



## WALKER COUNTY COMMISSIONERS COURT

1100 University Avenue  
Huntsville, Texas 77340  
936-436-4910



**DANNY PIERCE**  
County Judge

DANNY KUYKENDALL  
Commissioner, Precinct 1

RONNIE WHITE  
Commissioner, Precinct 2

**AGENDA**  
**REGULAR SESSION**  
**MONDAY, JUNE 6, 2022**  
**9:00 A.M.**  
**ROOM 104**

BILL DAUGETTE  
Commissioner, Precinct 3

JIMMY D. HENRY  
Commissioner, Precinct 4

### CALL TO ORDER

- Announcement by the County Judge whether a quorum is present.
- Certification that public Notice of Meeting was given in accordance with the provisions of Section 551.001 et. Seq. of the Texas Government Code.

### GENERAL ITEMS

- Prayer – Pastor James Necker
- Pledge of Allegiance
- Texas Pledge – “Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible”
- Citizens Input – Agenda Items

### CONSENT AGENDA

1. Approve minutes from Commissioners Court Regular Session on May 23, 2022.
2. Approve Walker County COVID-19 Disaster Declaration Extension issued May 23, 2022.
3. Approve Disbursement Report for the period of 5/10/22 – 5/24/22.
4. Approve GLO and HUD reports, GrantWorks/CDBG GLO Hurricane Harvey Grant Contract 20-065-104-C279 for May 2022.
5. Receive financial information as of June 1, 2022, for the fiscal year ending September 30, 2022.
6. Receive financial information as of the Month Ended April 30, 2022, for the fiscal year ending September 30, 2022
7. Receive overview of Road and Bridge General invoices.
8. Approve payment of claims and invoices submitted for payment.
9. Receive District Clerk report for April 2022.
10. Receive Justice of the Peace Precinct 1 Report for April 2022.
11. Receive Justice of the Peace Precinct 2 Report for April 2022.
12. Receive Justice of the Peace Precinct 3 Report for April 2022.
13. Receive Justice of the Peace Precinct 4 Report for April 2022.

### STATUTORY AGENDA

#### **Emergency Medical Services**

14. Discuss and take action on using funds from EMS contingency to purchase upgrades to ESO system to include logistics and asset management, scheduling, education and narcotics tracking. – Rachel Parker

#### **Treasurer**

15. Discuss and take action on approving TAC Health and Employee Benefits Pool (HEBP) FY2022-2023 renewal rates effective October 1, 2022. – Amy Klawinsky
16. Discuss and take action on the approval of the order form and funding profile for Health Equity. – Amy Klawinsky
17. Discuss and take action on recommendation of salary committee for the implementation of the salary study. – Amy Klawinsky

#### **District Clerk**

18. Discuss and take action on approving salary increase for Administrative Assistant above maximum salary range. – Robyn Flowers

#### **Maintenance**

19. Receive update on issues with Courthouse sewer lines. – Larry Whitener

#### **Commissioners Court**

20. Discuss and take action on Walker County ESD No. 3 Annual Financial Report for the year ended September 30, 2021. – Commissioner Kuykendall
21. Discuss Wesley Grove East update. – Commissioner White
22. Discuss and take action on authorizing Precinct 3 to apply for an HGAC FY 2023 Solid Waste Grant to be used for neighborhood cleanup days in Deep River and Riverside Harbor. – Commissioner Daugette
23. Discuss and take action on authorization for Texas Agrilife to develop a plan and seek funding from the National Initiative to Address COVID-19 Health Disparities Among Populations at High-Risk and

**Walker County Commissioners Court – Regular Session – June 6, 2022 – Agenda (cont'd)**

Underserved, Including Racial and Ethnic Minority Populations and Rural Communities recipients. – Commissioner Daugette

24. Discuss and take action on approving the interlocal agreement between Phelps Special Utility District and Walker County. – Commissioner Daugette
25. Discuss and take action on approving the interlocal agreement between Riverside Special Utility District and Walker County. – Commissioner Daugette
26. Discuss and take action on approving the interlocal agreement between Walker County Special Utility District and Walker County. – Commissioner Daugette
27. Discuss and take action on approving the addendum to American Rescue Plan Administrative Services agreement between Walker County and GrantWorks. – Commissioner Daugette
28. Discuss and take action on Good Shepherd Mission's Purchasing Policies and Procedures submitted for review as part of funding agreement. – Judge Pierce
29. Discuss and take action on authorization to apply for the 2022 Unclaimed Property Capital Credits from the Texas Comptroller of Public Accounts. – Judge Pierce
30. Discuss and take action on approval of Mass Gathering Permit Application for Walker County. – Judge Pierce
31. Discuss and take action on U.S. Forest Service Walker County Co-Op Road 2021 Agreement with Schedule A. – Judge Pierce
32. Discuss and take action on Amendment No. 1 to GLO Contract No. 20-065-104-C279. – Judge Pierce

**Planning and Development**

33. Public hearing concerning [Plat # 2021-036] Re-Plat of Lots 15D and 15E, Section 2 of Foxwood Addition B. Orsett League, A-33 - Utley Road - Pct. 3. – Andy Isbell
34. Discuss and take action on Jody Curtis request for variance to the Walker County Subdivision Regulations for [Plat # 2021-036] Re-Plat of Lot(s) 15D and 15 E, Section 2 of Foxwood Addition, B. Orsett League, A-33 - Utley Road - Pct. 3. – Andy Isbell
35. Discuss and take action on [Plat # 2021-036] Re-Plat of Lots 15D and 15E, Section 2 of Foxwood Addition B. Orsett League, A-33 - Utley Road - Pct. 3. – Andy Isbell
36. Public hearing concerning [Plat # 2022-019] Re-Plat of Lot(s) 26 and 27, Block 2 of the Emerald Wood Ranchettes Subdivision, Thomas Stephens Survey, A-526 - North Pavey Circle - Pct. 4. – Andy Isbell
37. Discuss and take action on [Plat # 2022-019] Re-Plat of Lot(s) 26 and 27, Block 2 of the Emerald Wood Ranchettes Subdivision, Thomas Stephens Survey, A-526 - North Pavey Circle - Pct. 4. – Andy Isbell
38. Public hearing concerning [Plat # 2022-020] Re-Plat of Lot 1A of the A.N. Four Notch Subdivision J.H. Sheppard Survey, A-502 - Four Notch Road - Pct. 4. – Andy Isbell
39. Discuss and take action on Erik Ueckert/Voyager Group, Ltd. request for variance to Section 5.2 and 5.3 of the Walker County Subdivision Regulations regarding minimum road frontage and lot depth to width ratio for [Plat # 2022-020] Re-Plat of Lot 1A of the A.N. Four Notch Subdivision, J.H. Sheppard Survey, A-502 Four Notch Road - Pct. 4. – Andy Isbell
40. Discuss and take action on Erik Ueckert/Voyager Group, Ltd. Request for variance to On-Site Sewage Facility Regulations of Walker County regarding minimum lot size for [Plat # 2022-020] Re-Plat of Lot 1A of the A.N. Four Notch Subdivision, J.H. Sheppard Survey, A-502 - Four Notch Road - Pct. 4. – Andy Isbell
41. Discuss and take action on [Plat # 2022-020] Re-Plat of Lot 1A of the A.N. Four Notch Subdivision J.H. Sheppard Survey, A-502 - Four Notch Road - Pct. 4. – Andy Isbell
42. Public hearing concerning [Plat # 2022-024] Re-Plat of Lot(s) 3, 4, and 5 of the J.R. Tilley Subdivision "A" William Lindley Survey, A-323 - US 190 - Pct. 3. – Andy Isbell
43. Discuss and take action on [Plat # 2022-024] Re-Plat of Lot(s) 3, 4, and 5 of the J.R. Tilley Subdivision "A" William Lindley Survey, A-323 - US 190 - Pct. 3. – Andy Isbell
44. Discuss and take action on Apostolo & Associates request for additional 45-day extension to complete detention pond construction for [Plat # 2021-067] Re-Plat of Lot 15C of Foxwood Addition, Section 2, B. Orsett League, A-33 - Utley Road - Pct. 3. – Andy Isbell
45. Discuss and take action on Dale and Theresa McManus request for variance to the Floodplain Management Regulations of Walker County regarding permit application P # 2021-0670. – Andy Isbell
46. Discuss and take action on Thomas and Rita Miller request for variance to Section 3.7 (3) of the Walker County Subdivision Regulations regarding requirement of surveying the remainder of the parent tract for their 16.79 acre tract, John Sadler Survey, A-45 - Dana Drive - Pct. 4. – Andy Isbell
47. Discuss and take action on Right of Way Acquisition Report for William and Kathryn Lutterschmidt on Highland Drive in the Jacob Miller Survey, A-391 - Pct. 3. – Andy Isbell
48. Discuss and take action on acceptance of Right of Way Easement from William and Kathryn Lutterschmidt on Highland Drive in the Jacob Miller Survey, A-391 - Pct. 3. – Andy Isbell
49. Discuss and take action on Right of Way Acquisition Report for Teresa G. Presley on Highland Drive in the Jacob Miller Survey, A-391 - Pct. 3. – Andy Isbell
50. Discuss and take action on acceptance of Right of Way Easement from Teresa G. Presley on Highland Drive in the Jacob Miller Survey, A-391 - Pct. 3. – Andy Isbell
51. Discuss and take action on request from James Lynaugh regarding 9-1-1 address assignment. – Andy Isbell

**Commissioners Court**

52. Discuss and take action on application submitted by George Archie, et al, for the establishment of a public access road in accordance with Transportation Code 251.053.

**BUDGET WORKSHOP AND PRESENTATIONS**

OEM  
Care Center  
Texas AgriLife  
EMS  
Tri-County Behavioral Healthcare  
278<sup>th</sup> District Court and County Court at Law  
JP3  
Boys & Girls Club  
Sheriff's Office and Jail  
Commissioner Pct. 4  
District Clerk  
Walker County Constables, Pct. 1, Pct. 2, Pct. 3, and Pct. 4  
County Judge  
12<sup>th</sup> District Court

**EXECUTIVE SESSION**

If during the course of the meeting covered by this notice, Commissioners Court shall determine that a closed meeting of the Court is required, then such closed meeting as authorized by Texas Government Code 551, subchapter D, will be held by the Commissioners Court at the date, hour, and place in this notice or as soon after the commencement of the meeting covered by this notice as the Commissioners Court may conveniently meet in such closed meeting concerning any and all subjects and for any and all purposes permitted by Chapter 551, subchapter D, inclusive of said Texas Government Code, including but not limited to:

**Section 551.071** For the purpose of private consultation between the Commissioners Court and its attorney when the attorney's advice with respect to pending or contemplated litigation settlement offers, and matters where the duty of the Commissioners Court counsel to his client pursuant to the Code of Professional Responsibility of the State Bar of Texas clearly conflicts with the Open Meetings Act.

**Section 551.072** For the purpose of discussion with respect to the purchase, exchange, lease, or value of real property, if deliberation in an open meeting would have a detrimental effect on the position of the Commissioners Court in negotiations with a third person

**Section 551.073** For the purpose of deliberation regarding prospective gifts or to deliberate a negotiated contract for prospective gift or donation to the Commissioners Court or Walker County, if deliberation in an open meeting would have a detrimental effect on the position of the Commissioners Court in negotiations with a third person.

**Section 551.074** For the purpose of considering the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear complaints or charges against a public officer or employee, unless such officer or employee requests a public hearing.

**Section 551.076** To discuss the deployment, or specific occasions for implementation of security personnel or devices.

**Section 551.086** Deliberation regarding economic development negotiations.

**INFORMATION ITEMS**

- Public Comment – Non-agenda items
- Questions from the media
- Commissioners Court

**ADJOURN**

On this 3<sup>rd</sup> day of June, 2022, the Executive Administrator to the County Judge filed this notice, and was posted at the main entrance of the Walker County Courthouse.

  
Danny Pierce, County Judge

I, the undersigned County Clerk, do hereby state that the above Notice of Meeting of the above named Commissioners' Court, is a true and correct copy of said Notice, and I posted a true and correct copy of said Notice

Walker County Commissioners Court – Regular Session – June 6, 2022 – Agenda (cont'd)

on the Courthouse Public Notices area of Huntsville, Walker County, Texas, at a place readily accessible to the general public at all times on the 3<sup>rd</sup> day of June, 2022, and said Notice remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

Dated this 3<sup>rd</sup> day of June, 2022.



Kari A. French, County Clerk

FILED FOR POSTING  
At 8:50 o'clock 4 M

JUN -3 2022

KARI FRENCH, COUNTY CLERK  
WALKER COUNTY, TEXAS  
By Mary Thayer Deputy

# WALKER COUNTY PLAT APPLICATION

If any section is not applicable to the proposed development project please mark that section "NA"  
All references to the Walker County Subdivision Regulations will be abbreviated WCSR in this document.

SECTION A – OWNER / APPLICANT INFORMATION		FOR COUNTY USE ONLY
A1. Property Owner's Last Name <i>Curtis</i>	A2. Property Owner's First Name <i>Jody</i>	Application Number: <i>P - 2021 - 036</i>
A3. Mailing Address <div style="background-color: black; height: 20px; width: 100%;"></div>		Date of Submittal: <i>5-12-21</i>
		Precinct Number: <i>3</i>
City <div style="background-color: black; height: 20px; width: 100%;"></div>	State <div style="background-color: black; height: 20px; width: 100%;"></div>	ZIP Code <div style="background-color: black; height: 20px; width: 100%;"></div>
A4. Primary Telephone Number <div style="background-color: black; height: 20px; width: 100%;"></div>	A5. Alternate Phone Number	
A6. Email Address <div style="background-color: black; height: 20px; width: 100%;"></div>	A7. Name of Lienholder (If no lienholder mark "None") <i>None</i>	
<b>SECTION B – PROFESSIONAL SERVICES</b>		
<p>Owner shall provide the names of the Professional Engineer, Registered Professional Land Surveyor, and any Authorized Representative for the Plat Application. By including the information of an Authorized Representative on the application the Owner/Applicant agrees that this individual is given authority to sign for, submit, receive, and make any decisions related to the submitted application on behalf of the owner. In the case that the owner wishes to retract this authority, the Owner/Applicant shall submit this retraction in writing to the Planning and Development Office. If no Authorized Representative is named then all communications related to the project will be submitted to the Owner/Applicant. All correspondence, including but not limited to notices, approvals, disapprovals, and conditions are authorized to be sent to any listed Mailing Address or Electronic Mail account.</p>		
B1. Name of Registered Professional Land Surveyor (R.P.L.S.) <i>Four Points Engineering + Surveying LLC Mark Sherley</i>	B2. Phone Number of R.P.L.S. <i>(281) 961 - 0714</i>	
B3. Email of R.P.L.S. <i>fp_surveying@gmail.com</i>	B4. Mailing Address of R.P.L.S. <i>83 E. Greywing Circle Spring Tx 77382</i>	
B5. Name of Professional Engineer <i>McClure and Browne Engineering and Surveying Inc.</i>	B6. Phone Number of P.E. <i>(979) 693-3838</i>	
B7. Email of P.E. <i>Jeffr@mcclurebrowne.com</i>	B7. Mailing Address of P.E. <i>1008 Woodcreek Dr. Suite 103 College Station, Tx 77845</i>	
B9. Name of Authorized Representative <i>RYAN CANADA</i>	B10. Phone Number of Authorized Representative. <i>(903) 880-1532</i>	
B11. Email of Authorized Representative <i>ryan.canada@kw.com</i>	B12. Mailing Address of Authorized Representative. <i>Po Box 6486 Huntsville Tx 77342</i>	

**SECTION C – PARENT TRACT PROPERTY INFORMATION**

Information for the tract or tracts of land that are the subject of the plat application

C1. Is the property located within the city limits of Huntsville, New Waverly, or Riverside? (Mark with "X")

Yes

X

No

\*If the answer to B1 is "Yes" then the applicant will need to apply to the City having jurisdiction.

C2. Is the property within two miles of the City of Huntsville? (Mark with "X")

Yes

X

No

\*If the answer to B2 is "Yes" then the applicant will need to submit any plat applications to the City of Huntsville.

C3. Is the property within 1/2 mile of the City of New Waverly? (Mark with "X")

Yes

X

No

The Abstract, Tract #, and Survey Name are generally included in the property description on the deed, the Geographic Id # can be obtained from the Walker County Appraisal District, the Appraisal District Map or the most recent property tax statement issued for the property. If a property is in a platted subdivision items B10 – B13 must be filled out using information from the property deed, if not in a platted subdivision mark these sections "NA"

C4. Property Acreage

20

C5.. Appraisal Geographic ID #

27773

C6. Survey Name

Fox wood

C7. Abstract #

**Section C8 – C11 are for Amending Plat and Replat Applications only.**

C8. Subdivision Name

Pine Cone Acres

C9. Lot #s

10

C10.  
Block  
#

C11. Section #

C12. Deed Record Filing Information for Parent Tract (s) (WCDR and WCOPR are the record sets of the County Clerk - Mark the record set with an "X") If more than one tract please indicate multiple deeds.

Volume / Document #

Page

Walker County Deed Records (WCDR) (Generally before 1986)

Walker County Official Public Records (WCOPR)

Volume / Document #

Page

Walker County Deed Records (WCDR) (Generally before 1986)

Walker County Official Public Records (WCOPR)

Volume / Document #

Page

Walker County Deed Records (WCDR) (Generally before 1986)

Walker County Official Public Records (WCOPR)

Volume / Document #

Page

Walker County Deed Records (WCDR) (Generally before 1986)

Walker County Official Public Records (WCOPR)

**SECTION D – APPLICATION TYPE**

Please choose a single application type from the list below and mark with an "X".

D1. \_\_\_\_\_ Plat Application (This application is required for all plat applications including improvements or including more than 4 lots)D2. \_\_\_\_\_ Minor Plat Application (This application is required for minor subdivisions with no proposed infrastructure and 4 or less lots.)D3. ☒ Re-Plat / Amending Plat Application ( This application is required to alter or amend a previously platted subdivision)

D4. \_\_\_\_\_ Exception Application (This application is required in order to obtain approval for subdivisions excepted from the WCSR.)

**SECTION E - REQUEST FOR A GUIDANCE REVIEW**

The request for a guidance review is only allowable if an application is submitted incomplete. The guidance review is voluntary and must be requested by the owner/applicant below and authorized by the County. This review of the submitted documents prior to a complete application is outside the standard review timelines, however the applicant/ owner may proceed to submit a complete application without awaiting the results of this review. If at any time during the Guidance Review process a completed application is submitted then the Guidance Review will cease, and the incomplete results of the review will not be forwarded to the applicant. Any deficiencies or comments released as part of the guidance review are not to be considered as a final review, but are collected to assist the owner and owners agents in their efforts to comply with the regulations.

E1. The Developer/Owner does hereby voluntarily make a request for a "Guidance Review" of the application if the application is found to be incomplete.

X

Yes, a review is requested

No, a review is not requested

gk

# SECTION F – SUBDIVISION APPLICATION DETAILS

(The # of Proposed Lots shall include any Reserve or Remainders Created by the Subdivision)

F1. Original Acreage <b>20</b>	F2. Original # of Lots <b>1</b>	F3. # of Proposed Lots <b>10</b>	F4. Proposed Name of Subdivision <b>Pine Cone Acres</b>
-----------------------------------	------------------------------------	-------------------------------------	------------------------------------------------------------

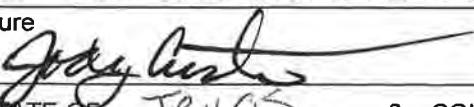
# SECTION G – ENGINEERING AND PROPOSED IMPROVEMENTS

G1. Will the proposed subdivision utilize a public water system?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
G2. Will the proposed subdivision utilize individual on-site sewage facilities?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
G3. Will the proposed subdivision include the construction of road, drainage, or other improvements regulated by the WCSR?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
G4. If the answer to G3 is "Yes" then what is the estimated cost of construction of all regulated improvements?		
G5. If the answer to G3 is "Yes" then what is the approximate length of all proposed roads in linear feet?		
G6. Will the proposed subdivision access from or across a Texas Department of Transportation system road?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

# SECTION H – CERTIFICATIONS AND ACKNOWLEDGEMENTS

I, the below signed individual, am the legal owner or legal representative of the owner of the property described in this application, and do hereby certify that the information contained in this application is a true and correct under penalty of law. The below signature further represents my understanding, agreement, and acceptance of the following items:

1. Authorization is hereby given to Walker County and its representatives to enter onto the private property described in the application for the purpose of inspection and regulation related to this application and the applicable regulations.
2. I have read and understand the requirements of the Walker County Subdivision Regulations, and understand it is my responsibility to comply with all the requirements therein.
3. The completion and acceptance of this application by Walker County in no way shall be construed as a guarantee that the proposed construction will be approved for installation. This application may be rejected as incomplete for 10 business days after the original submittal of the application. at any point without any refund of the application fee. This includes that no refund shall be given for applications submitted incomplete or applications withdrawn. The applicant also recognizes that additional resubmittals, applications, or responses after the initial application may result in a fee increase to the original application fee, and that any increase in the fee must be paid when the additional submittal is submitted.
4. The completion and acceptance of this application is not an authorization to perform any activity. A final approval of the application and approval of the plat for filing must be made in writing prior to any subdivision of property or filing of any plat. I understand that any approvals made related to this application are made subject to the minimum requirements of the Walker County Subdivision Regulations.
5. If no direct variance is granted to the Walker County Subdivision Regulations or other State or Federal requirements then no approval under this application shall be construed to provide a waiver to compliance with those regulations and the Owner/Applicant is still fully responsible for compliance with said regulations.
6. The fee for the subdivision applications may be calculated based on variable factors including cost of construction, number of lots, length of road centerline, and the quantity of revisions, replacement applications, and responses. The initial calculated fee charged at the original submittal may increase during the application timeline if any of these variables change or are calculated in error. Any increase in the fee must be paid as part of any submittal of a revision, replacement, or response to an application.
7. I hereby release, indemnify, and hold harmless Walker County and its employees and agents for any and all claims, costs, or liabilities, expressly including alleged negligence, or for any damages to property or persons arising from the inspection, construction, development, design, or review related to this application or occurring under any permit issued in relation to this application. I understand that I and my agents are completely and wholly responsible for the design and construction of all necessary improvements to local, State, and Federal Standards.
8. I certify that all necessary permits from those Federal, State, or local government agencies (including but not limited to Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334 (Corps of Engineers), Texas Commission on Environmental Quality, Texas Historical Commission, United States Fish and Wildlife (Endangered Species), Texas Water Development Board, TXDOT, and City Approvals, etc.) have been obtained.

