



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

**REVISED AGENDA
REGULAR SESSION
TUESDAY, JANUARY 3, 2023
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 December 19, 2022.
2. Approve Walker County COVID-19 Disaster Declaration Extension issued December 19, 2022.
3. Approve Disbursement Report for the period of 12/19/2022 – 12/21/2022.
4. Receive financial information as of December 29, 2022, for the fiscal year ending September 30, 2023.
5. Receive financial information as of the Month Ended November 30, 2022, for the fiscal year ending September 30, 2023.
6. Receive overview of Road and Bridge General invoices.
7. Approve payment of claims and invoices submitted for payment.
8. Approve Facility Request 2023-23, Lions Club Flag Project/Huntsville Lions Club request to display United States Flags and Texas State Flags, all day, January 16, 2023, February 20, 2023, and March 2, 2023.
9. Receive Treasurer Investment Report for November 2022.
10. Receive Justice of the Peace Precinct 1 Report for November 2022.
11. Receive Justice of the Peace Precinct 2 Report for November 2022.
12. Receive Justice of the Peace Precinct 3 Report for November 2022.
13. Receive Justice of the Peace Precinct 4 Report for November 2022.
14. Receive City of Huntsville Fire Department Reports.

STATUTORY AGENDA

Emergency Management

15. Discuss and take action on updating the Walker County Storm Shelter Lease Agreement Policy. – Butch Davis
County Clerk
16. Discuss and take action on approval of Bonds for Elected Officials sworn in January 1, 2023: County Judge, Colt Christian; County Court at Law Judge, Tracy Sorensen; District Attorney, Will Durham; District Clerk, Leslie Woolley; County Clerk, Kari French; County Treasurer, Amy Klawinsky; Commissioner Precinct 2, Ronnie White; Commissioner Precinct 4, Brandon Decker; Justice of the Peace Precinct 1, Steve Fisher; Justice of the Peace Precinct 2, Marcus Payne; Justice of the Peace Precinct 3, Randy Jeffcoat; Justice of the Peace Precinct 4, Stephen Cole. – Kari French

Commissioners Court

17. Discuss and take action on the appointment of Butch Davis to the Board of ESD #1. – Commissioner Daugette
18. Discuss and take action to move funding (\$1,995) for over market position to Pct. 4 operating budget. – Commissioner, Pct. 4
19. Discuss and take action on extension received for the submission of the 2022 Community Development Block Grant Program application deadline to April 10, 2023. – County Judge
20. Discuss and take action on revised Resolution 2023-19, Authorizing Submission of the 2022 CDBG-MIT-MOD Grant Application, reflecting a change in the amount of HUD MID Funding to \$1,281,200. - County Judge
21. Discuss and take action on revised Resolution 2023-20, Authorizing Submission of the 2022 CDBG-MIT-MOD Grant Application, reflecting a change in the amount of State MID Funding to \$4,731,250. – County Judge
22. Discuss and take action on Application for Federal Assistance (Form SF-424) for the 2022 MIT MOD HUD application. – County Judge

Walker County Commissioners Court – Regular Session – January 3, 2023 – Revised Agenda (cont'd)

23. Discuss and take action on Application for Federal Assistance (Form SF-424) for the 2022 MIT MOD State application. – County Judge
24. Discuss and take action on approval of the Environmental Review form for Activity/Project that is Exempt or Categorically Excluded for the 2022 CDBG-Mitigation Method of Distribution HUD-MID project. – County Judge
25. Discuss and take action on approval of the Environmental Review form for Activity/Project that is Exempt or Categorically Excluded for the 2022 CDBG-Mitigation Method of Distribution State-MID project. – County Judge
26. Discuss and take action on Local Certification for the CDBG-MIT-MOD program application. – County Judge
27. Discuss and take action on GrantWorks Negotiation of Profit proposal. – County Judge
28. Discuss and take action on Grant Administration Services Agreement between Walker County and GrantWorks for the 2022 Community Development Block Grant-Mitigation (CDBG-MIT-MOD) Grant Application. – County Judge
29. Discuss and take action on Southeast Texas Housing Finance request for signature of approval for the Issuance of Tax-Exempt Bonds for the acquisition and rehabilitation of the Portofino Apartments-Pasadena, Texas. – County Judge
30. Discuss and take action on approval of 2023 HGAC Membership Dues, and receive 2021-2022 HGAC Program Report. – County Judge

Planning and Development

31. Public hearing concerning [Plat # 2022-047] Re-Plat of Lots 21 and 22, Block 1, Section 4 of the Wildwood Shores Subdivision, A. Whittaker Survey, A-581 - Wildwood Lake Drive - Pct. 4 – Andy Isbell
32. Discuss and take action on [Plat # 2022-047] Re-Plat of Lot 21 and 22, Block 1, Section 4 of the Wildwood Shores Subdivision, A. Whittaker Survey, A-581 - Wildwood Lake Drive - Pct. 4 – Andy Isbell
33. Discuss and take action on Jacob Bryant request for waiver of fee (\$ 200.00) for Variance Request for property - Lot(s) 1-4, Block 5, Section 1 of the Whispering Pines Subdivision - William Winters Survey, A-53 Pine Lane - Pct. 4 – Andy Isbell
34. Discuss and take action on Jacob Bryant request for variance to Section 3.1 of the Walker County Subdivision Regulations regarding General Plat Requirements for property - Lot(s) 1-4, Block 5, Section 1 of the Whispering Pines Subdivision - William Winters Survey, A-53 - Pine Lane - Pct. 4 – Andy Isbell
35. Discuss and take action on [Plat # 2022-046] Re-plat of Lot(s) 1-4, Block 5, Section 1 of Whispering Pines Subdivision - William Winters Survey, A-53 - Pine Lane - Pct. 4 – Andy Isbell
36. Discuss and take action on Mid-South Electric Cooperative Utility Installation Request for underground fiber along Walker Loop - Pct. 2 – Andy Isbell
37. Discuss and take action on Herschal Brannen request for variance to Section 3.1 of the Walker County Subdivision Regulations regarding General Plat Requirements for property - Heartland RV Park property - 14.00 acre tract John J. Porter Survey, A-38 - SH 19 - Pct. 3 – 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 30th day of December, 2022, the Executive Administrator to the County Judge filed this notice, and was posted at the main entrance of the Walker County Courthouse.



Danny Pierce, County Judge

I, the undersigned County Clerk, do hereby state that the above Notice of Meeting of the above named Commissioners' Court, is a true and correct copy of said Notice, and I posted a true and correct copy of said Notice 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 30th day of December, 2022 and said Notice remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

Dated this 30th day of December, 2022.



Kari A. French, County Clerk

FILED FOR POSTING
At 10:29 o'clock AM

DEC 30 2022

KARI FRENCH, COUNTY CLERK
WALKER COUNTY, TEXAS

BY Mary Thigpen DEPUTY

WALKER COUNTY PLAT APPLICATION

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

SECTION A - OWNER / APPLICANT INFORMATION		FOR COUNTY USE ONLY
A1. Property Owner's Last Name <i>REID</i>	A2. Property Owner's First Name <i>MARTIN AND JENNIFER</i>	Application Number: <i>P-2022-047</i>
A3. Mailing Address [REDACTED]		Date of Submittal: <i>11-10-22</i>
		Precinct Number: <i>4</i>
City [REDACTED]	State <i>TX</i>	ZIP Code <i>77494</i>
A4. Primary Telephone Number [REDACTED]	A5. Alternate Phone Number [REDACTED]	
A6. Email Address [REDACTED]	A7. Name of Lienholder (If no lienholder mark "None") <i>NONE</i>	
SECTION B - PROFESSIONAL SERVICES Owner shall provide the names of the Professional Engineer, Registered Professional Land Surveyor, and any Authorized Representative for the Plat Application. By including the information of an Authorized Representative on the application the Owner/Applicant agrees that this individual is given authority to sign for, submit, receive, and make any decisions related to the submitted application on behalf of the owner. In the case that the owner wishes to retract this authority, the Owner/Applicant shall submit this retraction in writing to the Planning and Development Office. If no Authorized Representative is named then all communications related to the project will be submitted to the Owner/Applicant. All correspondence, including but not limited to notices, approvals, disapprovals, and conditions are authorized to be sent to any listed Mailing Address or Electronic Mail account.		
B1. Name of Registered Professional Land Surveyor (R.P.L.S.) <i>Michael Warren</i>	B2. Phone Number of R.P.L.S. <i>936-539-5444</i>	
B3. Email of R.P.L.S. <i>Jessica@survcorp.com</i>	B4. Mailing Address of R.P.L.S. <i>2020 FM 2854 CONROE TX 77304</i>	
B5. Name of Professional Engineer	B6. Phone Number of P.E.	
B7. Email of P.E.	B7. Mailing Address of P.E.	
B9. Name of Authorized Representative <i>Jessica McSham Survtech Surveyors</i>	B10. Phone Number of Authorized Representative. <i>936-539-5444</i>	
B11. Email of Authorized Representative <i>Jessica@survcorp.com</i>	B12. Mailing Address of Authorized Representative.	

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

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

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

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

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

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

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

C4. Property Acreage 0.37	C5. Appraisal Geographic ID #	C6. Survey Name A. WHITTAKER	C7. Abstract # A-581
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Section C8 - C11 are for Amending Plat and Replat Applications only.

C8. Subdivision Name WILDWOOD SHORES	C9. Lot #s 21A	C10. Block # 1	C11. Section # 4
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C12. Deed Record Filing Information for Parent Tract (s) (WCDR and WCOPR are the record sets of the County Clerk - Mark the record set with an "X") If more than one tract please indicate multiple deeds.

