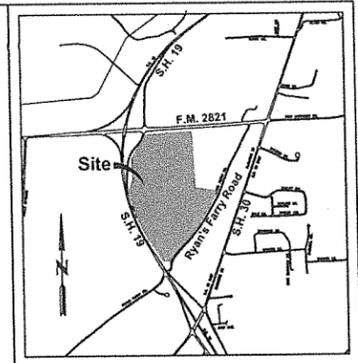
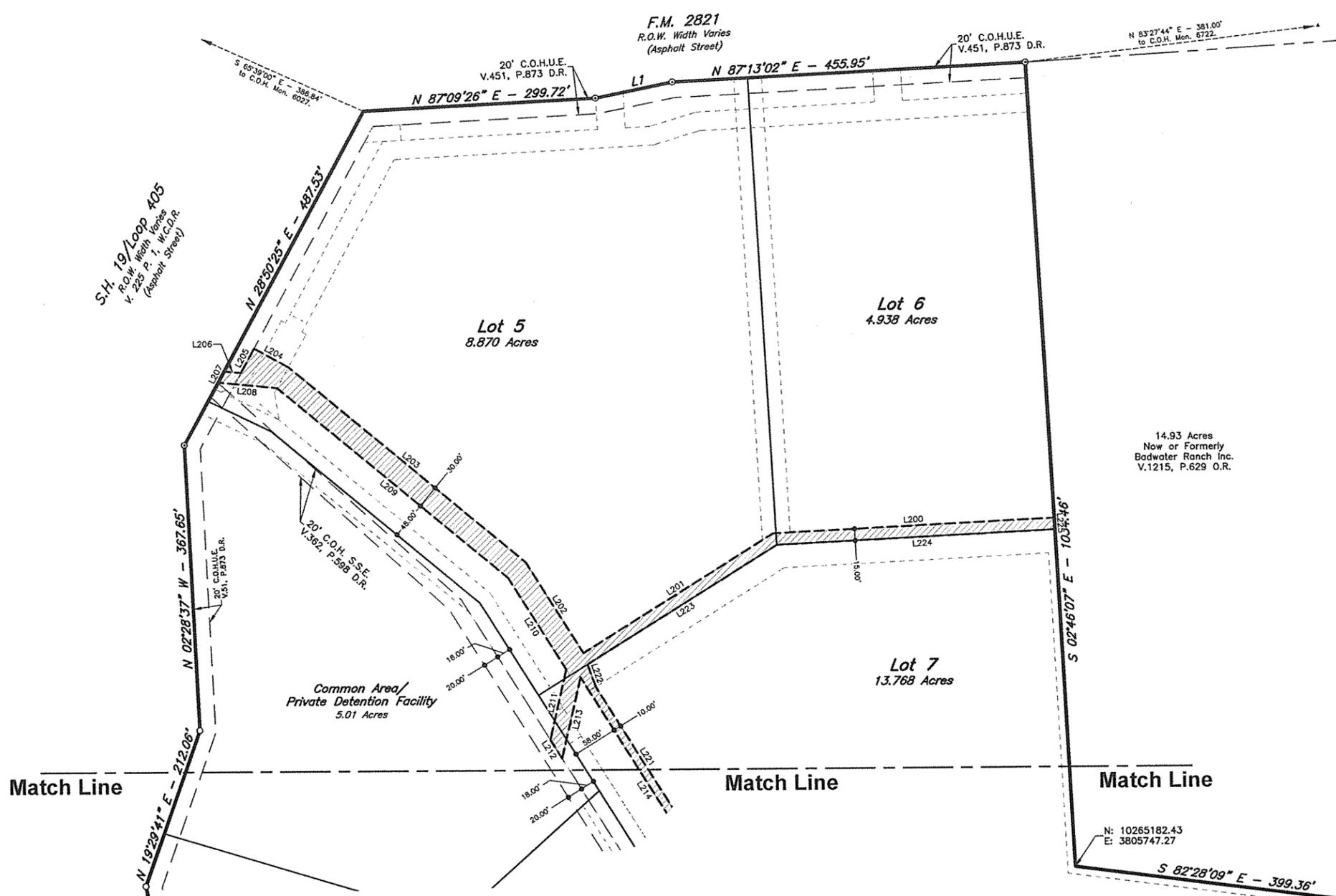
FINAL PLAT
HIGH GRADE PARK
 53.76 ACRES
 P. GRAY SURVEY, A-24
 THOMAS P. McMILLIAN SURVEY, A-388
 HUNTSVILLE, WALKER COUNTY, TEXAS

AUGUST 2016
 REVISED: January 24, 2107
 SCALE: 1" = 100'

Owner/Developer:
 High Grade Partners, LLC
 P.O. Box 6153
 Huntsville, Texas 77342
 (936) 291-7552

Engineer/Surveyor:
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838

SHEET NO.
4
 OF 11 SHEETS

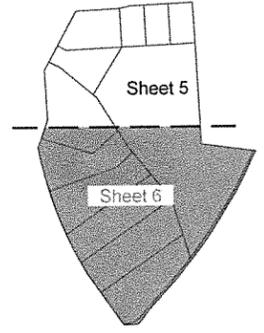


LOCATION MAP
SCALE: N.T.S.

- LEGEND**
- Property Line
 - Boundary Line
 - - - Respective Easement Boundary
 - - - Other Easement Boundary
 - - - Existing Property Line
 - - - Existing Easement
 - - - Bearing/Distance Line
 - ⊙ - 1/2" Iron Rod Found
 - ⊙ - 5/8" Iron Rod Found
 - - 1/2" Iron Rod Set

Unless noted otherwise, corners will be marked with 1/2" iron rod with a plastic cap stamped with "K. McClure 5650."

- ABBREVIATIONS**
- C.A. Common Area
 - C.O.H. City of Huntsville
 - C.O.P. Center of Property Line
 - D.R. Walker County Deed Records
 - H.O.A. Homeowners Association
 - O.P.R. Walker County Official Public Records
 - P.A.E. Public Access Easement
 - P.D.E. Public Drainage Easement
 - P.R. Walker County Plat Records
 - P.U.E. Public Utility Easement
 - Pr.D.E. Private Drainage Easement
 - Pr.A.E. Private Access Easement
 - Pr.S.E. Private Sign Easement
 - R.O.W. Right-of-Way
 - S.B.L. Setback/Building Line
 - S.S.E. Sanitary Sewer Easement
 - U.E. Utility Easement



Sheet Legend

LINE TABLE

LINE	BEARING	DISTANCE
L200	S 87°13'53" W	362.38'
L201	S 58°10'57" W	289.08'
L202	N 31°49'03" W	138.09'
L203	S 50°07'53" W	393.86'
L204	N 61°09'35" W	49.99'
L205	S 28°50'25" W	35.59'
L206	N 84°15'33" W	21.74'
L207	S 28°50'25" W	16.31'
L208	S 84°15'33" E	76.10'
L209	S 50°07'53" E	383.17'
L210	S 31°49'03" E	139.11'
L211	S 13°10'57" W	93.34'
L212	S 31°49'03" E	28.28'
L213	N 13°10'57" E	107.48'
L214	S 31°49'03" E	265.98'

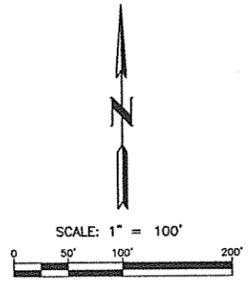
LINE TABLE

LINE	BEARING	DISTANCE
L215	S 39°10'09" E	508.17'
L216	S 17°06'59" E	379.84'
L217	S 52°39'30" E	30.93'
L218	N 52°39'30" W	27.54'
L219	N 17°06'59" W	378.59'
L220	N 39°10'09" W	509.48'
L221	N 31°49'03" W	244.48'
L222	N 19°17'20" W	30.73'
L223	N 58°10'57" E	288.53'
L224	N 87°13'53" E	358.50'
L225	N 2°46'07" W	15.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C200	0°09'55"	3470.00'	10.00'	5.00'	N 36°18'05" E	10.00'

- NOTES:**
- On this Final Plat, several easements will be established. For clarification, each easement is individually presented on two sheets, with the other easements shown in the background. (See Legend)
 - For C.O.H.U.E., the line tags range from L200 to L226, the only curve tag is C200. There are no missing numbers within the ranges.
 - Sheet 1 and 2: PROPERTY LINES, EXISTING EASEMENTS and PRIVATE SIGN EASEMENTS
 Sheet 3 and 4: PRIVATE ACCESS EASEMENTS
 Sheet 5 and 6: City of Huntsville UTILITIES EASEMENTS
 Sheet 7 and 8: PRIVATE DRAINAGE EASEMENTS
 Sheet 9 and 10: PUBLIC UTILITIES EASEMENTS
 Sheet 11: ACKNOWLEDGMENT and CERTIFICATION



**City of Huntsville
UTILITIES EASEMENTS**

PRELIMINARY
This document shall not be recorded for any reason.

