



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, SEPTEMBER 26, 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 September 12, 2022.
2. Approve Walker County COVID-19 Disaster Declaration Extension issued September 12, 2022.
3. Approve Disbursement Report for the period of 8/25/22 – 9/20/22.
4. Receive Section 3, Quarterly Report (4th Quarter), Grantworks/CDBG-FLO Hurricane Harvey Grant Contract 220-065-014-C279.
5. Approve Proclamation 2022-127, National 4-H Week, October 2 - 8, 2022.
6. Approve Resolution 2022-132, Texas Indigent Defense Grant Program.
7. Approve Order 2021-133, Treasurer Report for July 2022.
8. Approve Renewal of BID C2360-19-005 Road Materials, Price Increase, Vulcan Construction.
9. Approve Facility Request 2022-128 allowing Juanita Hall the use of the COME Center Parking Lot October 28, 2022, 3:00 p.m. to 9:00 p.m., for Truck-A-Thon.
10. Approve Facility Request 2022-120 allowing Huntsville High School Football Booster Club to place flags on the Courthouse lawn for home games on October 21, 2022 and November 4, 2022.
11. Receive financial information as of September 21, 2022, for the fiscal year ending September 30, 2022.
12. Receive overview of Road and Bridge General invoices.
13. Approve payment of claims and invoices submitted for payment.
14. Receive Treasurer Investment Report for August 2022.
15. Receive Walker County Appraisal District Monthly Tax Collection Report for August 2022.
16. Receive District Clerk Monthly Report for August 2022.
17. Receive Planning and Development Department Report for August 2022.

STATUTORY AGENDA

Emergency Management

18. Discuss and take action on Walker County Burn Ban. – Butch Davis

Historical Commission

19. Presentation of Texas Historical Commission 2021 Distinguished Service Award. – Judge Pierce
20. Discuss and take action on Walker County Historical Commission 2021 Treasurer Report. – Scott Collier
21. Discuss and take action on Walker County Historical Commission 2021 Annual Report. – Scott Collier

Constable, Precinct 3

22. Discuss and take action on extra vehicle remaining with the office of Constable, Precinct 3, for the use of Pct. 3 Reserves instead of sending to auction. – Constable Hill

Constable, Precinct 4

23. Discuss and take action on Certification Form regarding programs and procedures utilized by the U.S. Department of Homeland Security in relation to the State of Texas Grant Application (No. 4670601) for Bullet-Resistant Shield Program. – Constable Bartee
24. Discuss and take action on Resolution 2022-131, Resolution to Approve the Application for the Bullet-Resistant Shield Program (Grant No. 4670601), FY2023. – Constable Bartee

Walker County Commissioners Court – Regular Session – September 26, 2022 – Agenda (cont'd)

Senior Center of Walker County

- 25. Discuss and take action on clarification of Special Contingency Funds awarded to the Senior Center. – Stacey Loll
- 26. Discuss and take action on request from Senior Center of Walker County on the American Rescue Plan funding request for remodels/upgrades originally presented in January 2022. – Stacey Loll

Treasurer

- 27. Discuss and take action to approve changes to Walker County Personnel Policy Section 10.01 on Personnel Management Procedures. – Amy Klawinsky
- 28. Discuss and take action to approve Walker County 2023 Workers Compensation Renewal Questionnaire. – Amy Klawinsky
- 29. Discuss and take action to approve revised pay scale. – Amy Klawinsky

Purchasing

- 30. Discuss and take action to approve Canon Copier Maintenance Contract for FY 2022-2023. – Charlsa Dearwester
- 31. Discuss and take action to approve VFIS Insurance renewal, Walker County EMS. – Charlsa Dearwester

Auditor

- 32. Discuss and take action on Order 2022-130 amending the budget for the fiscal year ending September 30, 2022. – Patricia Allen

Commissioners Court

- 33. Discuss and take action on conditional approval of Change Order No. 2, to the Knife River Contract Award for Walker County Hurricane Harvey CDBG Roads, pending GLO approval – Precinct 1 (GLO State Contract No. 20-065-104-C279). – Commissioner Kuykendall
- 34. Discuss and take action on conditional approval of Change Order No. 2, to the Knife River Contract Award for Walker County Hurricane Harvey CDBG Roads, pending GLO approval – Precinct 2 (GLO State Contract No. 20-065-104-C279). – Commissioner White
- 35. Discuss and take action on conditional approval of Change Order No. 1, to Slott Construction, Inc., for Walker County Hurricane Harvey CDBG Roads, pending GLO approval. – Precinct 3 (GLO State Contract No. 20-065-104-C279). – Commissioner Daugette
- 36. Discuss and take action on revised funding agreement with Huntsville Memorial Hospital. – Commissioner Daugette
- 37. Discuss and take action on recommended changes to the American Rescue Plan Act Program Beneficiary Agreement between Walker County and Tri-County Behavioral Healthcare. – Commissioner Daugette
- 38. Discuss and take action on reclassifying positions within Road and Bridge Precinct 3: one-Operator 3 position to an Operator 5, and two-operator 4 positions to Operator 5. – Commissioner Daugette
- 39. Discuss and take action on allocating \$22,587 from 220.63210.82230 to Salaries and Benefits. – Commissioner Daugette
- 40. Discuss and take action on Road Project Agreement between Walker County and the USDA, Forest Service, Sam Houston National Forest for the Stubblefield Lake Road, Asphalt Resurfacing Project, No. 22-RO-11081300-110. – Commissioner Henry
- 41. Discuss and take action on Interlocal Agreement between Huntsville and Walker County to provide American Rescue Plan funding to the Walker County Public Safety Central Communications department. – Judge Pierce
- 42. Discuss and take action to approve Road and Bridge Precincts 3 and 4 to use budgeted operating funds at their options to pay invoices related to the GLO Harvey Grant prior to submittal to GLO for review. – Judge Pierce
- 43. Discuss and take action to approve payments to Slott Construction Company, Inc. upon completion of documentation and audit for Road and Bridge Precincts 3 and 4. – Judge Pierce
- 44. Discuss and take action on Southeast Texas Housing Finance Corporation (SETH) Affordable Housing Grant application. – Judge Pierce
- 45. Discuss and take action on the re-appointment of Dr. Darrel Wells as Walker County Local Health Authority. – Judge Pierce
- 46. Discuss and take action on the re-appointment of Dr. Robert Williams as alternate Walker County Local Health Authority. – Judge Pierce

Planning and Development

- 47. Discuss and take action on Atlas Land Partners, LLC request for variance to Section B4 (B4.6) of the Walker County Subdivision Regulations regarding minimum pavement width for proposed Enchanted Oaks Subdivision Charles Hill Survey, A-268 - IH 45 N / Brimberry Cemetery Road - Pct. 1 – Andy Isbell
- 48. Discuss and take action on Atlas Land Partners, LLC request for variance to Section B2.2 and B2.4 of the Walker County Subdivision Regulations regarding maximum lot depth for proposed Enchanted Oaks Subdivision Charles Hill Survey, A-268 - IH 45 N / Brimberry Cemetery Road - Pct. 1 – Andy Isbell
- 49. Discuss and take action on Atlas Land Partners, LLC request for variance to Section B3.4 of the Walker County Subdivision Regulations regarding minimum points of access for proposed Enchanted Oaks Subdivision Charles Hill Survey, A-268 - IH 45 N / Brimberry Cemetery Road - Pct. 1 – Andy Isbell

Walker County Commissioners Court – Regular Session – September 26, 2022 – Agenda (cont'd)

50. Discuss and take action on Atlas Land Partners, LLC request for variance to Section B4.11 (i) of the Walker County Subdivision Regulations regarding maximum loop street length for proposed Enchanted Oaks Subdivision Charles Hill Survey, A-268 - IH 45 N / Brimberry Cemetery Road - Pct. 1 – Andy Isbell
51. Discuss and take action on Atlas Land Partners, LLC request for variance to Section B4.10 (b) of the Walker County Subdivision Regulations regarding maximum block length for proposed Enchanted Oaks Subdivision Charles Hill Survey, A-268 - IH 45 N / Brimberry Cemetery Road - Pct. 1 – Andy Isbell
52. Discuss and take action on Atlas Land Partners, LLC request for variance to Section B2.7 of the Walker County Subdivision Regulations regarding building setback lines for proposed Enchanted Oaks Subdivision Charles Hill Survey, A-268 - IH 45 N / Brimberry Cemetery Road - Pct. 1 – Andy Isbell
53. Discuss and take action on Atlas Land Partners, LLC request for variance to Section B4.11 (j) of the Walker County Subdivision Regulations regarding maximum dead end streets for proposed Enchanted Oaks Subdivision Charles Hill Survey, A-268 - IH 45 N / Brimberry Cemetery Road - Pct. 1 – Andy Isbell
54. Discuss and take action on Emil James Richter request for variance to Section(s) A2.2 and A3 of the Walker County Subdivision Regulations regarding minimum road frontage requirements for family grants tracts William H. Pate Survey(s), A-434 and A-435, JC Walker Loop - Pct. 1 – Andy Isbell
55. Discuss and take action on waiving of permit fee(s) for Crabbs Prairie VFD – Andy Isbell
56. Discuss and take action on policy directive relating to Walker County Flood Plain Regulations Base Flood Elevation (B.F.E.) requirements based on permit application date. – Andy Isbell

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 23rd day of September, 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

Walker County Commissioners Court – Regular Session – September 26, 2022 – Agenda (cont'd)

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 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 23rd day of September, 2022 and said Notice remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

Dated this 23rd day of September, 2022.

Kari A. French

Kari A. French, County Clerk

FILED FOR POSTING
At 8:30 o'clock a M

SEP 23 2022

KARI FRENCH, COUNTY CLERK
WALKER COUNTY, TEXAS
By K. French Deputy

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 ATLAS LAND PARTNERS, LLC		Application Number:
A2. Property Owner's Street Address [REDACTED]		Date of Submittal: 9-6-22
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.) MILLS S A (A-408), TRACT 1, 1434.39 - ACRES		
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 MILLS S A (A-408), TRACT 1,434.395 -ACRES	B2. Tax ID Number(s) of Parent Tract 19247	B3. Deed Volume/Page 81091
B4. Existing or Proposed Name of Subdivision Proposed Enchanted Oaks Ranch	B5. Is the application for a division of a lot in an Existing Platted Subdivision? (Yes/No) No	
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 Preliminary Land Plan with road widths and access points		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) B4.6, Page 41 of the Subdivision Regulations of Walker County, Texas as follows:

Minimum Pavement Width - Owner would like to reduce the quantity of local rural pavement to allow for pavement widths of a minimum of 22-feet instead of 26-feet for all cul-de-sacs and single point of entry portions towards the rear of the community for this low density subdivision.

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"):

This is a low density subdivision with no future property connections and minimal traffic on cul-de-sacs in the rear of the subdivision.

The maximum number of 10-Acre lots will be less than 135 in this Rural subdivision with most lots used as secondary homes and property so usage throughout will be low. Also, these are privately maintained roads and less pavement will facilitate the Goal of maintaining a rural community environment with less impacts from clearing and drainage improvements. Wider pavement in very low use areas could also be considered a possible nuisance due to excessive speeds.

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:

The Owner and subsequent HOA for the lot owners will have additional pavement and drainage infrastructure to maintain as these roads and facilities are to be privately maintained and the roads in the rear of the subdivision will be rarely used.

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 X No _____ Please list the additional measures below.

The Owner will restrict parking along all roadways which will remove the need for wider pavement sections. The Owner will also add to the restrictions the requirement for 50-foot building setback lines along all lot areas fronting to paved roadways, which will further facilitate a deterrence to parking along roadways rather than inside of lots along future driveways.

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, BENJAMIN VANHOOK, 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

08/12/22

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

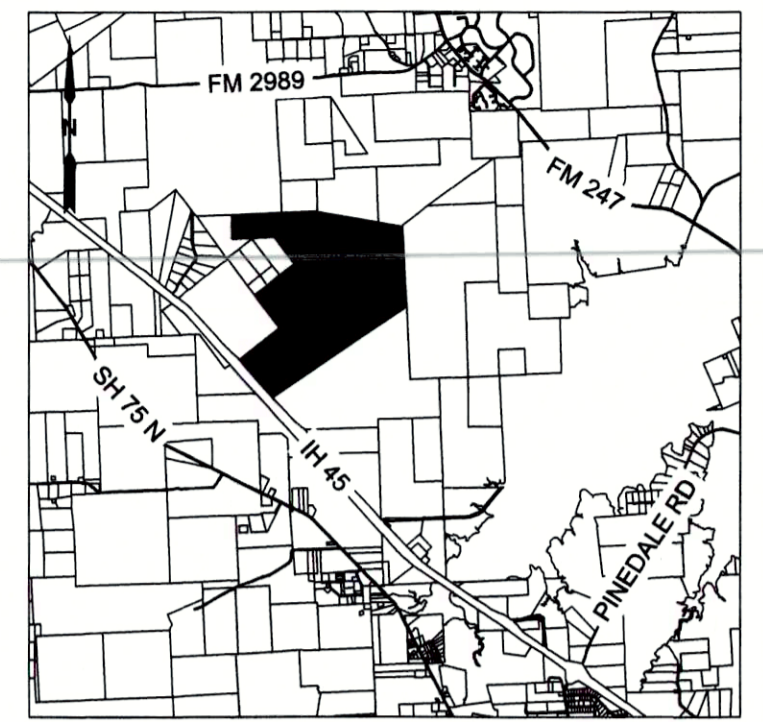
Signature of Owner/Applicant acknowledging conditions after court action.

Date

ENCHANTED OAKS SECTION 1

A PRIVATE SUBDIVISION OF 1434.395 ACRES
SITUATED IN THE CHARLES HILL SURVEY, ABSTRACT NUMBER 268,
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXX

WALKER COUNTY, TEXAS
BEING ALL OF THAT CERTAIN CALLED 1434.395 ACRE TRACT,
CONVEYED TO ATLAS LAND PARTNERS, LLC, BY
GENERAL WARRANTY DEED
RECORDED UNDER INSTRUMENT No. 81091,
OF THE OFFICIAL RECORDS OF WALKER COUNTY, TEXAS

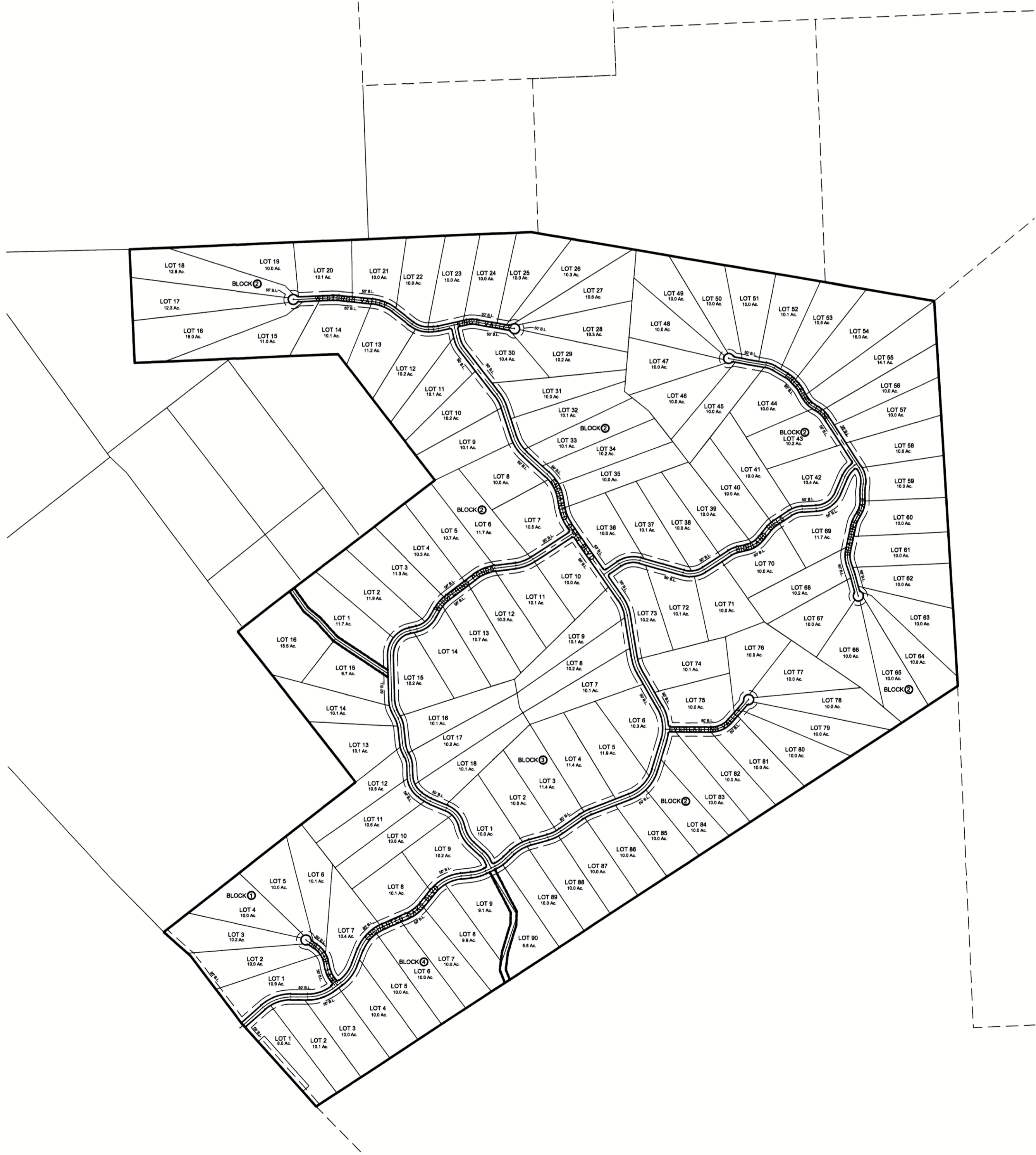


VICINITY MAP
SCALE: 1" = 2000'

OWNER:
ATLAS LAND PARTNERS, LLC
200 N HARBOR PLACE, STE G
DIVIDSON , NC 28036

SURVEYOR:
TEXAS PROFESSIONAL SURVEYING, LLC
TBPELS FIRM REGISTRATION NO. 100834-00
3032 NORTH FRAZIER
CONROE, TEXAS 77303

ENGINEER:
TEXAS PROFESSIONAL ENGINEERING, LLC
TBPELS FIRM REGISTRATION NO. 21819
3032 NORTH FRAZIER
CONROE, TEXAS 77303



ENCHANTED OAKS
SECTION 1

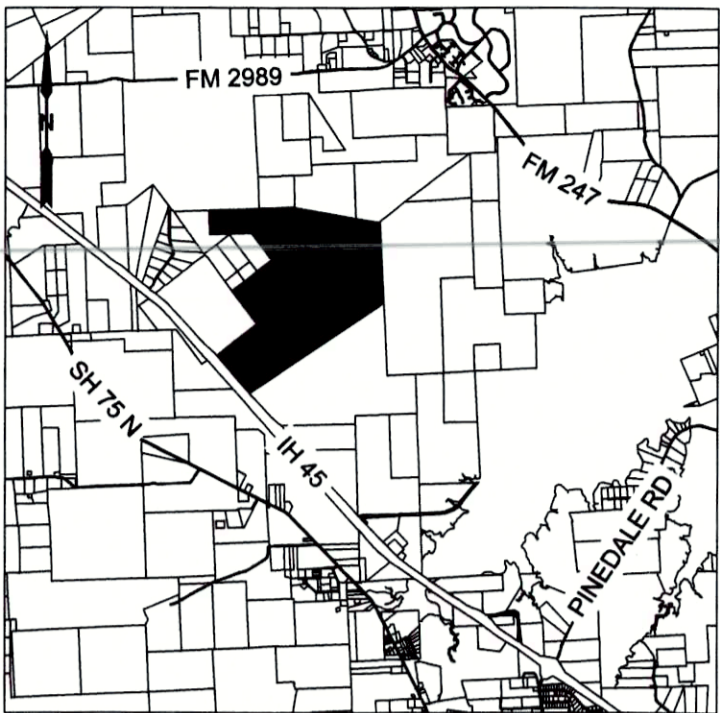
A PRIVATE SUBDIVISION OF 1434.395 ACRES
SITUATED IN THE CHARLES HILL SURVEY, ABSTRACT NUMBER 268,
XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

XXXXXXX

WALKER COUNTY, TEXAS

BEING ALL OF THAT CERTAIN CALLED 1434.395 ACRE TRACT,
CONVEYED TO ATLAS LAND PARTNERS, LLC, BY
GENERAL WARRANTY DEED
RECORDED UNDER INSTRUMENT No. 81091,
OF THE OFFICIAL RECORDS OF WALKER COUNTY, TEXAS



VICINITY MAP
SCALE: 1" = 2000'

OWNER:	SURVEYOR:	ENGINEER:
ATLAS LAND PARTNERS, LLC	TEXAS PROFESSIONAL SURVEYING, LLC	TEXAS PROFESSIONAL ENGINEERING, LLC
200 N HARBOR PLACE, STE G	TBPELS FIRM REGISTRATION NO. 100834-00	TBPELS FIRM REGISTRATION NO. 21819
DIVIDSON , NC 28036	3032 NORTH FRAZIER	3032 NORTH FRAZIER
	CONROE, TEXAS 77303	CONROE, TEXAS 77303

Owner's Dedication

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WALKER §

I, Atlas Land Partners, LLC of the certain tract of land shown hereon and described in a deed recorded in Document No. 81091 of the Official Records of Walker County, Texas, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby forever dedicate to the public the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Walker County may deem appropriate and do hereby state that all public roadways and easements as shown on this plat are free of liens or this dedication is approved by a lienholder. This subdivision is to be known as Enchanted Oaks.

TO CERTIFY WHICH, WITNESS by my hand this day of , 2022.

John Oakes
Member
200 N. Harbor Place, Ste. G
Davidson, NC 28036

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WALKER §

BEFORE ME, the undersigned authority, on this day personally appeared Roger J. Kowis and Bobby Kowis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of 2022.

Notary Public, County of Montgomery, State of Texas.

Notary Signature: _____
Candy Curlee

Roadway Construction

It is the responsibility of the Owner, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property.

The County assumes no responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change. It is further understood that the Owner(s) of the tract of land covered by this plat or a designated property owner's association must install and maintain at their own expense all roads, stormwater management controls, traffic control devices, and signage that may be required until such time, if any, said infrastructure in the subdivision have been accepted for public maintenance.

Owner's Responsibilities

It is the responsibility of the Owner, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property.

The County assumes no responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change. It is further understood that the Owner(s) of the tract of land covered by this plat or a designated property owner's association must install and maintain at their own expense all roads, stormwater management controls, traffic control devices, and signage that may be required until such time, if any, said infrastructure in the subdivision have been accepted for public maintenance.

Commissioners Court Approval

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WALKER §

The Commissioners Court of Walker County, Texas, does hereby certify that this map or plat, with field notes hereon, for a subdivision having been fully presented to the Commissioners Court of Walker County, Texas, and by the said Court duly considered, was on this day approved and that this plat is authorized to be registered and recorded in the proper records of the County Clerk of Walker County, Texas. This certification is based upon the representations of the developer/developer's agent, engineer, sanitarian, and/or surveyor whose seal(s) and/or signatures are affixed hereto. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. Walker County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WALKER §

This is to certify that the Commissioners Court of Walker County, Texas has on the 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

County Clerk's Certification

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WALKER §

I, Kari French, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the day of , 2022 A.D., at o'clock, .M., and duly recorded this the day of , 2022 A.D., at o'clock, .M., in the Official Public Records of said County in Instrument No. .

