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	A2. Property Owner's First Name	Application Number:
Zimmerman	David	P-2024-018
A3. Mailing Address		Date of Submittal:
		11-5-24
		Precinct Number:
City	State	ZIP Code
A4. Primary Telephone Number	A5. Alternate Phone Number	
A6. Email Address	A7. Name of Lienholder (If no lienh	older mark "None")
Ao. Email Addiess		
	SECTION B - PROFESSIONAL SERVICE	\$
comer shall provide the matrice of the Profession	at Engineer, Recistered Professional Land	Surveyor, and any Address 250 Nepress that this
THE STATE OF THE PROPERTY OF T	Sales Anna Sales III anna Sales II anna Sales II a	with a street on the writing to the Planning and
bevelopment Africe. If he Anthorized Regress	entative is narige then all communication	is related to the project will be submitted to the approvals, and conditions are authorized to be sent
to any listed Maling Address of Electronic Malic	ALA CUPIE	
B1. Name of Registered Professional Land Surveyor (R.P.L.S.)	B2. Phone Number of R.P.L.S.	1 A
Michael Warren	926-629-64	44
B3. Email of R.P.L.S. USSICA SUNCORP. CON	B4. Mailing Address of R.P.L.S.	
Ulssich asonaite an	PO POR TOUS	DIX
	Convoe TX 7	1505
B5. Name of Professional Engineer	B6. Phone Number of P.E.	
NOIN		
B7. Email of P.E.	B7. Mailing Address of P.E.	
57. 2.116.1 51.1 (2)		
1 Decrease de tivo	B10. Phone Number of Authorized	Representative.
B9. Name of Authorized Representative	1214-C20-G	444
Jessica McSham	B12. Mailing Address of Authorized	d Representative.
B11. Email of Authorized Representative	1000	u 110p. 200
Jessichasman.w	m PO BOX 1080	2 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
(Convoe Tx 77	305

Informa	SECTION C - PAI	RENT TE	RACT PROPERTY INFORMAT and that are the subject of the p	ION lat applicat	ion	1-4-	No	
C1. Is the property located within th	e city limits of Hunts	ville, Nev	w Waverly, or Riverside? (Mark	with "X")	Yes		No	
*If the answer to C1 is "Yes" then th	e applicant will need	to apply	to the City having jurisdiction.				1 110	
C2. Is the property within two miles	of the City of Huntsy	/ille? (M	ark with "X")		*Yes	X	No	
*If the answer to C2 is "Yes" then th	e applicant will need	to subm	it any plat applications to the C	ity of Hunts	ville.			
C3. Is the property within 1/2 mile of					Yes	Y	No	
The Abstract, Tract #, and Survey N from the Walker County Appraisal L property is in a platted subdivision it mark these sections "NA"	ame are generally in	cluded in	the property description on the	deed, the (y tax stater property de	ed, if not in a	platted subd	ivisior	
	sal Geographic ID#	C6. S	Survey Name			C7. Abstract	#	
	action CR - C11 are	for Amer	ding Plat and Replat Application	ns only.				
C8. Subdivision Name Wild Dood Board Filing Information	on for Parent Tract (s	s) (WCDI	C9. Lot #s C10. Block # Properties of the record s	C11. Sec		- Mark the re	ecord	
set with an "X") If more than one tr	act please indicate in	nultiple d	eeus.					
Volume / Document #	Page		Walker County Deed Record			Biole 1900)	-	
			Walker County Official Public	c Records	(WCOPR)			
Volume / Document #	Page		Walker County Deed Records (WCDR) (Generally before 1986)					
			Walker County Official Public Records (WCOPR)					
Volume / Document #	Page		Walker County Deed Records (WCDR) (Generally before					
			Walker County Official Publ	ic Records	(WCOPR)			
Volume / Document #	Page		Walker County Deed Record	ds (WCDR)) (Generally b	efore 1986		
			Walker County Official Pub	lic Records	(WCOPR)			
Please	SECT choose a single app	ION D -	APPLICATION TYPE type from the list below and ma	rk with an	'X".		3	
D2. Minor Plat Applica D3. Re-Plat / Amendin	g Plat Application (tion (This application (tion (This application (SECTION E- ris only allowable if ant below and author if review timelines, he if at any time du	This applications required the second repulsed by the second repulsed repulse	he applicant/ owner may proce Guidance Review process a c	posed infras d a previousi divisions ex IEW The guida e submitte ed to submitte ompleted is	tructure and 4 y platted subdicepted from the nce review is d documents it a complete the population is	vision) e WCSR.) voluntary ar prior to a cce application submitted the endes or core	withou nen th nmen	
released as part of the guidance in their efforts to comply with the r E1. The Developer/Owner does he of the application is	egulations. ereby voluntarily mak	e a requ		Yes, a	review is uested	No, a re	eview	

Original Acreage F2. Original	ginal # of Tracts		The Miletin Annual Control				
• • •	3	F3. # of Proposed L	NildW	eated by the Subdivision) sed Name of Subdivision DOD ShoreS Sect Lot 124 Migni	ion	11 Repla	ut_
	SECTION G -	ENGINEERING AND F	ROPOSED IMP	ROVEMENTS			
Will the proposed subdivis	CONTRACTOR OF THE PARTY OF THE				X	Yes	No
Will the proposed subdivis	ion utilize individua	al on-site sewage facilitie	s?			Yes	No
Will the proposed subdivis	ion include the co	nstruction of road, drains	ge, or other impro	ovements regulated by th	е	Yes *	XNo
SR? If the answer to G3 is "Yes							
. If the answer to G3 is "Yes						Yes	MNO
. Will the proposed subdivis	sion access from o	r across a Texas Depart	ment of Transpor	DOEMENTS	_		1/1
e below signed individual,		CERTIFICATIONS AN	Cities were not an ent the	a proporti decembed in i	his apr	olication	, and d
eby certify that the information resents my understanding,	agreement, and a	cceptance of the following	g items:	onto the private proper	rty des		
				nd the applicable regulati ulations, and understand			
to comply with all the re	equirements there	n	and In no way	shall be construed as a rejected as incomplete fo application fee. This inc	guara	antee th	at the
shall be given for appl resubmittals, application that any increase in the	ications submitted ins, or responses a e fee must be paid	after the initial application when the additional sub	may result in a fe mittal is submitted	artarm any activity. A l	applic	ation fe	e, and of the
application and approv understand that any a	pprovals made rel	ated to this application	are made subject	erform any activity. A f subdivision of property o to the minimum require	ments	of the \	Walker
approval under this	application shall	for compliance with said	regulations.	other State of Federal recompliance with those			
The fee for the subdiv lots, length of road cer charged at the original	ision applications nterline, and the quality submittal may inc	may be calculated base uantity of revisions, replace crease during the applications are sub-	d on variable fact cement application tion timeline if an mittal of a revision	tors including cost of corons, and responses. The y of these variables charn, replacement, or respon	nge or	are calo an appli	culated cation.
construction, developed application. I underst	nent, design, or re and that I and my	eview related to this apply agents are completely and Federal Standards.	lication or occurri and wholly resp	ing under any permit issu onsible for the design ar	ed in	relation struction	to this n of all
40 of the Federal Wa	iter Pollution Cont	those Federal, State, or rol Act Amendments of ical Commission, United opprovals, etc.) have been	States Fish and	agencies (including but 334 (Corps of Engineers Wildlife (Endangered Sp), Texa pecies)	s Comr	mission Water
ignature 2	11	Date 11 4 8	4	Printed Name David ZIM	me	ma	\mathcal{N}
HE STATE OF TOKE	5 80	COUNTY OF MON	gomeny	§			
efore me JUSSICA	a. Mcsha	a notary pu	blic on this day pe	11/1/-/-	A A	JESS My Notar	ICAMC
ppeared David 21 o me) to be the person whose me that he executed the se	o name is stillsell	nen in ine lotooliju lijsii	i expressed.	owledged	. 42 *	Expires .	

STATE OF TEXAS THE STATE OF TEXAS COUNTY OF WALKER COUNTY OF WALKER KNOW ALL MEN BY THESE PRESENTS: The Commissioners Court of Walker County, Texas, does hereby certify that this map or plat, with field notes hereon, for a subdivision having been I. DAVID ZIMMERMAN, Sole Owner of the certain tracts of land shown hereon and fully presented to the Commissioners Court of Walker County, Texas, and described in a deed recorded in Document No.S 2021-73084, 2023-94537, & by the said Court duly considered, was on this day approved and that this 2024-100451 of the Official Records of Walker County, Texas, *[and do hereby state plat is authorized to be registered and recorded in the proper records of that there are no lien holders of the certain tract of land), and do hereby (subdivide, the County Clerk of Walker County, Texas. This certification is based upon re-subdivide, amend, etc.) said tract as shown hereon, and do hereby consent to all the representations of the developer/developer's agent, engineer, plat note requirements shown hereon, and do hereby forever dedicate to the public the sanitarian, and/or surveyor whose seal(s) and/or signatures are affixed roads, alleys, rights-of-way, easements and public places shown hereon for such public hereto. This certification is made solely upon such representations and purposes as Walker County may deem appropriate and do hereby state that all public should not be relied upon for verifications of the facts alleged Walker roadways and easements as shown on this plat are free of liens or this dedication is County disclaims any responsibility to any member of the public for approved by a lienholder. This subdivision is to be known as WILDWOOD SHORES independent verification of the representations, factual or otherwise, SECTION 11 BLOCK 1 LOT 12A MINOR REPLAT contained in this plat and the documents associated with it TO CERTIFY WHICH, WITNESS by my hand this _______day of _\\overnbu/ This is to certify that the Commissioners Court of Walker County, Texas has _, 2024 approved this plat. on the ____ day of _ Colt Christian DAVID ZIMMERMAN County Judge Owner 2612 Admiralty Bend Lane The Woodlands, Texas 77380 Danny Kuykendall Ronnie White THE STATE OF TEXAS Commissioner Precinct 1 Commissioner Precinct 2 COUNTY OF MONTGOMERY BEFORE ME, the undersigned authority, on this day personally appeared DAVID ZIMMERMAN, known to me to be the person whose name is subscribed to the Bill Daugette Brandon Decker foregoing instrument, and acknowledged to me that he executed same for purposes Commissioner Precinct 3 Commissioner Precinct 4 and consideration therein expressed, and in the capacity therein and herein set out, and as the act and deed of said company GIVEN UNDER MY HAND AND SEAL OF OFFICE, this NOVEM DU 2024. Notary Public in and for Montgomery County, Texas JESSICA MCSHAN My Notary ID # 130082211 Expires January 20, 2027 LAKE CONROE LOT 15 5/8" IRF S 0.33'N 42°05'52" E 50.00' 5/8" IRF N 42°08'51" E 50.00' 5/8" IRS N 42°05'52" E 50.00' 5/8" IRS 25' B.L. 12.5' U.E. 5/8" IRF S 42°18'34" W 49.88' 5/8" IRF S 42°19'18" W 50.05'

NORTH FOREST DRIVE (60' PRIVATE R.O.W.)

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 tom an actual survey of 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 comers 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 five-eights 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 comer.

Michael C. Warren Registered Professional Land Surveyor No. 4935

MICHAEL CRAIG WARREN

FOREST LAKE CONROE SUBJECT TRACT VICINITY MAP (NOT TO SCALE)

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 , 2024 A.D., at o'clock, ___.M., and duly recorded this the day of , 2024 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

Deputy

GENERAL NOTES:

- 1. A portion of this Property appears to lie within the 100 Year Floodplain (ZONE A) 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
- 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.
- 5. Terms, conditions, stipulations, and restrictions as set out in instrument creating a restricted water quality zone, executed by the Texas water quality board and San Jacinto River Authority, recorded in Vol 741, Pg 445 of the deed records of Montgomery county, Texas; said instrument last amended by order of the San Jacinto river authority and the Texas water commission, as contained in 13 tex reg. 1004.
- 6. Utilities shall be installed within a dedicated utility easement. Utilities are not permitted with drainage easements, unless specifically excepted by the subdivision regulations.
- 7. This plat does not seek to change or amend any existing deed restrictions.
- 8. Walker County will at no point be under any obligation to accept maintenance of the roads or associated drainage features, as the roads and associated drainage features were developed and approved, by request of the owner, specifically for private maintenance.

GENERAL NOTES (CONTINUED):

9. If subject property is replatted into more than 4 lots, all new created lots must be addressed by replat application's engineering plans, including detention for a new lots created by the replat.

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, it 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 11 BLOCK 1 LOT 12A MINOR REPLAT

BEING A REPLAT OF LOTS 11, 12, & 13, BLOCK 1, SECTION 11 WILDWOOD SHORES

BEING A PRIVATE SUBDIVISION OF 0.43 ACRES SITUATED IN THE A. WHITAKER SURVEY, ABSTRACT No. 581, WALKER COUNTY, TEXAS.

> 1 LOT 1 BLOCK NOVEMBER 2024

OWNER: DAVID ZIMMERMAN 2612 ADMIRALTY BEND LANE THE WOODLANDS, TEXAS 77380



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

10 Lakecrest Lar

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	R / APPLICANT INFORMATION	FOR COUNTY USE ONLY
A1. Property Owner's L		A2 Property Owner's First Name	Application Number:
FRAZÍC		GREG/MARY	P-2024-030
A3 Mailing Address			Date of Submittal
		3	9-26-2024
	7		Precinct Number:
City		State	ZIP Code
*			
A4. Primary Telephone	Number	A5. Alternate Phone Number	
V			3
A6. Email Address	V	A7. Name of Lienholder (If no lienh	older mark "None")
		NA	
		SECTION B - PROFESSIONAL SERVICE	Surveyor, and any Authorized Representative for application the Owner/Applicant agrees that this the submitted application on behalf of the owner the Planning and
In the case that the own Development Office. If Owner/Applicant. All conto any listed Mailing Add	ner wishes to retract to no Authorized Repre- respondence, including ress or Electronic Mail	his authority, the Owner/Applicant shall sul- sentative is named then all communication of but not limited to notices, approvals, disap account. B2. Phone Number of R.P.L.S.	omit this retraction in writing to the realiting and its related to the project will be submitted to the oprovals, and conditions are authorized to be ser
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individual is given author	ner wishes to retract to no Authorized Repre- respondence, including ress or Electronic Mail	his authority, the Owner/Applicant shall sulsentative is named then all communication go but not limited to notices, approvals, disaple account. B2. Phone Number of R.P.L.S. 936	omit this retraction in writing to the raining and as related to the project will be submitted to the opprovals, and conditions are authorized to be ser
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Informat	SECTION C - F	PARENT T	RACT PROPERTY INFORI and that are the subject of t	MATION he plat application	on		1 4
C1. Is the property located within the					"Yes	X	No
*If the answer to C1 is "Yes" then the							
C2. Is the property within two miles					*Yes		No
*If the answer to C2 is "Yes" then the	applicant will ne	ed to subm	nit any plat applications to th	e City of Huntsv	ille	-	1
C3. Is the property within 1/2 mile of					Yes	\rightarrow	No
The Abstract, Tract #, and Survey Na from the Walker County Appraisal Di property is in a platted subdivision ite mark these sections "NA"						a platted subo	livision
2-LOTS 8804-002	-0-02300		durvey Name A. Whittakec ding Plat and Replat Applic			A-581	#
C8. Subdivision Name	uon co – c i i are	- IOI AINEII	C9. Lot #s	C11 Secti	on #		
Welphod	Shore	5	23,24 Blog			Mark the	oord
C12_Deed Record Filing Information set with an "X") If more than one trace	for Parent Tract	(s) (WCDF		ets of the Co	unty Cierk	(- Wark the re	coru
Volume / Document #	Page	П	Walker County Deed Rec	cords (WCDR) (G	Senerally b	pefore 1986)	
INSI # 61625	1		Walker County Official Pu				
Volume / Document #	Page		Walker County Deed Red			pefore 1986)	
INST # 96772	1		Walker County Official Pu		_		
Volume / Document #	Page		Walker County Deed Rec	ords (WCDR) (C	Generally b	pefore 1986	
	-		Walker County Official P				
Volume / Document #	Page		Walker County Deed Red			pefore 1986	
	1		Walker County Official P				
	SECT	ION D -	APPLICATION TYPE				
Please c	hoose a single ar	oplication ty	pe from the list below and	mark with an "X".	Y		
D2. Minor Plat Application D3. Re-Plat / Amending F	on (This application	is required : (This applic	lat applications including impro for minor subdivisions with no particular or among the control of the control	proposed infrastruc end a previously pl	cture <u>and</u> 4 latted subdi	or less lots) vision)	
D4 Exception Application			in order to obtain approval for s		tea iroin the	2 000011	
The request for a guidance review is be requested by the owner/applicant application is outside the standard re awaiting the results of this review. Guidance Review will cease, and the released as part of the guidance revie in their efforts to comply with the regu	only allowable if below and authorities timelines, had any time du incomplete resulted are not to be completed.	an applicationized by the owever the critical applications are consistent as a second and applications are consistent as a second	applicant/ owner may projuidance Review process a	the submitted di ceed to submit a completed app	complete lication is Any deficie	application v submitted the	vithout en the ments
E1 The Developer/Owner does hereb	ov voluntarily mak	(e a reques	t for a "Guidance Review"	Yes, a rev		No, a rev	
of the application if the application is fo	and to be incomb	note,		Y		MI	

	The # of Proposed Lots shall	F – SUBDIVISION APPLI Il include any Reserve or Re	mainders Created by t	he Subdivision)		
1 Original Acreage	F2. Original # of Tracts	F3. # of Proposed Lots	1 F4 Proposed Name	vood St	00000	
2 Lots		1 Lot				
	SECTION G - E	NGINEERING AND PRO	POSED IMPROVEME	NTS	NZ	FL.
i1. Will the proposed	subdivision utilize a public v	vater system?			Yes	No
- 100HH	subdivision utilize individua	on-site sewage facilities?			Yes	No
33. Will the proposed	subdivision include the con	struction of road, drainage,	or other improvements	regulated by the	Yes *	No
VCSR? 64. If the answer to G	3 is "Yes" then what is the e	estimated cost of construction	n of all regulated impro	ovements?		
95. If the answer to G	3 is "Yes" then what is the a	approximate length of all pro	posed roads in linear f	eet?	r r	Na.
G6 Will the proposed	subdivision access from or	across a Texas Department	t of Transportation syst	em road?	Yes	No
	IOMIN	or legal representative of the	CKNOWLEDGEMEN	15	ligation	and de
nereby certify that the represents my unders	tanding, agreement, and ac	ceptance of the following ite County and its representated regulation related to this	ms: ives to enter onto the application and the app	private property blicable regulation	described I	n the
2. I have read and	d understand the requiremen	nts of the Walker County Sub	division Regulations, a	no understand it is	s my reopone	
proposed cons after the origin shall be given resubmittals, a that any increa	struction will be approved to al submittal of the application for applications submitted applications, or responses af use in the fee must be paid w	ipplication by Walker Count or installation. This application at any point without any rincomplete or applications were the initial application may when the additional submittal application is not an authorage and any writing	refund of the application withdrawn. The application result in a fee increased is submitted.	n fee. This include ant also recognize to the original approximation of the control of the contr	des that no reset that addition feet approval	efund itional e, and of the
application and understand that	d approval of the plat for fill at any approvals made rela	ted to this application are n	nade subject to the mi	nimum requireme	ents of the V	Valker
approval unde	er this application shall be	lker County Subdivision Re e construed to provide a or compliance with said regu	lations.			
6. The fee for the lots, length of charged at the	e subdivision applications more contentions and the quare original submittal may increase in the foo must be a	nay be calculated based on antity of revisions, replaceme ease during the application paid as part of any submittal	variable factors included ent applications, and retimeline if any of these of a revision, replacer	variables change nent, or response	or are calc to an applic	ulated ation
 I hereby releating liabilities, expension, of application. 	se, indemnify, and hold har ressly including alleged ne development, design, or rev understand that I and my	mless Walker County and it gligence, or for any dama riew related to this application agents are completely and rederal Standards.	ts employees and age ges to property or pe on or occurring under wholly responsible for	ersons arising fro any permit issued the design and	m the inspet in relation construction	ection, to this of all
404 of the Fed	deral Water Pollution Contro	ose Federal, State, or local of Act Amendments of 1972, al Commission, United Stat oprovals, etc.) have been ob	es Fish and Wildlife (Etained	ndangered Spec	exas Committees), Texas	ission Water
Signature Than	ų 1	Date 9-27-2	24 G	res Fra	2,01	/
THE STATE OF	EXAS 9 CC	DUNTY OF WAIKE	§	-		
	ette C. Olivi	a notary public o	on this day personally	Cantilla.	ANNETTE CI	OWERS
Delote the	PP-		1 / proyed	STARYPURI	VIAIAFI IF OF	,,,
appeared	on whose name is subscrib	knowed to the forgoing instrumer and consideration there in expenses of Sept.	7100000		Notary Publi Comm. Exp Notary II	ires 04-

KNOW ALL MEN BY THESE PRESENTS;

WE. GREGORY D. FRAZIER AND MARY FRAZIER, OWNER(S) OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO(S). 61625 AND 96772 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 AMEND SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS LOT 23A, BLOCK 2, BEING A MINOR REPLAT OF LOTS 23 & 24 WILDWOOD SHORES SECTION FOUR.

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.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 12 PM	AY OF No√ ,2024.
GREGORY D. FRAZIER 10 LAKECREST LANE HUNTSVILLE, TEXAS 77340	Mary Frazier MARY FRAZIER 14 LAKECREST LANE HUNTSVILLE, TEXAS 77340
STATE OF TEXAS COUNTY OF WALKER	
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DEFRAZIER, KNOWN TO ME TO BE THE PERSON WHOSE NATIONAL INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXCONSIDERATION THEREIN STATED.	AME IS SUBSCRIBED TO THE FOREGOING ECUTED THE SAME FOR THE PURPOSES AND
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE	12th DAY OF NOV. , 2024.
NOTARY PUBLIC, COUNTY OF Montgomery NOTARY SIGNATURE: Candice Cully	CANDICE A. CURLEE Notary Public, State of Texas
PRINTED NAME: Candice Curlee	Comm. Expires 01-17-2026 Notary ID 125551767
STATE OF TEXAS COUNTY OF WALKER BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS I	DAY DEDSONALLY ADDEADED MADY EDAZIED
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SU AND ACKNOWLEDGED TO ME THAT HE EXECUTE CONSIDERATION THEREIN STATED.	BSCRIBED TO THE FOREGOING INSTRUMENT,
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE	12th DAY OF NOV , 2024.
NOTARY PUBLIC, COUNTY OF Montgomery NOTARY SIGNATURE: Candice Cur	, STATE OF TEXAS.
	CANDICE A. CURLET Notary Public, State of To Comm. Expires 01-17-2
PRINTED NAME: Candice Curler	Notary ID 12556176

SURVEYOR'S ACKNOWLEDGEMENT

I, THOMAS A. MCINTYRE, CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL CORNERS AND MONUMENTS

ARE AS SHOWN HEREON.