Signature 	Date <b>3-19-2021</b>	Printed Name <b>Jody Curtis</b>
THE STATE OF <u>Texas</u> § COUNTY OF <u>Walker</u> §		
Before me <u>Cynthia Barosh</u> a notary public on this day personally appeared <u>Jody Curtis</u> , known to me (or proved to me) to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for purposes and consideration there in expressed.		
Given under my hand and seal of officer this <u>19</u> Day of <u>March</u> , 20 <u>21</u>		





STATE OF TEXAS  
COUNTY OF WALKER

I, JODY CURTIS, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE FOREGOING MAP, HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS **REPLAT OF TRACT 15 FOXWOOD SUBDIVISION SECTION TWO**, AND DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DEDICATE TO PUBLIC USE FOREVER ALL AREAS SHOWN ON THIS PLAT AS STREET, ALLEYS, PARKS, AND EASEMENTS EXCEPT THOSE SPECIFICALLY APPROVED FOR THE STREET AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES, AND DOES HEREBY BIND MYSELF, MY SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE OF THE LAND SO DEDICATED.

OWNER HEREBY CERTIFY THAT IT HAS COMPLIED WITH ALL APPLICABLE REGULATIONS OF THE COUNTY OF WALKER, TEXAS, AND THAT A ROUGH PROPORTIONALLY EXIST BETWEEN THE DEDICATIONS, IMPROVEMENTS, AND EXACTIONS REQUIRED UNDER SUCH REGULATIONS AND THE PROJECTED IMPACT OF THE SUBDIVISION.

WITNESS, MY HAND IN Huntsville Walker COUNTY, TEXAS THIS 23 DAY OF March 2022.

Jody Curtis  
OWNER: JODY CURTIS

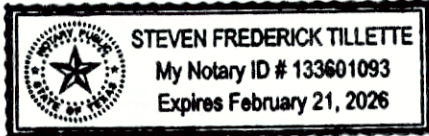
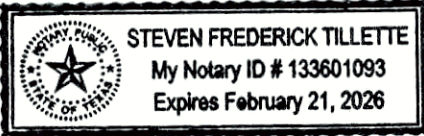
STATE OF TEXAS  
COUNTY OF WALKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JODY CURTIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 23 DAY OF March, 2022.

Steven Frederick Tillette  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME:  
MY COMMISSION EXPIRES: 2/21/26



STATE OF TEXAS  
COUNTY OF WALKER

THIS IS TO CERTIFY THAT THE COMMISSIONERS COURT OF WALKER COUNTY, TEXAS HAS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, APPROVED THIS PLAT.

ROBERT D. PIERCE  
COUNTY JUDGE

DANNY KUYKENDALL  
COMMISSIONER PRECINCT 1

RONNIE WHITE  
COMMISSIONER PRECINCT 2

BILL DAUGETTE  
COMMISSIONER PRECINCT 3

JIMMY D. HENRY  
COMMISSIONER PRECINCT 4

STATE OF TEXAS  
COUNTY OF WALKER

I, KARI A. FRENCH, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ AND RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE PLAT RECORDS OF WALKER COUNTY, TEXAS.

KARI A. FRENCH  
COUNTY CLERK

BY: \_\_\_\_\_  
DEPUTY CLERK

THIS IS TO CERTIFY THAT THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAS PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY; AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE OR TANGENCY ARE PROPERTY MONUMENTED.

Mark L. Sherley

MARK L. SHERLEY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5326  
DATE: MARCH 18, 2022

LOT NUMBER		MAX ALLOWABLE IMPERVIOUS COVER (SF)
1	-----	12,000
2	-----	6,000
3	-----	6,000
4	-----	6,000
5	-----	6,000
6	-----	12,000
7	-----	6,000
8	-----	6,000
9	-----	6,000
10	-----	12,000

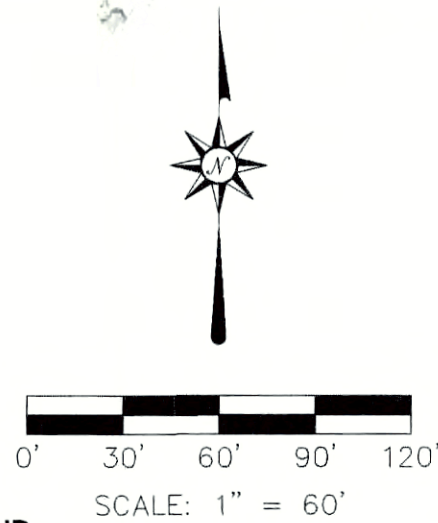
STORMWATER MITIGATION HAS BEEN PROVIDED TO ACCOMMODATE THE AMOUNT OF IMPERVIOUS COVER SHOWN ABOVE FOR EACH LOT. HOWEVER, IF THE IMPERVIOUS COVER FOR A SPECIFIED LOT EXCEEDS THE VALUES GIVEN ABOVE, THEN FURTHER STUDY WILL BE NECESSARY AND ADDITIONAL DRAINAGE/DETENTION IMPROVEMENTS MAY BE REQUIRED IN ACCORDANCE WITH CURRENT LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING THE WALKER COUNTY SUBDIVISION REGULATIONS. LOCAL APPROVAL OR ALLOWANCE MUST BE GIVEN BY WALKER COUNTY IN WRITING PRIOR TO ALTERATION OF THE DRAINAGE INFRASTRUCTURE. IT IS THE RESPONSIBILITY OF LOT OWNERS TO COMPLY WITH ANY REGULATIONS OR LIMITATIONS NOTED, AND PERMITS ISSUED BY WALKER COUNTY FOR DEVELOPMENT DO NOT ACT AS A WAIVER OR VARIANCE OF THE LOT OWNER'S RESPONSIBILITY TO PROVIDE FOR EXCESS RUNOFF AND DRAINAGE CREATED BY THE PERMITTED DEVELOPMENT.

I, JOSHUA A. FRY, LICENSED PROFESSIONAL ENGINEER NO. 140436 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT REGARDING STORMWATER DETENTION REQUIREMENTS.

DATED THIS TWENTIETH DAY OF JANUARY, 2022.



BY: \_\_\_\_\_  
JOSHUA A. FRY, P.E.



LEGEND	
B.L.	BUILDING LINE
CM	CONTROLLING MONUMENT
FND.	FOUND
W.C.D.R.	WALKER COUNTY DEED RECORDS
W.C.P.R.	WALKER COUNTY PLAT RECORDS
I.P.	IRON PIPE
I.R.	IRON ROD
I.R.C.	IRON ROD CAPPED
R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT

GENERAL NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4203, STATE PLANE GRID COORDINATE (NAD83), 2001 ADJ. AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY A COMBINED PROJECT SCALE FACTOR OF 0.999889588897.

2. BEARINGS BASIS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 1983).

PUBLIC EASEMENT:

ALL PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE DEDICATED TO THE USE OF THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE COUNTY OF WALKER, 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 COUNTY OF WALKER, 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 COUNTY OF WALKER, 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 EASEMENT.

DRAINAGE & DETENTION:

ALL OWNERS OF LOTS WITHIN THE SUBDIVISION SHALL HAVE THE RESPONSIBILITY OF COMPLYING WITH THE WALKER COUNTY SUBDIVISION REGULATIONS' POLICIES ON DRAINAGE RUNOFF DUE TO THE DEVELOPMENT OF IMPERVIOUS AREAS CREATED THROUGH THE DEVELOPMENT OF THE LOT FOR RESIDENTIAL, COMMERCIAL OR RECREATIONAL USE. IF DETENTION OF WATER IS NECESSARY IN ORDER TO COMPLY WITH LOCAL, STATE OR FEDERAL REGULATIONS, INCLUDING BUT NOT LIMITED TO WALKER COUNTY SUBDIVISION REGULATIONS, THEN THE OWNER MAY BE ABLE TO ACCOMPLISH COMPLIANCE WITH SAID POLICIES THROUGH CREATING DETENTION ON A SINGLE LOT, MULTIPLE LOTS OR THE ENTIRE SUBDIVISION DEPENDING ON THE CIRCUMSTANCES INVOLVED AND THE OWNER' ABILITY TO OBTAIN THE COOPERATION OF OTHERS IN THE SUBDIVISION.

DRAINAGE ACCEPTANCE NOTE

ALL LOTS WITHIN 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 ADDITIONAL TO ALL NATURAL FLOWS OF WATER ENTERING ONTO OR CROSSING THE PROPERTY.

REPLAT OF TRACT 15  
FOXWOOD SUBDIVISION  
SECTION TWO

A SUBDIVISION OF 19.975 ACRES (870,112 SQUARE FEET) OF LAND  
A REPLAT OF  
OF A PORITON OF TRACT 15  
FOXWOOD SUBDIVISION SECTION TWO  
AS RECORDED  
UNDER VOL. 1, PG. 151 W.C.P.R.  
SITUATED IN THE  
O. ORSETT LEAGUE, ABST. NO. 33  
WALKER COUNTY, TEXAS

CREATE: 10 LOTS, BLOCK 1



SURVEYOR:  
FOUR POINTS SURVEYING  
83 E. GREYING CIR.  
THE WOODLANDS, TEXAS  
77382  
(281) 961-0714  
fpsurveying@gmail.com  
TBP&L FIRM NO. 10194048

OWNER:  
JODY CURTIS  
P.O. BOX 263  
DOGE, TX 77334

MARCH, 2022

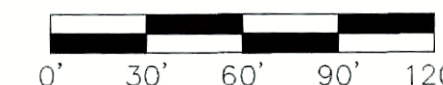
SHEET 1 OF 3

SCALE: 1"=60'

SURVEYOR:

OWNER:





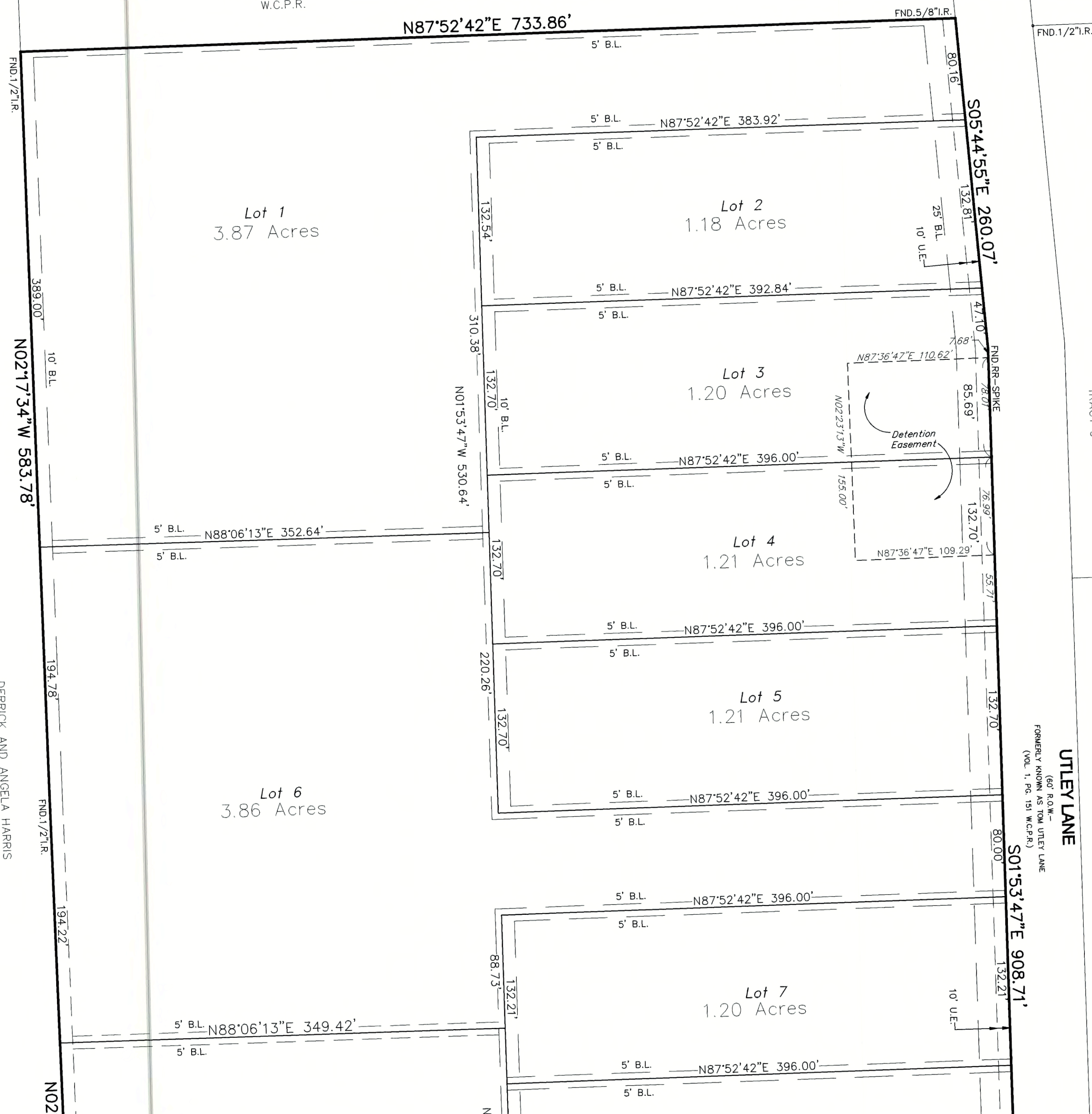
SCALE: 1" = 60'

**LEGEND**

B.L.	BUILDING LINE
CM	CONTROLLING MONUMENT
FND.	FOUND
W.C.D.R.	WALKER COUNTY DEED RECORDS
W.C.P.R.	WALKER COUNTY PLAT RECORDS
I.P.	IRON PIPE
I.R.	IRON ROD
I.R.C.	IRON ROD CAPPED
R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT

TRACT 15  
FOXWOOD SUBDIVISION,  
SECTION TWO  
VOL. 1, PAGE 151  
W.C.P.R.

APOSTOLO & ASSOCIATES  
12.376 ACRES  
DOC. NO. 2020-58759  
W.C.D.R.



DERRICK AND ANGELA HARRIS  
9.35 ACRES  
VOL. 1270, PG. 826  
(DOC. NO. 28929)  
W.C.D.R.

## REPLAT OF TRACT 15 FOXWOOD SUBDIVISION SECTION TWO

A SUBDIVISION OF 19.975 ACRES (870,112 SQUARE FEET) OF LAND  
A REPLAT OF  
OF A PORITON OF TRACT 15  
FOXWOOD SUBDIVISION SECTION TWO  
AS RECORDED  
UNDER VOL. 1, PG. 151 W.C.P.R.  
SITUATED IN THE  
O. ORSETT LEAGUE, ABST. NO. 33  
WALKER COUNTY, TEXAS

CREATE: 10 LOTS, BLOCK 1

SURVEYOR:  
FOUR POINTS SURVEYING



83 E. GREYING CIR.  
THE WOODLANDS, TEXAS  
77382  
(281) 961-0714  
fpsurveying@gmail.com  
TBPELS FIRM NO. 10194048

OWNER:  
JODY CURTIS

P.O. BOX 263  
DOGE, TX 77334

MARCH, 2022

SHEET 2 OF 3

SCALE: 1"=60'

SURVEYOR:  
FOUR POINTS SURVEYING

OWNER:  
JODY CURTIS



# VARIANCE REQUEST TO THE SUBDIVISION REGULATIONS OF WALKER COUNTY, TEXAS

Copy all pages of this form and all attachments for (1) community official, (2) building owner.  
If any section is not applicable to the proposed development project please mark that section "NA"

SECTION A - PROPERTY INFORMATION		FOR COUNTY USE ONLY
A1. Property Owner's Name <i>Jody Curtis</i>		Application Number: <i>P-2021-036</i>
A2. Property Owner's Street Address <i>[REDACTED]</i>		Date of Submittal: <i>6-2-22</i>
City <i>[REDACTED]</i>	State <i>[REDACTED]</i>	ZIP Code <i>[REDACTED]</i>
A3. Property Owner's Email Address <i>[REDACTED]</i>	A4. Property Owner's Telephone Number <i>[REDACTED]</i>	
A5. Property Description of Parent Tract (Lot and Block Numbers, Legal Description, etc.) <i>LOT 15 D &amp; LOT 15 E FOXWOOD EDITION, SECTION 2</i>		
<b>SECTION B - INFORMATION FOR PROPOSED SUBDIVISION TRACT</b> (For projects involving multiple map panels an additional sheet may be listed below or included in an additional attachment)		
B1. Survey and Abstract <i>B ORSETT LEAGUE, A-33</i>	B2. Tax ID Number(s) of Parent Tract	B3. Deed Volume/Page <i>646 / 153</i>
B4. Existing or Proposed Name of Subdivision <i>REPLAT OF LOTS 15 D &amp; 15 E OF THE FOXWOOD ADDITION SECTION 2</i>	B5. Is the application for a division of a lot in an Existing Platted Subdivision? (Yes/No) <i>YES</i>	
THE ABOVE NAMED APPLICANT DOES HEREBY MAKE AN APPEAL TO THE COMMISSIONER'S COURT OF WALKER COUNTY FOR A VARIANCE TO THE REGULATORY REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF WALKER COUNTY, TEXAS.		
<b>SECTION C - LIST OF ATTACHMENTS</b> Please list any supporting documents or submittals included with the variance request as attachments.		
Description of Attachment(s)		Exhibit #
C.1		
C.2		
C.3		
C.4		



#### SECTION D - VARIANCE REQUEST

(All Variance requests need to include the specific variance along with the Section(s) of the Regulation to which they apply)

- D.1 A Variance is requested to Section(s) 7.1 of the Subdivision Regulations of Walker County, Texas as follows:

APPLICANT REQUESTS A VARIANCE TO THE BONDING  
REQUIREMENT TO CONSTRUCT DESIGNED DETENTION  
IN ACCORDANCE WITH THE PLANS WITHIN 120 DAYS  
OF THE APPROVAL OF THIS VARIANCE WITHOUT SUBMITTING  
A BOND TO WALKER COUNTY. AND WAIVER OF VARIANCE REQUEST FEES.

#### SECTION E - APPLICANT'S JUSTIFICATION AND PRESENTATION FACTORS EFFECTING VARIANCE

(All variance requests to the Walker County Subdivision Regulations need to be included along with the Section(s) of the Regulation to which they apply)

- E.1 Is the variance related to the design or construction of improvements to be constructed within the subdivision?  
Yes ☒ No ☒

If "Yes" the request should be accompanied by an engineer's opinion and justification for the variance.

- E.2 Please explain the cause or reason the variance is being requested (attach additional pages as "Exhibit E.2"):

To avoid the expense on this  
project considering the size

- E.3 Will the failure to grant the variance requested result in any exceptional hardship to the applicant?

Yes ☒ No ☐

If yes please explain below:

Time and Frustration, considering  
the size of the project.

- E.4 Does the applicant propose any additional conditions, mitigation, or additional requirements not addressed within the Walker County Subdivision Regulations that will or have been met by the applicant as a condition of the variance being granted?

Yes ☐ No ☒ Please list the additional measures below.

**SECTION F –VARIANCE(S) GRANTED**

F.1 A VARIANCE TO THE WALKER COUNTY SUBDIVISION REGULATIONS IS GRANTED AS FOLLOWS:

---

---

---

---

F.2 THE FOLLOWING CONDITIONS ARE ATTACHED TO THE VARIANCE:

---

---

---

---

**SECTION G - NOTICE, ACKNOWLEDGEMENT, AND CERTIFICATIONS**

**NOTICE**

ALL DEVELOPMENT MUST BE IN STRICT COMPLIANCE WITH THE CONDITIONS STATED HEREIN AND ANY OTHER CONDITIONS STATED WITHIN THE APPLICATION OR DURING THE PRESENTATION TO COMMISSIONERS COURT. ANY VARIATION MAY RESULT IN THE IMMEDIATE SUSPENSION OR CANCELLATION OF THIS VARIANCE. VIOLATION OF THE CONDITIONS OF THIS VARIANCE MAY ALSO RESULT IN THE COMMISSIONERS COURT SEEKING INJUNCTIVE RELIEF, CIVIL, OR CRIMINAL PENALTIES.

**WARNING**

THE APPLICANT ACKNOWLEDGES THAT HE/SHE IS RESPONSIBLE TO ENSURE THAT ANY VARIANCE DOES NOT DAMAGE OR THREATEN THE PUBLIC OR ADJACENT PROPERTIES AND COMPLIES WITH LOCAL, STATE, AND FEDERAL REGULATIONS.

**DISCLAIMER**

THE COMMISSIONER'S COURT OF WALKER COUNTY AND ANY OFFICER OR EMPLOYEE OF WALKER COUNTY ARE **NOT** LIABLE FOR DAMAGES OR LOSS RESULTING FROM THE GRANTING OF THIS VARIANCE. THIS VARIANCE IS GRANTED IN RELIANCE UPON THE STATEMENTS AND EVIDENCE SUPPLIED BY THE APPLICANT AND HIS/HER AGENTS IN THE APPLICATION AND PRESENTATION TO COMMISSIONERS COURT.

I, Jody Curtis, do hereby acknowledge that I have reviewed the provisions, notices, warnings and disclaimers stated above and that I understand them, agree with them and intend to fully comply with them.

Signature of Owner/Applicant

Date

X Jody Curtis

6-2-22

**SECTION H – ACTION ON VARIANCE BY COMMISSIONER'S COURT**

After careful consideration of the reason(s) for the request of variance, the Commissioner's Court of Walker County, Texas has determined that it is within the scope of the variance procedures as outlined in the Walker County Subdivision Regulations to \_\_\_\_\_ this request for variance.

