

To

DATE 04-11-2024

Walker County Planning & Development

1313 University Ave Suite A Huntsville Tx 77340

From: Top Diamond Investment Group LLC DBA Diamond Rv Park

██████████ HWY 19 Huntsville, Tx 77320

Sub: Extension of Development Permit:

(Permits # 2020-007, # 2020-0146, 2020-0147, 2020-0148, & 2020-0149)

It is kindly requested to extend our development Permit for Twelve months, we are in process of loan to get from T -Bank with SBA it is taking longer time due to the current banking credit crisis and its Impacts on availability of construction loan. We could not start the project because loan process is taking longer time also we have other issue is that my neighbor trespassed on our land he made fence on our property and we are working with him to resolve this issue by getting help from the Law firm to solve this matter as soon as possible

Bank want to approve half of our construction cost so we want to make project in Phase 1 and

Phase 2 for that my contractor is working on it.

We anticipate that Loan will be closed soon and we will start the project asap

We anticipate that you will consider our request and allow an opportunity to build RV park project in Huntsville, Texas

Sincerely,



Shahmir Khawaja

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 Gary and Becky Taylor		Application Number: P-2024-017
A2. Property Owner's Street Address [REDACTED]		Date of Submittal: 4-16-2024
City New Waverly	State Texas	ZIP Code 77358
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.) Property ID - 38357,, Geo ID -8731-002-0-00900, Legal Acres- 1.00 Legal Description - Waverly Acres, Block 2, Lot 1(9),		
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	B3. Deed Volume/Page
B4. Existing or Proposed Name of Subdivision	B5. Is the application for a division of a lot in an Existing Platted Subdivision? (Yes/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 General Warranty Deed		1
C.2 Survey		2
C.3 Original Plat drawing		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) 232.010 of the Subdivision Regulations of Walker County, Texas as follows:

To Allow A previously conveyed 1.00 Acre tract
out of Lot I (5.00 ac.) without being required
to replat as lot was purchased this way in
February 2001 not knowing this requirement

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 need power run to our shop and the power company cannot do without a building permit.

Property was purchased in 1996, Walker County Title Company was closing.

Property is on the perimeter of Waverly Acres but is not part of the HOA.

Plat drawing was never done before the sale all we have is the drawings and deed.

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:

We would like to have electric to our shop in order to have fans/light in order to use the shop of its intended purpose.

Would be unable to obtain needed permit

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

Yes _____ No X Please list the additional measures below.

SECTION F –VARIANCE(S) GRANTED

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

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

SECTION G - NOTICE, ACKNOWLEDGEMENT, AND CERTIFICATIONS

NOTICE

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

WARNING

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

DISCLAIMER

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

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

Signature of Owner/Applicant	Date
<u>Becky Taylor</u>	APRIL 5, 2024

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

GENERAL WARRANTY DEED

THE STATE OF TEXAS §
§
COUNTY OF WALKER §

KNOW ALL MEN BY THESE PRESENTS:

That we, **RICHARD VOGEL** and wife, **ELAINE VOGEL**, residents of Punta Gorda, Florida (hereinafter called "Grantors"), in consideration of the sum of Ten & No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **BECKY R. TAYLOR** and husband, **GARY TAYLOR** (hereinafter called "Grantees"), whose mailing address is [REDACTED] New Waverly, Walker County, Texas 77358, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantees of one certain promissory note of even date herewith in the principal amount of **THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$35,000.00)**, payable to the order of Grantors, which note bears interest and is payable as therein provided, which note contains accelerated maturity, attorney's fees and default provisions, and in addition to the vendor's lien retained herein securing its payment, Grantees have executed a Deed of Trust of even date herewith to **Lloyd C. Martin**, Trustee, have **GRANTED, SOLD and CONVEYED**, and by these presents do **GRANT, SELL and CONVEY** unto the Grantees, all that certain property situated in Walker County, Texas, and described as follows:

BEING 1.00 acre of land out of and a part of a 5.00 acre tract called Lot I of the **WAVERLY ACRES SUBDIVISION** situated in the Mills Whitley League, a junior survey within the J. M. De La Garza Grant, A-22, Walker County, Texas said subdivision recorded in Volume 1, Page 187, of the Plat Records of Walker County, Texas and the said 1.00 acre being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found, said point being the northeast corner of this tract;

THENCE S-26-40-28-E --242.00 feet along and with the east line of said Lot I to a point, said point being the southeast corner of this tract;

THENCE S-63-11-01-W --180.00 feet to a point, said point being the southwest corner of this tract;

THENCE N-26-40-28-W --242.00 feet to a point in the North line of said Lot I, said point being the northwest corner of this tract;

THENCE N-63-11-01-E --159.84 feet along and with the north line of said Lot I to a 1/2 inch iron rod found;

THENCE N-62-45-54-E --20.16 feet to the PLACE OF BEGINNING.

NOTE: This 1.00 acre tract is subject to an easement for the purpose of utilities, ingress, and egress 10 feet either side of the following centerline:

Beginning at a point located N-63-00-45-E --10.00 feet from the southeast corner of said Lot I;

Thence along and with the centerline of said easement as follows: N-26-40-28-W --444.57 feet to a point in the south line of said 1.00 acre tract, said point being located N-63-11-01-E -- 10 feet from the southeast corner of said 1.00 acre tract.

And being the same property described in a deed dated June 14, 1989, from Texas American Bank/Fort Worth, N. A. to Richard Vogel and wife, Elaine Vogel, recorded in Volume 98, Page 379, Official Public Records, Walker County, Texas.

Together with all of Grantors' right, title and interest in and to all improvements situated thereon, all appurtenances belonging or appertaining thereto, all easements or rights of way affecting said real property and Grantors' rights to use the same, all rights of ingress and egress to and from said real property and Grantors' rights to use the same, all roads, streets, alleys and ways (open or proposed) affecting, crossing, adjoining, fronting or bounding said real property and all strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to said real property.

This conveyance is made subject to easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; taxes for 2001, the payment of which Grantees assume; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantees assume.

IT IS UNDERSTOOD, STIPULATED, AND AGREED THAT THE ABOVE DESCRIBED REAL PROPERTY AND THE IMPROVEMENTS SITUATED THEREON ARE BEING PURCHASED BY GRANTEE IN THEIR PRESENT CONDITION, AS IS, WHERE IS, AND WITH ALL FAULTS; AND GRANTOR MAKES NO WARRANTY, REPRESENTATION OR AGREEMENT TO OR WITH GRANTEE OF ANY KIND WITH REGARD TO THE FITNESS OR CONDITION OF SAID LAND AND IMPROVEMENTS OTHER THAN THE ABOVE SPECIAL WARRANTY OF TITLE. BY REASON OF THE FOREGOING, GRANTEE HAS ASSUMED THE FULL RISK OF ANY LOSS OR DAMAGE OCCASIONED BY ANY FACT, CIRCUMSTANCE, CONDITION OR DEFECT PERTAINING TO THE PHYSICAL CONDITION OF THE LAND AND IMPROVEMENTS CONVEYED HEREBY.

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, hereditaments and appurtenances there unto belonging unto the Grantees, their heirs and assigns, forever; and, Grantors do hereby bind themselves, their heirs, executors and administrators to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this deed shall become absolute.

EXECUTED as of the date shown on the acknowledgment below to be effective as of the 1st day of February, 2001.


RICHARD VOGEL


ELAINE VOGEL

THE STATE OF FLORIDA
COUNTY OF CHARLOTTE



Lillian St. George
Commission # 892222
Expires Jan. 16, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

BEFORE ME, LILLIAN ST. GEORGE, a Notary Public, on this day personally appeared RICHARD VOGEL and wife, ELAINE VOGEL, known to me (or proved to me on the oath of _____, or through _____ [description of identity card or other document]) to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29th day of January, A.D., 2001.

Lillian St. George
NOTARY PUBLIC in and for
The State of Florida.

FILED FOR RE ORD
COUNTY CLERK
WALKER COUNTY

01 FEB 2 PM 4 30

JAMES D. PATTON
DEPUTY [Signature]

STATE OF TEXAS
COUNTY CLERK
JAMES D. PATTON, CLERK
WALKER COUNTY, TEXAS



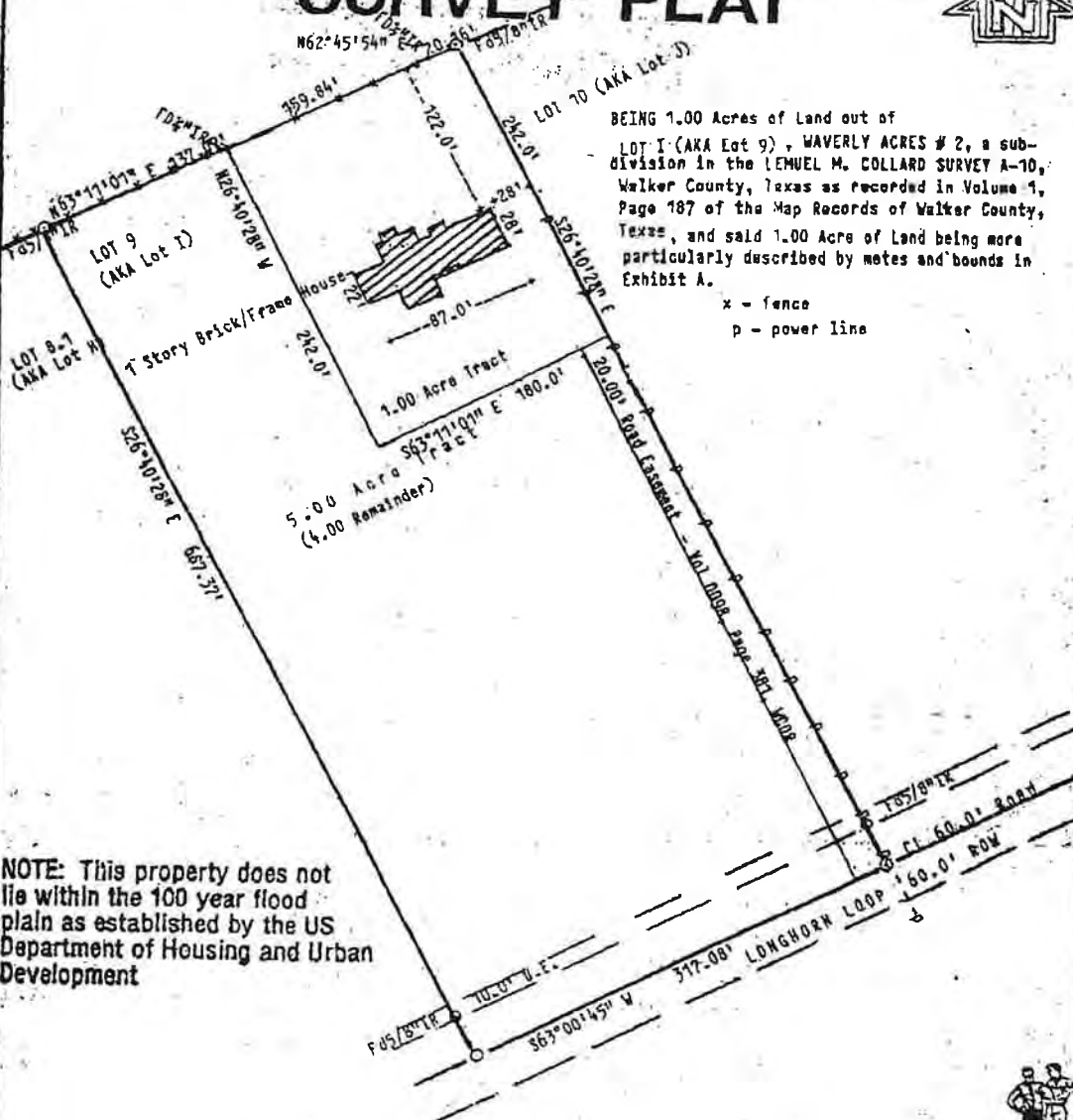
JAMES D. PATTON, CLERK
WALKER COUNTY, TEXAS

Official Public Records

VOL. 447 PAGE 482

SCALE: 1" = 100.0'

SURVEY PLAT



I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 3 Survey, and there are no apparent discrepancies, conflicts, shortages in area, boundary line conflicts, overlapping of improvements, visible and or apparent easements or utility lines or roads in place, except as shown hereon and said property has access to and from a dedicated roadway, except as shown hereon and according to local permit officials or the FEMA Program, the improvements shown hereon do NOT lie in the 100 Year Flood Zone.

Jack P. Fulcher
JACK P. FULCHER, RPS 1642

JACK P. FULCHER SURVEYS P.O. BOX 10354, HOUSTON, TEXAS 77208

BUILDER	SURVEY DATED October 30, 1989 (pgv)	
TITLE COMPANY	CASE NUMBER 89-107	
OWNERS RICHARD & ELAINE VOGEL	GF Number	
PROPERTY ADDRESS	DEED RESTRICTIONS Volume 436 - Page 202	

THIS SURVEY IS VALID FOR THE ABOVE TRANSACTION ON:

(409) 234-2000

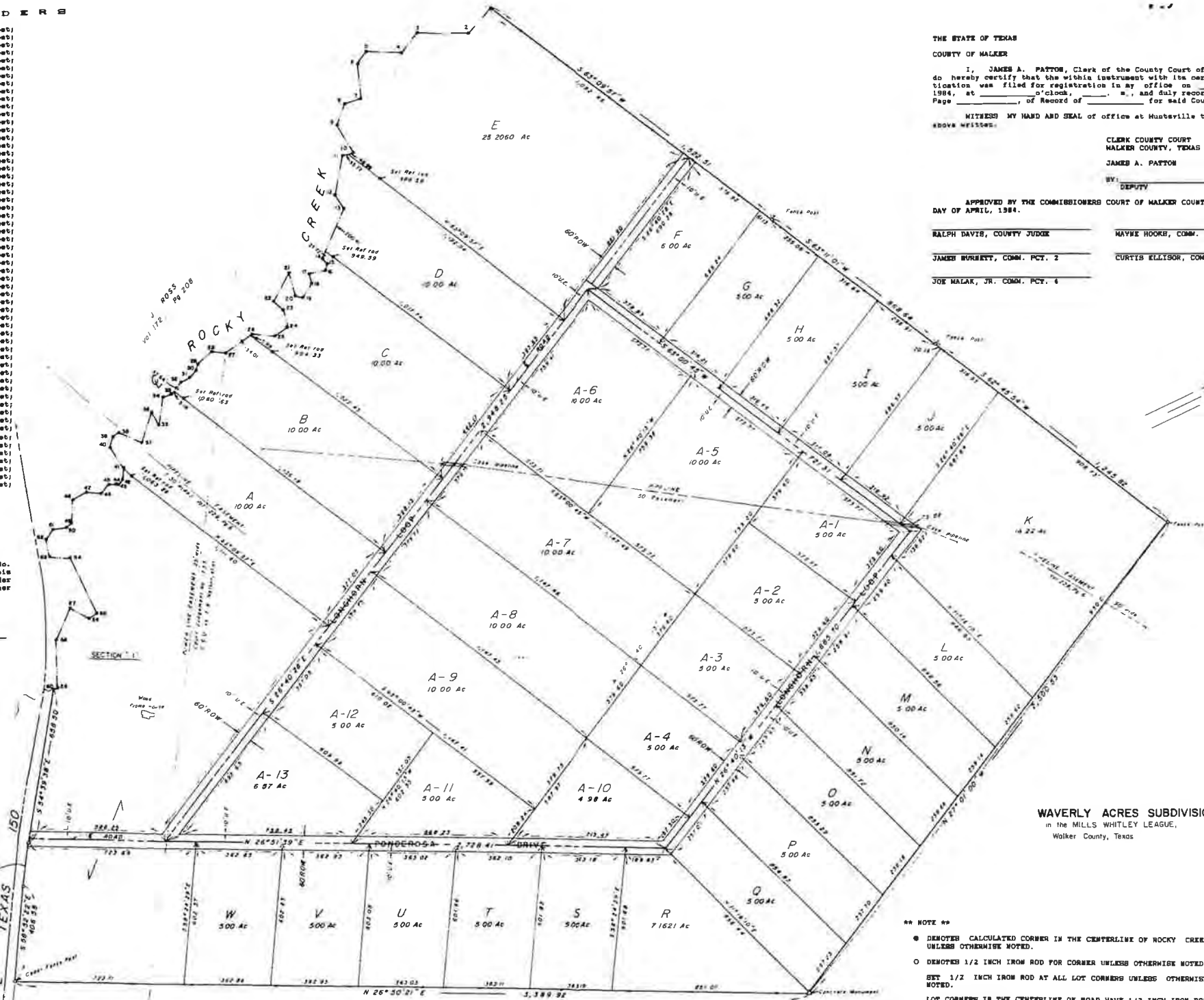
CREEK MEANDERS

1-3	B-25-22-00-E	142.31 feet
2-3	B-27-46-00-M	214.71 feet
3-4	B-26-34-00-E	111.80 feet
4-5	B-28-18-00-M	147.65 feet
5-6	B-26-34-00-E	67.08 feet
6-7	B-70-21-00-E	148.66 feet
7-8	B-08-07-00-M	70.73 feet
8-9	B-40-36-00-E	92.20 feet
9-10	B-88-35-00-E	140.36 feet
10-11	B-03-13-28-M	82.70 feet
11-12	B-33-30-02-E	165.34 feet
12-13	B-92-58-38-E	68.23 feet
13-14	B-41-47-50-E	228.13 feet
14-15	B-68-09-24-E	29.45 feet
15-16	B-32-34-03-E	30.25 feet
16-17	B-13-21-28-M	74.47 feet
17-18	B-66-34-43-E	45.41 feet
18-19	B-21-21-37-E	69.87 feet
19-20	B-36-02-37-M	32.02 feet
20-21	B-64-20-06-M	79.45 feet
21-22	B-33-43-33-E	118.96 feet
22-23	B-68-23-25-E	33.89 feet
23-24	B-79-39-35-E	73.24 feet
24-25	B-12-34-41-E	65.41 feet
25-26	B-31-32-34-M	95.67 feet
26-27	B-09-44-49-E	139.90 feet
27-28	B-33-48-31-M	35.96 feet
28-29	B-16-38-19-E	79.50 feet
29-30	B-48-43-20-E	26.62 feet
30-31	B-21-26-25-E	62.71 feet
31-32	B-00-33-33-E	43.79 feet
32-33	B-26-54-45-E	60.80 feet
33-34	B-06-07-55-M	38.98 feet
34-35	B-53-53-10-E	119.41 feet
35-36	B-86-01-27-M	86.68 feet
36-37	B-46-20-17-E	137.80 feet
37-38	B-47-06-26-M	109.06 feet
38-39	B-05-01-04-E	29.00 feet
39-40	B-32-47-32-E	48.57 feet
40-41	B-01-58-44-E	101.08 feet
41-42	B-60-28-01-E	49.81 feet
42-43	B-28-37-52-E	29.32 feet
43-44	B-31-27-18-M	13.12 feet
44-45	B-28-59-48-M	31.10 feet
45-46	B-24-54-15-E	48.01 feet
46-47	B-30-14-33-M	64.18 feet
47-48	B-07-35-43-E	66.37 feet
48-49	B-23-23-03-E	95.13 feet
49-50	B-16-20-34-E	29.45 feet
50-51	B-21-20-14-M	55.45 feet
51-52	B-28-18-35-E	51.92 feet
52-53	B-74-36-23-E	78.94 feet
53-54	B-30-09-26-E	90.38 feet
54-55	B-89-28-02-E	261.22 feet
55-56	B-04-24-11-E	40.72 feet
56-57	B-54-23-28-M	89.12 feet
57-58	B-39-35-18-E	147.87 feet
58-59	B-63-24-39-E	199.39 feet
59-60	B-05-22-23-M	13.30 feet

I, RONALD E. HENKELL, Registered Public Surveyor No. 2392 of the State of Texas, do hereby certify this plan to represent a survey made on the ground under my supervision and there are no encroachments other than those shown.