Thomas A. McIntvre

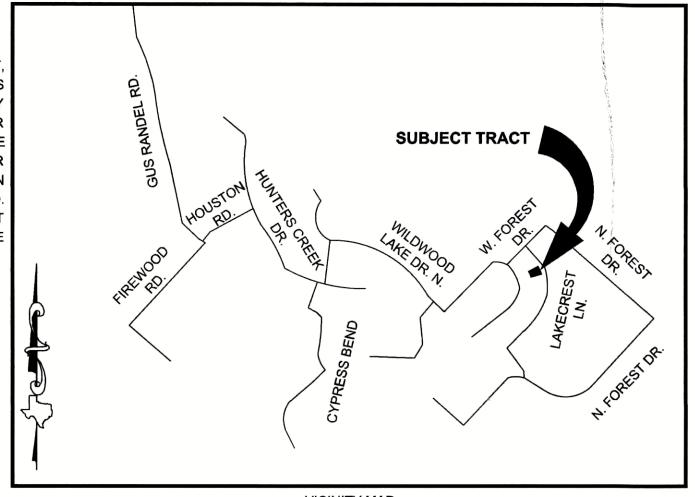
Registered Professional Land Surveyor No. 6921

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 THAT THE	E COMMISSIONERS C	OURT OF WALKER COUNTY, T	EXAS HAS ON THE
DAY OF	, 20, APPROVED T	THIS PLAT.	
COLT CHRISTIAN COUNTY JUDGE			
DANNY KUYKENDALL COMMISSIONER PRECINCT 1		RONNIE WHITE COMMISSIONER PRECIN	– СТ 2
BILL DAUGETTE COMMISSIONER PRECINCT 3		BRANDON DECKER COMMISSIONER PRECIN	— СТ 4
STATE OF TEXAS COUNTY OF WALKER			
I, KARI A. FRENCH, CLERK OF	THE COUNTY COURT	OF SAID COUNTY, DO HEREB	Y CERTIFY THAT THE
FOREGOING INSTRUMENT IN	WRITING, WITH ITS C	ERTIFICATE OF AUTHENTICAT	ION WAS FILED FOR
RECORD IN MY OFFICE ON TH	EDAY OF	, 20A.D.,	
ATO'CLOCK,M	1., AND DULY RECOR	DED THIS THE DAY OF	, 20A.D.,
ATO'CLOCK,M., IN T	THE PLAT RECORDS (OF SAID COUNTY IN VOL	_, PAGE
TO CERTIFY WHICH, WITNESS OFFICE IN HUNTSVILLE, TEXA			SAID COUNTY, AT MY
KARI A. FRENCH, CLERK COUNTY,			

, DEPUTY



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.

PRIVATE ROADS

WALKER COUNTY WILL AT NO POINT BE UNDER ANY OBLIGATION TO ACCEPT MAINTENANCE OF THE ROADS OR ASSOCIATED DRAINAGE FEATURES, AS THE ROADS AND ASSOCIATED DRAINAGE FEATURES WERE DEVELOPED AND APPROVED, BY REQUEST OF THE OWNER, SPECIFICALLY FOR PRIVATE MAINTENANCE.

A PRIVATE SUBDIVISION OF LOT 23A, BLOCK 2 BEING A MINOR REPLAT OF LOTS 23 & 24 REPLAT OF WILDWOOD SHORES **SECTION FOUR**

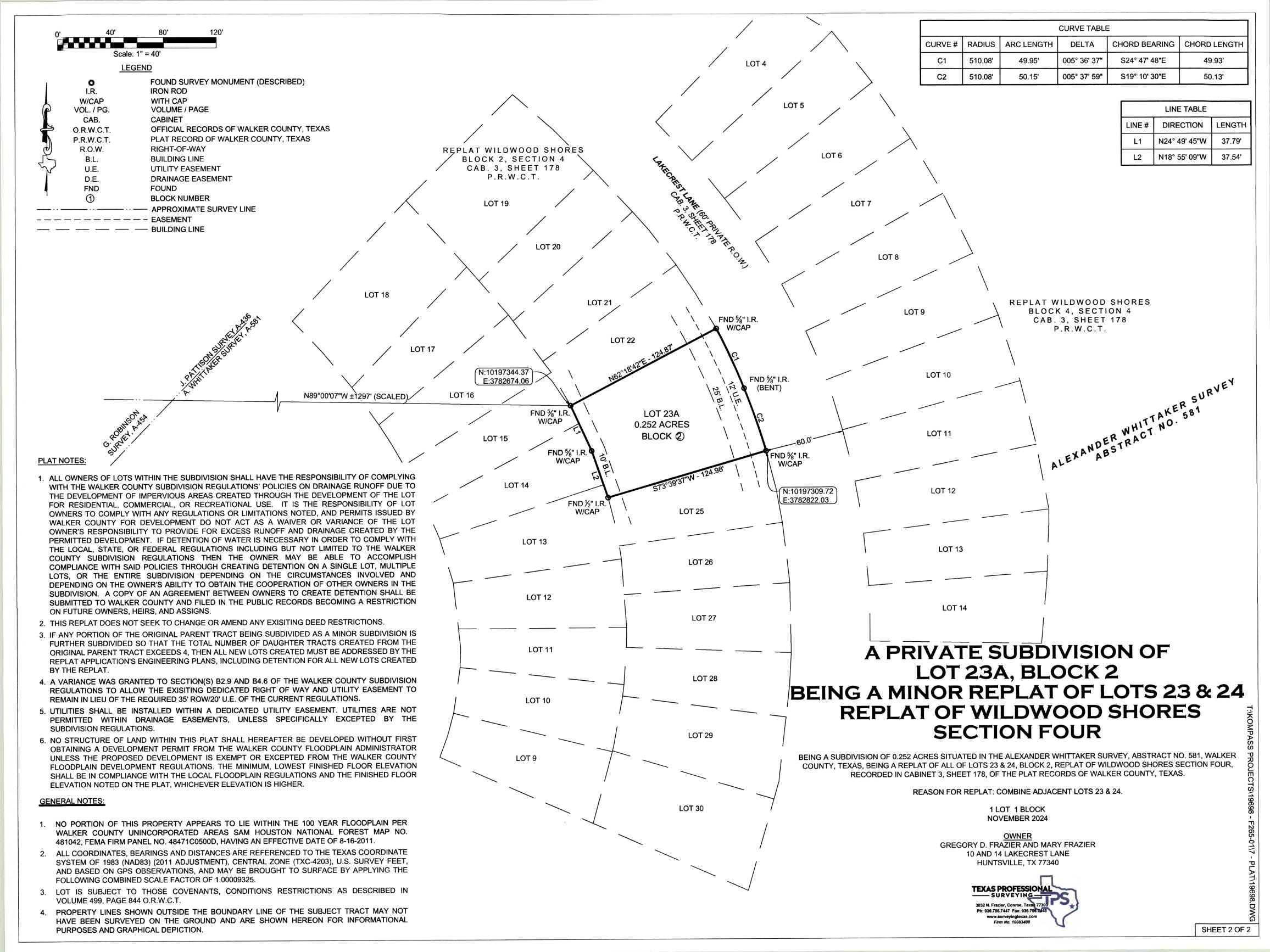
BEING A SUBDIVISION OF 0.252 ACRES SITUATED IN THE ALEXANDER WHITTAKER SURVEY, ABSTRACT NO. 581, WALKER COUNTY, TEXAS, BEING A REPLAT OF ALL OF LOTS 23 & 24, BLOCK 2, REPLAT OF WILDWOOD SHORES SECTION FOUR, RECORDED IN CABINET 3, SHEET 178, OF THE PLAT RECORDS OF WALKER COUNTY, TEXAS.

REASON FOR REPLAT: COMBINE ADJACENT LOTS 23 & 24.

1 LOT 1 BLOCK **NOVEMBER 2024**

GREGORY D. FRAZIER AND MARY FRAZIER 10 AND 14 LAKECREST LANE **HUNTSVILLE, TX 77340**





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 - OWN	ER / APPLICANT INFORMATION	FOR COUNTY USE ONLY
A1. Property Owner's Last Name	A2. Property Owner's First Name	Application Number:
Riley	Daxton	2024 - 035
A3. Mailing Address		Date of Submittal: 10-18-2024
		Precinct Number:
City	State	ZIP Code
A4. Primary Telephone Number	A5. Alternate Phone Number	
A6. Email Address	A7. Name of Lienholder (If no lienho	lder mark "None")
	None	
In the case that the owner wishes to retract Development Office. If no Authorized Repr	this authority, the Owner/Applicant shall sub- esentative is named then all communications ing but not limited to notices, approvals, disapp	the submitted application on behalf of the owner. mit this retraction in writing to the Planning and a related to the project will be submitted to the provals, and conditions are authorized to be sent
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	810 Prione Number of Authorized Re	epresentative.
B11. Email of Authorized Representative	B12. Mailing Address of Authorized R	epresentative.

		_		· · · · · · · · · · · · · · · · · · ·	TION	1				
	S⊫ Information f	or the tract of	PARENT TR r tracts of la	RACT PROPERTY INFORT and that are the subject of t	he plat	application				
C1. Is the property lo	cated within the city	limits of Hur	ntsville, Nev	v Waverly, or Riverside? (M	/lark witi	h "X")	*Yes			No
*If the answer to C1 is	"Yes" then the app	licant will ne	ed to apply	to the City having jurisdicti	on.				-1	
C2. Is the property w	ithin two miles of the	e City of Hun	tsville? (Ma	ark with "X")			*Yes			No
*If the answer to C2 is	s "Yes" then the app	licant will ne	ed to submi	it any plat applications to th	ne City o	of Huntsville	9.		_	
C3. Is the property w	ithin 1/2 mile of the	City of New \	Waverly? (N	Mark with "X")			Yes		✓	No
	nty Appraisal Distric I subdivision items E			the property description or Map or the most recent pro out using information from						
C4. Property Acreage	C5 Appraisal Ge	ographic ID	# C6. Si	urvey Name				C7. Abstra	ict#	
0.33	8824-001-	0-0070	00 Ale	exander Whit	ttak	er		581		
	Section	C8 – C11 ar	e for Amend	ding Plat and Replat Applic						
C8. Subdivision Nam	e			C9. Lot #s		1. Section	n #			
Replat of Lot 7 & 8	3 of Wildwood S	Shores, Se	ction 4	1 Blo						
	iling Information for	Parent Tract	(s) (WCDF	R and WCOPR are the reco	ord sets	of the Cou	nty Clerl	k - Mark the	reco	ord
Volume / Document #		Page		Walker County Deed Re	cords (V	VCDR) (Ge	enerally l	pefore 1986	6)	
2024-1002	250	-	V	Walker County Official P	ublic Re	ecords (WC	OPR)			
Volume / Document #	¥	Page		Walker County Deed Records (WCDR) (Generally before 1986)						
2024-101396		_							-	
			1	Walker County Official Public Records (WCOPR)						
Volume / Document	#	Page		Walker County Deed Records (WCDR) (Generally before 198				before 1986	3	
	0.1		T) H	Walker County Official F	Public R	ecords (W	COPR)			
Volume / Document	#	Page		Walker County Deed Records (WCDR) (Generally before 1986						
	-			Walker County Official Public Records (WCOPR)						
1000	Please choo	SEC	TION D -	APPLICATION TYPE upe from the list below and	mark w	rith an "X".				
		_					n more th	an 4 lots)		
				lat applications including impro					,	
D2 Minor	Plat Application (7	This application	n is required	for minor subdivisions with no	propose	d infrastruct	ure <u>and</u> 4	or less lots.,	,	
D3. X Re-Pla	at / Amending Plat	Application	(This applic	ation is required to alter or an	nend a pi	reviously pla	tted subc	livision)		
D4. Excep	tion Application (7	his application	ı is required i	in order to obtain approval for	subdivis	ions excepte	ed from th	e WCSR.)		
					-					-
be requested by the application is outside awaiting the results	dance review is onl owner/applicant be the standard review of this review. If a l cease, and the ince guidance review a	y allowable it low and auth w timelines, I t any time d complete resu	f an application and application application application application and application appli	tion is submitted incomple the County. This review of a applicant/ owner may pro- suidance Review process view will not be forwarded as a final review, but are co	te. The f the su oceed to a comp	guidance bmitted do submit a leted appli	complet cation is	e application submitted iencies or co	n wi	thou n the
	wner does hereby v	oluntarily ma	ke a reques	st for a "Guidance Review"	x	Yes, a revi		No, a not re		

	S_CTION (The # of Proposed Lots sha	F - SUBDIVISION APPLI		v the Subdivision\		
F1. Original Acreage	F2. Original # of Tracts	F3. # of Proposed Lots	F4. Proposed Nar			
0.33	2	1	Replat of Lot 7 &	k 8 of Wildwood 9	Shores, Se	ection 4
	SECTION G - E	NGINEERING AND PRO	POSED IMPROVEN	MENTS		
G1. Will the proposed	l subdivision utilize a public v	vater system?		4	x Yes	No
G2. Will the proposed	subdivision utilize individual	on-site sewage facilities?			Yes	√ No
G3. Will the proposed WCSR?	subdivision include the con	struction of road, drainage,	or other improvemen	ts regulated by the	Yes *	√No
G4. If the answer to 0	33 is "Yes" then what is the e	estimated cost of construction	n of all regulated imp	provements?	- G	
G5. If the answer to 0	33 is "Yes" then what is the a	approximate length of all pro	posed roads in linear	r feet?		
G6. Will the proposed	subdivision access from or	across a Texas Department	of Transportation sy	stem road?	x Yes	No
		CERTIFICATIONS AND A				
hereby certify that the represents my unders	dividual, am the legal owner e information contained in th standing, agreement, and acc	nis application is a true and ceptance of the following ite	correct under penal ms:	ty of law. The belo	ow signature	e further
application for	is hereby given to Walker (the purpose of inspection ar	d regulation related to this a	application and the ap	oplicable regulations	3.	
to comply with	d understand the requirement all the requirements therein.					5
proposed cons after the origin shall be given resubmittals, a that any increa	n and acceptance of this apstruction will be approved for all submittal of the application for applications submitted in applications, or responses after in the fee must be paid were application.	r installation. This applicati n at any point without any re ncomplete or applications wer the initial application may then the additional submittal	on may be rejected efund of the applicati ithdrawn. The appli result in a fee increa is submitted.	as incomplete for 1 on fee. This include cant also recognize se to the original app	O business es that no re es that addit olication fee	days efund ional , and
application and understand that	n and acceptance of this a d approval of the plat for filin at any approvals made relate rision Regulations.	g must be made in writing i	orior to any subdivisi	on of property or fili	ng of any pl	lat.I 🕆
approval unde	riance is granted to the Wall er this application shall be nt is still fully responsible for	construed to provide a	waiver to compliand	ate of Federal requi ce with those regu	rements the lations and	n no the
lots, length of r charged at the	e subdivision applications ma road centerline, and the quar original submittal may incre ncrease in the fee must be pa	ntity of revisions, replaceme ase during the application ti	nt applications, and r meline if any of these	esponses. The initi e variables change	al calculated or are calcul	d fee lated
liabilities, expr construction, d application.	se, indemnify, and hold ham essly including alleged neg evelopment, design, or revieu understand that I and my a rovements to local, State, an	ligence, or for any damag w related to this application gents are completely and v	es to property or pen or occurring under	ersons arising from any permit issued i	the inspect n relation to	tion, this
404 of the Fed on Environmen	necessary permits from tho eral Water Pollution Control ntal Quality, Texas Historical Board, TXDOT, and City App	Act Amendments of 1972, 3 Commission, United State	3 U.S.C. 1334 (Corp s Fish and Wildlife (s of Engineers), Te	xas Commis	ssion
Signature Daw Am	lele	Date 10/14/24		d Name XYTON RIL	ey	
THE STATE OF Texa		JNTY OF Walker	§		J	
Before me Chris	tina-Hood	a notary public on	this day personally			Fo-Cardin
to me that he executed	n whose name is subscribed I the same for purposes and	to the forgoing instrument consideration there in expre	essed.	Notary Comn	STINA MARI Public, State n. Expires 07	of Texa -08-2025
Given under my hand	and seal of officer this	_ Day of October	20 2! +	No.	tary ID 1331	23340

PLAT NOTES ADDRESSING AREA DRAINAGE: NOTE FOR MINOR SUBDIVISION PLAT

ALL OWNERS OF LOTS WITHIN THE SUBDIVISION SHALL HAVE THE RESPONSIBILITY OF COMPLYING WITH THE WALKER COUNTY SUBDIVISION REGULATIONS' POLICIES CREATED THROUGH THE DEVELOPMENT OF THE LOT FOR RESIDENTIAL, COMMERCIAL, OR RECREATIONAL USE. IT IS THE RESPONSIBILITY OF LOT OWNERS 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 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 THE 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.

DEVELOPMENT NOTES:

NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE DEVELOPED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WALKER COUNTY FLOODPLAIN ADMINISTER UNLESS THE PROPOSED DEVELOPMENT IS EXEMPT OR EXCEPTED FROM THE WALKER COUNTY FLOODPLAIN DEVELOPMENT REGULATIONS.

THE MINIMUM, LOWEST FINISHED FLOOR ELEVATION SHALL BE IN COMPLIANCE WITH THE LOCAL FLOODPLAIN REGULATIONS AND THE FINISHED FLOOR ELEVATION NOTED ON THE PLAT, WHICHEVER ELEVATION IS HIGHER.

COMMISSIONERS COURT APPROVAL: STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS;

COUNTY OF WALKER THE COMMISSIONERS COURT OF WALKER COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEM FULLY PRESENTED TO THE COMMISSIONERS COURT OF WALKER COUNTY, TEXAS, AND BY THE SAID COURT DUTY 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

DANNY KUYKENDALL, COMM. PREC. 1

RONNIE WHITE, COMM. PREC. 2

BILL DUGETTE, COMM. PREC. 3

BRANDON DECKER, COMM. PREC. 4

-N: 10197092.59

E: 3781997.43

FLOOD ELEVATION (BFE) IS 208.0', "X" BASE FLOOD ELEVATION (BFE) IS N/A.

REMOVED BY WALKER COUNTY.

CLUSTER AND INDIVIDUAL MAILBOXES, IF ALLOWED, SHALL BE SET

THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS,

RIGHT-OF-WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY

MAINTENANCE OR USE OF THE ROADS OR DRAINAGE SYSTEM MAY BE

MAILBOX THAT INTERFERES WITH OR NEGATIVELY AFFECTS THE

WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL

MAILBOXES:

CERTIFICATION:

I, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THE MAP/PLAT SHOWN HERON REPRESENTS A BOUNDARY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION WITH THE FOLLOWING MINIMUM STANDARDS SET FORTH IN A: CATEGORY: 1B - TEXAS STANDARD SURVEY CONDITION: III -SUBURBAN AND THAT NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.

-N:10197277.81 E: 3782165.01 ROAD CENTERLINE DRIVE NORTH LOOK.O.W. IR 5/8"(FD) _TBM 1(MAG NAIL IN RD) 207.2' IR 5/8"(FD)-LOT 8 P.O.BIR 5/8"(FD) ELEC PED IR 5/8"(FD)-LOT 7-A 0.33 ACRES -IR 5/8"(FD)20.55' O/S (14544.46 SQFT) IR 5/8"(FD)20.44 O/S LAKE LIVINGSTON **GENERAL NOTE:** IF ANY PORTION OF THE ORIGINAL PARENT TRACT BEING SUBDIVIDED AS A MINOR SUBDIVISION IS FURTHER SUBDIVIDED SO THAT THE NUMBER OF DAUGHTER TRACTS CREATED FROM THE ORIGINAL PARENT TRACT EXCEEDS 4, THEN ALL NEW LOTS CREATED MUST BE ADDRESSED BY THE RE-PLAT APPLICATION'S ENGINEERING PLANS, INCLUDING DETENTION FOR ALL NEW LOTS CREATED BY THE RE-PLAT. **FLOOD ZONE CLASSIFICATION:** PLAT NOTES ADDRESSING UTILITIES: ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, FIRM PANEL ID: 48471C0500D HAVING AN EFFECTIVE DATE OF 8/16/2011 THIS PROPERTY IS LOCATED IN AN "A" & "X" FLOOD ZONE. "A" BASE

UTILITIES SHALL BE INSTALLED WITHIN A DEDICATED UTILITY EASEMENT, UTILITIES ARE NOT PERMITTED WITHIN DRAINAGE EASEMENTS, UNLESS SPECIFICALLY EXCEPTED BY THE SUBDIVISION REGULATIONS.

DRAINAGE ACCEPTANCE NOTE ON ALL PLATS:

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.

SURVEYOR: RYAN J. FUSELIER, P.E., P.L.S.

EUNICE, LA 70535 (337) 466-0684

01

NUMBER

BOUNDARY LINE **ADJUSTMENT**

Σ. R. D.

STATE OF TEXAS

OWNER'S DEDICATION:

IR 5/8"(FD)20.55' O/S

TBM IN BULK HEAD

EDGE OF - WATER

COUNTY CLERK'S CERTIFICATION:

, 2024 A.D., AT

AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE

CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF

PAGE

MY OFFICE IN HUNTSVILLE, TEXAS, THE DATE LAST SHOWN ABOVE WITTTEN

O'CLOCK,

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT

, DEPUTY

STATE OF TEXAS

COUNTY OF WALKER

OF SAID COUNTY IN CABINET

KNOW ALL MEN BY THESE PRESENTS; COUNTY OF WALKER

I, DAXTON AND AMBER RILEY SOLE OWNERS OF THE CERTAIN TRACT OF LAND SHOW HEREON AND DESCRIBED IN A DEED RECORDED IN DEED# 100250 & DEED# 84884 OF THE OFFICIAL RECORDS OF WALKER COUNTY, TEXAS, "IAND 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, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WALKER COUNTY MAY DEEM APPROPRIATE AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS OR THIS DEDICATION IS APPROVED BY A LIENHOLDER. THIS SUBDIVISION IS TO BE KNOWN AS LOT 7-A, BLOCK 1, WILDWOOD SHORES.