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Huntsville, Texas, the date last shown above written.

Kari French, Clerk County Court of Walker County, Texas

By: , Deputy

On-site Sewage Facility Review

Based upon a review of the plat and plans as represented by the said engineer or surveyor, I, the below signed design/review professional, being qualified to make said determination under Texas law, find that this plat complies with the requirements of the Walker County On-Site Sewage Facility Regulations, and Title 30 of the Texas Administrative Code, Chapter 285, including but not limited to the suitability of the proposed lots to accommodate on-site sewage facilities within the proposed development considering all of the requirements of Title 30, 285 TAC and any applicable local orders. I also agree that Walker County its agents and assigns bear no responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

Kimberly Barabra-Leal, P.E. No. 144502 Date
Texas Professional Engineering, LLC

Mailboxes

Cluster and individual mailboxes, if allowed, shall be set three feet from the edge of the pavement or behind curbs, when used. All mailboxes within County arterial right-of-way shall meet the current TxDOT standards. Any mailbox that interferes or negatively affects the maintenance or use of the roads or drainage system may be removed by Walker County.

Development Notes

No structure or land within this plat shall hereafter be developed without first obtaining a Development Permit from the Walker County Floodplain Administrator unless the proposed development is exempt or excepted from the Walker County Floodplain Development Regulations.

The minimum lowest finished floor elevation shall be in minimum compliance with the local, State, or Federal regulations whichever elevation is higher.

Engineer's Note for Subdivision Plats
(certified by engineer)

Based on calculations made from available data, if the impervious cover (structures, driveways, sidewalks, etc.) on each lot does not exceed 7500 square feet, then the existing detention on the property will be sufficient. However, if the impervious cover of the property exceeds or surpasses 7500 square feet then further study will be necessary and possible 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.

Kimberly Barabra-Leal, P.E. No. 144502 Date
Texas Professional Engineering, LLC

Drainage Acceptance Note on all Plats
(certified by owner/developer)

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 that are a part of or necessary to the existing or designed roads infrastructure or the existing or designed system of drainage, in addition to all natural flows of water entering onto or crossing the property.

RAYONIER TRS SOUTH TIMBER, LLC.,
MULTIPLE TRACTS
VOL. 786, PG. 463
O.R.W.C.T.

TERRAPOINTE TEXAS HOI
CALLED 500.9 ACRE
PARCEL FOUR, TRAC
VOL. 1006, PG. 600
O.R.W.C.T.

DALE COSTILOW OR
JEANIE COSTILOW,
TRUSTEES
COSTILOW LIVING TRUST
CALLED 137.32 ACRES
VOL. 476, PG. 898
O.R.W.C.T.

REMAINDER OF
JEAN D. NEAL, JR.
CALLED 39.57 ACRES
VOL. 441, PG. 553
D.R.W.C.T.

DALE COSTILOW OR
JEANIE COSTILOW,
TRUSTEES
COSTILOW LIVING TRUST
CALLED 39.57 ACRES
VOL. 627, PG. 110
O.R.W.C.T.

DALE COSTILOW OR
JEANIE COSTILOW,
TRUSTEES
COSTILOW LIVING TRUST
CALLED 137.32 ACRES
VOL. 476, PG. 898
O.R.W.C.T.

MARK L. HARDY AND
DEBRA J. HARDY
CALLED 14.54 ACRES
VOL. 463, PG. 125
O.R.W.C.T.

PORTION OF
JEAN D. NEAL, JR.
CALLED 39.57 ACRES
VOL. 441, PG. 553
D.R.W.C.T.

MONTWALK PROPERTIES, LTD.,
CALLED 429.16 ACRES
VOL. 1215, PG. 699
O.R.W.C.T.

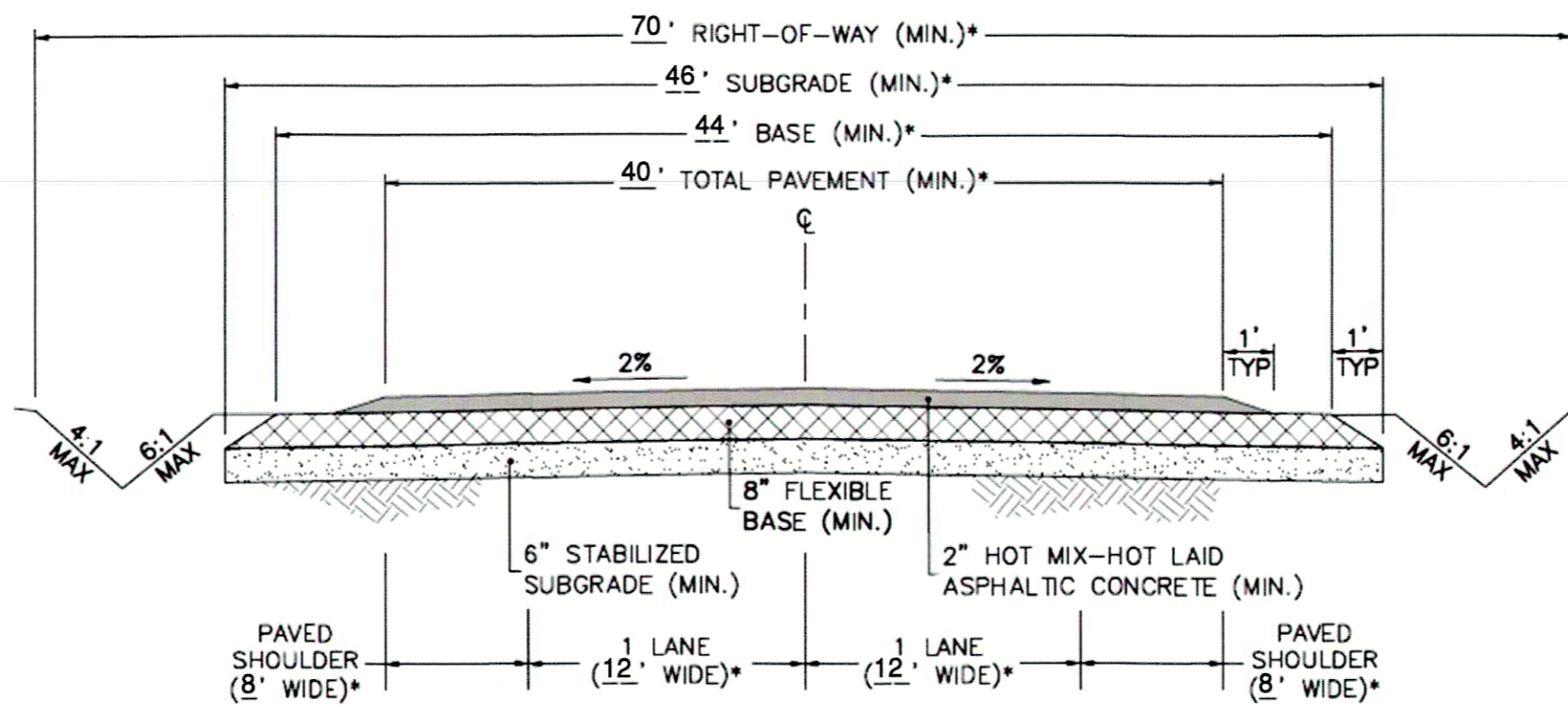
SULLIVAN PARTNERS, LTD.,
FOURTH TRACT
CALLED 948.30 ACRES
VOL. 304, PG. 849
O.R.W.C.T.

TERRAPOINTE TEXAS HOLDINGS
CALLED 500.9 ACRES
PARCEL FOUR, TRACT A
VOL. 1006, PG. 600
O.R.W.C.T.

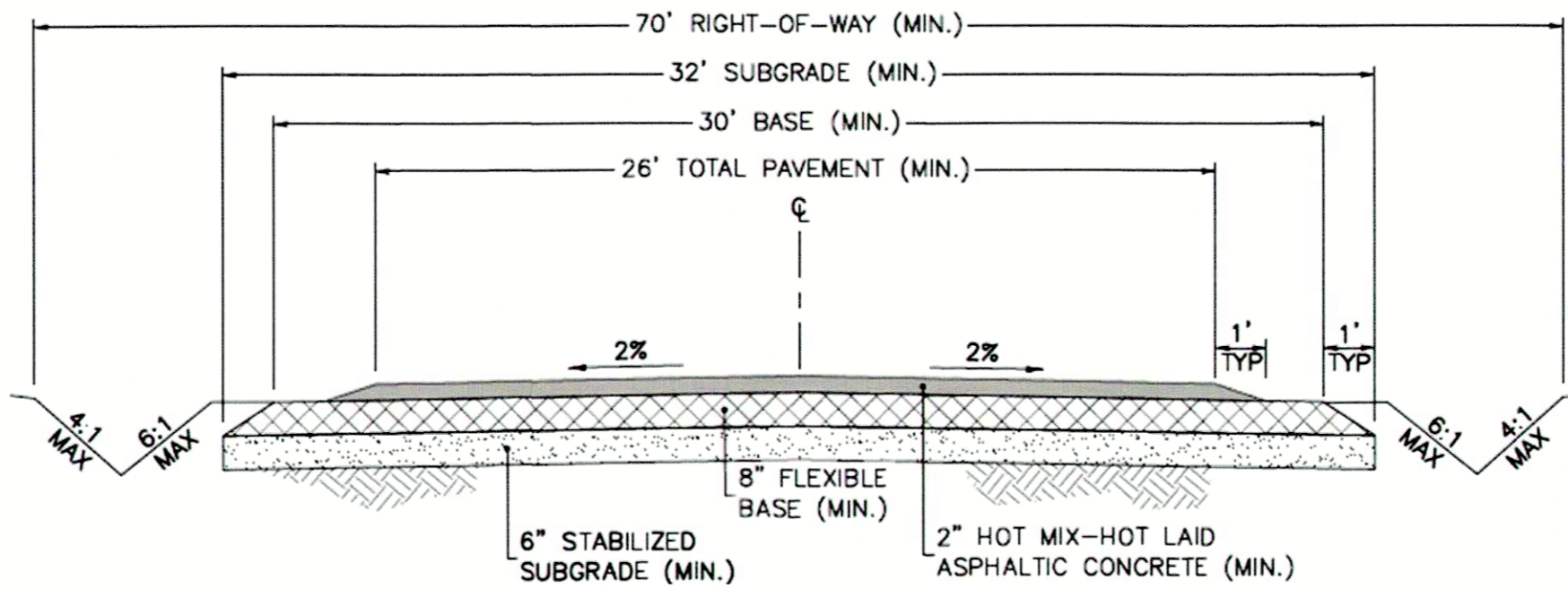
RAYONIER TRS SOUTH TIMBER, LLC.,
MULTIPLE TRACTS
VOL. 786, PG. 463
O.R.W.C.T.

RAYONIER TRS SOUTH TIMBER, LLC.,
MULTIPLE TRACTS
VOL. 786, PG. 463
O.R.W.C.T.

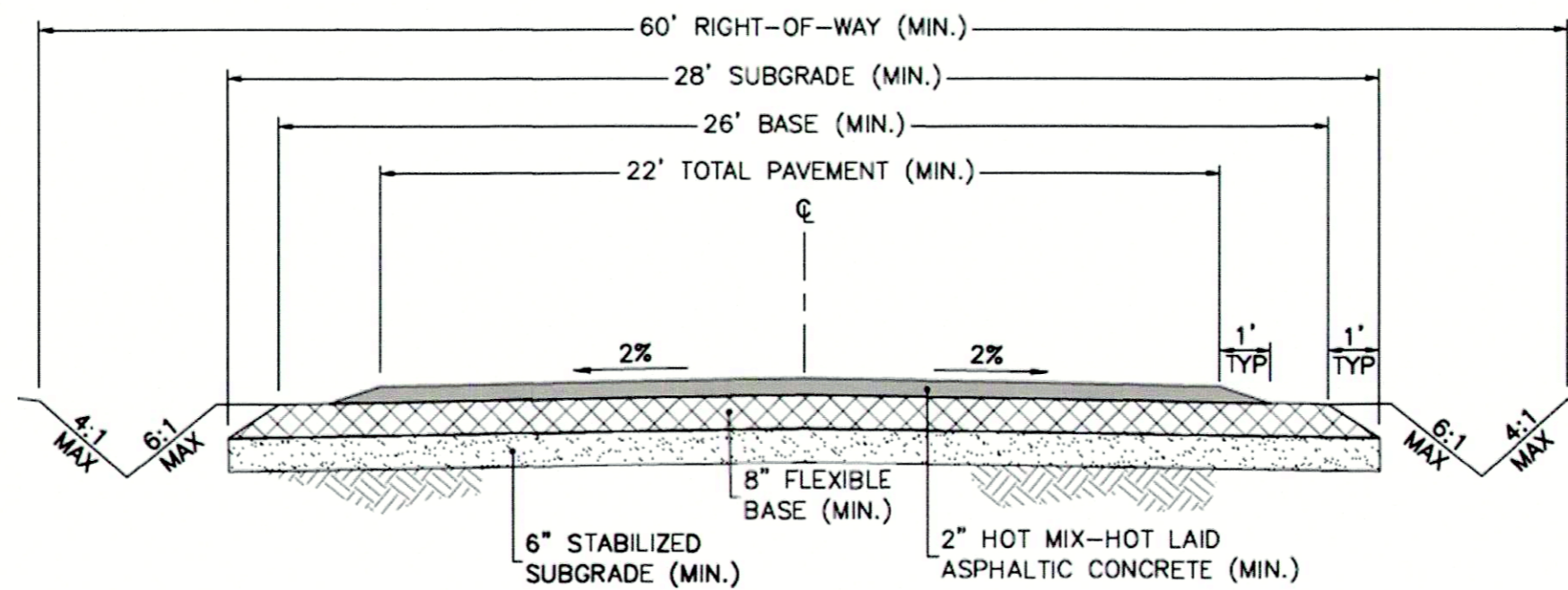
SULLIVAN PARTNERS, LTD.,
FOURTH TRACT
CALLED 948.30 ACRES
VOL. 304, PG. 849
O.R.W.C.T.



STREET SECTION "A"



STREET SECTION "B"



STREET SECTION "C"

Street Name	From	To	Block Length* (LF)	Pavement Width (FT)	ROW Width (FT)	Street Section	Total Length (LF)
Enchanted Oaks Blvd	I-45 Frontage	Hilltop Lane	1,266.1	40	70	"A"	12,087.2
	Hilltop Lane	Whispering Ponds	2,427.1	40	70	"A"	
	Whispering Ponds	Everlasting Valley	2,835.0	26	70	"B"	
	Everlasting Valley	Highland Hills	2,021.4	26	70	"B"	
	Highland Hills	Whispering Ponds	615.0	26	70	"B"	
	Whispering Ponds	King's Valley	2,922.6	22	60	"C"	
Hilltop Lane	Enchanted Oaks Blvd	Cul-de-sac	683.9	22	60	"C"	683.9
Whispering Ponds	Enchanted Oaks Blvd	Enchanted Oaks Blvd	5,774.4	26	70	"B"	5,774.4
Everlasting Valley	Enchanted Oaks Blvd	Cul-de-sac	1,135.9	22	60	"C"	1,135.9
Highland Hills	Enchanted Oaks Blvd	Dragon's Peak	3,606.8	22	60	"C"	3,606.8
Dragon's Peak	Enchanted Oaks Blvd	Cul-de-sac	1,647.8	22	60	"C"	1,647.8
Creekside Lane	Highland Hills	Cul-de-sac	2,089.7	22	60	"C"	2,089.7
King's Valley	Enchanted Oaks Blvd	Cul-de-sac	733.6	22	60	"C"	733.6
Westeros Valley	Enchanted Oaks Blvd	Cul-de-sac	2,020.9	22	60	"C"	2,020.9

* Block Length measured centerline-centerline

**ENCHANTED OAKS
STREET SECTIONS
SEPTEMBER 2022**



TEXAS PROFESSIONAL
ENGINEERING
Firm No. 2889

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 ATLAS LAND PARTNERS, LLC		Application Number:
A2. Property Owner's Street Address [REDACTED]		Date of Submittal: 9-6-22
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.) MILLS S A (A-408), TRACT 1, 1434.39 - ACRES		
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 MILLS S A (A-408), TRACT 1, 1434.395 -ACRES	B2. Tax ID Number(s) of Parent Tract 19247	B3. Deed Volume/Page 81091
B4. Existing or Proposed Name of Subdivision Proposed Enchanted Oaks Ranch	B5. Is the application for a division of a lot in an Existing Platted Subdivision? (Yes/No) No	
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 Preliminary Land Plan with lot widths and depths		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) B2.2 / B2.4, Page 37 of the Subdivision Regulations of Walker County, Texas as follows:

Maximum Lot Depth - Owner will need to have deeper lots than 3x Lot frontage width due to sizes of lots being greater than 10-Acres and low density nature of subdivision. Up to a maximum of 6x Lot frontage width will still allow for a minimum of 250-foot lot frontage and a lesser need for flag lots and extensive road network. The same consideration is necessary for cul-de-sac lots given the adequacy of a 200-foot average width for low density home construction.

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"):

With the County's lot width requirements (for these private roads) and the nature of the site boundary extents, more flexibility is needed for lot layout with efficiency for less road for maintenance needs to the HOA for these privately maintained and minimal use roads. This will also reduce the need for flag lots and allow smaller maximum loop road length as there is only one primary entry for this tract. A reduced road footprint will reduce general impacts to this property, reduce impervious cover and associated stormwater runoff from development, and allow more acreage to remain in a natural state, as is the desired nature of this community. Lot widths will still accommodate home construction with adequate side setback for privacy and low density community living.

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:

The addition of thousands of linear feet of roadway to attain the 3X proportions will increase cost for construction dramatically as a result of additional paving, additional large culvert crossings, and additional detention to mitigate increased stormwater flows. Cost of ongoing maintenance will also be a greater burden on lot owners (HOA) as road, drainage, and detention improvements are privately maintained.

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 X No _____ Please list the additional measures below.

The Owner will include a larger front setback of 50-feet for home construction on the lots in the neighborhood restrictions in order to move the lot and home improvements further from the roads to aid in the low density aspect of this community.

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, BENJAMIN VANHOOK, 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

08/12/22

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

RAYONIER TRS SOUTH TIMBER, LLC.,
MULTIPLE TRACTS
VOL. 786, PG. 463
O.R.W.C.T.

TERRAPOINTE TEXAS HOI
CALLED 500.9 ACRE
PARCEL FOUR, TRAC
VOL. 1006, PG. 600
O.R.W.C.T.

DALE COSTILOW OR
JEANIE COSTILOW,
TRUSTEES
COSTILOW LIVING TRUST
CALLED 137.32 ACRES
VOL. 476, PG. 898
O.R.W.C.T.

REMAINDER OF
JEAN D. NEAL, JR.
CALLED 39.57 ACRES
VOL. 441, PG. 553
D.R.W.C.T.

DALE COSTILOW OR
JEANIE COSTILOW,
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CALLED 137.32 ACRES
VOL. 476, PG. 898
O.R.W.C.T.

MARK L. HARDY AND
DEBRA J. HARDY
CALLED 14.54 ACRES
VOL. 463, PG. 125
O.R.W.C.T.

PORTION OF
JEAN D. NEAL, JR.
CALLED 39.57 ACRES
VOL. 441, PG. 553
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FOURTH TRACT
CALLED 948.30 ACRES
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O.R.W.C.T.

ENCHANTED OAKS
Lot Frontage Exhibit
9/20/2022
red text denotes frontage

TERRAPOINTE TEXAS HOLDINGS
CALLED 500.9 ACRES
PARCEL FOUR, TRACT A
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ENCHANTED OAKS
Lot Frontage Exhibit
9/20/2022
red text denotes frontage

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"

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A1. Property Owner's Name ATLAS LAND PARTNERS, LLC		Application Number:
A2. Property Owner's Street Address <div style="background-color: black; height: 1.2em; width: 100%;"></div>		Date of Submittal: <div style="text-align: center; font-size: 1.2em;">9-6-22</div>
City <div style="background-color: black; height: 1.2em; width: 100%;"></div>	State <div style="background-color: black; height: 1.2em; width: 100%;"></div>	ZIP Code <div style="background-color: black; height: 1.2em; width: 100%;"></div>
A3. Property Owner's Email Address <div style="background-color: black; height: 1.2em; width: 100%;"></div>	A4. Property Owner's Telephone Number <div style="background-color: black; height: 1.2em; width: 100%;"></div>	
A5. Property Description of Parent Tract (Lot and Block Numbers, Legal Description, etc.) MILLS S A (A-408), TRACT 1, 1434.39 - ACRES		
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 MILLS S A (A-408), TRACT 1,434.395 -ACRES	B2. Tax ID Number(s) of Parent Tract 19247	B3. Deed Volume/Page 81091
B4. Existing or Proposed Name of Subdivision Proposed Enchanted Oaks Ranch	B5. Is the application for a division of a lot in an Existing Platted Subdivision? (Yes/No) No	
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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 Preliminary Land Plan with road widths and access points		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) B3.4, Page 39 of the Subdivision Regulations of Walker County, Texas as follows:

Minimum Points of Access - Owner will need to have only one primary point of access to the subdivision with an existing accessible drive (Brimberry-Manning Cemetery Road) being utilized to enter the main body of the subdivision at the first major intersection as a secondary access. That secondary access will serve as an emergency access for official vehicles and 3 existing Brimberry Road residents only and would be gated. The main entry would be 40-feet wide at the TXDOT access road and reducing to 28-feet in width before the first main intersection of loop road access throughout the community in multiple directions.

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"):

Due to existing boundary constraints, there is only adequate property width for one full access point along the limited frontage on the IH-45 Access Road. There is minimum traffic on this frontage road so it will not conflict with proposed turning movements and the TxDOT driveway permit coordinator did not have any concerns for its location in the field. Access will have to be provided anyway from the south from existing Brimberry-Manning Cemetery Road into this subdivision as it is an existing access way to three (3) other northern owners with rights to continue using the secondary access at their discretion.

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:

Requiring a second fully developed access (which would effectively be a third access point) could cause the Owner to have to acquire additional property adjacent to this tract and fronting on the same lightly traveled frontage road or to construct a bridge access across a large creek with an additional entry road in this property which would not meet TxDOT minimum spacing requirements for access points.

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 X No _____ Please list the additional measures below.

The Owner is limiting the number of lots in this subdivision to less than the maximum 149-allowable-lots with a single entry point. And the Owner is limiting the lot sizes to a minimum of 10-Acres for a low density community in order to reduce the usage of the main entry road to the subdivision by lowering the owner counts for traffic. Also, restrictions will include a requirement for larger building setback lines of 50-feet and a requirement against on-street parking to keep traffic lanes open.