Commissioner's Court Signature

Printed Name

Date

Signature of Owner/Applicant acknowledging conditions after court action.

Date



6.6 Embankment Protection

All roadways subject to flooding and high water and all roadways crossing streams must have a designed protection of embankments to prevent erosion of said embankments.

6.7 Permanent Obstacles and Topsoil

Permanent obstacles such as concrete or rock retard shall be installed in ditches, channels and around structures where specifically designated by the Commissioners' Court during authorizations of the plat. Topsoil shall be salvaged during roadway construction and replaced along with grass seed during finishing operations. In areas with insufficient topsoil or topsoil lost due to poor procedures, topsoil shall be hauled in and placed on the slopes and ditches.

6.8 Open Drainage

Open drainage channels and ditches shall be constructed with a proper cross section, grade, and alignment which will facilitate property functioning without destructive velocities of drainage waters. Channels will be designed by accepted engineering methods.

6.9 Drainage Easements

All drainage easements on the land being authorized for development must be of adequate width, as determined by the Commissioners' Court in its order granting or denying authorization of a subdivision plat, to allow drainage and flood control for all land whose natural drainage runs through property being authorized for development.

6.10 Flood plain

Subdivision plats having area subjected to flooding and high water must have the hundred-year flood plain indicated and the plat must be accompanied with engineering calculations and data to substantiate said limits. Lots having some areas within flood plain will have restrictions for building in said flood plain, as outlined in the F.E.M.A. order approved by Walker County Commissioners' Court.

## 7. BONDING PROCEDURES

7.1 Bond for Street Construction

The owner or owners of any tract of land to be subdivided shall give a good and sufficient bond for the proper construction of the streets and roads in all subdivisions. Such bond shall be a performance bond executed by a surety company authorized to do business in the State of Texas.

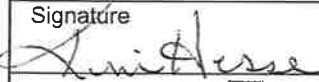
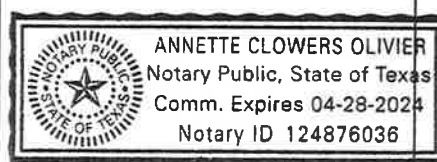
# WALKER COUNTY PLAT APPLICATION

If any section is not applicable to the proposed development project please mark that section "NA"  
All references to the Walker County Subdivision Regulations will be abbreviated WCSR in this document.

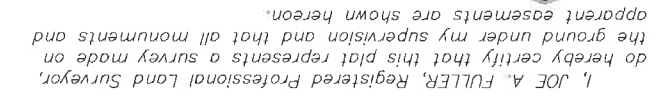
SECTION A - OWNER / APPLICANT INFORMATION		FOR COUNTY USE ONLY
A1. Property Owner's Last Name <i>Hesse</i>	A2. Property Owner's First Name <i>Kim</i>	Application Number: <i>P # 2022-019</i>
A3. Mailing Address <i>[REDACTED]</i>		Date of Submittal: <i>5-3-22</i>
		Precinct Number: <i>4</i>
City <i>[REDACTED]</i>	State <i>[REDACTED]</i>	ZIP Code <i>[REDACTED]</i>
A4. Primary Telephone Number <i>[REDACTED]</i>	A5. Alternate Phone Number	
A6. Email Address <i>[REDACTED]</i>	A7. Name of Lienholder (If no lienholder mark "None") <i>None</i>	
<b>SECTION B - PROFESSIONAL SERVICES</b> Owner shall provide the names of the Professional Engineer, Registered Professional Land Surveyor, and any Authorized Representative for the Plat Application. By including the information of an Authorized Representative on the application the Owner/Applicant agrees that this individual is given authority to sign for, submit, receive, and make any decisions related to the submitted application on behalf of the owner. In the case that the owner wishes to retract this authority, the Owner/Applicant shall submit this retraction in writing to the Planning and Development Office. If no Authorized Representative is named then all communications related to the project will be submitted to the Owner/Applicant. All correspondence, including but not limited to notices, approvals, disapprovals, and conditions are authorized to be sent to any listed Mailing Address or Electronic Mail account.		
B1. Name of Registered Professional Land Surveyor (R.P.L.S.) <i>Joe Fuller</i>	B2. Phone Number of R.P.L.S.	
B3. Email of R.P.L.S.	B4. Mailing Address of R.P.L.S.	
B5. Name of Professional Engineer	B6. Phone Number of P.E.	
B7. Email of P.E.	B7. Mailing Address of P.E.	
B9. Name of Authorized Representative	B10. Phone Number of Authorized Representative.	
B11. Email of Authorized Representative	B12. Mailing Address of Authorized Representative.	



SECTION C – PARENT TRACT PROPERTY INFORMATION				
Information for the tract or tracts of land that are the subject of the plat application				
C1. Is the property located within the city limits of Huntsville, New Waverly, or Riverside? (Mark with "X")		*Yes	<input checked="" type="checkbox"/>	No
*If the answer to C1 is "Yes" then the applicant will need to apply to the City having jurisdiction.				
C2. Is the property within two miles of the City of Huntsville? (Mark with "X")		*Yes	<input checked="" type="checkbox"/>	No
*If the answer to C2 is "Yes" then the applicant will need to submit any plat applications to the City of Huntsville.				
C3. Is the property within 1/2 mile of the City of New Waverly? (Mark with "X")		Yes	<input checked="" type="checkbox"/>	No
The Abstract, Tract #, and Survey Name are generally included in the property description on the deed, the Geographic Id # can be obtained from the Walker County Appraisal District, the Appraisal District Map or the most recent property tax statement issued for the property. If a property is in a platted subdivision items B10 – B13 must be filled out using information from the property deed, if not in a platted subdivision mark these sections "NA"				
C4. Property Acreage	C5.. Appraisal Geographic ID #	C6. Survey Name		C7. Abstract #
	3350-002-0-02600 02700			
Section C8 – C11 are for Amending Plat and Replat Applications only.				
C8. Subdivision Name		C9. Lot #s	C10. Block	C11. Section #
Emerald Wood Ranchettes		26/27	#2	
C12. Deed Record Filing Information for Parent Tract (s) (WCDR and WCOPR are the record sets of the County Clerk - Mark the record set with an "X") If more than one tract please indicate multiple deeds.				
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
130	671	<input checked="" type="checkbox"/>	Walker County Official Public Records (WCOPR)	
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
		<input type="checkbox"/>	Walker County Official Public Records (WCOPR)	
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
		<input type="checkbox"/>	Walker County Official Public Records (WCOPR)	
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
		<input type="checkbox"/>	Walker County Official Public Records (WCOPR)	
SECTION D – APPLICATION TYPE				
Please choose a single application type from the list below and mark with an "X".				
D1. _____ Plat Application (This application is required for all plat applications including improvements or including more than 4 lots)				
D2. _____ Minor Plat Application (This application is required for minor subdivisions with no proposed infrastructure and 4 or less lots.)				
D3. <input checked="" type="checkbox"/> Re-Plat / Amending Plat Application ( This application is required to alter or amend a previously platted subdivision)				
D4. _____ Exception Application (This application is required in order to obtain approval for subdivisions excepted from the WCSR.)				
SECTION E - REQUEST FOR A GUIDANCE REVIEW				
The request for a guidance review is only allowable if an application is submitted incomplete. The guidance review is voluntary and must be requested by the owner/applicant below and authorized by the County. This review of the submitted documents prior to a complete application is outside the standard review timelines, however the applicant/ owner may proceed to submit a complete application without awaiting the results of this review. If at any time during the Guidance Review process a completed application is submitted then the Guidance Review will cease, and the incomplete results of the review will not be forwarded to the applicant. Any deficiencies or comments released as part of the guidance review are not to be considered as a final review, but are collected to assist the owner and owner's agents in their efforts to comply with the regulations.				
E1. The Developer/Owner does hereby voluntarily make a request for a "Guidance Review" of the application if the application is found to be incomplete.		<input checked="" type="checkbox"/>	Yes, a review is requested	<input type="checkbox"/> No, a review is not requested

SECTION F – SUBDIVISION APPLICATION DETAILS			
(The # of Proposed Lots shall include any Reserve or Remainders Created by the Subdivision)			
F1. Original Acreage	F2. Original # of Tracts 2	F3. # of Proposed Lots 1	F4. Proposed Name of Subdivision Emerald Wood Ranchettes
SECTION G – ENGINEERING AND PROPOSED IMPROVEMENTS			
G1. Will the proposed subdivision utilize a public water system?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
G2. Will the proposed subdivision utilize individual on-site sewage facilities?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
G3. Will the proposed subdivision include the construction of road, drainage, or other improvements regulated by the WCSR?			Yes * <input type="checkbox"/> No <input checked="" type="checkbox"/>
G4. If the answer to G3 is "Yes" then what is the estimated cost of construction of all regulated improvements?			
G5. If the answer to G3 is "Yes" then what is the approximate length of all proposed roads in linear feet?			
G6. Will the proposed subdivision access from or across a Texas Department of Transportation system road?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
SECTION H – CERTIFICATIONS AND ACKNOWLEDGEMENTS			
<p>I, the below signed individual, am the legal owner or legal representative of the owner of the property described in this application, and do hereby certify that the information contained in this application is a true and correct under penalty of law. The below signature further represents my understanding, agreement, and acceptance of the following items:</p> <ol style="list-style-type: none"><li>1. Authorization is hereby given to Walker County and its representatives to enter onto the private property described in the application for the purpose of inspection and regulation related to this application and the applicable regulations.</li><li>2. I have read and understand the requirements of the Walker County Subdivision Regulations, and understand it is my responsibility to comply with all the requirements therein.</li><li>3. The completion and acceptance of this application by Walker County in no way shall be construed as a guarantee that the proposed construction will be approved for installation. This application may be rejected as incomplete for 10 business days after the original submittal of the application at any point without any refund of the application fee. This includes that no refund shall be given for applications submitted incomplete or applications withdrawn. The applicant also recognizes that additional resubmittals, applications, or responses after the initial application may result in a fee increase to the original application fee, and that any increase in the fee must be paid when the additional submittal is submitted.</li><li>4. The completion and acceptance of this application is not an authorization to perform any activity. A final approval of the application and approval of the plat for filing must be made in writing prior to any subdivision of property or filing of any plat. I understand that any approvals made related to this application are made subject to the minimum requirements of the Walker County Subdivision Regulations.</li><li>5. If no direct variance is granted to the Walker County Subdivision Regulations or other State or Federal requirements then no approval under this application shall be construed to provide a waiver to compliance with those regulations and the Owner/Applicant is still fully responsible for compliance with said regulations.</li><li>6. The fee for the subdivision applications may be calculated based on variable factors including cost of construction, number of lots, length of road centerline, and the quantity of revisions, replacement applications, and responses. The initial calculated fee charged at the original submittal may increase during the application timeline if any of these variables change or are calculated in error. Any increase in the fee must be paid as part of any submittal of a revision, replacement, or response to an application.</li><li>7. I hereby release, indemnify, and hold harmless Walker County and its employees and agents for any and all claims, costs, or liabilities, expressly including alleged negligence, or for any damages to property or persons arising from the inspection, construction, development, design, or review related to this application or occurring under any permit issued in relation to this application. I understand that I and my agents are completely and wholly responsible for the design and construction of all necessary improvements to local, State, and Federal Standards.</li><li>8. I certify that all necessary permits from those Federal, State, or local government agencies (including but not limited to Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334 (Corps of Engineers), Texas Commission on Environmental Quality, Texas Historical Commission, United States Fish and Wildlife (Endangered Species), Texas Water Development Board, TXDOT, and City Approvals, etc.) have been obtained.</li></ol>			
Signature 		Date 5-3-22	Printed Name Kim Hesse
THE STATE OF <u>TEXAS</u> § COUNTY OF <u>WALKER</u> §			
Before me <u>Annette C. Olivier</u> a notary public on this day personally appeared <u>Kimberly Dawn Hesse</u> , known to me (or proved to me) to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for purposes and consideration there in expressed.			
Given under my hand and seal of officer this <u>3rd</u> Day of <u>May</u> , 20 <u>22</u>			
			





March 2, 2022

Plat reduced for recording purposes

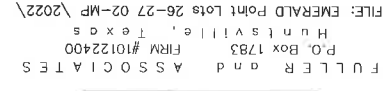
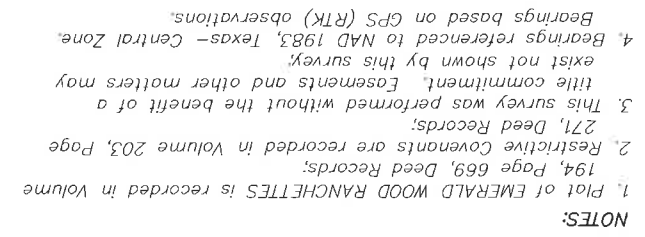


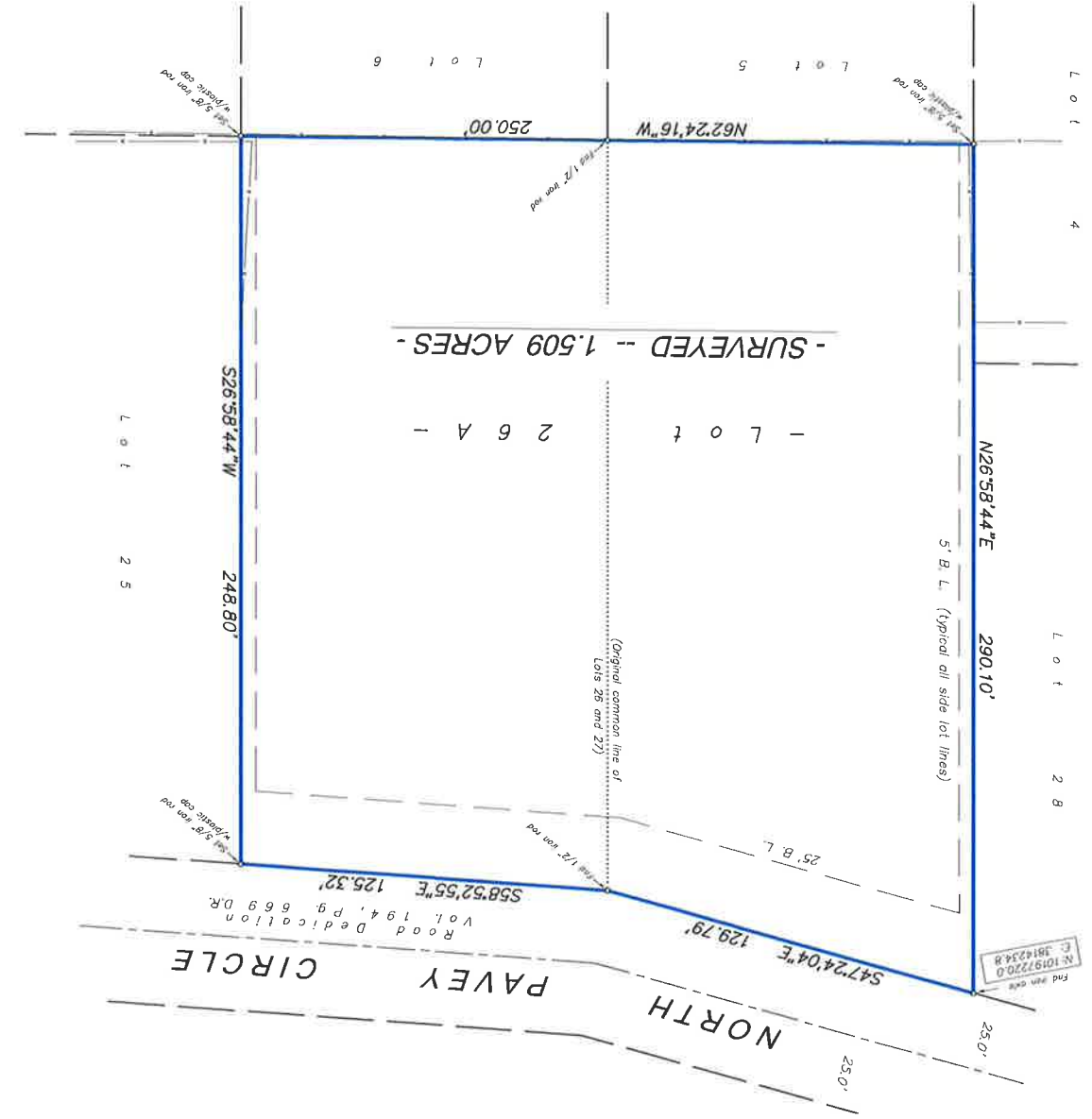
Exhibit 'A'

LOT 26A, being a replat of  
LOTS 26 and 27, BLOCK 2  
EMERALD WOOD RANCHETTES  
in the THOMAS STEPHENS SURVEY, A-526  
Walker County, Texas



PANEL NO.:	45872 C 0500 D	Date/Revised Date:	August 16, 2011
------------	----------------	--------------------	-----------------

the property is not situated within any of the areas shown  
 based on the FEMA Flood Insurance Rate map referenced below  
 information is not applicable to the extent of my liability from available  
 data on said map. Any flood zone determination herein is NOT to  
 be interpreted as a guarantee against flooding, or flood damage to  
 property or improvements, by Fuller and Associates.



# WALKER COUNTY PLAT APPLICATION

If any section is not applicable to the proposed development project please mark that section "NA"  
All references to the Walker County Subdivision Regulations will be abbreviated WCSR in this document.

SECTION A - OWNER/APPLICANT INFORMATION		FOR COUNTY USE ONLY
A1. Property Owner's Last Name <b>Voyager Group LTD</b>	A2. Property Owner's First Name [REDACTED]	Application Number: <b>2022-020</b>
A3. Mailing Address [REDACTED]		Date of Submittal: <b>5-8-22</b>
		Precinct Number: <b>4</b>
City [REDACTED]	State [REDACTED]	ZIP Code [REDACTED]
A4. Primary Telephone Number [REDACTED]	A5. Alternate Phone Number [REDACTED]	
A6. Email Address [REDACTED]	A7. Name of Lienholder (If no lienholder mark "None") <b>NONE</b>	
<b>SECTION B - PROFESSIONAL SERVICES</b> <small>Owner shall provide the names of the Professional Engineer, Registered Professional Land Surveyor, and any Authorized Representative for the Plat Application. By including the information of an Authorized Representative on the application the Owner/Applicant agrees that this individual is given authority to sign for, submit, receive, and make any decisions related to the submitted application on behalf of the owner. In the case that the owner wishes to retract this authority, the Owner/Applicant shall submit this retraction in writing to the Planning and Development Office. If no Authorized Representative is named then all communications related to the project will be submitted to the Owner/Applicant. All correspondence, including but not limited to notices, approvals, disapprovals, and conditions are authorized to be sent to any listed Mailing Address or Electronic Mail account.</small>		
B1. Name of Registered Professional Land Surveyor (R.P.L.S.) <b>Michael A. Namken</b>	B2. Phone Number of R.P.L.S. <b>936-661-3325</b>	
B3. Email of R.P.L.S. <b>mike_namken@yahoo.com</b>	B4. Mailing Address of R.P.L.S. [REDACTED]	
B5. Name of Professional Engineer	B6. Phone Number of P.E. [REDACTED]	
B7. Email of P.E.	B7. Mailing Address of P.E. [REDACTED]	
B9. Name of Authorized Representative <b>Damon Burris</b>	B10. Phone Number of Authorized Representative. [REDACTED]	
B11. Email of Authorized Representative [REDACTED]	B12. Mailing Address of Authorized Representative. [REDACTED]	

**SECTION C – PARENT TRACT PROPERTY INFORMATION**  
Information for the tract or tracts of land that are the subject of the plat application

C1. Is the property located within the city limits of Huntsville, New Waverly, or Riverside? (Mark with "X") ☐ Yes ☒ No

\*If the answer to C1 is "Yes" then the applicant will need to apply to the City having jurisdiction.

C2. Is the property within two miles of the City of Huntsville? (Mark with "X") ☐ Yes ☒ No

\*If the answer to C2 is "Yes" then the applicant will need to submit any plat applications to the City of Huntsville.

C3. Is the property within 1/2 mile of the City of New Waverly? (Mark with "X") ☐ Yes ☒ No

The Abstract, Tract #, and Survey Name are generally included in the property description on the deed, the Geographic Id # can be obtained from the Walker County Appraisal District, the Appraisal District Map or the most recent property tax statement issued for the property. If a property is in a platted subdivision items B10 – B13 must be filled out using information from the property deed, if not in a platted subdivision mark these sections "NA"

C4. Property Acreage <b>3.68 acres</b>	C5. Appraisal Geographic ID # <b>0502-131-0-02371</b>	C6. Survey Name <b>J.H. Sheppard Survey</b>	C7. Abstract # <b>A-502</b>
-------------------------------------------	----------------------------------------------------------	------------------------------------------------	--------------------------------

**Section C8 – C11 are for Amending Plat and Replat Applications Only.**

C8. Subdivision Name <b>A.N. Four Notch Subdivision</b>	C9. Lot #s <b>Lot 1A</b>	C10. Block # <b></b>	C11. Section # <b></b>
------------------------------------------------------------	-----------------------------	-------------------------	---------------------------

C12. Deed Record Filing Information for Parent Tract (s) (WCDR and WCOPR are the record sets of the County Clerk - Mark the record set with an "X") If more than one tract please indicate multiple deeds.

Volume / Document # <b>48841</b>	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)
		<input checked="" type="checkbox"/>	Walker County Official Public Records (WCOPR)
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)
		<input type="checkbox"/>	Walker County Official Public Records (WCOPR)
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)
		<input type="checkbox"/>	Walker County Official Public Records (WCOPR)
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)
		<input type="checkbox"/>	Walker County Official Public Records (WCOPR)

**SECTION D – APPLICATION TYPE**

Please choose a single application type from the list below and mark with an "X".

- D1. \_\_\_\_\_ Plat Application (This application is required for all plat applications including improvements or including more than 4 lots)
- D2. \_\_\_\_\_ Minor Plat Application (This application is required for minor subdivisions with no proposed infrastructure and 4 or less lots.)
- D3. ☒ Re-Plat / Amending Plat Application ( This application is required to alter or amend a previously platted subdivision)
- D4. \_\_\_\_\_ Exception Application (This application is required in order to obtain approval for subdivisions excepted from the WCSR.)