FINAL PLAT

HIGH GRADE PARK

53.76 ACRES

P. GRAY SURVEY, A-24
THOMAS P. McMILLIAN SURVEY, A-388
HUNTSVILLE, WALKER COUNTY, TEXAS

AUGUST 2016
REVISED: January 24, 2107
SCALE: 1" = 100'

Owner/Developer:
High Grade Partners, LLC
P.O. Box 6153
Huntsville, Texas 77342
(936) 291-7552

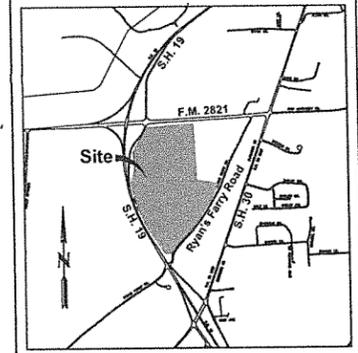
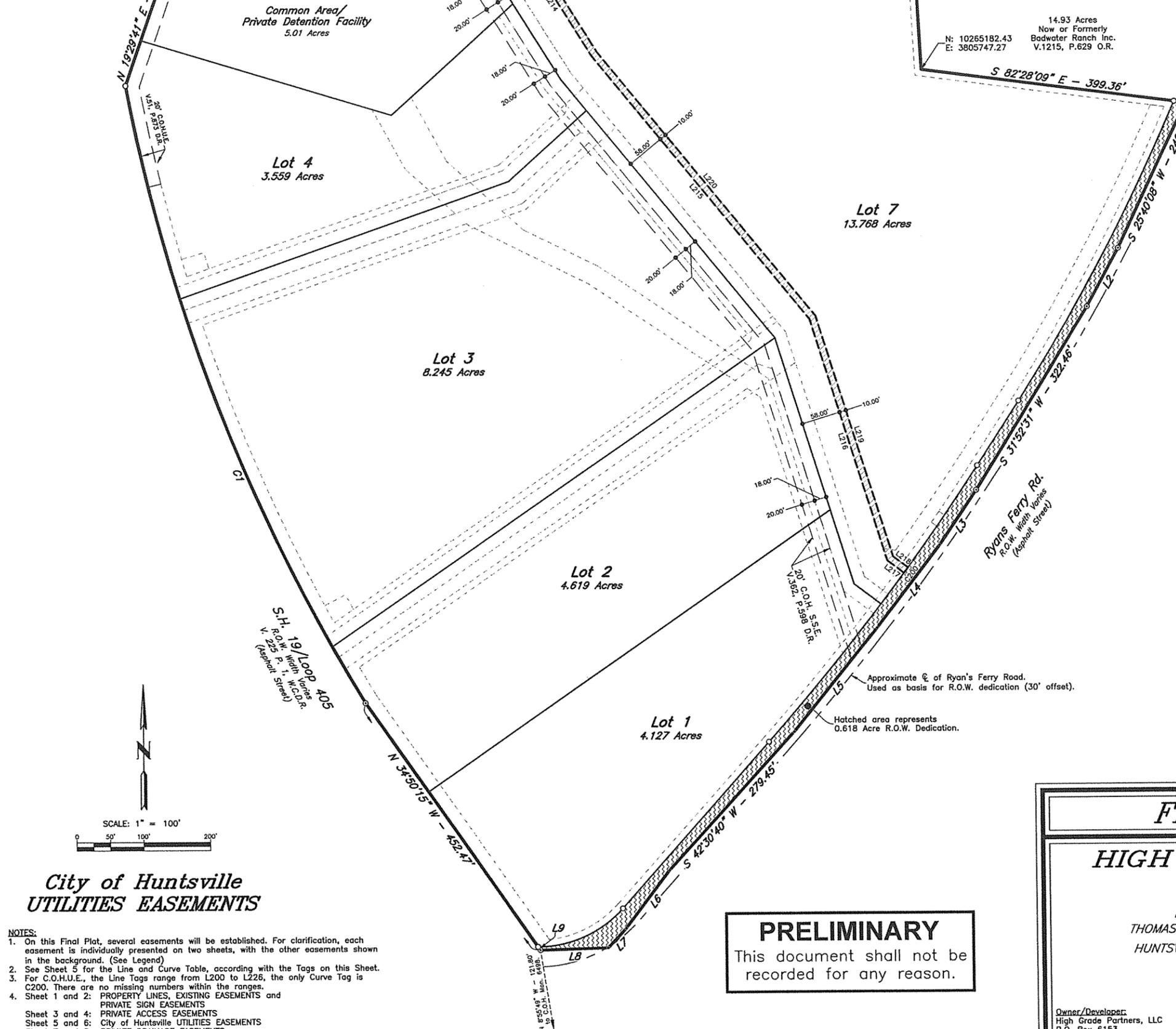
Engineer/Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

SHEET NO.
5
OF 11 SHEETS

Match Line

Match Line

Match Line



LOCATION MAP
SCALE: N.T.S.

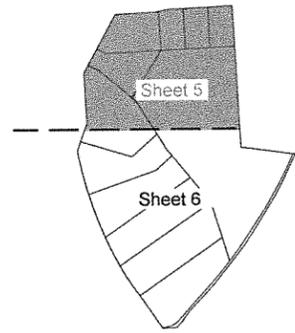
LEGEND

- Property Line
- Boundary Line
- - - Respective Easement Boundary
- - - Other Easement Boundary
- - - Existing Property Line
- - - Existing Easement
- - - Bearing/Distance Line
- ⊙ - 1/2" Iron Rod Found
- ⊙ - 5/8" Iron Rod Found
- - 1/2" Iron Rod Set

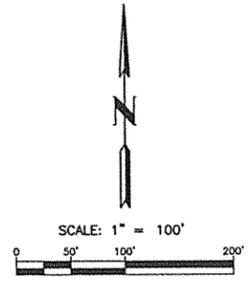
Unless noted otherwise, corners will be marked with 1/2" iron rod with a plastic cap stamped with "K. McClure 5650."

