

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 Zimmerman	A2. Property Owner's First Name David	Application Number: P-2024-018
A3. Mailing Address [REDACTED] [REDACTED] City State ZIP Code		Date of Submittal: 11-5-24
		Precinct Number:
A4. Primary Telephone Number [REDACTED]	A5. Alternate Phone Number	
A6. Email Address [REDACTED]	A7. Name of Lienholder (If no lienholder mark "None")	
SECTION B - PROFESSIONAL SERVICES Owner shall provide the names of the Professional Engineer, Registered Professional Land Surveyor, and any Authorized Representative for the Plat Application. By including the information of an Authorized Representative on the application the Owner/Applicant agrees that this individual is given authority to sign for, submit, receive, and make any decisions related to the submitted application on behalf of the owner. In the case that the owner wishes to retract this authority, the Owner/Applicant shall submit this retraction in writing to the Planning and Development Office. If no Authorized Representative is named then all communications related to the project will be submitted to the Owner/Applicant. All correspondence, including but not limited to notices, approvals, disapprovals, and conditions are authorized to be sent to any listed Mailing Address or Electronic Mail account.		
B1. Name of Registered Professional Land Surveyor (R.P.L.S.) Michael Warren	B2. Phone Number of R.P.L.S. 936-539-5444	
B3. Email of R.P.L.S. Jessica@suncomp.com	B4. Mailing Address of R.P.L.S. PO Box 1080 Conroe TX 77305	
B5. Name of Professional Engineer N/A	B6. Phone Number of P.E.	
B7. Email of P.E.	B7. Mailing Address of P.E.	
B9. Name of Authorized Representative Jessica McSham	B10. Phone Number of Authorized Representative. 936-539-5444	
B11. Email of Authorized Representative Jessica@suncomp.com	B12. Mailing Address of Authorized Representative. PO Box 1080 Conroe TX 77305	

SECTION C - PARENT TRACT PROPERTY INFORMATION			
Information for the tract or tracts of land that are the subject of the plat application			
C1. Is the property located within the city limits of Huntsville, New Waverly, or Riverside? (Mark with "X")		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<i>*If the answer to C1 is "Yes" then the applicant will need to apply to the City having jurisdiction.</i>			
C2. Is the property within two miles of the City of Huntsville? (Mark with "X")		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<i>*If the answer to C2 is "Yes" then the applicant will need to submit any plat applications to the City of Huntsville.</i>			
C3. Is the property within 1/2 mile of the City of New Waverly? (Mark with "X")		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
The Abstract, Tract #, and Survey Name are generally included in the property description on the deed, the Geographic Id # can be obtained from the Walker County Appraisal District, the Appraisal District Map or the most recent property tax statement issued for the property. If a property is in a platted subdivision items B10 - B13 must be filled out using information from the property deed, if not in a platted subdivision mark these sections "NA"			
C4. Property Acreage	C5.. Appraisal Geographic ID #	C6. Survey Name	C7. Abstract #
Section C8 - C11 are for Amending Plat and Replat Applications only.			
C8. Subdivision Name	C9. Lot #s	C10. Block #	C11. Section #
Wildwood Shores	11, 12, 13	1	11
C12. Deed Record Filing Information for Parent Tract (s) (WCDR and WCOPR are the record sets of the County Clerk - Mark the record set with an "X") If more than one tract please indicate multiple deeds.			
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)
		<input type="checkbox"/>	Walker County Official Public Records (WCOPR)
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)
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		<input type="checkbox"/>	Walker County Official Public Records (WCOPR)
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)
		<input type="checkbox"/>	Walker County Official Public Records (WCOPR)
SECTION D - APPLICATION TYPE			
Please choose a single application type from the list below and mark with an "X".			
D1. <input type="checkbox"/> Plat Application (This application is required for all plat applications including improvements <u>or</u> including more than 4 lots)			
D2. <input checked="" type="checkbox"/> Minor Plat Application (This application is required for minor subdivisions with no proposed infrastructure <u>and</u> 4 or less lots.)			
D3. <input type="checkbox"/> Re-Plat / Amending Plat Application (This application is required to alter or amend a previously platted subdivision)			
D4. <input type="checkbox"/> Exception Application (This application is required in order to obtain approval for subdivisions excepted from the WCSR.)			
SECTION E - REQUEST FOR A GUIDANCE REVIEW			
The request for a guidance review is only allowable if an application is submitted incomplete. The guidance review is voluntary and must be requested by the owner/applicant below and authorized by the County. This review of the submitted documents prior to a complete application is outside the standard review timelines, however the applicant/ owner may proceed to submit a complete application without awaiting the results of this review. If at any time during the Guidance Review process a completed application is submitted then the Guidance Review will cease, and the incomplete results of the review will not be forwarded to the applicant. Any deficiencies or comments released as part of the guidance review are not to be considered as a final review, but are collected to assist the owner and owner's agents in their efforts to comply with the regulations.			
E1. The Developer/Owner does hereby voluntarily make a request for a "Guidance Review" of the application if the application is found to be incomplete.		<input type="checkbox"/> Yes, a review is requested	<input type="checkbox"/> No, a review is not requested