**SECTION E - REQUEST FOR A GUIDANCE REVIEW**

The request for a guidance review is only allowable if an application is submitted incomplete. The guidance review is voluntary and must be requested by the owner/applicant below and authorized by the County. This review of the submitted documents prior to a complete application is outside the standard review timelines, however the applicant/ owner may proceed to submit a complete application without awaiting the results of this review. If at any time during the Guidance Review process a completed application is submitted then the Guidance Review will cease, and the incomplete results of the review will not be forwarded to the applicant. Any deficiencies or comments released as part of the guidance review are not to be considered as a final review, but are collected to assist the owner and owner's agents in their efforts to comply with the regulations.

E1. The Developer/Owner does hereby voluntarily make a request for a "Guidance Review" of the application if the application is found to be incomplete.	<input checked="" type="checkbox"/> Yes, a review is requested	<input type="checkbox"/> No, a review is not requested
---------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------	--------------------------------------------------------



# SECTION F - SUBDIVISION APPLICATION DETAILS

(The # of Proposed Lots shall include any Reserve or Remainders Created by the Subdivision)

F1. Original Acreage <b>3.26</b>	F2. Original # of Tracts <b>1</b>	F3. # of Proposed Lots <b>2</b>	F4. Proposed Name of Subdivision <b>A.N. Four Notch Subdivision</b>
-------------------------------------	--------------------------------------	------------------------------------	------------------------------------------------------------------------


## SECTION G - ENGINEERING AND PROPOSED IMPROVEMENTS

G1. Will the proposed subdivision utilize a public water system?	Yes	<input checked="" type="checkbox"/> No
G2. Will the proposed subdivision utilize individual on-site sewage facilities?	<input checked="" type="checkbox"/> Yes	No
G3. Will the proposed subdivision include the construction of road, drainage, or other improvements regulated by the WCSR?	Yes *	<input checked="" type="checkbox"/> No
G4. If the answer to G3 is "Yes" then what is the estimated cost of construction of all regulated improvements?		
G5. If the answer to G3 is "Yes" then what is the approximate length of all proposed roads in linear feet?		
G6. Will the proposed subdivision access from or across a Texas Department of Transportation system road?	Yes	<input checked="" type="checkbox"/> No

## SECTION H - CERTIFICATIONS AND ACKNOWLEDGEMENTS

I, the below signed individual, am the legal owner or legal representative of the owner of the property described in this application, and do hereby certify that the information contained in this application is a true and correct under penalty of law. The below signature further represents my understanding, agreement, and acceptance of the following items:

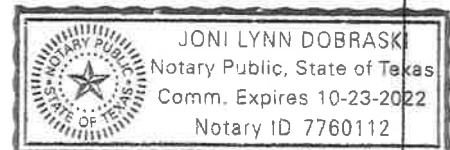
- Authorization is hereby given to Walker County and its representatives to enter onto the private property described in the application for the purpose of inspection and regulation related to this application and the applicable regulations.
- I have read and understand the requirements of the Walker County Subdivision Regulations, and understand it is my responsibility to comply with all the requirements therein.
- The completion and acceptance of this application by Walker County in no way shall be construed as a guarantee that the proposed construction will be approved for installation. This application may be rejected as incomplete for 10 business days after the original submittal of the application at any point without any refund of the application fee. This includes that no refund shall be given for applications submitted incomplete or applications withdrawn. The applicant also recognizes that additional resubmittals, applications, or responses after the initial application may result in a fee increase to the original application fee, and that any increase in the fee must be paid when the additional submittal is submitted.
- The completion and acceptance of this application is not an authorization to perform any activity. A final approval of the application and approval of the plat for filing must be made in writing prior to any subdivision of property or filing of any plat. I understand that any approvals made related to this application are made subject to the minimum requirements of the Walker County Subdivision Regulations.
- If no direct variance is granted to the Walker County Subdivision Regulations or other State or Federal requirements then no approval under this application shall be construed to provide a waiver to compliance with those regulations and the Owner/Applicant is still fully responsible for compliance with said regulations.
- The fee for the subdivision applications may be calculated based on variable factors including cost of construction, number of lots, length of road centerline, and the quantity of revisions, replacement applications, and responses. The initial calculated fee charged at the original submittal may increase during the application timeline if any of these variables change or are calculated in error. Any increase in the fee must be paid as part of any submittal of a revision, replacement, or response to an application.
- I hereby release, indemnify, and hold harmless Walker County and its employees and agents for any and all claims, costs, or liabilities, expressly including alleged negligence, or for any damages to property or persons arising from the inspection, construction, development, design, or review related to this application or occurring under any permit issued in relation to this application. I understand that I and my agents are completely and wholly responsible for the design and construction of all necessary improvements to local, State, and Federal Standards.
- I certify that all necessary permits from those Federal, State, or local government agencies (including but not limited to Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334 (Corps of Engineers), Texas Commission on Environmental Quality, Texas Historical Commission, United States Fish and Wildlife (Endangered Species), Texas Water Development Board, TXDOT, and City Approvals, etc.) have been obtained.

Signature 	Date <b>5/3/2022</b>	Printed Name <b>Damon D. Burris</b>
-----------------------------------------------------------------------------------------------	----------------------	-------------------------------------

THE STATE OF Texas § COUNTY OF Walker §

Before me Joni Dobraski a notary public on this day personally appeared Damon D. Burris, known to me (or proved to me) to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for purposes and consideration there in expressed.

Given under my hand and seal of office this 3 Day of May, 2022



**LOT 1B**  
**3.26 Acres**

Erik Ueckert, et ux  
called Lot 1A 3.68 ac.  
Inst. 48841, WCOR

**LOT 1C**  
**0.43 Acres**  
see note 4

**LOT 2**  
called 2.77 acres  
V. 770, Pg. 354, WCOPR

**FOUR NOTCH ROAD**  
county maintained asphalt surface  
Northeast ROW dedicated in  
Vol. 705, Pg. 190, WCOPR

to FM 2296

**United States of America**  
Tr. J-12  
V. 82, Pg. 131, WCOR

**Voyager Group, Ltd.**  
Called Tract Three 230.87 acres  
Inst. 58109, WCOR

**Voyager Group, Ltd.**  
Called 0.537 ac.  
Inst. 79322, W

**Forest Service Rd. No. 213**  
graded rock surface

**Fnd. 1-1/2" lrn. pipe with Alum. cap mkd. "72 J-12"**

**Fnd. 1-1/4" lrn. pipe**

**Fnd. Axle**

**N 47°31'20" W 19.30'**

**S 40°36'19" W 29.07'**

**N 46°28'01" W 249.98'**

**N 53°48'34" W 139.65'**

**N 63°53'13" W 73.41'**

**N 42°35'42" E 346.66'**

**S 47°24'11" E 412.54'**

**S 47°24'11" E 515.27'**

**S 47°24'11" E 102.73'**

**S 29°41'00" W 292.52'**

**S 44°44'46" W 285.38'**

**S 47°32'10" E 27.15'**

Signed   
Michael A. Namken  
Reg. Prof. Land Surveyor No. 6533



A horizontal bar chart with three segments. The first segment, labeled 'No answer', has a value of 0%. The second segment, labeled 'Yes', has a value of 100%. The third segment, labeled 'No', has a value of 200%.

Namken Surveying & Const., Inc.  
66 Kelly Ln. New Waverly, Tx 77358  
TBPLS Firm No. 10194090  
936-661-3325

17-022

VARIANCE REQUEST TO THE SUBDIVISION REGULATIONS  
OF WALKER COUNTY, TEXAS

Copy all pages of this form and all attachments for (1) community official, (2) building owner.  
If any section is not applicable to the proposed development project please mark that section "NA"

SECTION A – PROPERTY INFORMATION		FOR COUNTY USE ONLY
A1. Property Owner's Name Voyager Group LTD.		Application Number: 2022-020
A2. Property Owner's Street Address [REDACTED]		Date of Submittal: 5-5-22
City [REDACTED]	State [REDACTED]	ZIP Code [REDACTED]
A3. Property Owner's Email Address [REDACTED]	A4. Property Owner's Telephone Number [REDACTED]	
A5. Property Description of Parent Tract (Lot and Block Numbers, Legal Description, etc.) Lot 1A A.N. Four Notch Subdivision, Tract 23.71 J.H. Sheppard Survey, A-502, 3.68 Acres Walker County, Tx		
SECTION B – INFORMATION FOR PROPOSED SUBDIVISION TRACT (For projects involving multiple map panels an additional sheet may be listed below or included in an additional attachment)		
B1. Survey and Abstract JH Sheppard, A-502	B2. Tax ID Number(s) of Parent Tract 50265	B3. Deed Volume/Page GWD 48841
B4. Existing or Proposed Name of Subdivision A.N. Four Notch S/D	B5. Is the application for a division of a lot in an Existing Platted Subdivision? (Yes/No) Yes	
THE ABOVE NAMED APPLICANT DOES HEREBY MAKE AN APPEAL TO THE COMMISSIONER'S COURT OF WALKER COUNTY FOR A VARIANCE TO THE REGULATORY REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF WALKER COUNTY, TEXAS.		
SECTION C – LIST OF ATTACHMENTS Please list any supporting documents or submittals included with the variance request as attachments.		
Description of Attachment(s)		Exhibit #
C.1 Replat		1
C.2		
C.3		
C.4		



**SECTION D - VARIANCE REQUEST**

(All Variance requests need to include the specific variance along with the Section(s) of the Regulation to which they apply)

D.1 A Variance is requested to Section(s) 5.2 / 5.3 of the Subdivision Regulations of Walker County, Texas as follows:

5.2: The proposed Lot 1C will have only 27.15' of frontage along Four Notch Rd.

5.3: The proposed Lot 1C exceeds the 3 to 1 lot depth to width ratio

**SECTION E - APPLICANT'S JUSTIFICATION AND PRESENTATION FACTORS EFFECTING VARIANCE**

(All variance requests to the Walker County Subdivision Regulations need to be included along with the Section(s) of the Regulation to which they apply)

E.1 Is the variance related to the design or construction of improvements to be constructed within the subdivision?  
Yes \_\_\_\_\_ No X

If "Yes" the request should be accompanied by an engineer's opinion and justification for the variance.

E.2 Please explain the cause or reason the variance is being requested (attach additional pages as "Exhibit E.2"):

Lot 1C adjoining a larger block owned by same landowner, Voyager Group LTD., who agrees not to develop the lot as a separate tract. The geometry of the lot does not allow for any additional road frontage along Four Notch Road. The parent tract, Lot 1A, is split by a FS Road 213 and we are simply dividing each side of the road.

E.3 Will the failure to grant the variance requested result in any exceptional hardship to the applicant?

Yes \_\_\_\_\_ No X

If yes please explain below:

---

---

---

E.4 Does the applicant propose any additional conditions, mitigation, or additional requirements not addressed within the Walker County Subdivision Regulations that will or have been met by the applicant as a condition of the variance being granted?

Yes \_\_\_\_\_ No X Please list the additional measures below.

Lot 1C will be restricted from residential or commercial development as stated on the replat of Lot 1A A.N. Four Notch Subdivision.

SECTION F –VARIANCE(S) GRANTED

F.1 A VARIANCE TO THE WALKER COUNTY SUBDIVISION REGULATIONS IS GRANTED AS FOLLOWS:


F.2 THE FOLLOWING CONDITIONS ARE ATTACHED TO THE VARIANCE:


SECTION G - NOTICE, ACKNOWLEDGEMENT, AND CERTIFICATIONS

NOTICE

ALL DEVELOPMENT MUST BE IN STRICT COMPLIANCE WITH THE CONDITIONS STATED HEREIN AND ANY OTHER CONDITIONS STATED WITHIN THE APPLICATION OR DURING THE PRESENTATION TO COMMISSIONERS COURT. ANY VARIATION MAY RESULT IN THE IMMEDIATE SUSPENSION OR CANCELLATION OF THIS VARIANCE. VIOLATION OF THE CONDITIONS OF THIS VARIANCE MAY ALSO RESULT IN THE COMMISSIONERS COURT SEEKING INJUNCTIVE RELIEF, CIVIL, OR CRIMINAL PENALTIES.

WARNING

THE APPLICANT ACKNOWLEDGES THAT HE/SHE IS RESPONSIBLE TO ENSURE THAT ANY VARIANCE DOES NOT DAMAGE OR THREATEN THE PUBLIC OR ADJACENT PROPERTIES AND COMPLIES WITH LOCAL, STATE, AND FEDERAL REGULATIONS.

DISCLAIMER

THE COMMISSIONER'S COURT OF WALKER COUNTY AND ANY OFFICER OR EMPLOYEE OF WALKER COUNTY ARE NOT LIABLE FOR DAMAGES OR LOSS RESULTING FROM THE GRANTING OF THIS VARIANCE. THIS VARIANCE IS GRANTED IN RELIANCE UPON THE STATEMENTS AND EVIDENCE SUPPLIED BY THE APPLICANT AND HIS/HER AGENTS IN THE APPLICATION AND PRESENTATION TO COMMISSIONERS COURT.

I, Damon D. Burris, do hereby acknowledge that I have reviewed the provisions, notices, warnings and disclaimers stated above and that I understand them, agree with them and intend to fully comply with them.

Signature of Owner/Applicant 	Date <u>5/5/2012</u>
---------------------------------------------------------------------------------------------------------------------	-------------------------

SECTION H – ACTION ON VARIANCE BY COMMISSIONER'S COURT

After careful consideration of the reason(s) for the request of variance, the Commissioner's Court of Walker County, Texas has determined that it is within the scope of the variance procedures as outlined in the Walker County Subdivision Regulations to \_\_\_\_\_ this request for variance.

Commissioner's Court Signature	Printed Name	Date
Signature of Owner/Applicant acknowledging conditions after court action.		Date

**LOT 1B**  
3.26 Acres

Erik Ueckert, et ux  
called Lot 1A 3.68 ac.  
Inst. 48841, WCOR

**LOT 1C**  
0.43 Acre  
see note 4

**FOUR NOTCH ROAD**  
county maintained asphalt surface  
Northeast ROW dedicated in  
Vol. 705, Pg. 190, WCOPR

**to FM 2296**

**A. N. FOUR NOTCH SUBD.**  
**LOT 2**  
called 2.77 acres  
V. 770, Pg. 354, WCOPR

**United States of America**  
Tr. J-12  
V. 82, Pg. 131, WCOR

**Voyager Group, Ltd.**  
Called Tract Three 230.87 acres  
Inst. 58109, WCOR

**Voyager Group, Ltd.**  
Called 0.537 acres  
Inst. 79322, WCOR

**Forest Service Rd. No. 213**  
graded rock surface

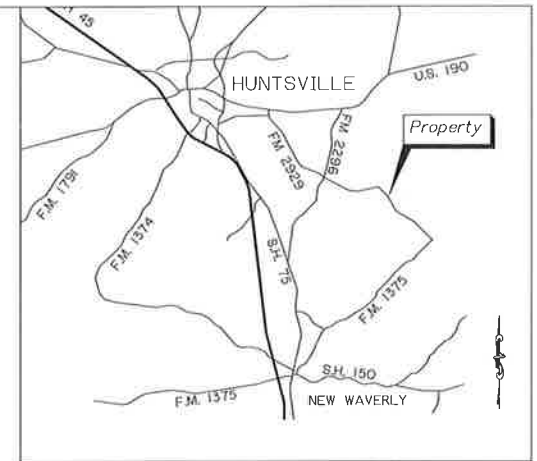
**Foundations:**  
Fnd. 1-1/2" lrn. pipe with Alum. cap mkd. "72 J-12"  
Fnd. Axle  
Fnd. 1-1/4" lrn. pipe

**Bearings and Distances:**  
S 47°24'11" E 515.27'  
S 47°24'11" E 412.54'  
S 47°24'11" E 102.73'  
S 29°47'00" W 292.52'  
S 44°44'46" W 285.38'  
S 47°32'10" E 27.15'  
N 46°28'01" W 249.98'  
S 40°36'19" W 29.07'  
N 47°31'20" W 19.30'  
N 53°48'34" W 139.65'  
N 63°53'13" W 73.41'  
N 42°35'42" E 346.66'

1. Minimum Frontage - Sec. 3.6
2. Waste Water - Sec. 3.24.13
3. Depth to Width - Sec. 5.3

**LEGEND**

- Set 5/8" iron rod with 1-3/4" diameter  
blue plastic cap marked  
"MICHAEL A. NAMKEN RPLS 6533".
- Found 5/8" iron rod, unless otherwise noted.



Vicinity Map – NTS

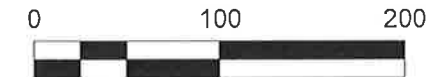


REPLAT OF

LOT 1A  
A. N. FOUR NOTCH  
SUBDIVISION

J.H. SHEPPARD SURVEY, A-502  
WALKER COUNTY, TEXAS

SURVEYED ON THE GROUND APRIL 2017  
OWNERSHIP UPDATED ON PLAT APRIL 2022



1 INCH = 100 FEET

Namken Surveying & Const., Inc.  
66 Kelly Ln. New Waverly, Tx 77358  
TBPLS Firm No. 10194090  
936-661-3325

I, Michael A. Namken, certify that this plot represents a survey made on the ground under my supervision and that all corners and monuments are as shown hereon.

Signed Michael A. Namken  
Michael A. Namken  
Reg. Prof. Land Surveyor No. 6533



- NOTES:

1. The purpose of this plat is to divide Lot 1A of the A.N. Four Nolch Subdivision, as shown on a Minor plat recorded in Vol. 770, Pg. 354, WCOPR, into two separate lots (Lot 1B - 3.26 ac. and Lot 1C - 0.43 ac.) as shown hereon.
2. All Bearings, Distances and Acreages hereon are Grid and referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83, Distances may be converted to geodetic horizontal (surface) by dividing by a Combined Scale factor of 0.99988.
3. Based on FEMA Insurance Maps, revised 16 Aug. 2011, Walker County #4B1042, Map #48471C0400D, Panel 0400D, this Tract is NOT located within Flood Hazard Zone "A".
4. LOT 1C is hereby restricted from residential or commercial development unless it is replatted to meet Walker County Subdivision Regulations.
5. This survey was completed without an Abstract of Title. There may be easements and other matters not shown hereon.

# VARIANCE REQUEST TO ON-SITE SEWAGE FACILITY REGULATIONS OF WALKER COUNTY, TEXAS

Copy all pages of this form and all attachments for (1) community official, (2) building owner.  
If any section is not applicable to the proposed development project please mark that section "NA"

SECTION A – PROPERTY INFORMATION		FOR COUNTY USE ONLY
A1. Property Owner's Name <u>Voyager Group LTD.</u>	Application Number: <u>2022-020</u>	
A2. Building/Site Street Address <u>Four Notch Road &amp; FS Road 213</u>	Date of Submittal: <u>5-5-22</u>	
City <u>Huntsville</u>	State <u>Texas</u>	ZIP Code <u>77340</u>
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>Lot 1C , 0.43 acres, A.N. Four Notch Subdivision</u> <u>J.H. Sheppard Survey, A-502, Walker County, TX</u>		
<p><b>THE ABOVE NAMED PERMIT APPLICANT DOES HEREBY MAKE AN APPEAL TO THE COMMISSIONER'S COURT OF WALKER COUNTY FOR A VARIANCE TO THE CONDITIONS OF PERMIT APPROVAL, REGULATORY REQUIREMENTS, AND/OR CONSTRUCTION STANDARDS REQUIRED BY THE WALKER COUNTY ON-SITE SEWAGE FACILITY REGULATIONS.</b></p>		
<b>SECTION B – OTHER VARIANCE</b> (All Variance requests need to include the specific variance along with the Section(s) of the Regulation to which they apply)		
B1. A Variance is requested to Section(s) <u>3.24.13</u> of the On-site Sewage Facility Regulations of Walker County, Texas and / or TAC 30, Chapter 285 as follows: <u>This tract is being combined with a larger 231.407 ac. tract. The plat states that Lot 1C is hereby restricted from residential or commercial development unless it is replatted to meet Walker County Subdivision Regulations.</u> <u>Seeking A VARIANCE for Lot 1C being under 1 Acre.</u>		
<b>SECTION C – JUSTIFICATION AND PRESENTATION OF FACTORS EFFECTING VARIANCE</b> (This section must be completed by a Registered Sanitarian or Engineer.)		
C1. Is the variance being requested for a new on-site sewage facility, or for the modification of an existing OSSF? New _____ Existing _____ <div style="text-align: right; margin-right: 100px;"><u>NA</u></div>		
C2. Has the proposed OSSF been installed prior to the request for or approval of a variance? Yes _____ Existing _____ <div style="text-align: right; margin-right: 100px;"><u>NA</u></div>		

Initial \_\_\_\_\_



C3. Please explain the cause or reason the variance is being requested (attach additional pages as "Exhibit E"):

NA

C4. In the opinion of the below signed Registered Sanitarian or Registered Engineer responsible for the preparation of the planning materials that include the variance, will the on-site wastewater facility including the variant methods or installation measures requested provide conditions that will provide equivalent or greater protection of the public health and the environment by variant means?

Yes \_\_\_\_\_ No \_\_\_\_\_

Please explain below:

NA

C5. Is the OSSF for which the variance is being requested being installed on an existing small lot or tract created before January 1, 1998?

Yes \_\_\_\_\_ No \_\_\_\_\_

NA

C6. Is the variance being requested for a separation distance?

Yes \_\_\_\_\_ No \_\_\_\_\_

NA

If the answer to question C6 is "Yes", then does the below signed Sanitarian or Engineer certify that to the best of his/her knowledge and ability that the provisions of TAC 30, Chapter 285 cannot be met on the site without the grant of a variance?

Yes \_\_\_\_\_ No \_\_\_\_\_

**CERTIFICATION OF REGISTERED SANITARIAN OR ENGINEER**

I, the below signed Engineer / Sanitarian do hereby certify that I have reviewed the planning materials and plans for the subject on-site sewage facility and have answered the questions in Section C to the best of my ability and in conformance with standard principles and practices. I further understand that my professional opinion may be relied upon for the issuance of a variance to the local order pertaining to on-site sewage facilities as it relates to equivalent protection of public health and safety and the environment, and a license to operate a system under said regulations.