ABBREVIATIONS

- C.A. Common Area
- C.O.H. City of Huntsville
- C.O.P. Center of Property Line
- D.R. Walker County Deed Records
- H.O.A. Homeowners Association
- O.P.R. Walker County Official Public Records
- P.A.E. Public Access Easement
- P.D.E. Public Drainage Easement
- P.R. Walker County Plat Records
- P.U.E. Public Utility Easement
- Pr.D.E. Private Drainage Easement
- Pr.A.E. Private Access Easement
- Pr.S.E. Private Sign Easement
- R.O.W. Right-of-Way
- S.B.L. Setback/Building Line
- S.S.E. Sanitary Sewer Easement
- U.E. Utility Easement



Sheet Legend



**City of Huntsville
UTILITIES EASEMENTS**

- NOTES:**
- On this Final Plat, several easements will be established. For clarification, each easement is individually presented on two sheets, with the other easements shown in the background. (See Legend)
 - See Sheet 5 for the Line and Curve Table, according with the Tags on this Sheet.
 - For C.O.H.U.E., the Line Tags range from L200 to L226, the only Curve Tag is C200. There are no missing numbers within the ranges.
 - Sheet 1 and 2: PROPERTY LINES, EXISTING EASEMENTS and PRIVATE SIGN EASEMENTS
 - Sheet 3 and 4: PRIVATE ACCESS EASEMENTS
 - Sheet 5 and 6: City of Huntsville UTILITIES EASEMENTS
 - Sheet 7 and 8: PRIVATE DRAINAGE EASEMENTS
 - Sheet 9 and 10: PUBLIC UTILITIES EASEMENTS
 - Sheet 11: ACKNOWLEDGMENT and CERTIFICATION

PRELIMINARY
This document shall not be recorded for any reason.

FINAL PLAT

HIGH GRADE PARK

53.76 ACRES

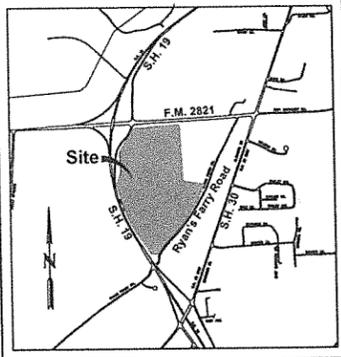
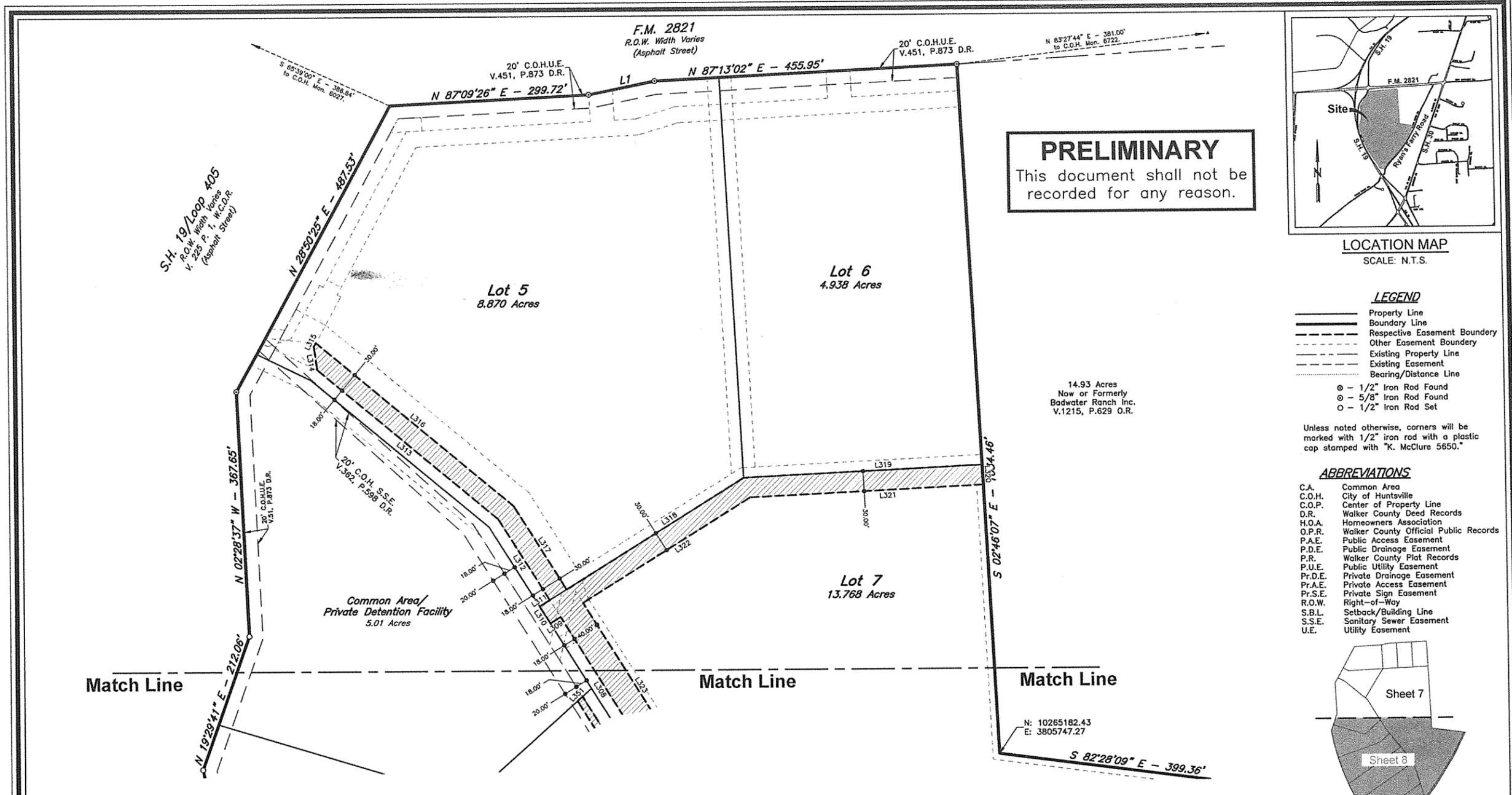
P. GRAY SURVEY, A-24
THOMAS P. McMILLIAN SURVEY, A-388
HUNTSVILLE, WALKER COUNTY, TEXAS

AUGUST 2016
REVISED: January 24, 2107
SCALE: 1" = 100'

Owner/Developer: High Grade Partners, LLC
P.O. Box 6153
Huntsville, Texas 77342
(936) 291-7552

Engineer/Surveyor: McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

SHEET NO.
6
OF 11 SHEETS

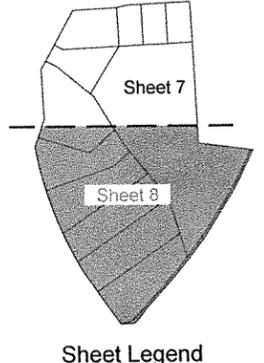


LOCATION MAP
SCALE: N.T.S.

- LEGEND**
- Property Line
 - Boundary Line
 - - - - - Respective Easement Boundary
 - - - - - Other Easement Boundary
 - - - - - Existing Property Line
 - - - - - Existing Easement
 - - - - - Bearing/Distance Line
- ⊙ - 1/2" Iron Rod Found
 - ⊙ - 5/8" Iron Rod Found
 - - 1/2" Iron Rod Set

Unless noted otherwise, corners will be marked with 1/2" iron rod with a plastic cap stamped with "K. McClure 5650."