KNOW ALL MEN BY THESE PRESENTS:

.M., AND DULY RECORDED THIS THE DAY OF

, CLERK COUNTY COURT OF WALKER COUNTY, TEXAS

LEGEND:

P.O.B.

U.E.

ELE

SEP

.M., IN THE PLAT RECORDS

RIGHT OF WAY

POINT OF BEGINNING BUILDING LINE

UTILITY EASEMENT

SPRINKLER HEAD

TELEPHONE PEDISTAL

PLAT OF WILDWOOD SHORES, SECTION FOUR,

BEARINGS REFERENCED TO GRID NORTH: NAD83, TEXAS

STATE PLANE ZONE 3 CENTRAL (5376). UNITS: USFT,

THIS SURVEY IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND IS VALID

SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED

THIS PLAT DOES NOT SEEK TO CHANGE/AMEND ANY

THE SUBDIVISION PLAT AND RESTRICTIONS MUST

MAINTENANCE OF THE ROADS OR ASSOCIATED

DRAINAGE FEATURES WERE DEVELOPED AND

CONTAIN A STATEMENT THAT WALKER COUNTY WILL

AT NO POINT BE UNDER ANY OBLIGATION TO ACCEPT

DRAINAGE FEATURES, AS THE ROADS AND ASSOCIATED

APPROVED, BY REQUEST OF THE OWNER, SPECIFICALLY

GRID, COMBINED SCALE FACTOR IS 0.99991184.

RECORDED IN VOLUME: 3, PAGE: 178 OF THE

OFFICIAL PUBLIC RECORDS OF WALKER

ELECTRIC

POWER POLE

WATER METER

SEPTIC

REFERENCE MAP:

FOR THIS TRANSACTION ONLY.

EXISTING DEED RESTRICTIONS

FOR PRIVATE MAINTENANCE

COUNTY TEXAS.

SURVEYORS NOTE:

POINT OF COMMENCEMENT

SANITARY SEWER EASEMENT STORM SEWER EASEMENT WATER LINE EASEMENT UTILITY & AERIAL EASEMENT

, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY

OWNER'S RESPONSIBILITY

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, ITS SUCCESSORS AND/OR ASSIGNS, OR A DESIGNATED PROPERTY OWNER'S ASSOCIATION MUST INSTALL AND MAINTAIN AT THEIR OWN EXPENSE ALL ROADS, STORMWATER MANAGEMENT CONTROLS, DEVICES, AND SIGNAGE THAT MAY BE REQUIRED UNTIL SUCH TIME, IF ANY, SAID INFRASTRUCTURE IN THE SUBDIVISION HAVE BEEN ACCEPTED FOR PUBLIC MAINTENANCE.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS	DAY OF	, 2024.
<pre></pre> <pre></pre> <pre></pre> <pre></pre>		

<OWNER'S SIGNATURE DAXTON & AMBER RILEY

OWNERS 2801 LOUISIANA AVENUE, DEER PARK, TX 77536

150 BELLE TERRE DR.

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 - OV	WNER / APPLICANT INFORMATION	FOR COUNTY USE ONLY
A1. Property Owner's Last Name	A2. Property Owner's First Name	Application Number:
Hernandez	Efrian/Dionicia	P-2024-013
A3. Mailing Address		Date of Submittal: 4-4-24
		Precinct Number: 2
City	State	ZIP Code
A4. Primary Telephone Number	A5. Alternate Phone Number	
A6. Email Address	A7. Name of Lienholder (If no lienho	older mark "None")
	NONE	
1-1-1-1	SECTION B - PROFESSIONAL SERVICES	
Development Office. If no Authorized Ro Owner/Applicant. All correspondence, inc to any listed Mailing Address or Electronic B1. Name of Registered Professional Lan Surveyor (R.P.L.S.)	epresentative is named then all communications luding but not limited to notices, approvals, disap Mail account.	mit this retraction in writing to the Planning and s related to the project will be submitted to the provals, and conditions are authorized to be sent
Louis W. Bergman IV		
B3. Email of R.P.L.S.	B4. Mailing Address of R.P.L.S.	te B
Wally@hscsurvey.com	709 S. Washington Ave. Suite B Cleveland, Texas 77327	
B5. Name of Professional Engineer	I 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 R	Representative.
Freddy Godinez	281-772-1711	
B11. Email of Authorized Representative	B12. Mailing Address of Authorized	
freddy@hscsurvey.com	709 S. Washington Ave. Suite B Cleveland, Texas 77327	
1	Oleveland, Texas 17021	

	SE	ION C - PA	RENT T	RACT PROPERTY INFOR	MailON	Va.s		
				land that are the subject of		Yes		No
C1. Is the property located within the city limits of Huntsville, New Waverly, or Riverside? (Mark with "X") *If the answer to C1 is "Yes" then the applicant will need to apply to the City having jurisdiction.								
					ion.	*Yes		No
C2. Is the property within two miles of the City of Huntsville? (Mark with "X")								
*If the answer to C2 is	s "Yes" then the app	licant will need	to subn	nit any plat applications to t	he City of Hunts	sville.		
C3. Is the property wi						Yes	✓	No
C (1) 14/- 11 Once	nty Appraisal District I subdivision items E	the Annraical	I Netrict	n the property description or Map or the most recent pro d out using information from	DUGILY LAX SLALVII	HOIL ISSUED	to the propert	· · · · ·
C4. Property Acreage	C5 Appraisal Ge	ographic ID#		Survey Name			C7. Abstract #	ŧ
18.93	0042-104-	0-21340) BEI	NJAMIN W. ROB	NSON SL	JRVEY	42	
	Section	C8 – C11 are i	or Amer	nding Plat and Replat Appli				
C8. Subdivision Name				C9. Lot #s	C11. Sec	ction#		
Chandler (Creek Su	ıbdivis	ion	4	ock 1			
C12. Deed Record Fi set with an "X") If more	ling Information for	Parent Tract (s) (WCD	R and WCOPR are the reco	ord sets of the C	County Clerk	- Mark the red	ord
Volume / Document #		Page		Walker County Deed Re	cords (WCDR)	(Generally b	pefore 1986)	
594		158	1	Walker County Official F				
Volume / Document #	#	Page		Walker County Deed Re	cords (WCDR)	(Generally b	pefore 1986)	
		158		Walker County Official F	Public Records (WCOPR)		
Volume / Document #	¥	Page	Ī	Walker County Deed Re	cords (WCDR)	(Generally b	pefore 1986	
		158		Walker County Official I	Public Records	(WCOPR)		
Volume / Document #	#	Page		Walker County Deed Re	cords (WCDR)	(Generally b	pefore 1986	
		158		Walker County Official I	Public Records	(WCOPR)		
	Please choos	SECTION SECTION OF A SINGLE APP	ON D -	APPLICATION TYPE type from the list below and	mark with an ")	×".		
D2. X Minor D3. Re-Pla D4. Except The request for a guid be requested by the application is outside awaiting the results of	Plat Application (That I Amending Plat I Amending Plat I I I I I I I I I I I I I I I I I I I	Application is Application () this application is ECTION E - I allowable if an ow and author of timelines, hor any time duri- amplete results re not to be con	required required REQUE n application appl	plat applications including impro- If for minor subdivisions with no ication is required to alter or an in order to obtain approval for ST FOR A GUIDANCE R ation is submitted incomple the County. This review o ne applicant/ owner may pro Guidance Review process eview will not be forwarded as a final review, but are c	proposed infrastration appropriate previously subdivisions excelled the EVIEW te. The guidant of the submitted accompleted appropriate to the applicant to the applicant.	platted subdi- epted from the ce review is documents t a complete oplication is	or less lots.) vision) e WCSR.) voluntary and prior to a come application we submitted the encies or comr	rithout en the ments
E1. The Developer/Over the application if the	wner does hereby vo	oluntarily make	a reque	st for a "Guidance Review"	X Yes, a reque		No, a revi	ew is

1 0							
		SEION The # of Proposed Lots shall	F - SUBDIVISION APPLI I include any Reserve or Re	emainders Created by	the Subdivision)		
F1. Ori	ginal Acreage	F2. Original # of Tracts	F3. # of Proposed Lots	F4. Proposed Nam	e of Subdivision		
20.6		2	4	Chandler		ubdivis	sion
SECTION G - ENGINEERING AND PROPOSED IMPROVEMENTS							
G1. W	G1. Will the proposed subdivision utilize a public water system?						
G2. W	G2. Will the proposed subdivision utilize individual on-site sewage facilities?						No
	G3. Will the proposed subdivision include the construction of road, drainage, or other improvements regulated by the WCSR?						√ No
G4. If	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 G	63 is "Yes" then what is the a	pproximate length of all pro	posed roads in linear	feet?		
G6. W	fill the proposed	subdivision access from or	across a Texas Department	t of Transportation sys	stem road?	Yes	√No
		SECTION H -	CERTIFICATIONS AND A	CKNOWLEDGEME	NTS	h in	
hereby repres	/ certify that the ents my unders	dividual, am the legal owner e information contained in the standing, agreement, and acc	nis application is a true and ceptance of the following ite	ms:	ty of law. The beic	W Signature	iditiio.
1.	application for	is hereby given to Walker the purpose of inspection ar	nd regulation related to this a	application and the ap	oplicable regulations	٥.	
2.	to comply with	d understand the requiremental all the requirements therein	and the state of t				. T. Y
3.	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.					fund ional and	
4.	of the approval of the					alker	
5.	approval under Owner/Applica	riance is granted to the Wal er this application shall be ant is still fully responsible fo	e construed to provide a compliance with said regul	ations.	ce with those regu	nauons and	uie
6.	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.					lated tion.	
7,	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. 						
Signa	Signature Printed Name Alfredo Codinez						
THE S	TATE OF TEX	AS § CO	UNTY OF WALKER	§			2.7.
Before	me May	1a Godinez	a notary public or	n this day personally	MARINE MA	ARIA D GODIN	IFZ.
appea	red Alfre	do Godinez on whose name is subscribe	know	n to me (or proved) t and acknowledged	My No	otary ID # 1324 pires April 17, 2	142034
to me	that he execute	d the same for purposes and	consideration there in expi	resseu	or or other transfer or other		
Given	Given under my hand and seal of officer this						

STATE OF TEXAS
COUNTY OF WALKER

KNOW ALL MEN BY THESE PRESENTS

We, EFRAIN HERNANDEZ and DIONICIA HERNANDEZ, owners of the certain tracts of land shown hereon and described in a deed recorded in Volume 594, Page 158 of the Official Public 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 said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby forever dedicate to the public the roads, alleys, rights—of—way, easements and public places shown hereon for such public purposes as Walker County may deem appropriate and do hereby state that all public roadways and easements as shown on this plat are free of liens. This subdivision is to be known as Chandler Creek Subdivision.

TO CERTIFY WHICH, WITNESS by my hand this _____day of

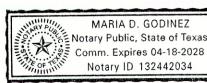
EERAIN HERNANDEZ, Owner 33 Chandlers Way Road Huntsville, TX 77340

DIONICIA HERNANDEZ, Owner 33 Chandlers Way Road Huntsville, TX 77340

STATE OF TEXAS COUNTY OF WALKER

Before me, the undersigned authority, on this day personally appeared EFRAIN HERNANDEZ, known to me to be the person whose name is subscribed to the foregoing instrument and acknowleged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE BYD DAY OF WINDLY . 20 W

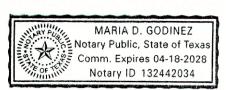


MARIA D. GODINEZ
tary Public, State of Texas
wmm. Expires 04-18-2028
Notary Public in and for
the State of Texas

STATE OF TEXAS
COUNTY OF WALKER

Before me, the undersigned authority, on this day personally appeared DIONICIA HERNANDEZ, known to me to be the person whose name is subscribed to the foregoing instrument and acknowleged to me that she executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE BY DAY OF WILLIAM DAY , 20 24



Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF WALKER

KNOW ALL MEN BY THESE PRESENTS

I, KARI FRENCH, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the ______ day of ______, 20 _____ A.D., at ______ o'clock ____M., and duly recorded this the day of ______, 20 _____ A.D., at _______ o'clock, _____ M., in the Plat Records of said County in Cabinet ______, 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 written above.

Kari French County Clerk Walker County, Texas

I, LOUIS W. BERGMAN, IV, a Texas Registered Professional Land Surveyor, certify that this plat has been prepared in accordance with the Subdivision Regulations of Walker County.



Louis W. Bergman, IV R.P.L.S. No. 5815

HUMBLE SURVEYING COMPANY
709 South Washington Avenue Suite B
Cleveland, TX 77327
(281) 448-0118 Fax (281) 592-7136
TBPELS Firm No. 10114600

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STATE OF TEXAS COUNTY OF WALKER

KNOW ALL MEN BY THESE PRESENTS

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 representation of the developer/developer's agent, engineer, sanitarian, and/or surveyors whose seals) and/or signatures are affixed hereto. This certification is made solely upon such representations and should not be relied upon for verification of the facts alleged. Walker County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, containted in this plat and the documents associated with it.

	Colt Christian County Judge	
Danny Kuykendall Commissioner, Precinct No. 1		Bill Daugette Commissioner, Precinct No.
Ronnie White Commissioner, Precinct No. 2		Brandon Decker Commissioner, Precinct No.

ON-SITE SEWAGE FACILITY REVIEW

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



Date

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 Owners of the tract of land covered by this plat, its successors and/or assigns, 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.

NOTE FOR MINOR SUBDIVISION PLAT

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.

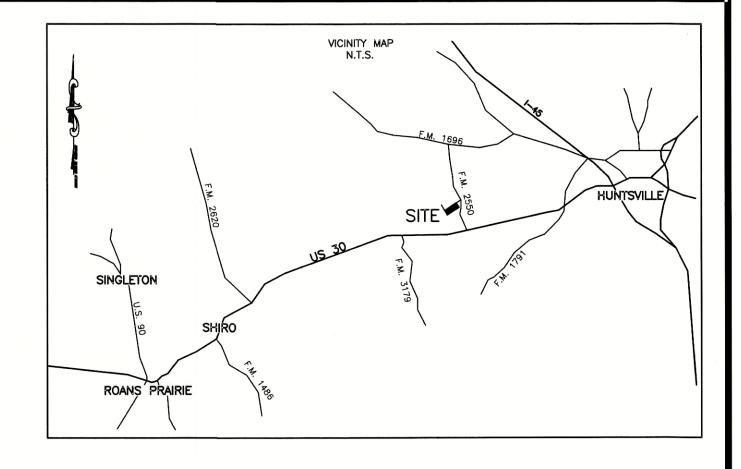
DRAINAGE ACCEPTANCE NOTE ON ALL PLATS

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.

If any portion of the original parent tract being subdivided as a Minor Subdivision is further subdivided so that the total number of daughter tracts created from the original parent tract exceeds 4, then all new lots created must be addressed by the re—plat application's engineering plans, including detention for all new lots created by the replat.

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 with or negatively affects the maintenance or use of the roads or drainage system may be removed by Walker County.



DEVELOPMENT NOTES

No structure or land within this plat shall hereafter be developed without first obtaining a Development Permit from the Walker County Floodplain Administrator unless the proposed development is exempt or excepted from the Walker County Floodplain Development Regulations. The minimum, lowest finished floor elevation shall be in compliance with the local floodplain regulations and the finished floor elevation noted on the plat, whichever elevation is higher.

PLAT NOTES ADDRESSING UTILITIES

Utilities shall be installed within a dedicated utility easement. Utilities are not permitted within drainage easements, unless specifically excepted by the subdivision regulations.

GENERAL NOTES:

- BEARING STRUCTURE & COORDINATES BASED ON STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.
- 2) D.R.W.C.T. INDICATES DEED RECORDS WALKER COUNTY, TEXAS.
- O.P.R.W.C.T. INDICATES OFFICIAL PUBLIC RECORDS WALKER
 COUNTY, TEXAS.
- 4) U.E. INDICATES UTILITY EASEMENT.
- 5) D.E. INDICATES DRAINAGE EASEMENT.
- 6) B.L. INDICATES BUILDING LINE.
- 7) THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X" & ZONE "A" ACCORDING TO AN INTERPRETATION OF F.I.R.M. MAP NO. 48471C0350D, DATED 8-16-2011.
- 8) ALL SET 5/8" IRON RODS ARE MARKED WITH CAP STAMPED "RPLS 5815".
- 9) PROPERTY MAY BE SUBJECT TO MID-SOUTH ELECTRIC COOPERATIVE PER VOL. 298, PG. 277 O.P.R.W.C.T.
- 10) THIS REPLAT DOES NOT SEEK TO CHANGE OR AMEND ANY

CHANDLER CREEK SUBDIVISION

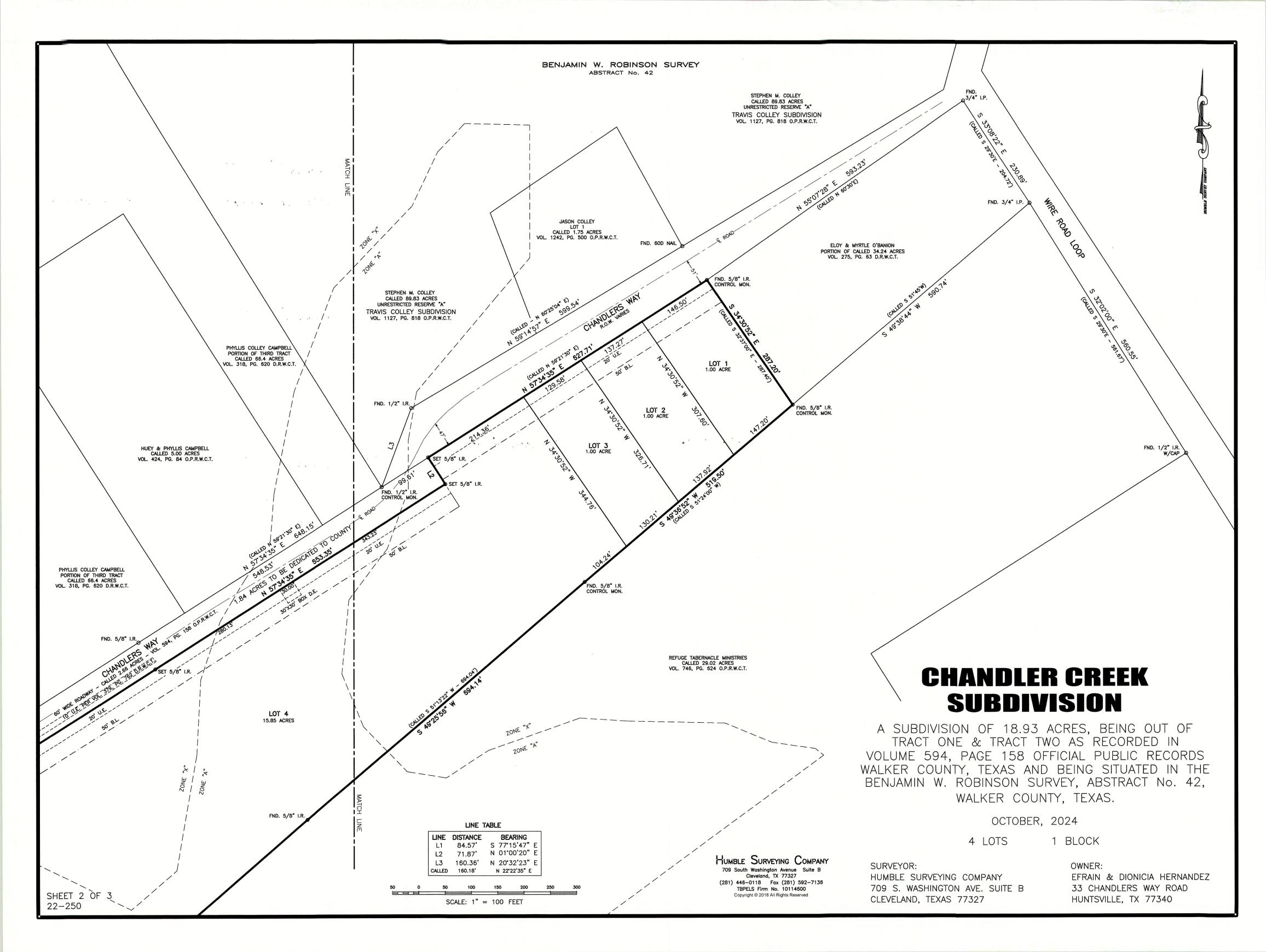
A SUBDIVISION OF 18.93 ACRES, BEING OUT OF TRACT ONE & TRACT TWO AS RECORDED IN VOLUME 594, PAGE 158 OFFICIAL PUBLIC RECORDS WALKER COUNTY, TEXAS AND BEING SITUATED IN THE BENJAMIN W. ROBINSON SURVEY, ABSTRACT No. 42, WALKER COUNTY, TEXAS.