Signature of Sanitarian/Engineer

Date

(Seal)

Printed Name of Sanitarian/Engineer

License #

Initial \_\_\_\_\_

**NOTICE**

ALL INSTALLATION AND OPERATION OF THE ON-SITE SEWAGE FACILITY AND/OR ASSOCIATED DEVELOPMENT MUST BE IN STRICT COMPLIANCE WITH THE VARIANCES STATED HEREIN AND OTHER CONDITIONS STATED ON THE DEVELOPMENT PERMIT. ANY VARIATION WILL RESULT IN IMMEDIATE SUSPENSION OR TERMINATION OF THIS VARIANCE AND THE LICENSE TO OPERATE THE ON-SITE SEWAGE FACILITY. FLAGRANT VIOLATION OF THE CONDITIONS OF THIS VARIANCE MAY RESULT IN THE COMMISSIONER'S COURT SEEKING INJUNCTIVE RELIEF, CIVIL, OR CRIMINAL PENALTIES.

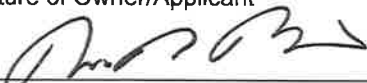
**WARNING**

THE GRANTING OF A VARIANCE IS LIMITED TO THE PERMITTING STANDARDS AND LOCAL REGULATORY STANDARD ONLY. THE APPLICANT ACKNOWLEDGES THAT HE/SHE IS RESPONSIBLE TO ENSURE THAT ANY VARIANCE DOES NOT DAMAGE OR THREATEN THE HEALTH OF OCCUPANTS OR NEARBY PROPERTIES OR PROPERTY OWNERS, AND COMPLIES WITH ALL OTHER MINIMUM LOCAL, STATE, AND FEDERAL REGULATIONS.

**DISCLAIMER**

THE COMMISSIONER'S COURT OF WALKER COUNTY AND ANY OFFICER OR EMPLOYEE OF WALKER COUNTY ARE NOT LIABLE FOR DAMAGES OR INJURIES RESULTING FROM A PERMIT FOR WHICH THIS VARIANCE IS GRANTED.

I, Damon D. Burris, do hereby acknowledge that I have reviewed the provisions, warnings, notices, and disclaimers stated above and that I understand them agree with them and intend to comply fully with them. I am fully aware that Walker County is not liable for damages resulting from the use of the on-site sewage facility or regulatory variance as approved for my property or facility. I further accept full responsibility for the risks, if any, associated with this variance. I also certify that the facts presented in this application are true, and that in the event I sell this property or structure in the future, that I will give notice of the variance to the purchaser prior to sale.

Signature of Owner/Applicant 	Date <u>5/4/2022</u>
-------------------------------------------------------------------------------------------------------------------	-------------------------

**SECTION D – ACTION ON VARIANCE BY COMMISSIONER’S COURT**

After careful consideration of the reasons for the request of variance, the Commissioner’s Court of Walker County, Texas has determined that it is within the scope of Section 13 as outlined in the Walker County Order Adopting Rules for On-Site Sewage Facilities to \_\_\_\_\_ this request for variance.

This variance will expire in 12 months if the related license to operate is not issued within prior to that date.

Commissioner’s Court Signature	Printed Name	Date





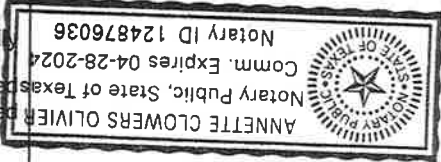
# WALKER COUNTY PLAT APPLICATION

If any section is not applicable to the proposed development project please mark that section "NA"  
All references to the Walker County Subdivision Regulations will be abbreviated WCSR in this document.

SECTION A - OWNER / APPLICANT INFORMATION		FOR COUNTY USE ONLY
A1. Property Owner's Last Name <b>TEXAS MIJEN ENTERPRISES</b>	A2. Property Owner's First Name	Application Number: <b>P1 # 2022-024</b>
A3. Mailing Address [REDACTED] [REDACTED]		Date of Submittal: <b>5-31-22</b>
		Precinct Number: <b>3</b>
City [REDACTED]	State [REDACTED]	ZIP Code [REDACTED]
A4. Primary Telephone Number [REDACTED]	A5. Alternate Phone Number	
A6. Email Address [REDACTED]	A7. Name of Lienholder (If no lienholder mark "None")	
<b>SECTION B - PROFESSIONAL SERVICES</b> <small>Owner shall provide the names of the Professional Engineer, Registered Professional Land Surveyor, and any Authorized Representative for the Plat Application. By including the information of an Authorized Representative on the application the Owner/Applicant agrees that this individual is given authority to sign for, submit, receive, and make any decisions related to the submitted application on behalf of the owner. In the case that the owner wishes to retract this authority, the Owner/Applicant shall submit this retraction in writing to the Planning and Development Office. If an Authorized Representative is named then all communications related to the project will be submitted to the Owner/Applicant. All correspondence, including but not limited to notices, approvals, disapprovals, and conditions are authorized to be sent to any listed Mailing Address or Electronic Mail account.</small>		
B1. Name of Registered Professional Land Surveyor (R.P.L.S.) <b>HE MCADAMS</b>	B2. Phone Number of R.P.L.S.	
B3. Email of R.P.L.S.	B4. Mailing Address of R.P.L.S.	
B5. Name of Professional Engineer	B6. Phone Number of P.E.	
B7. Email of P.E.	B7. Mailing Address of P.E.	
B9. Name of Authorized Representative <b>MARY DUNSEITH HENRY JIMMY HENRY</b>	B10. Phone Number of Authorized Representative. [REDACTED]	
B11. Email of Authorized Representative [REDACTED]	B12. Mailing Address of Authorized Representative.	

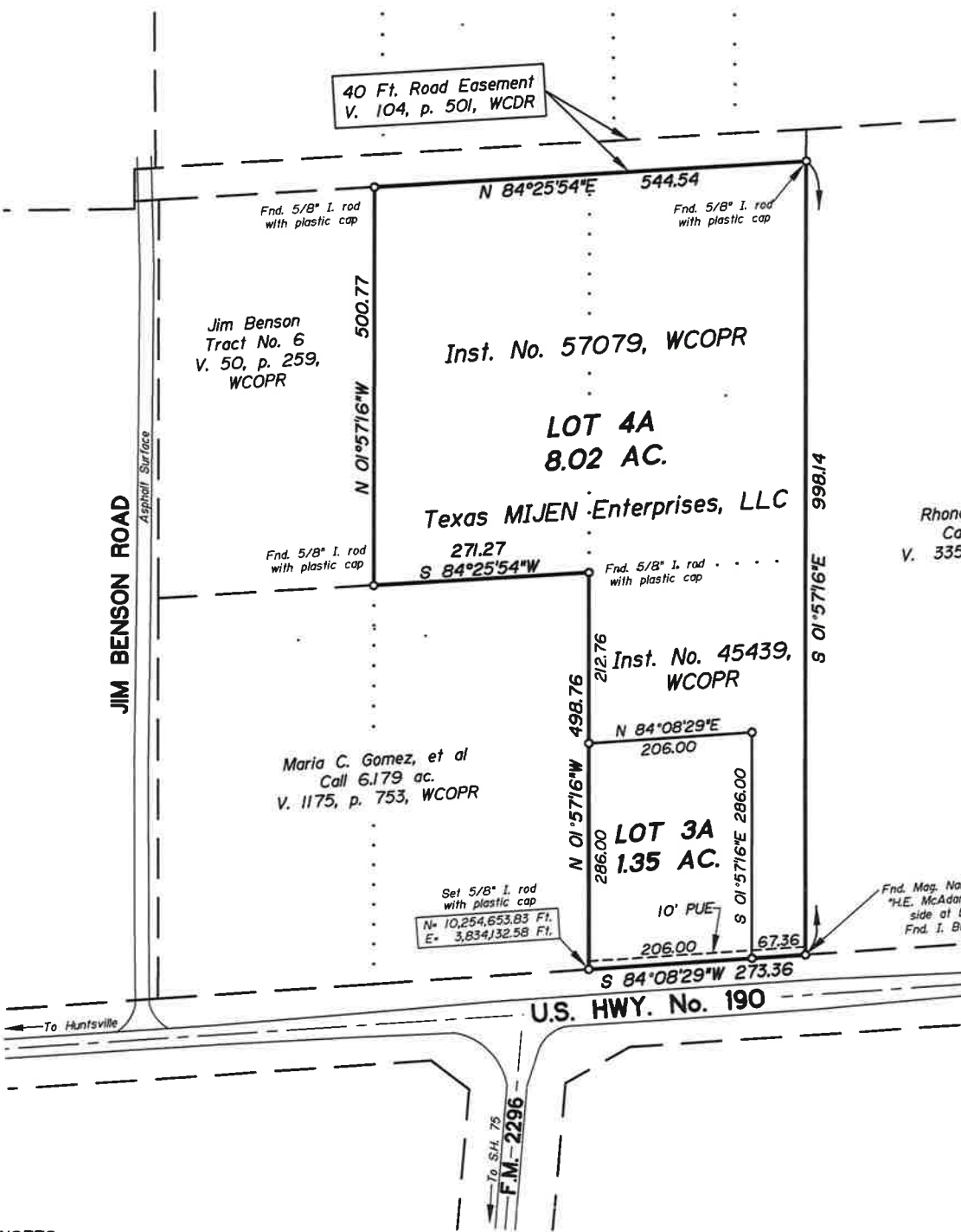
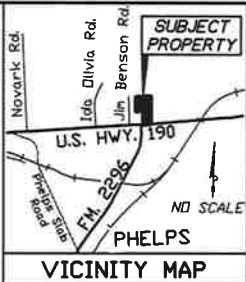
SECTION C - PARENT TRACT PROPERTY INFORMATION				
Information for the tract or tracts of land that are the subject of the plat application				
C1. Is the property located within the city limits of Huntsville, New Waverly, or Riverside? (Mark with "X")		*Yes	<input checked="" type="checkbox"/>	No
*If the answer to C1 is "Yes" then the applicant will need to apply to the City having jurisdiction.				
C2. Is the property within two miles of the City of Huntsville? (Mark with "X")		*Yes	<input checked="" type="checkbox"/>	No
*If the answer to C2 is "Yes" then the applicant will need to submit any plat applications to the City of Huntsville.				
C3. Is the property within 1/2 mile of the City of New Waverly? (Mark with "X")		Yes	<input checked="" type="checkbox"/>	No
The Abstract, Tract #, and Survey Name are generally included in the property description on the deed, the Geographic Id # can be obtained from the Walker County Appraisal District, the Appraisal District Map or the most recent property tax statement issued for the property. If a property is in a platted subdivision items B10 - B13 must be filled out using information from the property deed, if not in a platted subdivision mark these sections "NA"				
C4. Property Acreage	C5.. Appraisal Geographic ID #	C6. Survey Name		C7. Abstract #
9.37	17906 0323-127-0-21410	WILLIAM LINDLEY SURVEY		323
Section C8 - C11 are for Amending Plat and Replat Applications only.				
C8. Subdivision Name		C9. Lot #s	C10. Block #	C11. Section #
J.R. TILLEY SUBDIVISION		3,4,5	# 14	NA
C12. Deed Record Filing Information for Parent Tract (s) (WCDR and WCOPR are the record sets of the County Clerk - Mark the record set with an "X") If more than one tract please indicate multiple deeds.				
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
57079		<input checked="" type="checkbox"/>	Walker County Official Public Records (WCOPR)	
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
495439		<input type="checkbox"/>	Walker County Official Public Records (WCOPR)	
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
		<input type="checkbox"/>	Walker County Official Public Records (WCOPR)	
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
		<input type="checkbox"/>	Walker County Official Public Records (WCOPR)	
SECTION D - APPLICATION TYPE				
Please choose a single application type from the list below and mark with an "X".				
D1. _____ Plat Application (This application is required for all plat applications including improvements <u>or</u> including more than 4 lots)				
D2. _____ Minor Plat Application (This application is required for minor subdivisions with no proposed infrastructure <u>and</u> 4 or less lots.)				
D3. <input checked="" type="checkbox"/> Re-Plat / Amending Plat Application ( This application is required to alter or amend a previously platted subdivision)				
D4. _____ Exception Application (This application is required in order to obtain approval for subdivisions excepted from the WCSR.)				
SECTION E - REQUEST FOR A GUIDANCE REVIEW				
The request for a guidance review is only allowable if an application is submitted incomplete. The guidance review is voluntary and must be requested by the owner/applicant below and authorized by the County. This review of the submitted documents prior to a complete application is outside the standard review timelines, however the applicant/ owner may proceed to submit a complete application without awaiting the results of this review. If at any time during the Guidance Review process a completed application is submitted then the Guidance Review will cease, and the incomplete results of the review will not be forwarded to the applicant. Any deficiencies or comments released as part of the guidance review are not to be considered as a final review, but are collected to assist the owner and owner's agents in their efforts to comply with the regulations.				
E1. The Developer/Owner does hereby voluntarily make a request for a "Guidance Review" of the application if the application is found to be incomplete.		<input checked="" type="checkbox"/>	Yes, a review is requested	<input type="checkbox"/> No, a review is not requested

Initials of Applicant gls

SECTION F - SUBDIVISION APPLICATION DETAILS (The # of Proposed Lots shall include any Reserve or Remainders Created by the Subdivision)			
F1. Original Acreage 9.37	F2. Original # of Tracts 3	F3. # of Proposed Lots 2	F4. Proposed Name of Subdivision REPEAT OF LOTS 3, 4, & 5 J.R. TITLE SUBDIVISION
SECTION G - ENGINEERING AND PROPOSED IMPROVEMENTS			
G1. Will the proposed subdivision utilize a public water system?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
G2. Will the proposed subdivision utilize individual on-site sewage facilities?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
G3. Will the proposed subdivision include the construction of road, drainage, or other improvements regulated by the WCSR?			<input type="checkbox"/> Yes * <input checked="" type="checkbox"/> No
G4. If the answer to G3 is "Yes" then what is the estimated cost of construction of all regulated improvements?			NA
G5. If the answer to G3 is "Yes" then what is the approximate length of all proposed roads in linear feet?			NA
G6. Will the proposed subdivision access from or across a Texas Department of Transportation system road?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
SECTION H - CERTIFICATIONS AND ACKNOWLEDGEMENTS			
<p>I, the below signed individual, am the legal owner or legal representative of the owner of the property described in this application, and do hereby certify that the information contained in this application is a true and correct under penalty of law. The below signature further represents my understanding, agreement, and acceptance of the following items:</p> <ol style="list-style-type: none"><li>1. Authorization is hereby given to Walker County and its representatives to enter onto the private property described in the application for the purpose of inspection and regulation related to this application and the applicable regulations.</li><li>2. I have read and understand the requirements of the Walker County Subdivision Regulations, and understand it is my responsibility to comply with all the requirements therein.</li><li>3. The completion and acceptance of this application by Walker County in no way shall be construed as a guarantee that the proposed construction will be approved for installation. This application may be rejected as incomplete for 10 business days after the original submittal of the application at any point without any refund of the application fee. This includes that no refund shall be given for applications submitted incomplete or applications withdrawn. The applicant also recognizes that additional resubmittals, applications, or responses after the initial application may result in a fee increase to the original application fee, and that any increase in the fee must be paid when the additional submittal is submitted.</li><li>4. The completion and acceptance of this application is not an authorization to perform any activity. A final approval of the application and approval of the plat for filing must be made in writing prior to any subdivision of property or filing of any plat. I understand that any approvals made related to this application are made subject to the minimum requirements of the Walker County Subdivision Regulations.</li><li>5. If no direct variance is granted to the Walker County Subdivision Regulations or other State or Federal requirements then no approval under this application shall be construed to provide a waiver to compliance with those regulations and the Owner/Applicant is still fully responsible for compliance with said regulations.</li><li>6. The fee for the subdivision applications may be calculated based on variable factors including cost of construction, number of lots, length of road centerline, and the quantity of revisions, replacement applications, and responses. The initial calculated fee charged at the original submittal may increase during the application timeline if any of these variables change or are calculated in error. Any increase in the fee must be paid as part of any submittal of a revision, replacement, or response to an application.</li><li>7. I hereby release, indemnify, and hold harmless Walker County and its employees and agents for any and all claims, costs, or liabilities, expressly including alleged negligence, or for any damages to property or persons arising from the inspection, construction, development, design, or review related to this application or occurring under any permit issued in relation to this application. I understand that I and my agents are completely and wholly responsible for the design and construction of all necessary improvements to local, State, and Federal Standards.</li><li>8. I certify that all necessary permits from those Federal, State, or local government agencies (including but not limited to Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334 (Corps of Engineers), Texas Commission on Environmental Quality, Texas Historical Commission, United States Fish and Wildlife (Endangered Species), Texas Water Development Board, TXDOT, and City Approvals, etc.) have been obtained.</li></ol>			
Signature Jimmy D. Henry		Date 5/31/2022	Printed Name Jimmy D. Henry
THE STATE OF TEXAS § COUNTY OF WALKER			
Before me Annette C. Oliviero a notary public on this day personally appeared Jimmy Dale Henry known to me (or proved to me) to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for purposes and consideration there in expressed.			
Given under my hand and seal of officer this 31st Day of May, 2022			

J.D.H.





NOTES:

1. The purpose of this Plat is to reconfigure Lots 3, 4 & 5 of J.R. Tilley Subdivision "A" thereby creating Lots 3A and 4A and to establish 10 Ft. Public Utility Easement (PUE) shown hereon.
2. J.R. Tilley Subdivision "A" is recorded in Volume 104 page 50I, Deed Records of Walker County, Texas.
3. Coordinates, bearings, distances and areas surveyed hereon are Grid NAD 83 (1993), Texas Central Zone referenced to the City of Huntsville Mapping Control Network and are based on the position of control point 6979 having published coordinates of N= 10,253,477.182 feet and E= 3,823,209.750 feet and G.P.S. observations. Distances herein may be converted to Geodetic Horizontal (surface) by dividing by a Combined Scale Factor of 0.99988.
4. Plastic caps referenced hereon are 1-3/4" diameter, yellow in color and stamped "H.E. McAdams, R.P.L.S. No. 2005", stamped "H.E. McAdams, R.P.L.S. No. 2005", of 0.99988.
5. Unless otherwise noted corners are marked by 5/8" iron rods with 1-3/4" diameter, yellow plastic caps stamped "H.E. McAdams, R.P.L.S. No. 2005".
6. This property is within Zone X, "areas determined to be outside the 0.2% annual chance floodplain", according to F.E.M.A. Flood Insurance Rate Map, Community-Panel No. 481042 0400D and Map No. 48471C0400D dated August 16, 2011.
7. This survey was completed without an Abstract of Title. There may be easements and other matters not shown.

Exhibit 'A'



REPLAT OF

LOTS 3, 4 & 5  
J.R. TILLEY SUBDIVISION "A"

WILLIAM LINDLEY SURVEY, A-323  
WALKER COUNTY, TEXAS

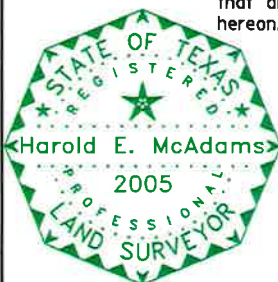
MAY 2022

SCALE: 1" = 200 FEET  
H.E. McADAMS & SON SURVEYING, INC.  
Registered Professional Land Surveyors  
P.O. Box 5047, Huntsville, Texas 77342  
TBPELS Firm No. 10194425

21102

I, Harold E. McAdams, do hereby state that this plat represents a survey made on the ground and that all corners and monuments are as shown hereon.

Signed H. E. McAdams  
Harold E. McAdams  
Registered Professional  
Land Surveyor No. 2005  
May 2, 2022



Apostolo & Associates  
15502 Hwy 30  
Anderson TX 77830

Reference: Utley Lane Foxwood addition replat

To whom it may concern:

This letter is to request and extension for the required construction of Detention areas that are require to be made for re-platting requirements.

The property in question has a tendency to stay wet for a while after and it still seams to rain right when it is fixing to be dry enough to being work. We are ready to begin but we must wait until the weather permits us to start. We been able to make some progress which indudes some clearing and getting culverts on job site for the ponds.

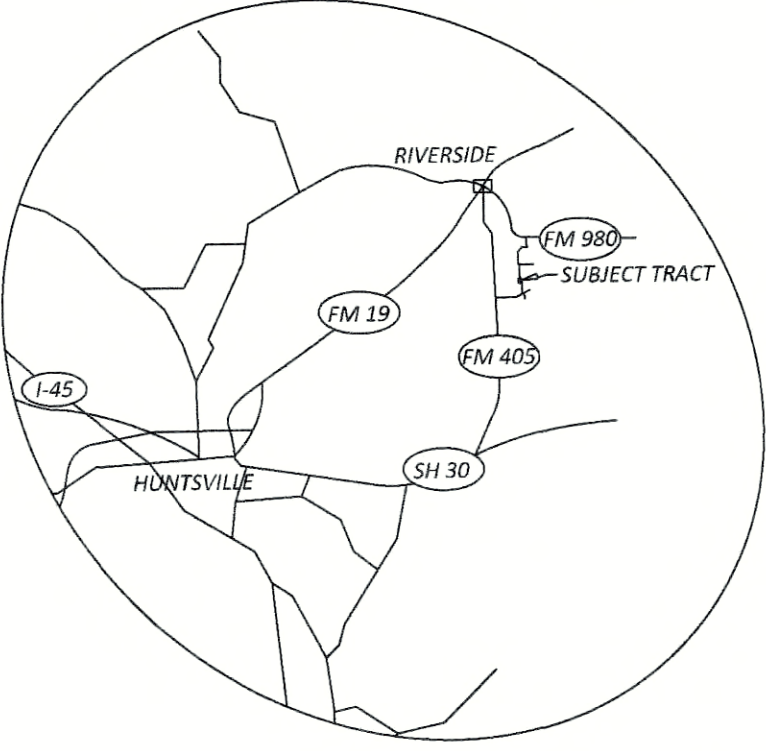
Thank you.

A handwritten signature, possibly reading 'AA', in dark ink.