- ABBREVIATIONS**
- C.A. Common Area
 - C.O.H. City of Huntsville
 - C.O.P. Center of Property Line
 - D.R. Walker County Deed Records
 - H.O.A. Homeowners Association
 - O.P.R. Walker County Official Public Records
 - P.A.E. Public Access Easement
 - P.D.E. Public Drainage Easement
 - P.R. Walker County Plat Records
 - P.U.E. Public Utility Easement
 - Pr.D.E. Private Drainage Easement
 - Pr.A.E. Private Access Easement
 - Pr.S.E. Private Sign Easement
 - R.O.W. Right-of-Way
 - S.B.L. Setback/Building Line
 - S.S.E. Sanitary Sewer Easement
 - U.E. Utility Easement

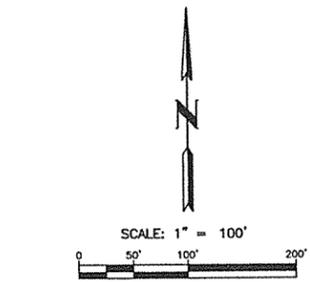


LINE	BEARING	DISTANCE
L300	N 33°09'16" E	115.55'
L301	S 82°28'09" E	20.83'
L302	S 33°09'16" W	115.51'
L303	S 55°11'57" E	10.00'
L304	N 55°11'55" W	10.00'
L305	N 52°39'30" W	34.18'
L306	N 17°06'59" W	384.87'
L307	N 39°10'09" W	502.94'
L308	N 31°47'27" W	247.69'
L309	S 58°10'57" W	18.00'
L310	N 32°02'22" W	30.00'
L311	N 58°10'57" E	18.00'
L312	N 31°49'03" W	143.42'
L313	N 50°07'53" W	350.92'
L314	N 8°14'51" W	35.10'
L315	N 28°49'33" E	6.69'
L316	S 50°07'53" E	383.17'
L317	S 31°49'03" E	148.26'

LINE	BEARING	DISTANCE
L318	N 58°10'57" E	315.19'
L319	N 87°13'53" E	358.50'
L320	S 2°46'07" E	30.00'
L321	S 87°13'53" W	350.72'
L322	S 58°10'57" W	297.42'
L323	S 31°49'03" E	245.12'
L324	S 39°10'09" E	508.17'
L325	S 17°06'59" E	360.99'
L326	S 80°26'55" E	17.95'
L327	N 28°23'39" W	109.74'
L328	S 48°13'25" W	40.10'
L329	N 73°07'46" W	29.82'
L330	S 28°23'39" E	102.06'
L331	S 47°55'38" E	99.25'
L332	S 70°43'25" W	432.36'
L333	N 70°43'25" E	443.82'
L334	S 47°55'38" E	3.41'
L335	S 63°44'14" E	200.25'

LINE	BEARING	DISTANCE
L336	S 56°12'52" E	262.62'
L337	S 55°29'20" W	726.84'
L338	N 55°29'20" E	736.50'
L339	S 56°12'52" E	23.90'
L340	S 17°06'59" E	403.18'
L341	N 17°06'59" W	412.55'
L342	N 56°12'52" W	304.81'
L343	N 63°44'14" W	124.64'
L344	N 47°55'38" W	42.56'
L345	N 70°43'25" E	32.47'
L346	N 48°13'25" E	135.92'
L347	S 39°10'09" E	370.99'
L348	N 55°29'20" E	10.03'
L349	N 39°10'09" W	472.19'
L350	N 31°49'03" W	131.54'
L351	S 48°13'25" W	10.15'
L352	S 31°49'03" E	130.43'
L353	S 39°10'09" E	81.01'

LINE	BEARING	DISTANCE
L354	S 48°13'25" W	132.86'
L355	S 70°43'25" W	39.42'
L356	N 47°55'38" W	88.05'



PRIVATE DRAINAGE EASEMENTS

- NOTES:**
- On this Final Plat, several easements will be established. For clarification, each easement is individually presented on two sheets, with the other easements shown in the background. (See Legend)
 - See Sheet 8 for the Curve Table, according with the Tags on this Sheet.
 - For Pr.D.E., the Line Tags range from L300 to L370, the Curve Tags from C300 to C306. There are no missing numbers within the ranges.
 - Sheet 1 and 2: PROPERTY LINES, EXISTING EASEMENTS and PRIVATE SIGN EASEMENTS
 - Sheet 3 and 4: PRIVATE ACCESS EASEMENTS
 - Sheet 5 and 6: City of Huntsville UTILITIES EASEMENTS
 - Sheet 7 and 8: PRIVATE DRAINAGE EASEMENTS
 - Sheet 9 and 10: PUBLIC UTILITIES EASEMENTS
 - Sheet 11: ACKNOWLEDGMENT and CERTIFICATION

FINAL PLAT

HIGH GRADE PARK

53.76 ACRES

P. GRAY SURVEY, A-24
THOMAS P. McMILLIAN SURVEY, A-388
HUNTSVILLE, WALKER COUNTY, TEXAS

AUGUST 2016
REVISED: January 24, 2107
SCALE: 1" = 100'

Owner/Developer: High Grade Partners, LLC
P.O. Box 6153
Huntsville, Texas 77342
(936) 291-7552

Engineer/Surveyor: McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

SHEET NO.
7
OF 11 SHEETS

Match Line

Match Line

Match Line

Common Area/
Private Detention Facility
5.01 Acres

Lot 4
3.559 Acres

Lot 7
13.768 Acres

Lot 3
8.245 Acres

Lot 2
4.619 Acres

Lot 1
4.127 Acres

14.93 Acres
Now or Formerly
Badwater Ranch Inc.
V.1215, P.629 O.R.



LOCATION MAP

SCALE: N.T.S.

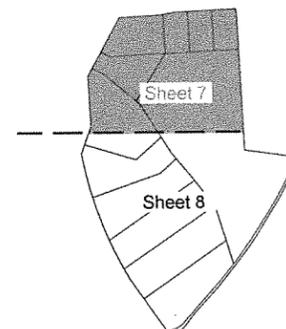
LEGEND

- Property Line
- Boundary Line
- - - Respective Easement Boundary
- - - Other Easement Boundary
- - - Existing Property Line
- - - Existing Easement
- - - Bearing/Distance Line
- ⊙ - 1/2" Iron Rod Found
- ⊙ - 5/8" Iron Rod Found
- - 1/2" Iron Rod Set

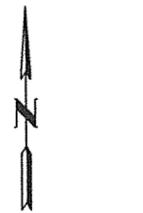
Unless noted otherwise, corners will be marked with 1/2" iron rod with a plastic cap stamped with "K. McClure 5650."

ABBREVIATIONS

- C.A. Common Area
- C.O.H. City of Huntsville
- C.O.P. Center of Property Line
- D.R. Walker County Deed Records
- H.O.A. Homeowners Association
- O.P.R. Walker County Official Public Records
- P.A.E. Public Access Easement
- P.D.E. Public Drainage Easement
- P.R. Walker County Plat Records
- P.U.E. Public Utility Easement
- Pr.D.E. Private Drainage Easement
- Pr.A.E. Private Access Easement
- Pr.S.E. Private Sign Easement
- R.O.W. Right-of-Way
- S.B.L. Setback/Building Line
- S.S.E. Sanitary Sewer Easement
- U.E. Utility Easement



Sheet Legend



SCALE: 1" = 100'

PRIVATE DRAINAGE EASEMENTS

NOTES:

1. On this Final Plat, several easements will be established. For clarification, each easement is individually presented on two sheets, with the other easements shown in the background. (See Legend)
2. See Sheet 7 for the Line Table, according with the Tags on this Sheet.
3. For Pr.D.E., the Line Tags range from L300 to L370, the Curve Tags from C300 to C306. There are no missing numbers within the ranges.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C300	2°53'56"	3440.00'	174.05'	87.04'	N 34°36'14" E	174.03'
C301	9°19'43"	2970.02'	483.57'	242.32'	N 28°29'25" E	483.04'
C302	9°26'27"	2990.02'	492.67'	246.89'	S 28°26'03" W	492.11'
C303	1°28'54"	3460.00'	89.47'	44.74'	S 33°53'40" W	89.47'
C304	0°19'49"	3470.00'	20.00'	10.00'	S 34°48'04" W	20.00'
C305	2°04'37"	3460.00'	125.42'	62.72'	S 36°00'18" W	125.42'
C306	0°23'57"	3470.00'	24.18'	12.09'	N 38°41'28" E	24.18'

PRELIMINARY

This document shall not be recorded for any reason.