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

SECTION D - APPLICATION TYPE

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

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

SECTION E - REQUEST FOR A GUIDANCE REVIEW

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

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

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

F1. Original Acreage 0.37	F2. Original # of Tracts 2	F3. # of Proposed Lots 1	F4. Proposed Name of Subdivision WILDWOOD SHORES
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SECTION G - ENGINEERING AND PROPOSED IMPROVEMENTS

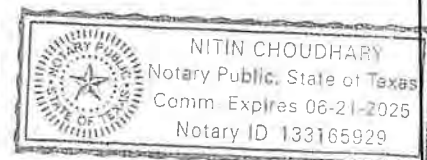
G1. Will the proposed subdivision utilize a public water system?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
G2. Will the proposed subdivision utilize individual on-site sewage facilities?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
G3. Will the proposed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

SECTION H - CERTIFICATIONS AND ACKNOWLEDGEMENTS

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

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

Signature 	Date 10/20/2022	Printed Name MARTIN REID
THE STATE OF <u>Texas</u> § COUNTY OF <u>Fort Bend</u> §		
Before me <u>Nitin</u> a notary public on this day personally appeared <u>MARTIN REID</u> , known to me (or proved to me) to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for purposes and consideration there in expressed.		
Given under my hand and seal of office this <u>28</u> Day of <u>October</u> , 2022		




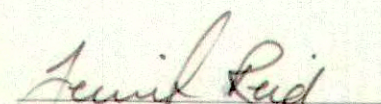
Initials of Applicant MR

THE STATE OF TEXAS
COUNTY OF WALKER
KNOWN ALL MEN BY THESE PRESENTS:

We, MARTIN & JENNIFER REID, owners of the certain tract of land shown hereon and described in a deed recorded in Document No.S 83412 & 83413 of the Official Records of Walker County, Texas, (and do hereby state that there are no lien holders of the certain tract of land), and do hereby (subdivide, re-subdivide, amend, etc.) said tract as shown hereon, an 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 from liens or this dedication is approved by a lien holder. This subdivision is to be known as WILDWOOD SHORES SECTION 4 BLOCK 1 LOT 21A MINOR REPLAT.

TO CERTIFY WHICH, WITNESS by my hand this 21st day of Nov., 20 22

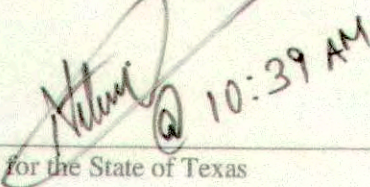

Martin Reid
Owners
26806 Kingsbrook Sky Lane
Katy, Texas 77494

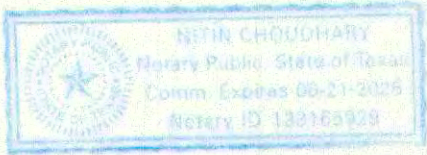

Jennifer Reid

THE STATE OF TEXAS
COUNTY OF Fort Bend

BEFORE ME, the undersigned authority, on this day personally appeared, MARTIN & JENNIFER REID, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed same for purposes and consideration therein expressed, and in the capacity and herein set out, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of November, 20 22

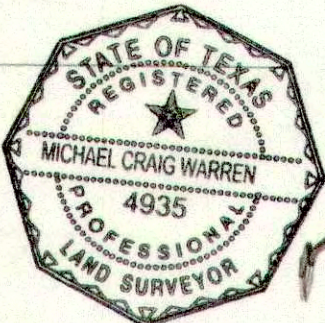

Notary Public in and for the State of Texas



SURVEYOR'S ACKNOWLEDGEMENT

I, Michael C. Warren, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey if the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron rods which have a diameter of not less than eight-eighths of an inch (5/8") and a length of not less than three feet (3') unless otherwise noted; and that the plat boundary corners have been tied to the nearest survey corner.

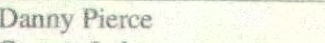

Michael C. Warren
Registered Professional Land Surveyor No. 4935

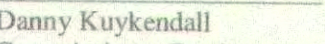


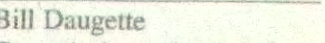
THE STATE OF TEXAS
COUNTY OF WALKER


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.


This is to certify the the Commissioners Court of Walker County, Texas has on the _____ day of _____, 20 _____


Danny Pierce
County Judge


Danny Kuykendall
Commissioner Precinct 1


Bill Daugette
Commissioner Precinct 3


Ronnie White
Commissioner Precinct 2


Jimmy D. Henry
Commissioner Precinct 4

THE STATE OF TEXAS
COUNTY OF WALKER

I, KARI A. 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 _____, 20 _____ A.D., at _____ o'clock, _____ M., and duly recorded this day the day of _____, 20 _____ A.D., at _____ o'clock, _____ M., in the Plat Records of said County in Volume _____, Page _____.

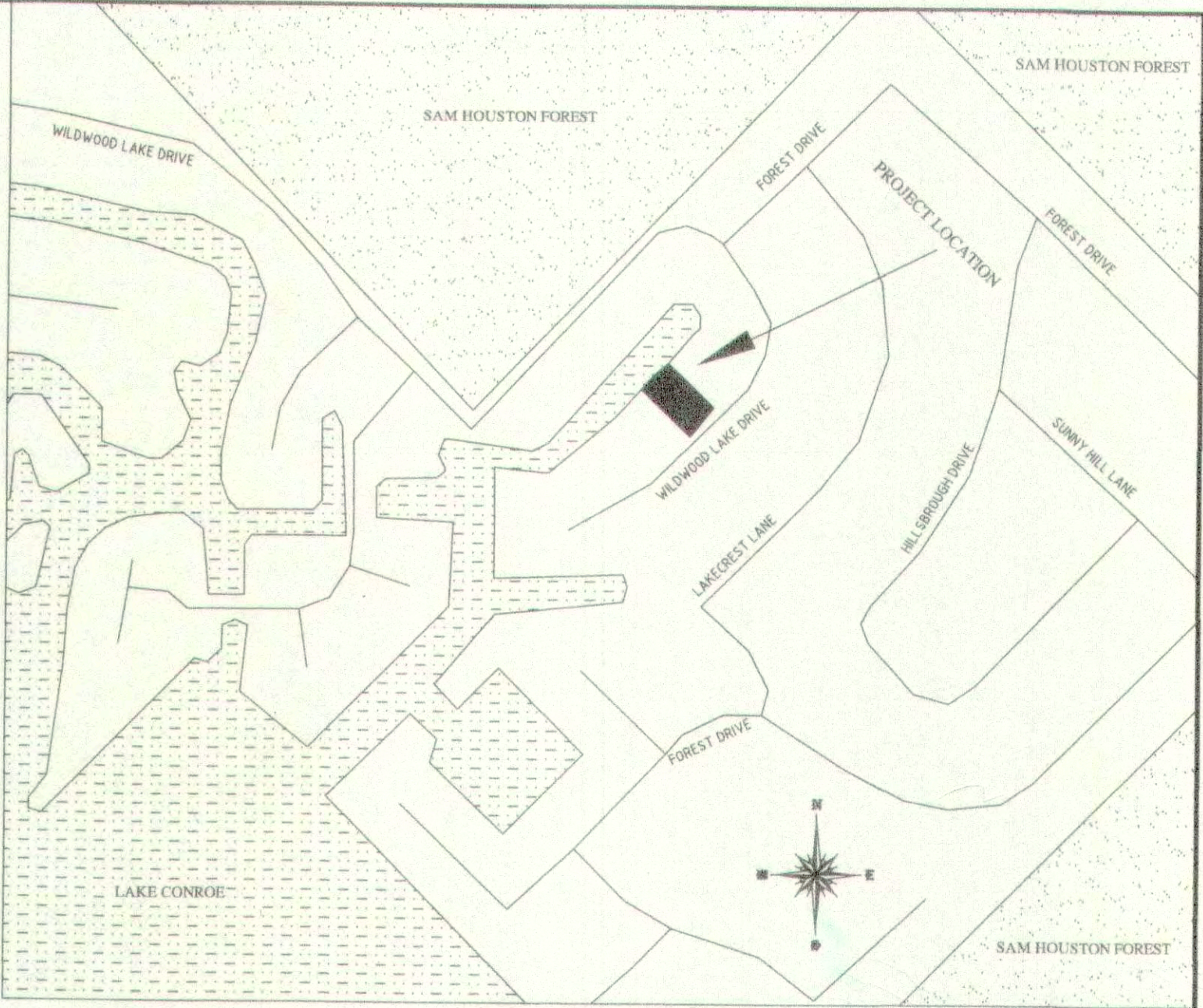
TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Huntsville, Texas, the date last shown above written.

KARI A. FRENCH, Clerk County
Court of Walker County, Texas

By: _____, Deputy

GENERAL NOTES:

1. No portion of this Property appears to lie within the 100 Year Floodplain per Walker County Unincorporated Areas No. 481042, FEMA Firm Panel No. 48471C0500D, Having an effective date of 8-16-2011.
2. 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.
3. All owners of lots within the subdivision shall have the responsibility of complying with the Walker County Subdivision Regulations' policies on drainage runoff due to the development of impervious areas created through the development of the lot for residential, commercial, or recreational use. 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. If detention of water is necessary in order to comply with the local, state, or federal regulations including but not limited to the Walker County Subdivision Regulations then the owner may be able to accomplish compliance with said policies through creating detention on a single lot, multiple lots, or the entire subdivision depending on the circumstances involved and depending on the owner's ability to obtain the cooperation of other owners in the subdivision. A copy of an agreement between owners to create detention shall be submitted to Walker County and filed in the public records becoming a restriction on future owners, heirs, and assigns.
4. 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.



VICINITY MAP (NOT TO SCALE)

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.

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.