5-23-2022

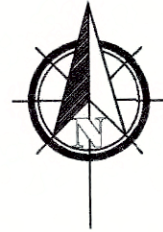


## VICINITY MAP



# FINAL PLAT OF REPLAT OF PART OF LOT 15C FOXWOOD ADDITION, SECTION 2

BALTHAZAR ORSETT LEAGUE, A-33  
WALKER COUNTY, TEXAS



Scale: 1" = 100'  
Basis of Bearings & Distances  
Grid North, State Plane Coordinate System  
of 1983, Central Zone, Leica RTK Network

LEGEND	
	Tele-Fiber Box
	Water Meter
	Guy Wire
	Power Pole
	Aerial Electric Line
	Aerial Tele Line
	Fence

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

## OWNERSHIP ACKNOWLEDGEMENT AND DEDICATION

THE STATE OF TEXAS, COUNTY OF WALKER  
I, Stanley Apostolo, Sr., President, respectfully of Apostolo & Associates, Inc., owner and developer of the land shown on this plat and designated herein as Replat of Part of Lot 15C, Foxwood Addition, Section 2.  
FURTHER, We, the undersigned, do hereby DEDICATE to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, and public places and public improvement shown on this plat for the purposes and consideration therein expressed.  
FURTHER, all lots within the subdivision and the owners thereof must continue to accept all drainage flows and drainage structures in place at the time of the development, which are 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.

*Stanley Apostolo, Sr.*  
Stanley Apostolo, Sr., President

## NOTARY PUBLIC ACKNOWLEDGEMENT

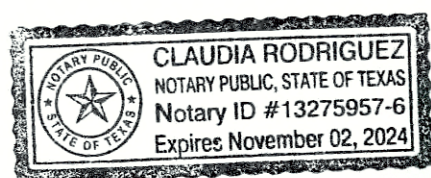
This instrument was acknowledged before me this 16th day of August, 2021.

By: *Claudia Rodriguez*  
Notary's Signature

Notary Public, State of Texas

Notary's name: *Claudia Rodriguez*

Notary's commission expires: 11/2/24



## LIEN HOLDER'S STATEMENT

I Richard H. Hereford, Trustee for the First National Bank of Anderson, owner and holder of a lien against the property shown on this plat, said lien being evidenced by instrument of record in Document No. 2020-58760 of the Deed Records of Walker County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat. Further, I hereby confirm that I am the present owner of said land and have not assigned the same nor any part thereof.

*Richard H. Hereford*  
Richard H. Hereford

## NOTARY PUBLIC ACKNOWLEDGEMENT

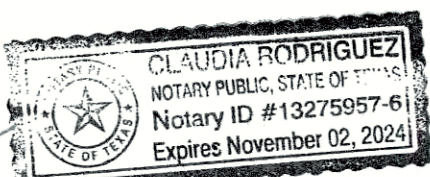
This instrument was acknowledged before me this 16th day of August, 2021.

By: *Claudia Rodriguez*  
Notary's Signature

Notary Public, State of Texas

Notary's name: *Claudia Rodriguez*

Notary's commission expires: 11/2/24



## OWNERSHIP

Situated in Walker County, Texas, out of the B. Orsett League, Abstract No. 33, being a part of Tract 15, Foxwood Addition, Section 2, according to the map or plat thereof recorded in Volume 1, Page 151 of the Plat Records of Walker County, Texas & being all of a called 12.36 acre tract as described in a Warranty Deed with Vendor's Lien from Jessie Ray Smith, et ux, to Apostolo & Associates, Inc., dated July 7, 2020, of record in Document No. 2020-58759 of the Real Property Records of Walker County, Texas.

This is to certify that the Commissioners Court of Walker County, Texas has on the 16th day of August, 2021 APPROVED this plat of Replat of Part 15C Foxwood Addition, Section 2 in Walker County, Texas.

*Danny Pierce*  
Danny Pierce - County Judge

*Danny Kuykendall*  
Danny Kuykendall, Precinct No. 1

*Ronnie White*  
Ronnie White, Precinct No. 2

*Bill Dugette*  
Bill Dugette, Precinct No. 3

*Jimmy Henry*  
Jimmy Henry, Precinct No. 4

Tract 12  
Dennis Hopson, et ux  
(430-652)

UTLEY LANE

(60' ROW - Per Plat (1-151, Plat Records))

Tract 11  
Barbara Wellman Trust  
(1317-29)

Tract 10  
Emil Mattson, et ux  
(804-695)

ENGINEER'S STATEMENT  
Based on the calculations made from available data, if the impervious cover on Lots 1, 2, 3, 6 & 7 does not exceed 8,500 sq. ft. and impervious cover on Lots 4 & 5 does not exceed 24,000 sq. ft. then the existing detention on the property will be sufficient. However, if the impervious cover of the property exceeds or surpasses said amounts then further study will be necessary and possible drainage/detention improvements may be required in accordance with current Local, State and Federal regulation including the Walker County Subdivision Regulations. Local approval or allowance must be given by Walker County in writing prior to alteration of the drainage infrastructure. It is the responsibility of lot owners to comply with any regulations or limitations noted, and permits issued by Walker County for development do not act as a waiver or variance of the lot owner's responsibility to provide for excess runoff and drainage created by the permitted development.

*Paul E. Malek, PE*  
Paul Malek, PE #: 82860

## COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

The State of Texas  
County of Walker

I, Kari French, Clerk of the County Court of Walker County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on the 17th day of August, 2021, at 11:05 o'clock A m., and duly recorded in Document No. 1617 R-971 of the Deed Records of Walker County, Texas, the day and date last above written.

*Kari French*  
County Clerk  
Walker County, Texas

## NOTES:

- 1) All Deed references are of the Deed Records or Real Property Records of Walker County, Texas.
- 2) The subject tract does not appear to be located within Zone "A" of FEMA's FIRM No. 48471C 0275D with an effective date of August 16, 2011.
- 3) All distances and areas are grid and can be converted to surface by dividing by a combined scale factor of 0.999 879 339 073.
- 4) The 10 ft. wide utility easement shown hereon appears to have been granted to any Tract adjoining Utley Lane in a Deed from Bobby O'Bannon, Trustee to the Veterans Land Board (419-540).
- 5) The Gulf States Utilities Company easement (398-270) does not appear to affect the subject tract. It is described as being South of Jameson Ranch Road which is South of the subject tract.
- 6) All corners are set  $\frac{3}{8}$ " iron rods with cap, unless noted.
- 7) The purpose of this plat is to establish 7 residential lots along with utility easements.
- 8) The elevations shown hereon are based on NGS monument with designation R 1164, PID: BL0797 and having a published elevation of 216.01 ft. Elevations were transferred by utilizing GPS methods.
- 9) All Lots have a 20 ft. front setback, a 10 ft. side setback and a 10 ft. rear setback.
- 10) This replat is not located within the City Limits or ETJ of any municipality.
- 11) The Private Drainage Easements shown within Lot 15C-4 and 15C-7 along with the detention improvements will be maintained by the owner(s) of said lots.

## SURVEYOR'S STATEMENT

I, Steven Wisnoski, RPLS 6006, do hereby certify that I made an actual and accurate survey of the platted land and that the corner monuments shown on the foregoing plat were properly placed under my personal supervision.

*Steven Wisnoski*  
Steven Wisnoski, RPLS 6006



Plat prepared by:  
Wisnoski Land Surveying, LLC  
PO Box 1744  
Navasota, Texas 77868

Owners/Developers of Property:  
Apostolo & Associates, Inc.  
15502 SH 30  
Anderson, Texas 77830

Dated:  
08-06-2021  
Job #:  
2020-06-04-01

FINAL PLAT OF  
REPLAT OF PART OF LOT 15C  
FOXWOOD ADDITION, SECTION 2  
Containing 12.36 Acres  
One Block and 7 Lots  
Balthazar Orsett League, A-33  
Walker County, Texas



# VARIANCE REQUEST TO THE FLOODPLAIN MANAGEMENT REGULATIONS OF WALKER COUNTY, TEXAS

Copy all pages of this form and all attachments for (1) community official, (2) building owner.  
If any section is not applicable to the proposed development project please mark that section "NA"

SECTION A - PROPERTY INFORMATION		FOR COUNTY USE ONLY
A1. Building/Site Owner's Name <b>DALE AND THERESA MCMAHUS</b>		Permit Number: <b>2021-0670</b>
A2. Building/Site Street Address <b>24 SCOTT STREET</b>		Date of Submittal: <b>5-31-22</b>
City <b>HUNTSVILLE</b>	State <b>TX</b>	ZIP Code <b>77340</b>
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <b>TAX ID # 10166, G. BERNARD SURNEY, A-5</b>		

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION				
(For projects involving multiple map panels an additional sheet may be listed below or included in an additional attachment)				
B1. NFIP Community Name & Community Number <b>48471-0300 WALKER COUNTY, TX</b>		B2. County Name <b>WALKER COUNTY, TX</b>		B3. State <b>TX</b>
B4. Map/Panel Number <b>48471</b>	B5. Suffix <b>D</b>	B6. FIRM Index Date <b>08/18/2011</b>	B7. FIRM Panel Effective/ Revised Date <b>08/18/2011</b>	B8. Flood Zone(s) <b>A</b>

**THE ABOVE NAMED PERMIT APPLICANT DOES HEREBY MAKES AN APPEAL TO THE COMMISSIONER'S COURT OF WALKER COUNTY FOR A VARIANCE TO THE CONDITIONS OF PERMIT APPROVAL AND/OR CONSTRUCTIONS STANDARDS REQUIRED BY THE WALKER COUNTY FLOOD PLAIN MANAGEMENT REGULATIONS FOR PROPOSED DEVELOPMENT WITHIN AN IDENTIFIED FLOOD HAZARD AREA RELATED TO THE ABOVE REFERENCED DEVELOPMENT PERMIT APPLICATION.**

SECTION C - BASE FLOOD ELEVATION UTILIZED IN DESIGN	
( If a determination of the base flood elevation has been made, then a copy of a <i>Determination of Base Flood Elevation Form</i> must be submitted and the elevation shown in C1 below should correspond with the elevation that appears in subsection E3 on that form. For large projects subject to varying or multiple flood heights please place an "X" in the box adjacent to D2)	
* C1) <input checked="" type="checkbox"/> SEE VARIANCE	The Base Flood Elevation for the proposed location/project is: <b>149.00 ft mean sea level. NAD83</b> ↳ BASED ON BASE LEVEL ENGINEERING DATA
C2) <input type="checkbox"/>	This project is subject to multiple Base Flood Elevations, the BFE is provided in attached plans/submittals as project overlay, detailed method of determination, drainage plans, and BFE impact summary.
C3) <input type="checkbox"/>	<b>No Base Flood Elevation has been determined for this property</b>

**SECTION D - VARIANCE(S) RELATED TO ELEVATION REQUIREMENTS AND DRY FLOODPROOFING**  
 Applicant requests a variance to the elevation requirements of Sections 5:02(a), 5:02(b), or 5:02(c) (requiring that new or substantially improved structures be elevated a minimum of twelve (12) inches above the base flood elevation authorization is requested to construct the lowest floor of the listed structure(s) at the elevations listed below. (Elevation must be listed in the same datum used for the base flood elevation listed in Section "C" or if no BFE is provided then listed as a distance to the tenth of a foot above lowest natural grade.

Description of Structure(s)	Proposed Elevation of lowest floor including basement	Proposed Elevation of Flood Proofing (Non-Residential Structures Only)
D.1 2 BDRM 840 SQ FT RESIDENCE	141.00 NAD83	
D.2		
D.3		
D.4		

**SECTION E – OTHER VARIANCE**

(All Variance requests need to include the specific variance along with the Section(s) of the Regulation to which they apply)

E.1 A Variance is requested to Section(s) 5802 4102 (8) of the Walker County Flood Plain Regulations as follows:

APPLICANT IS REPLACING AN EXISTING MOBILE HOME WITH  
A SITE BUILT CABIN. THE APPLICANT ~~IS~~ IS APPLYING TO  
HAVE THE STRUCTURE ELEVATED ONE FOOT ABOVE THE TRINITY  
RIVER AUTHORITY FLOWAGE EASEMENT AT 141 N AND 88.

**SECTION F – APPLICANT'S JUSTIFICATION AND PRESENTATION FACTORS EFFECTING VARIANCE**

(All variance requests to the Walker County Floodplain Regulations need to be included along with the Section(s) of the Regulation to which they apply)

F.1 Is the variance for new construction or substantial improvement of a structure to be erected on a lot of one-half acre or less in sized contiguous to and surrounded by lots with existing structures constructed below the base flood elevation?

Yes \_\_\_\_\_ No X

F.2 Please explain the cause or reason the variance is being requested (attach additional pages as "Exhibit F.2"):

APPLICANT WOULD NEED TO ELEVATE STRUCTURE AN ADDITIONAL  
NINE (9)  
~~EIGHT (8)~~ FT TO COMPLY WITH APPROXIMATE BFE PLUS  
1 FT FREEBOARD. APPLICANT BELIEVES THAT THE ELEVATION  
DATA SHOWN IN THE BASE LEVEL ENGINEERING DATA  
CURRENTLY ~~IS~~ RECOMMENDED BY FCMA AS AVAILABLE  
DATA IS INCORRECT/INACCURATE.

F.3 Will the failure to grant the variance result in any exceptional hardship to the applicant?

Yes K No \_\_\_\_\_

If yes please explain below:

ADDITIONAL CONSTRUCTION COST AND INCREASED  
HEIGHT OF ACCESS

F.4 Is the variance requested within a regulatory floodway?

Yes \_\_\_\_\_ No X

F.5 Will the variance result in increased flood heights, additional threats to public safety, extraordinary public expense, create a nuisance, cause fraud, victimization of the public, or conflict with existing local laws or court orders?

Yes \_\_\_\_\_ No \_\_\_\_\_ Please provide analysis or explanation below or reference attachments:

APPLICANT WILL PROVIDE A DEVELOPMENT CERTIFICATION  
FORM FROM A PE PRIOR TO CONSTRUCTION

**SECTION H -VARIANCE(S) GRANTED**

(All design elevations shall be given in the same elevation datum used for the elevation in section D1)

H.1 A VARIANCE TO THE WALKER COUNTY FLOOD PLAIN REGULATIONS IS GRANTED AS FOLLOWS:

---



---



---



---

H.2 THE FOLLOWING CONDITIONS ARE ATTACHED TO THE VARIANCE IN ADDITION TO THE REQUIREMENTS OF THE DEVELOPMENT PERMIT AND ANY REQUIREMENTS OF THE FLOOD PLAIN MANAGEMENT REGULATIONS:

---



---



---



---

**SECTION J - NOTICE, ACKNOWLEDGEMENT, AND CERTIFICATIONS****NOTICE**

ALL DEVELOPMENT MUST BE IN STRICT COMPLIANCE WITH THE VARIANCES STATED HERE AND OTHER CONDITIONS STATED ON THE DEVELOPMENT PERMIT. ANY VARIATION WILL RESULT IN IMMEDIATE SUSPENSION OF THIS VARIANCE AND THE DEVELOPMENT PERMIT. FLAGRANT VIOLATION OF THE CONDITIONS OF THIS VARIANCE MAY RESULT IN THE COMMISSIONER'S COURT SEEKING INJUNCTIVE RELIEF, CIVIL, OR CRIMINAL PENALTIES.

**WARNING**

THE GRANTING OF A VARIANCE IS LIMITED TO THE PERMITTING STANDARDS AND LOCAL REGULATORY STANDARD ONLY. IT IS NOT A VARIANCE FROM THE REQUIREMENT TO PURCHASE FLOOD INSURANCE. **PREMIUMS FOR FLOOD INSURANCE COVERAGE FOR THE STRUCTURE WILL INCREASE** AS A RESULT OF CONSTRUCTING THE FIRST FLOOR BELOW THE LEVEL OF THE BASE FLOOD, AND MAY INCREASE AS A RESULT OF OTHER VARIANCES GRANTED. **LOWERING THE FIRST FLOOR BELOW THE BASE FLOOD ELEVATION MAY INCREASE THE POTENTIAL FOR FLOOD DAMAGE AND LOSS OF LIFE.** THE APPLICANT ACKNOWLEDGES THAT HE/SHE IS RESPONSIBLE TO ENSURE THAT ANY VARIANCE DOES NOT DAMAGE OR THREATEN ADJASCENT PROPERTIES AND COMPLIES WITH LOCAL, STATE, AND FEDERAL REGULATIONS.

**DISCLAIMER**

**THE COMMISSIONER'S COURT OF WALKER COUNTY AND ANY OFFICER OR EMPLOYEE OF WALKER COUNTY ARE NOT LIABLE FOR DAMAGES OR LOSS OF LIFE RESULTING FROM FLOODING OF THE PROPERTY FOR WHICH A PERMIT OR VARIANCE IS GRANTED.**

I, Dale McManus Theresa McManus, do hereby acknowledge that I have reviewed the provisions, warnings, notices, and disclaimers stated above and that I understand them agree with them and intend to comply fully with them. I also acknowledge that my flood insurance costs will increase and flood damage potential to any structure or property subject to this variance will increase. I am fully aware that Walker County is not liable for damages to my property or structure, and that I accept full responsibility for the risks associated with this variance. I also certify that in the event I sell this property or structure in the future, that I will give notice of the variance to the purchaser prior to sale.

Signature of Owner/Applicant

Date

X T.D. McManus Theresa McManus 5-31-2022

**SECTION I - ACTION ON VARIANCE BY COMMISSIONER'S COURT**

After careful consideration of the reasons for the request of variance, the Commissioner's Court of Walker County, Texas has determined that it is within the scope of the variance procedures as outlined in the Walker County Flood Plain Management Regulations to \_\_\_\_\_ this request for variance.

Commissioner's Court Signature

Printed Name

Date

# VARIANCE REQUEST TO THE SUBDIVISION REGULATIONS

## OF WALKER COUNTY, TEXAS

Copy all pages of this form and all attachments for (1) community official, (2) building owner.  
If any section is not applicable to the proposed development project please mark that section "NA"

SECTION A - PROPERTY INFORMATION		FOR COUNTY USE ONLY
A1. Property Owner's Name <i>THOMAS M. &amp; RITA A. MILLER</i>		Application Number:
A2. Property Owner's Street Address <i>[REDACTED]</i>		Date of Submittal: <i>5-25-22</i>
City <i>[REDACTED]</i>	State <i>[REDACTED]</i>	ZIP Code <i>[REDACTED]</i>
A3. Property Owner's Email Address <i>[REDACTED]</i>	A4. Property Owner's Telephone Number <i>[REDACTED]</i>	
A5. Property Description of Parent Tract (Lot and Block Numbers, Legal Description, etc.) <i>16.79 ACRES OF LAND, JOHN SADLER LEAGUE, A-45</i>		
<b>SECTION B - INFORMATION FOR PROPOSED SUBDIVISION TRACT</b> (For projects involving multiple map panels an additional sheet may be listed below or included in an additional attachment)		
B1. Survey and Abstract <i>John Sadler (A-45)</i>	B2. Tax ID Number(s) of Parent Tract	B3. Deed Volume/Page <i>1200 / 127</i>
B4. Existing or Proposed Name of Subdivision	B5. Is the application for a division of a lot in an Existing Platted Subdivision? (Yes/No) <i>No</i>	
<b>THE ABOVE NAMED APPLICANT DOES HEREBY MAKE AN APPEAL TO THE COMMISSIONER'S COURT OF WALKER COUNTY FOR A VARIANCE TO THE REGULATORY REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF WALKER COUNTY, TEXAS.</b>		
<b>SECTION C - LIST OF ATTACHMENTS</b> Please list any supporting documents or submittals included with the variance request as attachments.		
Description of Attachment(s)		Exhibit #
C.1 <i>Proposed 1.00 Acre daughter tract</i>		<i>A</i>
C.2		
C.3		
C.4		



**SECTION D - VARIANCE REQUEST**

(All Variance requests need to include the specific variance along with the Section(s) of the Regulation to which they apply)

- D.1 A Variance is requested to Section(s) 3.7 (3) of the Subdivision Regulations of Walker County, Texas as follows:

VARIANCE to not include the remainder of parent tract in the plat as a lot in subdiv. and to not to have to survey entire parent tract (16.79 ac.) in order to convey 1 acre to our daughter and son in law.

**SECTION E - APPLICANT'S JUSTIFICATION AND PRESENTATION FACTORS EFFECTING VARIANCE**

(All variance requests to the Walker County Subdivision Regulations need to be included along with the Section(s) of the Regulation to which they apply)

- E.1 Is the variance related to the design or construction of improvements to be constructed within the subdivision?  
Yes \_\_\_\_\_ No X

If "Yes" the request should be accompanied by an engineer's opinion and justification for the variance.

- E.2 Please explain the cause or reason the variance is being requested (attach additional pages as "Exhibit E.2"):

To prevent the remaining acreage from being landlocked

- E.3 Will the failure to grant the variance requested result in any exceptional hardship to the applicant?

Yes X No \_\_\_\_\_

If yes please explain below:

could prevent further future development

- E.4 Does the applicant propose any additional conditions, mitigation, or additional requirements not addressed within the Walker County Subdivision Regulations that will or have been met by the applicant as a condition of the variance being granted?

Yes \_\_\_\_\_ No X Please list the additional measures below.

**SECTION F -VARIANCE(S) GRANTED**

F.1 A VARIANCE TO THE WALKER COUNTY SUBDIVISION REGULATIONS IS GRANTED AS FOLLOWS:

---

---

---

---

F.2 THE FOLLOWING CONDITIONS ARE ATTACHED TO THE VARIANCE:

---

---

---

---

**SECTION G - NOTICE, ACKNOWLEDGEMENT, AND CERTIFICATIONS****NOTICE**

ALL DEVELOPMENT MUST BE IN STRICT COMPLIANCE WITH THE CONDITIONS STATED HEREIN AND ANY OTHER CONDITIONS STATED WITHIN THE APPLICATION OR DURING THE PRESENTATION TO COMMISSIONERS COURT. ANY VARIATION MAY RESULT IN THE IMMEDIATE SUSPENSION OR CANCELLATION OF THIS VARIANCE. VIOLATION OF THE CONDITIONS OF THIS VARIANCE MAY ALSO RESULT IN THE COMMISSIONERS COURT SEEKING INJUNCTIVE RELIEF, CIVIL, OR CRIMINAL PENALTIES.