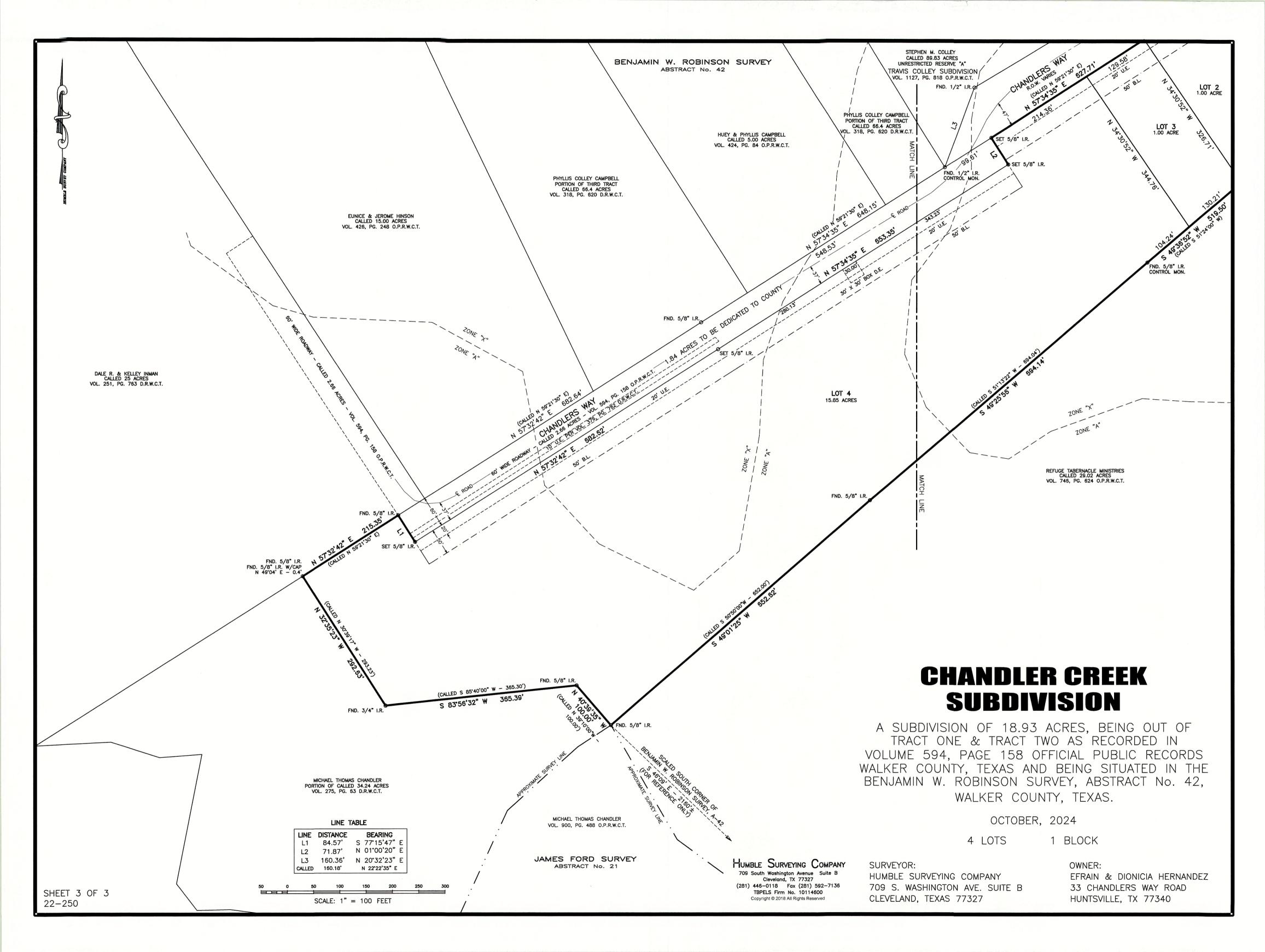
OCTOBER, 2024

4 LOTS 1 BLOCK

SURVEYOR:
HUMBLE SURVEYING COMPANY
709 S. WASHINGTON AVE. SUITE B
CLEVELAND, TEXAS 77327

OWNER:
EFRAIN & DIONICIA HERNANDEZ
33 CHANDLERS WAY ROAD
HUNTSVILLE, TX 77340





VARIANCE REQUEST TO THE SUBDIVISION REGULATIONS OF WALKER COUNTY, TEXAS

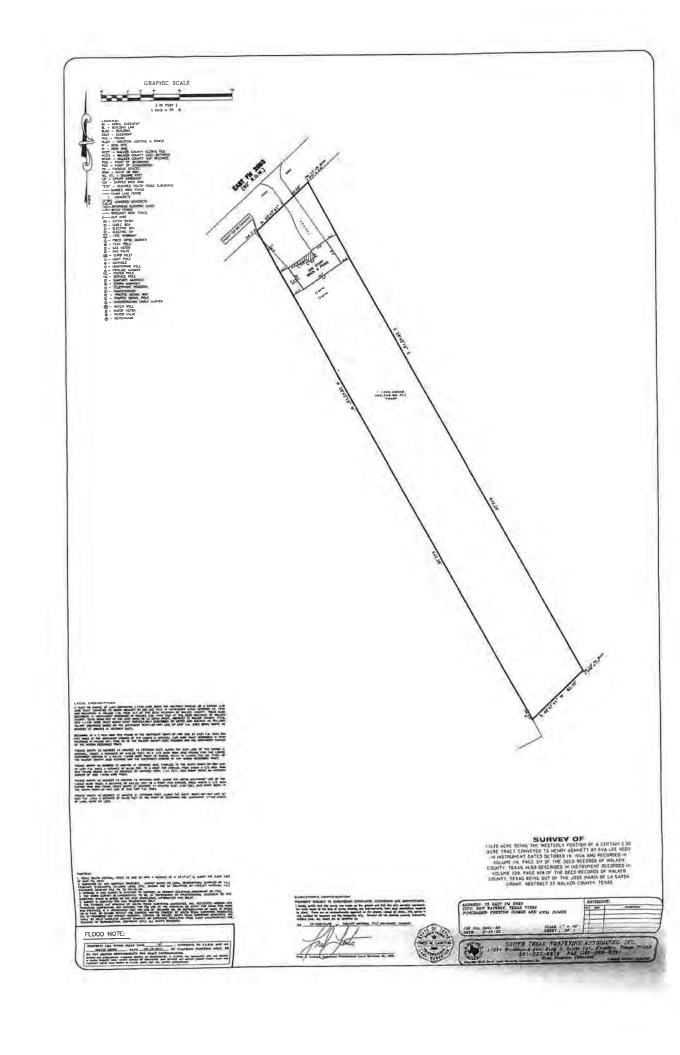
Copy all pages of this form and all attachments for (1) community official, (2) building owner If any section is not applicable to the proposed development project please mark that section "NA"

THE PROPERTY IN	roposed development project please mark the	FOR COONTI OUT -
		Application Number:
A1. Property Owner's Name		
Preston and Anna Duml	Y€	
		Date of Submittal
A2 Property Owner's Street Address		Date of Subtiffical
	State	ZIP Code
City		
	A4 Property Owner's Telepho	ne Number
A3. Property Owner's Email Address	A4 Property Swills C 121 1	
La Company of the Com	-1-\	
A5 Property Description of Parent Tract (Lot and Block	Numbers, Legal Description, etc.)	
Tract 51.2 J.M. GAEZA	1 (A-22) ACIES 1.19	12
11Act 51.2 J.111. GATA	(14 22)	
		ON TRACT
SECTION B - INFORM	ATION FOR PROPOSED SUBDIVISIO	ON TRACT
SECTION B – INFORM. (For projects involving multiple map panels an addi	itional sheet may be listed below or inc	luded in an additional accusion,
	B2_Tax ID Number(s) of Parent Tract	B3 Deed Volume/Pag
B1 Survey and Abstract	0022-280-0-0512	
J.M. GASZA (A-22)	0022-280-0373	1337
J./11. UM. 04. 04	i a distance of a	let in an Existing Platted
	B5. Is the application for a division of a	lot in an Existing Platted
B4 Existing or Proposed Name of Subdivision	Subdivision? (Yes/No)	lot in an Existing Platted
B4 Existing or Proposed Name of Subdivision	B5. Is the application for a division of a Subdivision? (Yes/No)	lot in an Existing Platted
	Subdivision? (Yes/No)	lot in an Existing Platted
B4 Existing or Proposed Name of Subdivision	Subdivision? (Yes/No)	TERES COURT OF WALKER COUNTY
B4 Existing or Proposed Name of Subdivision	Subdivision? (Yes/No)	TERES COURT OF WALKER COUNT
B4 Existing or Proposed Name of Subdivision	Subdivision? (Yes/No)	TERES COURT OF WALKER COUNT
THE ABOVE NAMED APPLICANT DOES HEREBY MAFOR A VARIANCE TO THE REGULATORY REQUITEXAS.	AKE AN APPEAL TO THE COMMISSION REG	TERES COURT OF WALKER COUNT
B4 Existing or Proposed Name of Subdivision THE ABOVE NAMED APPLICANT DOES HEREBY MARIANCE TO THE REGULATORY REQUITEXAS.	AKE AN APPEAL TO THE COMMISSION REGERENTS OF THE SUBDIVISION REG	ER'S COURT OF WALKER COUNTY
B4 Existing or Proposed Name of Subdivision THE ABOVE NAMED APPLICANT DOES HEREBY MARIANCE TO THE REGULATORY REQUITEXAS.	AKE AN APPEAL TO THE COMMISSION REGERENTS OF THE SUBDIVISION REG	ER'S COURT OF WALKER COUNT GULATIONS OF WALKER COUNTY e request as attachments.
THE ABOVE NAMED APPLICANT DOES HEREBY M. FOR A VARIANCE TO THE REGULATORY REQUITEXAS. SECTIO Please list any supporting documents or	AKE AN APPEAL TO THE COMMISSION REGENERATE OF THE SUBDIVISION REGENERATE OF ATTACHMENTS r submittals included with the variance	ER'S COURT OF WALKER COUNT GULATIONS OF WALKER COUNTY e request as attachments.
THE ABOVE NAMED APPLICANT DOES HEREBY M. FOR A VARIANCE TO THE REGULATORY REQUITEXAS. SECTIO Please list any supporting documents or	AKE AN APPEAL TO THE COMMISSION REGERENTS OF THE SUBDIVISION REG	ER'S COURT OF WALKER COUNT GULATIONS OF WALKER COUNTY e request as attachments.
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THE ABOVE NAMED APPLICANT DOES HEREBY M. FOR A VARIANCE TO THE REGULATORY REQUITEXAS. SECTIO Please list any supporting documents or	AKE AN APPEAL TO THE COMMISSION REGENERATE OF THE SUBDIVISION REGENERATE OF ATTACHMENTS r submittals included with the variance	ER'S COURT OF WALKER COUNTY GULATIONS OF WALKER COUNTY e request as attachments.
THE ABOVE NAMED APPLICANT DOES HEREBY M. FOR A VARIANCE TO THE REGULATORY REQUITEXAS. SECTIO Please list any supporting documents of Description	AKE AN APPEAL TO THE COMMISSION REGENERATE OF THE SUBDIVISION REGENERATE OF ATTACHMENTS r submittals included with the variance	ER'S COURT OF WALKER COUNT GULATIONS OF WALKER COUNTY e request as attachments.
THE ABOVE NAMED APPLICANT DOES HEREBY MARIANCE TO THE REGULATORY REQUITEXAS. SECTION Description Desc	AKE AN APPEAL TO THE COMMISSION REGENERATE OF THE SUBDIVISION REGENERATE OF ATTACHMENTS r submittals included with the variance	ER'S COURT OF WALKER COUNT GULATIONS OF WALKER COUNTY e request as attachments.
THE ABOVE NAMED APPLICANT DOES HEREBY M. FOR A VARIANCE TO THE REGULATORY REQUITEXAS. SECTIO Please list any supporting documents of Description	AKE AN APPEAL TO THE COMMISSION REGENERATE OF THE SUBDIVISION REGENERATE OF ATTACHMENTS r submittals included with the variance	ER'S COURT OF WALKER COUNTY GULATIONS OF WALKER COUNTY e request as attachments.
THE ABOVE NAMED APPLICANT DOES HEREBY MARIANCE TO THE REGULATORY REQUITEXAS. SECTION Description Desc	AKE AN APPEAL TO THE COMMISSION REGENERATE OF THE SUBDIVISION REGENERATE OF ATTACHMENTS r submittals included with the variance	ER'S COURT OF WALKER COUNTY GULATIONS OF WALKER COUNTY e request as attachments.

(All Variance requests need to include the specific variance along with the Section(s) of the Regulation to which they apply)
D.1 A Variance is requested to Section(s) A2.2.3 / TLGC 232.0015 (€) of the Subdivision Regulations of Walker County, Texas as follows:
To allow 1.142 Acre tract to remain / grandfath
As is, Even though it was sold outside
the family after the family grant exception
that was granted in Nov. 2001
SECTION E – APPLICANT'S JUSTIFICATION AND PRESENTATION FACTORS EFFECTING VARIANCE I variance requests to the Walker County Subdivision Regulations need to be included along with the Section(s) of the Regulation to which they a
E.1 Is the variance related to the design or construction of improvements to be constructed within the subdivision Yes No
If "Yes" the request should be accompanied by an engineer's opinion and justification for the variance.
E.2 Please explain the cause or reason the variance is being requested (attach additional pages as "Exhibit E.2
Family grant exception was granted in 2001
Ham Bennict Dassed AWAY - Droperty WAS
foreclosed upon - BANK SOID property to
Estatepro, LIC who in turn sold the
property to us.
All of this was done prior to our purchase and
WAS OUTSIDE OUT KNOWLEDGE OF CONTROL. E.3 Will the failure to grant the variance requested result in any exceptional hardship to the applicant?
Yes No
If yes please explain below:
Will be unable to develop property or obtain
permits
E.4 Does the applicant propose any additional conditions, mitigation, or additional requirements not addressed within the Walker County Subdivision Regulations that will or have been met by the applicant as a condition of the variance being granted?
Yes No Please list the additional measures below

SECTION D -VARIANCE REQUEST

SEC	CTION F -VARIANCE(S) GRANTED	
F.1 A VARIANCE TO THE WALKER COUN	ITY SUBDIVISION REGULATIONS IS C	GRANTED AS FOLLOWS:
F.2 THE FOLLOWING CONDITIONS ARE	ATTACHED TO THE VARIANCE	
SECTION G - NOTION	CE, ACKNOWLEDGEMENT, AND C	ERTIFICATIONS
ALL DEVELOPMENT MUST BE IN STRICT COMP STATED WITHIN THE APPLICATION OR DURI RESULT IN THE IMMEDIATE SUSPENSION OR VARIANCE MAY ALSO RESULT IN THE COMMIS	CANCELLATION OF THIS VARIANCE SIONERS COURT SEEKING INJUNCTIVE	VIOLATION OF THE CONDITIONS OF THIS VE RELIEF, CIVIL, OR CRIMINAL PENALTIES.
THE APPLICANT ACKNOWLEDGES THAT HE/S THREATEN THE PUBLIC OR ADJACENT PROP		AT ANY VARIANCE DOES NOT DAMAGE OR -, STATE, AND FEDERAL REGULATIONS
THE COMMISSIONER'S COURT OF WALKER LIABLE FOR DAMAGES OR LOSS RESULTING RELIANCE UPON THE STATEMENTS AND APPLICATION AND PRESENTATION TO COMP	COUNTY AND ANY OFFICER OR EIGHTON THE GRANTING OF THIS VALUE OF THE APMISSIONERS COURT.	PLICANT AND HIS/HER AGENTS IN THE
I, ANNA DUMK 6 warnings and disclaimers stated above and that I u	inderstand them, agree with them and ir	itend to fully comply with them Date
ignature of Owner/Applicant		11-29-24
SECTION H - ACT After careful consideration of the reason(s) for has determined that it is within the scope	TION ON VARIANCE BY COMMISSION or the request of variance, the Come of the variance procedures as o	missioner's Court of Walker County, Toxe
Regulations tothi	is request for variance.	A CONTRACTOR OF THE CONTRACTOR
Commissioner's Court Signature	Printed Name	Date
Signature of Owner/Applicant acknowledging co	nditions after court action	Date



07760

AFFIDAVÎT OF EXCEPTION FROM

WALKER COUNTY LAND PLATTING REQUIREMENTS

Grantor: Henry Bennett, Rachel Dublin, and Alexander Dublin

Grantee: Public

Description of Parent Tract. Being a called 3 30 acre tract of land being out of the JOSE MARIA DE LA GARZA SURVEY, Subject Tract: Volume: 116 Page: 317 WCDR ABSTRACT 22, Walker County Texas, and being the same tract conveyed to Henry Bennett by Eva Lee Reed in an instrument dated October 19, 1946 and recorded in Volume 116, Page 317 of the Deed Records of Walker County, Texas.

Exception claimed under: "Exceptions to platting requirements." Section or sections 3.11 of the Walker County Subdivision Regulations and being in compliance with and including section 232 0015 of the Texas Local Government Code as amended by senate bill no 710

The claim for an exception to the Walker County Subdivision Policy is based upon the following criteria:

1) The exception is being made in order to allow the above referenced called 3.3 acre "parent tract" to be divided into two tracts of 1.43 acres and 2.175 acres respectively, as shown in the survey attached as "Exihibit A". The 1.43 acre tract is being conveyed by Henry Bennett to his daughter Rachel L Dublin and her husband Alexander Dublin as per the "Application for Exception" attached as "Exhibit B" This exception covers NO DIVISIONS other than those described above and shown on the attached survey

**NOTE: The exception(s) granted by this document are based on the application of the exception to plat requirement laid out in the Texas Local Government Code Sec 232.0015 (e) which states: "A county may not require the owner of a tract of land located outside the limits of a municipality who divides the tract into four or fewer parts and does not lay out a part of the tract described by Section 232 001 (a) (3) to have a plat of the subdivision prepared if each of the lots is to be sold, given, or otherwise transferred to an individual who is related to the owner within the third degree by consanguinity or affinity, as determined under Chapter 573, Government Code If any lot is sold, given or otherwise transferred to an individual who is not related to the owner within the third degree by consanguinity or affinity, the platting requirements apply."

CONDITIONS: The transfer of any portion of the above referenced "Subject Tract" to someone not related to the Owner within the third degree of consanguinity or affinity will nullify this exception and all permits issued on the basis of this exception until such time as the property is brought into compliance with the policies and platting requirements which are in place in Walker County at that time.

THE STATE OF TEXAS § COUNTY OF WALKER §

This document, setting out the detailed basis for claiming exemption from platting requirements, subject to penalties of perjury is hereby executed by the property owner or owners of said tract of land

roperty Owners' Signatures HULLABY a notary public on this day personally appeared Henry Bennet, Rachel Dublin, and Alexander Dublin known to me (or proved to me) to be the persons whose names are subscribed to the forgoing instrument and acknowledged to me that they executed the same for purposes and consideration there in expressed Given under my hand and seal of officer this 31 Day of MARIA HUCKABY Notary Public, State of Texas Commission Expires STATE OF TEXAS COUNTY OF WALKER JULY 18, 2004

This exception to the Walker County Subdivision Regulations has been reviewed for compliance by the Walker County Utility Director and the County Engineer

Signe

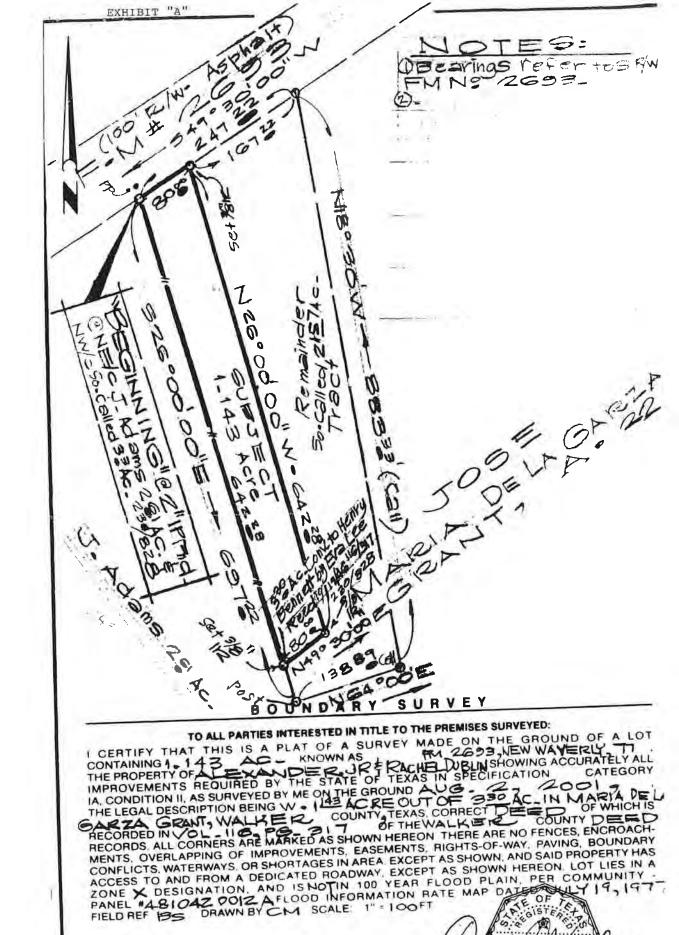
K200 Andrew Isbell

a notary public on this day personally appeared JERRY Nemez & Ancrew Known in whose name is subscribed to the form 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

Day of NOVEMBER 2001 Given under my hand and seal of officer this _



VOL.



THE MCKINLEY COMPANY, INC

P.O. Box 4218 Pasadena, Texas 77502 Phone (713) 473-3502



BY CANCINLEY SURVE LICENSE NO. 1
REGISTERED PROFESSIONAL STATE OF TEL
LAND SURVEYOR

AFFIDAVIT OF COMPLETED FORECLOSURE

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Aiken, who after having been duly swom deposed and stated the following upon knowledge and belief:

- I am a duly authorized agent of Bonial & Associates. P.C. ("Bontal"), attorneys for Shellpoint Mortgage Servicing
 ("Mortgage Servicer"). My duties include providing various administrative services concerning matters referred to
 Bonial for foreclosure processing. I make this affidavit for the purposes of declaring the incidents of statutory and
 contractual compliance of the entities set out below.
- 2 This Affidavit concerns the March 2, 2021 foreclosure sale of that certain land and premises with a street address of 76 E FM 2693, NEW WAVERLY, TX 77358 and described in a Deed of Trust executed by ALEXANDER DUBLIN JR, HUSBAND AND RACHEL L. DUBLIN, WIFE and delivered in trust to RON ACHILLE said Deed of Trust being executed on 06/27/2001, and filed for record in 470 304 05573 in the Real Property Records of Walker County, Texas, to which reference is here made for a description of the terms and conditions of the Deed of Trust, the land and premises therein conveyed, and the promissory note being secured.
- 3 Bonial represents Shellpoint Mortgage Servicing, whose address is 55 Beattle Place. Suite 110, Greenville, SC 29601 which, if it is not the Current Mortgagee, is acting as the Mortgage Servicer and representing the Current Mortgagee pursuant to a mortgage servicing agreement concerning the Note dated 06/27/2001 and Deed of Trust described above.
- Bonial was requested to pursue Foreclosure processing, including the providing of this affidavit
- To the best of my knowledge and belief, proper notice was sent prior to acceleration of the indebtedness and all notices were served on the Debtor at the Debtor's last known address as shown by the records of the Mortgage Servicer.
- 6. To the best of my knowledge and belief, the mortgagors relative to the above described property either were not members of the Armed Forces of the United States of America and had not been members of any such entities for at least twelve (12) months prior to the date of the Trustee's Sale, or were not entitled to certain conditions of foreclosure afforded to members of the Armed Forces of the United States of America, and were alive on the date of such sale.
- 7. On behalf of the Current Mortgagee, and Mortgage Servicer, and Substitute Trustee(s), Bonial served a Notice of Acceleration and Notice of Trustee's Sale on every debtor obligated on the debt. in strict compliance with the Texas Property Code, by certified mail at least twenty-one (21) days prior to the date therein specified for sale at the last known address of each such debtor according to the records of the Mortgage Servicer.
- 8 On behalf of the Current Mortgagee, Mortgage Servicer, and Substitute Trustee(s). Bonial caused a Notice of Acceleration and Notice of Trustee's Sale to be filed with the County Clerk in the county or counties in which the subject property is situated and copies thereof to be posted at said courthouse(s) as required by law and in the manner specified by ordinance and custom.