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:

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I, BENJAMIN VANHOOK, 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

08/12/22

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

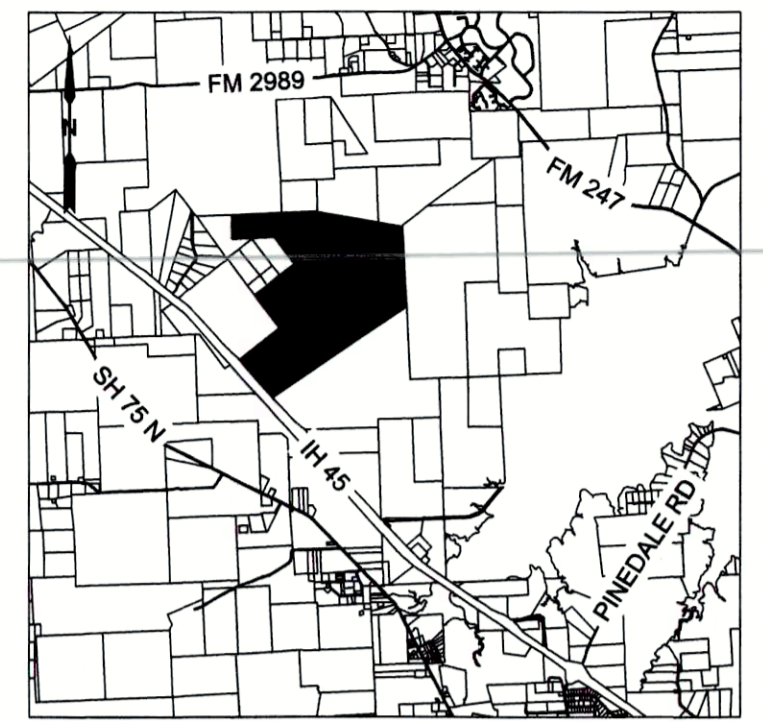
Signature of Owner/Applicant acknowledging conditions after court action.

Date

ENCHANTED OAKS SECTION 1

A PRIVATE SUBDIVISION OF 1434.395 ACRES
SITUATED IN THE CHARLES HILL SURVEY, ABSTRACT NUMBER 268,
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXX

WALKER COUNTY, TEXAS
BEING ALL OF THAT CERTAIN CALLED 1434.395 ACRE TRACT,
CONVEYED TO ATLAS LAND PARTNERS, LLC, BY
GENERAL WARRANTY DEED
RECORDED UNDER INSTRUMENT No. 81091,
OF THE OFFICIAL RECORDS OF WALKER COUNTY, TEXAS

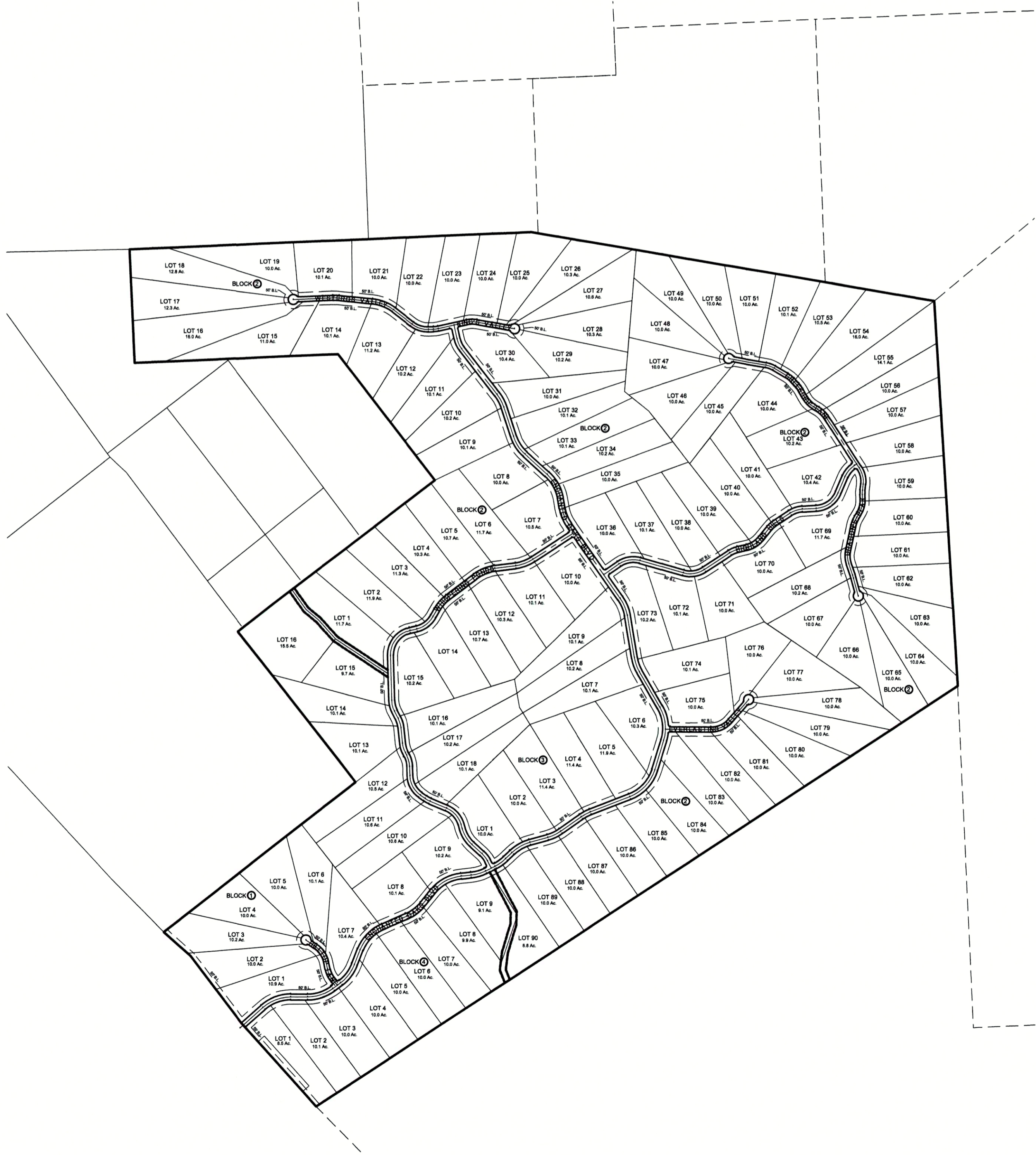


VICINITY MAP
SCALE: 1" = 2000'

OWNER:
ATLAS LAND PARTNERS, LLC
200 N HARBOR PLACE, STE G
DIVIDSON, NC 28036

SURVEYOR:
TEXAS PROFESSIONAL SURVEYING, LLC
TBPELS FIRM REGISTRATION NO. 100834-00
3032 NORTH FRAZIER
CONROE, TEXAS 77303

ENGINEER:
TEXAS PROFESSIONAL ENGINEERING, LLC
TBPELS FIRM REGISTRATION NO. 21819
3032 NORTH FRAZIER
CONROE, TEXAS 77303



ENCHANTED OAKS
SECTION 1

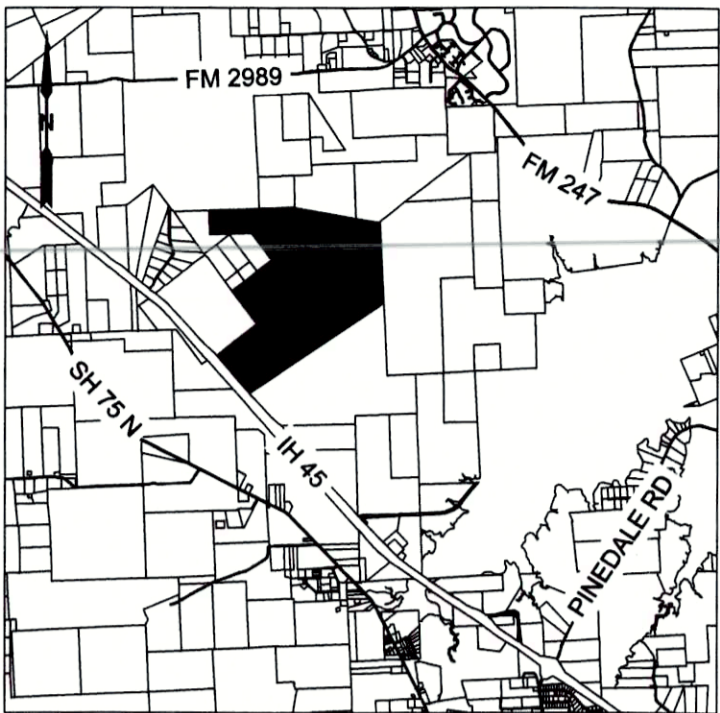
A PRIVATE SUBDIVISION OF 1434.395 ACRES
SITUATED IN THE CHARLES HILL SURVEY, ABSTRACT NUMBER 268,
XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

XXXXXXX

WALKER COUNTY, TEXAS

BEING ALL OF THAT CERTAIN CALLED 1434.395 ACRE TRACT,
CONVEYED TO ATLAS LAND PARTNERS, LLC, BY
GENERAL WARRANTY DEED
RECORDED UNDER INSTRUMENT No. 81091,
OF THE OFFICIAL RECORDS OF WALKER COUNTY, TEXAS



VICINITY MAP
SCALE: 1" = 2000'

OWNER:	SURVEYOR:	ENGINEER:
ATLAS LAND PARTNERS, LLC	TEXAS PROFESSIONAL SURVEYING, LLC	TEXAS PROFESSIONAL ENGINEERING, LLC
200 N HARBOR PLACE, STE G	TBPELS FIRM REGISTRATION NO. 100834-00	TBPELS FIRM REGISTRATION NO. 21819
DIVIDSON , NC 28036	3032 NORTH FRAZIER	3032 NORTH FRAZIER
	CONROE, TEXAS 77303	CONROE, TEXAS 77303

Owner's Dedication

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WALKER §

I, Atlas Land Partners, LLC of the certain tract of land shown hereon and described in a deed recorded in Document No. 81091 of the Official Records of Walker County, Texas, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby forever dedicate to the public the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Walker County may deem appropriate and do hereby state that all public roadways and easements as shown on this plat are free of liens or this dedication is approved by a lienholder. This subdivision is to be known as Enchanted Oaks.

TO CERTIFY WHICH, WITNESS by my hand this day of , 2022.

John Oakes
Member
200 N. Harbor Place, Ste. G
Davidson, NC 28036

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WALKER §

BEFORE ME, the undersigned authority, on this day personally appeared Roger J. Kowis and Bobby Kowis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of 2022.

Notary Public, County of Montgomery, State of Texas.

Notary Signature: _____
Candy Curlee

Roadway Construction

It is the responsibility of the Owner, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property.

The County assumes no responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change. It is further understood that the Owner(s) of the tract of land covered by this plat or a designated property owner's association must install and maintain at their own expense all roads, stormwater management controls, traffic control devices, and signage that may be required until such time, if any, said infrastructure in the subdivision have been accepted for public maintenance.

Owner's Responsibilities

It is the responsibility of the Owner, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property.

The County assumes no responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change. It is further understood that the Owner(s) of the tract of land covered by this plat or a designated property owner's association must install and maintain at their own expense all roads, stormwater management controls, traffic control devices, and signage that may be required until such time, if any, said infrastructure in the subdivision have been accepted for public maintenance.

Commissioners Court Approval

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WALKER §

The Commissioners Court of Walker County, Texas, does hereby certify that this map or plat, with field notes hereon, for a subdivision having been fully presented to the Commissioners Court of Walker County, Texas, and by the said Court duly considered, was on this day approved and that this plat is authorized to be registered and recorded in the proper records of the County Clerk of Walker County, Texas. This certification is based upon the representations of the developer/developer's agent, engineer, sanitarian, and/or surveyor whose seal(s) and/or signatures are affixed hereto. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. Walker County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WALKER §

This is to certify that the Commissioners Court of Walker County, Texas has on the day of , 2022, approved this plat.

Robert D. Pierce
County Judge

Danny Kuykendall
Commissioner Precinct 1

Ronnie White
Commissioner Precinct 2

Bill Daugeette
Commissioner Precinct 3

Jimmy D. Henry
Commissioner Precinct 4

County Clerk's Certification

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WALKER §

I, Kari French, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the day of , 2022 A.D., at o'clock, .M., and duly recorded this the day of , 2022 A.D., at o'clock, .M., in the Official Public Records of said County in Instrument No. .

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Huntsville, Texas, the date last shown above written.

Kari French, Clerk County Court of Walker County, Texas

By: , Deputy

On-site Sewage Facility Review

Based upon a review of the plat and plans as represented by the said engineer or surveyor, I, the below signed design/review professional, being qualified to make said determination under Texas law, find that this plat complies with the requirements of the Walker County On-Site Sewage Facility Regulations, and Title 30 of the Texas Administrative Code, Chapter 285, including but not limited to the suitability of the proposed lots to accommodate on-site sewage facilities within the proposed development considering all of the requirements of Title 30, 285 TAC and any applicable local orders. I also agree that Walker County its agents and assigns bear no responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

Kimberly Barabra-Leal, P.E. No. 144502 Date
Texas Professional Engineering, LLC

Mailboxes

Cluster and individual mailboxes, if allowed, shall be set three feet from the edge of the pavement or behind curbs, when used. All mailboxes within County arterial right-of-way shall meet the current TxDOT standards. Any mailbox that interferes or negatively affects the maintenance or use of the roads or drainage system may be removed by Walker County.

Development Notes

No structure or land within this plat shall hereafter be developed without first obtaining a Development Permit from the Walker County Floodplain Administrator unless the proposed development is exempt or excepted from the Walker County Floodplain Development Regulations.

The minimum lowest finished floor elevation shall be in minimum compliance with the local, State, or Federal regulations whichever elevation is higher.

Engineer's Note for Subdivision Plats
(certified by engineer)

Based on calculations made from available data, if the impervious cover (structures, driveways, sidewalks, etc.) on each lot does not exceed 7500 square feet, then the existing detention on the property will be sufficient. However, if the impervious cover of the property exceeds or surpasses 7500 square feet then further study will be necessary and possible 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.

Kimberly Barabra-Leal, P.E. No. 144502 Date
Texas Professional Engineering, LLC

Drainage Acceptance Note on all Plats
(certified by owner/developer)

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 that are a part of or necessary to the existing or designed roads infrastructure or the existing or designed system of drainage, in addition to all natural flows of water entering onto or crossing the property.

RAYONIER TRS SOUTH TIMBER, LLC.,
MULTIPLE TRACTS
VOL. 786, PG. 463
O.R.W.C.T.

TERRAPOINTE TEXAS HOI
CALLED 500.9 ACRE
PARCEL FOUR, TRAC
VOL. 1006, PG. 600
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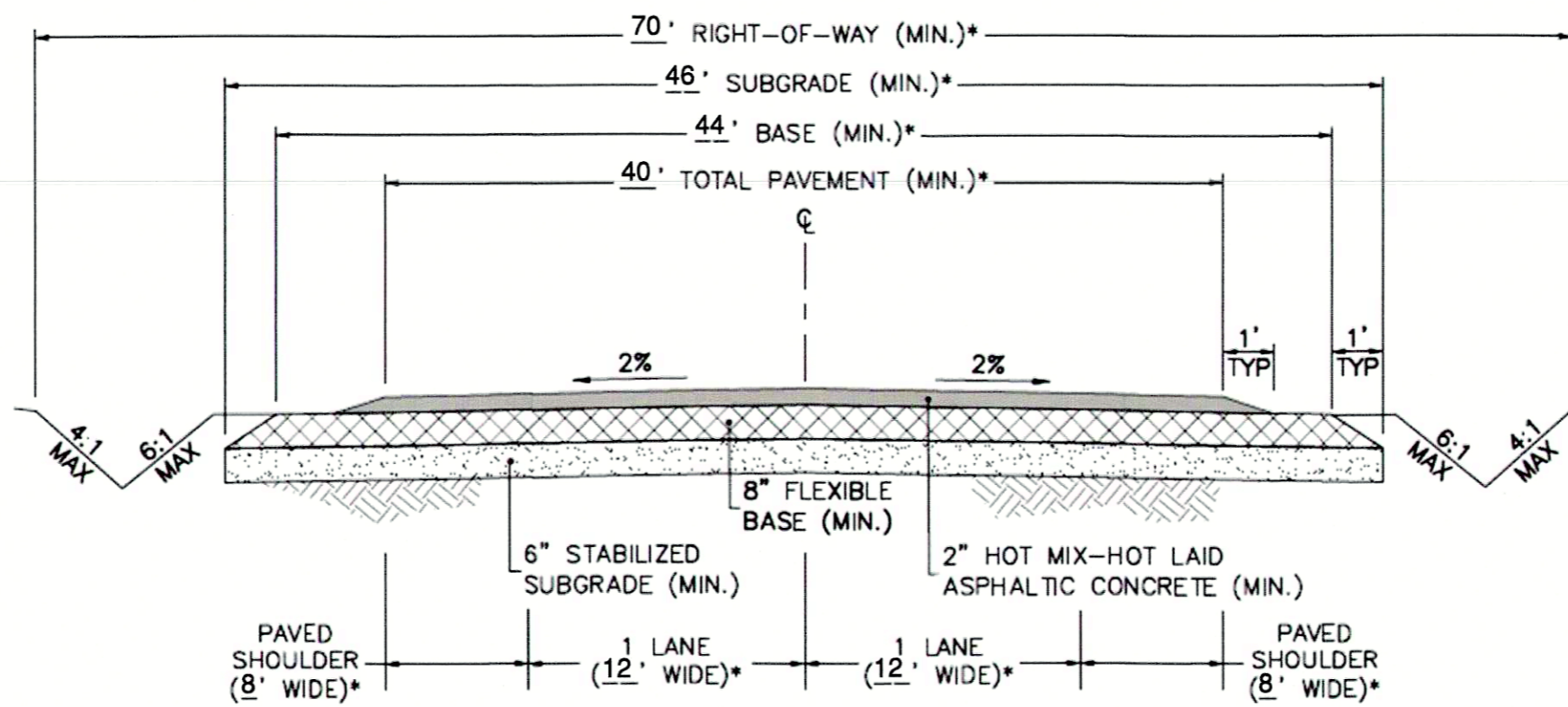
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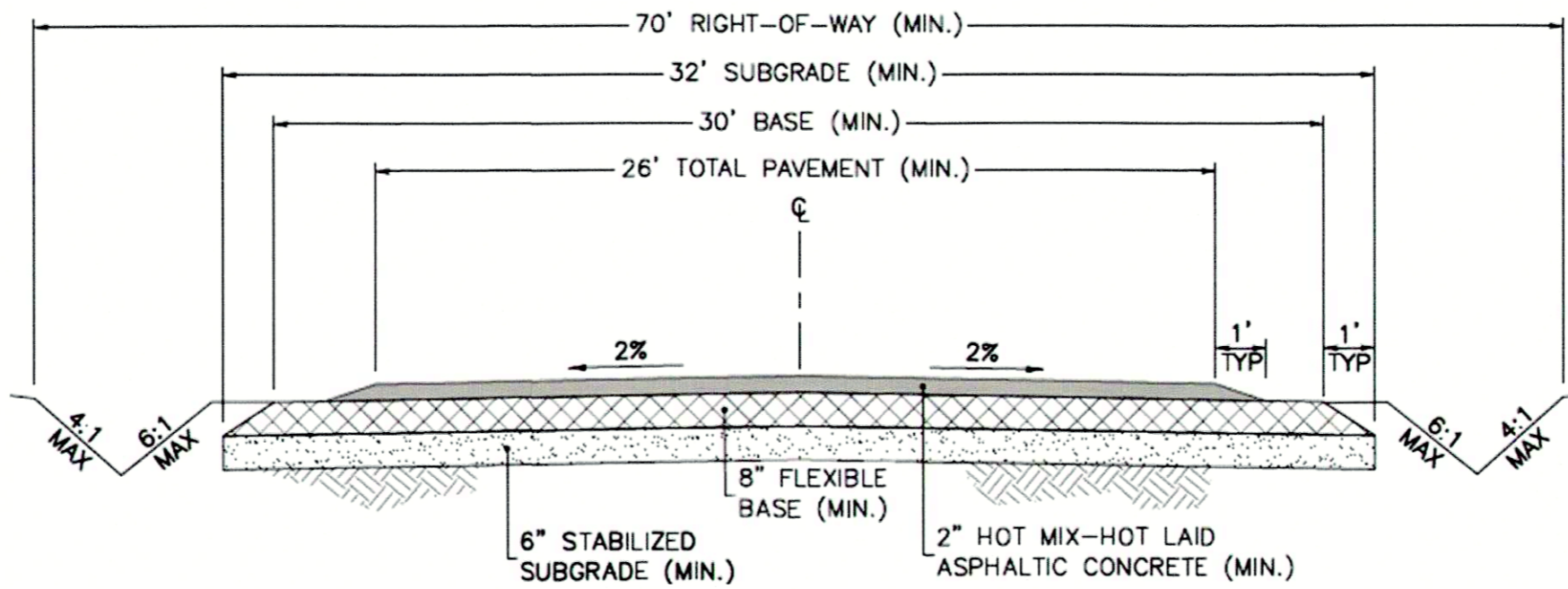
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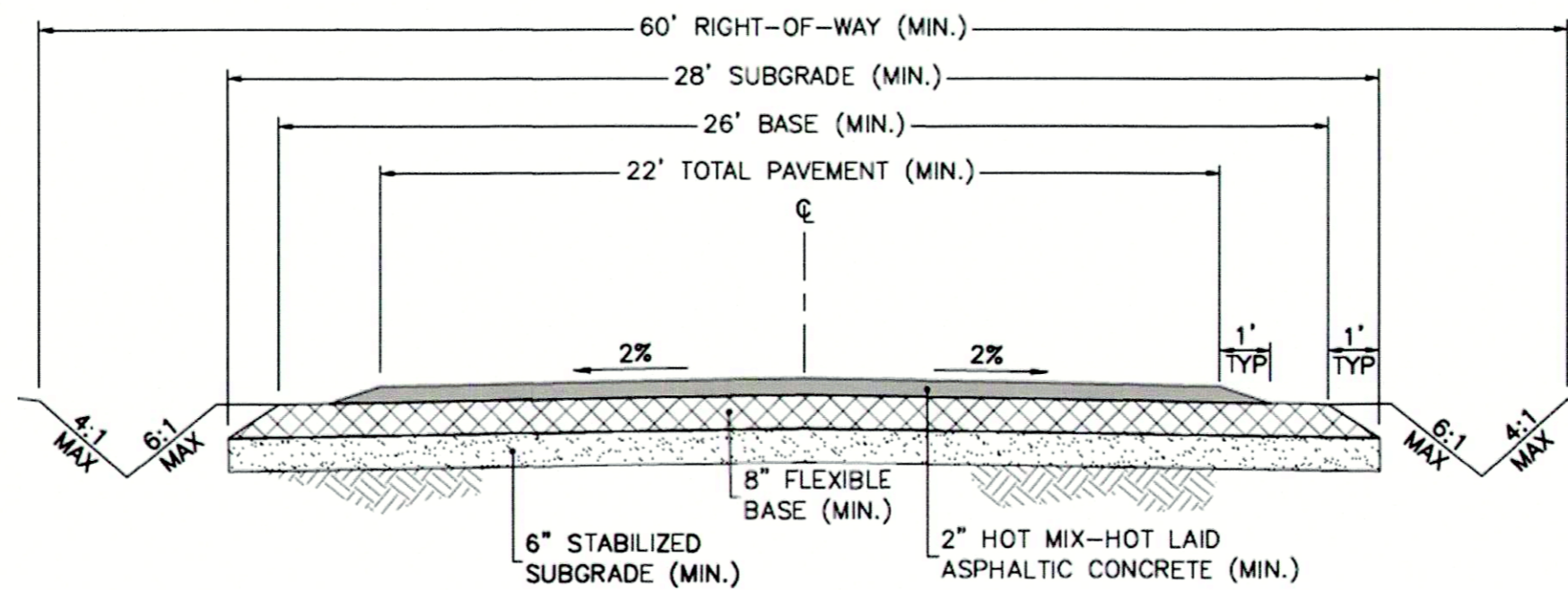
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STREET SECTION "A"



STREET SECTION "B"



STREET SECTION "C"

Street Name	From	To	Block Length* (LF)	Pavement Width (FT)	ROW Width (FT)	Street Section	Total Length (LF)
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	Hilltop Lane	Whispering Ponds	2,427.1	40	70	"A"	
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* Block Length measured centerline-centerline

**ENCHANTED OAKS
STREET SECTIONS
SEPTEMBER 2022**



TEXAS PROFESSIONAL
ENGINEERING
Firm No. 289

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 ATLAS LAND PARTNERS, LLC		Application Number:
A2. Property Owner's Street Address [REDACTED]		Date of Submittal: 9-6-22
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.) MILLS S A (A-408), TRACT 1, 1434.39 - ACRES		
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 MILLS S A (A-408), TRACT 1,434.395 -ACRES	B2. Tax ID Number(s) of Parent Tract 19247	B3. Deed Volume/Page 81091
B4. Existing or Proposed Name of Subdivision Proposed Enchanted Oaks Ranch	B5. Is the application for a division of a lot in an Existing Platted Subdivision? (Yes/No) No	
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 Preliminary Land Plan with road layouts	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) B4.11 (i), PAGE 42 of the Subdivision Regulations of Walker County, Texas as follows:

Maximum Loop Street Length - Owner will need to allow for Loop Street Lengths up to 9,500-LF for an efficient community layout due to the nature of the lot sizes being greater than 10-Acres in this Rural Community.