Surveyed in March, 1984

RONALD E. HENKELL, P.E.
Registered Public Surveyor No. 2392



THE STATE OF TEXAS

COUNTY OF WALKER

I, JAMES A. PATTON, Clerk of the County Court of Walker County, Texas do hereby certify that the within instrument with its certification of authentication was filed for registration in my office on _____, 1984, at _____ o'clock, _____ m., and duly recorded in Volume _____, Page _____, of Record of _____ for said County.

WITNESS MY HAND AND SEAL of office at Huntsville the day and date last above written:

CLERK COUNTY COURT
WALKER COUNTY, TEXAS
JAMES A. PATTON

BY: _____
DEPUTY

APPROVED BY THE COMMISSIONERS COURT OF WALKER COUNTY, THIS _____ DAY OF APRIL, 1984.

RALPH DAVIS, COUNTY JUDGE

WAYNE HOOKE, COMM. PCT. 1

JAMES BURNETT, COMM. PCT. 2

CURTIS ELLISON, COMM. PCT. 3

JOE WALAK, JR. COMM. PCT. 4

WAVERLY ACRES SUBDIVISION
in the MILLS WHITLEY LEAGUE,
Walker County, Texas

** NOTE **

● DEMOTES CALCULATED CORNER IN THE CENTERLINE OF ROCKY CREEK UNLESS OTHERWISE NOTED.

○ DEMOTES 1/2 INCH IRON ROD FOR CORNER UNLESS OTHERWISE NOTED

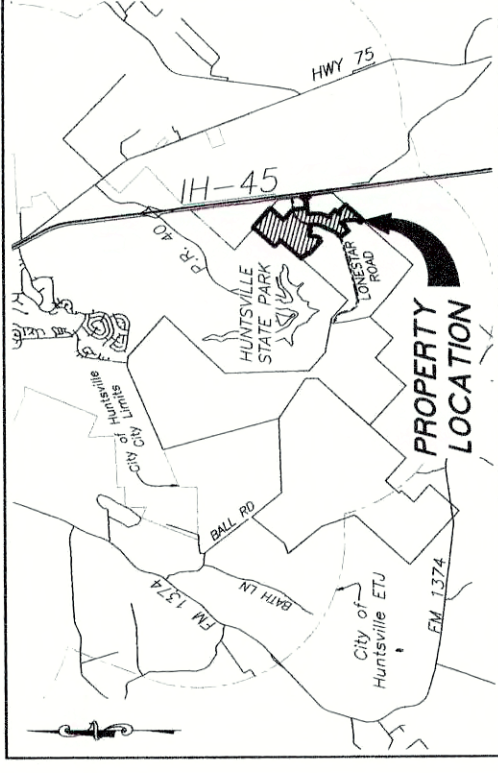
SET 1/2 INCH IRON ROD AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

LOT CORNERS IN THE CENTERLINE OF ROAD HAVE 1/2 INCH IRON ROD SET FOR REFERENCE IN THE EDGE OF ROAD (30' OFF OF THE CENTERLINE.)



Not To Scale

ESTATES OF TEXAS GRAND RANCH SECTION 1 SHEET INDEX



VICINITY MAP
Not To Scale

City Limits Line as
geo-referenced from
Huntsville GIS
See Note No. 12, SHT. 3

State Highway Commission
Called 9.07 Acres
Vol. 160, pg. 409, WCOPR

LONESTAR ROAD
Unrestricted Reserve North
Vol. 7, pg. 114, WCOPR
1 Texas Grand Ranch, LLC
3314.028 Acres
Residue of Called 3314.028 Acres
Vol. 1271, pg. 484, WCOPR
Future Platted Section

LONESTAR ROAD
LOT 1
Vol. 8, pg. 25, WCOPR

LONESTAR ROAD
LOT 2
Vol. 8, pg. 48, WCOPR

LONESTAR ROAD
Unrestricted Reserve South
Vol. 7, pg. 114, WCOPR
1 Texas Grand Ranch, LLC
3314.028 Acres
Residue of Called 3314.028 Acres
Vol. 1271, pg. 484, WCOPR
Future Platted Section

UNRESTRICTED ENTRANCE
& SIGN RESERVE F

State Highway Commission
Called 34.65 Acres, Tract 1
Vol. 160, pg. 503, WCOPR

UNRESTRICTED ENTRANCE
& SIGN RESERVE G

LONESTAR ROAD
Unrestricted Reserve South
Vol. 7, pg. 114, WCOPR
1 Texas Grand Ranch, LLC
3314.028 Acres
Residue of Called 3314.028 Acres
Vol. 1271, pg. 484, WCOPR
Future Platted Section

Approx. CCN Line as
geo-referenced from
Huntsville GIS
See Note 12, Sheet 3.

Paula S. Smith
Called 0.57 Acres
Vol. 101, pg. 485, WCOPR

Paula S. Smith
Called 0.57 Acres
Vol. 101, pg. 485, WCOPR

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

PLAT OF ESTATES OF TEXAS GRAND RANCH SECTION 1

CONTAINING 8 BLOCKS, 207 LOTS AND 9 RESERVES

A SUBDIVISION CONTAINING 308.86 ACRES OF LAND,
BEING OUT OF THE RESIDUE OF THE CALLED 3314.028 ACRE
TRACT DESCRIBED IN A DEED TO I TEXAS GRAND RANCH, LLC,
RECORDED IN VOL. 1271, PG. 484, OFFICIAL
PUBLIC RECORDS, WALKER COUNTY, TEXAS,

JOHN W. INGERSOLL LEAGUE, A-27
MONTGOMERY COUNTY SCHOOL LAND SURVEY, A-353
WALKER COUNTY, TEXAS
SEPTEMBER 2023

NAMKEN, INC.
P.O. Box 1158, New Waverly, TX 77358
TAPLES Firm No. 10194090
936-661-3325

SHEET 1 OF 17

INDIVIDUAL SHEETS INDEX

1	Vicinity Map	Sheet Number	Layout
1	Certifications and Dedications	10	Blocks 1 and 5
2	Line and Curve Tables, Notes	11	Blocks 1, 2 and 6
3	Block 1	12	Blocks 6 and 7
4	Block 1	13	Blocks 8 and 7
5	Block 1	14	Block 7 and Detail View B
6	Block 1	15	Block 7
7	Block 1	16	Blocks 1, 3 and 4
8	Detail View A	17	Block 1
9			

LEGEND

- Set 5/8" Iron Rod w/cap marked "MICHAEL A."
- NAMKEN RPLS 6533", UNLESS OTHERWISE NOTED
- Block Number
- Flood Zone A
- Certificate of Convenience and Necessity area line
- Drainage Easement
- Minimum Finished Floor Elevation
- No Clear Zone
- No Clear Zone Private Property
- No Clear Zone Reserves
- No Clear Zone State Park
- Nature Trail Easement
- Public Utility Easement
- Vegetative Buffer
- Variable Width Private Drainage Easement
- Walker County Deed Records
- Walker County Official Public Records
- Walker County Official Records
- Walker County Plat Records

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF WALKER §

I, TEXAS GRAND RANCH, LLC, owner of the land shown on this plat, and designated as the ESTATES OF TEXAS GRAND RANCH SECTION 1 in the ETJ of the City of Huntsville, Walker County, Texas, and whose name is subscribed hereto, hereby dedicates to the public forever the use of all streets, parks, utility easements; and to the use of the Estates of Texas Grand Ranch Property Owners Association all public places shown hereon for the purpose and consideration therein expressed.

I, TEXAS GRAND RANCH, LLC

Renee Howes

By: RENEE HOWES, AUTHORIZED AGENT

OWNER / DEVELOPER

Texas Grand Ranch LLC,
1015A S.H. 150,
New Waverly, TX 77358
928-713-1841

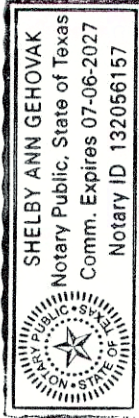
Renee Howes,
Authorized Agent
P.O. Box 261,
Skull Valley, AZ 86338
rhowesconsulting@gmail.com

NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF WALKER §

This Instrument was acknowledged before me

Dated this 10 day of January, 2024
by RENEE HOWES.



Shelby Gehovak
Notary Public for State of Texas

CERTIFICATION BY THE ENGINEER

STATE OF TEXAS §
COUNTY OF WALKER §

I, Brett Wyant, Registered Professional Engineer No. 118933 in the State of Texas, hereby certify that proper engineering consideration has been given to this plat regarding design, construction and layout of public improvements.

Brett Wyant
Brett Wyant

Registered Professional Engineer
Texas Registration No. 118933

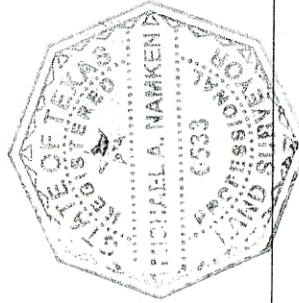
Spear Point Engineering, LLC
TBPELS Firm No. 18904
604 W. Worsham Street, Suite 100
Willis, TX 77378



1/10/2024

CERTIFICATION BY THE SURVEYOR

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



Michael A. Namken
Michael A. Namken
Registered Professional Land Surveyor No. 6533

CERTIFICATION BY THE CITY ENGINEER

STATE OF TEXAS §
COUNTY OF WALKER §

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

Dated this 24 day of February, 2024

John W. Ingersoll
City of Huntsville City Engineer

CERTIFICATION BY THE CITY PLANNING OFFICER

I, the undersigned, Planning Officer of the City of Huntsville, Texas, certify that the plat conforms to the City Comprehensive Plan, and all applicable design criteria and standards of the City of Huntsville, Texas.

Dated this 5th day of February, 2024

Amon Jones
City of Huntsville Planning Officer

APPROVAL OF THE PLANNING COMMISSION

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

Dated this 6 day of February, 2024

John W. Ingersoll
Chairman

CERTIFICATION BY THE COUNTY CLERK

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 12th day of FEBRUARY, 2024

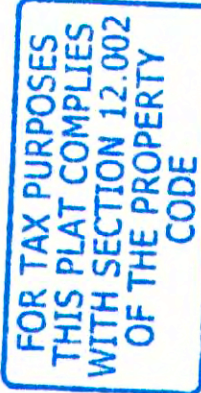
at 10:39 o'clock, A.M., and duly recorded this

on the 12th day of FEBRUARY, 2024

at 10:39 o'clock, A.M., in the Plat Records of said County

in Volume 8 Page 64A AND 65B

Kari A. French, Clerk County
Court of Walker County, Texas



By: *Kari A. French* Deputy

PLAT OF
ESTATES OF TEXAS GRAND
RANCH SECTION 1

CONTAINING 8 BLOCKS, 207 LOTS AND 9 RESERVES

A SUBDIVISION CONTAINING 308.86 ACRES OF LAND,
BEING OUT OF THE RESIDUE OF THE CALLED 3314.028 ACRE
TRACT DESCRIBED IN A DEED TO I TEXAS GRAND RANCH, LLC,
RECORDED IN VOL. 1271, PG. 484, OFFICIAL
PUBLIC RECORDS, WALKER COUNTY, TEXAS;

INDIVIDUAL SHEETS INDEX		
1	Vicinity Map, Sheet Number Layout	10 Blocks 1 and 5
2	Certifications and Dedications	11 Blocks 1 and 5
3	Line and Curve Tables, Notes	12 Blocks 1, 2 and 6
4	Block 1	13 Blocks 6 and 7
5	Block 1	14 Blocks 8 and 7
6	Block 1	15 Block 7 And Detail View B
7	Block 1	16 Block 7
8	Detail View A	17 Blocks 1, 3 and 4
9	Block 1	

JOHN W. INGERSOLL LEAGUE, A-27
MONTGOMERY COUNTY SCHOOL LAND SURVEY, A-353
WALKER COUNTY, TEXAS
SEPTEMBER 2023

NAMKEN, INC.
P.O. Box 1158, New Waverly, TX 77358
TBPELS Firm No. 10164090
936-661-3325



LEGEND

- Set 5/8" Iron Rod w/cap marked "MICHAEL A."
- NAMKEN RPLS 6533", UNLESS OTHERWISE NOTED
- Block Number
- Flood Zone A
- Certificate of Convenience and Necessity area line
- Drainage Easement
- Minimum Finished Floor Elevation
- No Clear Zone
- No Clear Zone Private Property
- No Clear Zone Reserves
- No Clear Zone State Park
- Nature Trail Easement
- Public Utility Easement
- Vegetative Buffer
- Variable Width Private Drainage Easement
- Walker County Deed Records
- Walker County Official Public Records
- Walker County Official Records
- Walker County Plat Records

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

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MONTGOMERY COUNTY SCHOOL LAND SURVEY, A-353
WALKER COUNTY, TEXAS
SEPTEMBER 2023

NAMKEN, INC.
P.O. Box 1156, New Waverly, TX 77358
TBPELS Firm No. 10194090
936-661-3325



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- CCN
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- NCZP
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- PUE
- VB
- VNDE
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- WCOR
- WCPR

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MONTGOMERY COUNTY SCHOOL LAND SURVEY, A-353
WALKER COUNTY, TEXAS
SEPTEMBER 2023

NAMKEN, INC.
P.O. Box 1158, New Waverly, TX 77358
IBPELS Firm No. 13544090
936-661-3325

(1"=50' THIS SHEET ONLY)



CONTAINING 8 BLOCKS, 207 LOTS AND 9 RESERVES

RECORDED IN VOL. 1271, PG. 484, OFFICIAL
PUBLIC RECORDS, WALKER COUNTY TEXAS.

NAMKEN, INC.
P.O. Box 1158, New Waverly, TX 77358
TBPELS Firm No. 10194090
936-661-3325

1
2
3
4

FOR TAX PURPOSES
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INDIVIDUAL SHEETS INDEX

Set 5/8" Iron Rod w/cap marked "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted

- Certificate of Convenience and Necessity area line



LEGEND

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8	Block 1	17
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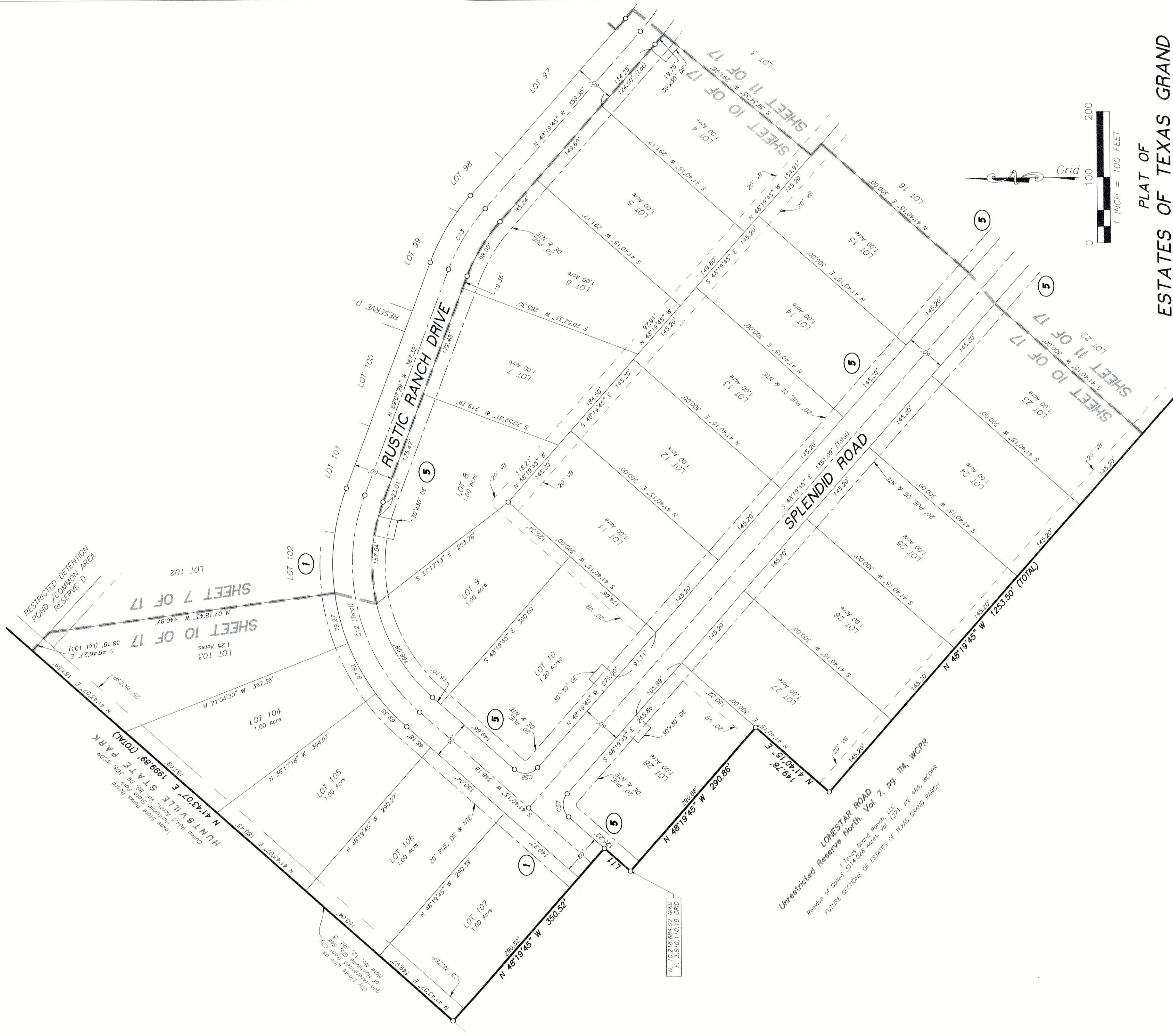
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SEPTEMBER 2023