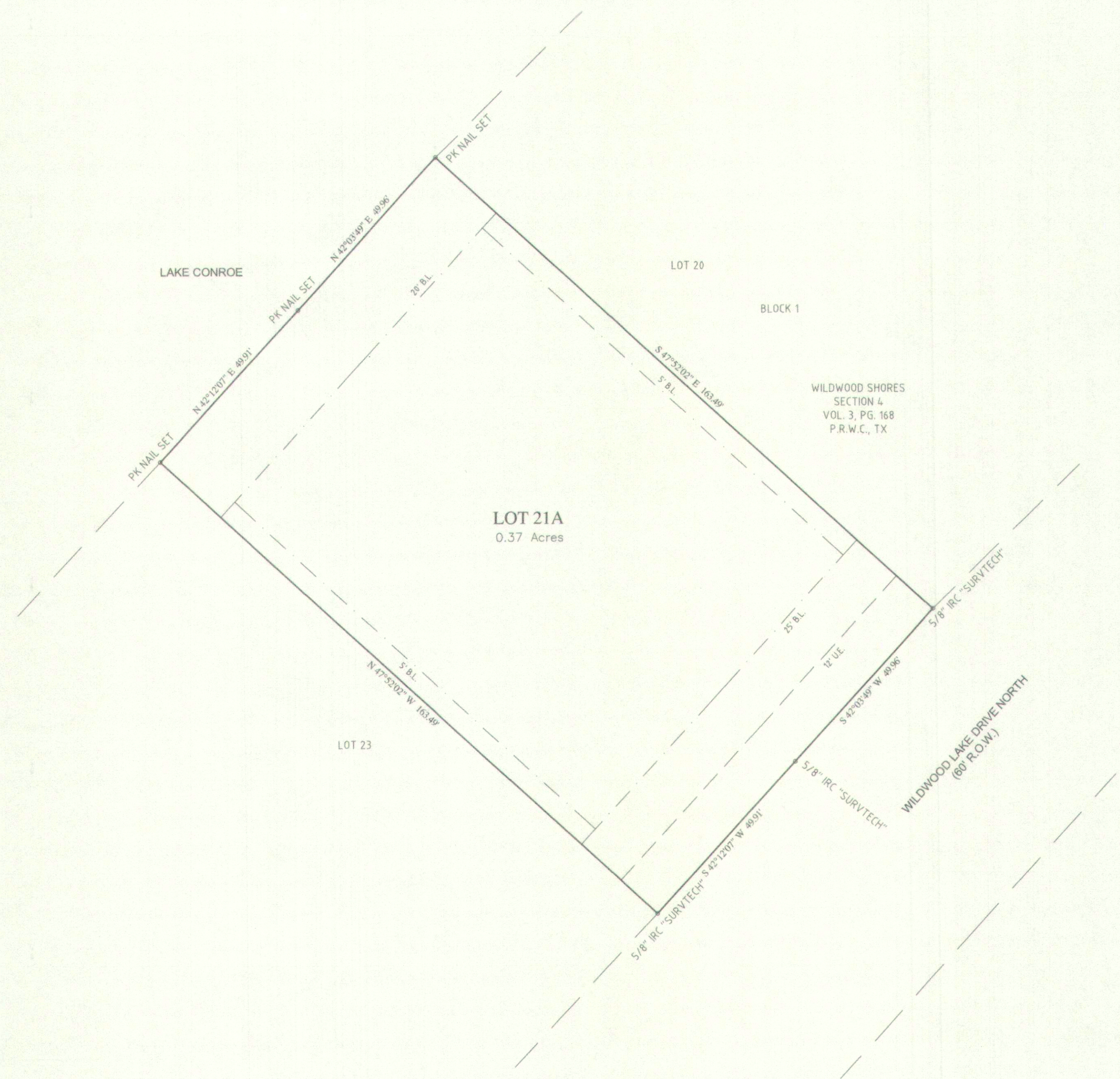
WILDWOOD SHORES SECTION 4, BLOCK 1 LOT 21A MINOR REPLAT

BEING A SUBDIVISION OF 0.37 ACRES SITUATED IN THE A. WHITTAKER SURVEY, ABSTRACT No. A-581, WALKER COUNTY, TEXAS.

1 LOT 1 BLOCK
NOVEMBER 2022

OWNER
MARTIN AND JENNIFER REID
26806 Kingsbrook Sky Lane
Katy, Texas 77494

SURVEYOR
SURVTECH CORPORATION
FIRM REGISTRATION No. 10005100
2020 FM 2854
CONROE, TEXAS 77304



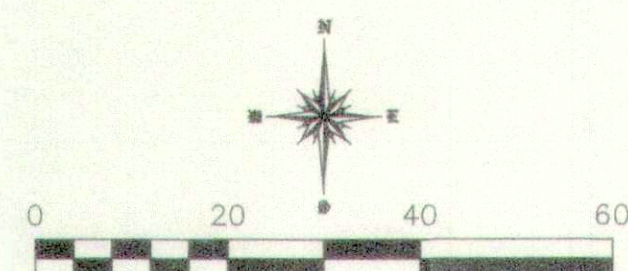
WILDWOOD SHORES SECTION 4, BLOCK 1 LOT 21A MINOR REPLAT

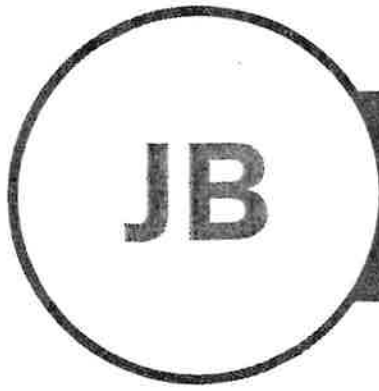
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CONROE, TEXAS 77304





JACOB BRYANT

CONTACT

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

WALKER COUNTY PLANNING & DEVELOPING

RE-PLAT • P&D OFFICE • 1313 UNIVERSITY AVENUE • HUNTSVILLE,
TEXAS 77340

Date

Dear Walker County Planning & Developing ,
I would like to Request a Waiver of this Fee in the amount of
\$200.00 in regard to the Variance form. I would like to proceed
with the former regulations due to the fact we stated this filing
before there were changes.

Sincerely,
Jacob Bryant

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 <div style="font-size: 1.2em; font-weight: bold;">Jacob Bryant</div>		Application Number: <div style="font-size: 1.2em; font-weight: bold;">P-2022-046</div>
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; font-weight: bold;">12/6/22</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	A4. Property Owner's Telephone Number	
<div style="background-color: black; height: 1.2em; width: 100%;"></div>	<div style="background-color: black; height: 1.2em; width: 100%;"></div>	
A5. Property Description of Parent Tract (Lot and Block Numbers, Legal Description, etc.) Lot(s) One (1), Two (2), Three (3), and Four (4), Block Five (5), of Whispering Pines Lake Subdivision, out of the Wm. Winters Survey, A-53, Walker County, Texas, according to the map or plat thereof recorded in Volume 195, Page 662 of the Deed Records		
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 Wm. Winters (A-53)	B2. Tax ID Number(s) of Parent Tract 8771-005-0-00100	B3. Deed Volume/Page Inst. No. 52936
B4. Existing or Proposed Name of Subdivision Whispering Pines Lake Subdv.	B5. Is the application for a division of a lot in an Existing Platted Subdivision? (Yes/No) Yes	
THE ABOVE NAMED APPLICANT DOES HEREBY MAKE AN APPEAL TO THE COMMISSIONER'S COURT OF WALKER COUNTY FOR A VARIANCE TO THE REGULATORY REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF WALKER COUNTY, TEXAS.		
SECTION C – LIST OF ATTACHMENTS		
Please list any supporting documents or submittals included with the variance request as attachments.		
Description of Attachment(s)		Exhibit #
C.1 Replat survey of 0.248 ac. into existing lot(s)		A
C.2		
C.3		
C.4		

SECTION D –VARIANCE REQUEST

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

- D.1 A Variance is requested to Section(s) 3.1 of the Subdivision Regulations of Walker County, Texas as follows:

I am seeking to re-plat the 0.248 acres into my existing lots in the Whispering Pines Lake subdivision. This process was begun in May 2020 with the adjacent owner Mr. Michael J. West. Due to COVID, surveying delays and Mr. West having to get approval on his portion, my application was delayed past the 6/1/22 date of the new regulations.

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"):

We are seeking to replat under the previous WCSR prior to 6/1/22 since we began this process in 2020. We are seeking to combine all of the property into one lot for homesteading purposes. Proceeding under the new WCSR would result in further delays and greater expense in survey costs for the project.

- 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:

Yes, further delay in my project and greater expense to my family in surveying costs/taxes (unhomesteaded status) to process the replat under the new WCSR dated 6/1/2022

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

Yes _____ No X Please list the additional measures below.

No

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, Jacob Bryant, 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

12-6-2022

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

WALKER COUNTY PLAT APPLICATION

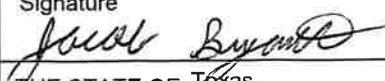
If any section is not applicable to the proposed development project please mark that section "NA"
All references to the Walker County Subdivision Regulations will be abbreviated WCSR in this document.

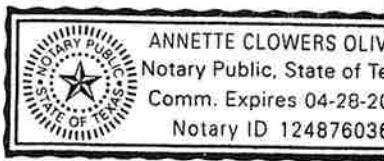
SECTION A – OWNER / APPLICANT INFORMATION		FOR COUNTY USE ONLY
A1. Property Owner's Last Name Bryant	A2. Property Owner's First Name Jacob	Application Number: P # 2022-046
A3. Mailing Address [REDACTED]		Date of Submittal: 11-4-22
		Precinct Number: 4
City [REDACTED]	State [REDACTED]	ZIP Code [REDACTED]
A4. Primary Telephone Number [REDACTED]	A5. Alternate Phone Number	
A6. Email Address [REDACTED]	A7. Name of Lienholder (If no lienholder mark "None") None	
SECTION B – PROFESSIONAL SERVICES Owner shall provide the names of the Professional Engineer, Registered Professional Land Surveyor, and any Authorized Representative for the Plat Application. By including the information of an Authorized Representative on the application the Owner/Applicant agrees that this individual is given authority to sign for, submit, receive, and make any decisions related to the submitted application on behalf of the owner. In the case that the owner wishes to retract this authority, the Owner/Applicant shall submit this retraction in writing to the Planning and Development Office. If no Authorized Representative is named then all communications related to the project will be submitted to the Owner/Applicant. All correspondence, including but not limited to notices, approvals, disapprovals, and conditions are authorized to be sent to any listed Mailing Address or Electronic Mail account.		
B1. Name of Registered Professional Land Surveyor (R.P.L.S.) Joe A Fuller	B2. Phone Number of R.P.L.S. 936-662-2934	
B3. Email of R.P.L.S.	B4. Mailing Address of R.P.L.S. Po Box 1783 Huntsville, Tx	
B5. Name of Professional Engineer	B6. Phone Number of P.E.	
B7. Email of P.E.	B7. Mailing Address of P.E.	
B9. Name of Authorized Representative	B10. Phone Number of Authorized Representative.	
B11. Email of Authorized Representative	B12. Mailing Address of Authorized Representative.	