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"):

This is a low density subdivision in a rural location and due to the nature of the tract layout and the size of the lots being greater than 10-Acres, shorter loop roads will not contribute to quality of life but rather cause inefficiency in the flow of traffic. Loop streets with a maximum of 5,000-LF would only accommodate four (4) of these large lots inside of each loop which would result in the addition of thousands of feet of un-utilized roadway and multiple loops adding to directional confusion. Longer loop lengths will allow for a simpler street network that preserves the rural nature of the community and aids in residents and first responders to more easily navigate the community. This will also maintain the rural community environment with less impacts from clearing and pavement and maintenance.

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:

Shorter loop roads will be un-utilized in this large lot community and would require significantly more pavement and drainage infrastructure, which would increase construction cost with no positive return and would harm the low impact nature of the community. Additional infrastructure will also increase the cost of ongoing maintenance to lot owners as road and detention improvements are privately maintained.

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 X No _____ Please list the additional measures below.

Resulting constructed roadways would be significantly more efficient for use by first responders and residents.

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, BENJAMIN VANHOOK, 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

08/12/22

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

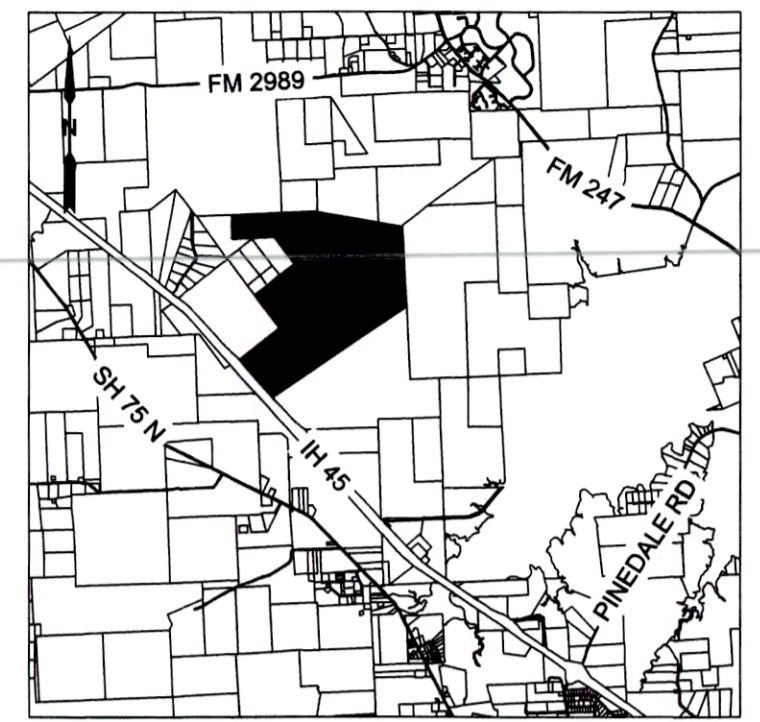
Signature of Owner/Applicant acknowledging conditions after court action.

Date

ENCHANTED OAKS SECTION 1

A PRIVATE SUBDIVISION OF 1434.395 ACRES
SITUATED IN THE CHARLES HILL SURVEY, ABSTRACT NUMBER 268,
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXX

WALKER COUNTY, TEXAS
BEING ALL OF THAT CERTAIN CALLED 1434.395 ACRE TRACT,
CONVEYED TO ATLAS LAND PARTNERS, LLC, BY
GENERAL WARRANTY DEED
RECORDED UNDER INSTRUMENT No. 81091,
OF THE OFFICIAL RECORDS OF WALKER COUNTY, TEXAS

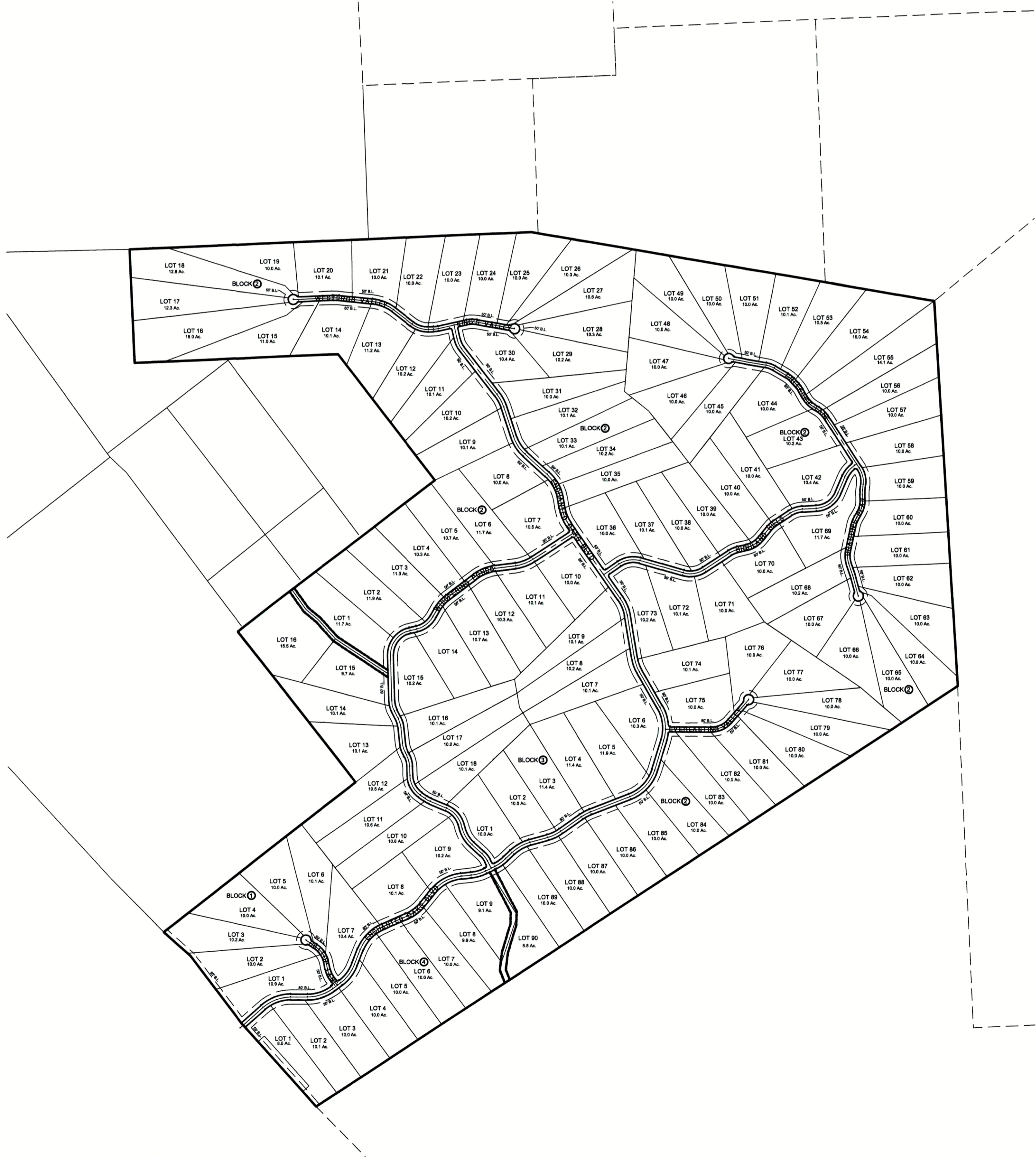


VICINITY MAP
SCALE: 1" = 2000'

OWNER:
ATLAS LAND PARTNERS, LLC
200 N HARBOR PLACE, STE G
DIVIDSON, NC 28036

SURVEYOR:
TEXAS PROFESSIONAL SURVEYING, LLC
TBPELS FIRM REGISTRATION NO. 100834-00
3032 NORTH FRAZIER
CONROE, TEXAS 77303

ENGINEER:
TEXAS PROFESSIONAL ENGINEERING, LLC
TBPELS FIRM REGISTRATION NO. 21819
3032 NORTH FRAZIER
CONROE, TEXAS 77303



ENCHANTED OAKS
SECTION 1

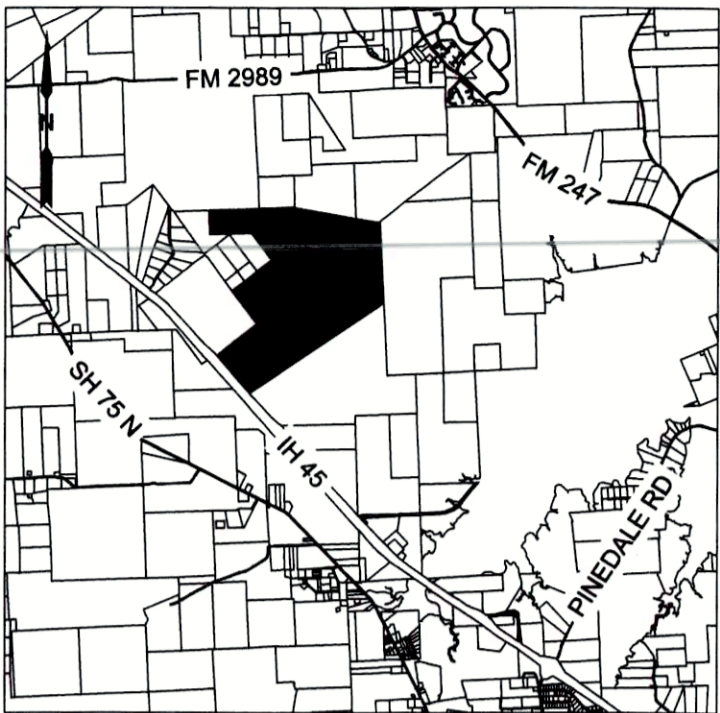
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DIVIDSON , NC 28036	3032 NORTH FRAZIER	3032 NORTH FRAZIER
	CONROE, TEXAS 77303	CONROE, TEXAS 77303

Owner's Dedication

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WALKER §

I, Atlas Land Partners, LLC of the certain tract of land shown hereon and described in a deed recorded in Document No. 81091 of the Official Records of Walker County, Texas, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby forever dedicate to the public the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Walker County may deem appropriate and do hereby state that all public roadways and easements as shown on this plat are free of liens or this dedication is approved by a lienholder. This subdivision is to be known as Enchanted Oaks.

TO CERTIFY WHICH, WITNESS by my hand this day of , 2022.

John Oakes
Member
200 N. Harbor Place, Ste. G
Davidson, NC 28036

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WALKER §

BEFORE ME, the undersigned authority, on this day personally appeared Roger J. Kowis and Bobby Kowis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of 2022.

Notary Public, County of Montgomery, State of Texas.

Notary Signature: _____
Candy Curlee

Roadway Construction

It is the responsibility of the Owner, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property.

The County assumes no responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change. It is further understood that the Owner(s) of the tract of land covered by this plat or a designated property owner's association must install and maintain at their own expense all roads, stormwater management controls, traffic control devices, and signage that may be required until such time, if any, said infrastructure in the subdivision have been accepted for public maintenance.

Owner's Responsibilities

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Commissioners Court Approval

STATE OF TEXAS §
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COUNTY OF WALKER §

The Commissioners Court of Walker County, Texas, does hereby certify that this map or plat, with field notes hereon, for a subdivision having been fully presented to the Commissioners Court of Walker County, Texas, and by the said Court duly considered, was on this day approved and that this plat is authorized to be registered and recorded in the proper records of the County Clerk of Walker County, Texas. This certification is based upon the representations of the developer/developer's agent, engineer, sanitarian, and/or surveyor whose seal(s) and/or signatures are affixed hereto. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. Walker County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

STATE OF TEXAS §
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COUNTY OF WALKER §

This is to certify that the Commissioners Court of Walker County, Texas has on the day of , 2022, approved this plat.

Robert D. Pierce
County Judge

Danny Kuykendall
Commissioner Precinct 1

Ronnie White
Commissioner Precinct 2

Bill Daugeette
Commissioner Precinct 3

Jimmy D. Henry
Commissioner Precinct 4

County Clerk's Certification

STATE OF TEXAS §
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COUNTY OF WALKER §

I, Kari French, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the day of , 2022 A.D., at o'clock, .M., and duly recorded this the day of , 2022 A.D., at o'clock, .M., in the Official Public Records of said County in Instrument No. .

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Huntsville, Texas, the date last shown above written.

Kari French, Clerk County Court of Walker County, Texas

By: , Deputy

On-site Sewage Facility Review

Based upon a review of the plat and plans as represented by the said engineer or surveyor, I, the below signed design/review professional, being qualified to make said determination under Texas law, find that this plat complies with the requirements of the Walker County On-Site Sewage Facility Regulations, and Title 30 of the Texas Administrative Code, Chapter 285, including but not limited to the suitability of the proposed lots to accommodate on-site sewage facilities within the proposed development considering all of the requirements of Title 30, 285 TAC and any applicable local orders. I also agree that Walker County its agents and assigns bear no responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

Kimberly Barabra-Leal, P.E. No. 144502 Date
Texas Professional Engineering, LLC

Mailboxes

Cluster and individual mailboxes, if allowed, shall be set three feet from the edge of the pavement or behind curbs, when used. All mailboxes within County arterial right-of-way shall meet the current TxDOT standards. Any mailbox that interferes or negatively affects the maintenance or use of the roads or drainage system may be removed by Walker County.

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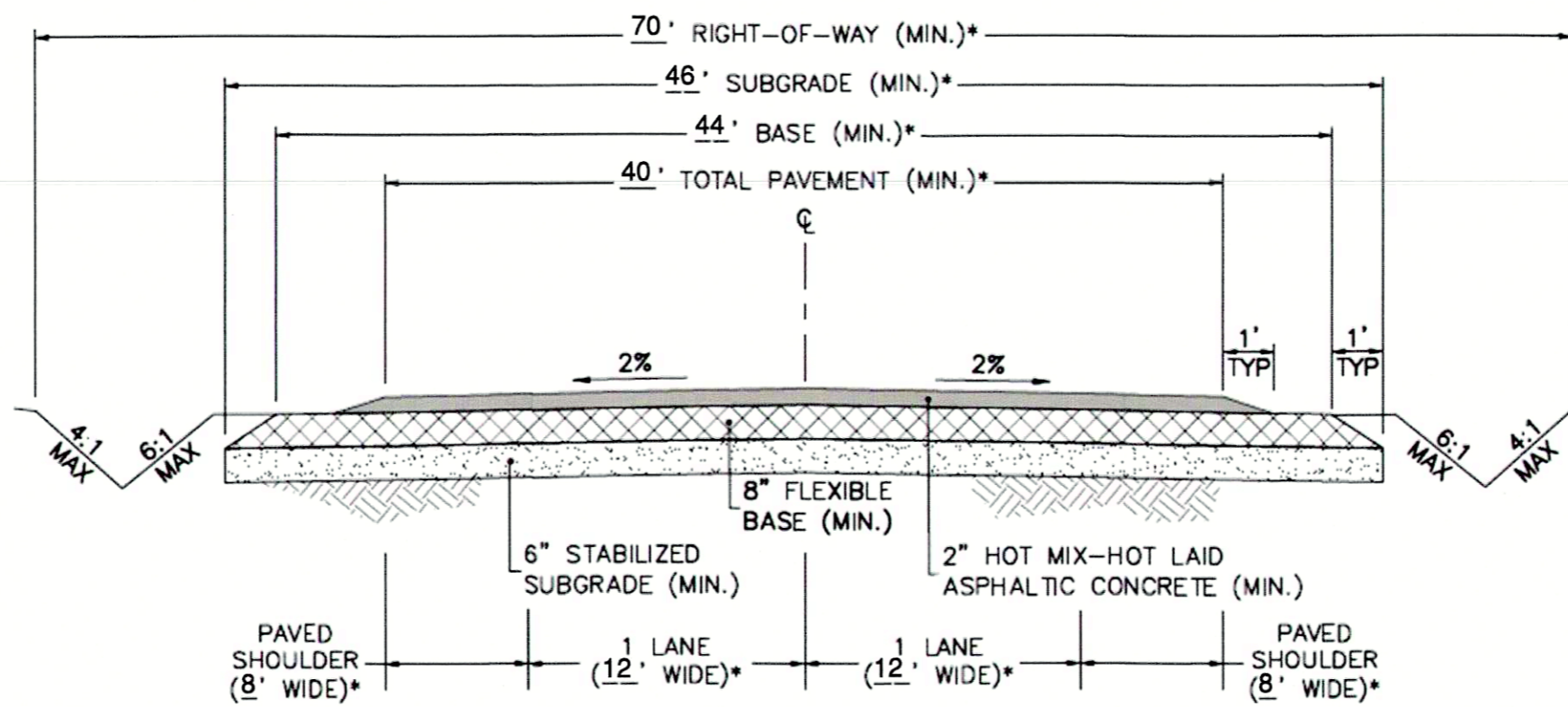
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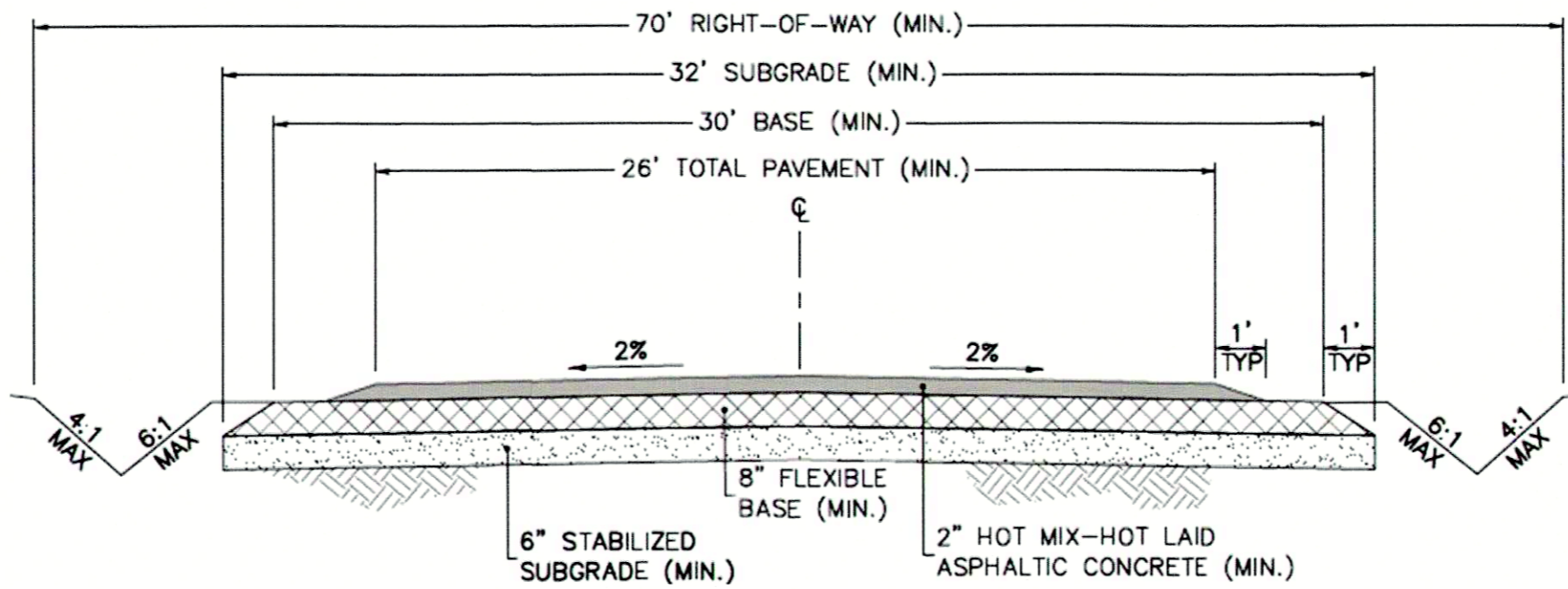
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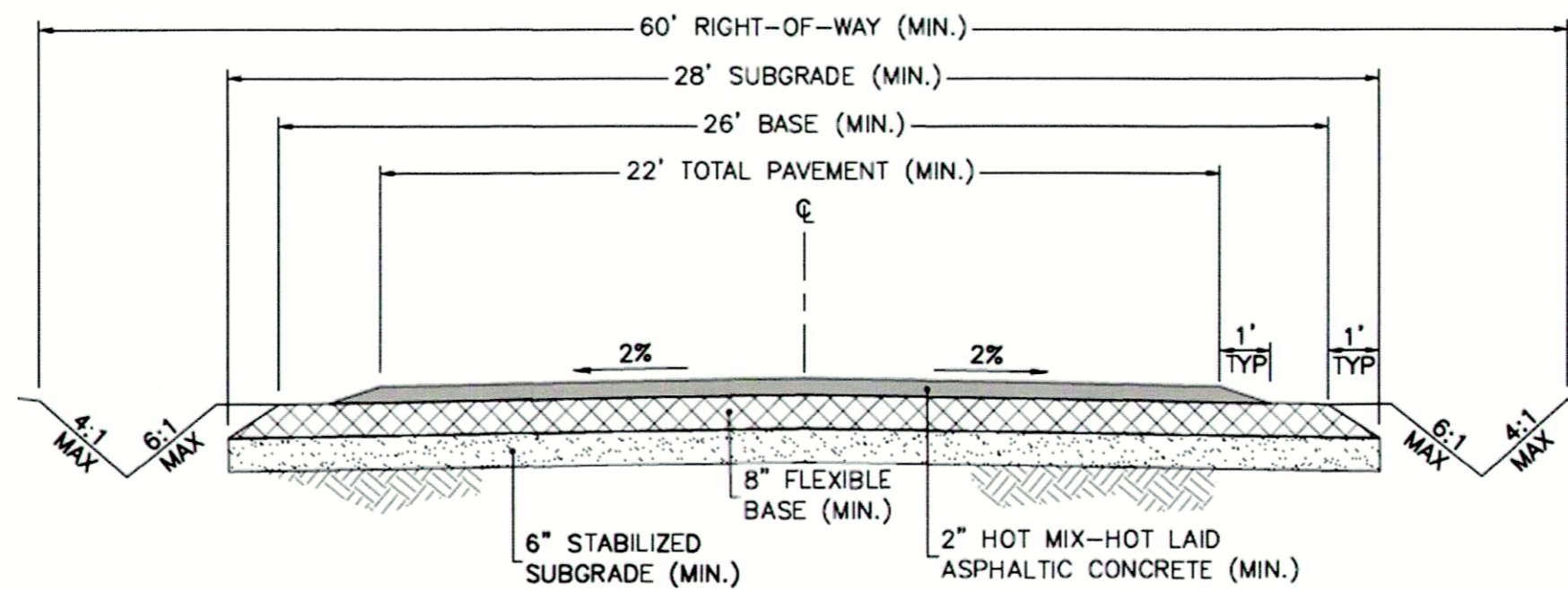
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* Block Length measured centerline-centerline

**ENCHANTED OAKS
STREET SECTIONS
SEPTEMBER 2022**



TEXAS PROFESSIONAL
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A2. Property Owner's Street Address <div style="background-color: black; height: 1.2em; width: 100%;"></div>		Date of Submittal: <div style="font-size: 1.2em;">9-6-22</div>
City	State	ZIP Code
<div style="background-color: black; height: 1.2em; width: 100%;"></div>	<div style="background-color: black; height: 1.2em; width: 100%;"></div>	<div style="background-color: black; height: 1.2em; width: 100%;"></div>
A3. Property Owner's Email Address <div style="background-color: black; height: 1.2em; width: 100%;"></div>		A4. Property Owner's Telephone Number <div style="background-color: black; height: 1.2em; width: 100%;"></div>
A5. Property Description of Parent Tract (Lot and Block Numbers, Legal Description, etc.) MILLS S A (A-408), TRACT 1, 1434.39 - ACRES		
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 MILLS S A (A-408), TRACT 1, 1434.395 -ACRES	B2. Tax ID Number(s) of Parent Tract 19247	B3. Deed Volume/Page 81091
B4. Existing or Proposed Name of Subdivision Proposed Enchanted Oaks Ranch	B5. Is the application for a division of a lot in an Existing Platted Subdivision? (Yes/No) No	
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 Preliminary Land Plan with road lengths		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) B4.10 (b), Page 41 of the Subdivision Regulations of Walker County, Texas as follows:

Maximum Block Length - Owner needs to request allowance for Block Lengths up to 3,600-LF between the centerlines of intersecting streets for various longer roads within the subdivision.