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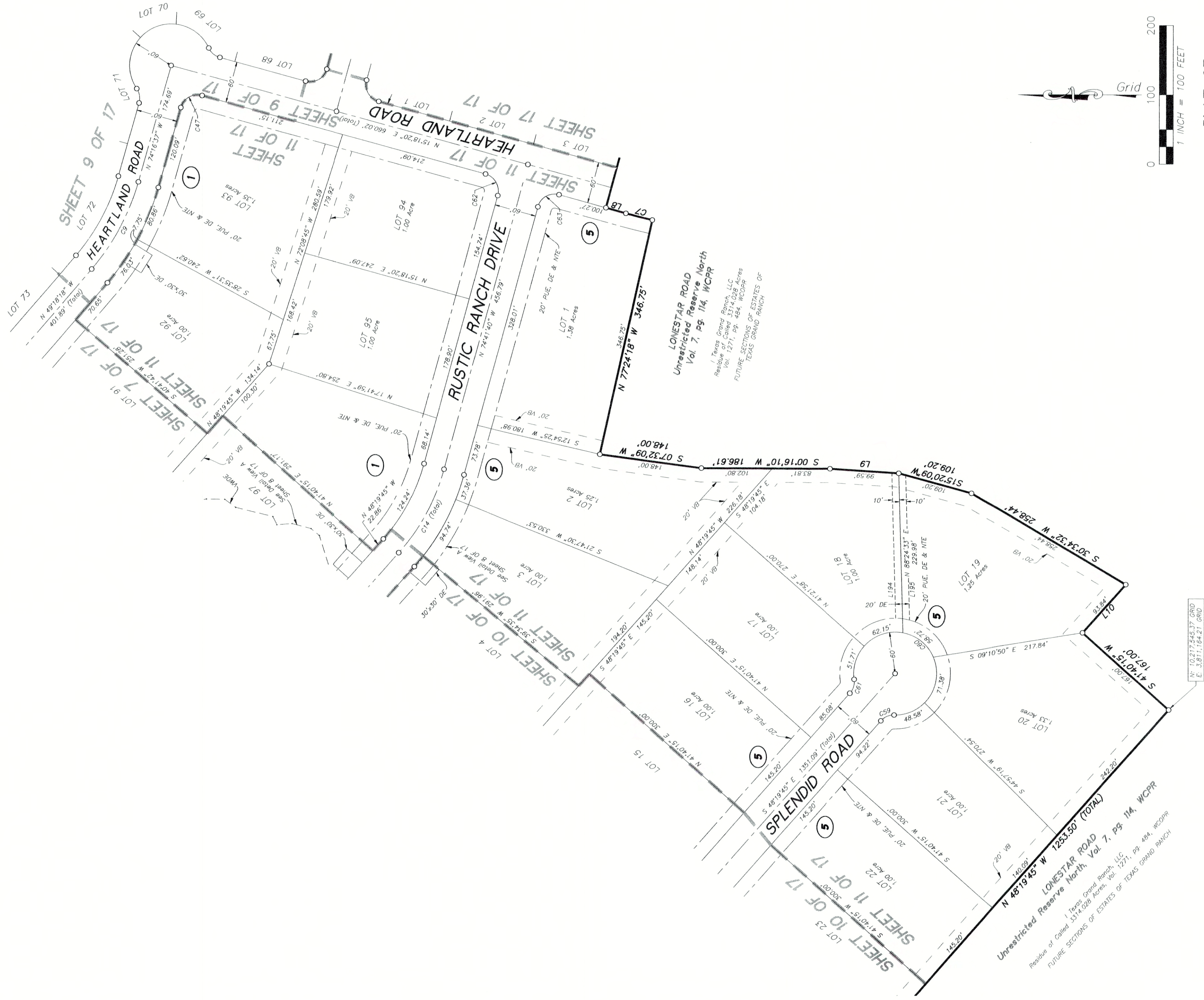
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SEPTEMBER 2023

NAMKEN, INC.
P.O. Box 1158, New Waverly, TX 77358
TBPBELS Firm No. 10194090
936-661-3325



PLAT OF
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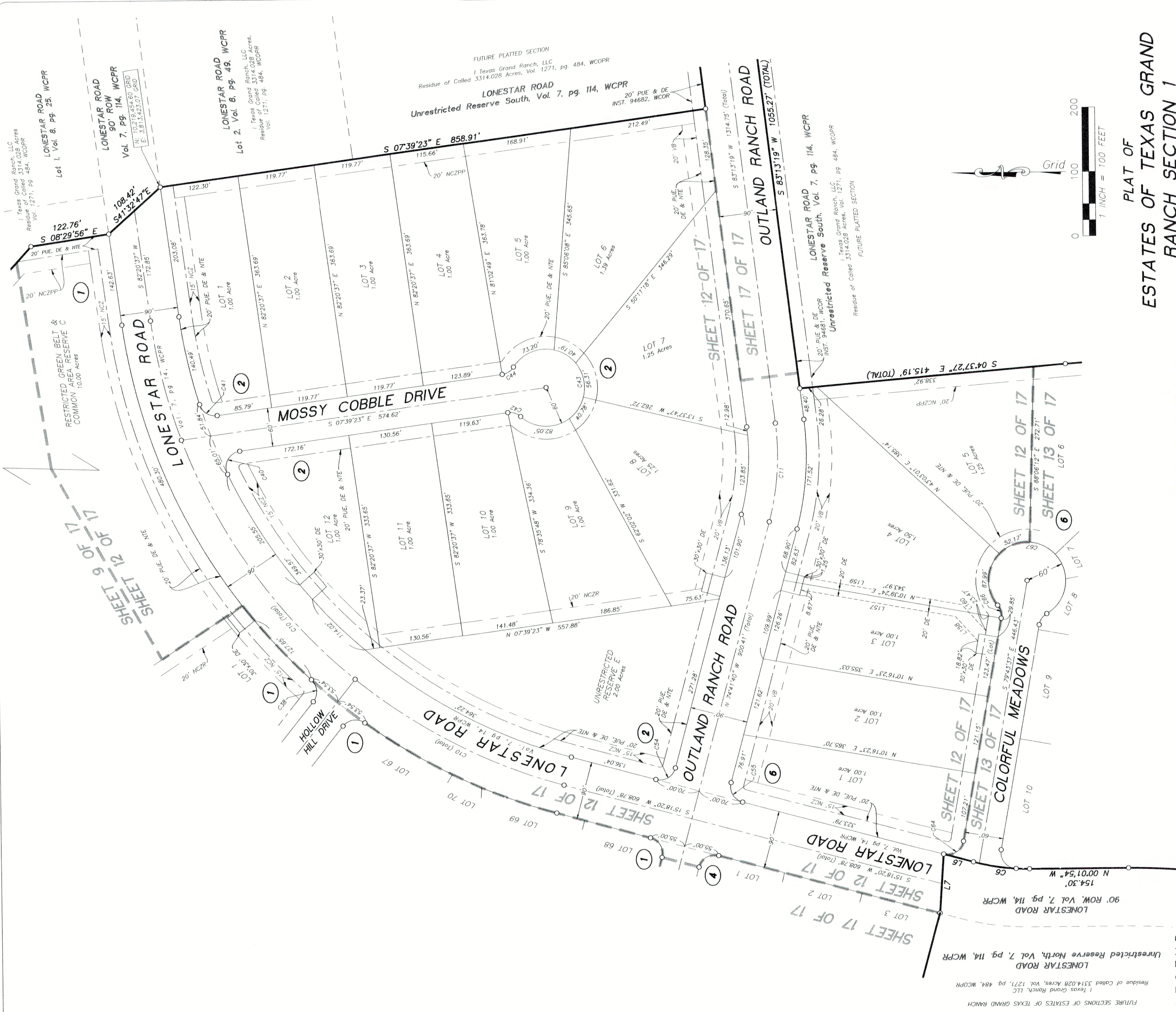
NAMKEN, INC.
P.O. Box 1158, New Waverly, TX 77358
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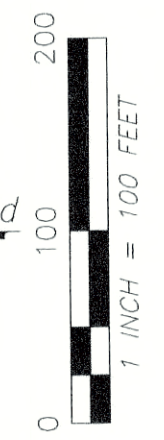
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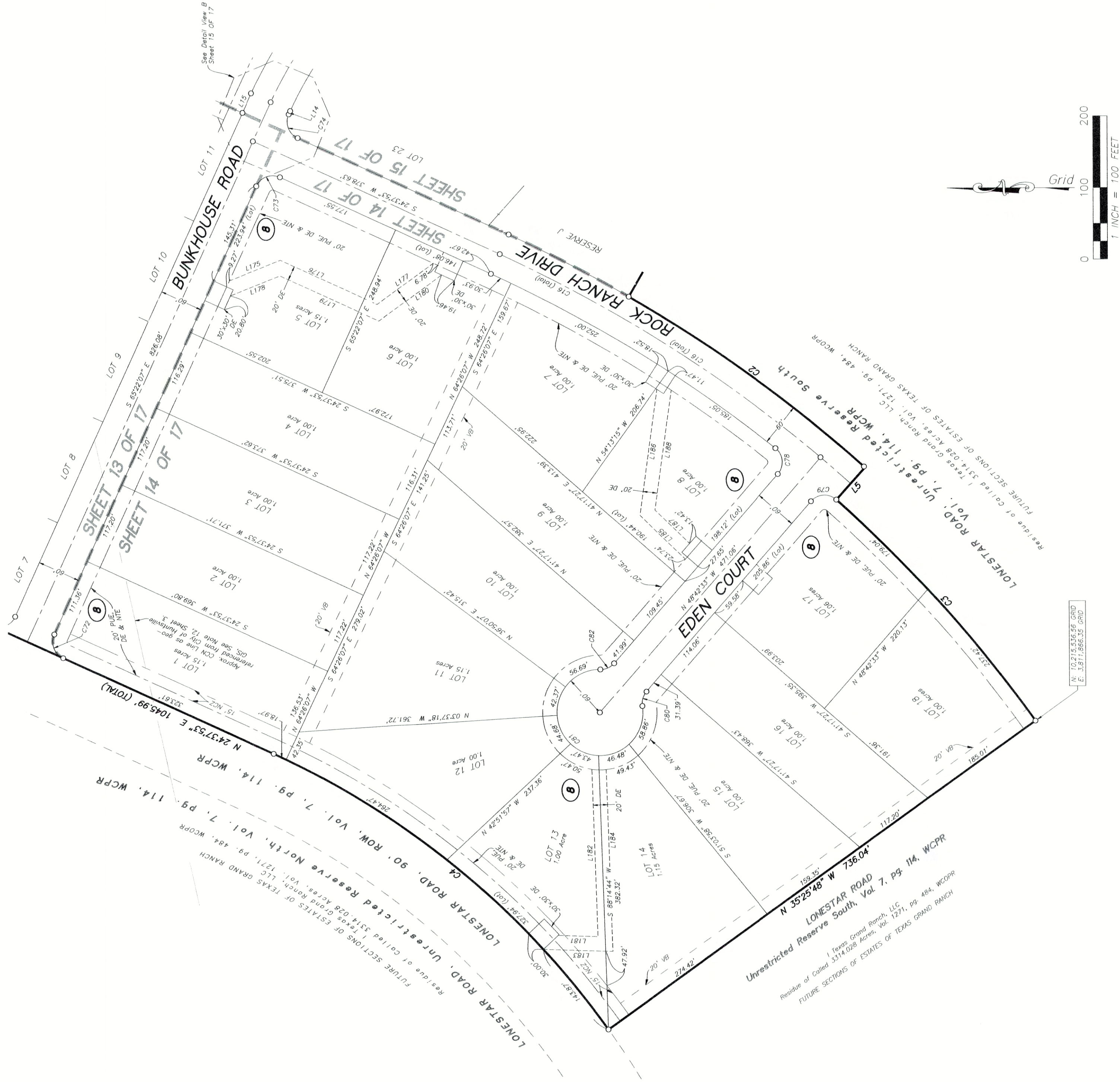
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936-661-3325

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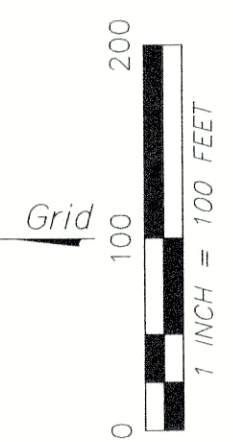
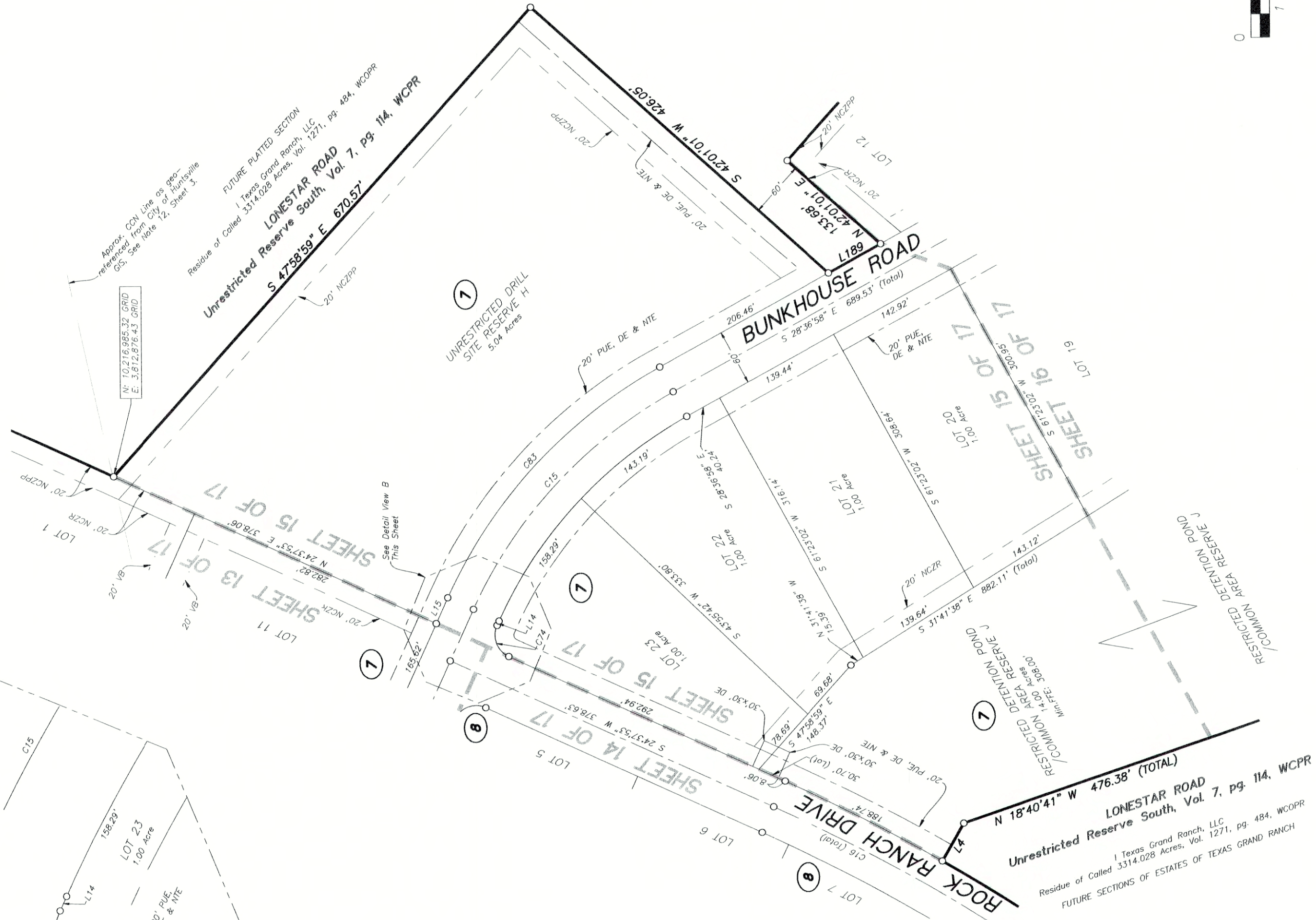
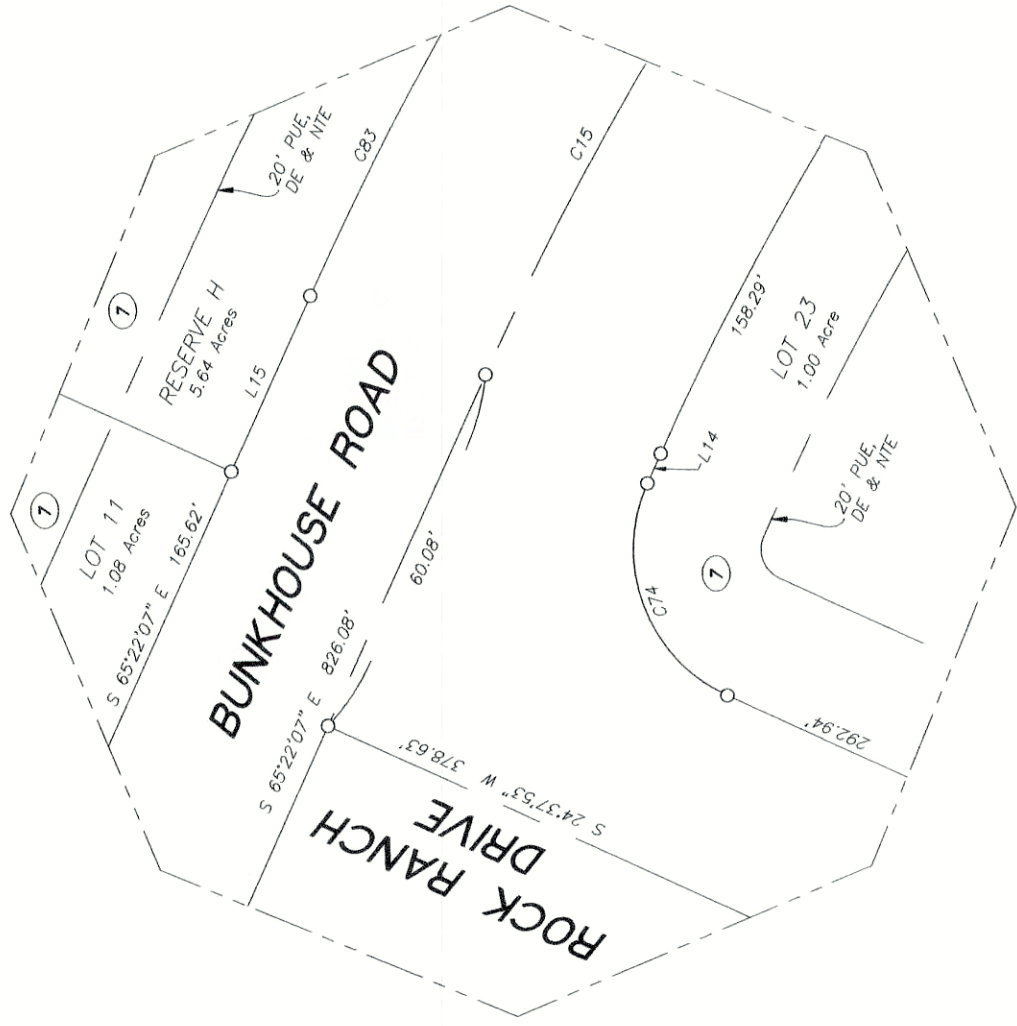
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WALKER COUNTY, TEXAS
SEPTEMBER 2023