FINAL PLAT

HIGH GRADE PARK

53.76 ACRES

P. GRAY SURVEY, A-24
THOMAS P. McMILLIAN SURVEY, A-388
HUNTSVILLE, WALKER COUNTY, TEXAS

AUGUST 2016
REVISED: January 24, 2107
SCALE: 1" = 100'

Owner/Developer:
High Grade Partners, LLC
P.O. Box 6153
Huntsville, Texas 77342
(936) 291-7552

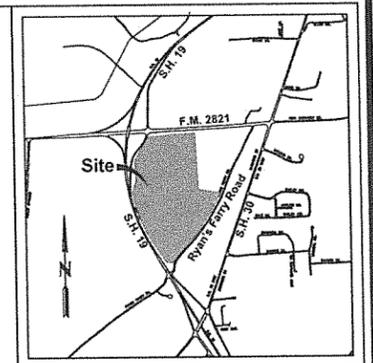
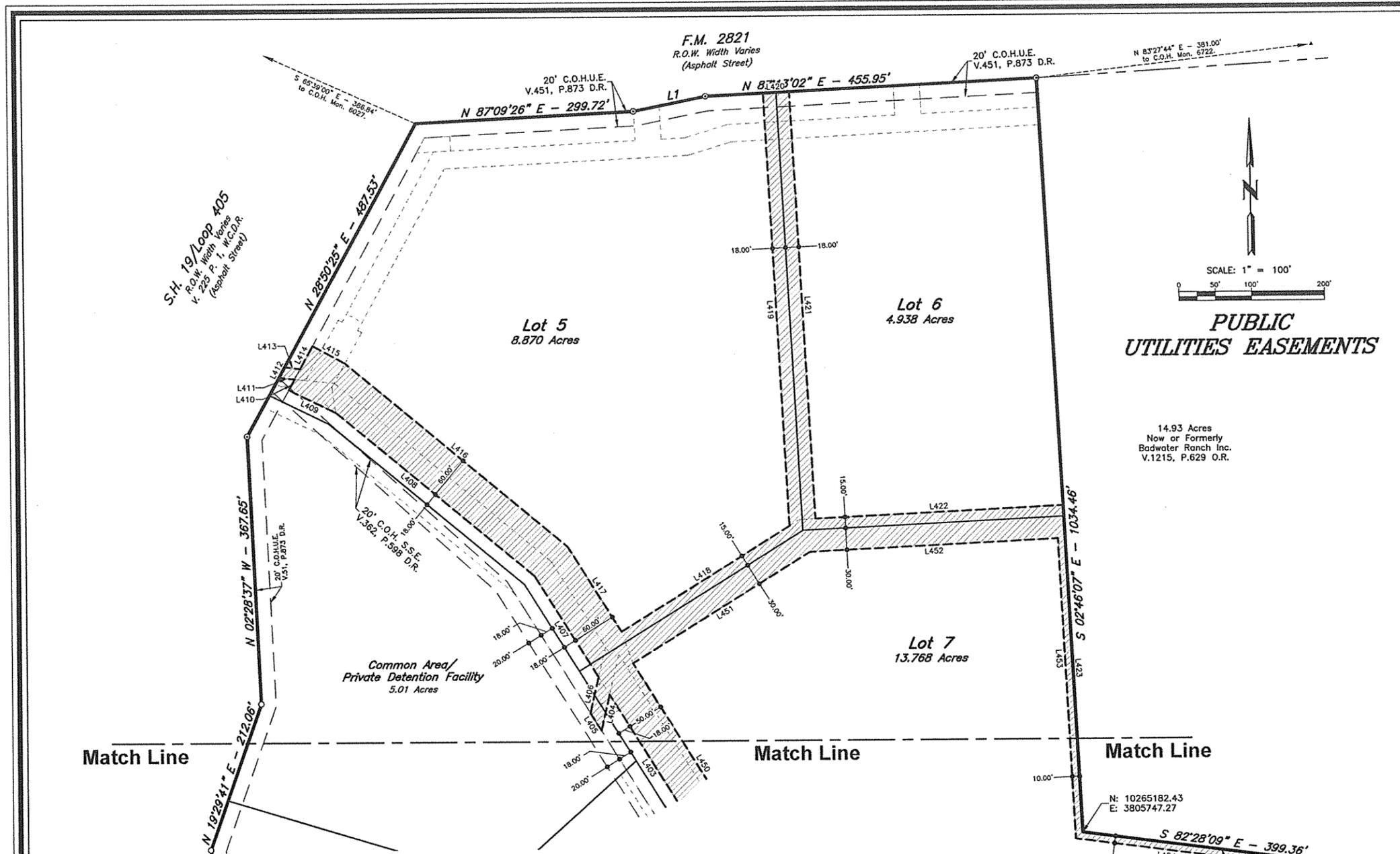
Engineer/Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcrest Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

SHEET NO.

8

OF 11 SHEETS

10480019-PP



LOCATION MAP
SCALE: N.T.S.

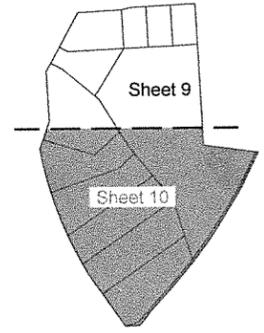
PUBLIC UTILITIES EASEMENTS

- LEGEND**
- Property Line
 - Boundary Line
 - Respective Easement Boundary
 - Other Easement Boundary
 - Existing Property Line
 - Existing Easement
 - Bearing/Distance Line
 - ⊙ - 1/2" Iron Rod Found
 - ⊙ - 5/8" Iron Rod Found
 - ⊙ - 1/2" Iron Rod Set

Unless noted otherwise, corners will be marked with 1/2" iron rod with a plastic cap stamped with "K. McClure 5650."

ABBREVIATIONS

- C.A. Common Area
- C.O.H. City of Huntsville
- C.O.P. Center of Property Line
- D.R. Walker County Deed Records
- H.O.A. Homeowners Association
- O.P.R. Walker County Official Public Records
- P.A.E. Public Access Easement
- P.D.E. Public Drainage Easement
- P.R. Walker County Plat Records
- P.U.E. Public Utility Easement
- Pr.D.E. Private Drainage Easement
- Pr.A.E. Private Access Easement
- Pr.S.E. Private Sign Easement
- R.O.W. Right-of-Way
- S.B.L. Setback/Building Line
- S.S.E. Sanitary Sewer Easement
- U.E. Utility Easement



Sheet Legend

LINE TABLE

LINE	BEARING	DISTANCE
L400	N 70°43'25" E	497.80'
L401	N 48°13'25" E	171.85'
L402	N 39°10'09" W	29.91'
L403	N 31°49'03" W	228.55'
L404	S 13°10'57" W	50.91'
L405	N 31°49'03" W	28.28'
L406	N 13°10'57" E	50.91'
L407	N 31°49'03" W	164.28'
L408	N 50°07'53" W	350.92'
L409	N 64°02'54" W	71.26'
L410	N 28°50'25" E	16.95'
L411	N 84°15'33" W	21.74'
L412	N 28°50'25" E	16.31'
L413	S 84°15'33" E	21.74'
L414	N 28°50'25" E	35.59'
L415	S 61°09'35" E	49.99'
L416	S 50°07'53" E	393.86'
L417	S 31°49'03" E	138.09'
L418	N 58°10'57" E	272.93'

LINE TABLE

LINE	BEARING	DISTANCE
L419	N 2°46'07" W	592.83'
L420	N 87°13'02" E	36.00'
L421	S 2°46'07" E	585.00'
L422	N 87°13'53" E	340.50'
L423	S 2°46'07" E	449.37'
L424	S 82°28'09" E	382.45'
L425	S 33°09'16" W	115.55'
L426	S 41°44'09" W	332.55'
L427	N 34°50'15" W	446.53'
L429	N 70°43'25" E	500.25'
L430	N 48°13'25" E	173.38'
L431	S 39°10'09" E	36.04'
L432	S 48°13'25" W	178.90'
L433	S 70°43'25" W	508.75'
L434	N 70°43'25" E	515.46'
L434	N 76°27'27" E	20.00'
L435	N 48°13'25" E	183.51'
L436	S 39°10'09" E	366.82'
L437	S 55°29'20" W	803.98'

LINE TABLE

LINE	BEARING	DISTANCE
L438	N 55°29'20" E	805.84'
L439	S 39°10'09" E	20.10'
L440	S 17°06'59" E	16.73'
L441	S 55°29'20" W	805.94'
L442	N 55°29'20" E	799.06'
L443	S 17°06'59" E	336.70'
L444	S 52°39'30" E	34.18'
L445	S 41°44'09" W	332.55'
L446	N 34°50'15" W	446.60'
L447	N 52°39'30" W	17.54'
L448	N 17°06'59" W	378.59'
L449	N 39°10'09" W	509.48'
L450	N 31°49'03" W	244.48'
L451	N 58°10'57" E	287.42'
L452	N 87°13'53" E	340.72'
L453	S 2°46'07" E	412.72'
L454	S 82°28'09" E	377.51'
L455	S 33°09'16" W	115.55'

PRELIMINARY
This document shall not be recorded for any reason.