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"):

This is a low density subdivision of 10-Acre lots with no future property tie-ins and minimal traffic as the maximum number of lots will be 135. Due to the rural nature of the parent tract, lack of pedestrian nearby destinations, and limited entries to the ranch, longer block lengths are appropriate for movement of traffic and pedestrian uses rather than shorter ones. Short block lengths are more appropriate for urban and dense development uses but would only cause additional unutilized street and drainage construction and necessary maintenance in this rural condition. The lack of direct routes to the entry resulting from shorter block lengths will also introduce confusion in routing to the exit of the community. The goal of this community is to maintain a rural environment with less impacts from clearing and pavement with larger lots and longer gaps between neighboring houses and streets.

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:

The Owner would be forced to add a large number of intermediate roadways for circulation to break up block lengths between proposed roadways that would not facilitate improved circulation or quality of life. This would add a large amount of unused roadway and would also create multiple additional large impactful creek crossings. All of which will remain largely unused due to the low density nature of the community and will have to be maintained.

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 X _____ No _____ Please list the additional measures below.

Owner is limiting the lot sizes in this rural community to 10-Acres to minimize the number of lots towards the furthest reaches of this community so that the allowable lot count remains less than the number allowable for a dense subdivision per County codes. And, given the rural nature of this subdivision as an out-and-back drive from the main entry road, routes to exit will be much less complicated for exiting the community.

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, BENJAMIN VANHOOK, 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

08/12/22

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

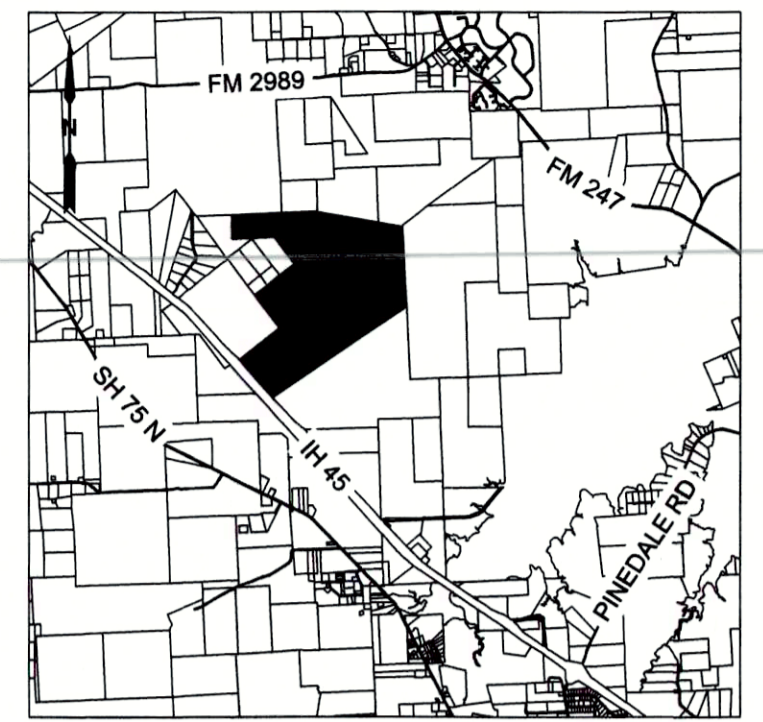
Signature of Owner/Applicant acknowledging conditions after court action.

Date

ENCHANTED OAKS SECTION 1

A PRIVATE SUBDIVISION OF 1434.395 ACRES
SITUATED IN THE CHARLES HILL SURVEY, ABSTRACT NUMBER 268,
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXX

WALKER COUNTY, TEXAS
BEING ALL OF THAT CERTAIN CALLED 1434.395 ACRE TRACT,
CONVEYED TO ATLAS LAND PARTNERS, LLC, BY
GENERAL WARRANTY DEED
RECORDED UNDER INSTRUMENT No. 81091,
OF THE OFFICIAL RECORDS OF WALKER COUNTY, TEXAS

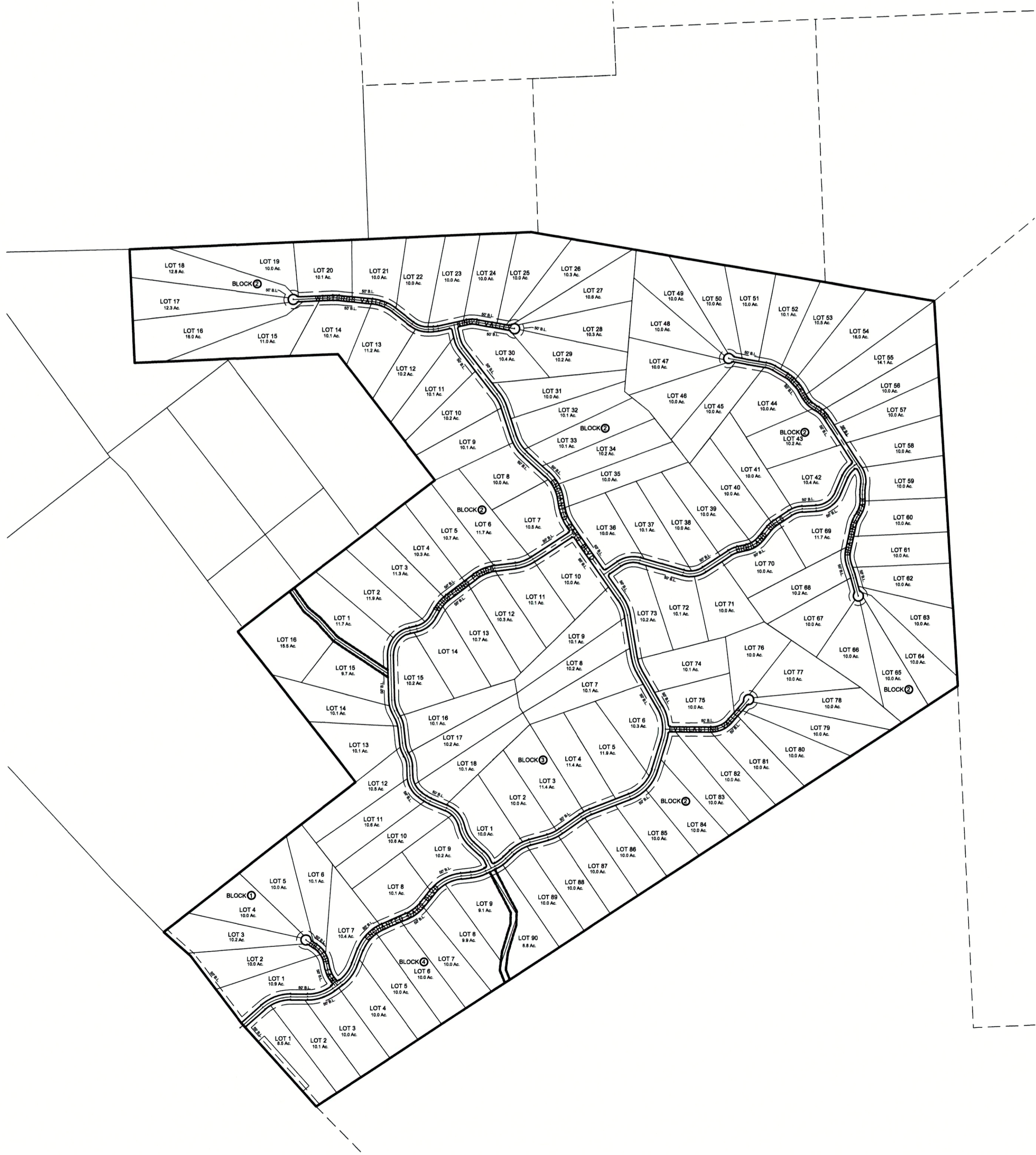


VICINITY MAP
SCALE: 1" = 2000'

OWNER:
ATLAS LAND PARTNERS, LLC
200 N HARBOR PLACE, STE G
DIVIDSON, NC 28036

SURVEYOR:
TEXAS PROFESSIONAL SURVEYING, LLC
TBPELS FIRM REGISTRATION NO. 100834-00
3032 NORTH FRAZIER
CONROE, TEXAS 77303

ENGINEER:
TEXAS PROFESSIONAL ENGINEERING, LLC
TBPELS FIRM REGISTRATION NO. 21819
3032 NORTH FRAZIER
CONROE, TEXAS 77303



ENCHANTED OAKS
SECTION 1

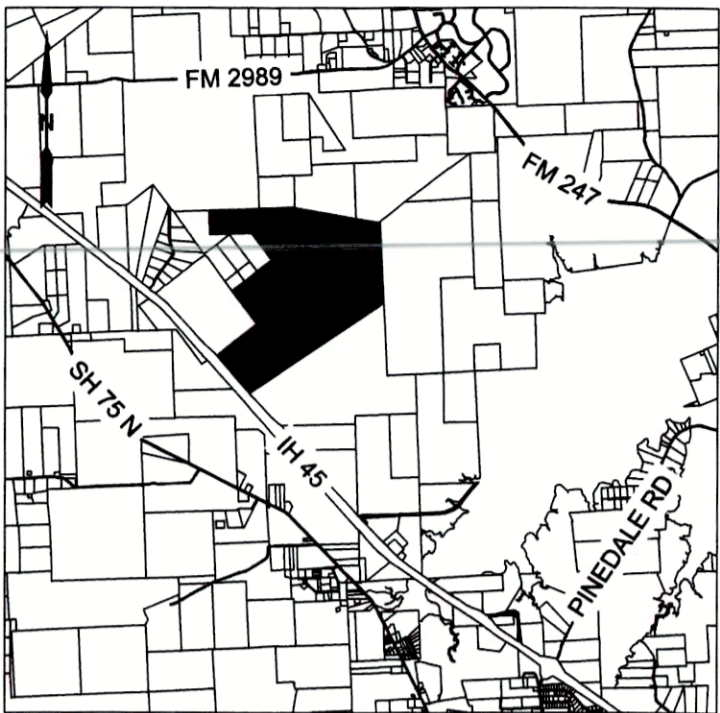
A PRIVATE SUBDIVISION OF 1434.395 ACRES
SITUATED IN THE CHARLES HILL SURVEY, ABSTRACT NUMBER 268,
XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

XXXXXXX

WALKER COUNTY, TEXAS

BEING ALL OF THAT CERTAIN CALLED 1434.395 ACRE TRACT,
CONVEYED TO ATLAS LAND PARTNERS, LLC, BY
GENERAL WARRANTY DEED
RECORDED UNDER INSTRUMENT No. 81091,
OF THE OFFICIAL RECORDS OF WALKER COUNTY, TEXAS



VICINITY MAP
SCALE: 1" = 2000'

OWNER:	SURVEYOR:	ENGINEER:
ATLAS LAND PARTNERS, LLC	TEXAS PROFESSIONAL SURVEYING, LLC	TEXAS PROFESSIONAL ENGINEERING, LLC
200 N HARBOR PLACE, STE G	TBPELS FIRM REGISTRATION NO. 100834-00	TBPELS FIRM REGISTRATION NO. 21819
DIVIDSON , NC 28036	3032 NORTH FRAZIER	3032 NORTH FRAZIER
	CONROE, TEXAS 77303	CONROE, TEXAS 77303

Owner's Dedication

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WALKER §

I, Atlas Land Partners, LLC of the certain tract of land shown hereon and described in a deed recorded in Document No. 81091 of the Official Records of Walker County, Texas, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby forever dedicate to the public the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Walker County may deem appropriate and do hereby state that all public roadways and easements as shown on this plat are free of liens or this dedication is approved by a lienholder. This subdivision is to be known as Enchanted Oaks.

TO CERTIFY WHICH, WITNESS by my hand this day of , 2022.

John Oakes
Member
200 N. Harbor Place, Ste. G
Davidson, NC 28036

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WALKER §

BEFORE ME, the undersigned authority, on this day personally appeared Roger J. Kowis and Bobby Kowis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of 2022.

Notary Public, County of Montgomery, State of Texas.

Notary Signature: _____
Candy Curlee

Roadway Construction

It is the responsibility of the Owner, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property.

The County assumes no responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change. It is further understood that the Owner(s) of the tract of land covered by this plat or a designated property owner's association must install and maintain at their own expense all roads, stormwater management controls, traffic control devices, and signage that may be required until such time, if any, said infrastructure in the subdivision have been accepted for public maintenance.

Owner's Responsibilities

It is the responsibility of the Owner, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property.

The County assumes no responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change. It is further understood that the Owner(s) of the tract of land covered by this plat or a designated property owner's association must install and maintain at their own expense all roads, stormwater management controls, traffic control devices, and signage that may be required until such time, if any, said infrastructure in the subdivision have been accepted for public maintenance.

Commissioners Court Approval

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WALKER §

The Commissioners Court of Walker County, Texas, does hereby certify that this map or plat, with field notes hereon, for a subdivision having been fully presented to the Commissioners Court of Walker County, Texas, and by the said Court duly considered, was on this day approved and that this plat is authorized to be registered and recorded in the proper records of the County Clerk of Walker County, Texas. This certification is based upon the representations of the developer/developer's agent, engineer, sanitarian, and/or surveyor whose seal(s) and/or signatures are affixed hereto. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. Walker County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WALKER §

This is to certify that the Commissioners Court of Walker County, Texas has on the day of , 2022, approved this plat.

Robert D. Pierce
County Judge

Danny Kuykendall
Commissioner Precinct 1

Ronnie White
Commissioner Precinct 2

Bill Daugeette
Commissioner Precinct 3

Jimmy D. Henry
Commissioner Precinct 4

County Clerk's Certification

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WALKER §

I, Kari French, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the day of , 2022 A.D., at o'clock, .M., and duly recorded this the day of , 2022 A.D., at o'clock, .M., in the Official Public Records of said County in Instrument No. .

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Huntsville, Texas, the date last shown above written.

Kari French, Clerk County Court of Walker County, Texas

By: , Deputy

On-site Sewage Facility Review

Based upon a review of the plat and plans as represented by the said engineer or surveyor, I, the below signed design/review professional, being qualified to make said determination under Texas law, find that this plat complies with the requirements of the Walker County On-Site Sewage Facility Regulations, and Title 30 of the Texas Administrative Code, Chapter 285, including but not limited to the suitability of the proposed lots to accommodate on-site sewage facilities within the proposed development considering all of the requirements of Title 30, 285 TAC and any applicable local orders. I also agree that Walker County its agents and assigns bear no responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

Kimberly Barabra-Leal, P.E. No. 144502 Date
Texas Professional Engineering, LLC

Mailboxes

Cluster and individual mailboxes, if allowed, shall be set three feet from the edge of the pavement or behind curbs, when used. All mailboxes within County arterial right-of-way shall meet the current TxDOT standards. Any mailbox that interferes or negatively affects the maintenance or use of the roads or drainage system may be removed by Walker County.

Development Notes

No structure or land within this plat shall hereafter be developed without first obtaining a Development Permit from the Walker County Floodplain Administrator unless the proposed development is exempt or excepted from the Walker County Floodplain Development Regulations.

The minimum lowest finished floor elevation shall be in minimum compliance with the local, State, or Federal regulations whichever elevation is higher.

Engineer's Note for Subdivision Plats
(certified by engineer)

Based on calculations made from available data, if the impervious cover (structures, driveways, sidewalks, etc.) on each lot does not exceed 7500 square feet, then the existing detention on the property will be sufficient. However, if the impervious cover of the property exceeds or surpasses 7500 square feet then further study will be necessary and possible 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.

Kimberly Barabra-Leal, P.E. No. 144502 Date
Texas Professional Engineering, LLC

Drainage Acceptance Note on all Plats
(certified by owner/developer)

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 that are a part of or necessary to the existing or designed roads infrastructure or the existing or designed system of drainage, in addition to all natural flows of water entering onto or crossing the property.

RAYONIER TRS SOUTH TIMBER, LLC.,
MULTIPLE TRACTS
VOL. 786, PG. 463
O.R.W.C.T.

TERRAPOINTE TEXAS HOI
CALLED 500.9 ACRE
PARCEL FOUR, TRAC
VOL. 1006, PG. 600
O.R.W.C.T.

DALE COSTILOW OR
JEANIE COSTILOW,
TRUSTEES
COSTILOW LIVING TRUST
CALLED 137.32 ACRES
VOL. 476, PG. 898
O.R.W.C.T.

REMAINDER OF
JEAN D. NEAL, JR.
CALLED 39.57 ACRES
VOL. 441, PG. 553
D.R.W.C.T.

DALE COSTILOW OR
JEANIE COSTILOW,
TRUSTEES
COSTILOW LIVING TRUST
CALLED 39.57 ACRES
VOL. 627, PG. 110
O.R.W.C.T.

DALE COSTILOW OR
JEANIE COSTILOW,
TRUSTEES
COSTILOW LIVING TRUST
CALLED 137.32 ACRES
VOL. 476, PG. 898
O.R.W.C.T.

MARK L. HARDY AND
DEBRA J. HARDY
CALLED 14.54 ACRES
VOL. 463, PG. 125
O.R.W.C.T.

PORTION OF
JEAN D. NEAL, JR.
CALLED 39.57 ACRES
VOL. 441, PG. 553
D.R.W.C.T.

MONTWALK PROPERTIES, LTD.,
CALLED 429.16 ACRES
VOL. 1215, PG. 699
O.R.W.C.T.

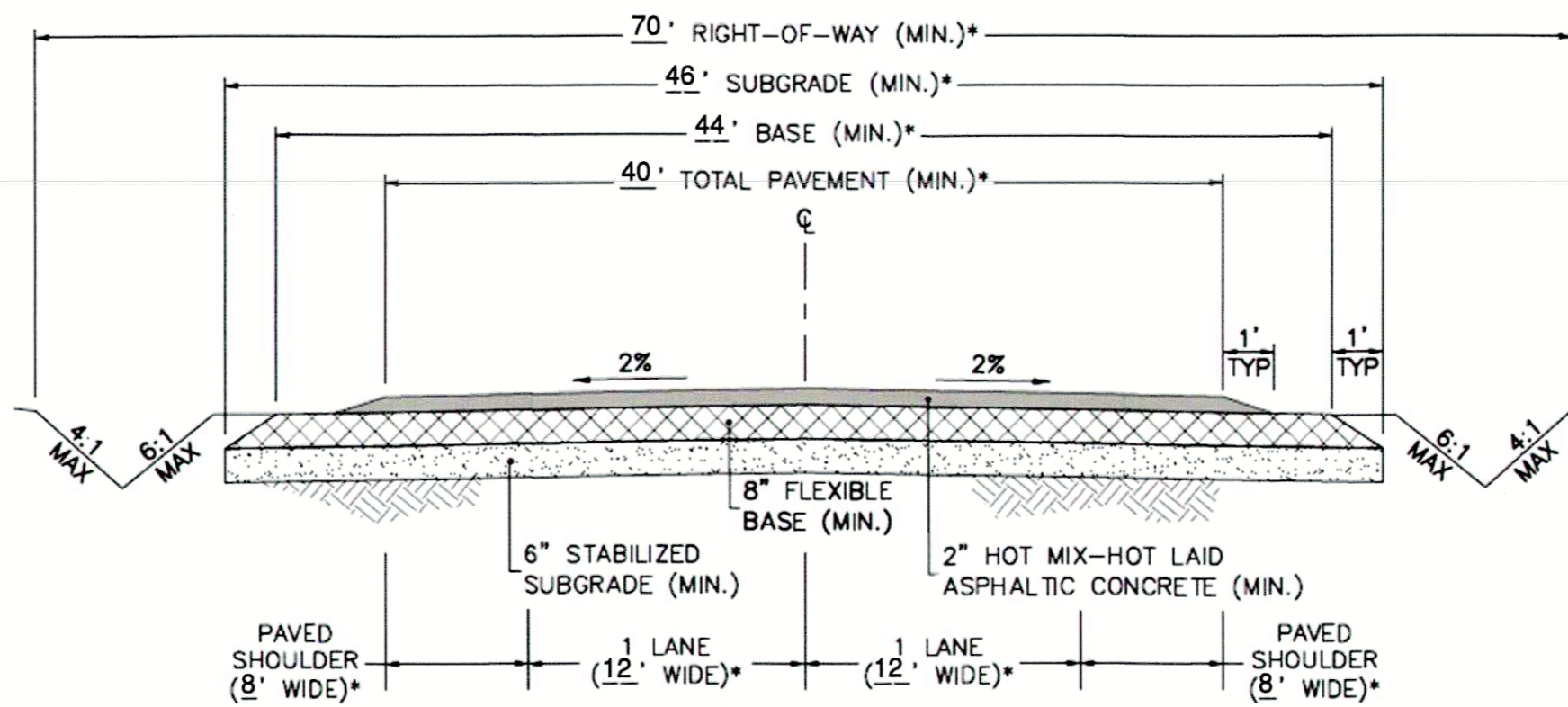
SULLIVAN PARTNERS, LTD.,
FOURTH TRACT
CALLED 948.30 ACRES
VOL. 304, PG. 849
O.R.W.C.T.