NAMKEN, INC.
P.O. Box 1158, New Waverly, TX 77358
TEPELS Firm No. 10194090
936-661-3325

DETAIL VIEW "B"
(NOT TO SCALE)



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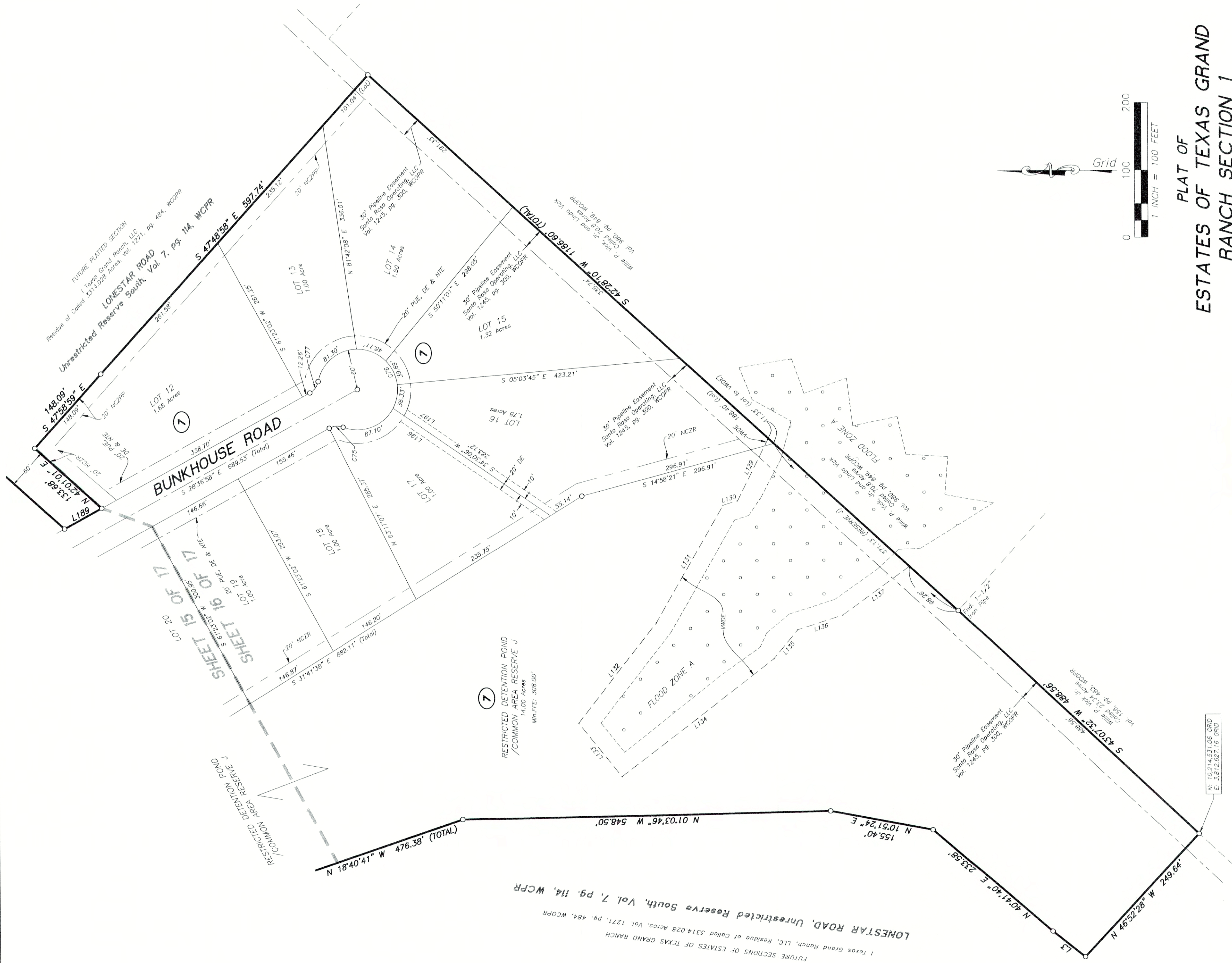
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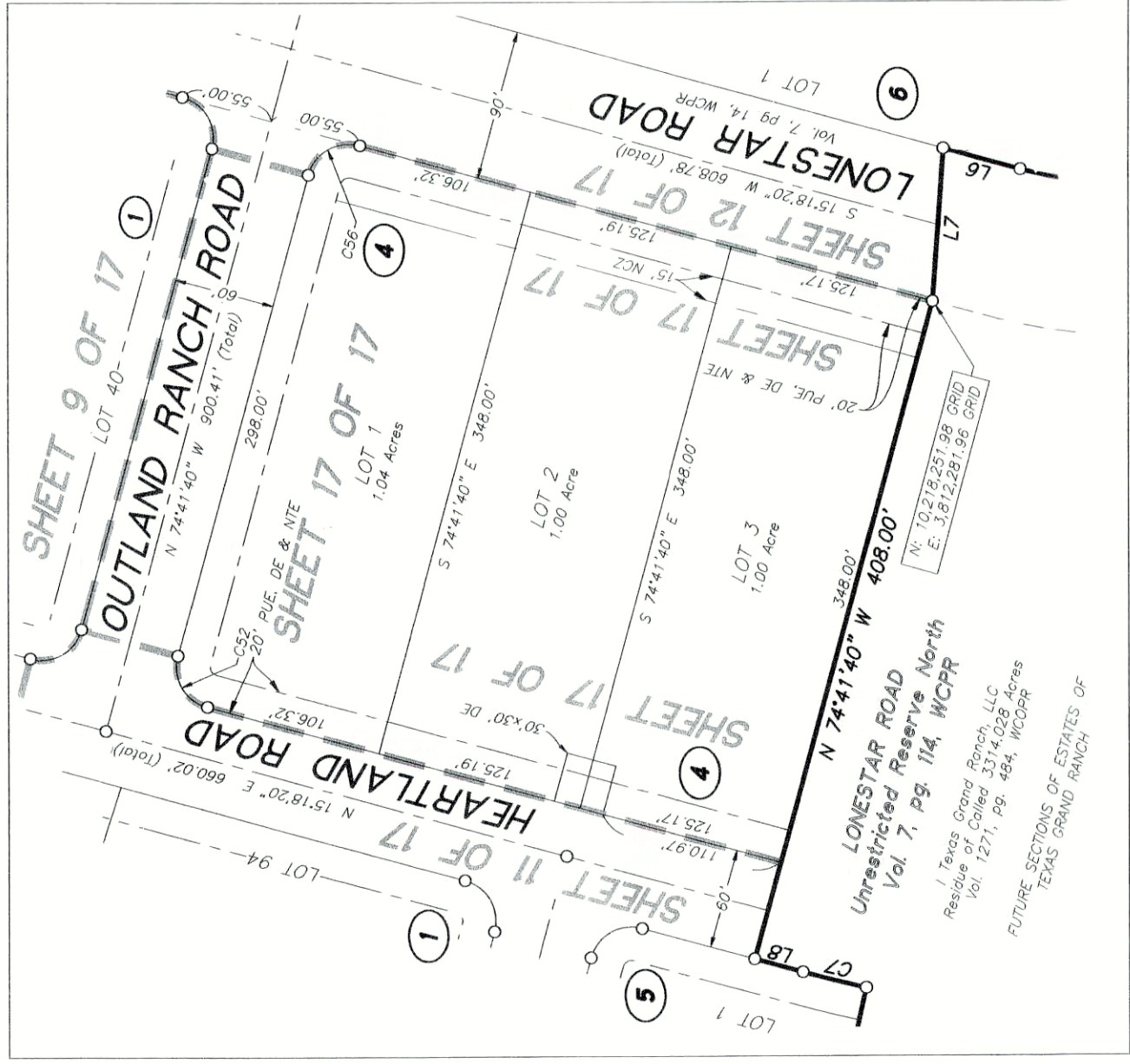
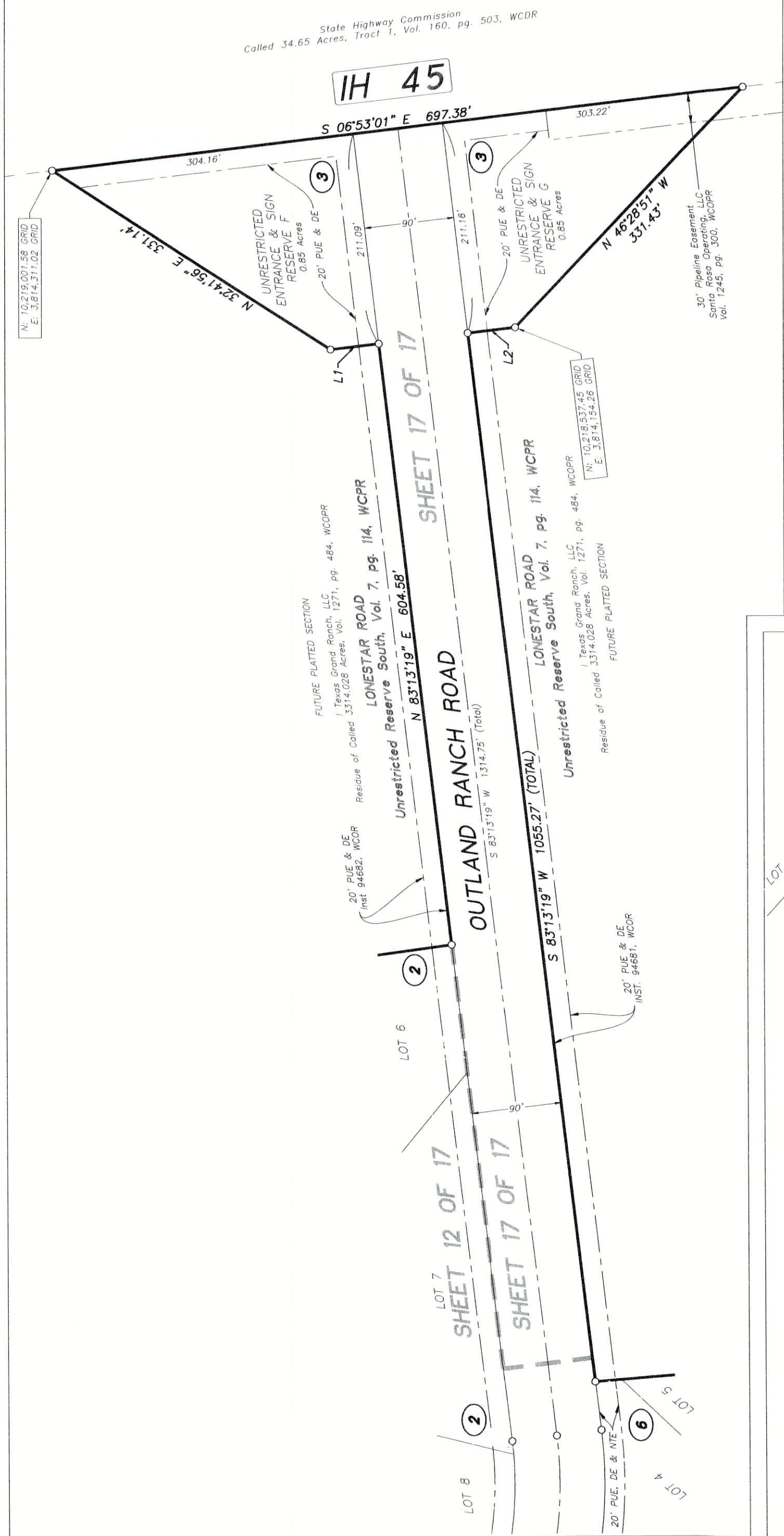
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MONTGOMERY COUNTY SCHOOL LAND SURVEY, A-353
WALKER COUNTY, TEXAS
SEPTEMBER 2023

NAMKEN, INC.
P.O. Box 1158, New Waverly, TX 77358
TBPELS Firm No. 10194090
936-661-3325

Job No. 22-082

SHEET 17 OF 17

THE MANORS

CONTAINING 3 BLOCKS, 168 RESIDENTIAL LOTS, AND 2 RESERVES

A SUBDIVISION CONTAINING 287.71 ACRES, BEING ALL OF A CALLED .160.31 ACRE TRACT OF LAND AS RECORDED IN COUNTY CLERK'S FILE NO. 58613, AND BEING ALL OF A CALLED 127.54 ACRE TRACT OF LAND AS RECORDED IN COUNTY CLERK'S FILE NO. 58612, AND BEING PART OF THE HATCHER CALLED 111.321 ACRE TRACT OF LAND AS RECORDED IN VOLUME 431, PAGE 221 OF THE COUNTY DEED RECORDS

JOSE MARIA DE LA GARZA GRANT, ABSTRACT NO. 22
WALKER COUNTY, TEXAS

OWNER: THE MANORS AT HIGH MEADOW DEVELOPMENT LLC
29925 TUDOR WAY
MAGNOLIA, TEXAS 77355

DEVELOPER: HIGH MEADOW DEVELOPMENT COMPANY
DAVID FREY
29925 TUDOR WAY
MAGNOLIA, TEXAS 77355
281-667-7319
david@hmdctx.com

ENGINEER: BLEYL ENGINEERING
PATRICK STRONG, PE #144073
100 NUGENT STREET
CONROE, TEXAS 77301
FIRM NO. 678
936-441-7833
pstrong@bleylengineering.com

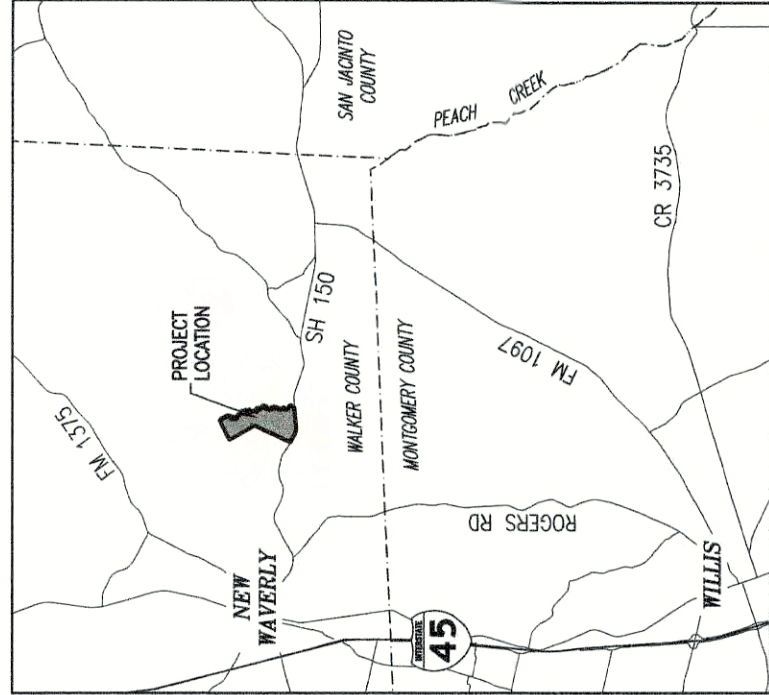
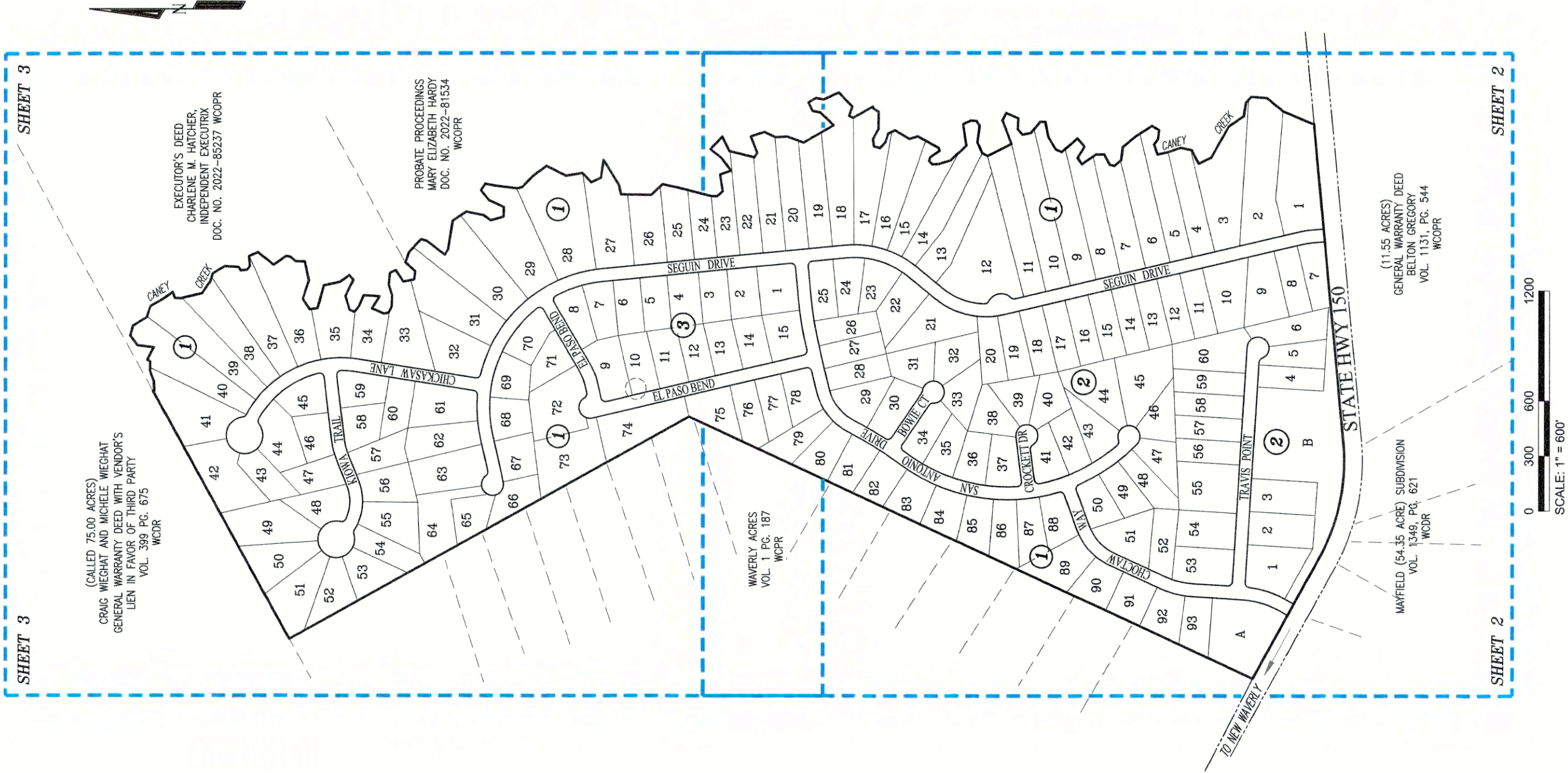
SURVEYOR: SURVTECH CORPORATION
MICHAEL WARREN, RPLS #4935
ATTN: STEPHEN COE, SR. PROJECT MANAGER
PO BOX 1080
CONROE, TEXAS 77305
FIRM NO. 10005100
936-539-5444
survtech@suncorp.com