THE STATE OF TEXAS
COUNTY OF DALLAS

6

Swom to and subscribed before me, the undersigned Notary Public, on this day personally appeared Jeff Aiken, who is a duly authorized agent of Bonial & Associates, P.C., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _

Motary Public in and for the State of Texas

Printed Name: Detail
My Commission Expires

DeEdra Renee Williams
Normy Public
STATE OF TEXAS
Normy ID # 13072300-4



Walker County Kari A. French Walker County Clerk

Instrument Number: 66139

Real Property

TRUSTEE'S/SUBSTITUTE TRUSTEE'S DEED

Recorded On: March 15, 2021 01:30 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

*********** THIS PAGE IS PART OF THE INSTRUMENT **********

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Instrument Number: 66139

Receipt Number: 20210315000033

Recorded Date/Time: March 15, 2021 01:30 PM

User:

Jessica D

Station:

Recording

Record and Return To:

BONIAL & ASSOCIATES PC

P O BOX 9013

ADDISON TX 75001



STATE OF TEXAS COUNTY OF WALKER

I hereby certify that this Instrument was FILED In the Instrument Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Walker County, Texas.

Kari A. French Walker County Clerk Walker County, TX Kari a French

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

TRUSTEE'S DEED (BY SUBSTITUTE TRUSTEE)

County: Walker

March 2, 2021 Deed Date: Date of Sale: March 2, 2021

Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard or Braden Grantor:

Barnes, Michael Burns, Tori Jones, or Suzanne Suarez, as Substitute Trustee

EstatePro, LLC Grantee:

> PO BOX 2851 Beaumont, TX 77704

Consideration: \$52,801.79

Property:

METES AND BOUNDS DESCRIPTION OF 1.143 ACRE TRACT - ALEXANDER

DUBLIN, JR. AND RACHEL DUBLIN

A TRACT OR PARCEL OF LAND CONTAINING 1.143 ACRE BEING THE WESTERLY PORTION OF A CERTAIN 3.30 ACRE TRACT CONVEYED TO HENRY BENNETT BY EVA LEE REED IN INSTRUMENT DATED OCTOBER 19, 1946 AND RECORDED IN VOLUME 116, PAGE 317 OF THE DEED RECORDS OF WALKER COUNTY, TEXAS ALSO DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 230, PAGE 828 OF THE DEED RECORDS OF WALKER COUNTY, TEXAS BEING OUT OF THE JOSE MARIA DE LA GARZA GRANT, ABSTRACT 22 WALKER COUNTY, TEXAS, SAID 1.143 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING AT A 2 INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF THE J ADAMS 2.61 ACRE TRACT AND THE NORTHWEST CORNER OF SAID SO CALLED 3.30 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 230, PAGE 828 OF THE DEED RECORDS OF WALKER COUNTY, TEXAS; THENCE SOUTH 26 DEGREES 00 MINUTES 00 SECONDS EAST WITH AN OLD FENCE LINE AND THE EAST BOUNDARY OF SAID ADAMS 2.61 ACRE TRACT SO CALLED AND THE WEST BOUNDARY OF SAID 3.30 ACRE TRACT DESCRIBED IN VOLUME 116, PAGE 317 AND ALSO IN VOLUME 230, PAGE 828 ALL IN THE DEED RECORDS OF WALKER COUNTY, TEXAS A DISTANCE OF 642.28 FT. TO A 3/8 INCH IRON ROD SET AT THE SOUTHWEST CORNER;

THENCE NORTH 49 DEGREES 30 MINUTES 00 SECONDS EAST PARALLEL TO THE SOUTH RIGHT-OF-WAY LINE OF SAID ROAD A DISTANCE OF 80.00 FT. TO A 3/8 INCH IRON ROD SET AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 1.143 ACRE TRACT AND MARKING A RE-ENTRANT CORNER OF THE REMAINDER SO CALLED 2.157 ACRE TRACT AS DESCRIBED IN VOLUME 116,

PAGE 317 OF THE WALKER COUNTY DEED RECORDS;

THENCE NORTH 26 DEGREES 00 MINUTES 00 SECONDS WEST PARALLEL TO THE WESTERLY BOUNDARY OF SAID 3.30 ACRE TRACT A DISTANCE OF 642.28 FT. TO A 3/8 INCH IRON ROD SET AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT BEING IN THE SOUTH RIGHT-OF-WAY LINE OF FM HIGHWAY NO. 2693;

THENCE SOUTH 49 DEGREES 30 MINUTES 00 SECONDS WEST WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID ROAD A DISTANCE OF 80.00 FT. TO THE PLACE OF BEGINNING AND CONTAINING 1.143 ACRE OF LAND.

WHEREAS, on June 27, 2001, ALEXANDER DUBLIN JR, HUSBAND AND RACHEL L. DUBLIN, WIFE granted, sold and conveyed the property described above (the "Property") to RON ACHILLE as Trustee, his/hcr/their successors or substitutes, in trust, to have and to hold, together with all and singular the rights and appurtenances thereto in any wise belonging to secure the payment of a Note(s) pursuant to a Deed of Trust recorded at Book 470 Page 304 Instrument 05573 in the Real Property Records of Walker County, Texas to which reference is made for a detailed description of the note(s) and the terms and conditions of the Deed of Trust;

WHEREAS, a default was declared in the payment obligations of the note(s) and Deed of Trust;

WHEREAS, written notice of default and intention to accelerate was mailed to all debtors in default and at least twenty days (thirty days if required by the Deed of Trust) was given to cure the default before the debt was accelerated and a notice of sale was given;

WHEREAS, the declared default was not resolved during the cure period provided;

WHEREAS, the manurity date of the note(s) was accelerated and all sums secured by the Deed of Trust were declared

WHEREAS, the original Trustee and any previously appointed Substitute Trustee were removed and Grantor was to be immediately due and payable; appointed and requested to serve as Substitute Trustee and to sell the property in accordance with the Deed of Trust and apply the proceeds of the sale to the indebtedness in accordance with the Deed of Trust;

WHEREAS, written Notice of Acceleration and of Trustee's Sale was mailed to all debtors obligated on the debt, filed with the County Clerk and posted at the Courthouse door (and in two other public places if required) of Walker County, Texas,

at least twenty-one days prior to the date of sale indicated above;

WHEREAS, on the date of sale indicated above, between the hours of 10:00 AM and 4:00 PM and within three hours of the notice of earliest time of sale, Grantor proceeded to sell the property at public auction AT THE EAST ENTRANCE AND ADJACENT AREA, SECOND FLOOR OF THE WALKER COUNTY COURTHOUSE, 1100 UNIVERSITY AVENUE of Walker County, Texas and at 1:49, pm struck off the property to the Grantee named above for the consideration

described above, it being the highest hid;

NOW, THEREFORE, by virtue of the authority conferred upon Grantor as Substitute Trustee as authorized by the Deed of Trust, and applicable law, and for the consideration described above, Grantor grants, sells and conveys the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to Grantee and its heirs, executors, administrators, successors or assigns forever, to have and to hold it to Grantee, and Grantor binds ALEXANDER DUBLIN IR, HUSBAND AND RACHEL L. DUBLIN, WIFE his/her/their heirs, assigns, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns insofar as is authorized by the Deed of Trust, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Grantor sells the property "As-Is" without any expressed or implied warranties of title to Grantee at Grantee's own risk, pursuant to the terms of Texas Property Code Section 51.009.

When the context requires, singular nouns and pronouns include the plural.

Robert LaMost, Sharon St. Pierre, Sheryl LaMost, David Sims, Allan Johnston or Rennic Hubbard or Braden Barnes, Michael Burns, Torr Jones, or Suzanno Suares, any to act, as Substitute Trustee

Jehole Hageff

STATE OF TEXAS

COUNTY OF CHEROKEE

This instrument was acknowledged before me this 3 PD day of MARCH 2021 by Robert Lathout Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston or Romme Hubbard or Braden Barnes, Mic Suzanne Suarez, any to act, as Substitute Trustee.

MICHAEL C HAMLETT My Notary ID # 131922455 Expires March 8, 2023

Reported Property Address: 76 E FM 2693 NEW WAVERLY, TX 77358

VARIANCE REQUEST TO THE SUBDIVISION REGULATIONS

OF WALKER COUNTY, TEXAS

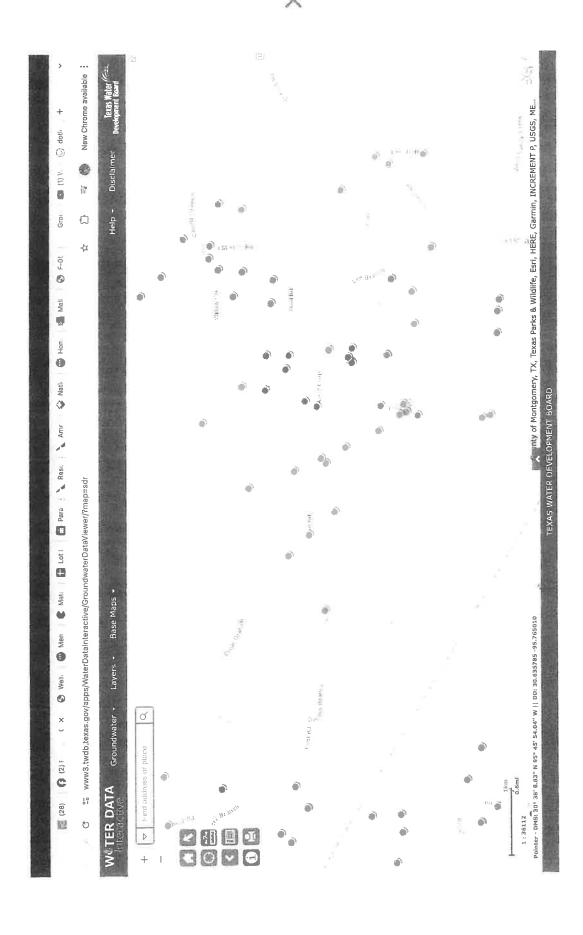
Copy all pages of this form and all attachments for (1) community official, (2) building owner if any section is not applicable to the proposed development project please mark that section "NA"

SECTION A - PROPERTY IN	NFORMATION	Application N	Y USE ONLY
A1. Property Owner's Name			
TARTE BUSINESS LLC A2. Property Owner's Street Address		P#2024-032	
		Date of Subn	nittal:
	State	ZIP Code	
City	State		
	A4 Property Ow	ner's Telephone Number	
A3. Property Owner's Email Address	A. Hopery		
A5. Property Description of Parent Tract (Lot and Block	k Numbers, Legal Description,	etc.)	
ract 2 (10 479 ACRES)			
Portion of The Sandra S. Leman Family Tr	rust		
Called 43.03 ACRES			
/ol. 1129, PG 737).R.W.C.T			
	MATION FOR PROPOSED	SUBDIVISION TRACT	
SECTION B – INFORM For projects involving multiple map panels an add	MATION FOR PROPOSED ditional sheet may be listed	below or included in an a	idditional attachment
	B2. Tax ID Number(s) o	f Parent Tract	DO. DOUG
B1. Survey and Abstract	#18751		Volume 1129
McGary JA A369			Page 737
B4. Existing or Proposed Name of Subdivision	Subdivision? (Yes/No	a division of a lot in an Existin o)	g ratios
TARTE MANOR	No		
	TO THE	COMMUNICATION FR'S COURT	OF WALKER COUNT
THE ABOVE NAMED APPLICANT DOES HEREBY IN FOR A VARIANCE TO THE REGULATORY REQUESTEXAS.	JIREMENTS OF THE SUBD	IVISION REGULATIONS C	OF WALKER COUNTY
SECTION SECTIO	ON C - LIST OF ATTACHM	ENTS the variance request as	attachments.
Please list any supporting documents to	JI Jubilituale illera		
			Exhibit #
	ion of Attachment(s)		Exhibit #
	tion of Attachment(s)		Exhibit #
Descript	or Tracking #669417		Exhibit #
Descript C.1 Copy of State of Texas Well Report for	or Tracking #669417 for Tracking #482375		Exhibit #

(All V	SECTION D -VARIANCE REQUEST 'ariance requests need to include the specific variance along with the Section(s) of the Regulation to which they apply)
	A Variance is requested to Section(s) 3.36 of the Subdivision Regulations of Walker County, Texas as follows:
	"Based on credible evidence of groundwater availability in the vicinity of the proposed subdivision,
	the Commissioners Court determines the sufficient groundwater is available and will continue to be
	available to the subdivided tract of land"
variance re	SECTION E – APPLICANT'S JUSTIFICATION AND PRESENTATION FACTORS EFFECTING VARIANCE equests to the Walker County Subdivision Regulations need to be included along with the Section(s) of the Regulation to which they appropriately.
E.1	Is the variance related to the design or construction of improvements to be constructed within the subdivision Yes Nox
	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"
	Based on the credible evidence of ground water availability in the vicinity of the proposed subdivision per the
	"Texas Water Development Board" there is sufficient ground water available and will continue to be available to
	supply the "Minor Subdivision" with (4) residential lots., Therefore there is no need to get a ground water
	testing/report. Please see the attached water well report per the Texas Water Development Board.
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: Failure to grant the variance would cost the owner an excessive amount of money
	that is not available to them for this proposed "Minor Subdivision" application.
	Which would result in having to abandon this project and sell it at a loss.
E.4	
	Yes NoX Please list the additional measures below.

SECT	ION F VARIANCE(S) GRANTED	
F.1 A VARIANCE TO THE WALKER COUNT	Y SUBDIVISION REGULATIONS IS GR	ANTED AS FOLLOWS:
1		
1 to 2		
F.2 THE FOLLOWING CONDITIONS ARE A	TTACHED TO THE VARIANCE:	
and the second second	E, ACKNOWLEDGEMENT, AND CEI	RTIFICATIONS
SECTION G - NOTICE	NOTICE	
ALL DEVELOPMENT MUST BE IN STRICT COMPL STATED WITHIN THE APPLICATION OR DURIN RESULT IN THE IMMEDIATE SUSPENSION OR O VARIANCE MAY ALSO RESULT IN THE COMMISSION	G THE PRESENTATION TO COMMIS	JOI ATION OF THE CONDITIONS OF THIS
	WARNING	
THE APPLICANT ACKNOWLEDGES THAT HE/SH THREATEN THE PUBLIC OR ADJACENT PROPE	E IS RESPONSIBLE TO ENSURE THA RTIES AND COMPLIES WITH LOCAL,	STATE, AND FEDERAL REGULATIONS.
	DISCLAIMER	
THE COMMISSIONER'S COURT OF WALKER OF LIABLE FOR DAMAGES OR LOSS RESULTING RELIANCE UPON THE STATEMENTS AND EAPPLICATION AND PRESENTATION TO COMMISSIONERS.	VIDENCE SUPPLIED BY THE APPLISSIONERS COURT.	LICANT AND HIS/HER AGENTS IN THE
	il baraba adapandada	e that I have reviewed the provisions, notices,
I, warnings and disclaimers stated above and that I un	derstand them, agree with them and line	Date
Signature of Owner/Applicant	1 1 1	11/21/24
Kandul & lave, A	ON ON VARIANCE BY COMMISSION	NER'S COURT
After secretal consideration of the reason(s) for	the request of variance, the Comm	nissioner's Court of Walker County, 1940
has determined that it is within the scope of	of the variance procedures as out	tlined in the Walker County Subdivision
Regulations to this	request for variance.	Date
Commissioner's Court Signature	Printed Name	Date
Signature of Owner/Applicant acknowledging con-	ditions after court action.	Date
Signature of Owner/Applicant acknowledging con-	SINALIA SILAL AASIL SAALA	

11/21/24, 12:22 PM



STATE OF TEXAS WELL REPORT for Tracking #274967

Owner:

CHARLES & CAROLYN THOMPSON

2-9360

Address:

60-26-3

30° 37' 23" N

Well Location:

095° 45' 27" W Longitude:

Well County:

Walker

Elevation:

Owner Well #:

Grid #:

Latitude:

No Data

Type of Work: New Well

Proposed Use:

Domestic

Drilling Start Date: 12/21/2011

Drilling End Date: 12/23/2011

Diameter (in.)

Top Depth (ft.)

Bottom Depth (ft.)

Borehole:

7.25

0

300

Drilling Method:

Mud (Hydraulic) Rotary; 2-STRING

Borehole Completion:

CEMENTED

Top Depth (ft.)

Bottom Depth (ft.)

Description (number of sacks & material)

Annular Seal Data:

0

15

15

13

280

14

Seal Method: Positive Displacement

Distance to Property Line (ft.): No Data

Sealed By: Driller

Distance to Septic Field or other

concentrated contamination (ft.): No Data

Distance to Septic Tank (ft.): No Data

Method of Verification: No Data

Surface Completion:

Alternative Procedure Used

Water Level:

90 ft. below land surface on 2011-12-23

Measurement Method: Unknown

Packers:

4 X 2 1/2 TRI-SEAL 275 FT.

Type of Pump:

Submersible

Pump Depth (ft.): 160

Well Tests:

Estimated

Yield: 60-80 GPM

Strata Depth (ft.)

Water Type

Water Quality:

30

GROUND

Chemical Analysis Made: No

Did the driller knowingly penetrate any strata which

contained injurious constituents?:

Certification Data:

The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in

the report(s) being returned for completion and resubmittal.

Company Information:

AQUA STAR LLC

25143 FM 1488

MAGNOLIA, TX 77355

Driller Name:

GLEN R. BONDS

License Number: 50

No

50950

Comments:

No Data

Lithology: DESCRIPTION & COLOR OF FORMATION MATERIAL

Casing: BLANK PIPE & WELL SCREEN DATA

Top (ft.)	Bottom (ft.)	Description	Dia. (in.) New/Used Type Setting From/To (ft.)
0	45	CLAY	4 N PVC CASING 0-280 40
45	70	GRAVEL	2 1/2 N PVC LINER 275-280 40
70	105	CLAY	2 1/2 N PVC SCREEN 280-300 008
105	120	SAND	
120	270	CLAY	
270	300	SAND	

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

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Please include the report's Tracking Number on your written request.

Texas Department of Licensing and Regulation P.O. Box 12157 Austin, TX 78711 (512) 334-5540

STATE OF TEXAS WELL REPORT for Tracking #482375

Owner:

Janine Riggs

Address:



Well Location:

Well County:

Walker

Owner Well #:

No Data

Grid #:

60-18-9

Latitude:

30° 37' 40.86" N

Longitude:

095° 46' 15.33" W

Elevation:

No Data

Type of Work: New Well

Proposed Use:

Domestic

Drilling Start Date: 4/25/2018

Drilling End Date: 5/3/2018

Diameter (in.)

Top Depth (ft.)

Bottom Depth (ft.)

Borehole:

6.75

0

375

Drilling Method:

Mud (Hydraulic) Rotary

Borehole Completion:

two piece

Top Depth (ft.)

Bottom Depth (ft.)

Description (number of sacks & material)

Annular Seal Data:

0

20

Cement 2 Bags/Sacks

133

233

Cement 7 Bags/Sacks

Seal Method: Pressure

Sealed By: Driller

Distance to Property Line (ft.): No Data

Distance to Septic Field or other

concentrated contamination (ft.): No Data

Distance to Septic Tank (ft.): No Data

Method of Verification: No Data

Surface Completion:

Surface Sleeve Installed

Surface Completion by Driller

Water Level:

68 ft. below land surface on No Data

Packers:

Rubber at 213 ft.

Rubber at 214 ft.

Submersible

Pump Depth (ft.): 200

Type of Pump:

Yield: 50 GPM

Well Tests:

Jetted

Description (number of sacks & material)

Top Depth (ft.)

Bottom Depth (ft.)

Plug Information:

Cement

276

296

Water Type

Water Quality:

235 - 255

No Data

Chemical Analysis Made:

Did the driller knowingly penetrate any strata which

contained injurious constituents?

Certification Data:

The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in

the report(s) being returned for completion and resubmittal.

Company Information:

Holly Water Wells

2928 State Hwy 19 Huntsville, TX 77320

Driller Name:

Henry Lee

License Number:

No

No

2221

Comments:

No Data

DESCRIP	TION & COLO	Lithology: OR OF FORMATION MATERIAL		BLANK	Casing PIPE & WELL	: SCREEN	DATA	
Top (ft.)	Bottom (ft.)	Description	Dla (in.)	Туре	Material	Sch./Gage	Top (ft.)	Bottom (ft.)
0	2	top bit soil	4	Blank	New Plastic (PVC)		-1.5	233
2	7	brown clay			New			
7	22	sand	2.5	Blank	Galvanized		214	235
22	42	white clay & sand streaks			Steel New			
42	50	white clay	2.5	Screen	Stainless Steel	0.080	235	255
50	62	sand			Sieei			
62	102	sand & gravel						
102	122	coarse sand						
122	129	sand						
129	136	clay						
136	142	sand						
142	182	blue clay						
182	189	meally clay						
189	195	fine sand						
195	202	meally clay						
202	232	blue clay						
232	259	sand						
259	261	rock						

261	262	blue clay
262	302	meally clay
302	322	meally clay w/ sand
322	362	meally clay w/ sand streaks
362	375	sand
	262 302 322	262 302 302 322 322 362

100

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Texas Department of Licensing and Regulation P.O. Box 12157 Austin, TX 78711 (512) 334-5540

Owner:

Leslee Herle

Address:



Well County:

Walker

Owner Well #:

No Data

Grid #:

60-18-9

Latitude:

30° 37' 48.04" N

Longitude:

095° 45' 39.89" W

Elevation:

No Data

Type of Work:

New Well

Proposed Use:

Domestic

Drilling Start Date: 6/25/2024

Drilling End Date: 6/26/2024

Diameter (in.)