**WARNING**

THE APPLICANT ACKNOWLEDGES THAT HE/SHE IS RESPONSIBLE TO ENSURE THAT ANY VARIANCE DOES NOT DAMAGE OR THREATEN THE PUBLIC OR ADJACENT PROPERTIES AND COMPLIES WITH LOCAL, STATE, AND FEDERAL REGULATIONS.

**DISCLAIMER**

THE COMMISSIONER'S COURT OF WALKER COUNTY AND ANY OFFICER OR EMPLOYEE OF WALKER COUNTY ARE **NOT** LIABLE FOR DAMAGES OR LOSS RESULTING FROM THE GRANTING OF THIS VARIANCE. THIS VARIANCE IS GRANTED IN RELIANCE UPON THE STATEMENTS AND EVIDENCE SUPPLIED BY THE APPLICANT AND HIS/HER AGENTS IN THE APPLICATION AND PRESENTATION TO COMMISSIONERS COURT.

I, THOMAS M. MILLER, do hereby acknowledge that I have reviewed the provisions, notices, warnings and disclaimers stated above and that I understand them, agree with them and intend to fully comply with them.

Signature of Owner/Applicant



Date

05/25/22

**SECTION H - ACTION ON VARIANCE BY COMMISSIONER'S COURT**

After careful consideration of the reason(s) for the request of variance, the Commissioner's Court of Walker County, Texas has determined that it is within the scope of the variance procedures as outlined in the Walker County Subdivision Regulations to \_\_\_\_\_ this request for variance.

Commissioner's Court Signature

Printed Name

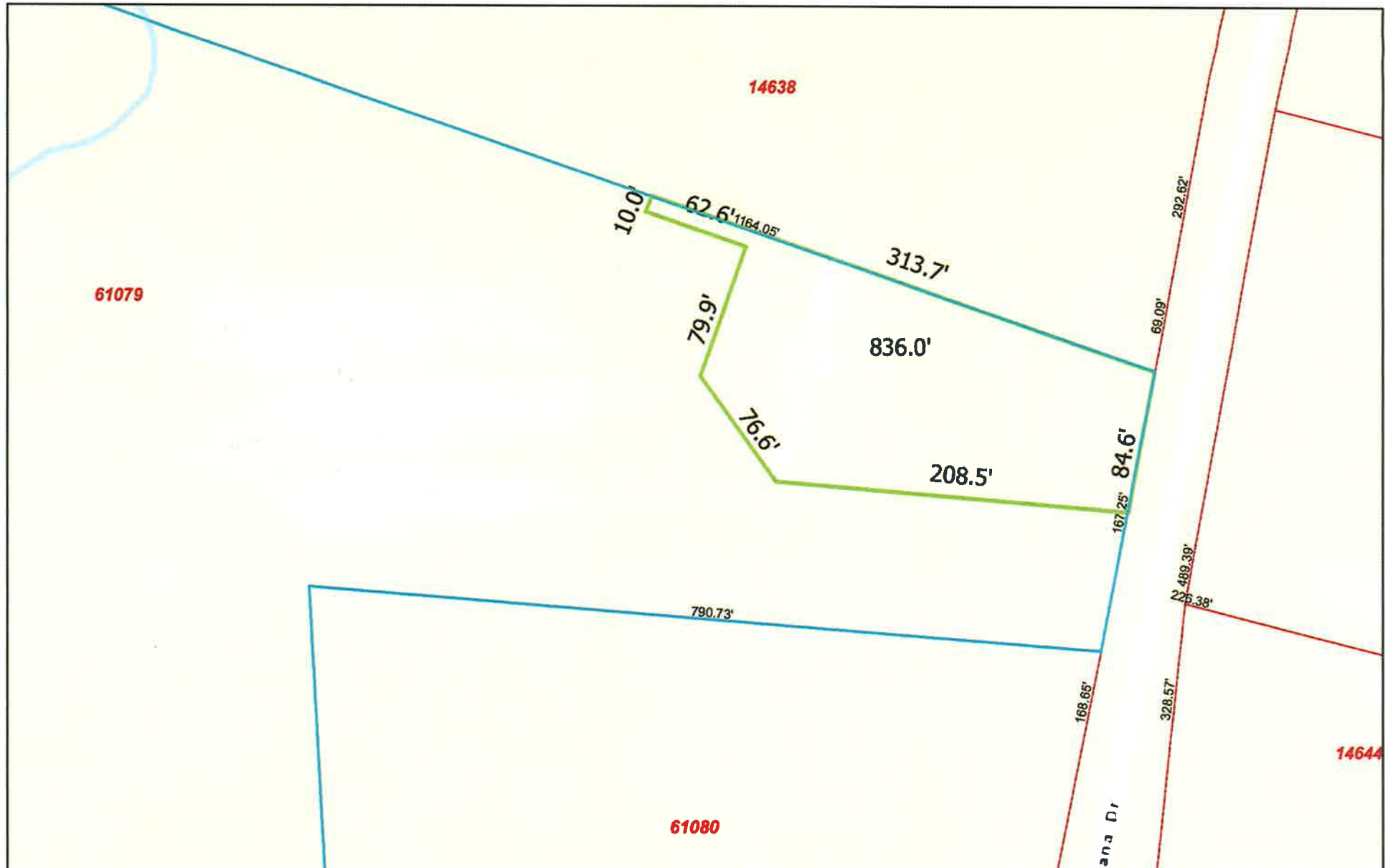
Date

Signature of Owner/Applicant acknowledging conditions after court action.

Date

DI

# Walker CAD Web Map



5/23/2022, 8:26:02 PM

Parcels Abstracts Lot Lines

## Exhibit 'A'

1:1,128  
0 0.01 0.01 0.03 mi  
0 0.01 0.03 0.05 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Walker County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

DI

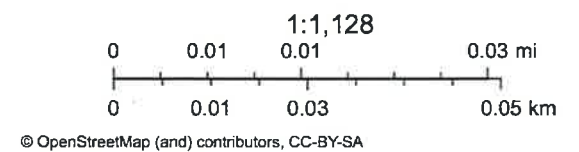
# Walker CAD Web Map



5/23/2022, 8:27:32 PM

Parcels  Abstracts  Lot Lines

## Exhibit 'A'



Walker County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



## RIGHT OF WAY ACQUISITION REPORT AMENDMENT

Precinct: 3

**Name of Road(s)** for which ROW is being acquired: Highland Drive

**Name of Property Owner Dedicating ROW:** Kathryn Speers Lutterschmidt and William Lutterschmidt

Approximate Acreage of Subject Tract: 10.0 Deed Call: DR / OR Vol. 631 Pg. 542

Approximate length of Right of Way: 957.61 feet (As estimated by field measurement of centerline alignment or deed call)

### **Proposed Agreements with Landowner: (Please check corresponding agreement)**

- ☒ 1) Construct a fence to a standard listed in the current "Fencing Appendix" including any necessary gates, "water-gaps", and connections to cross-fencing.

NOTES: County to construct fence

- ☐ 2) Agree to construct fencing or portions of fencing not listed in the "Fencing Appendix" as long as the value of the project is less costly or substantially equivalent in value to the value of fencing projects which are listed in the fencing appendix.

DETAILS: \_\_\_\_\_

- ☐ 3) Agree to compensate the grantee of right-of-way at a rate not to exceed the price per linear foot shown in the current fencing appendix. *(If the commissioner wishes to provide materials, or other services in addition to the price per linear foot, then such additional provisions should be listed specifically in the "Right of Way Acquisition Report".)*

DETAILS: \_\_\_\_\_

- ☒ 4) Agree to perform clearing or maintenance work in the bounds of said right-of-way after the transfer of such, including, but no limited to, drainage work or drainage structure placement.

DETAILS: County to perform clearing

- ☐ 5) Agree to conditions pertaining to the disposition of any timber or natural resource within the bounds of, or affecting said right-of-way.

DETAILS: \_\_\_\_\_

- ☐ 6) Agree to replace any existing fence, barrier, or gate with a structure of equal cost or quality.

DETAILS: \_\_\_\_\_



7) Other arrangements or conditions to be approved by Commissioners' Court.

DETAILS: County to mark/flag property corners for owner (up to 8)



County will pay Grantor \$ .00 per linear foot upon submittal of completed fence inspection and review by Commissioner as per approved in Commissioners' Court.



County will pay Grantor \$ 5.00 per linear foot or project upon submittal of completed clearing inspection and review by Commissioner as per approved in Commissioners; Court.

### **NOTES AND DISCLAIMERS**

The approximated length of right-of-way represented in this report reflects rough field measurements only and shall not be construed to effect or alter the actual dedication. As with any rough or estimated measurements errors can and will occur and the measurements reflected in this report are subject to reasonable margins of error.

The proposed agreements with landowner and the following categories and details provided are included in this report for internal uses and are not intended to represent binding legal agreements. The proposed agreements and details are considered as general loose descriptions of possible work to be performed in the interest of delineation and collection of rights of ways; and the information supplied should not be taken to provide or limit the actual specifications of projects to be performed, if or when said projects are provided.

This document and the data contained herein are maintained in the interest of providing Walker County's internal departments and offices with data for uses deemed internally appropriate, **WALKER COUNTY does not guarantee the accuracy, or completeness. Use of this information is the sole responsibility of the user. Walker County assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused or for any decision made or action taken by an person in reliance upon any information or data furnished herein.**

**Signature of Commissioner or Appointed Representative**

\_\_\_\_\_ Date

State of Texas / County of Walker

Subscribed and Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 201\_\_\_\_

\_\_\_\_\_ seal

\_\_\_\_\_ / Notary Public Signature

William D. Lythorn  
Signature of Owner(S)

5-26-22

\_\_\_\_\_ Date

Jerry Green  
Signature of Owner(S)

5/26/2022  
Date

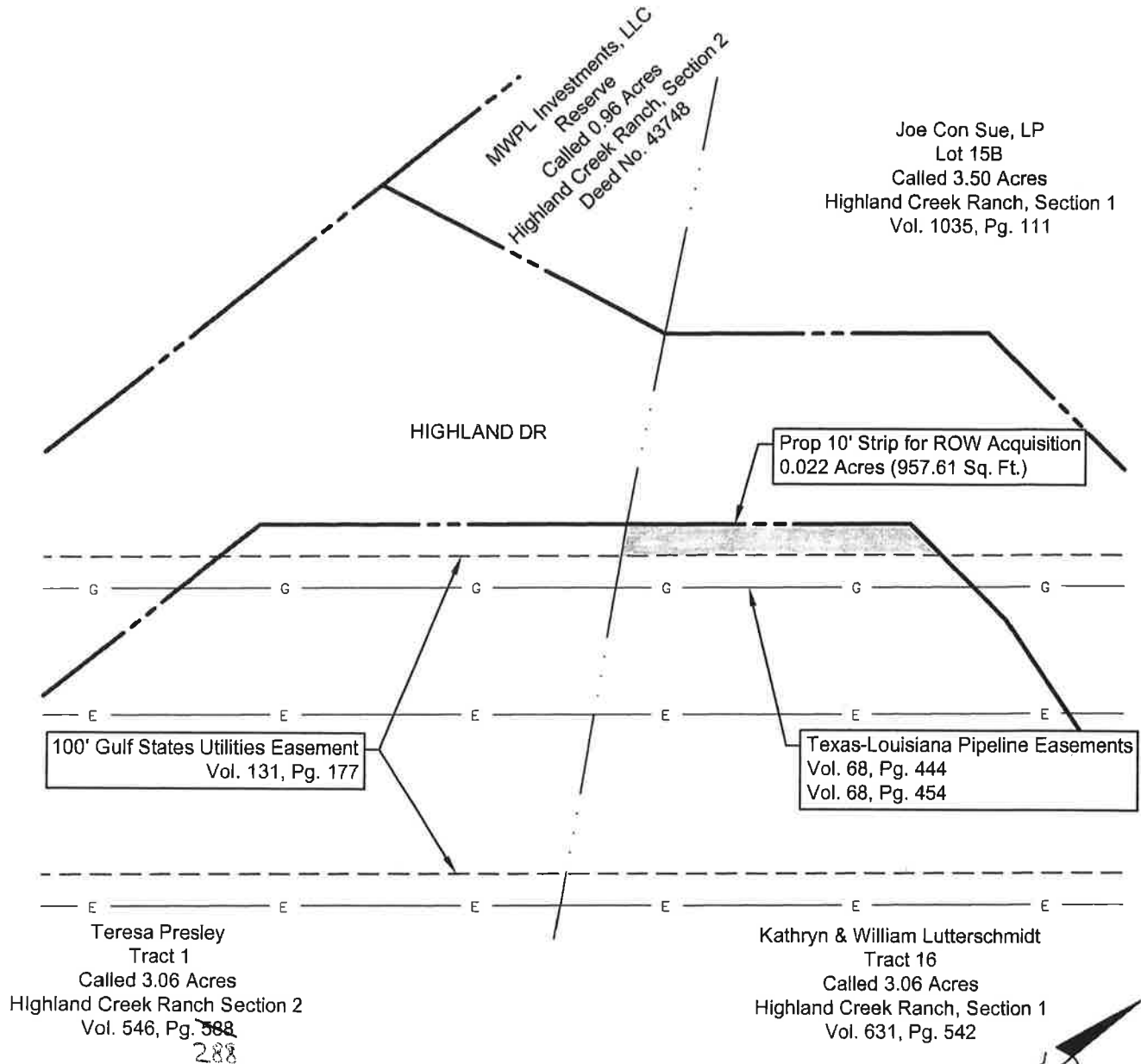
State of Texas / County of Walker

Subscribed and Sworn to before me this 26 day of May 2012022

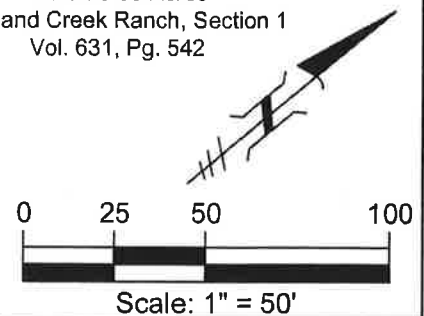
Jeri Green / Notary Public Signature



**Jacob Miller Survey, A-391**  
Walker County, Texas



PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



**RAYMOND SURVEY & MAPPING - A DIVISION OF GOODWIN-LASITER, INC.**  
202 W. BRAZOS STREET - GROESBECK, TEXAS 76642 - (254) 729-5750 - MPETERSON@GLSTEXAS.COM - TBPLS FIRM# 10110902



**GOODWIN-LASITER-STRONG**

ENGINEERING ARCHITECTURE INTERIOR DESIGN SURVEYING

1609 S. CHESTNUT DR. STE. 202 - LUFKIN, TEXAS 75901 - (936) 637-4800  
4077 CROSS PARK DR. STE. 100 - BRYAN, TEXAS 77802 - (979) 778-9700

Date: 03-18-22	Drawn By: RC	Appv'd By: JML	Client Walker County	Job # 357012
-------------------	-----------------	-------------------	-------------------------	-----------------

ROW Exhibit of a 10' Strip  
(1,208.338 Sq. Ft.) in the Jacob  
Miller Survey, A-391, Walker County,  
Texas.

Sheet No.

**2**

© 2022 ALL RIGHTS RESERVED BY GOODWIN-LASITER, INC. UNAUTHORIZED USE OR  
REPRODUCTION OF ANY PART OF THIS DOCUMENT IS PROHIBITED. GOODWIN-LASITER, INC.

TBPE FIRM REGISTRATION #413 - TBPLS FIRM REGISTRATION #10110901

## RIGHT OF WAY EASEMENT

Deed found in Walker County Book WCOPR Volume 631 Page 542

Description of Property: Tract 16 Acres 10.0 Jacob Miller Survey, A- 391

Date of Document: May 17, 2022

Grantor: William & Kathryn Lutterschmidt Address: 87 Highland Drive, Huntsville, Tx 7732

Grantee: Walker County, Texas Address: 1100 University Ave., Huntsville, TX 77340

Known by all men by these presents that the undersigned, hereafter referred to as grantor, owning or having interest and authority to execute this document for land bordering on Highland Drive Road in the Jacob Miller Survey, A- 391, do hereby grant permission for the County of Walker to use approximately 30 feet of land from the center of the present road for rights of way purposes

Walker County agrees to construct a new 5-wire fence to an equal or better condition than existing fence along the new right of way line. Walker County agrees to perform clearing or maintenance work in the bounds of said right of way.

All parties understand that the grantor of this easement retains all rights of ingress and egress over said easement to get to adjacent lands owned or controlled by grantor.

It is further understood that the granting of the easement to Walker County for right of way purposes does not affect mineral rights presently in effect and that mineral rights will remain with present owner.

The grantor acknowledges that he is the owner of the above-described lands and that said lands are under his or her control at all times.

William I. Lutterschmidt  
OWNER SIGNATURE PRINT NAME

Kathryn Lutterschmidt  
OWNER SIGNATURE PRINT NAME

On this day personally appeared William and Kathryn Lutterschmidt SUBSCRIBED AND SWORN  
THIS 26 DAY OF May, 2022.

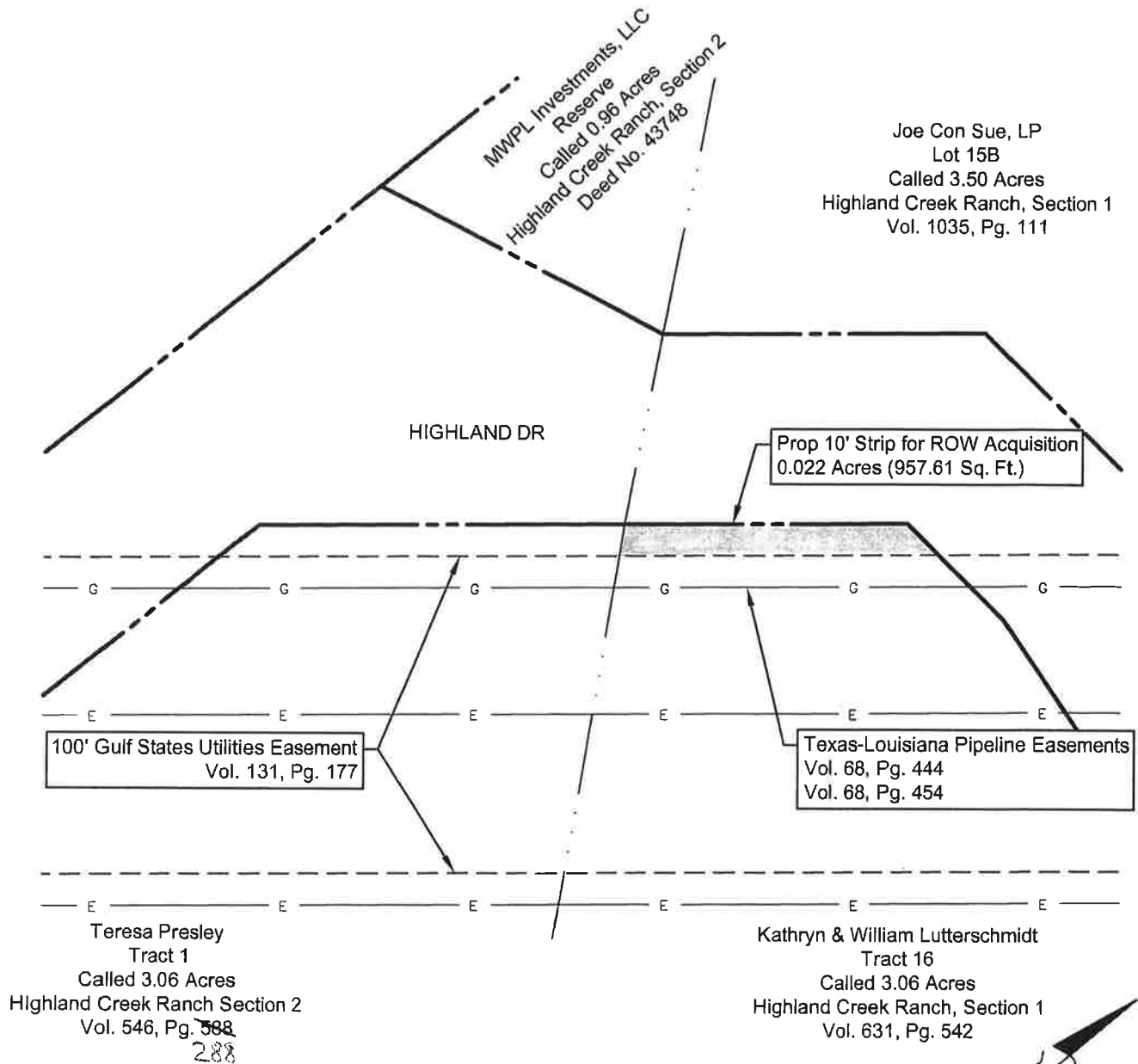


Jeri Green  
NOTARY PUBLIC

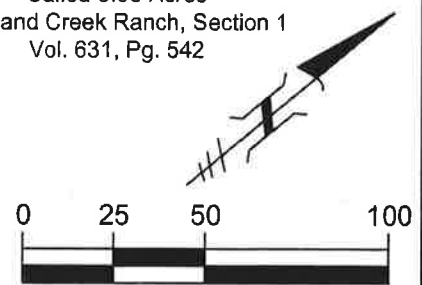
ROW approved in Commissioners' Court \_\_\_\_\_ (date)  
Revised Commissioners' Court 5-7-2018 County builds fence



Jacob Miller Survey, A-391  
Walker County, Texas



PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



Scale: 1" = 50'

RAYMOND SURVEY & MAPPING - A DIVISION OF GOODWIN-LASITER, INC.  
202 W. BRAZOS STREET - GROESBECK, TEXAS 76642 - (254) 729-5750 - MPETERSON@GLSTEXAS.COM - TBPLS FIRM# 10110902



GOODWIN-LASITER-STRONG

ENGINEERING ARCHITECTURE INTERIOR DESIGN SURVEYING

1609 S. CHESTNUT DR, STE. 202 - LUFKIN, TEXAS 75901 - (936) 637-4900  
4077 CROSS PARK DR, STE. 100 - BRYAN, TEXAS 77802 - (979) 778-9700

Date: 03-18-22	Drawn By: RC	Appv'd By: JML	Client Walker County	Job # 357012
-------------------	-----------------	-------------------	-------------------------	-----------------

ROW Exhibit of a 10' Strip  
(1,208.338 Sq. Ft.) in the Jacob  
Miller Survey, A-391, Walker County,  
Texas.