SECTION C – PARENT TRACT PROPERTY INFORMATION <i>Information for the tract or tracts of land that are the subject of the plat application</i>				
C1. Is the property located within the city limits of Huntsville, New Waverly, or Riverside? (Mark with "X")			*Yes	<input checked="" type="checkbox"/> No
*If the answer to C1 is "Yes" then the applicant will need to apply to the City having jurisdiction.				
C2. Is the property within two miles of the City of Huntsville? (Mark with "X")			*Yes	<input checked="" type="checkbox"/> No
*If the answer to C2 is "Yes" then the applicant will need to submit any plat applications to the City of Huntsville.				
C3. Is the property within 1/2 mile of the City of New Waverly? (Mark with "X")			Yes	<input checked="" type="checkbox"/> No
The Abstract, Tract #, and Survey Name are generally included in the property description on the deed, the Geographic Id # can be obtained from the Walker County Appraisal District, the Appraisal District Map or the most recent property tax statement issued for the property. If a property is in a platted subdivision items B10 – B13 must be filled out using information from the property deed, if not in a platted subdivision mark these sections "NA"				
C4. Property Acreage	C5.. Appraisal Geographic ID # 8771-005-0-00100 8771-900-0-00130	C6. Survey Name William Winters		C7. Abstract # A-53
Section C8 – C11 are for Amending Plat and Replat Applications only.				
C8. Subdivision Name Wispering Pines		C9. Lot #s 1-4	C10. Block #	C11. Section # 1
C12. Deed Record Filing Information for Parent Tract (s) (WCDR and WCOPR are the record sets of the County Clerk - Mark the record set with an "X") If more than one tract please indicate multiple deeds.				
Volume / Document # Inst. 52936	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
		<input checked="" type="checkbox"/>	Walker County Official Public Records (WCOPR)	
Volume / Document # 331	Page 292	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
		<input checked="" type="checkbox"/>	Walker County Official Public Records (WCOPR)	
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
		<input type="checkbox"/>	Walker County Official Public Records (WCOPR)	
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
		<input type="checkbox"/>	Walker County Official Public Records (WCOPR)	
SECTION D – APPLICATION TYPE Please choose a single application type from the list below and mark with an "X".				
D1. _____ Plat Application (This application is required for all plat applications including improvements <u>or</u> including more than 4 lots)				
D2. _____ Minor Plat Application (This application is required for minor subdivisions with no proposed infrastructure <u>and</u> 4 or less lots.)				
D3. <u>X</u> Re-Plat / Amending Plat Application (This application is required to alter or amend a previously platted subdivision)				
D4. _____ Exception Application (This application is required in order to obtain approval for subdivisions excepted from the WCSR.)				
SECTION E - REQUEST FOR A GUIDANCE REVIEW The request for a guidance review is only allowable if an application is submitted incomplete. The guidance review is voluntary and must be requested by the owner/applicant below and authorized by the County. This review of the submitted documents prior to a complete application is outside the standard review timelines, however the applicant/ owner may proceed to submit a complete application without awaiting the results of this review. If at any time during the Guidance Review process a completed application is submitted then the Guidance Review will cease, and the incomplete results of the review will not be forwarded to the applicant. Any deficiencies or comments released as part of the guidance review are not to be considered as a final review, but are collected to assist the owner and owner's agents in their efforts to comply with the regulations.				
E1. The Developer/Owner does hereby voluntarily make a request for a "Guidance Review" of the application if the application is found to be incomplete.			<input checked="" type="checkbox"/> Yes, a review is requested	<input type="checkbox"/> No, a review is not requested

SECTION F – SUBDIVISION APPLICATION DETAILS			
(The # of Proposed Lots shall include any Reserve or Remainders Created by the Subdivision)			
F1. Original Acreage	F2. Original # of Tracts	F3. # of Proposed Lots	F4. Proposed Name of Subdivision

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

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



BASED on the FEMA Flood Insurance Rate map referenced below, this property is not situated within any of the flood zones shown thereon as scaled graphically to the best of my ability from available data on said map. Any flood zone determination herein is NOT to be interpreted as a guarantee against flooding, or flood damage to property or improvements, by Fuller and Associates.

PANEL No: 48471 C 0525 D	Date/Revised Date: August 16, 2011
--------------------------	------------------------------------



1. Bearings based on southwest line of West 0.599 acre tract (N13°03'00"W);
2. This survey was performed without the benefit of a title commitment. Easements and other matters may exist not shown by this survey;

PLAT OF SURVEY OF

JACOB E. BRYANT PROPERTIES
WHISPERING PINES LAKE
(1.248 acres)

In the WILLIAM WINTERS SURVEY, A-53
Walker County, Texas

May, 2020

Scale: 1" = 50 Feet

FULLER and ASSOCIATES
P.O. Box 1783 FIRM #10122400
Huntsville, Texas

FILE: WHISPERING Pines Lake 1-2-3-4 05 0.604ac-0.248ac \2020\



Signed

JOE A. FULLER
R.P.I.S. No. 4066
May 13, 2020



Utility Installation Request

To the Commissioner's Court of Walker County

Date 12/14/2022

Application is hereby made by MidSouth Electric Cooperative

to place Underground Fiber

and/or perform the following described work Fiber within the Right of Way of that Walker County road known as Walker Loop Road at the following approximate coordinates (lat/long) 30°38'00" N 95°40'31" W.

The exact location and extent of the proposed work shall be as shown on the attached specifications and drawings.

We will construct and maintain the line on the road right of way as shown on the attached drawing and in accordance with the rules, regulations and policies of Walker County, the Texas Department of Transportation (TXDOT), and all governing laws, including, but not limited to, the "Texas Engineering Practice Act," "Federal Clean Water Act," the "National Endangered Species Act," "Americans with Disabilities Act," and the "Federal Historic Preservation Act." Upon request by Walker County, we will submit to Walker County proof of compliance with all governing laws, rules and regulations before commencement of construction. Plans shall include the design, proposed location, vertical elevations, and horizontal alignments of the facility based on the department's survey datum, the relationship to existing highway facilities and the right of way line, traffic safety and access procedures, and location of existing utilities that may be affected by the proposed utility facility. The location and description of the proposed line and appurtenances is more fully shown by a complete set of drawings attached to this Utility Installation Request. We will give plans to Walker County for each future proposed modification or expansion to our facility and all Walker County to review and approve submittals prior to commencement of the work.

A new request may be required as a condition of approval.

Our organization will use Best Management Practices to minimize erosion and sedimentation resulting from the proposed installation, and we will re-vegetate the project area as indicated under "Re-vegetation Special Provisions."

Our organization will ensure that traffic control measures complying with applicable portions of the *Texas Manual on Uniform Traffic Control Devices* will be installed and maintained for the duration of this installation.

When installing our utility on controlled access facilities, we shall conform to the Texas Transportation Code, Title 6 Roadways, Chapter 203, Subchapter C, Control of Access, §203.031. We shall limit access for servicing this installation to access via (a) frontage roads where provided, (b) nearby or adjacent public roads or streets, (c) trails along or near the highway right of way lines, connecting only to an intersecting road; from any one or all of which entry may be made to the outer portion of the highway right of way for normal service and maintenance operations. Our rights of access to the through traffic roadways and ramps shall be subject to the same rules and regulations that apply to the general public.

It is expressly understood that Walker County does not purport, hereby, to grant any right, claim, title or easement in or upon this road; and it is further understood that Walker County may require us to relocate this line and any associated infrastructure, at the total expense of the applicant/utility owner, by giving thirty (30) days written notice prior to the date that the relocation shall be completed. We understand that a new Request will be required for the relocation.

We will notify Walker County prior to commencement of any routine or periodic maintenance which requires pruning of trees within the highway right of way, so that Walker County may provide specifications for the extent and methods to govern in, but not limited to, trimming, topping, tree balance, type of cuts, painting cuts and clean up.

Our installation shall not damage any part of the roadway structure or associated appurtenances and we will make adequate provisions to minimize inconveniences to the traveling public, and adjacent property owners. In the event we fail to comply with any or all of the requirements as set forth herein, the County may take such action as it deems appropriate to compel our compliance.

Following approval, we will begin construction on or after 1/16/2023 (month/day/yr)

Additional Provisions and Requirements (for TxDOT input only)

General Special Provisions:

- ☒ Are attached.
☐ Are not attached

As-built Plans/Certifications of Construction:

- ☐ Are required and shall be certified as accurate by an authorized representative of the company.
☒ Are required and shall be signed and sealed by a State of Texas Licensed Professional Engineer.
☒ Certification that utility was installed as approved
☐ Are not required

Re-vegetation Special Provisions: In order to minimize erosion and sedimentation resulting from the proposed installation, the project area will be re-vegetated:

- ☒ In accordance with TxDOT's Standard Specification Item 164 which specifies the appropriate grass seed mix to be used, or:
☐ as indicated on the attachment.

The Precinct Commissioner or his/her representative is to be notified 48 hours prior to beginning construction.

If approved, we understand that we will assume all risks associated with this installation within the Walker County right of way. These risks include, but are not limited to, injuries to our workers, damage to contiguous utility lines that may be in the area, injuries or damage resulting from our failure to properly install and maintain the line as shown on plans.

We understand Walker County may place additional provisions and requirements as listed above, based upon, but not limited to, the type of utility being installed, local site conditions, soil types and traffic.