SUMMARY	
TOTAL ACREAGE:	287.71 ACRES
NUMBER OF BLOCKS:	3
TOTAL NUMBER OF LOTS & RESERVES:	170
RESIDENTIAL LOTS:	168
RESERVES:	2
TOTAL LENGTH OF ROADWAY:	16,360 LF

BLOCK 1: 93 LOTS, RESERVE A
BLOCK 2: 60 LOTS, RESERVE B
BLOCK 3: 15 LOTS

APPROVED VARIANCES	
6/5/2023 B2.2	MAXIMUM DEPTH OF LOTS
6/5/2023 B2.9	PUBLIC UTILITY EASEMENT ASSIGNMENT
7/5/2023 B3.4.2	POINTS OF ACCESS

- TREE PROTECTION NOTES:
- A TREE PROTECTION ZONE IS ESTABLISHED TO PROTECT THE TREES SHOWN ON THIS PLAT.
 - THE SIZE OF THE TREE PROTECTION ZONE WILL EQUAL THE LARGER OF:
THE TREE DRIP LINE OR 1/2 THE CRITICAL ROOT ZONE.
 - THE CRITICAL ROOT ZONE IS DETERMINED BY MEASURING 1' FROM THE TRUNK FOR EVERY INCH OF THE DIAMETER OF THE TREE.
 - THE TREE DRIP LINE IS THE AREA OUTLINED BY THE OUTERMOST CIRCUMFERENCE OF THE TREE CANOPY DURING FULL BLOOM.
 - TRIMMING, PRUNING, CUTTING, CHEMICAL APPLICATION, OR ASSESSMENT OF THE CONDITION OF PROTECTED TREES MUST BE PERFORMED BY A CERTIFIED ARBORIST LICENSED IN THE STATE OF TEXAS.



VICINITY MAP
NOT TO SCALE

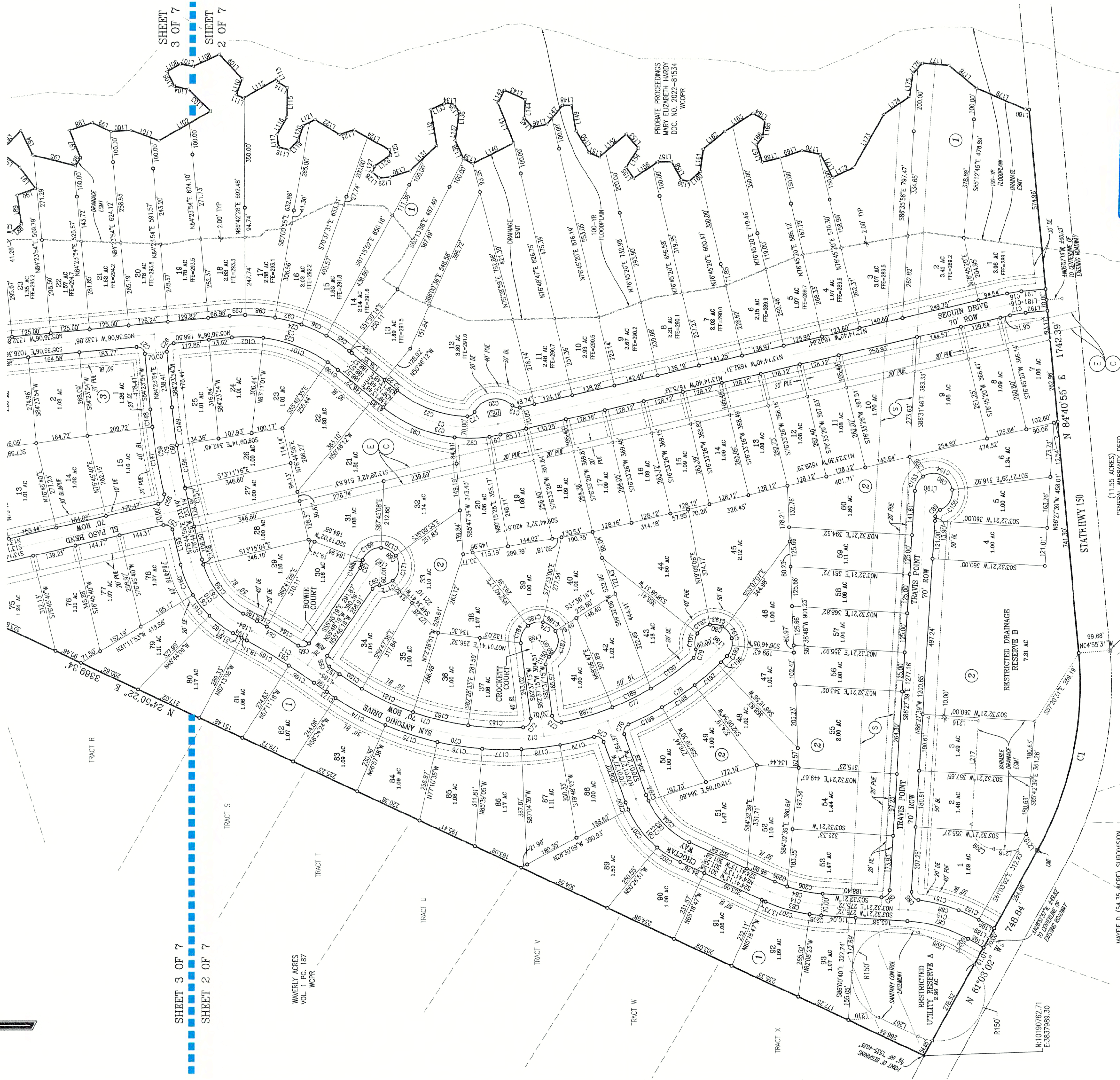
- LEGEND
- | | |
|------|--|
| WCDR | WALKER COUNTY DEED RECORDS |
| WCDR | WALKER COUNTY OFFICIAL PUBLIC RECORDS |
| DE | DEED |
| UE | UTILITY EASEMENT |
| OR | OR PUE |
| PUE | PUBLIC UTILITY EASEMENT |
| BL | BUILDING LINE |
| AE | ACCESS EASEMENT |
| POB | POINT OF BEGINNING |
| ROW | RIGHT-OF-WAY |
| CT | COURT |
| DR | DRIVE |
| () | RECORD DOCUMENT INFORMATION |
| TYP | TYPICAL |
| FTE | MINIMUM FINISHED FLOOR ELEVATION |
| VAR | VARIABLE WIDTH |
| LF | LINEAR FEET |
| ESMT | EASEMENT |
| ○ | 1/4" IRON ROD SET W/ CAP STAMPED "SURVTECH FIRM 10005100" |
| ● | IRON ROD FOUND |
| ⊗ | CONCRETE MONUMENT FOUND (CMF) |
| △ | CALCULATED POINT |
| | CENTERLINE LOCAL ROAD |
| | EXISTING RIGHT-OF-WAY |
| (E) | 50' EXPLORER PIPELINE EASEMENT; VOL 231, PG 556; WCDR |
| (C) | EASEMENT FOR TELECOMMUNICATIONS SYSTEMS; VOL 447, PG 630; WCDR |
| (S) | SAM HOUSTON ELECTRIC COOPERATIVE; VOL 379, PG 560; WCDR |
| ○ | PROTECTED TREE |
| ▭ | CLUSTER MAILBOX UNIT |

- SHEET INDEX
- | | |
|---|-------------------------------|
| 1 | COVER SHEET |
| 2 | SUBDIVISION 1 OF 2 |
| 3 | SUBDIVISION 2 OF 2 |
| 4 | CURVE TABLES |
| 5 | LINE TABLES |
| 6 | FIELD NOTES DESCRIPTION |
| 7 | PLAT NOTES & SIGNATURE BLOCKS |

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

THE MANORS

JOSE MARIA DE LA GARZA GRANT, ABSTRACT NO. 22
WALKER COUNTY, TEXAS




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

SHEET 2 OF 7

BLEYL ENGINEERING
TEXAS FIRM REGISTRATION NO. F-678

00 NUGENT STREET, CONROE TEXAS 77301
PHONE 936-441-7833 FAX 936-760-3833



URVTECH
SURVEYORS
PLANNERS

"A Land Surveying Company"

P.O. BOX 1080 \ CONROE, TEXAS 77305-1080
936-539-5444 \ FAX 936-539-5442
email: SURVTECH@SURVCORP.COM
TTREPI S. No. 10005100

SCALE: 1" = 200'

THE MANORS

JOSE MARIA DE LA GARZA GRANT, ABSTRACT NO. 22
WALKER COUNTY, TEXAS



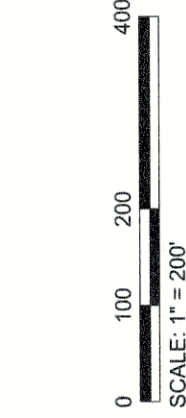
(CALLED 75.00 ACRES)
ORIG WIEGHAT AND MICHELE WIEGHAT
GENERAL WARRANTY DEED WITH VENDOR'S
LIEN IN FAVOR OF THIRD PARTY
VOL 389 PAGE 675 WCDR

EXECUTOR'S DEED
CHARLENE M. HATCHER,
INDEPENDENT EXECUTOR
DOC. NO. 2022-8523
WCDPR

WAYERLY ACRES
VOL. 1 PG. 187
PRWCT

PROBATE PROCEEDINGS
MARY ELIZABETH HARDY
DOC. NO. 2022-81534
WCDPR

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



"A Land Surveying Company"
P.O. BOX 10801 | CONROE, TEXAS 77385-1080
email: SURVEY@BLEYLENGINEERING.COM
TDFELS No. 10005100

BLEYL ENGINEERING

TEXAS FIRM REGISTRATION NO. F-678

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PHONE 936-441-7833 FAX 936-760-3833

WWW.BLEYLENGINEERING.COM

THE MANORS

JOSE MARIA DE LA GARZA GRANT, ABSTRACT NO. 22
WALKER COUNTY, TEXAS

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	653.52	1085.92	34.17°	S 78°14'05" E	643.88
C2	366.25	401.26	52.30°	S 12°59'34" W	353.67
C3	391.23	500.00	44.83°	N 16°48'51" E	381.33
C4	1219.36	720.00	97.03°	N 54°07'06" W	1078.78
C5	633.48	550.00	65.99°	N 39°50'53" W	599.04
C6	77.76	300.00	14.85°	N 75°43'21" E	77.54
C7	338.45	250.00	77.57°	S 72°55'08" E	313.19
C8	90.34	300.00	17.25°	N 68°08'04" E	90.00
C9	267.02	2000.00	7.65°	S 80°34'25" W	266.82
C10	253.65	300.00	48.44°	S 52°31'38" W	246.16
C11	258.81	2035.00	7.29°	N 31°56'56" E	258.64
C12	1352.13	950.00	81.55°	S 05°10'55" E	1240.85
C13	237.39	300.00	45.34°	S 47°21'20" W	231.24
C14	171.63	465.00	21.15°	S 14°06'47" W	170.66
C15	220.82	500.00	25.30°	N 16°11'28" E	219.03
C16	41.50	300.00	7.93°	N 09°16'52" W	41.47
C17	50.49	365.00	7.93°	N 09°16'52" W	50.45
C18	46.34	335.00	7.93°	N 09°16'52" W	46.31
C19	25.15	25.00	57.64°	S 15°34'30" W	24.10
C20	143.24	76.00	107.99°	N 09°35'58" W	122.96
C21	28.16	25.00	64.55°	S 31°19'08" E	28.70
C22	243.83	365.00	38.27°	S 27°05'34" W	239.32
C23	398.40	435.00	52.47°	S 12°59'34" W	384.62
C24	418.62	535.00	44.83°	N 16°48'51" E	408.02
C25	363.84	465.00	44.83°	N 16°48'51" E	354.63
C26	39.27	25.00	90.00°	N 50°36'06" W	35.36
C27	39.27	25.00	90.00°	N 39°23'54" E	35.36
C28	271.62	685.00	22.72°	N 16°57'41" W	269.85
C29	40.22	25.00	92.17°	N 74°24'23" W	36.02
C30	42.88	25.00	98.28°	N 10°22'12" E	37.81
C31	934.98	755.00	70.95°	N 41°04'44" W	876.37
C32	763.57	685.00	63.87°	N 70°42'05" W	724.64
C33	37.34	25.00	85.59°	S 33°45'43" E	33.97
C34	37.34	25.00	85.59°	N 51°49'35" E	33.97
C35	227.38	755.00	17.26°	S 85°59'34" W	228.52
C36	28.66	25.00	65.68°	S 69°47'35" E	27.12
C37	257.28	60.00	245.68°	S 20°12'25" W	100.82
C38	42.34	25.00	97.03°	N 48°20'07" W	37.46
C39	42.34	25.00	97.03°	N 34°37'52" E	37.46
C40	86.83	335.00	14.85°	S 75°43'21" W	86.59
C41	68.69	265.00	14.85°	S 75°43'21" W	68.49
C42	181.72	215.00	48.43°	S 87°29'23" E	176.36
C43	272.83	285.00	54.85°	S 84°16'40" E	262.53
C44	33.55	25.00	76.89°	S 24°49'56" E	31.09
C45	22.06	25.00	50.57°	N 82°08'13" W	21.36
C46	525.40	100.00	301.03°	S 43°05'44" W	98.43
C47	725.05	585.00	71.01°	N 26°28'27" W	679.53
C48	420.96	515.00	46.83°	N 37°18'07" W	409.33
C49	24.44	25.00	56.02°	S 33°58'07" E	23.48
C50	29.48	25.00	67.55°	S 85°30'19" W	27.80
C51	527.64	100.00	302.31°	S 22°53'10" W	96.48
C52	79.80	265.00	17.25°	N 68°08'04" E	79.50
C53	100.88	335.00	17.25°	N 68°08'04" E	100.49
C54	31.81	25.00	72.91°	S 66°47'11" E	29.71
C55	39.27	25.00	90.01°	S 31°45'30" W	35.36
C56	170.59	60.00	162.90°	S 68°12'55" W	118.67
C57	35.26	25.80	78.32°	N 26°38'48" E	32.58
C58	39.30	25.00	90.08°	S 58°17'02" E	35.38
C59	274.26	2035.00	7.72°	S 80°32'15" W	274.05
C60	262.35	1965.00	7.65°	S 80°34'25" W	262.15
C61	283.24	335.00	48.44°	S 52°31'38" W	274.88
C62	224.06	265.00	48.44°	S 52°31'38" W	217.44
C63	254.36	2000.00	7.29°	N 31°56'56" E	254.19
C64	153.48	2070.00	4.25°	N 30°25'46" E	153.44
C65	38.55	25.00	88.36°	S 11°37'33" E	34.85
C66	38.66	25.00	88.60°	S 79°53'37" W	34.92
C67	12.04	25.00	27.59°	S 69°36'10" E	11.92
C68	278.44	60.00	265.89°	N 49°32'44" E	87.84
C69	25.44	25.00	58.30°	N 26°39'25" W	24.35
C70	898.96	985.00	52.29°	S 09°26'49" W	868.08