- NOTES:**
- On this Final Plat, several easements will be established. For clarification, each easement is individually presented on two sheets, with the other easements shown in the background. (See Legend)
 - See Sheet 10 for the Curve Table, according with the Tags on this Sheet. For P.U.E., the Line Tags range from L400 to L483, the Curve Tags from C400 to C416. There are no missing numbers within the ranges.
 - Sheet 1 and 2: PROPERTY LINES, EXISTING EASEMENTS and PRIVATE SIGN EASEMENTS
Sheet 3 and 4: PRIVATE ACCESS EASEMENTS
Sheet 5 and 6: City of Huntsville UTILITIES EASEMENTS
Sheet 7 and 8: PRIVATE DRAINAGE EASEMENTS
Sheet 9 and 10: PUBLIC UTILITIES EASEMENTS
Sheet 11: ACKNOWLEDGMENT and CERTIFICATION

FINAL PLAT

HIGH GRADE PARK
53.76 ACRES

P. GRAY SURVEY, A-24
THOMAS P. McMILLIAN SURVEY, A-388
HUNTSVILLE, WALKER COUNTY, TEXAS

AUGUST 2016
REVISED: January 24, 2107
SCALE: 1" = 100'

Owner/Developer: High Grade Partners, LLC
P.O. Box 6153
Huntsville, Texas 77342
(936) 291-7552

Engineer/Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

SHEET NO.
9
OF 11 SHEETS

Match Line

Match Line

Match Line

Common Area/
Private Detention Facility
5.01 Acres

Lot 4
3.559 Acres

Lot 7
13.768 Acres

Lot 3
8.245 Acres

Lot 2
4.619 Acres

Lot 1
4.127 Acres

14.93 Acres
Now or Formerly
Badwater Ranch Inc.
V.1215, P.629 O.R.



LOCATION MAP

SCALE: N.T.S.

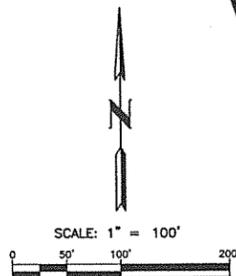
LEGEND

- Property Line
- Boundary Line
- Respective Easement Boundary
- Other Easement Boundary
- Existing Property Line
- Existing Easement
- Bearing/Distance Line
- 1/2" Iron Rod Found
- 5/8" Iron Rod Found
- 1/2" Iron Rod Set

Unless noted otherwise, corners will be marked with 1/2" iron rod with a plastic cap stamped with "K. McClure 5650."

ABBREVIATIONS

- C.A. Common Area
- C.O.H. City of Huntsville
- C.O.P. Center of Property Line
- D.R. Walker County Deed Records
- H.O.A. Homeowners Association
- O.P.R. Walker County Official Public Records
- P.A.E. Public Access Easement
- P.D.E. Public Drainage Easement
- P.R. Walker County Plat Records
- P.U.E. Public Utility Easement
- Pr.D.E. Private Drainage Easement
- Pr.A.E. Private Access Easement
- Pr.S.E. Private Sign Easement
- R.O.W. Right-of-Way
- S.B.L. Setback/Building Line
- S.S.E. Sanitary Sewer Easement
- U.E. Utility Easement



PUBLIC UTILITIES EASEMENTS

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C400	9°41'41"	3000.02'	507.63'	254.42'	S 28°18'26" W	507.02'
C401	4°11'13"	3470.00'	253.58'	126.85'	S 35°14'53" W	253.52'
C402	4°23'40"	3470.00'	266.13'	133.13'	S 39°32'19" W	266.07'
C403	48°26'06"	170.00'	143.71'	76.46'	S 65°57'12" W	139.47'
C404	2°02'11"	2744.93'	97.56'	48.78'	N 30°04'04" W	97.55'
C405	15°30'26"	2744.93'	742.92'	373.74'	N 21°17'46" W	740.65'
C408	0°45'27"	2724.93'	36.03'	18.01'	N 17°09'03" W	36.02'
C409	10°15'27"	2724.86'	487.82'	244.56'	N 23°17'21" W	487.17'
C410	0°45'38"	2724.93'	36.17'	18.08'	N 29°00'34" W	36.17'
C411	1°02'59"	2724.93'	49.92'	24.96'	N 30°32'51" W	49.92'
C412	42°24'35"	160.00'	118.43'	62.08'	S 62°56'27" W	115.75'
C413	4°24'44"	3445.99'	265.37'	132.75'	S 39°32'03" W	265.30'
C414	0°46'40"	1325.81'	18.00'	9.00'	S 37°15'30" W	18.00'
C415	3°03'34"	3461.66'	184.84'	92.44'	S 34°41'07" W	184.82'
C416	9°26'27"	2990.02'	492.67'	246.89'	S 28°26'03" W	492.11'

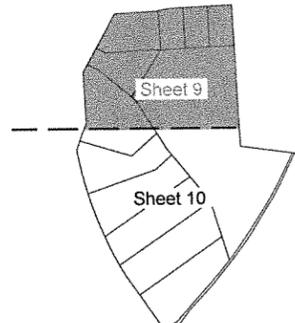
PRELIMINARY
This document shall not be recorded for any reason.

- NOTES:
- On this Final Plat, several easements will be established. For clarification, each easement is individually presented on two sheets, with the other easements shown in the background. (See Legend)
 - See Sheet 9 for the Line Table, according with the Tags on this Sheet. For P.U.E., the Line Tags range from L400 to L483, the Curve Tags from C400 to C416. There are no missing numbers within the ranges.
 - Sheet 1 and 2: PROPERTY LINES, EXISTING EASEMENTS and PRIVATE SIGN EASEMENTS
 Sheet 3 and 4: PRIVATE ACCESS EASEMENTS
 Sheet 5 and 6: City of Huntsville UTILITIES EASEMENTS
 Sheet 7 and 8: PRIVATE DRAINAGE EASEMENTS
 Sheet 9 and 10: PUBLIC UTILITIES EASEMENTS
 Sheet 11: ACKNOWLEDGMENT and CERTIFICATION

Ryan's Ferry Rd.
R.O.W. Width varies
(Asphalt Street)

Approximate C of Ryan's Ferry Road.
Used as basis for R.O.W. dedication (30' offset).

Hatched area represents
0.618 Acre R.O.W. Dedication.



Sheet Legend

FINAL PLAT

HIGH GRADE PARK

53.76 ACRES

P. GRAY SURVEY, A-24
THOMAS P. McMILLIAN SURVEY, A-388
HUNTSVILLE, WALKER COUNTY, TEXAS

AUGUST 2016
REVISED: January 24, 2107
SCALE: 1" = 100'

Owner/Developer:
High Grade Partners, LLC
P.O. Box 6153
Huntsville, Texas 77342
(936) 291-7552

Engineer/Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

SHEET NO.
10
OF 11 SHEETS

ACKNOWLEDGEMENTS and CERTIFICATIONS

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 designated as HIGH GRADE PARK in 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 and public places shown thereon for the purpose and consideration therein expressed.