We acknowledge that this Utility Installation Request approval **expires** on the **91st** calendar day from the date of issuance, unless otherwise approved, if we do not begin our installation by this date. If we do not begin our installation within this time frame and still wish to continue, we will resubmit our request in accordance with the prevailing governing laws, rules, regulations and policies at the time of resubmission.

By signing as/for the requestor below, I certify that I am authorized to represent the requestor, that I agree to the provisions and requirements included in this Utility Installation Request, and our commencement of construction will further attest to our review and acceptance of said additional provisions and requirements

Requestor:

Date: 12/14/2022

By: Jeramy Pampell

Signature: Jeramy Pampell Digitally signed by Jeramy Pampell
Date: 2022.11.16 13:41:07 -0600

Title: Vice President

Address: 916 SW Parkway East
College Station, TX 77840

Telephone: 979.764.8356

Approved By:

Date: _____

By: _____

Signature: _____

Title: _____

Address: _____

Telephone: _____

**General Special Provisions
Walker County Utility Installation Request**

1. Effective Period of Permit Approval. All approvals are void if installation does not begin within 3 months from the date of approval.
2. ALL UTILITY INSTALLATIONS SHALL CONFORM WITH THE STANDARDS DESCRIBED IN TITLE 43, PART 1, CHAPTER 21, SUBCHAPTER C, OF THE TEXAS ADMINISTRATIVE CODE (UTILITY ACCOMODATIONS)
3. A FINAL AS-BUILT SET OF PLANS SHALL BE SUBMITTED AND CERTIFIED BY A PROFESSIONAL ENGINEER, INCLUDING A CERTIFICATION THAT THE INSTALLATION WAS COMPLETED IN CONFORMANCE AND COMPLIANCE WITH THE ABOVE DESCRIBED SECTIONS OF THE TEXAS ADMINISTRATIVE CODE.
4. Minimum Depth of Cover. The minimum depth of cover for any underground utility line shall be as shown on the attached "Minimum Depth of Cover Table" or attached schematic whichever is deeper.
5. Locating Utilities. Applicant shall take all reasonable and necessary steps to locate existing utilities and address them in accordance with all state, local, and or federal requirements.
6. Aerial Electric Lines. Aerial electric power lines crossing over the highway shall be installed and maintained a minimum of twenty-two (22) feet above the surface of the traffic lanes. For electric power lines with greater than 50,000 volts, the clearance shall be increased in accordance with National Electric Safety Code as published in the National Bureau of Standards, Handbook 30.
7. Aerial Communication Lines. Aerial communication lines crossing over the highway shall be installed and maintained a minimum of eighteen (18) feet above the surface of the traffic lanes.
8. Open Trenching or Boring Operations for Utility Work. To insure that disturbed areas are restored and revegetated properly and in a reasonable period as the utility work progresses, the following requirements shall apply:

Unless otherwise approved or directed by Walker County, the length of "active utility work" shall not exceed one mile in length. "Active utility work" shall be defined as the total disturbed area measured from the beginning of open trenching to the point where backfill has been compacted, the right of way has been restored to its original line and grade, any structures damaged by the utility work have been repaired, erosion control measures have been placed and are being properly maintained, approved topsoil seed and compost has been placed uniformly, and watering for revegetation has begun. "Active utility work" also includes areas of bore pits and receiving pits; however it does not include the underground boring length. When any area of "active utility work" is substantially complete (i.e., watering of seeded areas has begun), that area is no longer considered to be "active utility work", and "active utility work" can proceed further within the right of way as long as it does not exceed the above appropriate limits. Areas where Walker County determines that the "active utility work" is substantially complete does not mean that Walker County considers that area totally acceptable and complete.

9. Backfill, Erosion Control, and Re-vegetation. All excavations within the right-of-way (ROW) and not under pavement shall be backfilled by tamping in six (6) inch horizontal layers to the density of the surrounding soil or as directed by the Walker County. All surplus material shall be removed and the ROW shall be reshaped to its original condition or better. This work shall be done in accordance with Item 164 of the Texas Department of Transportation (TxDOT) "Standard Specifications for Construction and Maintenance of

**General Special Provisions
Walker County Utility Installation Request**

Highways, Streets, and Bridges.” Erosion control measures such as soil retention blankets, rock berms, and silt fences shall be installed and maintained until permanent perennial vegetation is established over 70% of the disturbed area. The amount of revegetation is considered acceptable when it resembles the amount of existing vegetation in the surrounding undisturbed area. **If erosion control and/or storm water run-off requirements of other State, Federal, or Local Jurisdictions exceed these requirements then the more stringent requirements would prevail.**

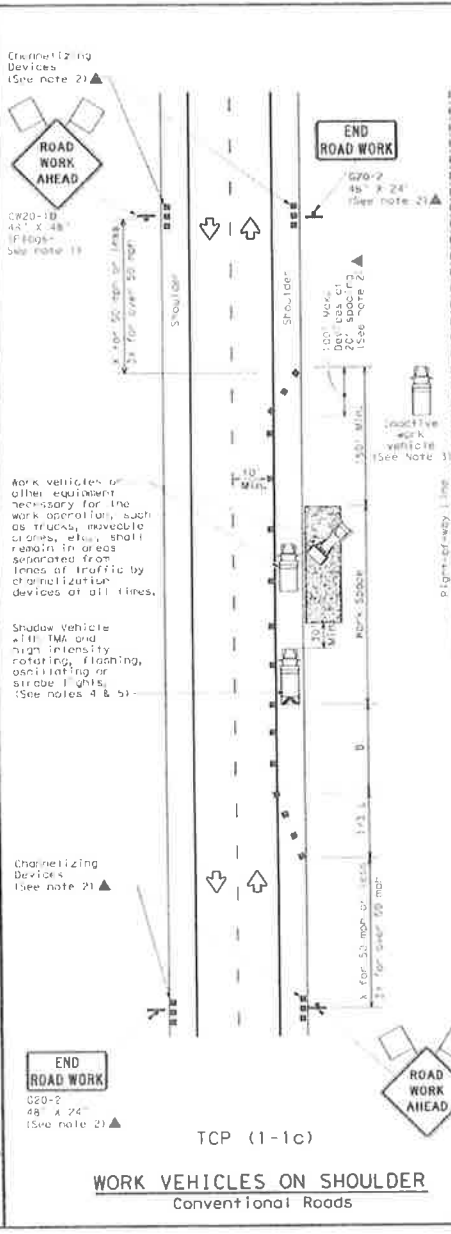
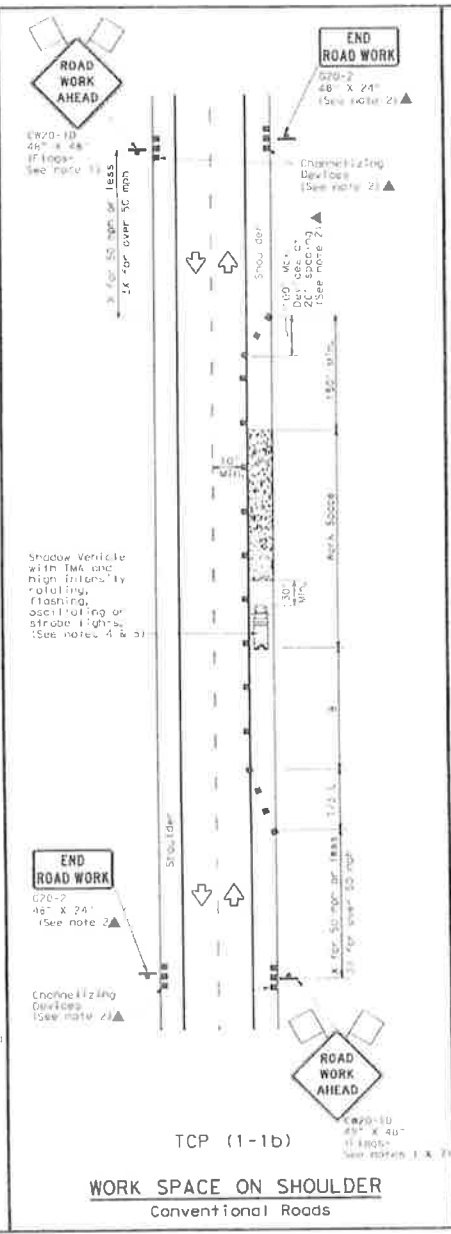
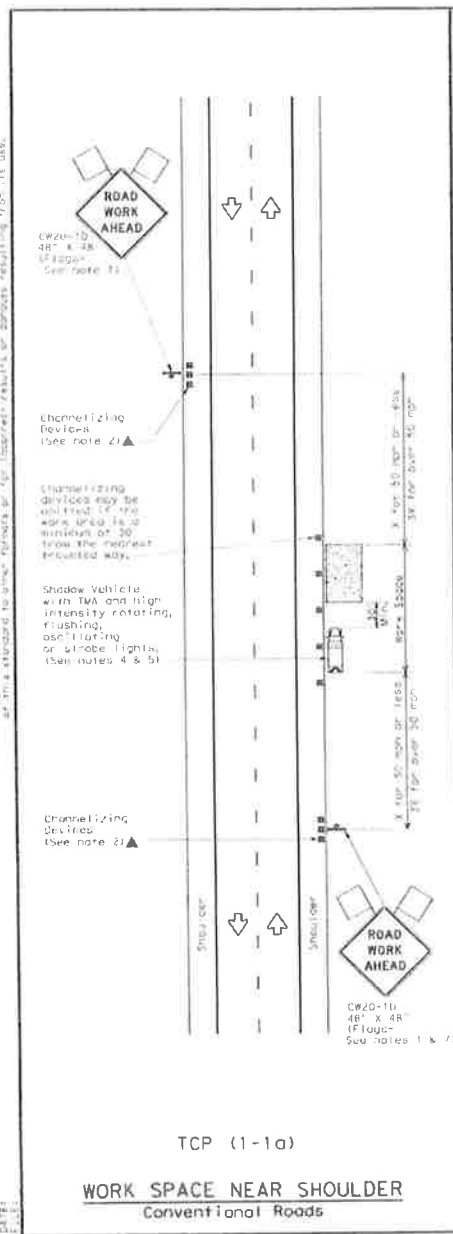
8. Boring and Jacking. Boring and jacking of utility lines shall be provided as specified below.
- a. Under Paved County Roads. Utility lines to be constructed under an existing paved (asphalt pavement or concrete pavement) county road shall be installed by boring and jacking with casing.
 - b. Under Paved Driveways. Utility lines to be constructed under existing paved (asphalt pavement or concrete pavement) driveways shall be installed by boring and jacking methods, unless the utility company furnishes Walker County with a “Letter of No Objection” signed by the driveway owner to allow open cutting of their driveway.
 - c. Under Unpaved County Roads or Driveways. Utility lines to be constructed under an existing unpaved county road or under existing unpaved driveways may be open cut only when approved in advance by Walker County, and after the driveway owner is notified. Any open cuts should be repaired and restored to a minimum of pre-cut conditions as quickly as possible so as not to impact road and/or driveway traffic. Applicant shall take all necessary precautions to insure safety as site of open cut.
 - d. Under Desirable Trees. To preserve the natural environment and protect wildlife habitat, boring may be required when underground utility lines are to be placed within the “protected root area” of “desirable trees” located within road ROW or on adjacent property. The “protected root area” is defined as the area between the tree trunk and five (5) feet from the tree trunk or 2/3 the actual distance from the tree trunk to the dripline, whichever is greater. “Desirable trees” include (but are not limited to) any tree with a trunk diameter of six (6) inches or more that Walker County or the Owner of the tree determines to be of environmental and aesthetic value. Boring under all “desirable trees” will be required with the following exceptions: (1) in areas where planned highway construction/maintenance work would require tree removal, or (2) when the Walker County approves of open trenching for the utility installation or removal of the tree.
9. Manhole Covers. All manhole covers shall be installed flush with the ground surface.
10. Traffic Control. Traffic control in utility work zones shall conform to applicable requirements of the “Texas Manual on Uniform Traffic Control Devices for Streets and Highways, Part VI”. Adequate signs, barricades, flag personnel, etc. shall be erected and maintained in complete compliance with the Texas Manual on Uniform Traffic Control Devices. Any travel lane closures are only permitted after a traffic control plan is approved by Walker County prior to beginning any construction activities.
11. Sunday or Holiday Work. Sunday or Holiday work will not be permitted for the installation of any utility line unless directed or approved by Walker County.
12. The approval of this utility installation request shall in no way be taken as a waiver or variance to any other existing local, state, or federal permits or requirements that may be required by the applicant.