Top Depth (ft.)

Bottom Depth (ft.)

Borehole:

7.5

0

140

Drilling Method:

Mud (Hydraulic) Rotary

Borehole Completion:

Straight Wall

Top Depth (ft.)

Bottom Depth (ft.)

Description (number of sacks & material)

Annular Seal Data:

100

Cement 25 Bags/Sacks

Seal Method: Positive Displacement

Sealed By: Driller

Distance to Property Line (ft.): 80

Distance to Septic Field or other

concentrated contamination (ft.): No Data

Distance to Septic Tank (ft.): No Data

Method of Verification: TAPE MEASURE

Surface Completion:

Surface Sleeve Installed

Surface Completion by Driller

Water Level:

95 ft. below land surface on 2024-06-26

Measurement Method: Weighted Line

Packers:

No Data

Type of Pump:

Submersible

Well Tests:

Jetted

Yield: 60 GPM

Water Type

Water Quality:

25 - 120

GOOD

Chemical Analysis Made: No

Did the driller knowingly penetrate any strata which

contained injurious constituents?:

Certification Data:

The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information:

Ricky Bonds Water Wells

23421 Hargrave Rd. Hockley, TX 77447

Driller Name:

Ricky Bonds

License Number:

No

54880

Comments:

BBGCD: BWLK-5573 6/24/24

DESCRIPT	TON & COLO	Lithology: OR OF FORMATION MATERIAL		BLANK	Casing PIPE & WELL		DATA	
Top (ft.)	Bottom (ft.)	Description	Dla (in.)	Туре	Material	Sch./Gage	Top (ft.)	Bottom (ft.)
0	25	top soil, clay	4	Blank	New Plastic (PVC)	40	0	100
25	45	clay, sand			New Plastic			
45	65	sand	4	Screen	(PVC)	0.006	100	120
65	85	sand	4	Blank	New Plastic (PVC)	40	120	140
85	105	sand			()			
105	125	sand, clay						
125	140	clay						

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Texas Department of Licensing and Regulation P.O. Box 12157
Austin, TX 78711
(512) 334-5540

Owner:

Suzie Riley

Address:



Well Location:

Well County:

Walker

Owner Well #:

Grid #:

60-18-9

No Data

Latitude:

30° 37' 33.14" N

Longitude:

095° 46' 56.78" W

Elevation:

No Data

Type of Work: New Well

Proposed Use:

Domestic

Drilling Start Date: 1/11/2016

Drilling End Date: 3/7/2016

Diameter (in.)

Top Depth (ft.)

Bottom Depth (ft.)

Borehole:

6.75

0

355

Drilling Method:

Mud (Hydraulic) Rotary

Borehole Completion:

two piece

Top Depth (ft.)

Bottom Depth (ft.)

Description (number of sacks & material)

Annular Seal Data:

0

20

Cement 2 Bags/Sacks

230

330

Cement 7 Bags/Sacks

Seal Method: Pressure

Sealed By: Driller

Distance to Property Line (ft.): 50

Distance to Septic Field or other

concentrated contamination (ft.): 150

Distance to Septic Tank (ft.): 150

Method of Verification: No Data

Surface Completion:

Surface Sleeve Installed

Surface Completion by Driller

Water Level:

No Data

Packers:

Rubber at 303 ft.

Rubber at 304 ft.

Type of Pump:

Submersible

Pump Depth (ft.): 200

Well Tests:

Jetted

Yield: 30 GPM

Water Type

Water Quality:

330 - 350

No Data

Chemical Analysis Made: No

Did the driller knowingly penetrate any strata which

contained injurious constituents?:

Certification Data:

The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: H

Holly Water Wells

2928 State Hwy 19 Huntsville, TX 77320

Driller Name:

Henry Lee

License Number:

No

2221

Comments:

No Data

DESCRIPT	ION & COLO	Lithology: OR OF FORMATION MATERIAL		BLANK	Casing PIPE & WELL		DATA	
Top (ft.)	Bottom (ft.)	Description	Dla (in.)	Туре	Material	Sch./Gage	Top (ft.)	Bottom (ft.)
0	2	top bit soil	4	Blank	New Plastic (PVC)		-1.5	330
2	10	sand			New			
10	22	white clay	2.5	Blank	Galvanized Steel		304	330
22	32	sand streaks			New Rod			
32	36	white clay	2.5	Screen	Base Stainless	0.1	330	350
36	42	blue clay			Steel			
42	56	sand & gravel						
56	62	clay						
62	162	blue clay						
162	202	blue & meally clay						
202	262	meally clay						
262	282	blue clay						
282	302	blue & meally clay						
302	355	sand						

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Texas Department of Licensing and Regulation P.O. Box 12157 Austin, TX 78711 (512) 334-5540

Owner:

Sandy Leman

Address:



Well County:

Walker

Owner Well #:

No Data

Grid #:

60-18-9

Latitude:

30° 37' 35.05" N

Longitude:

095° 45' 32.95" W

Elevation:

No Data

Type of Work: New Well

Proposed Use:

Domestic

Drilling Start Date: 5/15/2021

Drilling End Date: 6/15/2021

Diameter (in.)

Top Depth (ft.)

Bottom Depth (ft.)

Borehole:

7.875

0

110

Drilling Method:

Mud (Hydraulic) Rotary

Borehole Completion

Straight Wall

Top Depth (ft.)

Bottom Depth (ft.)

Description (number of sacks & material)

Annular Seal Data:

0

10

Cement 7 Bags/Sacks

Seal Method: Gravity

Sealed By: Driller

Distance to Property Line (ft.): 300

Distance to Septic Field or other

concentrated contamination (ft.): 500

Distance to Septic Tank (ft.): 500

Method of Verification: No Data

Surface Completion:

Surface Sleeve Installed

Surface Completion by Driller

Water Level:

46 ft. below land surface on 2021-06-15

Measurement Method: Sonic/Radar

Packers:

No Data

Type of Pump:

Submersible

Pump Depth (ft.): 105

Well Tests:

Jetted

Yield: 15 GPM

Water Type

Water Quality:

40 - 108

good

Chemical Analysis Made:

Did the driller knowingly penetrate any strata which

contained injurious constituents?: No

Certification Data:

The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information:

Frontier Water Well Drilling and Service

PO Box 631

Utopia, TX 78884

Driller Name:

Jered Nickels

License Number:

No

60429

Apprentice Name:

Arthur Leman

Comments:

Homeowner to install submersible pump.

DESCRIPT	ION & COL	Lithology: OR OF FORMATION MATERIAL		BLANK	Casing PIPE & WELL		DATA	
Top (ft.)	Bottom (ft.)	Description	Dla (in.)	Туре	Material	Sch./Gage	Top (ft-)	Bottom (ft.)
0	3	Top soil	4		New Plastic	40		
3	20	clay	4		(PVC)	40	0	80
20	25	sand	4	Screen	New Plastic (PVC)	40 0.010	80	100
25	40	clay	4		New Plastic	40	100	110
40	108	sand	•		(PVC)	40	100	110
108	110	clay						

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Texas Department of Licensing and Regulation P.O. Box 12157 Austin, TX 78711 (512) 334-5540

Owner:

WILL AUTREY

Grid #:

1

Address:

60-26-3

Well Location:

Well County:

Latitude:

Owner Well #:

30° 37' 28.2" N

Longitude:

095° 46' 02.64" W

Elevation:

No Data

Type of Work:

Walker

New Well

Proposed Use:

Domestic

Drilling Start Date: 2/21/2022

Drilling End Date: 2/23/2022

Diameter (in.)

Top Depth (ft.)

Bottom Depth (ft.)

Borehole:

6.75

0

305

Drilling Method:

Mud (Hydraulic) Rotary

Borehole Completion:

Screened

Top Depth (ft.)

Bottom Depth (ft.)

Description (number of sacks & material)

Annular Seal Data:

0

20

Cement 2 Bags/Sacks

185

285

Cement 5 Bags/Sacks

Seal Method: Pumped

Sealed By: Driller

Distance to Property Line (ft.): 300+

Distance to Septic Field or other

concentrated contamination (ft.): 150+

Distance to Septic Tank (ft.): 150+

Method of Verification: No Data

Surface Completion:

Surface Sleeve Installed

Surface Completion by Driller

Water Level:

120 ft. below land surface on 2022-02-23

Measurement Method: Sonic/Radar

Packers:

K-Packer at 280 ft.

Type of Pump:

Submersible

Pump Depth (ft.): 220

Well Tests:

Jetted

Yield: 25 GPM with 40 ft. drawdown after 3 hours

Water Type

Water Quality:

285 - 305

GOOD

Chemical Analysis Made:

No

Did the driller knowingly penetrate any strata which

contained injurious constituents?:

No

Certification Data:

The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information:

McCarty Drilling, LLC

25 Terry Rd

Huntsville, TX 7740

Driller Name:

ROBERT L. MCCARTY

License Number:

Casing:

59439

Comments:

No Data

Lithology:

0	3	SAND			New Plastic		
Top (ft.)	Bottom (ft.)	Description	Dla (in.)	Туре	Material	Sch./Gage	Top (ft.)
DESCRIP1	TION & COL	OR OF FORMATION MATERIAL		BLANK	PIPE & WELL	SCREEN	DATA

Тор	(ft.)	Bottom (ft.)	Description	Dla (in.)	Туре	Material	Sch./Gage	Top (ft.)	Bottom (ft.)
	0	3	SAND	4	Blank	New Plastic	40	-1.5	285
;	3	17	CLAY			(PVC)			
1	7	104	SAND	2.5	Blank	New Plastic (PVC)	40	280	285
10	04	160	SHALE	2.5	Screen	New Plastic (PVC)	40 0.008	285	305
10	60	220	SHALE W/SAND			()			
22	20	260	SHALE						
20	60	284	SAND W/SALE						
28	34	305	SAND #8						

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Texas Department of Licensing and Regulation P.O. Box 12157 Austin, TX 78711 (512) 334-5540

Owner:

Issac Addison

Grid #:

Latitude:

1

Address:

Owner Well #:

60-18-9

Well Location:



30° 37' 32.52" N 095° 45' 35.73" W

Longitude:

Well County:

Walker

Elevation:

No Data

Type of Work:

New Well

Proposed Use:

Domestic

Drilling Start Date: 10/9/2024

Drilling End Date: 10/10/2024

Diameter (in.)

Top Depth (ft.)

Bottom Depth (ft.)

Borehole:

7.875

0

308

Drilling Method:

Mud (Hydraulic) Rotary

Borehole Completion:

Filter Packed; Screened

Top Depth (ft.)

Bottom Depth (ft.)

Filter Material

Size

Filter Pack Intervals:

275

Gravel

12-20

308

Annular Seal Data:

Top Depth (ft.) 0

Bottom Depth (ft.) 10

Description (number of sacks & material) Concrete 8 Bags/Sacks

225

275

Cement 8 Bags/Sacks

Seal Method: Pressure

Sealed By: Driller

Distance to Septic Field or other

Variance Number: No

concentrated contamination (ft.): 100

Distance to Property Line (ft.): 50

Distance to Septic Tank (ft.): 100

Method of Verification: Owner Verified

Surface Completion:

Surface Sleeve Installed

Surface Completion by Driller

Water Level:

108 ft. below land surface on 2024-10-17

Measurement Method: Sonic/Radar

Packers:

K-Packer at 265 ft.

K-Packer at 265.5 ft.

Type of Pump:

Submersible

Pump Depth (ft.): 258

Well Tests:

Jetted

Yield: 10 GPM with 112 ft. drawdown after 2 hours

Water Type

Water Quality:

275 - 308

Good

Chemical Analysis Made: No

Did the driller knowingly penetrate any strata which

contained injurious constituents?:

Certification Data:

The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information:

J & S Drilling, LLC

616 N. McIver St

Madisonville, TX 77864

Driller Name:

John Snook

License Number: 5

No

59075

Comments:

No Data

Lithology: DESCRIPTION & COLOR OF FORMATION MATERIAL			Casing: BLANK PIPE & WELL SCREEN DATA						
Top (ft.)	Bottom (ft.)	Description	Dla (in.)	Туре	Material	Sch./Gage	Top (ft.)	Bottom (ft.)	
0	40	Shale	4.5	Blank	New Plastic	SDR-17	-2	275	
40	200	Sandy Shale			(PVC)	ODIC-11	-2	213	
200	220	Shale	2.5	Riser	New Galvanized	40	266	287	
220	275	Sandy Shale			Steel				
275	308	Sand	2.5	Screen	New Pipe Base Stainless Steel	0.080	287	308	

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Texas Department of Licensing and Regulation P.O. Box 12157 Austin, TX 78711 (512) 334-5540

Owner:

Jimmy Love

Address:



Well Location:

Well County:

Grimes

Owner Well #:

No Data

Grid #:

60-18-9

Latitude:

30° 37' 37" N

Longitude:

095° 45' 04" W

Elevation:

No Data

Type of Work: Replacement

Proposed Use:

Domestic

Drilling Start Date: 2/27/2004

Drilling End Date: 2/27/2004

Diameter (in.)

Top Depth (ft.)

Bottom Depth (ft.)

Borehole:

7.75

0

142

Drilling Method:

Mud (Hydraulic) Rotary

Borehole Completion:

Straight Wall

Top Depth (ft.)

Bottom Depth (ft.)

Description (number of sacks & material)

Annular Seal Data:

0

122

14 Sacks Cement

Seal Method: Pressure Tremmie Pipe

Distance to Property Line (ft.): 50+ Distance to Septic Field or other

Sealed By: Driller

concentrated contamination (ft.): 100+

Distance to Septic Tank (ft.): No Data

Method of Verification: Measured

Surface Completion:

Surface Sleeve Installed

Water Level:

48 ft. below land surface on 2004-02-27

Measurement Method: Unknown

Packers:

Formation 120'

Type of Pump:

Submersible

Pump Depth (ft.): 100

Well Tests:

Jetted

Yield: 100 GPM with 1 ft. drawdown after 1 hours

Water Type

Water Quality:

122

Good

Chemical Analysis Made:

Did the driller knowingly penetrate any strata which

contained injurious constituents?: No

Certification Data:

The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information:

Ballard Water Well

P. O. Box 970 Willis, TX 77378

Driller Name:

Sam Ballard

License Number: 54

No

54411

Apprentice Name:

Anthony Stagg

Apprentice Number:

1818

Comments:

No Data

Lithology: DESCRIPTION & COLOR OF FORMATION MATERIAL

Casing: BLANK PIPE & WELL SCREEN DATA

Top (ft.)	Bottom (ft.)	Description	Dia. (in.) New/Used Type Setting From/To (ft.)
0	10	Clay	4" New Casing 0-122 Sch 40
10	39	Sand	4" New Slotted PVC Screen 122-142 .012
39	44	Clay	
44	134	Sand	
134	135	Clay	
135	142	Sand .012	

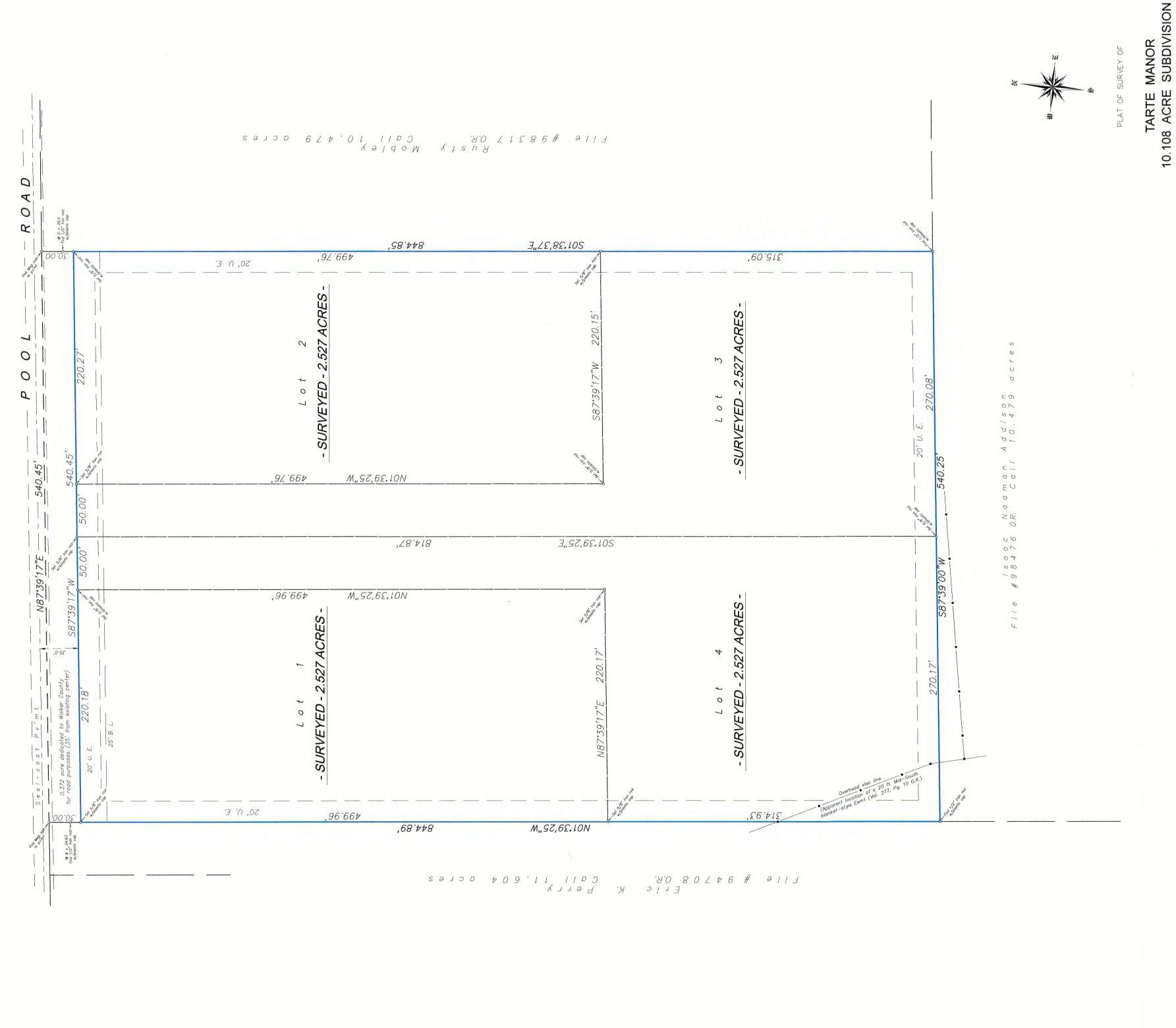
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Texas Department of Licensing and Regulation P.O. Box 12157
Austin, TX 78711
(512) 334-5540

W. Herle Call 22.0018



SHEET

J. A. McGARY SU Walker County, ⁻

TARTE BUSNESS, LLC, sole owner of the certain tract of land shown hereon and	described in Document recorded under Instrument #97546, Official Records of Walker	Walker County, Texas, do hereby state that there are no lien holders on this 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 easements and public places shown hereon for such public purposes	as Walker County may deem appropriate and do hereby state that all easements as	shown on this plat are free of liens or this dedication is approved by a lienholder.	This subdivision is to be known as the TARTE MANOR 10.108 ACRE SUBDIVISION.	

Walker County, Texas, do hereby state that there are no lien holders on this 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 easements and public places shown hereon for such public purposes
as Walker County may deem appropriate and do hereby state that all easements as
shown on this plat are free of liens or this dedication is approved by a lienholder.
This subdivision is to be known as the TARTE MANOR 10.108 ACRE SUBDIVISION.
TO CERTIFY WHICH, WITNESS by my hand this day of,, 20

vood Lane , Texas 77356 TARTE BUSINESS, L.L.C. Reina Tarte 20832 Dogwood Lane Montgomery, Texas 7735

STATE OF TEXAS COUNTY OF

BEFORE ME, the

ORE ME, the undersigned authority, on this day personally appeared scribed to the aforegoing instrument and acknowledged to me that the same for the purposes and consideration therein expressed. name is subs he executed

WITNESS MY HAND AND SEAL OF OFFICE, this

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 under that the Owner(s) of the tract of land covered by this plat or a designated propert owner's association must install and maintain at their own expence all roads, storm management controls, traffic control devices, and signage that may be required untitime, if and, said infrasture in the subdivision have been accepted for public mainta

If any portion of the original parent tract being subdivided as a Minor Subdivision is further subdivided so that the total number of daughter tracts created from the original parent trac exceeds 4, then all new lots created must be addressed by the re—plat application's engineer plans, including detention for all new lots created by the replat.

By authority of Section 3.74 of the Walker County Subdivision Regulations, this minor phas been approved by the Director of Planning and Development and/or the County Enot Walker County, Texas. This approval is based upon the representations of the devel developer's agent, engineer, sanitarian, and/or surveyor whose seal(s) and/or signatures affixed hereto. This certification is made solely upon such representations and should relied upon for verifications of the facts alleged. Walker County disclaims any responsil any member of the public for independent verification of the representations, factual or contained in this plat and the documents associated with it.

County Engineer Director of Planning and Development

a notary public on this day pers nning and Dev _, Director of Plar

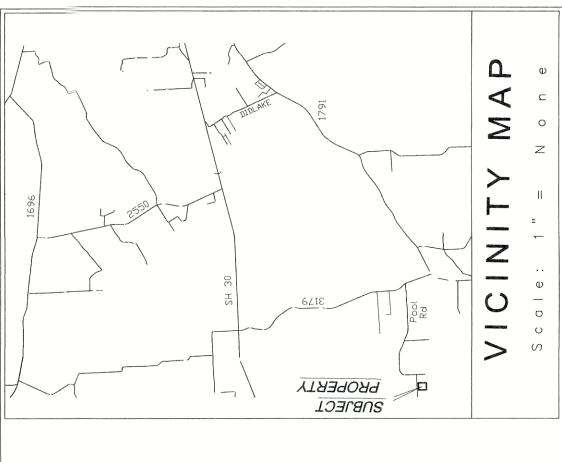
the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

my hand and seal of office this

Based upon a review of the plat and plans as represented by the said E Surveyor, I, the below signed design/review professional, being qualified to determination under Texas law, find that this plat complies with the requester County On-Site Sewage Facility Regulations, and Title 30 of the Administrative Code, Chapter 285, including but not limited to the suitab proposed lots to accommodate on-site facilities within the proposed developments all of the requirements of Title 30, 285 TAC and any applicate orders. I also agree that Walker County, its agents and assigns, bear not any memeber of the public for independent verification of the representational or otherwise, contained in this plat and the documents associated

tify n and egistered Professional Land Surveyor, do hereby cer a survey made on the ground under my supervisior apparent easements are shown hereon. I, JOE A. FULLER, R. that this plat represents that all monuments and o





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.