Dated this _____ day of _____, 2017.

Walter Benjamin Blus, President of Caliber Investment Corporation, General Partner of High Grade Partners, LLC.

NOTARY PUBLIC ACKNOWLEDGMENT

State of Texas,
County of Walker,

This instrument was acknowledged before me by Walter Benjamin Blus on the _____ day of _____, 2017.

By: _____

Notary Public for
State of Texas

LIEN HOLDER'S ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

I, _____, (Title) _____ of (Company) _____, Owner(s) and holder(s) of a lien(s) against the property described in this plat known as HIGH GRADE PARK in Walker County, Texas, said lien(s) being evidenced by instrument of record in Volume _____, Page _____ of the Official Public Records of Walker County, Texas, do hereby in all things subordinate to said plat said lien(s), and I (we) hereby confirm that I am (we are) the present Owner(s) of said lien(s) and have not assigned the same nor any part thereof.

Dated this _____ day of _____, 2017.

Name: _____
Title: _____
Company: _____

NOTARY PUBLIC ACKNOWLEDGMENT

State of Texas,
County of Walker,

This instrument was acknowledged before me on the _____ day of _____, 2017.

By: _____

Notary Public for
State of Texas

CERTIFICATION BY THE ENGINEER

I, Christopher P. Frerich, licensed Professional Engineer No. 119266 in the State of Texas, hereby certify that proper engineering consideration has been given this plat regarding design, construction and layout of public improvements.

Dated this _____ day of _____, 2017.

Christopher P. Frerich, P.E.
McClure & Browne Engineering/Surveying, Inc.

CERTIFICATION OF THE SURVEYOR

I, Kevin McClure, Registered Professional Land Surveyor No. 5650 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.

Kevin R. McClure, R.P.L.S.
McClure & Browne Engineering/Surveying, Inc.
Texas Firm Registration No. 10103300

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 _____ day of _____, 2017.

Chairperson of the Commission
City of Huntsville

CERTIFICATION OF CITY PLANNING OFFICER

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 this _____ day of _____, 2017.

Planning Officer
City of Huntsville

CERTIFICATION OF THE CITY ENGINEER

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

Dated this _____ day of _____, 2017.

City Engineer
City of Huntsville

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS,
COUNTY OF WALKER

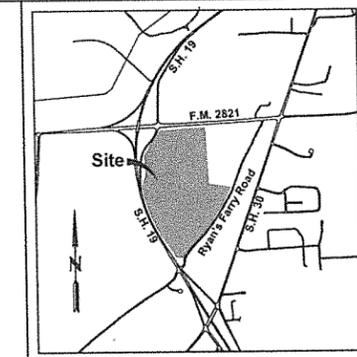
I, Kari A. French, County Clerk in and for Walker County, do hereby certify that this plat with its certifications of authentication was filed for record in my office the _____ day of _____, 2017, in the Plat Records of Walker County in Volume _____, Page _____.

Kari A. French, County Clerk
Walker County, Texas

GENERAL NOTES:

- RELATED DOCUMENTS:
 - Deed: Volume 1112, Page 372, O.P.R.
 - Deed Restrictions: Volume _____, Page _____, O.P.R.
- This Plat creates 11 Lots and 1 Common Area/Private Detention Facility out of 53.76 Acres.
- Coordinates and Bearings, shown hereon, are referenced to the City of Huntsville Mapping Control Network, and based on the position of Control Points:
 - C.O.H. Mon. 6027.
Description: Conc. Mon. with 2-1/2" Alum. Cap Set in road base.
N: 10266318.39' E: 3804491.01'
 - C.O.H. Mon. 6722.
Descrip.: 1/2" Iron Rod w/ 2-1/2" C.O.H. Cap.
N: 10266259.06' E: 3806075.82'
 - C.O.H. Mon. 6498.
Descrip.: 1/2" Iron Rod w/ 2-1/2" C.O.H. Cap.
N: 10263746.76' E: 3805180.66'
- Distances, shown hereon, are geodetic horizontal and may be converted to the City of Huntsville Mapping Control Network by multiplying by a Combined Scale Factor of 0.99988.
- Unless noted otherwise, corners will be marked with 1/2" iron rod with a plastic cap stamped with "K. McClure 5650."
- No portion of this property lies within Zone "A" or "AE" (i.e. Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood) as depicted from Flood Insurance Rate Map 48471C0360D, effective date August 16, 2011.
- Building Setbacks:

Front Lot Line:	25 feet
Side and Rear Lot Lines:	10 feet
Side Street Lot Line:	25 feet
- All distances shown along curves are arc lengths.
- City of HUNTSVILLE and Public Easements:
All C.O.H. and public easements denoted on this plat are dedicated to the use of the public forever. Any Public Utility, including the City of Huntsville and the Developer, shall have the right always of ingress and egress to and from the property owner. Any public utility, including the City of Huntsville and the Developer 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 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.
- Sheet 1 and 2: PROPERTY LINES, EXISTING EASEMENTS and PRIVATE SIGN EASEMENTS
Sheet 3 and 4: PRIVATE ACCESS EASEMENTS
Sheet 5 and 6: City of Huntsville UTILITIES EASEMENTS
Sheet 7 and 8: PRIVATE DRAINAGE EASEMENTS
Sheet 9 and 10: PUBLIC UTILITIES EASEMENTS
Sheet 11: ACKNOWLEDGMENT and CERTIFICATION



LOCATION MAP

SCALE: N.T.S.

LEGEND

- Property Line
- Boundary Line
- Respective Easement Boundary
- Other Easement Boundary
- Existing Property Line
- Existing Easement
- Bearing/Distance Line

- ⊙ - 1/2" Iron Rod Found
- ⊙ - 5/8" Iron Rod Found
- ⊙ - 3/4" Iron Pipe Set
- ⊙ - PK Nail set for Control (⊙ of ROW)

Unless noted otherwise, corners will be marked with 1/2" iron rod with a plastic cap stamped with "K. McClure 5650."

ABBREVIATIONS

- | | |
|---------|---------------------------------------|
| C.A. | Common Area |
| C.O.H. | City of Huntsville |
| C.O.P. | Center of Property Line |
| D.R. | Walker County Deed Records |
| H.O.A. | Homeowners Association |
| O.P.R. | Walker County Official Public Records |
| P.A.E. | Public Access Easement |
| P.D.E. | Public Drainage Easement |
| P.R. | Walker County Plat Records |
| P.U.E. | Public Utility Easement |
| Pr.D.E. | Private Drainage Easement |
| Pr.A.E. | Private Access Easement |
| Pr.S.E. | Private Sign Easement |
| R.O.W. | Right-of-Way |
| S.B.L. | Setback/Building Line |
| S.S.E. | Sanitary Sewer Easement |
| U.E. | Utility Easement |

PRELIMINARY
This document shall not be recorded for any reason.