**General Special Provisions
Walker County Utility Installation Request**

13. Protection of Trees and Landscaping. Existing trees and landscaping within the ROW shall be protected as specified below. Removal of trees from the ROW will require prior Walker County approval.

- a. **Tree Pruning.** All tree pruning within the ROW will require prior TxDOT approval. All oak trees that are damaged or pruned shall be treated with an approved tree wound dressing within 20 minutes of causing the damage or making the pruning cut.
- b. **Landscaping.** When existing landscaping is located near the proposed utility alignment, the utility contractor shall notify Walker County and the owner of the landscaping prior to the proposed utility installation. Walker County may require underground utilities to be installed by: (1) boring under such landscaping or (2) by replacement of specific landscape items. Landscaping is defined as, but not limited to, trees, shrubs, grass, irrigation lines, landscape pavers, sidewalks, and other ROW improvements.

DISCLAIMER: This plan is a guide only. It is not intended to be used as a legal document. The Texas Department of Transportation (TxDOT) assumes no responsibility for any errors or omissions in this plan. The user of this plan assumes all liability for any errors or omissions.



LEGEND

Type 3 Barricade	Channelizing Devices
Heavy Work Vehicle	Truck Mounted Attenuator (TMA)
Trailer Mounted Flashing Arrow Board	Portable Changeable Message Sign (PCMS)
Sign	Traffic Flow
Flag	Flagger

TYPICAL USAGE

MOBILE	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
✓	✓		

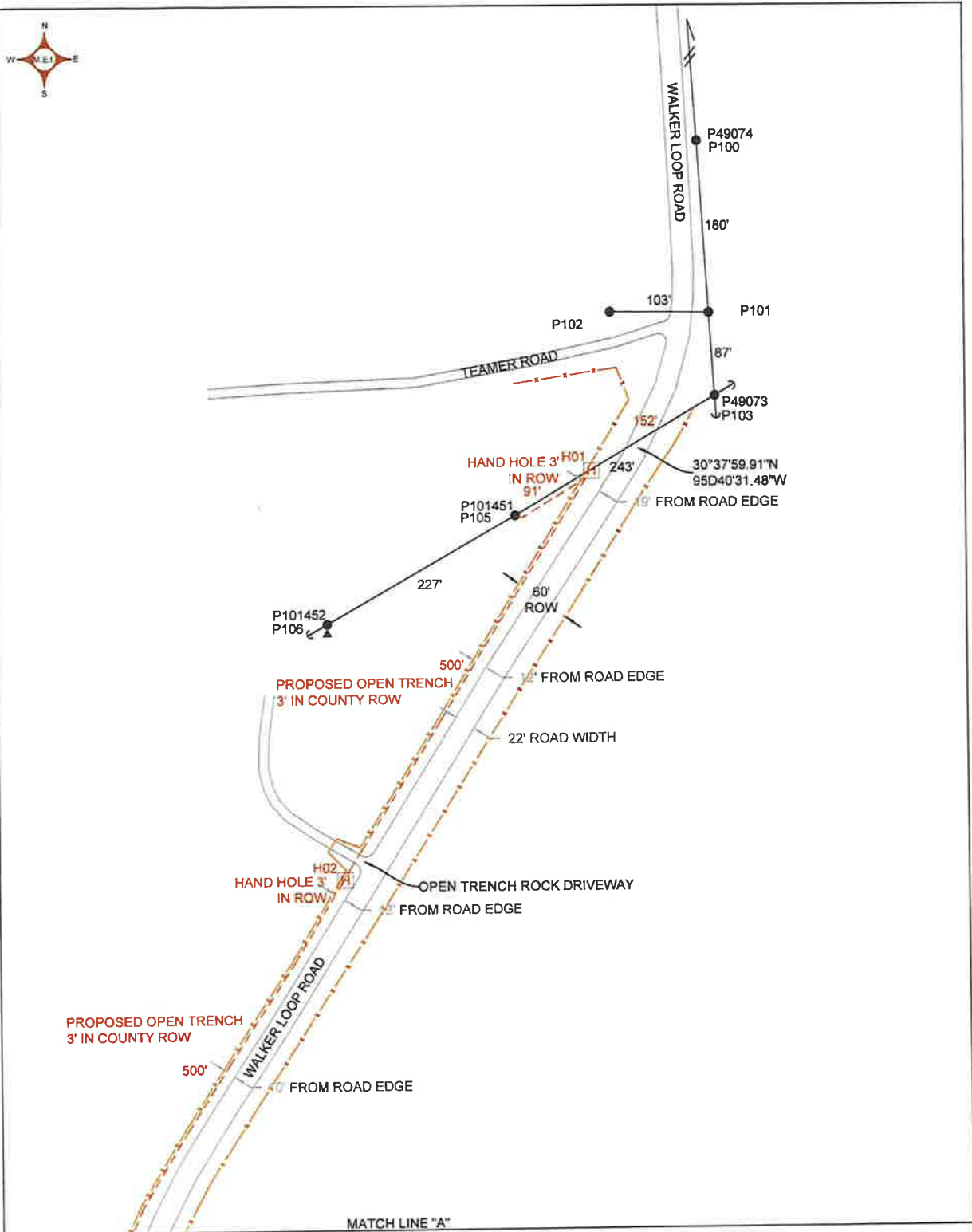
GENERAL NOTES

- Flags attached to signs where shown are REQUIRED.
- All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
- Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
- A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
- Additional Shadow Vehicles with TMAs may be positioned off the paved right-of-way, next to these signs in order to protect other work spaces.
- See TCD 15.1 for shoulder work on divided highways, expressways and freeways.
- CA20-5 "SHOULDER WORK" signs may be used in place of CA20-10 "ROAD WORK AHEAD" signs for shoulder work on conventional roadways.

Texas Department of Transportation
Traffic Operations Division Standard


TRAFFIC CONTROL PLAN
CONVENTIONAL ROAD
SHOULDER WORK

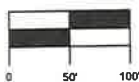
TCP (1-1)-18



MATCH LINE "A"

LEGEND

- EXISTING POLE
- ▲ EXISTING TRANSFORMER
- ▲ EXISTING GUY LOCATION
-  PROPOSED UNDERGROUND 24" X 30" X 24" HAND HOLE
- EXISTING SINGLE-PHASE OVERHEAD POWER LINE
- - - PROPOSED UNDERGROUND 144 COUNT FIBER IN 2" SCH 40 HDPE
- - - FENCE & R.O.W.
- R.O.W.
- ROAD



F-2664
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
REX N. WOODS, P.E. 87089
DECEMBER 13, 2022
NOT VALID UNLESS SIGNED.
ALTERATION OF A SEALED DOCUMENT WITHOUT
PROPER NOTIFICATION TO THE RESPONSIBLE
ENGINEER IS AN OFFENSE UNDER THE
TEXAS ENGINEERING PRACTICE ACT.