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C71	624.48	915.00	39.10°	S 16°02'26" W	612.43
C72	40.96	25.00	93.87°	S 50°26'43" E	36.53
C73	40.96	25.00	93.86°	S 35°41'21" W	36.53
C74	257.28	60.00	245.68°	N 25°27'47" E	100.82
C75	37.84	25.00	86.72°	N 26°39'46" E	34.33
C76	37.73	25.00	86.47°	N 66°44'34" W	34.25
C77	476.23	915.00	29.82°	S 26°09'11" E	470.87
C78	385.88	985.00	22.45°	S 34°43'59" E	383.42
C79	29.74	25.00	68.15°	S 75°08'26" E	28.02
C80	254.74	60.00	243.26°	N 12°24'47" E	102.17
C81	285.08	335.00	45.34°	S 47°21'20" W	258.22
C82	209.69	285.00	45.34°	S 47°21'20" W	204.26
C83	184.55	500.00	21.15°	S 14°06'47" W	183.50
C84	158.71	430.00	21.15°	S 14°06'47" W	157.81
C85	39.27	25.00	90.00°	S 41°27'39" E	35.36
C86	37.81	25.00	86.65°	S 50°12'43" W	34.31
C87	205.36	465.00	25.30°	N 16°11'28" E	203.70
C88	205.04	535.00	21.96°	N 17°51'50" E	203.79
C89	28.66	25.00	65.68°	N 53°37'07" W	27.12
C90	257.28	60.00	245.68°	N 36°22'53" E	100.82
C91	35.74	435.00	4.71°	S 10°53'26" E	35.73
C92	111.48	435.00	14.68°	S 01°11'44" E	111.17
C93	251.18	435.00	33.08°	S 22°41'17" W	247.71
C94	9.97	535.00	1.07°	N 38°41'47" E	9.97
C95	88.03	535.00	9.43°	N 33°26'57" E	87.93
C96	87.41	535.00	9.36°	N 24°03'18" E	87.31
C97	87.68	535.00	9.39°	N 14°40'47" E	87.58
C98	95.96	535.00	10.28°	N 04°50'47" E	95.83
C99	49.58	535.00	5.31°	N 02°56'49" W	49.56
C100	41.04	465.00	5.06°	N 36°42'07" E	41.02
C101	222.03	465.00	27.36°	N 20°29'42" E	219.92
C102	100.78	465.00	12.42°	N 00°36'27" E	100.58
C103	31.05	755.00	2.36°	N 06°46'47" W	31.04
C104	216.91	755.00	16.46°	N 16°11'17" W	216.16
C105	193.16	755.00	14.66°	N 31°44'52" W	192.63
C106	168.20	755.00	12.76°	N 45°27'33" W	167.85
C107	161.42	755.00	12.25°	N 57°57'58" W	161.11
C108	164.26	755.00	12.47°	N 70°19'25" W	163.93
C109	116.37	685.00	9.73°	N 10°28'06" W	116.23
C110	155.26	685.00	12.99°	N 21°49'41" W	154.92
C111	302.28	685.00	25.28°	N 51°24'35" W	299.84
C112	259.55	685.00	21.63°	N 74°51'53" W	257.02
C113	202.74	685.00	16.96°	S 85°50'37" W	202.00
C114	138.04	755.00	10.48°	S 89°22'58" W	137.85
C115	89.34	755.00	6.78°	S 80°45'18" W	89.29
C116	63.90	60.00	61.02°	N 67°27'46" W	60.93
C117	50.00	60.00	47.75°	S 58°09'07" W	48.57
C118	53.31	60.00	50.91°	S 08°49'33" W	51.57
C119	90.07	60.00	86.01°	S 59°37'52" E	81.85
C120	39.83	585.00	3.90°	N 07°04'55" E	39.82
C121	163.65	585.00	16.03°	N 02°52'56" W	163.11
C122	131.20	585.00	12.85°	N 17°19'16" W	130.83
C123	111.25	585.00	10.90°	N 29°11'39" W	111.08
C124	91.80	585.00	8.99°	N 39°08'15" W	91.70
C125	91.36	585.00	8.95°	N 48°06'25" W	91.27
C126	95.97	585.00	9.40°	N 57°16'51" W	95.86
C127	165.16	100.00	94.63°	N 53°16'18" W	147.02
C128	112.93	100.00	64.70°	S 47°03'46" W	107.02
C129	101.47	100.00	58.14°	S 14°21'28" E	97.17
C130	148.08	100.00	84.84°	S 85°50'58" E	134.92
C131	134.75	515.00	14.99°	N 53°13'23" W	134.36
C132	286.21	515.00	31.84°	N 29°48'23" W	282.54
C133	68.80	335.00	11.77°	S 77°15'53" W	68.68
C134	18.03	335.00	3.08°	S 69°50'22" W	18.03
C135	110.73	285.00	22.26°	N 79°25'41" E	110.04
C136	125.00	285.00	25.13°	S 76°52'35" E	124.00
C137	37.10	285.00	7.46°	S 60°34'56" E	37.08
C138	74.89	100.00	42.91°	S 89°58'04" E	73.15
C139	79.55	100.00	45.58°	S 41°43'35" E	77.46
C140	67.03	100.00	38.41°	S 00°15'51" W	65.78

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C141	57.80	100.00	33.12°	S 36°01'36" W	57.00
C142	57.07	100.00	32.70°	S 68°56'07" W	56.30
C143	68.01	100.00	38.96°	N 75°14'01" W	66.70
C144	121.06	100.00	69.36°	N 21°04'10" W	113.80
C145	133.26	60.00	127.25°	S 86°02'20" W	107.51
C146	37.35	60.00	35.67°	S 04°35'51" W	36.75
C147	218.31	2035.00	6.15°	S 79°44'59" W	218.20
C148	55.95	2035.00	1.58°	S 83°36'39" W	55.95
C149	121.83	1985.00	3.55°	S 82°37'20" W	121.81
C150	28.66	25.00	65.68°	N 64°32'13" W	27.12
C151	133.48	535.00	14.29°	N 14°01'55" E	133.13
C152	71.56	535.00	7.66°	N 25°00'41" E	71.51
C153	54.45	60.00	52.00°	N 60°27'41" W	52.60
C154	122.53	60.00	117.00°	N 24°02'24" E	102.32
C155	80.30	60.00	76.68°	S 59°07'02" E	74.44
C156	138.34	1985.00	4.03°	S 78°49'45" W	138.31
C157	2.17	1985.00	0.06°	S 76°46'50" W	2.17
C158	16.21	265.00	3.50°	S 74°59'49" W	16.20
C159	207.85	265.00	44.94°	S 50°46'31" W	202.56
C160	104.93	335.00	17.95°	S 67°46'31" W	104.51
C161	85.00	335.00	14.54°	S 51°31'59" W	84.77
C162	93.31	335.00	15.96°	S 36°17'05" W	93.01
C163	35.97	2070.00	1.00°	N 28°48'12" E	35.97
C164	117.51	2070.00	3.25°	N 30°55'38" E	117.49
C165	157.30	2000.00	4.51°	N 30°33'31" E	157.25
C166	97.06	2000.00	2.78°	N 34°12'07" E	97.06
C167	79.56	515.00	8.85°	N 04°38'24" E	79.48
C168	14.36	60.00	13.72°	N 76°32'30" W	14.33
C169	75.33	60.00	71.93°	N 33°43'03" W	70.

THE MANORS

JOSE MARIA DE LA GARZA GRANT, ABSTRACT NO. 22
WALKER COUNTY, TEXAS

LINE TABLE		
LINE #	LENGTH	BEARING
L1	7.32	S 10°18'48" E
L2	53.94	N 86°38'07" E
L3	59.83	N 69°30'41" E
L4	48.93	S 88°00'17" E
L5	19.72	N 32°45'37" E
L6	76.53	S 62°17'01" E
L7	90.29	N 07°09'32" E
L8	64.45	N 53°42'54" E
L9	56.94	S 75°26'52" E
L10	87.97	S 31°31'32" E
L11	63.94	S 71°33'41" E
L12	76.72	S 29°35'03" E
L13	66.16	S 35°31'20" E
L14	34.35	S 67°51'19" W
L15	30.39	S 04°00'57" W
L16	119.73	S 13°19'11" E
L17	78.43	S 54°35'09" E
L18	45.93	S 73°11'31" E
L19	76.72	S 31°08'54" E
L20	76.18	S 03°40'12" W
L21	21.51	S 57°06'56" W
L22	34.40	S 06°12'17" E
L23	25.86	S 51°33'15" E
L24	53.20	N 83°38'08" E
L25	53.94	S 24°16'18" E
L26	109.14	S 38°37'16" W
L27	82.19	S 34°51'44" E
L28	20.81	S 07°56'23" W
L29	40.74	S 37°22'24" W
L30	49.74	S 02°13'16" W
L31	105.76	S 78°17'14" W
L32	105.72	N 71°37'00" W
L33	69.05	S 55°19'06" W
L34	42.49	S 08°33'33" E
L35	128.66	S 74°53'51" E
L36	91.30	S 12°08'58" E
L37	62.89	S 36°03'24" E
L38	34.48	S 51°06'42" W
L39	97.54	N 63°24'03" W
L40	78.49	S 72°31'25" W
L41	27.97	S 24°36'42" W
L42	40.69	S 50°12'43" E
L43	64.70	S 66°08'57" E
L44	85.35	S 03°42'27" W
L45	77.43	N 58°46'47" W
L46	70.33	S 23°40'03" W
L47	24.79	S 11°26'01" E
L48	36.80	S 80°01'53" E
L49	63.82	S 87°47'51" E
L50	59.62	N 71°06'33" E

LINE TABLE		
LINE #	LENGTH	BEARING
L51	65.34	S 84°04'41" E
L52	35.93	S 24°10'45" E
L53	73.77	S 56°39'16" W
L54	59.36	S 10°44'05" E
L55	44.76	S 81°32'45" E
L56	71.92	N 43°21'00" E
L57	59.21	S 71°11'59" E
L58	95.06	S 47°21'35" E
L59	33.07	S 14°33'23" W
L60	124.15	S 37°54'28" W
L61	34.93	S 58°00'51" E
L62	158.17	S 81°05'42" E
L63	89.27	S 33°50'22" E
L64	96.71	S 11°13'31" W
L65	48.56	S 36°13'52" W
L66	73.80	S 16°01'09" E
L67	52.17	S 88°38'47" E
L68	92.52	N 24°53'14" E
L69	66.21	N 51°38'55" E
L70	42.59	S 58°22'16" E
L71	66.10	S 10°01'02" W
L72	111.13	S 06°57'46" W
L73	27.78	S 15°48'46" E
L74	84.92	S 45°58'52" E
L75	91.26	S 35°55'27" E
L76	118.66	S 26°47'54" W
L77	90.87	S 09°35'31" E
L78	69.94	S 46°11'21" W
L79	58.99	S 24°55'12" E
L80	97.86	S 81°57'16" E
L81	157.88	S 58°44'19" W
L82	53.74	S 77°25'09" W
L83	165.37	S 00°48'31" W
L84	85.27	S 42°41'49" E
L85	96.58	S 12°10'11" W
L86	177.28	S 14°21'55" W
L87	31.92	S 01°07'07" W
L88	40.63	S 41°29'59" E
L89	91.97	N 80°57'00" E
L90	62.90	S 19°44'58" E
L91	83.75	N 53°27'20" E
L92	79.46	N 38°36'36" E
L93	94.56	S 46°31'45" E
L94	87.59	S 64°25'53" W
L95	141.64	S 13°52'49" W
L96	29.85	S 57°41'39" E
L97	95.62	N 67°52'12" E
L98	77.46	S 18°12'16" E
L99	66.38	S 25°14'51" W
L100	63.42	S 03°43'29" E

LINE TABLE		
LINE #	LENGTH	BEARING
L101	96.08	S 19°55'34" W
L102	189.41	S 29°43'36" E
L103	99.50	N 43°53'51" E
L104	44.23	N 11°41'37" E
L105	52.07	N 63°03'19" E
L106	47.26	S 29°19'43" E
L107	42.96	S 09°28'44" W
L108	91.21	S 24°33'30" E
L109	106.01	S 46°17'54" W
L110	53.42	N 70°39'45" W
L111	24.77	S 24°50'55" W
L112	122.37	S 29°40'36" E
L113	12.16	S 65°45'23" W
L114	32.36	S 30°01'38" W
L115	93.36	N 89°35'31" W
L116	62.90	N 60°18'45" W
L117	40.89	S 83°36'41" W
L118	35.40	S 14°19'18" W
L119	43.37	S 47°18'48" E
L120	48.93	S 71°50'47" E
L121	41.74	S 25°56'10" E
L122	91.50	S 31°12'02" W
L123	48.03	S 18°02'42" E
L124	130.33	S 28°50'10" W
L125	17.03	S 75°23'16" W
L126	62.56	N 34°31'37" W
L127	20.77	N 75°01'21" W
L128	26.09	S 43°21'16" W
L129	35.88	S 04°00'40" E
L130	65.88	S 17°23'41" E
L131	118.05	S 43°03'20" E
L132	117.11	N 80°54'52" E
L133	47.56	S 24°42'32" E
L134	31.38	S 04°35'54" W
L135	28.34	S 56°56'02" W
L136	36.87	N 84°24'22" W
L137	55.62	N 81°49'22" W
L138	64.63	S 65°57'23" W
L139	33.13	S 27°08'21" W
L140	146.63	S 26°40'53" E
L141	137.28	N 68°29'24" E
L142	45.37	S 63°39'13" E
L143	73.23	S 23°36'01" W
L144	59.16	N 86°56'38" W
L145	39.54	S 48°34'29" W
L146	47.64	S 12°00'04" E
L147	78.12	S 50°31'38" E
L148	28.57	S 00°56'35" W
L149	83.56	S 79°11'44" W
L150	80.42	S 58°16'04" W

LINE TABLE		
LINE #	LENGTH	BEARING
L151	34.37	S 23°11'51" W
L152	113.16	S 40°28'27" E
L153	58.78	S 49°45'09" W
L154	71.57	N 58°11'27" W
L155	42.32	S 56°14'20" W
L156	92.74	S 34°25'40" E
L157	45.23	S 00°09'28" E
L158	64.21	S 61°45'45" W
L159	25.32	S 13°08'15" W
L160	48.24	S 40°27'36" E
L161	72.48	S 82°59'21" E
L162	90.35	S 39°10'05" E
L163	106.76	S 32°51'08" E
L164	45.20	S 32°15'36" W
L165	49.45	N 82°44'59" W
L166	34.61	N 53°40'08" W
L167	58.02	S 71°39'50" W
L168	57.86	S 12°18'41" E
L169	74.93	S 19°20'36" E
L170	60.21	S 11°55'43" W
L171	83.84	S 61°56'03" W
L172	74.00	S 25°18'49" E
L173	195.96	S 60°32'36" E
L174	99.34	S 34°29'39" E
L175	73.87	S 81°19'05" E
L176	44.10	S 48°27'03" E
L177	86.04	S 04°30'52" W
L178	113.94	S 39°04'16" W
L179	169.24	S 23°06'20" W
L180	12.55	S 07°04'57" W
L181	77.02	N 05°19'05" W
L182	25.00	N 12°38'07" W
L183	151.90	S 76°45'40" W
L184	50.00	N 28°18'20" E
L185	50.00	N 35°35'32" E
L186	25.00	S 44°02'38" W
L187	15.33	N 34°11'41" E
L188	25.01	N 08°36'16" W
L189	56.20	N 28°50'36" E
L190	25.00	S 03°32'21" W
L191	77.02	N 05°19'05" W
L192	70.09	N 05°19'05" W
L193	114.69	S 76°44'56" W
L194	50.00	S 28°18'20" W
L195	50.00	S 28°18'20" W
L196	50.00	S 35°35'32" W
L197	41.09	S 35°35'32" W
L198	56.14	S 28°50'36" W
L199	56.27	S 28°50'36" W
L200	58.31	S 75°17'17" E

LINE TABLE		
LINE #	LENGTH	BEARING
L201	7.55	N 55°43'16" W
L202	35.53	S 30°29'31" E
L203	61.25	N 76°44'43" E
L204	91.89	N 76°45'40" E
L205	45.65	S 76°45'40" W
L206	76.36	N 55°32'17" E
L207	140.16	S 25°11'51" W
L208	140.16	N 25°11'51" E
L209	51.36	S 50°29'20" E
L210	96.94	S 05°02'07" E
L211	65.14	N 51°57'47" W
L212	60.55	N 12°57'36" W
L213	41.47	N 63°21'08" E
L214	46.50	S 72°10'24" E
L215	97.85	N 30°29'31" W
L216	158.92	N 03°32'21" E
L217	330.37	S 86°27'39" E
L218	75.62	N 03°32'21" E
L219	62.96	N 55°37'00" E

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



THE MANORS

JOSE MARIA DE LA GARZA GRANT, ABSTRACT NO. 22
WALKER COUNTY, TEXAS

287.71 ACRES IN THE
Jose De La Garza Survey
Abstract 22
Walker County Texas

BEING a 287.71 acre tract of land in the Jose De La Garza Survey, Abstract 22, Walker County, Texas and being all of a called 160.31 acre tract of land as recorded in County Clerk's File No. 58613, and being all of a called 127.54 acre tract of land as recorded in County Clerk's File No. 58612, and being part of the Hatcher called 111.321 acre tract of land as recorded in Volume 431, Page 221 of the County Deed Records. Said 287.71 acre tract being more particularly described as follows; with all bearings referenced to NAD 83 Texas Central Zone.