FINAL PLAT

HIGH GRADE PARK

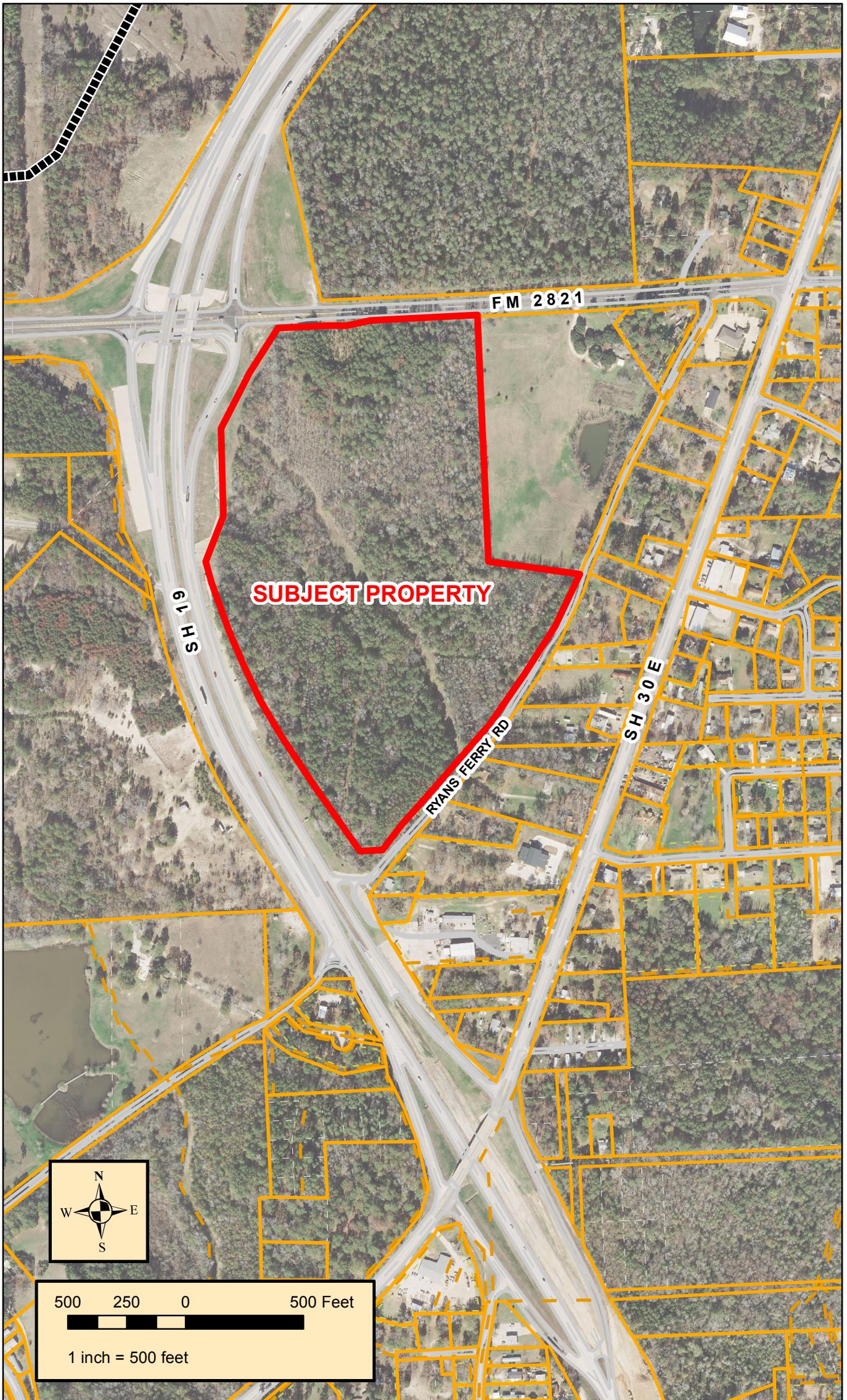
53.76 ACRES

P. GRAY SURVEY, A-24
THOMAS P. McMILLIAN SURVEY, A-388
HUNTSVILLE, WALKER COUNTY, TEXAS

AUGUST 2016
REVISED: January 24, 2107
SCALE: 1" = 100'

Owner/Developer: High Grade Partners, LLC P.O. Box 6153 Huntsville, Texas 77342 (936) 291-7552	Engineer/Surveyor: McClure & Browne Engineering/Surveying, Inc. 1009 Woodcreek Dr., Suite 103 College Station, Texas 77845 (979) 693-3838
---	--

SHEET NO.
11
 OF 11 SHEETS



**PLANNING COMMISSION MEETING - FEBRUARY 2, 2017
VICINITY MAP - HIGH GRADE PARK**

2017 WORK SCHEDULE CITY OF HUNTSVILLE PLANNING COMMISSION

TASK	JANUARY		FEBRUARY		MARCH		APRIL		MAY		JUNE		JULY		AUGUST		SEPTEMBER		OCTOBER		NOVEMBER		DECEMBER		
Commission Meeting Dates	5th	19th	2nd	16th	2nd	16th	6th	20th	4th	18th	1st	15th	6th	20th	3rd	17th	7th	21st	5th	19th	2nd	16th	7th	21st	
Council Meeting Dates	2nd	16th	7th	21st	7th	21st	4th	18th	2nd	16th	6th	20th	4th	18th	1st	15th	5th	19th	3rd	17th	7th	21st	5th	19th	
Sidewalks	Staff			Research & Presentations																					
	Planning Commission				WS	finalize	X																		
	City Council							X	X																
Road Standards (ETJ)	Staff							Research & Presentations																	
	Planning Commission									WS	finalize	X													
	City Council												X	X											
Storm Water Detention	Staff											Research & Presentations													
	Planning Commission												WS	finalize	X										
	City Council																X	X							
Land Uses/Land Use Map	Staff															Research & Presentations									
	Planning Commission																WS	X							
	City Council																			X					
Development Code Cleaup	As Needed Throughout Year																								
Zoning/Transportation Plan*																									

* Dependent on Funding

26-Jan-17

Commission Public Hearing	X
Council Public Hearing/Reading	X
Commissin Workshop/Discussion	WS

MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS ON THE 19TH DAY OF JANUARY, 2017 5:30 PM.

Members present: Barry; Durda; Garrison; Woods
Members absent: Cummings
City staff present: Kulhavy; Ridley; Martin

1. CALL TO ORDER

- a. *This meeting was called to order by Chairman Woods. [5:30 PM]*

2. PLEDGE OF ALLEGIANCE

- a. **U.S. Flag**
b. **Texas Flag**

3. INVOCATION

Commissioner Barry led the invocation

4. CONSIDER the final plat of Texas Grand Ranch, Section 4a located in the ETJ of the City of Huntsville.

Aron Kulhavy gave a brief overview of the preliminary plat for Texas Grand Ranch Section 4, consideration of which was on the September 15, 2016 Planning Commission Agenda but which received administrative approval due to a lack of a quorum at that meeting. He noted that staff recommends conditional approval of the Final Plat of Texas Grand Ranch, Section 4A, pending the City Engineer's completed review and approval of the public improvement construction plans.

- i. *Commissioner Garrison made a motion to approve the final plat of Texas Grand Ranch, Section 4A, pending the City Engineer's completed review and approval of the public improvement construction plans. Second was by Commissioner Durda. The vote was unanimous.*

5. DISCUSS the planning issues to be addressed by the Commission in 2017.

Aron Kulhavy opened the discussion suggesting that the Commission look at revising the Development Code to change the requirement for seven (7) Commissioners to five (5) Commissioners due to the two current vacancies and difficulties being encountered in filling them. After brief discussion, the commissioners agreed to wait a couple of months to see if the vacant seats could be filled before pursuing this option.

Kulhavy moved on to give an overview of the planning issues and priorities as presented on the 2017 Commission Work Schedule. He noted that these are per Staff recommendation and are open for discussion and modification.

The Commissioners discussed the various issues and agreed with the Staff recommendations for the Planning Commission 2017 work items and priorities as presented.

Aron Kulhavy closed the discussion, indicating that Staff will organize and finalize the 2017 Work Schedule which will be presented to the Commission for approval at the next meeting.

7. CONSIDER the minutes of the January 5, 2017 meeting.

- i. *Commissioner Barry made a motion to approve the minutes. Second was by Commissioner Durda. The vote was unanimous.*

8. PUBLIC COMMENTS

There were none.

9. ITEMS OF COMMUNITY INTEREST

- i. Chairman Woods noted SHSU Basketball game this evening.*
- ii. Commissioners noted the current sidewalk construction throughout town and complemented the contractor for doing a great job.*

10. ADJOURNMENT

Commissioner Barry made a motion to adjourn. The motion was seconded. The vote was unanimous. [6:02 PM]