TERRAPOINTE TEXAS HOLDINGS
CALLED 500.9 ACRES
PARCEL FOUR, TRACT A
VOL. 1006, PG. 600
O.R.W.C.T.

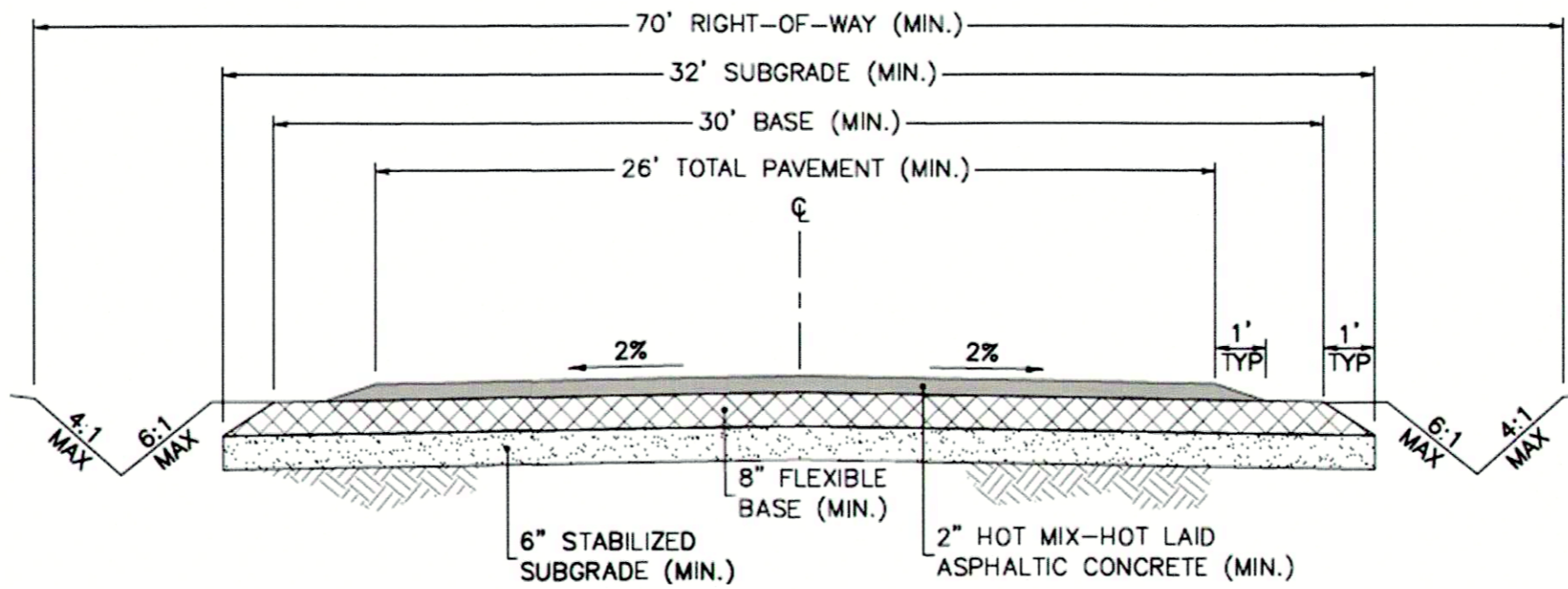
RAYONIER TRS SOUTH TIMBER, LLC.,
MULTIPLE TRACTS
VOL. 786, PG. 463
O.R.W.C.T.

RAYONIER TRS SOUTH TIMBER, LLC.,
MULTIPLE TRACTS
VOL. 786, PG. 463
O.R.W.C.T.

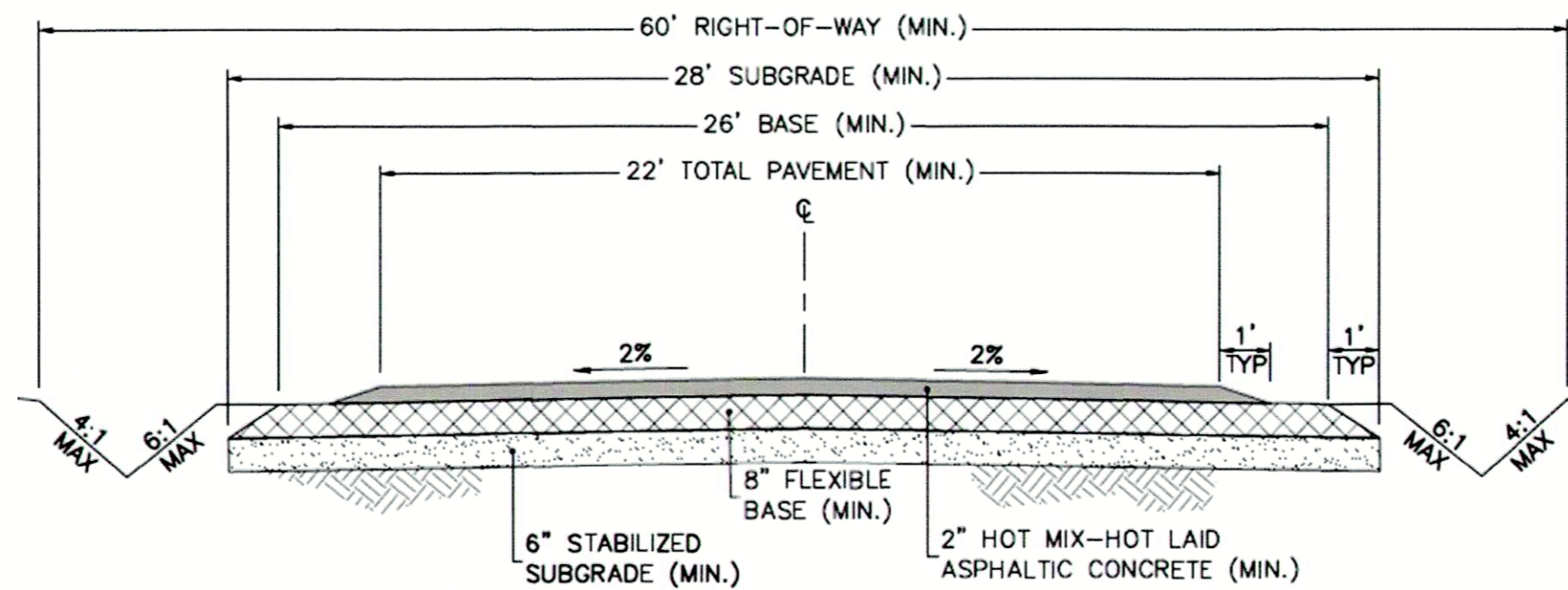
SULLIVAN PARTNERS, LTD.,
FOURTH TRACT
CALLED 948.30 ACRES
VOL. 304, PG. 849
O.R.W.C.T.



STREET SECTION "A"



STREET SECTION "B"



STREET SECTION "C"

Street Name	From	To	Block Length* (LF)	Pavement Width (FT)	ROW Width (FT)	Street Section	Total Length (LF)
Enchanted Oaks Blvd	I-45 Frontage	Hilltop Lane	1,266.1	40	70	"A"	12,087.2
	Hilltop Lane	Whispering Ponds	2,427.1	40	70	"A"	
	Whispering Ponds	Everlasting Valley	2,835.0	26	70	"B"	
	Everlasting Valley	Highland Hills	2,021.4	26	70	"B"	
	Highland Hills	Whispering Ponds	615.0	26	70	"B"	
	Whispering Ponds	King's Valley	2,922.6	22	60	"C"	
Hilltop Lane	Enchanted Oaks Blvd	Cul-de-sac	683.9	22	60	"C"	683.9
Whispering Ponds	Enchanted Oaks Blvd	Enchanted Oaks Blvd	5,774.4	26	70	"B"	5,774.4
Everlasting Valley	Enchanted Oaks Blvd	Cul-de-sac	1,135.9	22	60	"C"	1,135.9
Highland Hills	Enchanted Oaks Blvd	Dragon's Peak	3,606.8	22	60	"C"	3,606.8
Dragon's Peak	Enchanted Oaks Blvd	Cul-de-sac	1,647.8	22	60	"C"	1,647.8
Creekside Lane	Highland Hills	Cul-de-sac	2,089.7	22	60	"C"	2,089.7
King's Valley	Enchanted Oaks Blvd	Cul-de-sac	733.6	22	60	"C"	733.6
Westeros Valley	Enchanted Oaks Blvd	Cul-de-sac	2,020.9	22	60	"C"	2,020.9

* Block Length measured centerline-centerline

**ENCHANTED OAKS
STREET SECTIONS
SEPTEMBER 2022**



TEXAS PROFESSIONAL
ENGINEERING
Firm No. 289

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 ATLAS LAND PARTNERS, LLC		Application Number:
A2. Property Owner's Street Address <div style="background-color: black; height: 1.2em; width: 100%;"></div>		Date of Submittal: <div style="font-size: 1.2em;">9-6-22</div>
City <div style="background-color: black; height: 1.2em; width: 100%;"></div>	State <div style="background-color: black; height: 1.2em; width: 100%;"></div>	ZIP Code <div style="background-color: black; height: 1.2em; width: 100%;"></div>
A3. Property Owner's Email Address <div style="background-color: black; height: 1.2em; width: 100%;"></div>	A4. Property Owner's Telephone Number <div style="background-color: black; height: 1.2em; width: 100%;"></div>	
A5. Property Description of Parent Tract (Lot and Block Numbers, Legal Description, etc.) MILLS S A (A-408), TRACT 1, 1434.39 - ACRES		
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 MILLS S A (A-408), TRACT 1,434.395 -ACRES	B2. Tax ID Number(s) of Parent Tract 19247	B3. Deed Volume/Page 81091
B4. Existing or Proposed Name of Subdivision Proposed Enchanted Oaks Ranch	B5. Is the application for a division of a lot in an Existing Platted Subdivision? (Yes/No) No	
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 Preliminary Land Plan with road and lot layout and building setback lines noted		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) B2.7, Page 37 of the Subdivision Regulations of Walker County, Texas as follows:

Building Setback Line - Owner will need to increase the required front setback lines from 25-feet to 50-feet in order to restrict on-street parking.

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"):
In order to further restrict the distance of constructed homes near the proposed local streets, the Owner will need the latitude to restrict the lots to a front building line greater than the 25-feet required in the County code. The Owner will restrict the front building line to a minimum front setback of 50-feet to further deter street parking by residents in the future.

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:

Without the requested variance, future residents and their guests may be inclined to park in the street in front of their home due to a short walk to the entry to the home. This will create traffic and access issues in the future.

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 X No _____ Please list the additional measures below.

In addition to the larger requested front building setback line, the Applicant will restrict all lots from allowing street parking in front of their lots within the official recorded restrictions for the community as recorded in the County records.

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.

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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, BENJAMIN VANHOOK, 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

08/12/22

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

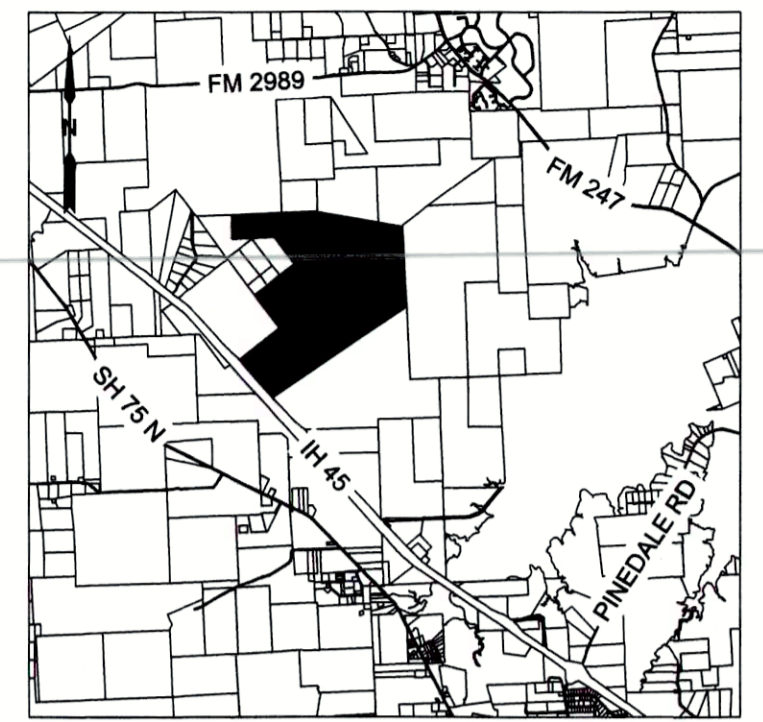
Signature of Owner/Applicant acknowledging conditions after court action.

Date

ENCHANTED OAKS SECTION 1

A PRIVATE SUBDIVISION OF 1434.395 ACRES
SITUATED IN THE CHARLES HILL SURVEY, ABSTRACT NUMBER 268,
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXX

WALKER COUNTY, TEXAS
BEING ALL OF THAT CERTAIN CALLED 1434.395 ACRE TRACT,
CONVEYED TO ATLAS LAND PARTNERS, LLC, BY
GENERAL WARRANTY DEED
RECORDED UNDER INSTRUMENT No. 81091,
OF THE OFFICIAL RECORDS OF WALKER COUNTY, TEXAS

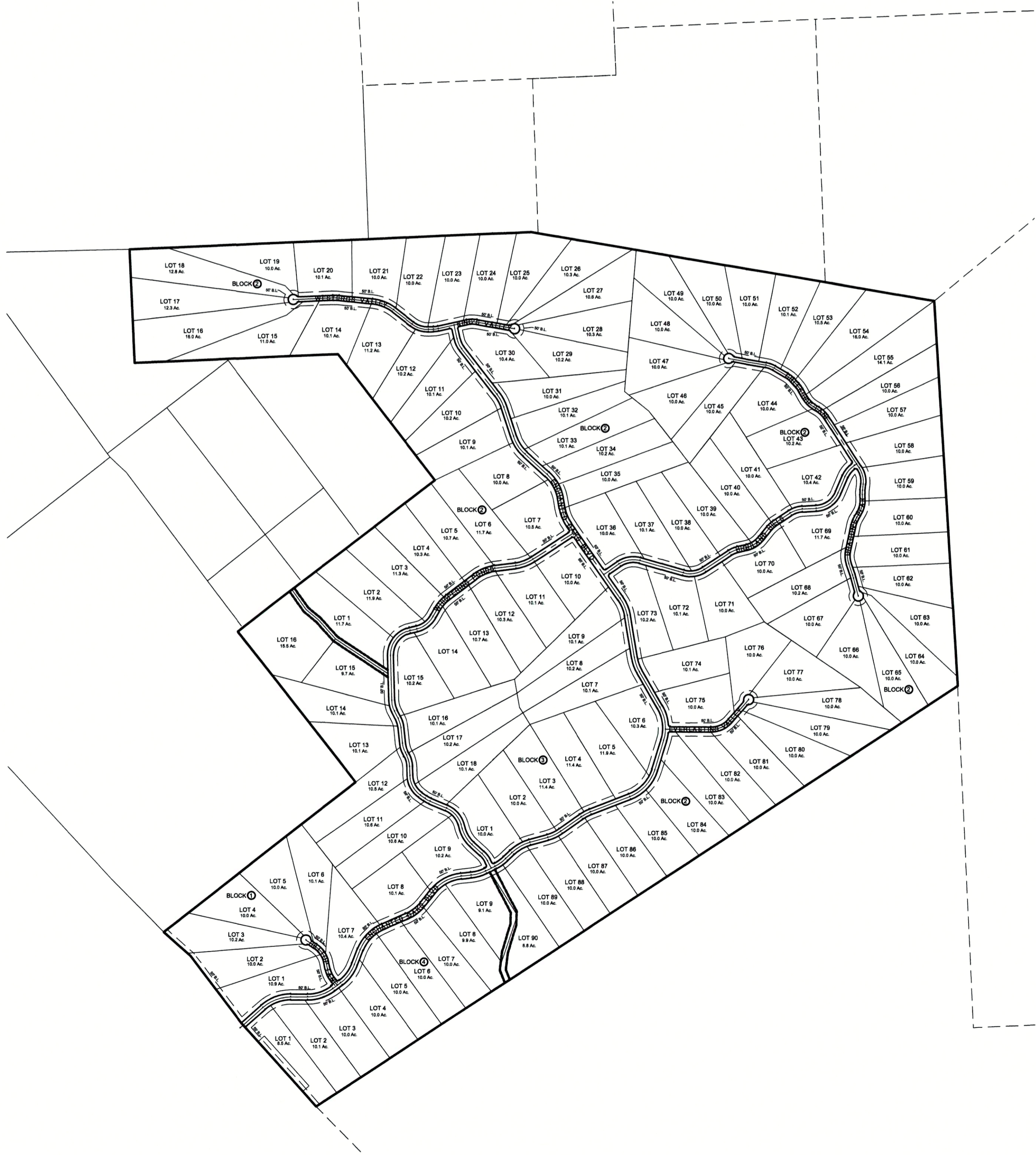


VICINITY MAP
SCALE: 1" = 2000'

OWNER:
ATLAS LAND PARTNERS, LLC
200 N HARBOR PLACE, STE G
DIVIDSON, NC 28036

SURVEYOR:
TEXAS PROFESSIONAL SURVEYING, LLC
TBPELS FIRM REGISTRATION NO. 100834-00
3032 NORTH FRAZIER
CONROE, TEXAS 77303

ENGINEER:
TEXAS PROFESSIONAL ENGINEERING, LLC
TBPELS FIRM REGISTRATION NO. 21819
3032 NORTH FRAZIER
CONROE, TEXAS 77303



ENCHANTED OAKS
SECTION 1

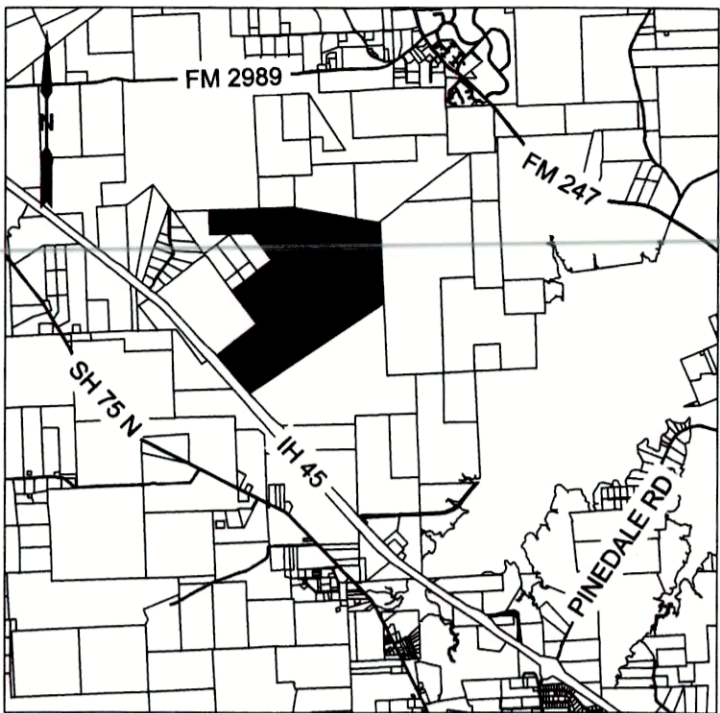
A PRIVATE SUBDIVISION OF 1434.395 ACRES
SITUATED IN THE CHARLES HILL SURVEY, ABSTRACT NUMBER 268,
XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

XXXXXXX

WALKER COUNTY, TEXAS

BEING ALL OF THAT CERTAIN CALLED 1434.395 ACRE TRACT,
CONVEYED TO ATLAS LAND PARTNERS, LLC, BY
GENERAL WARRANTY DEED
RECORDED UNDER INSTRUMENT No. 81091,
OF THE OFFICIAL RECORDS OF WALKER COUNTY, TEXAS



VICINITY MAP
SCALE: 1" = 2000'

OWNER:	SURVEYOR:	ENGINEER:
ATLAS LAND PARTNERS, LLC	TEXAS PROFESSIONAL SURVEYING, LLC	TEXAS PROFESSIONAL ENGINEERING, LLC
200 N HARBOR PLACE, STE G	TBPELS FIRM REGISTRATION NO. 100834-00	TBPELS FIRM REGISTRATION NO. 21819
DIVIDSON , NC 28036	3032 NORTH FRAZIER	3032 NORTH FRAZIER
	CONROE, TEXAS 77303	CONROE, TEXAS 77303

Owner's Dedication

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WALKER §

I, Atlas Land Partners, LLC of the certain tract of land shown hereon and described in a deed recorded in Document No. 81091 of the Official Records of Walker County, Texas, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby forever dedicate to the public the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Walker County may deem appropriate and do hereby state that all public roadways and easements as shown on this plat are free of liens or this dedication is approved by a lienholder. This subdivision is to be known as Enchanted Oaks.

TO CERTIFY WHICH, WITNESS by my hand this day of , 2022.

John Oakes
Member
200 N. Harbor Place, Ste. G
Davidson, NC 28036

STATE OF TEXAS §
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COUNTY OF WALKER §

BEFORE ME, the undersigned authority, on this day personally appeared Roger J. Kowis and Bobby Kowis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of 2022.

Notary Public, County of Montgomery, State of Texas.

Notary Signature: _____
Candy Curlee

Roadway Construction

It is the responsibility of the Owner, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property.

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Owner's Responsibilities

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Commissioners Court Approval

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The Commissioners Court of Walker County, Texas, does hereby certify that this map or plat, with field notes hereon, for a subdivision having been fully presented to the Commissioners Court of Walker County, Texas, and by the said Court duly considered, was on this day approved and that this plat is authorized to be registered and recorded in the proper records of the County Clerk of Walker County, Texas. This certification is based upon the representations of the developer/developer's agent, engineer, sanitarian, and/or surveyor whose seal(s) and/or signatures are affixed hereto. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. Walker County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

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This is to certify that the Commissioners Court of Walker County, Texas has on the 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

County Clerk's Certification

STATE OF TEXAS §
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COUNTY OF WALKER §

I, Kari French, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the day of , 2022 A.D., at o'clock, .M., and duly recorded this the day of , 2022 A.D., at o'clock, .M., in the Official Public Records of said County in Instrument No. .

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Huntsville, Texas, the date last shown above written.