**APPROVED
FOR CONSTRUCTION**

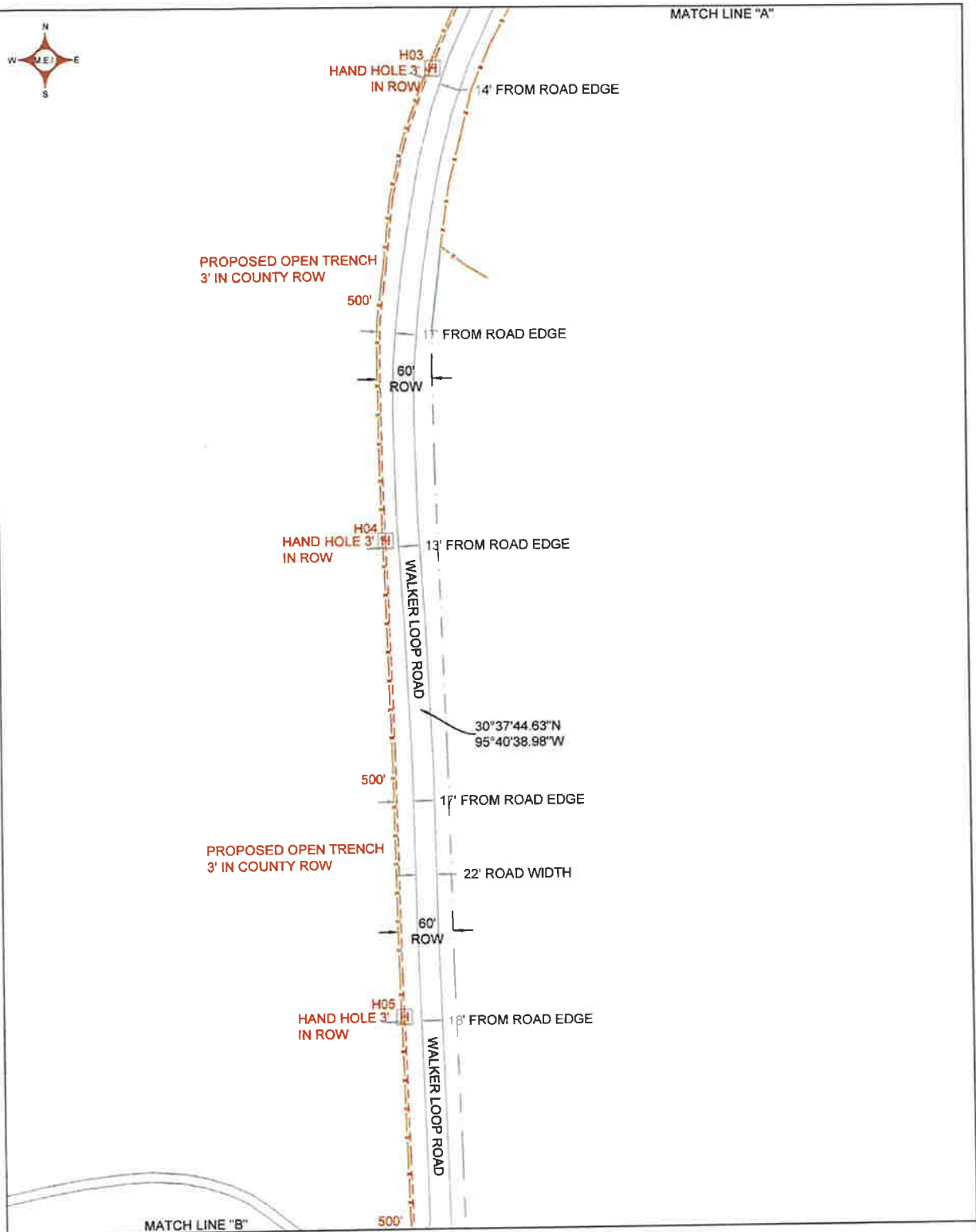
MIDSOUTH ELECTRIC COOPERATIVE

**WALKER COUNTY PERMIT
WALKER LOOP ROAD FIBER INSTALLATION
WO#514596**

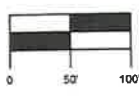


Texas Registered Engineering Firm
F-2654
810 Southwest Parkway East
College Station, TX 77840
(979) 764-8356

Scale	1"=100'	Date	11-10-2022	Sheet No.	1 OF 3
Drawn by	BLH	Check by	MS-09-S-3	Permit No.	MEI-16689-1
				Rev.	JKP 12-13-2022

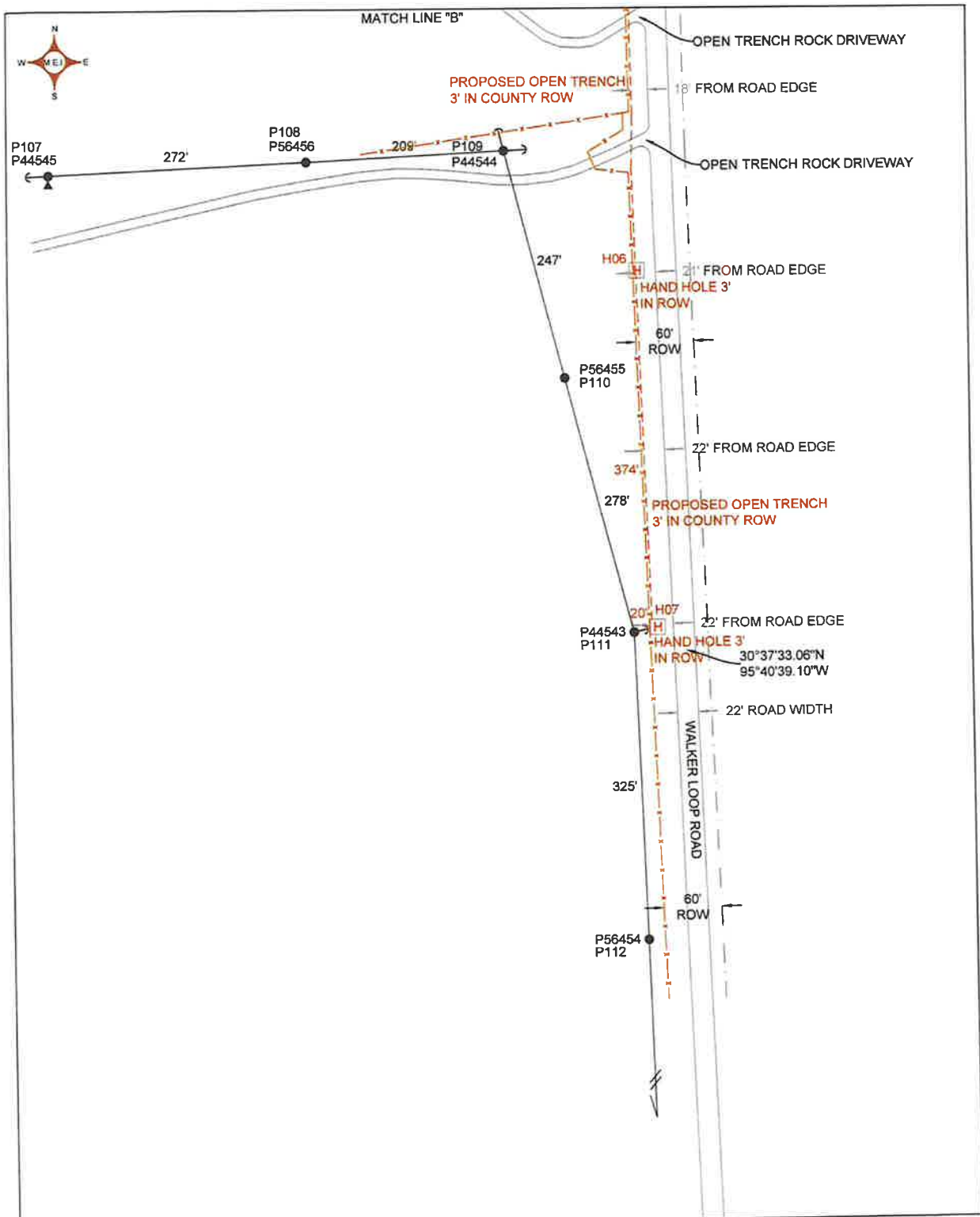


- LEGEND**
- EXISTING POLE
 - ▲ EXISTING TRANSFORMER
 - ▲ EXISTING GUY LOCATION
 - H PROPOSED UNDERGROUND 24" X 30" X 24" HAND HOLE
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 - - - PROPOSED UNDERGROUND 144 COUNT FIBER IN 2" SCH 40 HDPE
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 - R.O.W.
 - ROAD

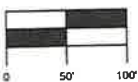


F-2684
 12-13-2022
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
 REX N. WOODS, P.E. 87089
 DECEMBER 13, 2022.
 NOT VALID UNLESS SIGNED.
 ALTERATION OF A SEALED DOCUMENT WITHOUT
 PROPER NOTIFICATION TO THE RESPONSIBLE
 ENGINEER IS AN OFFENSE UNDER THE
 TEXAS ENGINEERING PRACTICE ACT.
**APPROVED
FOR CONSTRUCTION**

MIDSOUTH ELECTRIC COOPERATIVE			
WALKER COUNTY PERMIT			
WALKER LOOP ROAD FIBER INSTALLATION			
WO#514596			
 <small>Texas Registered Engineering Firm F-2664 316 Southwest Parkway East College Station, TX 77840 (979) 764-8356</small>			
SCALE	DATE	ISS. NO.	SHEET NO.
1"=100'	11-10-2022		2 OF 3
DESIGNED BY	4500 CADD	MS-60-S-3	MEI-10689-2
BLH			JYP 12-13-2022



- LEGEND**
- EXISTING POLE
 - ▲ EXISTING TRANSFORMER
 - △ EXISTING GUY LOCATION
 - [H] PROPOSED UNDERGROUND 24" X 30" X 24" HAND HOLE
 - EXISTING SINGLE-PHASE OVER-HEAD POWER LINE
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 - R.O.W.
 - ROAD



F-2664
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 ALTERATION OF A SEALED DOCUMENT WITHOUT
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**APPROVED
FOR CONSTRUCTION**

MIDSOUTH ELECTRIC COOPERATIVE			
WALKER COUNTY PERMIT			
WALKER LOOP ROAD FIBER INSTALLATION			
WOW#514596			
 McCord ENGINEERING, INC.		Texas Registered Engineering Firm F-2664 616 Southwest Parkway East College Station, TX 77840 (979) 764-8335	
SCALE: 1"=100'	DATE: 11-10-2022	DWG. NO.: MEI-16689-3	SHEET NO.: 3 OF 3
DESIGN BY: BLH	APP. CODE: MS-09-S 3	REV. 04/21	DATE: 12-13-2022