BEGINNING at a 5/8"iron rod capped "1535--4035"found in the northerly Right of Way of State Highway 150, and being the most westerly corner of aforementioned 160.31 acre tract, also being the southeast corner of Waverly Acres Subdivision as recorded in Volume 1, Page 87 of the County Deed Records;

THENCE N 24° 50' 22" E along the westerly line of aforementioned 160.31 acre tract and the easterly line of aforementioned Waverly Acres Subdivision, a distance of 3389.34' to a concrete monument found for an interior corner of the herein described tract;

THENCE N 23° 01'04"W along the westerly line of aforementioned 160.31 acre tract and the easterly line of aforementioned Waverly Acres Subdivision, passing at a distance of 951.10' a 5/8"iron rod capped found for reference at the south corner of aforementioned part of Hatcher called 111.321 acre tract, and continuing in all a distance of 2494.67' to a 5/8"iron rod capped found in the southerly line of the Weight called 75.00 acre tract of land as recorded in Volume 399, Page 675 of the County Deed Records, the northeast corner of Waverly Acres Subdivision, and being the most northwesterly corner of the herein described tract;

THENCE N 61° 06'15"E along the northerly line of aforementioned part of Hatcher called 111.321 acre tract and the southerly line of the aforementioned Weight called 75.00 acre tract, passing at a distance of 1503.35' a 5/8"iron rod capped found for reference and continuing in all a distance of 1537.30' to a point for corner in the centerline of Caneey Creek;

THENCE along the meanders of Caneey Creek the following:

THENCE S 10deg 18'48" E a distance of 7.32';
THENCE N 86deg 38'07" E a distance of 53.94';
THENCE N 69deg 30'41" E a distance of 59.83';
THENCE S 88deg 00'17" E a distance of 48.93';
THENCE N 32deg 45'37" E a distance of 19.72';
THENCE S 62deg 17'01" E a distance of 76.53';
THENCE N 07deg 09'32" E a distance of 90.29';
THENCE N 53deg 42'54" E a distance of 64.45';
THENCE S 75deg 26'32" E a distance of 56.94';
THENCE S 31deg 31'32" E a distance of 87.97';
THENCE S 71deg 33'41" E a distance of 63.94';
THENCE S 29deg 35'03" E a distance of 76.72';
THENCE S 35deg 31'20" E a distance of 66.16';
THENCE S 67deg 51'19" E a distance of 34.35';
THENCE S 04deg 00'57" W a distance of 30.39';
THENCE S 13deg 19'11" E a distance of 119.75';
THENCE S 34deg 35'09" E a distance of 78.43';
THENCE S 73deg 11'31" E a distance of 45.93';
THENCE S 31deg 08'54" E a distance of 76.72';
THENCE S 03deg 40'12" W a distance of 76.18';
THENCE S 57deg 06'56" W a distance of 21.51';
THENCE S 06deg 12'17" E a distance of 34.40';
THENCE S 51deg 33'15" E a distance of 25.86';
THENCE N 83deg 38'08" E a distance of 53.20';
THENCE S 24deg 16'18" W a distance of 53.94';
THENCE S 38deg 37'16" W a distance of 109.14';
THENCE S 34deg 51'44" E a distance of 82.19';
THENCE S 07deg 56'23" W a distance of 20.81';
THENCE S 37deg 22'24" W a distance of 40.74';
THENCE S 02deg 13'16" W a distance of 49.74';
THENCE S 78deg 17'14" W a distance of 105.76';
THENCE N 71deg 37'00" W a distance of 105.72';
THENCE S 55deg 19'06" W a distance of 69.05';
THENCE S 08deg 33'33" E a distance of 42.49';
THENCE S 74deg 53'51" E a distance of 128.66';
THENCE S 12deg 08'58" E a distance of 91.30';
THENCE S 36deg 03'24" E a distance of 62.89';
THENCE S 51deg 06'42" W a distance of 34.48';
THENCE N 63deg 24'03" W a distance of 97.54';
THENCE S 72deg 31'25" W a distance of 78.49';
THENCE S 24deg 36'42" W a distance of 27.97';
THENCE S 50deg 12'43" E a distance of 40.69';
THENCE S 66deg 08'57" E a distance of 64.70';
THENCE S 03deg 42'27" W a distance of 85.35';
THENCE N 58deg 46'47" W a distance of 77.43';
THENCE S 23deg 40'03" W a distance of 70.33';
THENCE S 11deg 28'01" E a distance of 24.79';
THENCE S 60deg 01'53" E a distance of 36.80';
THENCE S 87deg 47'51" E a distance of 63.82';
THENCE N 71deg 06'33" E a distance of 59.62';
THENCE S 84deg 04'41" E a distance of 65.34';
THENCE S 24deg 10'45" E a distance of 35.93';
THENCE S 56deg 38'16" W a distance of 73.77';
THENCE S 10deg 44'05" E a distance of 59.36';
THENCE S 81deg 32'45" E a distance of 44.76';
THENCE N 43deg 21'00" E a distance of 71.92';
THENCE S 71deg 11'59" E a distance of 59.21';
THENCE S 47deg 21'35" E a distance of 95.06';
THENCE S 14deg 33'23" W a distance of 33.07';
THENCE S 37deg 54'28" W a distance of 124.16';

THENCE S 58deg 00'51" E a distance of 34.93';
THENCE S 81deg 05'42" E a distance of 156.17';
THENCE S 33deg 50'22" E a distance of 89.27';
THENCE S 11deg 13'31" W a distance of 96.71';
THENCE S 36deg 13'52" W a distance of 48.56';
THENCE S 16deg 01'09" E a distance of 73.80';
THENCE S 68deg 38'47" E a distance of 52.17';
THENCE N 58deg 53'14" E a distance of 92.52';
THENCE N 51deg 38'55" E a distance of 66.21';
THENCE S 58deg 22'16" E a distance of 42.59';
THENCE S 10deg 01'02" W a distance of 66.10';
THENCE S 06deg 57'46" W a distance of 111.13';
THENCE S 15deg 48'46" E a distance of 27.78';
THENCE S 45deg 58'52" E a distance of 84.92';
THENCE S 35deg 55'27" E a distance of 91.26';
THENCE S 06deg 47'54" W a distance of 116.66';
THENCE S 29deg 35'31" E a distance of 90.87';
THENCE S 46deg 11'21" W a distance of 69.94';
THENCE S 24deg 55'12" E a distance of 66.21';
THENCE S 81deg 57'16" E a distance of 97.86';
THENCE S 58deg 44'19" W a distance of 157.88';
THENCE S 77deg 25'09" W a distance of 53.74';
THENCE S 00deg 48'31" W a distance of 65.27';
THENCE S 42deg 41'49" E a distance of 85.27';
THENCE S 12deg 10'11" W a distance of 96.58';
THENCE S 14deg 21'55" W a distance of 177.28';
THENCE S 01deg 07'07" E a distance of 31.92';
THENCE S 41deg 29'59" E a distance of 40.63';
THENCE N 80deg 57'00" E a distance of 91.97';
THENCE S 19deg 44'58" E a distance of 62.90';
THENCE N 53deg 27'20" E a distance of 83.75';
THENCE N 38deg 36'36" E a distance of 79.46';
THENCE S 46deg 31'45" E a distance of 94.56';
THENCE S 64deg 25'53" W a distance of 87.59';
THENCE S 13deg 52'49" W a distance of 141.64';
THENCE S 57deg 41'39" E a distance of 29.85';
THENCE N 67deg 52'12" E a distance of 95.62';
THENCE S 18deg 12'16" E a distance of 77.46';
THENCE S 25deg 14'51" W a distance of 66.38';
THENCE S 03deg 43'29" E a distance of 63.42';
THENCE S 19deg 55'34" W a distance of 86.08';
THENCE S 29deg 43'36" E a distance of 189.41';
THENCE N 43deg 53'51" E a distance of 99.50';
THENCE N 11deg 41'37" E a distance of 44.23';
THENCE N 63deg 03'19" E a distance of 52.07';
THENCE S 29deg 19'43" E a distance of 47.26';
THENCE S 09deg 28'44" W a distance of 42.96';
THENCE S 24deg 33'30" E a distance of 91.21';
THENCE S 46deg 17'54" W a distance of 106.01';
THENCE N 70deg 39'45" W a distance of 53.42';
THENCE S 24deg 50'55" W a distance of 24.77';
THENCE S 29deg 40'36" E a distance of 122.37';
THENCE S 65deg 45'23" W a distance of 12.16';
THENCE S 30deg 01'38" W a distance of 32.36';
THENCE N 89deg 35'31" W a distance of 83.36';
THENCE N 60deg 18'45" W a distance of 62.90';
THENCE S 83deg 36'41" W a distance of 40.89';
THENCE S 14deg 19'18" W a distance of 35.40';
THENCE S 47deg 18'48" E a distance of 43.37';
THENCE S 71deg 50'47" E a distance of 48.93';

THENCE S 25deg 56'10" E a distance of 41.74';
THENCE S 31deg 12'02" W a distance of 91.50';
THENCE S 18deg 02'42" E a distance of 48.03';
THENCE S 28deg 50'10" W a distance of 130.33';
THENCE S 75deg 23'16" W a distance of 17.03';
THENCE N 34deg 31'37" W a distance of 62.56';
THENCE N 75deg 01'21" W a distance of 20.77';
THENCE S 43deg 21'16" W a distance of 26.09';
THENCE S 04deg 00'40" E a distance of 35.88';
THENCE S 17deg 23'41" E a distance of 65.88';
THENCE S 43deg 03'20" E a distance of 118.05';
THENCE N 80deg 54'52" E a distance of 117.11';
THENCE S 24deg 42'32" E a distance of 47.56';
THENCE S 04deg 35'54" W a distance of 31.38';
THENCE S 56deg 56'02" W a distance of 28.34';
THENCE N 84deg 24'22" W a distance of 36.87';
THENCE N 81deg 49'22" W a distance of 55.62';
THENCE S 65deg 57'23" W a distance of 64.63';
THENCE S 27deg 08'21" W a distance of 33.13';
THENCE S 26deg 40'53" E a distance of 146.63';
THENCE N 68deg 29'24" E a distance of 137.28';
THENCE S 63deg 39'13" E a distance of 45.37';
THENCE S 23deg 36'01" W a distance of 73.23';
THENCE N 86deg 36'36" W a distance of 59.16';
THENCE S 48deg 34'29" W a distance of 39.54';
THENCE S 12deg 00'04" E a distance of 47.64';
THENCE S 50deg 31'38" E a distance of 78.12';
THENCE S 00deg 56'35" W a distance of 28.57';
THENCE S 79deg 11'44" W a distance of 83.56';
THENCE S 58deg 16'04" W a distance of 80.42';
THENCE S 23deg 11'51" W a distance of 34.37';
THENCE S 40deg 28'27" E a distance of 113.16';
THENCE S 49deg 45'09" W a distance of 98.78';
THENCE N 58deg 11'27" W a distance of 71.57';
THENCE S 56deg 14'20" W a distance of 42.32';
THENCE S 34deg 25'40" E a distance of 92.74';
THENCE S 00deg 09'28" E a distance of 45.23';
THENCE S 61deg 48'15" W a distance of 64.21';
THENCE S 13deg 08'15" W a distance of 25.32';
THENCE S 40deg 27'36" E a distance of 48.24';
THENCE S 82deg 59'21" E a distance of 72.48';
THENCE S 39deg 10'05" E a distance of 90.35';
THENCE S 32deg 51'09" E a distance of 106.76';
THENCE S 32deg 15'36" W a distance of 45.20';
THENCE N 82deg 44'59" W a distance of 49.45';
THENCE N 53deg 00'08" W a distance of 34.61';
THENCE S 71deg 39'50" W a distance of 58.02';
THENCE S 12deg 18'41" E a distance of 57.86';
THENCE S 19deg 20'36" E a distance of 74.93';
THENCE S 11deg 55'43" W a distance of 60.21';
THENCE S 61deg 56'03" W a distance of 83.84';
THENCE S 25deg 18'49" E a distance of 74.00';
THENCE S 60deg 32'36" E a distance of 195.96';
THENCE S 34deg 29'39" E a distance of 99.34';
THENCE S 81deg 19'05" E a distance of 73.87';
THENCE S 48deg 27'03" E a distance of 44.10';
THENCE S 04deg 30'52" W a distance of 86.04';
THENCE S 39deg 04'16" W a distance of 113.94';
THENCE S 23deg 06'20" W a distance of 169.24';

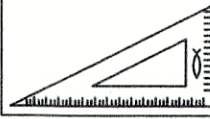
THENCE S 07deg 04'57" W a distance of 12.55' to the northerly Right of Way of State Highway 150 and the southeasterly corner of the herein described tract;

THENCE S 84° 40' 55" W along the northerly Right of Way line of State Highway 150 and the southerly line of aforementioned called 127.54 acre tract, a distance of 1742.39' to a 5/8"iron rod capped set for corner of the herein described tract;

THENCE along a curve to the right having a Radius of 1095.92', a Chord Bearing of N 78° 14' 05" W, and a Chord Length of 643.88' to a concrete monument found for corner of the herein described tract;

THENCE N 61° 03' 02" W along the northerly Right of Way line of State Highway 150 and the southerly line of aforementioned called 160.31 acre tract a distance of 748.84' to the POINT OF BEGINNING and containing in all 287.71 acres of land.

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



THE MANORS

JOSE MARIA DE LA GARZA GRANT, ABSTRACT NO. 22
WALKER COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF WALKER §

PLAT NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE THE MANORS. A SUBDIVISION IN WALKER COUNTY, TEXAS, OUT OF THE 287.71 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022-81962, OFFICIAL PUBLIC RECORDS OF WALKER COUNTY, TEXAS, AND BEING ALL OF A CALLED 160.31 ACRE TRACT OF LAND AS RECORDED IN COUNTY CLERK'S FILE NO. 58613, AND BEING 287.71 ACRE CALLED 127.54 ACRE TRACT OF LAND AS RECORDED IN COUNTY CLERK'S FILE NO. 58612, AND BEING PART OF THE HATCHER CALLED 111.321 ACRE TRACT OF LAND AS RECORDED IN VOLUME 431, PAGE 221, OFFICIAL RECORDS, WALKER COUNTY, TEXAS (WCOR); AND TO DEDICATE THE ROAD RIGHTS-OF-WAY AND 20' PUBLIC UTILITY EASEMENTS (PUE), AS SHOWN HEREON, TO THE PUBLIC.
2. THE BEARINGS, DISTANCES, COORDINATES, AND ACREAGES SHOWN HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (2011), NAD 88 (GEOID 18).
3. IN IMPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WALKER COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES, AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF WALKER COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD OR MAINTAIN ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING OR MAINTAINING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS, STORMWATER MANAGEMENT CONTROLS, OR EASEMENTS IN THE SUBDIVISION; OTHER THAN THOSE WITHIN THE DEDICATED RIGHT OF WAY OR PUBLIC EASEMENTS AT SUCH TIME, IF ANY, THE ROADS ARE ACCEPTED FOR PUBLIC MAINTENANCE.
4. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LWS AND REGULATIONS RELATING TO THE PLATING 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.

5. CULVERT AND INDIVIDUAL MAILBOXES, IF ALLOWED, MUST BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS; WHEN USED, ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY MUST MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT INTERFERES WITH OR NEGATIVELY AFFECTS THE MAINTENANCE OR USE OF THE ROADS OR DRAINAGE SYSTEM MAY BE REMOVED BY WALKER COUNTY.
6. NO STRUCTURE OR LAND WITHIN THIS PLAT MAY 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 MUST BE IN MINIMUM COMPLIANCE WITH THE LOCAL, STATE, OR FEDERAL REGULATIONS, WHICHEVER ELEVATION IS HIGHER.

7. ALL LOTS AND RESERVE AREAS 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.

8. A MINIMUM 20' PUBLIC UTILITY EASEMENT (PUE) IS ESTABLISHED PARALLEL TO ALL ROAD RIGHTS-OF-WAY, OUTSIDE OF THE DRAINAGE EASEMENTS SHOWN HEREIN, EXCEPT WHERE SAID PUE WOULD ENCROACH UPON THE EXISTING EXPLORER GAS PIPELINE EASEMENT. IN AREAS WHERE A 20' PUE WOULD ENCROACH UPON THE SAID EXISTING PIPELINE EASEMENT, THE PUE WILL BE ESTABLISHED ADJACENT TO, PARALLEL TO, AND CROSSING THE EXISTING PIPELINE EASEMENT AS SHOWN HEREIN.

9. THE BUILDING SETBACK LINE ON ALL LOCAL ROADS SHALL BE MINIMUM 25 FEET FROM THE EDGE OF THE RIGHT-OF-WAY.
10. ALL PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE DEDICATED FOR USE BY THE PUBLIC FOREVER. WALKER COUNTY AND ANY PUBLIC UTILITY HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM THESE EASEMENTS AT ANY TIME, FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS, WITHOUT THE NEED FOR PERMISSION FROM THE PROPERTY OWNER. WALKER COUNTY AND ANY PUBLIC UTILITY ALSO HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS THAT MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS OR ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER WALKER COUNTY NOR ANY PUBLIC UTILITY WILL BE RESPONSIBLE FOR REPLACING OR REIMBURSING THE PROPERTY OWNER FOR THE REMOVAL OR RELOCATION OF ANY OBSTRUCTIONS IN THE PUBLIC EASEMENTS.

11. ALL LOTS SHOWN HEREIN WILL BE SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE MANORS, WHICH WILL BE RECORDED OF PUBLIC RECORD AFTER THE ACCEPTANCE AND RECORDING OF THE FINAL PLAT OF THE MANORS.
12. DRAINAGE RESERVES WILL BE OWNED AND MAINTAINED BY THE THE MANORS PROPERTY OWNERS ASSOCIATION, UNTIL SUCH TIME, IF ANY, SAID INFRASTRUCTURE IS ADOPTED INTO PUBLIC MAINTENANCE.
13. THE PROPERTY OWNERS ASSOCIATION AND/OR THE MUNICIPAL UTILITY DISTRICT SERVING THE MANORS, AS REFERENCED IN THE IMPROVEMENT MAINTENANCE PLAN, SHALL BE RESPONSIBLE FOR THE ON-GOING MAINTENANCE OF THE ROADS, SIGNAGE, DRAINAGE, AND OTHER IMPROVEMENTS WITHIN THE SUBDIVISION, UNTIL SUCH TIME, IF ANY, SAID INFRASTRUCTURE IS ADOPTED INTO PUBLIC MAINTENANCE.

14. THE DEDICATED RIGHTS-OF-WAY FOR TYPICAL STREETS AS SHOWN HEREIN (BOWIE COURT, CHICKASAW LANE, CHOCTAW WAY, CROCKETT COURT, EL PASO BEND, KIOWA TRAIL, SAN ANTONIO DRIVE, TRAVIS POINT), ARE 70' WIDE.
15. THE WIDTH OF THE SEQUIN DRIVE RIGHT-OF-WAY VARIES FOR MAIL KIOSK PURPOSES. THE MINIMUM WIDTH OF THE SEQUIN DRIVE RIGHT-OF-WAY IS 70'.

16. TOTAL ACREAGE OF DEDICATED RIGHT-OF-WAY IS 28.5 ACRES.
17. THE GRANTEES OF THE EXISTING EASEMENTS SHOWN ON THIS PLAT RETAIN THE RIGHT OF INGRESS AND EGRESS TO SURVEY, CONSTRUCT, INSTALL, TEST, INSPECT, MAINTAIN, REPLACE, REPAIR, AND OTHERWISE EXERCISE THE RIGHTS TO WHICH THEY ARE ENTITLED PER THEIR RESPECTIVE EASEMENTS;
18. A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOOD ZONE, DESIGNATED AS 'ZONE A' (NO BASE FLOOD ELEVATIONS DETERMINED), AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP 48471C, PANEL NO. 0525, DATED AUGUST 16, 2011. THE FLOODPLAIN AREA DELINEATED HEREIN HAS BEEN OBTAINED FROM THE FEMA MAP SERVICE CENTER AND IS HEREIN DEPICTED GRAPHICALLY ONLY PER THE GIS DATA AVAILABLE ONLINE AND LABELED '100-YR FLOODPLAIN'.

19. A VARIABLE WIDTH DRAINAGE EASEMENT IS ESTABLISHED PER THIS PLAT 2.00 FEET OUTSIDE OF THE 1% ANNUAL CHANCE FLOOD ZONE (100-YR FLOODPLAIN) AND EXTENDING TO THE PROPERTY BOUNDARY AS SHOWN GRAPHICALLY HEREIN.
20. THIS INFORMATION DOES NOT IMPLY THAT ANY PART OF THE SUBJECT TRACT IS EXEMPT FROM POTENTIAL FLOOD HAZARDS; LOCALIZED FLOODING MAY STILL OCCUR AS A RESULT OF NATURAL OR HUMAN-INDUCED INFLUENCES.