Kari French, Clerk County Court of Walker County, Texas

By: , Deputy

On-site Sewage Facility Review

Based upon a review of the plat and plans as represented by the said engineer or surveyor, I, the below signed design/review professional, being qualified to make said determination under Texas law, find that this plat complies with the requirements of the Walker County On-Site Sewage Facility Regulations, and Title 30 of the Texas Administrative Code, Chapter 285, including but not limited to the suitability of the proposed lots to accommodate on-site sewage facilities within the proposed development considering all of the requirements of Title 30, 285 TAC and any applicable local orders. I also agree that Walker County its agents and assigns bear no responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

Kimberly Barabra-Leal, P.E. No. 144502 Date
Texas Professional Engineering, LLC

Mailboxes

Cluster and individual mailboxes, if allowed, shall be set three feet from the edge of the pavement or behind curbs, when used. All mailboxes within County arterial right-of-way shall meet the current TxDOT standards. Any mailbox that interferes or negatively affects the maintenance or use of the roads or drainage system may be removed by Walker County.

Development Notes

No structure or land within this plat shall hereafter be developed without first obtaining a Development Permit from the Walker County Floodplain Administrator unless the proposed development is exempt or excepted from the Walker County Floodplain Development Regulations.

The minimum lowest finished floor elevation shall be in minimum compliance with the local, State, or Federal regulations whichever elevation is higher.

Engineer's Note for Subdivision Plats
(certified by engineer)

Based on calculations made from available data, if the impervious cover (structures, driveways, sidewalks, etc.) on each lot does not exceed 7500 square feet, then the existing detention on the property will be sufficient. However, if the impervious cover of the property exceeds or surpasses 7500 square feet then further study will be necessary and possible 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.

Kimberly Barabra-Leal, P.E. No. 144502 Date
Texas Professional Engineering, LLC

Drainage Acceptance Note on all Plats
(certified by owner/developer)

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 that are a part of or necessary to the existing or designed roads infrastructure or the existing or designed system of drainage, in addition to all natural flows of water entering onto or crossing the property.

RAYONIER TRS SOUTH TIMBER, LLC.,
MULTIPLE TRACTS
VOL. 786, PG. 463
O.R.W.C.T.

TERRAPOINTE TEXAS HOI
CALLED 500.9 ACRE
PARCEL FOUR, TRAC
VOL. 1006, PG. 600
O.R.W.C.T.

DALE COSTILOW OR
JEANIE COSTILOW,
TRUSTEES
COSTILOW LIVING TRUST
CALLED 137.32 ACRES
VOL. 476, PG. 898
O.R.W.C.T.

REMAINDER OF
JEAN D. NEAL, JR.
CALLED 39.57 ACRES
VOL. 441, PG. 553
D.R.W.C.T.

DALE COSTILOW OR
JEANIE COSTILOW,
TRUSTEES
COSTILOW LIVING TRUST
CALLED 39.57 ACRES
VOL. 627, PG. 110
O.R.W.C.T.

DALE COSTILOW OR
JEANIE COSTILOW,
TRUSTEES
COSTILOW LIVING TRUST
CALLED 137.32 ACRES
VOL. 476, PG. 898
O.R.W.C.T.

MARK L. HARDY AND
DEBRA J. HARDY
CALLED 14.54 ACRES
VOL. 463, PG. 125
O.R.W.C.T.

PORTION OF
JEAN D. NEAL, JR.
CALLED 39.57 ACRES
VOL. 441, PG. 553
D.R.W.C.T.

MONTWALK PROPERTIES, LTD.,
CALLED 429.16 ACRES
VOL. 1215, PG. 699
O.R.W.C.T.

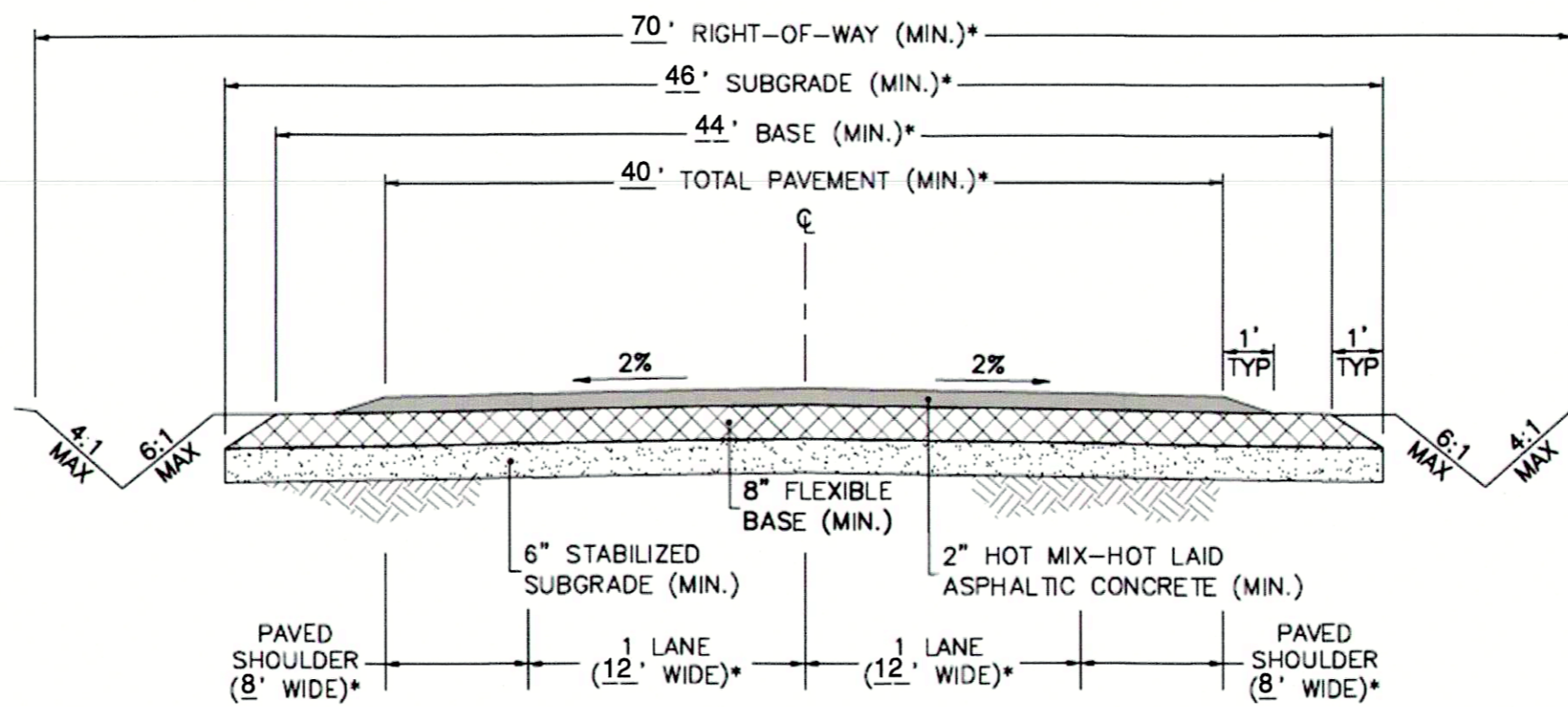
SULLIVAN PARTNERS, LTD.,
FOURTH TRACT
CALLED 948.30 ACRES
VOL. 304, PG. 849
O.R.W.C.T.

TERRAPOINTE TEXAS HOLDINGS
CALLED 500.9 ACRES
PARCEL FOUR, TRACT A
VOL. 1006, PG. 600
O.R.W.C.T.

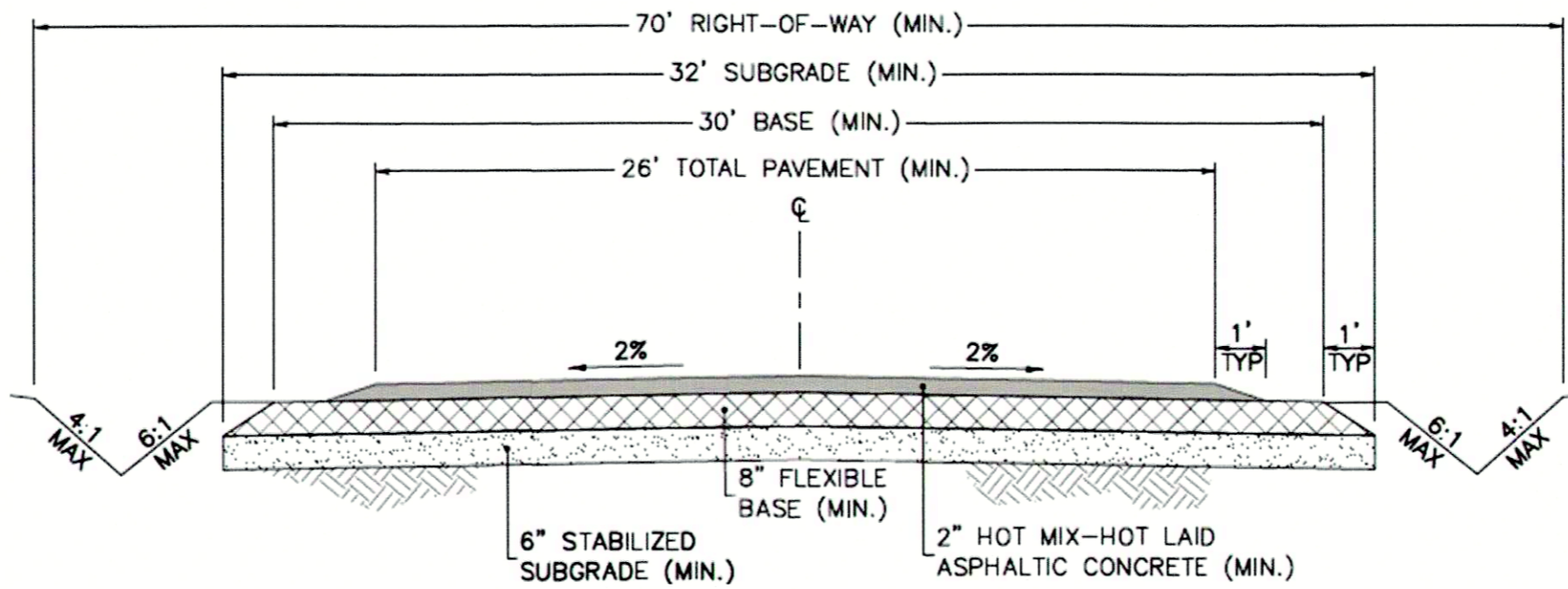
RAYONIER TRS SOUTH TIMBER, LLC.,
MULTIPLE TRACTS
VOL. 786, PG. 463
O.R.W.C.T.

RAYONIER TRS SOUTH TIMBER, LLC.,
MULTIPLE TRACTS
VOL. 786, PG. 463
O.R.W.C.T.

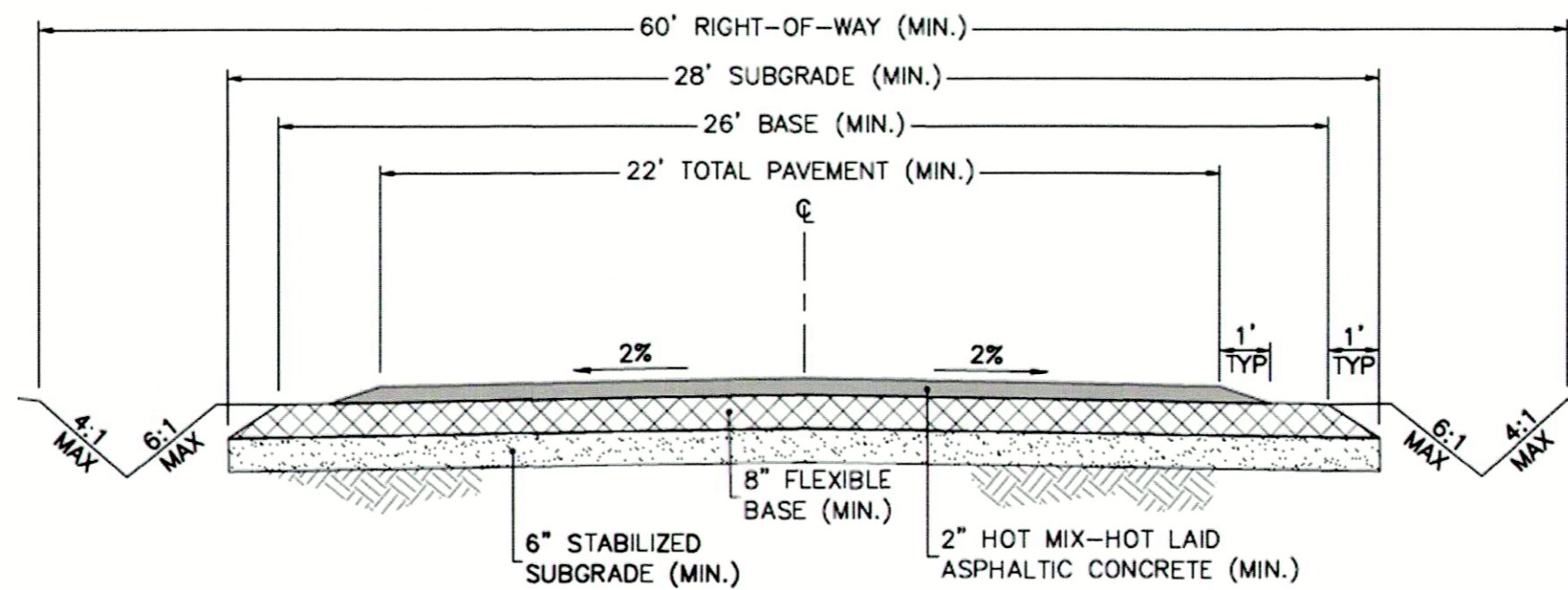
SULLIVAN PARTNERS, LTD.,
FOURTH TRACT
CALLED 948.30 ACRES
VOL. 304, PG. 849
O.R.W.C.T.



STREET SECTION "A"



STREET SECTION "B"



STREET SECTION "C"

Street Name	From	To	Block Length* (LF)	Pavement Width (FT)	ROW Width (FT)	Street Section	Total Length (LF)
Enchanted Oaks Blvd	I-45 Frontage	Hilltop Lane	1,266.1	40	70	"A"	12,087.2
	Hilltop Lane	Whispering Ponds	2,427.1	40	70	"A"	
	Whispering Ponds	Everlasting Valley	2,835.0	26	70	"B"	
	Everlasting Valley	Highland Hills	2,021.4	26	70	"B"	
	Highland Hills	Whispering Ponds	615.0	26	70	"B"	
	Whispering Ponds	King's Valley	2,922.6	22	60	"C"	
Hilltop Lane	Enchanted Oaks Blvd	Cul-de-sac	683.9	22	60	"C"	683.9
Whispering Ponds	Enchanted Oaks Blvd	Enchanted Oaks Blvd	5,774.4	26	70	"B"	5,774.4
Everlasting Valley	Enchanted Oaks Blvd	Cul-de-sac	1,135.9	22	60	"C"	1,135.9
Highland Hills	Enchanted Oaks Blvd	Dragon's Peak	3,606.8	22	60	"C"	3,606.8
Dragon's Peak	Enchanted Oaks Blvd	Cul-de-sac	1,647.8	22	60	"C"	1,647.8
Creekside Lane	Highland Hills	Cul-de-sac	2,089.7	22	60	"C"	2,089.7
King's Valley	Enchanted Oaks Blvd	Cul-de-sac	733.6	22	60	"C"	733.6
Westeros Valley	Enchanted Oaks Blvd	Cul-de-sac	2,020.9	22	60	"C"	2,020.9

* Block Length measured centerline-centerline

**ENCHANTED OAKS
STREET SECTIONS
SEPTEMBER 2022**



TEXAS PROFESSIONAL
ENGINEERING
Firm No. 289

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 ATLAS LAND PARTNERS, LLC		Application Number:
A2. Property Owner's Street Address <div style="background-color: black; height: 1.2em; width: 100%;"></div>		Date of Submittal: <div style="font-size: 1.2em;">9-6-22</div>
City <div style="background-color: black; height: 1.2em; width: 100%;"></div>	State <div style="background-color: black; height: 1.2em; width: 100%;"></div>	ZIP Code <div style="background-color: black; height: 1.2em; width: 100%;"></div>
A3. Property Owner's Email Address <div style="background-color: black; height: 1.2em; width: 100%;"></div>	A4. Property Owner's Telephone Number <div style="background-color: black; height: 1.2em; width: 100%;"></div>	
A5. Property Description of Parent Tract (Lot and Block Numbers, Legal Description, etc.) MILLS S A (A-408), TRACT 1, 1434.39 - ACRES		
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 MILLS S A (A-408), TRACT 1,434.395 -ACRES	B2. Tax ID Number(s) of Parent Tract 19247	B3. Deed Volume/Page 81091
B4. Existing or Proposed Name of Subdivision Proposed Enchanted Oaks Ranch	B5. Is the application for a division of a lot in an Existing Platted Subdivision? (Yes/No) No	
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 Preliminary Land Plan with road lengths		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) B4.11 (j), Page 42 of the Subdivision Regulations of Walker County, Texas as follows:

Maximum Dead End Streets - Owner needs to request allowance for dead end street lengths up to 5,750-LF for cul-de-sacs (including the road leading up to the cul-de-sac streets) in less utilized portions of the furthest reaches of the community.

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"):

This is a low density subdivision with no future property tie-ins and minimal traffic on cul-de-sacs and in the rear of the subdivision. The maximum number of 10-Acre lots will be 135. Due to the nature of the parent tract of the ranch, longer cul-de-sacs will be necessary to access the furthest reaches of the tract with minimizing the impacts of creek crossings. Also, these are privately maintained roads. The goal is to maintain a rural community environment with less impacts from clearing and pavement. The minimum proposed lot frontage is 250-feet, which results in a maximum of 23 lots along one side of a 5,750' block. This is fewer driveways and traffic than would be allowed adhering to the code minimum of 50-foot frontage on 1,250-foot allowable block length for dense developments, which results in 25 lots along one side.

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:

The Owner would be forced to add a large number of intermediate roadways for circulation between limited access cul-de-sacs to facilitate the reduction in length of those cul-de-sacs to break up block lengths. This would add a large amount of unused roadway and would also create multiple additional large impactful creek crossings. All of which will remain largely unused due to the low density nature of the community and will have to be maintained.

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 X No _____ Please list the additional measures below.

Owner is limiting the lot sizes in this rural community to 10-Acres to minimize the number of lots towards the furthest reaches of this community so that the allowable lot count on a dead end route remains less than the number allowable for a dense subdivision per County codes. And, given the rural nature of this subdivision as an out-and-back drive from the main entry road, routes to exit will be much less complicated for exiting the community.

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, BENJAMIN VANHOOK, 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

08/12/22

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

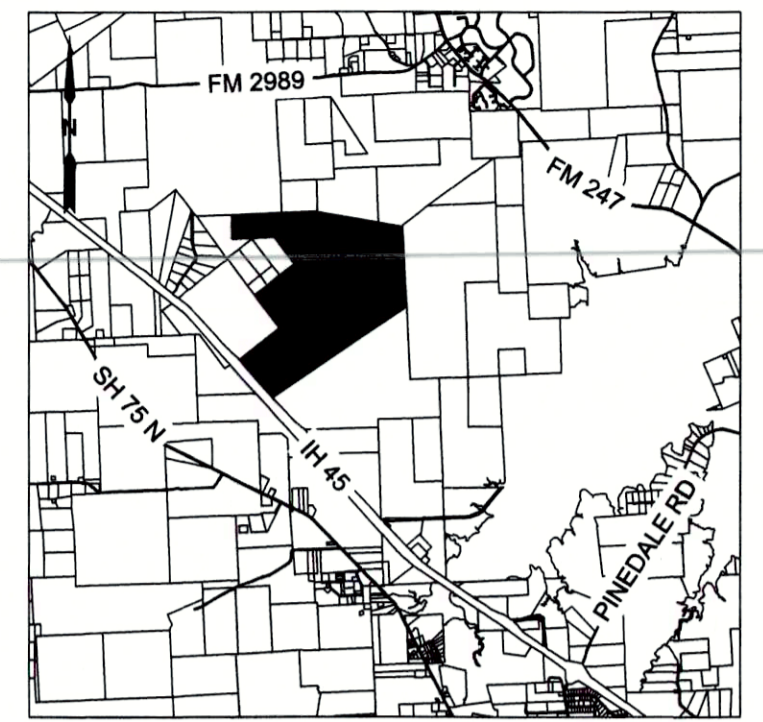
Signature of Owner/Applicant acknowledging conditions after court action.

Date

ENCHANTED OAKS SECTION 1

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SITUATED IN THE CHARLES HILL SURVEY, ABSTRACT NUMBER 268,
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXX

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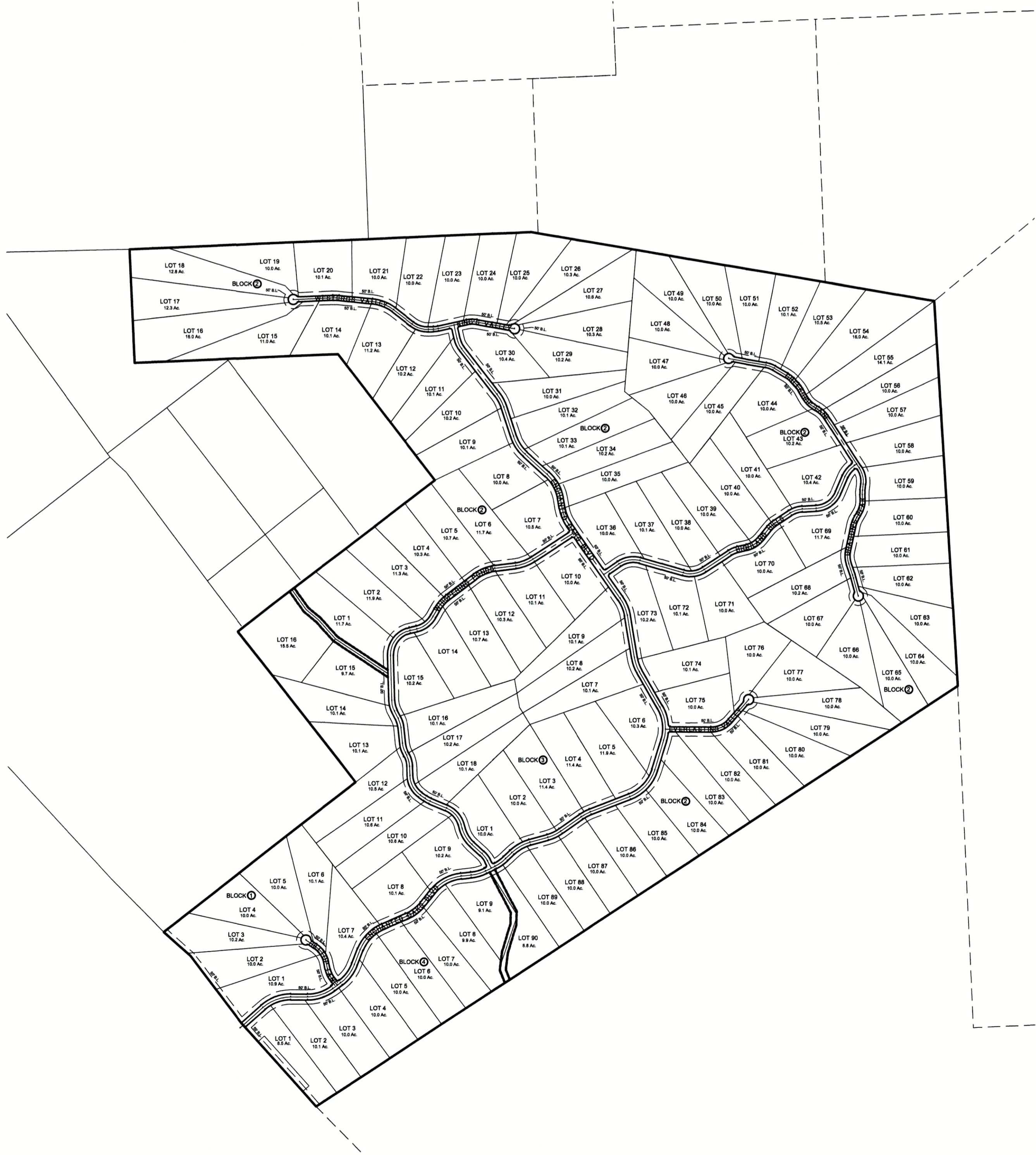


VICINITY MAP
SCALE: 1" = 2000'

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ENGINEER:
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3032 NORTH FRAZIER
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ENCHANTED OAKS
SECTION 1

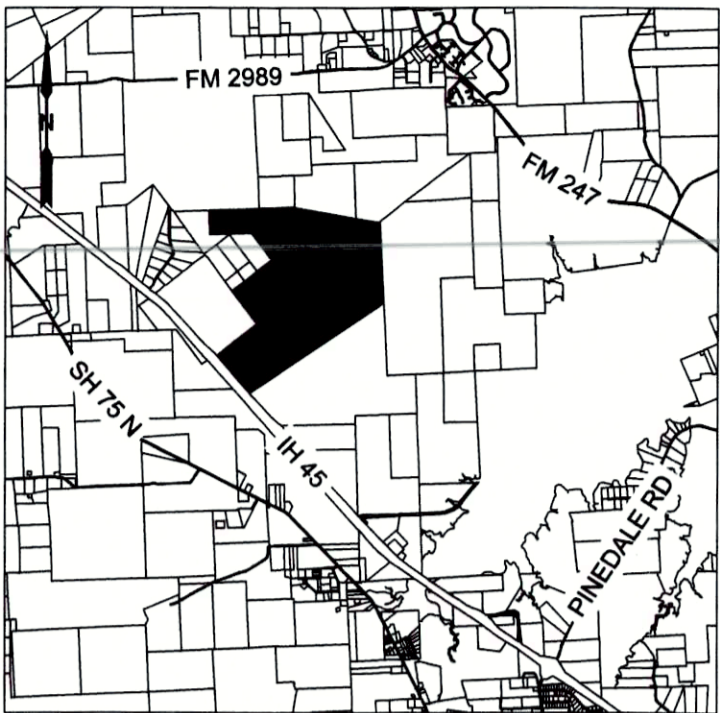
A PRIVATE SUBDIVISION OF 1434.395 ACRES
SITUATED IN THE CHARLES HILL SURVEY, ABSTRACT NUMBER 268,
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XXXXXXXXXXXXXXXXXXXX

XXXXXXX

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TO CERTIFY WHICH, WITNESS by my hand this day of , 2022.