Sheet No.

2

© 2022 ALL RIGHTS RESERVED BY GOODWIN-LASITER-STRONG. UNAUTHORIZED USE OR  
REPRODUCTION OF THIS DOCUMENT IS PROHIBITED. ANY VIOLATION WILL BE  
PUNISHED BY LAW.

TBPE FIRM REGISTRATION #413 - TBPLS FIRM REGISTRATION #10110901

## **RIGHT OF WAY ACQUISITION REPORT AMENDMENT**

Precinct: 3

**Name of Road(s)** for which ROW is being acquired: Highland Drive

**Name of Property Owner Dedicating ROW:** Teresa G. Presley

Approximate Acreage of Subject Tract: 3.06 Deed Call: DR / OR Vol. 546 Pg. 288

Approximate length of Right of Way: 1,208.338 feet (As estimated by field measurement of centerline alignment or deed call)

### **Proposed Agreements with Landowner: (Please check corresponding agreement)**

- ☒ 1) Construct a fence to a standard listed in the current "Fencing Appendix" including any necessary gates, "water-gaps", and connections to cross-fencing.

NOTES: County to construct fence

- ☐ 2) Agree to construct fencing or portions of fencing not listed in the "Fencing Appendix" as long as the value of the project is less costly or substantially equivalent in value to the value of fencing projects which are listed in the fencing appendix.

DETAILS: \_\_\_\_\_

- ☐ 3) Agree to compensate the grantee of right-of-way at a rate not to exceed the price per linear foot shown in the current fencing appendix. *(If the commissioner wishes to provide materials, or other services in addition to the price per linear foot, then such additional provisions should be listed specifically in the "Right of Way Acquisition Report".)*

DETAILS: \_\_\_\_\_

- ☒ 4) Agree to perform clearing or maintenance work in the bounds of said right-of-way after the transfer of such, including, but no limited to, drainage work or drainage structure placement.

DETAILS: County to perform clearing

- ☐ 5) Agree to conditions pertaining to the disposition of any timber or natural resource within the bounds of, or affecting said right-of-way.

DETAILS: \_\_\_\_\_

- ☐ 6) Agree to replace any existing fence, barrier, or gate with a structure of equal cost or quality.

DETAILS: \_\_\_\_\_

- ☐ 7) Other arrangements or conditions to be approved by Commissioners' Court.

DETAILS: \_\_\_\_\_

- ☐ County will pay Grantor \$ \_\_\_\_\_ .00 per linear foot upon submittal of completed **fence inspection** and review by Commissioner as per approved in Commissioners' Court.

- ☐ County will pay Grantor \$ \_\_\_\_\_ 5.00 per linear foot or project upon submittal of completed **clearing inspection** and review by Commissioner as per approved in Commissioners' Court.

### **NOTES AND DISCLAIMERS**

The approximated length of right-of-way represented in this report reflects rough field measurements only and shall not be construed to effect or alter the actual dedication. As with any rough or estimated measurements errors can and will occur and the measurements reflected in this report are subject to reasonable margins of error.

The proposed agreements with landowner and the following categories and details provided are included in this report for internal uses and are not intended to represent binding legal agreements. The proposed agreements and details are considered as general loose descriptions of possible work to be performed in the interest of delineation and collection of rights of ways; and the information supplied should not be taken to provide or limit the actual specifications of projects to be performed, if or when said projects are provided.

This document and the data contained herein are maintained in the interest of providing Walker County's internal departments and offices with data for uses deemed internally appropriate, **WALKER COUNTY does not guarantee the accuracy, or completeness. Use of this information is the sole responsibility of the user. Walker County assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused or for any decision made or action taken by an person in reliance upon any information or data furnished herein.**

**Signature of Commissioner or Appointed Representative**

\_\_\_\_\_  
Date

State of Texas / County of Walker  
Subscribed and Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 201\_\_\_\_

\_\_\_\_\_  
/ Notary Public Signature

*[Signature]*  
**Signature of Owner(S)**

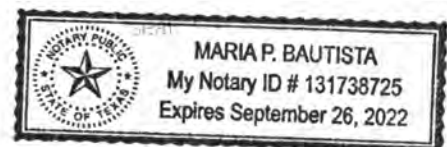
6-1-22  
Date

**Signature of Owner(S)**

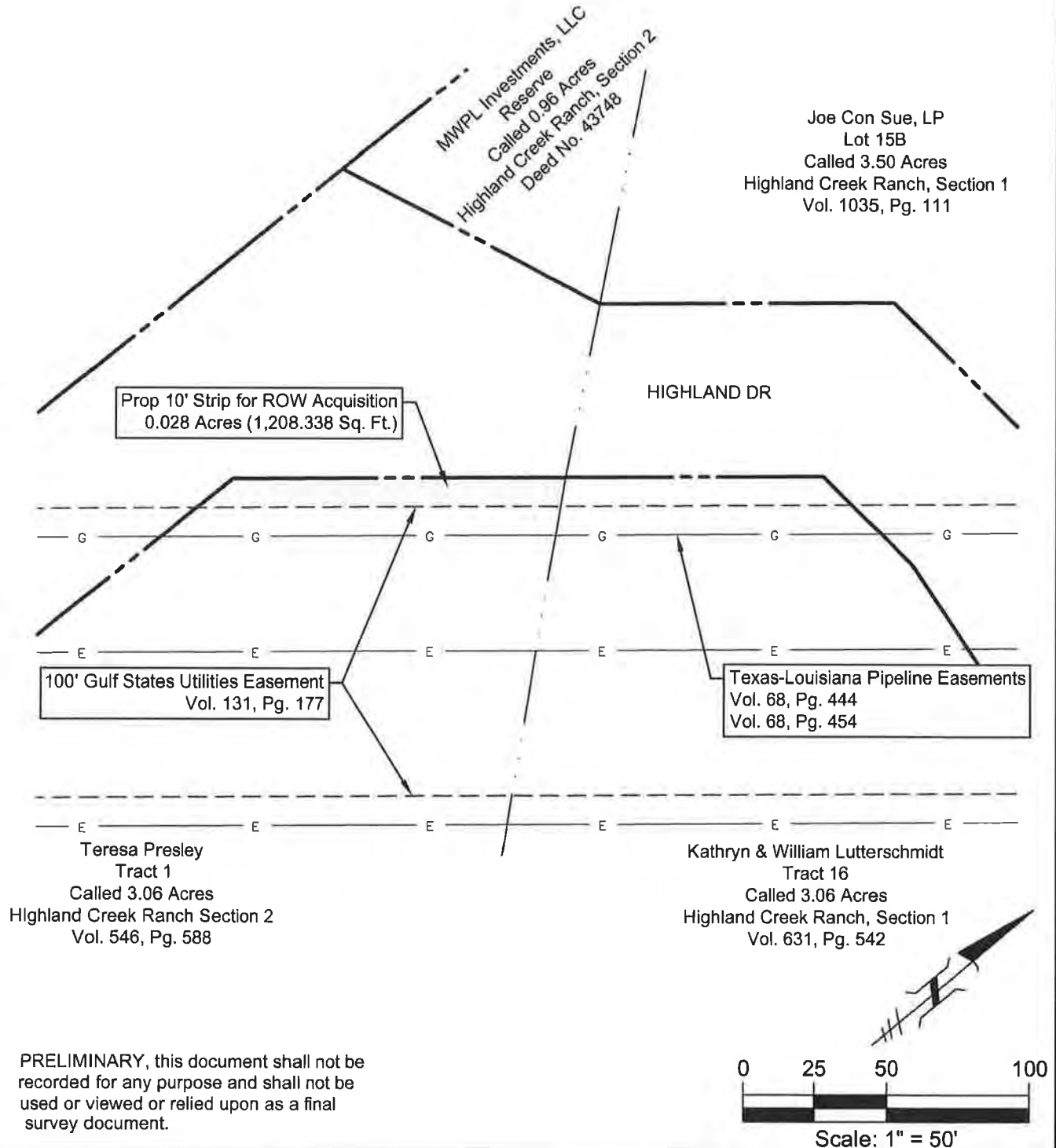
\_\_\_\_\_  
Date

State of Texas / County of Walker  
Subscribed and Sworn to before me this 1st day of June 2022.

*[Signature]*  
/ Notary Public Signature



**Jacob Miller Survey, A-391**  
Walker County, Texas



**RAYMOND SURVEY & MAPPING - A DIVISION OF GOODWIN-LASITER, INC.**  
202 W. BRAZOS STREET · GROESBECK, TEXAS 76642 · (254) 729-5750 · MPETERSON@GLSTEXAS.COM · TBPLS FIRM # 10110802



**GOODWIN-LASITER STRONG**

ENGINEERING · ARCHITECTURE · INTERIOR DESIGN · SURVEYING  
1809 S. CHESTNUT DR. STE. 202 LUFKIN, TEXAS 75801 · (936) 637-4900  
4077 CROSS PARK DR. STE. 100 BRYAN, TEXAS 77802 · (979) 776-9700

Date:	Drawn By:	App'd By:	Client	Job #
3-18-22	RC	JML	Walker County	357012
ROW Exhibit of a 10' Strip (1,208.338 Sq. Ft.) in the Jacob Miller Survey, A-391, Walker County, Texas.				Sheet No. <b>1</b>

© 2022  
TBPE FIRM REGISTRATION #413 · TBPLS FIRM REGISTRATION #10110801



## RIGHT OF WAY EASEMENT

Deed found in Walker County Book WCOPR Volume 546 Page 288

Description of Property: Tract 1 Acres 3.06 Jacob Miller Survey, A- 391

Date of Document: May 17, 2022

Grantor: Teresa G. Presley Address: 149 Highland Dr., Huntsville, Tx 77320

Grantee: Walker County, Texas Address: 1100 University Ave., Huntsville, TX 77340

Known by all men by these presents that the undersigned, hereafter referred to as grantor, owning or having interest and authority to execute this document for land bordering on Highland Drive Road in the Jacob Miller Survey, A- 39, do hereby grant permission for the County of Walker to use approximately 30 feet of land from the center of the present road for rights of way purposes

Walker County agrees to construct a new 5-wire fence to an equal or better condition than existing fence along the new right of way line. Walker County agrees to perform clearing or maintenance work in the bounds of said right of way.

All parties understand that the grantor of this easement retains all rights of ingress and egress over said easement to get to adjacent lands owned or controlled by grantor.

It is further understood that the granting of the easement to Walker County for right of way purposes does not affect mineral rights presently in effect and that mineral rights will remain with present owner.

The grantor acknowledges that he is the owner of the above-described lands and that said lands are under his or her control at all times.

Teresa G. Presley  
OWNER SIGNATURE

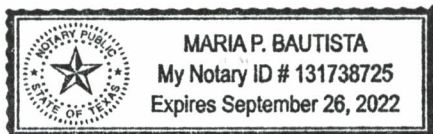
Teresa G. Presley  
PRINT NAME

OWNER SIGNATURE

PRINT NAME

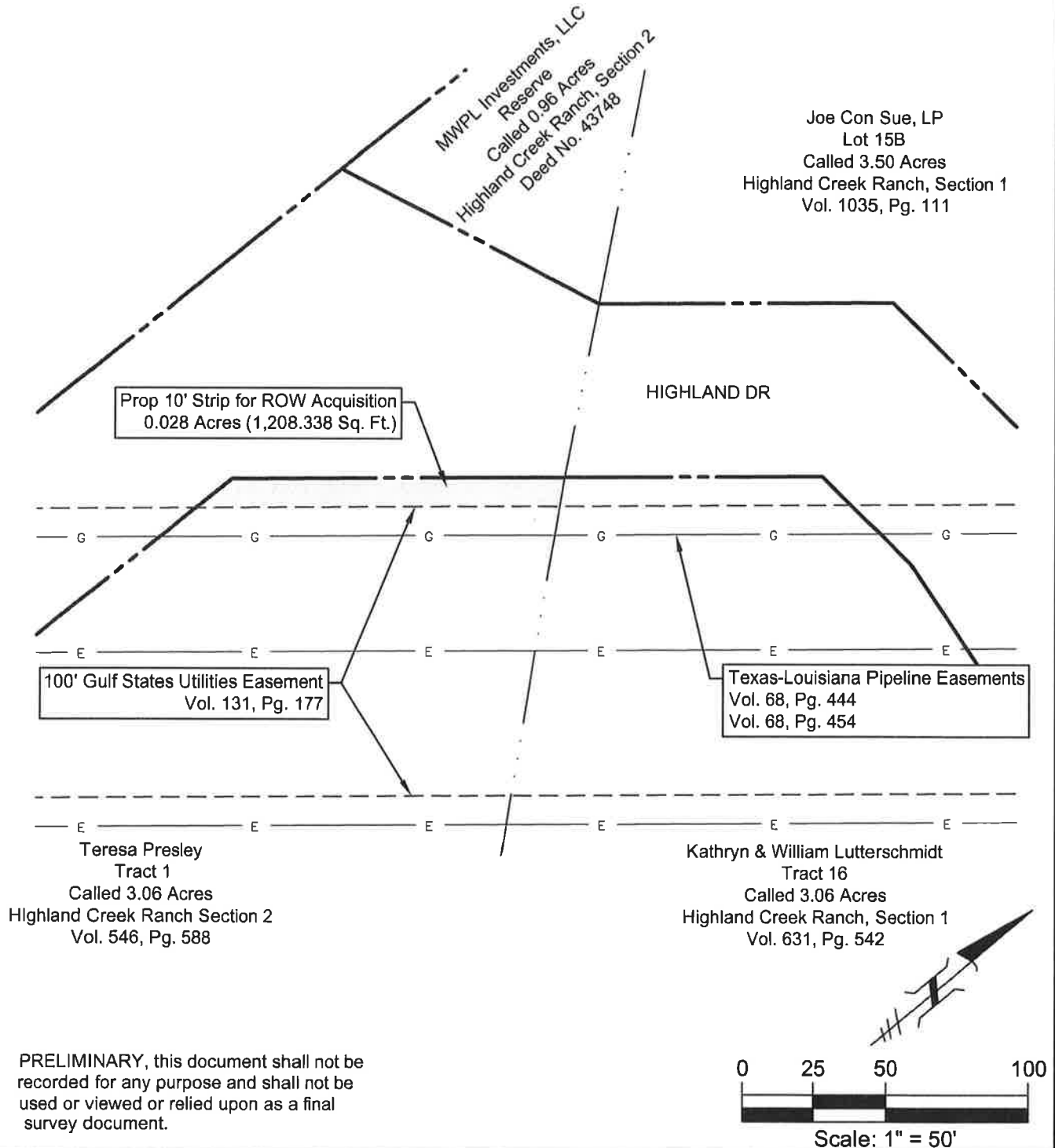
On this day personally appeared Teresa G. Presley SUBSCRIBED AND SWORN  
THIS 1<sup>st</sup> DAY OF June, 2022.

Maria P. Bautista  
NOTARY PUBLIC



ROW approved in Commissioners' Court \_\_\_\_\_ (date)  
Revised Commissioners' Court 5-7-2018 County builds fence

**Jacob Miller Survey, A-391**  
Walker County, Texas



**RAYMOND SURVEY & MAPPING - A DIVISION OF GOODWIN-LASITER, INC.**  
202 W. BRAZOS STREET - GROESBECK, TEXAS 76642 - (254) 729-5750 - MPETERSON@GLSTEXAS.COM - TBPLS FIRM # 10110802



**GOODWIN-LASITER STRONG**

ENGINEERING - ARCHITECTURE - INTERIOR DESIGN - SURVEYING  
1809 S. CHESTNUT DR. STE. 202 - LUFKIN, TEXAS 75801 - (936) 637-4900  
4077 CROSS PARK DR. STE. 100 - BRYAN, TEXAS 77802 - (979) 776-9700

Date:	Drawn By:	App'd By:	Client	Job #
3-18-22	RC	JML	Walker County	357012
ROW Exhibit of a 10' Strip (1,208.338 Sq. Ft.) in the Jacob Miller Survey, A-391, Walker County, Texas.				Sheet No. <b>1</b>

© 2022 ALL RIGHTS RESERVED BY GOODWIN-LASITER, INC. UNAUTHORIZED USE IS PROHIBITED. THIS DOCUMENT IS THE PROPERTY OF GOODWIN-LASITER, INC.

TBPE FIRM REGISTRATION #413 - TBPLS FIRM REGISTRATION #10110801

Walker Co. Dept. of Planning and Development

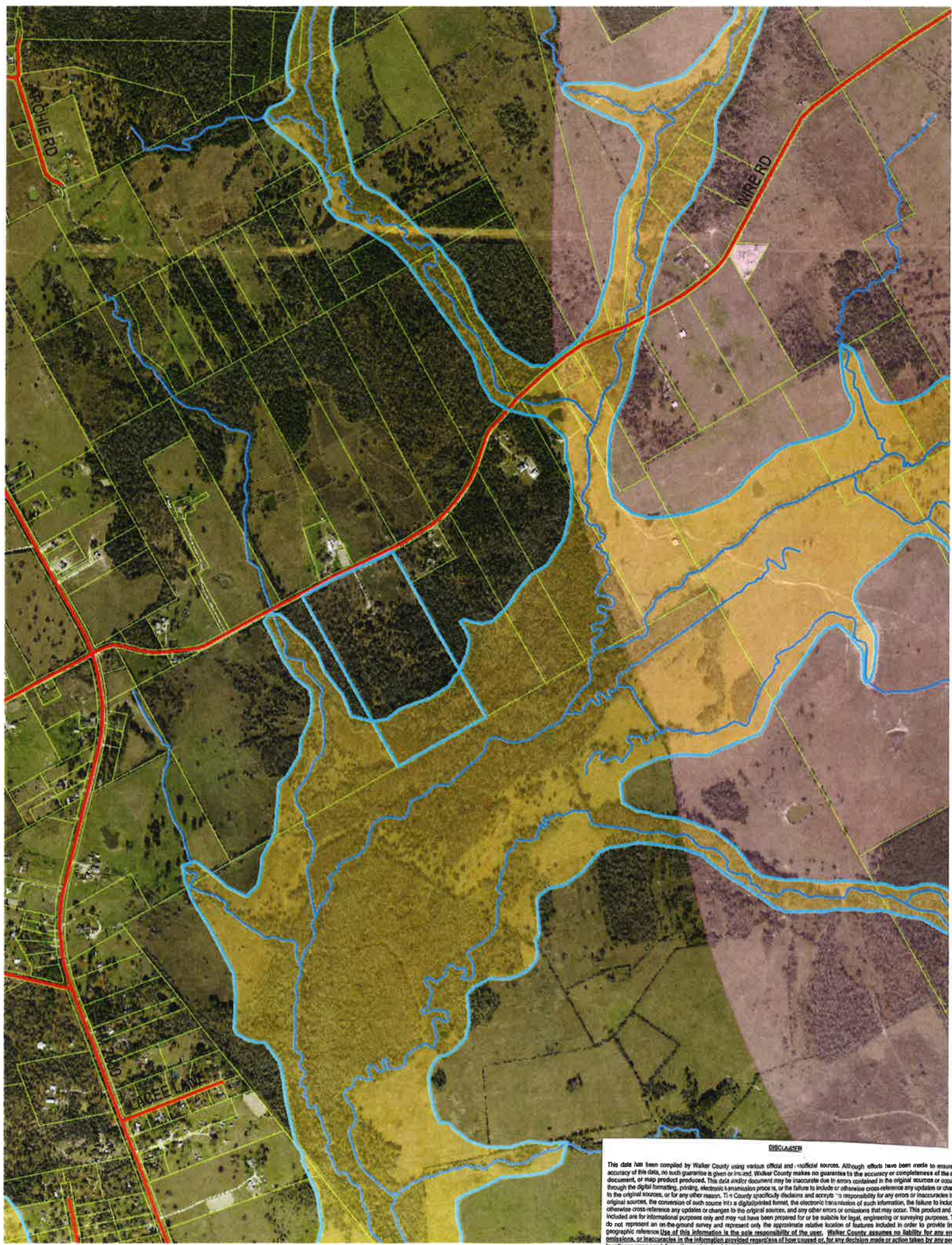
I JAMES A. Lynaugh would like to make a formal request to Retain the current known address of 707 Wize Rd, Huntsville TX 77320.

THIS address has been in use by the property and prior owners since 1998. All current postal & delivery services (UPS, FedEx) recognize this as the correct address. It is also recognized on popular mapping resources such as Google Maps. Lastly I would prefer to avoid the cost of replacing the entire front entry due to the current address being cut into the steel plating. The replacement of the entryway was estimated at \$12,000.<sup>00</sup> by the company who built and installed it on Dec 29, 2021. Thank you for any consideration and assistance with this matter.

Respectfully  
James A. Lynaugh







**DISCLAIMER**

This data has been compiled by Walker County using various official and unofficial sources. Although efforts have been made to ensure the accuracy of this data, no such guarantee is given or implied. Walker County makes no guarantee to the accuracy or completeness of the data, document, or map product produced. This data and/or document may be inaccurate due to errors contained in the original sources or occurring through the digital formatting, printing, electronic transmission process, or the failure to include or otherwise cross-reference any updates or changes to the original sources, or for any other reason. Walker County specifically disclaims and accepts no responsibility for any errors or inaccuracies in the original sources, the conversion of such source into a digital/printable format, the electronic transmission of such information, the failure to include or otherwise cross-reference any updates or changes to the original sources, and any other errors or omissions that may occur. This product and data included are for informational purposes only and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of features included in order to provide limited geographic reference. Use of this information is the sole responsibility of the user. Walker County assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused or for any decision made or action taken by any person in reliance upon any information or data furnished herein.