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

All owners of lots within the subdivision shall have the responsibility with the Walker County Subdivision Regulations' policies on drainage the development of impervious areas created through the development for residential, commercial, or recreational use. It is the responsition owners to comply with any regulations or limitations noted, and pay Walker County for development do not act as a waiver or variance responsibility to provide for excess runoff and drainage created by development. If detention of water is necessary in order to compostate or federal regulations, including but not limited to the Walke Regulations then the owner may be able to accomplish compliance through creating detention on a single lot, mulitiple lots, or the edepending on the circumstances involved and depending on the ow the cooperation of other owners in the subdivision. A copy of an

STATE OF TEXAS COUNTY OF WALKER

recorded this the day of i, Kari French, Clerk of the Couforegoing instrument, with its coffice on the _____ day of _M, and duly

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 writtten.

Kari French, County Clerk of Walker County, Texas

PLAT OF SURVEY OF

TARTE MANOR 10.108 ACRE SUBDIVISION

In the J. A. McGARY SURVEY, Walker County, Texas

August, 2024

Scale: 1" = 60 Feet

L E R o n d A S S O C I A T E S
0. Box 1783 FIRM #10122400
H u n t s v i I I e , T e x o s

ARTE Business Div 10.4790c-MP \2024\ F U L L P.O. H

SHEET 2 of

WALKER COUNTY PLAT APPLICATION

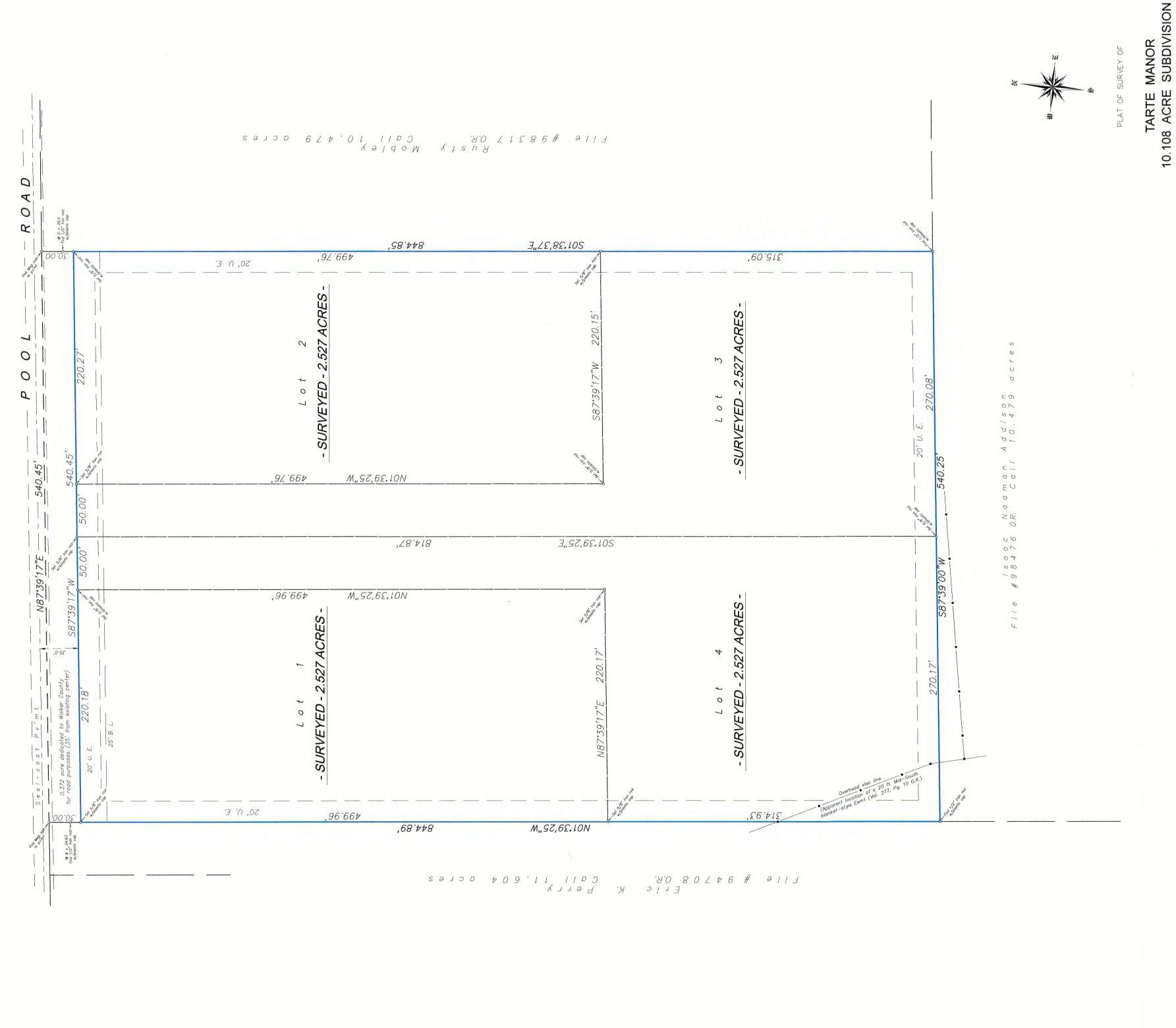
If any section is not applicable to the proposed development project please mark that section "NA" All references to the Walker County Subdivision Regulations will be abbreviated WCSR in this document.

SECTION A - OWN	ER / APPLICANT INFORMATION	FOR COUNTY USE ONLY
A1. Property Owner's Last Name	A2. Property Owner's First Name	Application Number:
Tarte Business LLC		P-2024-032
arte busilless LLO		Date of Submittal:
A3. Mailing Address		10-9-24
		10-7-21
		Precinct Number:
	State	ZIP Code
City	State	
A4. Primary Telephone Number	A5. Alternate Phone Number	
	A7. Name of Lienholder (If no lienh	older mark "None")
A6. Email Address	A7. Name of Liennolder (If no lient	nam rem /
	SECTION B - PROFESSIONAL SERVICE	S
Owner shall provide the flattles of the Front	nation of an Authorized Representative on the	e application the Owner/Applicant agrees that the the submitted application on behalf of the owner
the Plat Application. By including the infor-	nit receive, and make any decisions related to	the submitted application on behalf of the owner bmit this retraction in writing to the Planning ar
individual is given authority to sign for such	t this authority, the Owner/Applicant shall su	bmit this retraction in writing to the Planning and related to the project will be submitted to the
Dayslopment Office If no Authorized Rep	presentative is named then all communication	ns related to the project will be submitted to tr pprovals, and conditions are authorized to be se
Oumar/Applicant All correspondence, inclu	dill but not infinced to noceed, -pp	pprovals, and conditions are authorized to be se
to any listed Mailing Address of Electronic N	iaii account.	
B1. Name of Registered Professional Land Surveyor (R.P.L.S.)	A Company of the Comp	
Joe Fuller	9366622934	
B3. Email of R.P.L.S.	B4. Mailing Address of R.P.L.S.	
fullerandassoc@sbcglobal.net	1923 Fairway Drive	
idilerandassoo & abagias ae	Huntsville, Tx 77340	
TD street and Engineer	B6. Phone Number of P.E.	
B5. Name of Professional Engineer	BG. 1 //B/IG 112/1/2012	
B7. Email of P.E.	B7. Mailing Address of P.E.	
B9. Name of Authorized Representative	B10. Phone Number of Authorized	Representative.
REINA TARTE	B12. Mailing Address of Authorize	d Representative.
B11. Email of Authorized Representative	B IZ. IMailing Address of Addionize	
	The state of the s	1

		A DELIE	ACT PROPERTY INCORA	CION			
Informa	SECTION C - F ation for the tract of	PARENT TE r tracts of la	RACT PROPERTY INFORMAND THAT ARE THE SUBJECT OF THE	plat application	on .		812
C1. Is the property located within the					*Yes	V	No
*If the answer to C1 is "Yes" then th							64
C2. Is the property within two miles					*Yes	V	No
*If the answer to C2 is "Yes" then th				City of Huntsv	ille.		
C3. Is the property within 1/2 mile of					Yes	V	No
The Abstract, Tract #, and Survey N from the Walker County Appraisal L property is in a platted subdivision it mark these sections "NA"	lame are generally District, the Apprais tems B10 – B13 m	included in sal District I ust be filled	the property description on the Map or the most recent prope out using information from the	e deed, the Go rty tax stateme e property deed	eographic ent issued d, if not in	a platted subdi	vision
C4. Property Acreage C5 Apprais	sal Geographic ID	# C6. S	urvey Name			C7. Abstract #	-
10.108 0369-4	140-0-006	10	J.A. McGA			A-369	_
	ection C8 – C11 ar	e for Amen	ding Plat and Replat Applicat C9. Lot #s	C11. Secti	on#		
C8. Subdivision Name			C10. Block				
C12. Deed Record Filing Information set with an "X") If more than one tra	on for Parent Tract act please indicate	(s) (WCDF multiple de	R and WCOPR are the record eeds.	sets of the Co	ounty Clerk	c - Mark the rec	ord
Volume / Document #	Page		Walker County Deed Recor	rds (WCDR) (0	Generally i	pefore 1986)	
INST. 97546		X	Walker County Official Pub	lic Records (W	(COPR)		
Volume / Document #	Page		Walker County Deed Reco	rds (WCDR) (0	Generally	before 1986)	
			Walker County Official Pub	lic Records (V	VCOPR)		
Volume / Document #	Page		Walker County Deed Reco	rds (WCDR) (0	Generally I	before 1986	
			Walker County Official Pul	olic Records (V	WCOPR)		
Volume / Document #	Page		Walker County Deed Reco	rds (WCDR) (Generally	before 1986	
		3	Walker County Official Pul	blic Records (\	WCOPR)		
Places	SEC	TION D -	APPLICATION TYPE ype from the list below and m	ark with an "X"	9		
			lat applications including improve				
			for minor subdivisions with no pro				
D3 Re-Plat / Amending	g Plat Application	(This applic	cation is required to alter or amer	nd a previously p	latted subd	livision)	
D4 Exception Applicat	tion (This application	n is required	in order to obtain approval for su	bdivisions excep	oted from th	e WCSR.)	
The request for a guidance review be requested by the owner/application is outside the standard awaiting the results of this review. Guidance Review will cease, and the released as part of the guidance re-	is only allowable is ant below and authorized treview timelines, If at any time do the incomplete resulview are not to be	f an applica norized by thowever the uring the Co	e applicant/ owner may proceduidance Review process a	The guidance of submitted consists of the submitted appropriate ap	a complete	e application w submitted the	vithou en the ment
in their efforts to comply with the re	egulations. reby voluntarily ma	ike a reque		Yes, a re	view is	No, a rev	iew i
of the application if the application is	found to be incom	plete.	1	Tednes	Jieu	Thorroda	20100

G1. Will the proposed subdivision utilize a public water system? G2. Will the proposed subdivision utilize individual on-site sewage facilities? G3. Will the proposed subdivision include the construction of road, drainage, or other improvements regulated by the WCSR? 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?		S _L _ (ION	F - SUBDIVISION APPL	ICATION DET LS	the Subdivision)		
Tarte Manor SECTION G – ENGINEERING AND PROPOSED IMPROVEMENTS G1. Will the proposed subdivision utilize a public water system? G2. Will the proposed subdivision utilize a midvidual on-site sewage facilities? G3. Will the proposed subdivision utilize individual on-site sewage facilities? G3. Will the proposed subdivision include the construction of road, drainage, or other improvements regulated by the WCSR? 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? G6. Will the proposed subdivision access from or across a Texas Department of Transportation system road? G7. If the below signed individual, ern the legal owner or legal representative of the owner of the property described in this application, and the property of the control of the property described in the specification is a true and correct under penalty of law. The below signature furth represents my understanding, agreement, and acceptance of the following lams: G7. In the below signature furth representative of the owner of the property described in the application for the purpose of inspection and regulation related to this application and the application and the application for the purpose of inspection and regulation related to this application and the application in the application of the purpose of inspection and regulation related to this application in the application in the application and acceptance of this application in the application and acceptance of this application in the application in the application and acceptance of this application in the application in the application and acceptance of this application in the application in the application is an interest application in the application in the application is an interest application in the application i			all include any Reserve or R	emainders Created by	e of Subdivision		
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G3. Will the proposed subdivision include the construction of road, drainage, or other improvements regulated by the Ves* Venewards. 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? 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 is a true and correct under penalty of law. The below signature further presents my understanding, sgreement, 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 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 application at the proposed construction will be application and the application feet for 10 business days of the original submittal of the applications will always the regulations, or response short the initial application may result in a fee increase to the original applications and the application feet original applications and the application feet original applications are submitted. 3. 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 paplication and approva	G2 Will the proposed	subdivision utilize individua	al on-site sewage facilities?			Yes	No
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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 submitted in 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 laso recognizes that additional resubmittals, applications, or responses after the initial application with 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 are made subject to the minimum requirements of the Walker County Subdivision Regulations or other State of 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. 5. If no direct variance 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 revisi	application for	· the purpose of inspection a d understand the requireme	and regulation related to this nts of the Walker County Su	s application and the ap	phodbio regulation		
proposed construction will be approved for installation. This application fee application fee. This includes that no refund after the original submitted in 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 filling must be made in writing prior to any subdivision of property or filling 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 or other State of Federal requirements of the Walker County Subdivision Regulations or other State of 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. 5. 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. Therefore, 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,	to comply with	all the requirements therei	n. liestien by Wolker Cou	nty in no way shall be	construed as a qua	rantee th	at the
application and approval of the plat for filing must be made in writing pilot 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 of 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 on Environmental Quality. Texas Historical Commission, United States Fish and Wildlife (Endangered Species). 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. Printed Name Printe	after the origin shall be given resubmittals, a	nal submittal of the application for applications submitted applications, or responses a ase in the fee must be paid.	incomplete or applications inter the initial application may when the additional submit	withdrawn. The applicant withdrawn. The applicant result in a fee increased is submitted.	cant also recognizes se to the original appl	that add lication fe	litional e, and
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 Annette Clowers OLIVI Notary Public, State of Texas History In 24876036 Notary ID 124876036	application an understand th County Subdi	nd approval of the plat for file that any approvals made relations.	ated to this application are	made subject to the m	inimum requirement	s of the V	Valker
lots, length of road centerline, and the quantity or revisions, replacement 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 Rand 4 Printed Name Notary Public, State of Texas of	approval und	ler this application shall to ant is still fully responsible for	or compliance with said reg	ulations.	o war aloos loga.		
liabilities, expressly including alleged negligence, or for any damages to properly of period of 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 Printed Name Printed Name Rand 4 Figure 10 Figure 20 Figure 30 Figure 30	lots, length of charged at the	road centerline, and the que e original submittal may incl increase in the fee must be	rease during the application paid as part of any submitt	n timeline if any of these al of a revision, replace	e variables change o ment, or response to	r are calc an applic	culated cation.
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 Printed Name Randal Latte ANNETTE CLOWERS OLIVI Notary Public, State of Texas Public, State of Texas Valve Annette Clowers OLIVI Notary Public, State of Texas Valve 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.	liabilities, exp construction, application.	pressly including alleged non development, design, or re I understand that I and my provements to local, State,	egligence, or for any dam view related to this applica agents are completely an and Federal Standards.	tion or occurring under d wholly responsible for	any permit issued in or the design and co	n relation enstruction	to this
Signature Date Completed Name Reported Name ANNETTE CLOWERS OLIVIA Notary Public, State of Telestation 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.	404 of the Fe	deral Water Pollution Contractal Quality Texas Historic	cal Commission, United St	ates Fish and Wildlife (btained.	Endangered Species		
THE STATE OF S COUNTY OF ANNETTE CLOWERS OLIVI Notary Public, State of Texas a notary public on this day personally appeared 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.		~1	Date	Printe	ed Name	7 1	2
Before me a notary public on this day personally appeared 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.	Kundall f.	lave	1 1/01	Kgi	104111-1	af /	
Before me a notary public on this day personally appeared 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.	THE STATE OF	TEXAS S	OUNTY OF	6	ANNETT	E CLOWEP	S OLIVIER
to me) to be the person whose name is subscribed to the longoing instrument and downwards to me that he executed the same for purposes and consideration there in expressed.	0.	Tot			Notary P	ublic, Stat Expires 04	te of Texa 4-28-2028
Given under my hand and seal of officer this 9th Day of 0ct 2024	to me that he execut	son whose name is subscribed the same for purposes a	ped to the forgoing instrument on side and consideration there in example.	ent and acknowledged kpressed.	Nota	ry 10 1248	5/0036
1 14.1	Given under my hand	d and seal of officer this	Th Day of Oct	_,20 <u>2</u> 4	B	1	

W. Herle Call 22.0018



SHEET

J. A. McGARY SU Walker County, ⁻

TARTE BUSNESS, LLC, sole owner of the certain tract of land shown hereon and	described in Document recorded under Instrument #97546, Official Records of Walker	Walker County, Texas, do hereby state that there are no lien holders on this 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 easements and public places shown hereon for such public purposes	as Walker County may deem appropriate and do hereby state that all easements as	shown on this plat are free of liens or this dedication is approved by a lienholder.	This subdivision is to be known as the TARTE MANOR 10.108 ACRE SUBDIVISION.	

Walker County, Texas, do hereby state that there are no lien holders on this 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 easements and public places shown hereon for such public purposes
as Walker County may deem appropriate and do hereby state that all easements as
shown on this plat are free of liens or this dedication is approved by a lienholder.
This subdivision is to be known as the TARTE MANOR 10.108 ACRE SUBDIVISION.
TO CERTIFY WHICH, WITNESS by my hand this day of,, 20

vood Lane , Texas 77356 TARTE BUSINESS, L.L.C. Reina Tarte 20832 Dogwood Lane Montgomery, Texas 7735

STATE OF TEXAS COUNTY OF

BEFORE ME, the

ORE ME, the undersigned authority, on this day personally appeared scribed to the aforegoing instrument and acknowledged to me that the same for the purposes and consideration therein expressed. name is subs he executed

WITNESS MY HAND AND SEAL OF OFFICE, this

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 under that the Owner(s) of the tract of land covered by this plat or a designated propert owner's association must install and maintain at their own expence all roads, storm management controls, traffic control devices, and signage that may be required untitime, if and, said infrasture in the subdivision have been accepted for public mainta

If any portion of the original parent tract being subdivided as a Minor Subdivision is further subdivided so that the total number of daughter tracts created from the original parent trac exceeds 4, then all new lots created must be addressed by the re—plat application's engineer plans, including detention for all new lots created by the replat.

By authority of Section 3.74 of the Walker County Subdivision Regulations, this minor phas been approved by the Director of Planning and Development and/or the County Enot Walker County, Texas. This approval is based upon the representations of the devel developer's agent, engineer, sanitarian, and/or surveyor whose seal(s) and/or signatures affixed hereto. This certification is made solely upon such representations and should relied upon for verifications of the facts alleged. Walker County disclaims any responsil any member of the public for independent verification of the representations, factual or contained in this plat and the documents associated with it.

County Engineer Director of Planning and Development

a notary public on this day pers nning and Dev _, Director of Plar

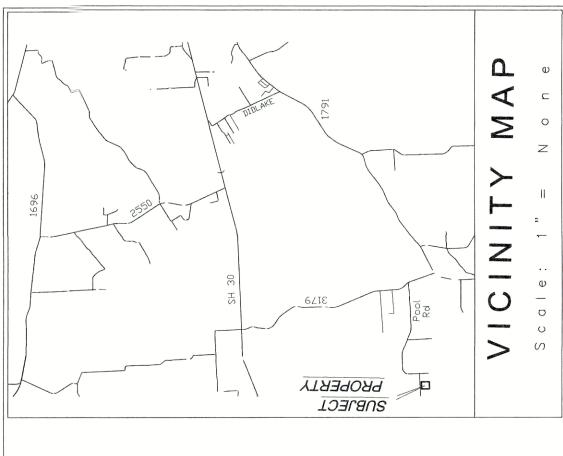
the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

my hand and seal of office this

Based upon a review of the plat and plans as represented by the said E Surveyor, I, the below signed design/review professional, being qualified to determination under Texas law, find that this plat complies with the requester County On-Site Sewage Facility Regulations, and Title 30 of the Administrative Code, Chapter 285, including but not limited to the suitab proposed lots to accommodate on-site facilities within the proposed developments all of the requirements of Title 30, 285 TAC and any applicate orders. I also agree that Walker County, its agents and assigns, bear not any memeber of the public for independent verification of the representational or otherwise, contained in this plat and the documents associated

tify n and egistered Professional Land Surveyor, do hereby cer a survey made on the ground under my supervisior apparent easements are shown hereon. I, JOE A. FULLER, R. that this plat represents that all monuments and o





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.

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

All owners of lots within the subdivision shall have the responsibility with the Walker County Subdivision Regulations' policies on drainage the development of impervious areas created through the development for residential, commercial, or recreational use. It is the responsition owners to comply with any regulations or limitations noted, and pay Walker County for development do not act as a waiver or variance responsibility to provide for excess runoff and drainage created by development. If detention of water is necessary in order to compostate or federal regulations, including but not limited to the Walke Regulations then the owner may be able to accomplish compliance through creating detention on a single lot, mulitiple lots, or the edepending on the circumstances involved and depending on the ow the cooperation of other owners in the subdivision. A copy of an

STATE OF TEXAS COUNTY OF WALKER

recorded this the day of i, Kari French, Clerk of the Couforegoing instrument, with its coffice on the _____ day of _M, and duly

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 writtten.

Kari French, County Clerk of Walker County, Texas

PLAT OF SURVEY OF

TARTE MANOR 10.108 ACRE SUBDIVISION

August, 2024

In the J. A. McGARY SURVEY, Walker County, Texas

Scale: 1" = 60 Feet

L E R o n d A S S O C I A T E S
0. Box 1783 FIRM #10122400
H u n t s v i I I e , T e x o s

ARTE Business Div 10.4790c-MP \2024\ F U L L P.O. H

SHEET 2 of

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.