John Oakes
Member
200 N. Harbor Place, Ste. G
Davidson, NC 28036

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WALKER §

BEFORE ME, the undersigned authority, on this day personally appeared Roger J. Kowis and Bobby Kowis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of 2022.

Notary Public, County of Montgomery, State of Texas.

Notary Signature: _____
Candy Curlee

Roadway Construction

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COUNTY OF WALKER §

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Robert D. Pierce
County Judge

Danny Kuykendall
Commissioner Precinct 1

Ronnie White
Commissioner Precinct 2

Bill Daugeette
Commissioner Precinct 3

Jimmy D. Henry
Commissioner Precinct 4

County Clerk's Certification

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WALKER §

I, Kari French, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the day of , 2022 A.D., at o'clock, .M., and duly recorded this the day of , 2022 A.D., at o'clock, .M., in the Official Public Records of said County in Instrument No. .

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Huntsville, Texas, the date last shown above written.

Kari French, Clerk County Court of Walker County, Texas

By: , Deputy

On-site Sewage Facility Review

Based upon a review of the plat and plans as represented by the said engineer or surveyor, I, the below signed design/review professional, being qualified to make said determination under Texas law, find that this plat complies with the requirements of the Walker County On-Site Sewage Facility Regulations, and Title 30 of the Texas Administrative Code, Chapter 285, including but not limited to the suitability of the proposed lots to accommodate on-site sewage facilities within the proposed development considering all of the requirements of Title 30, 285 TAC and any applicable local orders. I also agree that Walker County its agents and assigns bear no responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

Kimberly Barabra-Leal, P.E. No. 144502 Date
Texas Professional Engineering, LLC

Mailboxes

Cluster and individual mailboxes, if allowed, shall be set three feet from the edge of the pavement or behind curbs, when used. All mailboxes within County arterial right-of-way shall meet the current TxDOT standards. Any mailbox that interferes or negatively affects the maintenance or use of the roads or drainage system may be removed by Walker County.

Development Notes

No structure or land within this plat shall hereafter be developed without first obtaining a Development Permit from the Walker County Floodplain Administrator unless the proposed development is exempt or excepted from the Walker County Floodplain Development Regulations.

The minimum lowest finished floor elevation shall be in minimum compliance with the local, State, or Federal regulations whichever elevation is higher.

Engineer's Note for Subdivision Plats
(certified by engineer)

Based on calculations made from available data, if the impervious cover (structures, driveways, sidewalks, etc.) on each lot does not exceed 7500 square feet, then the existing detention on the property will be sufficient. However, if the impervious cover of the property exceeds or surpasses 7500 square feet then further study will be necessary and possible 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.

Kimberly Barabra-Leal, P.E. No. 144502 Date
Texas Professional Engineering, LLC

Drainage Acceptance Note on all Plats
(certified by owner/developer)

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 that are a part of or necessary to the existing or designed roads infrastructure or the existing or designed system of drainage, in addition to all natural flows of water entering onto or crossing the property.

RAYONIER TRS SOUTH TIMBER, LLC.,
MULTIPLE TRACTS
VOL. 786, PG. 463
O.R.W.C.T.

TERRAPOINTE TEXAS HOI
CALLED 500.9 ACRE
PARCEL FOUR, TRAC
VOL. 1006, PG. 600
O.R.W.C.T.

DALE COSTILOW OR
JEANIE COSTILOW,
TRUSTEES
COSTILOW LIVING TRUST
CALLED 137.32 ACRES
VOL. 476, PG. 898
O.R.W.C.T.

REMAINDER OF
JEAN D. NEAL, JR.
CALLED 39.57 ACRES
VOL. 441, PG. 553
D.R.W.C.T.

DALE COSTILOW OR
JEANIE COSTILOW,
TRUSTEES
COSTILOW LIVING TRUST
CALLED 39.57 ACRES
VOL. 627, PG. 110
O.R.W.C.T.

DALE COSTILOW OR
JEANIE COSTILOW,
TRUSTEES
COSTILOW LIVING TRUST
CALLED 137.32 ACRES
VOL. 476, PG. 898
O.R.W.C.T.

MARK L. HARDY AND
DEBRA J. HARDY
CALLED 14.54 ACRES
VOL. 463, PG. 125
O.R.W.C.T.

PORTION OF
JEAN D. NEAL, JR.
CALLED 39.57 ACRES
VOL. 441, PG. 553
D.R.W.C.T.

MONTWALK PROPERTIES, LTD.,
CALLED 429.16 ACRES
VOL. 1215, PG. 699
O.R.W.C.T.

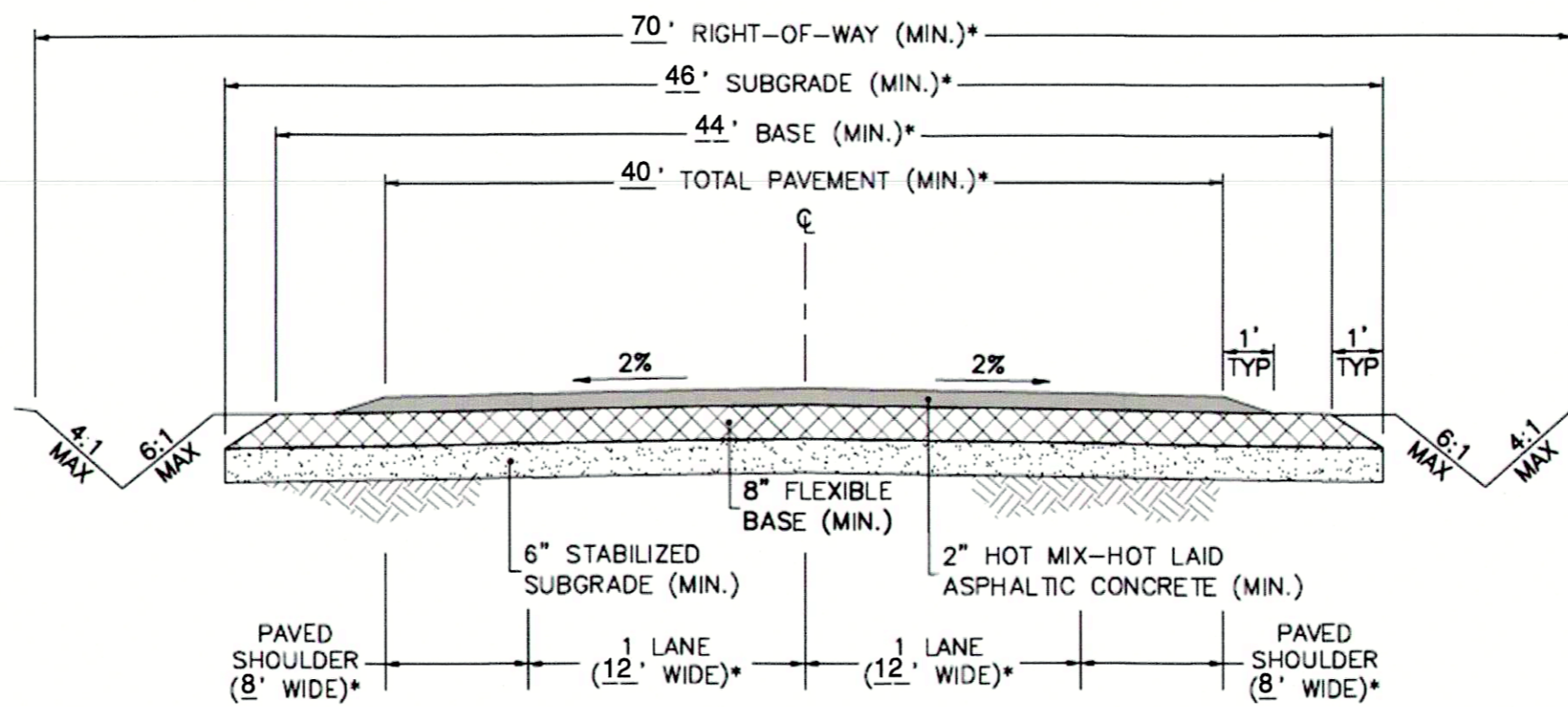
SULLIVAN PARTNERS, LTD.,
FOURTH TRACT
CALLED 948.30 ACRES
VOL. 304, PG. 849
O.R.W.C.T.

TERRAPOINTE TEXAS HOLDINGS
CALLED 500.9 ACRES
PARCEL FOUR, TRACT A
VOL. 1006, PG. 600
O.R.W.C.T.

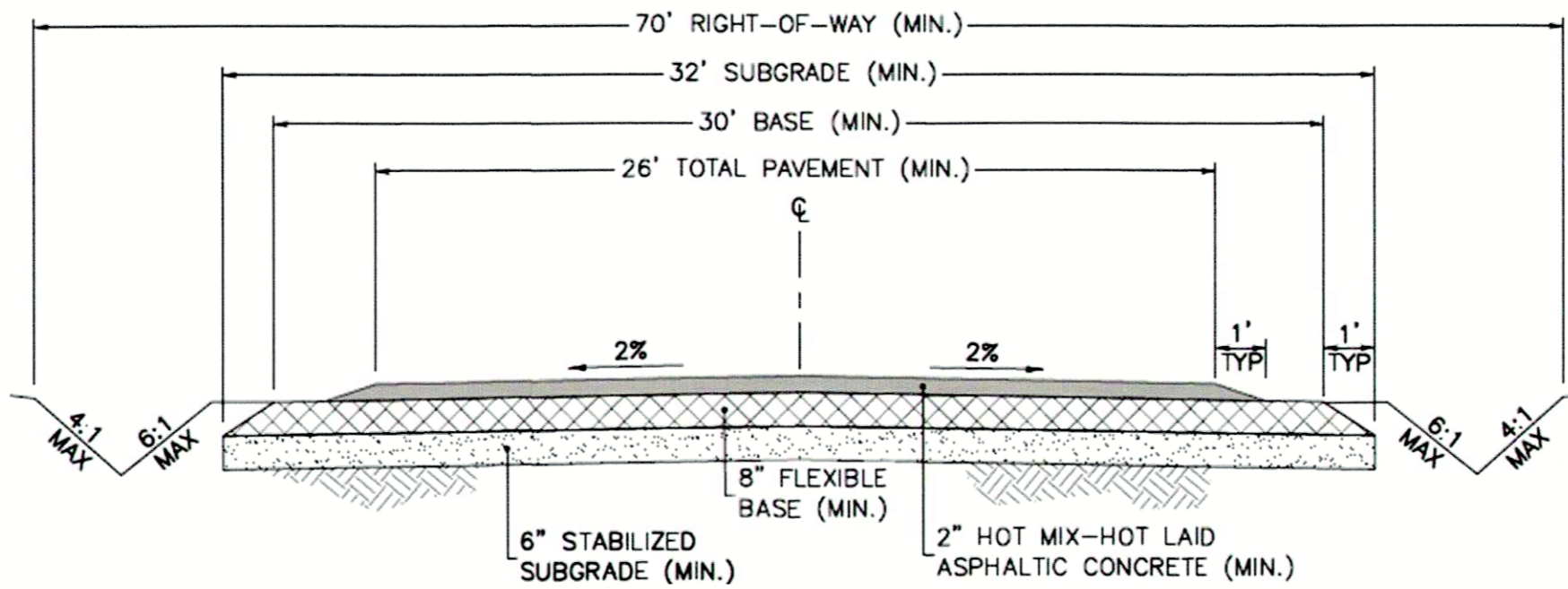
RAYONIER TRS SOUTH TIMBER, LLC.,
MULTIPLE TRACTS
VOL. 786, PG. 463
O.R.W.C.T.

RAYONIER TRS SOUTH TIMBER, LLC.,
MULTIPLE TRACTS
VOL. 786, PG. 463
O.R.W.C.T.

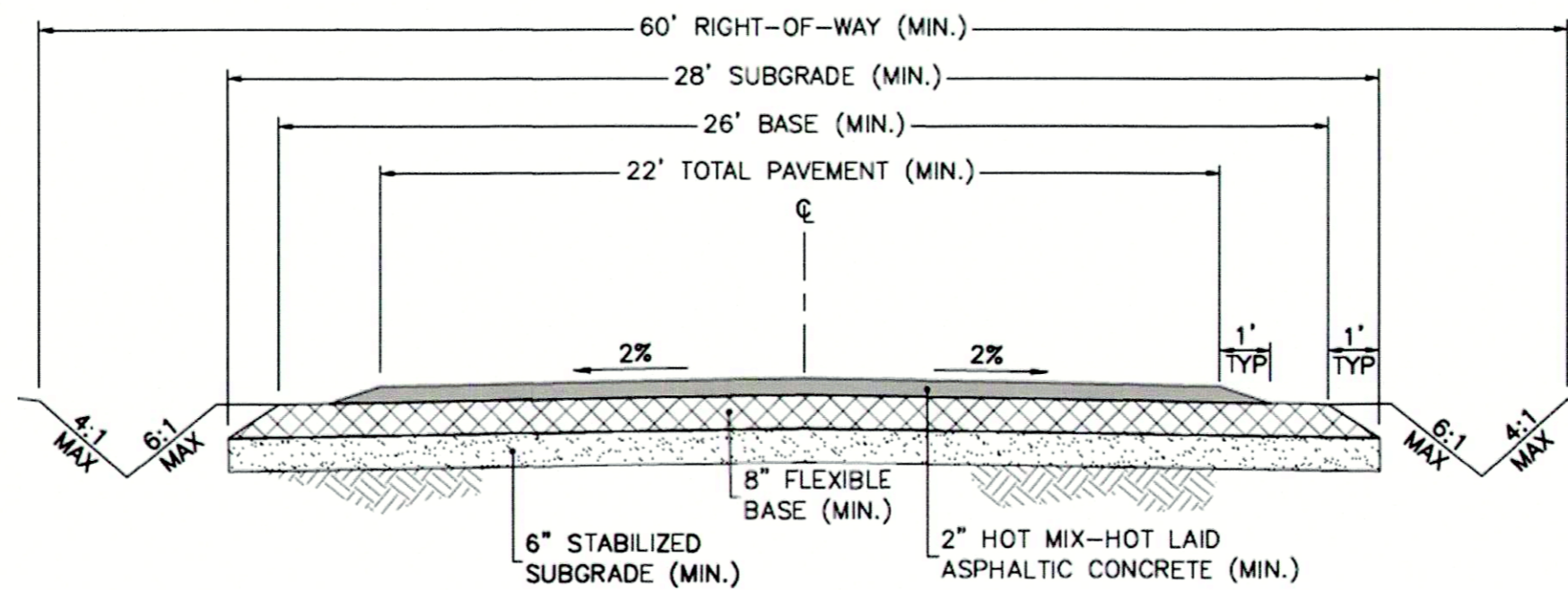
SULLIVAN PARTNERS, LTD.,
FOURTH TRACT
CALLED 948.30 ACRES
VOL. 304, PG. 849
O.R.W.C.T.



STREET SECTION "A"



STREET SECTION "B"



STREET SECTION "C"

Street Name	From	To	Block Length* (LF)	Pavement Width (FT)	ROW Width (FT)	Street Section	Total Length (LF)
Enchanted Oaks Blvd	I-45 Frontage	Hilltop Lane	1,266.1	40	70	"A"	12,087.2
	Hilltop Lane	Whispering Ponds	2,427.1	40	70	"A"	
	Whispering Ponds	Everlasting Valley	2,835.0	26	70	"B"	
	Everlasting Valley	Highland Hills	2,021.4	26	70	"B"	
	Highland Hills	Whispering Ponds	615.0	26	70	"B"	
	Whispering Ponds	King's Valley	2,922.6	22	60	"C"	
Hilltop Lane	Enchanted Oaks Blvd	Cul-de-sac	683.9	22	60	"C"	683.9
Whispering Ponds	Enchanted Oaks Blvd	Enchanted Oaks Blvd	5,774.4	26	70	"B"	5,774.4
Everlasting Valley	Enchanted Oaks Blvd	Cul-de-sac	1,135.9	22	60	"C"	1,135.9
Highland Hills	Enchanted Oaks Blvd	Dragon's Peak	3,606.8	22	60	"C"	3,606.8
Dragon's Peak	Enchanted Oaks Blvd	Cul-de-sac	1,647.8	22	60	"C"	1,647.8
Creekside Lane	Highland Hills	Cul-de-sac	2,089.7	22	60	"C"	2,089.7
King's Valley	Enchanted Oaks Blvd	Cul-de-sac	733.6	22	60	"C"	733.6
Westeros Valley	Enchanted Oaks Blvd	Cul-de-sac	2,020.9	22	60	"C"	2,020.9

* Block Length measured centerline-centerline

**ENCHANTED OAKS
STREET SECTIONS
SEPTEMBER 2022**



TEXAS PROFESSIONAL
ENGINEERING
Firm No. 289

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>Emil James Richter</i> <i>Virginia Ruth Richter</i>		Application Number:
A2. Property Owner's Street Address 		Date of Submittal: <i>9-19-22</i>
City 	State 	ZIP Code
A3. Property Owner's Email Address 	A4. Property Owner's Telephone Number 	
A5. Property Description of Parent Tract (Lot and Block Numbers, Legal Description, etc.) <i>PATE WH (A-343) Tract 3, Acres 91.77 Type R</i>		
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 	B2. Tax ID Number(s) of Parent Tract <i>19472</i>	B3. Deed Volume/Page <i>378/449</i>
B4. Existing or Proposed Name of Subdivision <i>N/A</i>	B5. Is the application for a division of a lot in an Existing Platted Subdivision? (Yes/No) <i>No</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.		
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	<i>Variance application.</i>	<i>1</i>
C.2	<i>Sketch of Div of land</i>	<i>2-a/b</i>
C.3	<i>Deed to land</i>	<i>3</i>
C.4	<i>Latest Tax Bill (2021)</i>	<i>4</i>

Last Will & Testament
Death Certificate
Letter of Administration
Walker Plat Application
Check 2386 for \$2000

5
6
7
8
9

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) ~~A2~~ A2.2.3 & A3 of the Subdivision Regulations of Walker County, Texas as follows:

Land has been willed to 3 children. The land is position between other properties and is elongated in size so that in subdividing it 2 sections will be without road frontage, therefore we ask for a Variance. We shall provide an easement 20' wide on the west property line parallel to property line.

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"):

- 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:

If no variance then how can we get to the two sections without a joint road frontage?

- 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.

We propose an easement 20' wide down the west side property line for Section 2 & 3.

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, Emil Richter, 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

9/16/22

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

FENCE LINE MEANDERS	
1-2	S15°52'25"W - 161.67 feet
2-3	S00°49'30"E - 525.21 feet
3-4	S15°23'10"E - 34.03 feet
4-5	S00°04'05"W - 144.80 feet
5-6	S03°24'05"W - 285.62 feet
6-7	S01°51'30"W - 49.43 feet
7-8	S00°52'25"E - 71.01 feet
8-9	S00°04'25"E - 405.74 feet
9-10	S02°31'30"W - 540.53 feet
10-11	S29°43'55"E - 14.40 feet
11-12	S37°49'25"E - 253.82 feet
12-13	S00°49'35"E - 194.73 feet
13-14	S00°01'15"W - 122.17 feet
14-15	S00°55'30"E - 310.77 feet
15-16	S02°29'25"W - 388.59 feet

Section off 3 equal
Sections and provide
20ft wide easement
for handlocked
Sections 2 & 3.

WM.

H.

PATE

SURVEY

A

434

SIMEON

MIXION

SURVEY

A - 350

I, Bobby R. Murray, Registered Professional Land Surveyor No. 1559, do hereby certify that this plat represents a survey made on the ground and that all corners and monuments are as shown hereon.

Signed

Bobby R. Murray
Registered Professional Land Surveyor No. 1559



John D. Stutts, et al
Vol. 288, Pg. 488 Residue of call 231.5 Ac.

Mark T. Chelmer
Vol. 323, Pg. 512 Call 37.80 Ac.

(Call 40.3 Ac.)

0 300 600
SCALE 1" = 300 FEET

PLAT OF SURVEY OF

Virginia Ruth Richter
~~DARREL D. STUTTS~~ 90.87 AC. TRACT
(AS FENCED)

DESCRIBED IN A DEED TO FAYE O. STUTTS
RECORDED IN VOL. 378, PG. 449 DEED RECORDS

IN THE WILLIAM H. PATE SURVEY A - 434
WILLIAM H. PATE SURVEY A - 435
WALKER COUNTY, TEXAS

Surveyed June 1980

Exhibit
2