21. CONSTRUCTION OF ANY VERTICAL IMPROVEMENTS WITHIN ANY VARIABLE WIDTH DRAINAGE EASEMENT ON THIS PLAT IS PROHIBITED. LANDOWNER MAY CLEAR, UNDERBRUSH, OR ESTABLISH FOOT TRAILS WITHIN THESE VARIABLE WIDTH DRAINAGE EASEMENTS OR INSTALL DRIVEWAYS, CULVERTS, AND/OR DRAINAGE IMPROVEMENTS NECESSARY FOR ACCESS TO THE LOTS. FENCING IS ALLOWED ALONG THE PROPERTY LINES ALLOCATED WITHIN THESE VARIABLE WIDTH DRAINAGE EASEMENTS BUT WITH PROVISIONS NOT TO IMPEDE THE FLOW OF STORM WATER WITHIN THE VARIABLE WIDTH DRAINAGE EASEMENTS.

22. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
23. A 20' DRAINAGE EASEMENT IS ESTABLISHED PER THIS PLAT ADJACENT AND PARALLEL TO ALL RIGHTS-OF-WAY, UNLESS OTHERWISE DEPICTED HEREIN.
24. ALL PROPOSED RIGHTS-OF-WAY SHOWN HEREIN SHALL BE PUBLIC RIGHTS-OF-WAY.

25. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) SHOWN ON THE LOTS HEREIN ARE DETERMINED BY ADDING AT LEAST ONE FOOT TO THE CALCULATED 100-YR WATER SURFACE ELEVATION FOR EACH LOT PER THE APPROVED DRAINAGE STUDY FOR THE MANORS, DATED FEBRUARY 2023, AND THE ADDENDUM TO SAID DRAINAGE STUDY DATED JULY 7, 2023, BOTH PREPARED BY JUNG P. JANG, P.E., CEM, AND BY ADDING AT LEAST ONE FOOT TO THE AVERAGE TOP OF PAVEMENT ELEVATION AT THE CENTERLINE ALONG THE FRONTAGE OF EACH LOT, WHICHEVER IS HIGHER. ALL MINIMUM FINISHED FLOOR ELEVATIONS (FFE) REFLECTED ON THE PLAT PROVIDE AT LEAST ONE FOOT FREEBOARD FROM THE BASE FLOOD ELEVATION AS DETERMINED BY THE HYDRAULIC ANALYSIS PRESENTED IN SAID DRAINAGE REPORT AND ADDENDUM.

26. 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 22nd DAY OF FEBRUARY, 2024, A.D., AT 01:40 P.M., AND DULY RECORDED THIS DAY OF FEBRUARY 22nd, 2024, A.D., AT 01:50 O'CLOCK, P.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. 2024-0001, 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.

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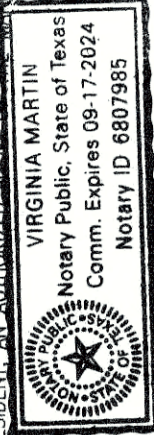
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I, DAVID R. FREY, AUTHORIZED SIGNATORY ON BEHALF OF THE MANORS AT HIGH MEADOW DEVELOPMENT, LLC, SOLE OWNER OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022-81962, WALKER COUNTY OFFICIAL PUBLIC RECORDS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, 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, AND OTHER PUBLIC THOROUGHFARES SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO WALKER COUNTY MAY DEVELOPMENT, INC. AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LENS. THIS SUBDIVISION IS TO BE KNOWN AS:

THE MANORS

TO CERTIFY WHICH, I, WITNESS BY MY HAND THIS 26 day of Jan, 2024.

DAVID R. FREY, PRESIDENT
THE MANORS AT HIGH MEADOW DEVELOPMENT LLC
28925 TUDOR WAY
MAGNOLIA, TX 77355



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 26 DAY OF January, 2024, BY DAVID R. FREY, PRESIDENT, AN AUTHORIZED AGENT OF THE MANORS AT HIGH MEADOW DEVELOPMENT, LLC.

NOTARY PUBLIC'S SIGNATURE

I, MICHAEL WARREN, R.P.L.S., CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER SUPERVISION AND THAT ALL CORNERS AND MONUMENTS ARE AS SHOWN HEREON.



MICHAEL WARREN, R.P.L.S. #4935
SURVITECH CORPORATION
FIRM #10005100
2020 FM 284
CONROE, TEXAS 77304
936-539-5444

1/26/2024
DATE

STATE OF TEXAS,
COUNTY OF WALKER

BASED ON CALCULATIONS MADE FROM AVAILABLE DATA, IF THE IMPERVIOUS COVER (STRUCTURES, DRIVEWAYS, SIDEWALKS, ETC.) ON LOTS GREATER THAN 1-ACRE BUT LESS THAN 2-ACRES DOES NOT EXCEED 20%, AND THE IMPERVIOUS COVER ON LOTS GREATER THAN 2-ACRES DOES NOT EXCEED 12%, AS RECOMMENDED IN USDA TR-55: URBAN HYDROLOGY FOR SMALL WATERSHEDS (JUNE 1986), PAGE 2-5, TABLE 2-2A, SPECIFICALLY REFERRING TO 'RESIDENTIAL DISTRICTS BY AVERAGE LOT SIZE,' THE EXISTING DETENTION ON THE PROPERTY SHOULD BE SUFFICIENT, HOWEVER, IF THE IMPERVIOUS COVER OF THE PROPERTY EXCEEDS OR SURPASSES THE AVERAGE PERCENTAGES SHOWN IN SAID TABLE 2-2A, 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. ANY ALTERATION TO THE DRAINAGE INFRASTRUCTURE REQUIRES PRIOR WRITTEN APPROVAL FROM WALKER COUNTY. LOT OWNERS ARE RESPONSIBLE FOR ADHERING TO ALL REGULATIONS AND LIMITATIONS NOTED. PERMITS ISSUED BY WALKER COUNTY FOR DEVELOPMENT DO NOT ACT AS A WAIVER, VARIANCE, OR OTHERWISE EXEMPT LOT OWNERS FROM THEIR RESPONSIBILITY TO PROVIDE FOR EXCESS RUNOFF AND DRAINAGE RESULTING FROM THE PERMITTED DEVELOPMENT.

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.

BASED UPON A REVIEW OF THE PLAT AND ASSOCIATED PLANS, I, PATRICK STRONG, PROFESSIONAL ENGINEER, FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE CURRENT WALKER COUNTY FLOODPLAIN REGULATIONS. I FURTHER UNDERSTAND AND AGREE THAT THIS FINDING IS MADE BY AND THROUGH MY INDEPENDENT REVIEW, AND THAT WALKER COUNTY HAS 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 WITHIN IT.

I, PATRICK STRONG, PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT REGARDING DESIGN, CONSTRUCTION, AND LAYOUT OF PUBLIC IMPROVEMENTS.



PATRICK STRONG, P.E. #144073
BLEYL ENGINEERING, FIRM #678
100 NUGENT STREET
CONROE, TEXAS 77301

1/26/2024
DATE

STATE OF TEXAS §
COUNTY OF WALKER §

THE COMMISSIONERS COURT OF WALKER COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREIN, 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.

COLT CHRISTIAN
COUNTY JUDGE

DANIEL KENDALL
COMMISSIONER, PRECINCT 1

RONNIE WHITE
COMMISSIONER, PRECINCT 2

BILL DAUGETTE
COMMISSIONER, PRECINCT 3

BRANDON DECKER
COMMISSIONER, PRECINCT 4

DRIVEWAY CULVERT SCHEDULE

BLOCK 1				BLOCK 2				BLOCK 3			
LOTS	ROADWAY	NO.	DIA.	LOT(S)	ROADWAY	NO.	DIA.	LOTS	ROADWAY	NO.	DIA.
1-11	SEQUIN DRIVE	2	24	1-6	CHOCTAW WAY	1	18	8-13	SEQUIN DRIVE	2	24
12-32	SEQUIN DRIVE	2	24	11-6	TRAVIS POINT	1	18	14-15	SEQUIN DRIVE	3	30
61-70	SEQUIN DRIVE	2	24	53-60	TRAVIS POINT	1	24	1-7, 15	EL PASO BEND	1	18
32-45	CHICKASAW LANE	1	18	71-80	SEQUIN DRIVE	2	24	7-8	SAN ANTONIO DRIVE	1	18
45-59	KIOWA TRAIL	2	24	21-25	SEQUIN DRIVE	1	18				
70-78	EL PASO BEND	2	24	25-30	SAN ANTONIO DRIVE	1	24				
78-88	SAN ANTONIO DRIVE	1	18	34-37	SAN ANTONIO DRIVE	1	24				
88-94	CHOCTAW WAY	1	24	41-50	SAN ANTONIO DRIVE	1	18				
				30-34	BOWIE COURT	1	18				
				37-41	CROCKETT COURT	1	24				
				50-53	CHOCTAW WAY	1	18				

DRIVEWAY CULVERT SCHEDULE NOTES:

- ALL DRIVEWAYS CULVERTS SHALL BE REINFORCED CONCRETE PIPE INSTALLED PER WALKER COUNTY REGULATIONS
- NO. INDICATES NUMBER OF BARRELS
- DIA. INDICATES INSIDE DIAMETER OF PIPE IN INCHES



P.O. BOX 1080 | CONROE, TEXAS 77305-1080
936-539-5444 | FAX 936-539-5442
email: SURVEY@URVTECH.COM
URVTECH No. 14065108

'A Land Surveying Company'

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

KARI FRENCH, CLERK COUNTY COURT
OF WALKER COUNTY, TEXAS

By: *Kari French*



BLEYL ENGINEERING
TEXAS FIRM REGISTRATION NO. F678

100 NUGENT STREET, CONROE TEXAS 77301
PHONE 936-441-7833 FAX 936-760-3833
WWW.BLEYLENGINEERING.COM

MIGUEL POPOVICH



March 13, 2024

Kevin Glover DR # 0S00029742
Development Technician II
Designated Representative Walker County
Planning & Development
1313 University Ave. Suite A
Huntsville, Texas 77340

Dear Board of Directors:

I am writing this letter to explain my unfortunate set of circumstances that cause me to become delinquent with the one-year Permit Application for the OSSF Septic Portion permit application #2022-0340 has expired because the permit was issued 08/16/2022 and therefore the permit would expire in one year (08-16-2023).

I received the permit on 08/16/2022. On 12/14/ 2022 I purchased Warehouse #3 building from **SBS SCHULE BUILDING SYSTEM**.


I received a PRELIMINARY SCHEDULE LETTER from SBS the WAREHOUSE #3 SBS PROJECT # 186437 indicating the estimated delivery date was delayed until week of 03/30/2023.

First, the delay in delivering the metal building. Second, the Erector's prior commitment was unable to start immediately, until he finished his prior job causing further delays. Third, the unforeseen bad weather causes the rented Equipment Share to get damaged.

The underlying circumstances that occurred cause the permit to take longer than a year.

I am not trying to avoid my responsibilities; I beg you to please reconsider not charging \$610 for a new OSSF Permit. Please make a reasonable allowance to extend and continue the use of the original permit due to unforeseen delays in order not to cause additional financial hardship.

Respectfully,


Miguel Popovich

PRO FORMA INVOICE



DEPT. 944
P.O. Box 4346
Houston, TX 77210-4346

Please Remit To:
Schulte Building Systems
Amegy Bank of Texas
ABA 113011258
Account# 0003770761

INVOICE NO.	PF-186437
CUSTOMER PO	WAREHOUSE #3
INVOICE DATE	12/14/22
PAGE	1 of 1

BILL TO:

POPOVICH INC
[REDACTED]
[REDACTED]
[REDACTED] Fax:

SHIP TO:

WAREHOUSE #3
[REDACTED] IH 45 SOUTH (EAST FEDDER ROAD)
NEW WAVERLY, TX 77358
United States
Phone: Fax:

ATTENTION: MIGUEL POPOVICH

REMARKS	CUST ID	DISTRICT MANAGER	SALES SERVICE	SHIP VIA	TERMS
	PIN001-MBS	Matt Humphries	John Craver	TRUCK	DUE UPON RECEIPT
LINE	QTY	ORD	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1	1		K/D BUILDING - DOWN PAYMENT Building Dimensions (W x L X H) : : 45X175X22	\$50,000.00	\$50,000.00
NON-TAXABLE SUBTOTAL					\$0.00
TAXABLE SUBTOTAL					\$50,000.00
FREIGHT					\$0.00
SALES TAX					\$0.00
INVOICE TOTAL					\$50,000.00



PRELIMINARY SCHEDULE LETTER

RE: WAREHOUSE #3 - SBS Project # 186437

December 14, 2022

POPOVICH INC
[REDACTED]
[REDACTED]

Dear Miguel Popovich:

Please review the preliminary schedule for SBS Project Number 186437, WAREHOUSE #3.

Payment Terms for this project are as follows: COD - COMPANY CHECK

Anchor Bolt Drawings are scheduled to be delivered on: 01/26/23

Permit Drawings are scheduled to be delivered on: 01/27/23

The Estimated Delivery Date for this project is: Week of 03/30/23

Delivery date is estimated. The Scheduling Department will contact you to coordinate a specific day for delivery.

If you have any questions concerning this schedule, please contact the inside sales or scheduling department at scheduling@sbslp.com.

Inside Sales Contact

John Craver
(281) 213-6019 Direct
(281) 304-6113 Fax
johnc@sbslp.com

Scheduling Contact

Cole Sheppard
(281) 213-6011 Direct
(281) 304-6113 Fax
ColeS@sbslp.com

Please send tax exempt forms to our credit department at credit@sbslp.com.

Edith Smith
(281) 213-6052 Direct
(281) 213-6181 Fax
EdithS@sbslp.com

Cycle Invoice



JOBSITE

New Waverly Job
 E Feeder
 New Waverly, TX 77358

CUSTOMER

Miguel Popovich dba POPOVICH INC
 [REDACTED]

INVOICE # HOU-2479268-0000
INVOICE DATE Apr 17th, 2023
PO # TBD
ACCOUNT # 87268
SALESPERSON Joel Kurtz

ORDER # 2479268
ORDERED BY Miguel Popovich
DATE OUT Mar 29th, 2023 3:00 PM
BILLED THROUGH Apr 26th, 2023 3:00 PM

Invoice Total: \$1,124.71

TERMS Net 30
REMIT TO EquipmentShare.com, Inc
 PO Box 650429
 Dallas, TX 75265-0429

Rental Items

Rental Id	Class	Qty	Equipment	Day	Week	Month	Tax	Amount
1127645	Electric Scissor Lift, 32' Narrow	1	GENIE GS-3232 ID: 136419, Serial: GS32P-200752 Assigned: 3/29/2023 3:00 PM - 4/26/2023 3:00 PM	\$216.00	\$455.00	\$895.00	8.250%	\$895.00

Sales/Misc Items

Description	Qty	Unit Price	Tax	Amount
1.9% Environment Fee	1	\$17.01	8.250%	\$17.01
Rental Protection Plan	1	\$125.30	8.250%	\$125.30
Texas Heavy Inventory Tax - 82@ HB 2476	1	\$1.68	8.250%	\$1.68
Drop off of asset #136419 on 2023/3/29. Delivery id 2432372.	1	\$0.00	0.000%	\$0.00
Subtotal				\$1,038.99
Total Tax				\$85.72
Invoice Total				\$1,124.71

INVOICE NOTES

Please remit payment at your earliest convenience. For any questions regarding this invoice, please contact invoicing@equipmentshare.com or call 573-283-8181 for assistance.
 A 1.5% finance charge will be computed on all invoices 30 days or more past due, which is an annual percentage rate of 18%. Thank you for your business!
 All rental rates are based on 8 hrs/day, 40 hrs/week, and 160 hrs/month. Customer is responsible for returning cleaned and fueled or is subject to cleaning and fuel charges.

Alannah Hargis

From: Ashlyn Hooks
Sent: Tuesday, April 9, 2024 12:27 PM
To: Alannah Hargis
Subject: FW: Rates for Ambulance Services in Walker County

Request from Ronnie:

Please see his email below for next court.

Thank you so much,
Ashlyn R. Hooks
Secretary to
Ronnie White
Commissioner Precinct 2
123 Booker Road
Huntsville, TX 77340
936-295-6963 Office
936-294-0761 Fax
936-581-6044 Cell

From: Ronnie White <rwhite@co.walker.tx.us>
Sent: Tuesday, April 9, 2024 12:23 PM
To: Ashlyn Hooks <aroberts@co.walker.tx.us>
Subject: Fwd: Rates for Ambulance Services in Walker County

Send this to County Judges office to be part of workshop for EMS rates to be discussed on next court. I will contact Richard to discuss how to contact us either zoom or phone before then. RW

Sent from my iPad

Begin forwarded message:

From: "Doan, Richard" <ridoan@utmb.edu>
Date: April 9, 2024 at 9:34:33 AM CDT
To: "White, Reba L." <rlwhite@utmb.edu>
Cc: Ronnie White <rwhite@co.walker.tx.us>
Subject: RE: Rates for Ambulance Services in Walker County

CAUTION: The sender of this email is not within Walker County. Any links or attachments may be dangerous. To report this email as suspicious, forward it to Walker County IT Helpdesk.

Reba,

I am available to talk with Walker County Commissioners Court on Monday, April 22nd at 9:15am or 9:30am to explain about UTMB's reimbursement policy on EMS services when transporting TDCJ inmates by local county/city ambulances.

Yours,
Richard

From: White, Reba L. <rlwhite@UTMB.EDU>
Sent: Tuesday, April 9, 2024 9:08 AM
To: Doan, Richard <rdoan@utmb.edu>
Cc: rwhite@co.walker.tx.us
Subject: Rates for Ambulance Services in Walker County

Richard,
Good morning. Walker County Commissioner, Ronnie White would like to know if you would be available for a conference call with the Walker County Commissioners Court on Monday, April 22nd between 9:15am and 9:30am? Commissioner White would like you to explain, to the court, the ambulance rates and how the rates are established. The meeting should not take long, 30 to 45 minutes. Let me know if you would be available and I will get the meeting set up.
Thank you,
Reba White, CTCD
CMC Procurement Manager
UTMB CMC Procurement Department
Two Financial Plaza, Suite 625
Huntsville, TX 77340
Email: rlwhite@utmb.edu
Phone: 936/437-6770