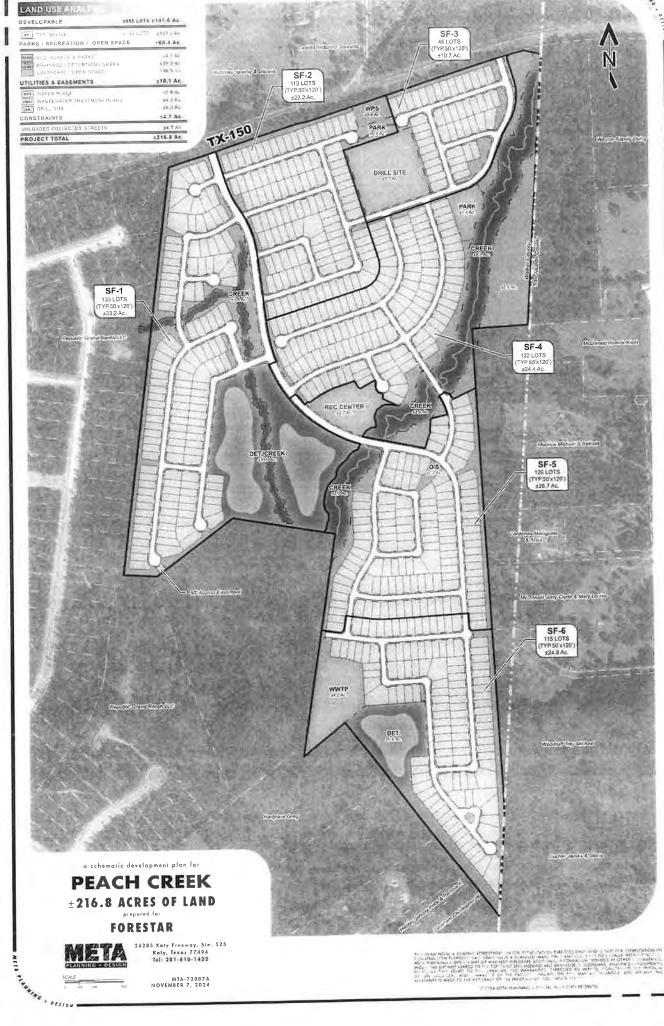
If any section is not applicable to the proposed development project please mark that section "NA"

If any section is not applicable to the pro-	ORMATION	FOR COON	IT USE ONET
A1. Property Owner's Name		Application 1	Number:
Forestar (USA) Real Estate C	Proup. Inc.		
-orestar (USA) Hear Estate C		Date of Sub	mittal:
A2. Property Owner's Street Address			
		11/12/	2024
	State	ZIP Code	
City			
		Newholi	
A3. Property Owner's Email Address	A4. Property Owner's Te	lephone Number	
	Jumbors Legal Description, etc.)		
A5. Property Description of Parent Tract (Lot and Block No. 1997) Being 216.78 acres of land, situated in the JOS.	SE MARIA DE LA GARZA G	RANT, Abstrac	t No. 22, Walker
Being 216.78 acres of land, situated in the JOS County, Texas and being all of the portion of la	and in Walker County of a cal	lled 238.118 ac	ere tract of of land
County, Texas and being all of the portion of la described in a deed dated April 28, 2020 from	Godwin LLC and Joseph E.	Adams, III to Jo	oseph E. Adams, III
described in a deed dated April 28, 2020 from and Heather Adams recorded under Instrument (1982). Official F	nt No. 56813, Official Record	s, Walker Cour	ity, Texas (WOOT)
and Heather Adams recorded under Instrumei and under Document No. 20204698, Official F	Public Records, San Jacinto C	Jounty, Texas	33001 11).
	TION FOR PROPOSED SUBDI	VISION TRACT	
SECTION B – INFORMA (For projects involving multiple map panels an addit	ional sheet may be listed below o	or included in an	additional attachment
	B2. Tax ID Number(s) of Parent	Tract	DO: 200
B1. Survey and Abstract JOSE MARIA DE LA GARZA GRANT,	Property ID: 12323		20204698
Abstract No. 22, Walker County, Texasd	Owner ID: 837588		
B4. Existing or Proposed Name of Subdivision	B5. Is the application for a division	n of a lot in an Existi	ng Platted
Peach Creek	Subdivision? (Yes/No)		
Feach Orean	No		
THE ABOVE NAMED APPLICANT DOES HEREBY MA	KE AN APPEAL TO THE COMMIS	SIONER'S COURT	OF WALKER COUNTY
TEXAS.		REGULATIONS	OI *****
SECTION Please list any supporting documents or	C - LIST OF ATTACHMENTS	iance request as	attachments.
			Exhibit #
Description	n of Attachment(s)		
			1
C.1 Exhibit 1 - Peach Creek Land Plan			
C.2			
C.3			

D.1 /	A Variance is requested to Section(s) 4.9 of the Subdivision Regulations of Walker County, Texas as follows:
	The plat does not have to include the entire parent tract, if only a portion of the parent tract
	is to be subdivided. The plat may also be separately shown on multiple
	sheets if necessary to show all details and information as required by the
	Walker County platting requirements at the time of submittal.
S ince re	SECTION E – APPLICANT'S JUSTIFICATION AND PRESENTATION FACTORS EFFECTING VARIANCE equests to the Walker County Subdivision Regulations need to be included along with the Section(s) of the Regulation to which they
E.1	Is the variance related to the design or construction of improvements to be constructed within the subdivision Yes No
	If "Yes" the request should be accompanied by an engineer's opinion and justification for the variance.
E.2	Please explain the cause or reason the variance is being requested (attach additional pages as "Exhibit E.2 Since the Peach Creek Development will be designed and constructed in
	phases, we need to be able to plat project by project. The primary issues with the
	current platting process have to do with ownership and tax certificates. When start
	to plat future Sections (i.e. Section 5), we'll most likely have many residents actively
	living in the development. If we have a single plat for the entire development and we have to
	replat when we get to Section 5, we will have to make sure every owner within the development signs
	off on the plat and pays their taxes. This could be hundreds of people instead of just Fore
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: Based on the description in E.2, in future Sections, Forestar would have to seek approval of
	potentially hundreds of residents to replat which adds a lot of risk since these residents
	could try to halt development, and adds an unnecessary burden of the Developer
 E.4	having to make residents pay their taxes.
	Yes No X Please list the additional measures below.

SECTION D -VARIANCE REQUEST

	SECTION F -VARIANCE(S) GRANTED	
F.1 A VARIANCE TO THE WALKER C	OUNTY SUBDIVISION REGULATIONS IS C	GRANTED AS FOLLOWS:
-		-
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		
F.2 THE FOLLOWING CONDITIONS A	RE ATTACHED TO THE VARIANCE:	
-		
-		
SECTION G - NO	DTICE, ACKNOWLEDGEMENT, AND CE	RTIFICATIONS
SECTION S - NO	NOTICE NOTICE	
ALL DEVELOPMENT MUST BE IN STRICT CO STATED WITHIN THE APPLICATION OR DU RESULT IN THE IMMEDIATE SUSPENSION OF VARIANCE MAY ALSO RESULT IN THE COM	MPLIANCE WITH THE CONDITIONS STAT JRING THE PRESENTATION TO COMMIS OR CANCELLATION OF THIS VARIANCE.	SSIONERS COURT. ANY VARIATION MAY VIOLATION OF THE CONDITIONS OF THIS
	WARNING	
THE APPLICANT ACKNOWLEDGES THAT HE THREATEN THE PUBLIC OR ADJACENT PRO	E/SHE IS RESPONSIBLE TO ENSURE THA OPERTIES AND COMPLIES WITH LOCAL,	T ANY VARIANCE DOES NOT DAMAGE OR STATE, AND FEDERAL REGULATIONS.
	DISCLAIMER	
THE COMMISSIONER'S COURT OF WALKE LIABLE FOR DAMAGES OR LOSS RESULT RELIANCE UPON THE STATEMENTS AN APPLICATION AND PRESENTATION TO CO	ING FROM THE GRANTING OF THIS VAR D EVIDENCE SUPPLIED BY THE APPI	RIANCE. THIS VARIANCE IS GRANTED IN
warnings and disclaimers stated above and that	, do hereby acknowledge	e that I have reviewed the provisions, notices,
Signature of Owner/Applicant	Turiderstand them, agree with them and line	Date
Signature of Switch, Applicant		8 NOV ZOZY
OF OTHER MAN	CTION ON VARIANCE BY COMMISSION	
SECTION H – Atter careful consideration of the reason(s)		
as determined that it is within the scop		
tegulations tot		
Commissioner's Court Signature	Printed Name	Date
ignature of Owner/Applicant acknowledging c	anditions after court action	Date
ignature of Owner/Applicant acknowledging of	briditions after court action.	Date



MTA-72007A NOVEMBER 7, 2024

The Change of the profession o

VARIANCE REQUEST TO THE SUBDIVISION REGULATIONS OF WALKER COUNTY, TEXAS

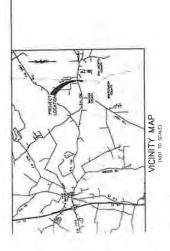
Copy all pages of this form and all attachments for (1) community official, (2) building owner,

A2. Property Owner's Street Address City State A3. Property Owner's Email Address A4. Property Owner's Telephone Number A5. Property Owner's Email Address A5. Property Owner's Email Address A6. Property Owner's Email Address A6. Property Owner's Telephone Number A6. Property Owner's Email Address A6. Property Owner's Telephone Number A6. Property Owner's T	SECTION A - PROPERTY INF	FORMATION		TY USE ONLY
City State A3. Property Owner's Street Address A4. Property Owner's Telephone Number A5. Property Description of Parent Tract (Lot and Block Numbers, Legal Description, etc.) A6. Property Owner's Email Address A6. Property Owner's Telephone Number A6. Property Description of Parent Tract (Lot and Block Numbers, Legal Description, etc.) A6. Property Owner's Telephone Number A6. Property ID: 12323 Owner ID: 837588 A6. Is the application for a division of a lot in an Existing Platted A6. Is the application for a division of a lot in an Existing Platted A6. Is the application for a division of			Application	Number:
A2. Property Owner's Street Address A3. Property Owner's Email Address A4. Property Owner's Telephone Number A5. Property Description of Parent Tract (Lot and Block Numbers, Legal Description, etc.) Being 216.78 acres of land, situated in the JOSE MARIA DE LA GARZA GRANT, Abstract No. 22, Walker County, Texas and being all of the portion of land in Walker County of a called 238.118 acre tract of of land described in a deed dated April 28, 2020 from Godwin LLC and Joseph E. Adams, III to Joseph E. Adams, and under Document No. 20204698, Official Public Records, Walker County, Texas (WCOI and Under Document No. 20204698, Official Public Records, San Jacinto County, Texas (SJCOPR). 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 attachments. Section 22, Walker County, Texasd B3. Deed Volumeria St. In Number(s) of Parent Tract B4. Existing or Proposed Number of St. In Number of St. In Number of St. In N		Group Inc	- 1	
City State ZIP Code A3. Property Owner's Email Address A4. Property Owner's Telephone Number A5. Property Description of Parent Tract (Lot and Block Numbers, Legal Description, etc.) Being 216.78 acres of land, situated in the JOSE MARIA DE LA GARZA GRANT, Abstract No. 22, Walker County, Texas and being all of the portion of land in Walker County of a called 238.118 acre tract of of land clessribed in a deed dated April 28, 2020 from Godwin LLC and Joseph E. Adams, Ill to Joseph E. Adams, and Heather Adams recorded under Instrument No. 56813, Official Records, Walker County, Texas (WCOF) and under Document No. 20204698, Official Public Records, San Jacinto County, Texas (SJCOPR). 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 JOSE MARIA DE LA GARZA GRANT, Property ID: 12323 Owner ID: 837583 When ID: 83758				•
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(All V	ariance requests need to include the specific variance along with the Section(s) of the Regulation to which they apply)
D.1 /	A Variance is requested to Section(s) A2.2.1, A2.6 & B2.3 of the Subdivision Regulations of Walker County, Texas as follows:
	We'd like to propose that if land is being subdivied through a lot expection specifically
	for a Muncipial Utility District Directors' Lot, then the filling of a plat shall not be required
	so long as the tract is greater than 9.9 acres and no on-site sewage regulations need
	to be accounted for. Additionally, if the Directors' Lot is in the shape of a flag lot, then it shall
	have a minimum width and staff width of 49'. See Attachment A for additional support. ECTION E – APPLICANT'S JUSTIFICATION AND PRESENTATION FACTORS EFFECTING VARIANCE quests to the Walker County Subdivision Regulations need to be included along with the Section(s) of the Regulation to which they a
E.1	Is the variance related to the design or construction of improvements to be constructed within the subdivision Yes x No
	If "Yes" the request should be accompanied by an engineer's opinion and justification for the variance.
E.2	Please explain the cause or reason the variance is being requested (attach additional pages as "Exhibit E.2 Forestar (USA) Real Estate Group, Inc. ("Forestar") is seeking a variance
	from obtaining a plat for the establishment of director lots to activate Walker
	County Municipal Utility District No. 1 (the "MUD"). In order to so, the directors
	of the MUD must acquire fee title property ownership within the MUD's boundaries.
	This then allows the Board members to make decisions on behalf of the MUD, but the directors
	lot will never be used and won't be served with any utilties. Typically, these are place in the bottom of pond
	since they don't need to function as a lot, but just shows land ownership.
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: Since we're requesting to separate out the platting process (as shown in a separate
	variance), we'd need to submit a minor plat specifically for this piece of land but
	we wouldn't be able to provide plans considering there's no plan for the land and it'll remain unused.
E.4	Does the applicant propose any additional conditions, mitigation, or additional requirements not addresse within the Walker County Subdivision Regulations that will or have been met by the applicant as a conditio of the variance being granted?
	Yes X No Please list the additional measures below.
	100 <u> </u>

SECTION D -VARIANCE REQUEST

SEC	HON F -VARIANCE(3) GRANTED	
F.1 A VARIANCE TO THE WALKER COUNT	TY SUBDIVISION REGULATIONS IS G	RANTED AS FOLLOWS:
F.2 THE FOLLOWING CONDITIONS ARE A	TTACHED TO THE VARIANCE:	
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SECTION G - NOTICE		ACTION CONTROLLED
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ALL DEVELOPMENT MUST BE IN STRICT COMPL STATED WITHIN THE APPLICATION OR DURING RESULT IN THE IMMEDIATE SUSPENSION OR O VARIANCE MAY ALSO RESULT IN THE COMMISSION	G THE PRESENTATION TO COMMIS	VIOLATION OF THE CONDITIONS OF THIS
	WARNING	
THE APPLICANT ACKNOWLEDGES THAT HE/SHI THREATEN THE PUBLIC OR ADJACENT PROPER	E IS RESPONSIBLE TO ENSURE THA RTIES AND COMPLIES WITH LOCAL,	T ANY VARIANCE DOES NOT DAMAGE OR STATE, AND FEDERAL REGULATIONS.
	DISCLAIMER	
THE COMMISSIONER'S COURT OF WALKER C LIABLE FOR DAMAGES OR LOSS RESULTING RELIANCE UPON THE STATEMENTS AND E APPLICATION AND PRESENTATION TO COMMIS	VIDENCE SUPPLIED BY THE APP SSIONERS COURT.	LICANT AND HIS/HER AGENTS IN THE
I, MAIT WAN WECK varnings and disclaimers stated above and that I und	do hereby acknowledge, do hereby acknowledge	e that I have reviewed the provisions, notices, end to fully comply with them.
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as determined that it is within the scope of	f the variance procedures as out	lined in the Walker County Subdivision
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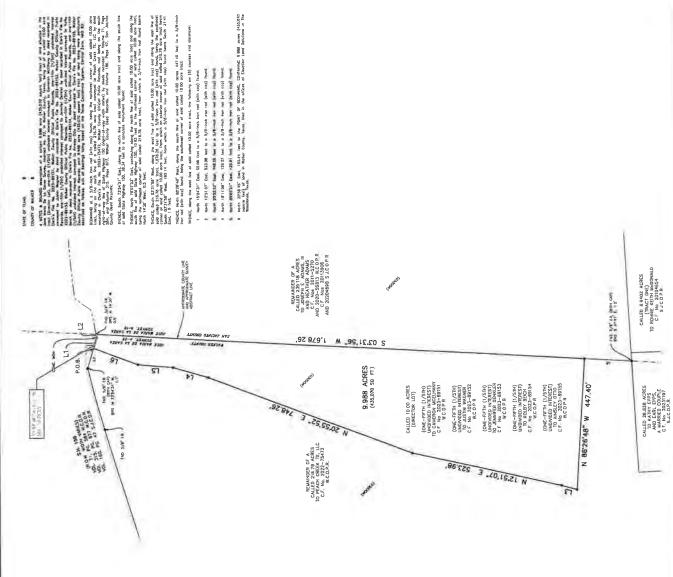
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MARCH 2024

ELEVATION I G n d solution son

Cameron McElhany et al. 9.988 acres

STATE OF TEXAS

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COUNTY OF WALKER §

A METES & BOUNDS description of a certain 9.988 acre (435,070 square feet) tract of land situated in the Jose Maria De La Garza Survey, Abstract No. 22, in Walker County, Texas, being all of a called 10.00 acre tract (Director Lot), one-fifth (1/5th) undivided interest conveyed to Cameron McElhany by deed recorded in Clerk's File No. 2023-89151, Walker County Official Public Records, one-fifth (1/5th) undivided interest conveyed to Justin Wagner by deed recorded in Clerk's File No. 2023-89152, Walker County Official Public Records, one-fifth (1/5th) undivided interest conveyed to Jennifer Denkler by deed recorded in Clerk's File No. 2023-89153, Walker County Official Public Records, one-fifth (1/5th) undivided interest conveyed to Kolby Beich by deed recorded in Clerk's File No. 2023-89154, Walker County Official Public Records, and one-fifth (1/5th) undivided interest conveyed to Ainsley Otto by deed recorded in Clerk's File No. 2023-89155, Walker County Official Public Records; said 9.988 acre (435,070 square feet) tract of land being more particularly described as follows, with all bearings being based on the Texas Coordinate System, Central Zone, NAD 83:

BEGINNING at a 5/8-inch iron rod (with cap) found, being the northwest corner of said called 10.00 acre tract, being on the north line of a called 216.78 acre tract conveyed to Peach Creek TX, LLC by deed recorded in Clerk's File No. 2022-75472, Walker County Official Public Records, and being on the south right-of-way line of State Highway 150 (right-of-way width varies) by deeds recorded in Volume 71, Page 584, and Volume 315, Page 677, Walker County Deed Records, and Volume 160, Page 47, San Jacinto County Deed Records;

THENCE, South 73°54'51" East, along the north line of said called 10.00 acre tract and along the south line of said State Highway 150, 38.34 feet to a concrete monument found;

THENCE, North 79°07'23" East, continuing along the north line of said called 10.00 acre tract and along the south line of said State Highway 150, 10.83 feet to the northeast corner of said called 10.00 acre tract, being the northeast corner of said called 216.78 acre tract, from which a 3/4-inch iron rod found bears North 14°30' West, 0.5 feet;

THENCE, South 03°31'56" West, along the east line of said called 10.00 acre tract and along the east line of said called 216.78 acre tract, 1,678.26 feet to a 5/8-inch iron rod (with cap) found, being the southeast corner of said called 10.00 acre tract, from which an exterior corner of said called 216.78 acre tract bears South 03°31'56" West, 162.14 feet, from which a 5/8-inch iron rod (with cap) found bears South 31°41' East, 1.0 feet;

THENCE, North 86°26'48" West, along the south line of said called 10.00 acres, 447.40 feet to a 5/8-inch iron rod (with cap) found, being the southwest corner of said called 10.00 acre tract;

THENCE, along the west line of said called 10.00 acre tract, the following six (6) courses and distances:

- 1. North 15°24'31" East, 55.06 feet to a 5/8-inch iron rod (with cap) found;
- 2. North 12°51'07" East, 523.98 feet to a 5/8-inch iron rod (with cap) found;

JAMES AUGUSTINE LADWIC

- 3. North 20°55'52" East, 748.26 feet to a 5/8-inch iron rod (with cap) found;
- 4. North 16°11'08" East, 126.27 feet to a 5/8-inch iron rod (with cap) found;
- 5. North 05°05'21" East, 120.61 feet to a 5/8-inch iron rod (with cap) found;

6. North 20°56'45" East, 162.44 feet to the **POINT OF BEGINNING**, **CONTAINING** 9.988 acres (435,070 square feet) of land in Walker County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

Elevation Land Solutions 9709 Lakeside Blvd, Suite #200 The Woodlands, Texas 77381 (832) 823-2200 Texas Board of Professional Engineers & Land Surveyors Firm Reg. No. 10194692

Registered Professional Land Surveyor No. 6835 gladwig@elevationlandsolutions.com 03/28/2024

Attachment A

Variance Request Support Narrative

Forestar (USA) Real Estate Group, Inc. ("Forestar") is seeking a variance from obtaining a plat for the establishment of director lots to activate Walker County Municipal Utility District No. 1 (the "MUD"). In order to do so, the directors of the MUD must acquire fee title property ownership within the MUD's boundaries. Forestar intends to convey fee ownership interest in a 10-acre parcel located within the MUD's boundaries. No vertical improvements shall be made to the conveyed property, but could be used as a pond if ever required by the Drainage Impact Analysis. The conveyance will allow MUD activation and operation until the MUD Board is comprised of 5 resident Board Members. In conjunction therewith, Forestar is seeking certain variances as follows:

- Platting: The key request is the ability to forego platting for the 10-acre parcel at this time. All future sections will be platted in accordance with the County's requirements.
- 2. Land Use: Forestar recognizes that the 10-acre exceptions set forth in the County's rules do not contemplate this land use. Therefore, Forestar seeks approval for this purpose.
- 3. On-Site Sewage Facility Requirement: Forestar recognizes that proper planning related to sewage facilities is vital in most instances. In this case, no improvements will be made to the land that will generate sewage. Therefore, Forestar would like a waiver of this requirement, conditioned on the requirement that no above-ground facilities be built.
- 4. Roadway Access: The property currently abuts TX-150. However, the roadway is owned and maintained by TxDOT. There is no current expectation of vehicular access to the property, so Forestar is requesting a variance to enable foregoing obtaining a curb cut.