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>Herschel Brannell</i>		Application Number: <i>P-2022-043</i>
A2. Property Owner's Street Address <i>[REDACTED]</i>		Date of Submittal: <i>12-19-22</i>
City <i>[REDACTED]</i>	State <i>TX</i>	ZIP Code <i>77326</i>
A3. Property Owner's Email Address <i>[REDACTED]</i>	A4. Property Owner's Telephone Number <i>[REDACTED]</i>	
A5. Property Description of Parent Tract (Lot and Block Numbers, Legal Description, etc.) <i>10.00 ACRES AND 4.00 ACRES TRACTS FILED IN VOLUME 14.00 ACRES OF LAND IN THE JOHN J. PORTER SURVEY A-38, WALKER COUNTY TEXAS AND BEING THOSE CERTAIN 10.0 AND 4.00 ACRES TRACTS CONVEYED TO HEARTLAND RV PARK, INC. BY DEEDS RECORDED IN VOLUME 554, PAGE 173 AND VOL 764, PAGE 85.</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 <i>JOHN J. PORTER A-38</i>	B2. Tax ID Number(s) of Parent Tract	B3. Deed Volume/Page <i>V 554, P 173 V 764, P 85</i>
B4. Existing or Proposed Name of Subdivision <i>NA</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>TWO EXHIBITS SHOWING A 10.94 AC AND A 3.037 AC TRACT</i>		<i>1A4B</i>
C.2		
C.3		
C.4		

SECTION D - VARIANCE REQUEST

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

- D.1 A Variance is requested to Section(s) 3.1 of the Subdivision Regulations of Walker County, Texas as follows:

APPLICANTS REQUEST A WAIVER TO THE WALKER COUNTY
SUBDIVISION REGULATIONS IN THEIR ENTIRETY, AND REQUEST
THE COMMISSIONERS COURT APPROVE THE DIVISION OF PROPERTY
14.00 AC INTO TWO TRACTS OF 10.961 AND 3.037 AS RECORDED UNDER INST#
82899 AND 83083 OF THE WALKER CO OFFICIAL PUBLIC RECORDS.

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"):

THE 10.961 ACRE TRACT WAS CONVEYED TO BRLOTT
INVESTMENT GROUP AUGUST 15, 2022 AND THE REMAINING
3.037 ACRE TRACT ~~WAS~~ TO MR HERSHAL BRANNEN
(APPLICANT) INCLUDING A SINGLE FAMILY HOME. THE ORIGINAL
SURVEY PLAT PREPARED IS INSUFFICIENT TO MEET THE
WALKER COUNTY SUBDIVISION REGULATIONS, AND AT THIS
POINT A NEW SURVEY WOULD NEED TO BE ENGAGED TO
RECREATE THE PLAT.

- 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:

A LARGE AMOUNT OF FUNDS WOULD NEED TO BE EXPENDED
TO CREATE A NEW PLAT MEETING THE STANDARDS BOTH TRACTS
CREATED TAKE ACCESS FROM SH 19 AND HAVE ACCESS FROM
SAID HWY AND BOTH TRACTS ARE SERVED BY RIVERSIDE SEWER.

- 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.

AN EXCEPTION AFFIDAVIT NOTING THIS VARIANCE COULD BE
FILED & RECORDED TO DOCUMENT THE VARIANCE.

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, _____, 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



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

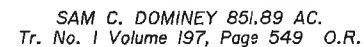
Printed Name

Date

Signature of Owner/Applicant acknowledging conditions after court action.

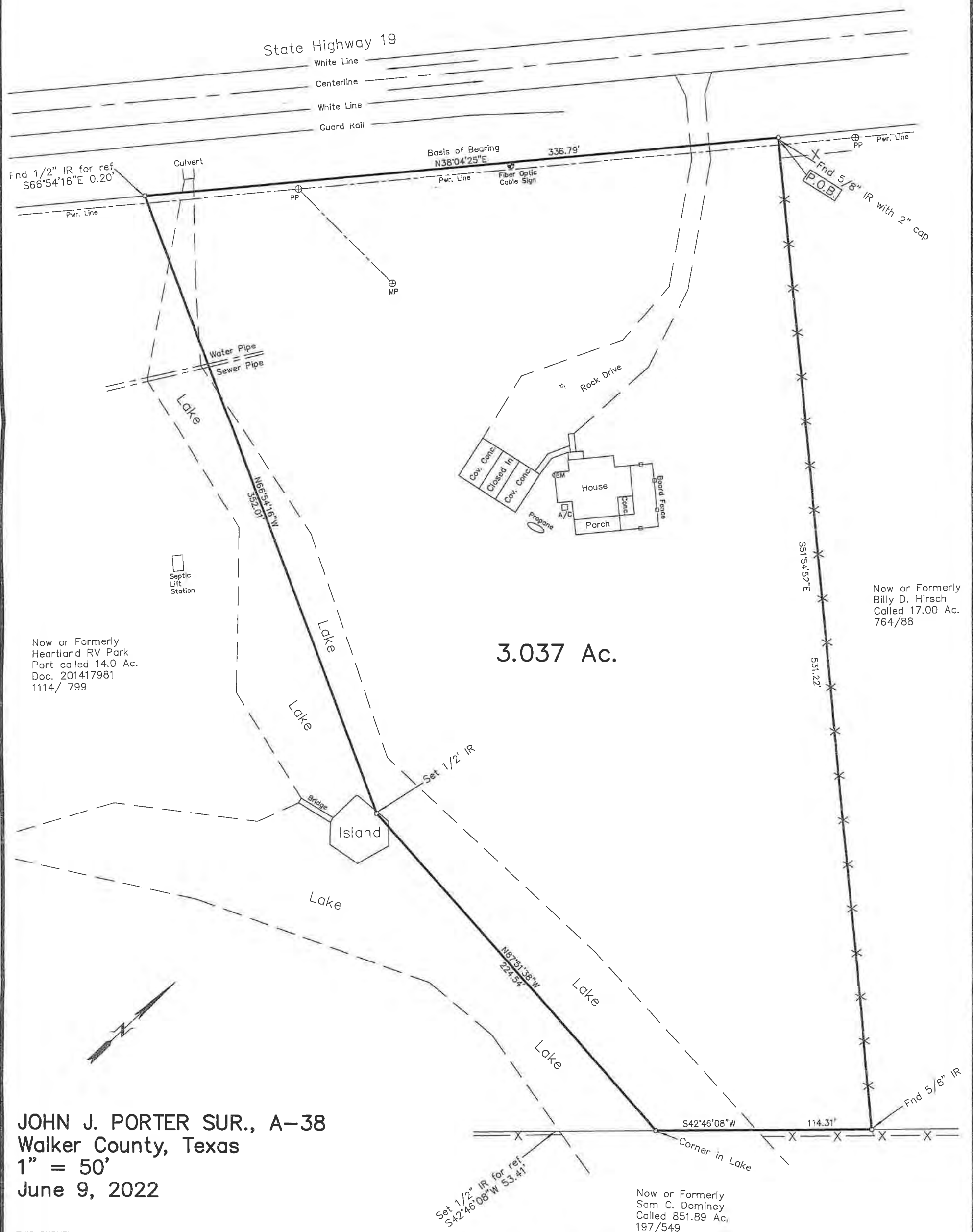
Date

-X- DENOTES FENCE LINE.



SURVEYED: MARCH 18, 2014

P.O. BOX 900, LIVINGSTON, TEXAS 77351 936/327-3816



C.R. HODGES SURVEYING

P.O. BOX 924
1212 EAST HOUSTON AVE.
CROCKETT, TEXAS 75835
PHONE: 936-544-7608
FAX: 936-544-7612
hodgessurveying@gmail.com

Heartland RV Park

State Highway 19

State Highway 19

10.961 Ac.

3.037 Ac.

Now or Formerly
Sam C. Dominye
Called 851.89 Ac.
197/549

Now or Formerly
Billy D. Hirsch
Called 17.00 Ac.
764/88

- Conc. Slab
- Elec. Water, TV
- Sewer Hookup

THIS SURVEY WAS DONE WITHOUT BENEFIT OF A TITLE REPORT
AND MAY BE SUBJECT TO OTHER EASEMENTS OR ENCUMBRANCES.
ALL SET 1/2" IRON RODS ARE SET WITH RED CAPS STAMPED "CRH 1645"

I, C.R. Hodges, a Registered Professional Land Surveyor
No. 1645, in the State of Texas, do hereby certify that
this Plat represents on the ground survey done under
my supervision and conforms to the Texas Board of Land
Surveying standards, and there are no visible easements,
overlaps, or encroachments except as shown.

Bearings, dimensions, and coordinates are based upon
Texas State Plane Grid System as derived from RTK GPS
Observations tied to the National Spatial Reference System.
Area calculations have been made relative to said grid
coordinates and are intended to be "More or Less" acreages.
Projection: Texas Central Zone 4203
Geo. Datum: NAD83 Vert. Datum: NAVD88
Grid Units: US Survey Feet

JOHN J. PORTER SUR., A-38
Walker County, Texas
1" = 50'

10.961 Ac. Survey: June 9, 2022
3.037 Ac. Survey: July 11, 2022

Heartland RV Park 10.961 Ac.
Property Address:
3366 State Hwy. 19
Huntsville, Tx 77320

3.037 Ac. With House
Property Address:
3388 State Hwy. 19
Huntsville, Tx 77320

Now or Formerly
Sam C. Dominye
Called 851.89 Ac.
197/549



C.R. HODGES SURVEYING

P.O. BOX 924
1212 EAST HOUSTON AVE.
CROCKETT, TEXAS 75835
PHONE: 936-544-7608
FAX: 936-544-7612
hodgessurveying@gmail.com