SECTION F – SUBDIVISION APPLICATION DETAILS			
(The # of Proposed Lots shall include any Reserve or Remainders Created by the Subdivision)			
F1. Original Acreage <div style="font-size: 1.5em; text-align: center;">.43</div>	F2. Original # of Tracts <div style="font-size: 1.5em; text-align: center;">3</div>	F3. # of Proposed Lots <div style="font-size: 1.5em; text-align: center;">1</div>	F4. Proposed Name of Subdivision <div style="font-size: 1.2em;">Wildwood Shores Section 11 Block 1 Lot 12A Minor Replat</div>

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

SECTION H – CERTIFICATIONS AND ACKNOWLEDGEMENTS	
<p>I, the below signed individual, am the legal owner or legal representative of the owner of the property described in this application, and do hereby certify that the information contained in this application is a true and correct under penalty of law. The below signature further represents my understanding, agreement, and acceptance of the following items:</p> <ol style="list-style-type: none"> Authorization is hereby given to Walker County and its representatives to enter onto the private property described in the application for the purpose of inspection and regulation related to this application and the applicable regulations. I have read and understand the requirements of the Walker County Subdivision Regulations, and understand it is my responsibility to comply with all the requirements therein. The completion and acceptance of this application by Walker County in no way shall be construed as a guarantee that the proposed construction will be approved for installation. This application may be rejected as incomplete for 10 business days after the original submittal of the application at any point without any refund of the application fee. This includes that no refund shall be given for applications submitted incomplete or applications withdrawn. The applicant also recognizes that additional resubmittals, applications, or responses after the initial application may result in a fee increase to the original application fee, and that any increase in the fee must be paid when the additional submittal is submitted. The completion and acceptance of this application is not an authorization to perform any activity. A final approval of the application and approval of the plat for filing must be made in writing prior to any subdivision of property or filing of any plat. I understand that any approvals made related to this application are made subject to the minimum requirements of the Walker County Subdivision Regulations. If no direct variance is granted to the Walker County Subdivision Regulations or other State or Federal requirements then no approval under this application shall be construed to provide a waiver to compliance with those regulations and the Owner/Applicant is still fully responsible for compliance with said regulations. The fee for the subdivision applications may be calculated based on variable factors including cost of construction, number of lots, length of road centerline, and the quantity of revisions, replacement applications, and responses. The initial calculated fee charged at the original submittal may increase during the application timeline if any of these variables change or are calculated in error. Any increase in the fee must be paid as part of any submittal of a revision, replacement, or response to an application. I hereby release, indemnify, and hold harmless Walker County and its employees and agents for any and all claims, costs, or liabilities, expressly including alleged negligence, or for any damages to property or persons arising from the inspection, construction, development, design, or review related to this application or occurring under any permit issued in relation to this application. I understand that I and my agents are completely and wholly responsible for the design and construction of all necessary improvements to local, State, and Federal Standards. I certify that all necessary permits from those Federal, State, or local government agencies (including but not limited to Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334 (Corps of Engineers), Texas Commission on Environmental Quality, Texas Historical Commission, United States Fish and Wildlife (Endangered Species), Texas Water Development Board, TXDOT, and City Approvals, etc.) have been obtained. 	
Signature	<div style="display: flex; justify-content: space-between;"> <div>Date <div style="font-size: 1.2em;">11/4/24</div></div> <div>Printed Name <div style="font-size: 1.2em;">David Zimmerman</div></div> </div>

THE STATE OF <u>Texas</u> § COUNTY OF <u>Montgomery</u> § Before me " <u>Jessica Mcshan</u> " a notary public on this day personally appeared <u>David Zimmerman</u> , known to me (or proved to me) to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for purposes and consideration there in expressed. Given under my hand and seal of officer this <u>4th</u> Day of <u>November</u> , 20 <u>24</u>	
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THE STATE OF TEXAS

COUNTY OF WALKER _____ KNOW ALL MEN BY THESE PRESENTS:

I, DAVID ZIMMERMAN, Sole Owner of the certain tracts of land shown hereon and described in a deed recorded in Document No.S 2021-73084, 2023-94537, & 2024-100451 of the Official Records of Walker County, Texas, *[and do hereby state that there are no lien holders of the certain tract of land], and do hereby (subdivide, re-subdivide, amend, etc.) said tract as shown hereon, 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 WILDWOOD SHORES SECTION 11 BLOCK 1 LOT 12A MINOR REPLAT

TO CERTIFY WHICH, WITNESS by my hand this 4th day of November 2024

DAVID ZIMMERMAN
Owner
2612 Admiralty Bend Lane
The Woodlands, Texas 77380

THE STATE OF TEXAS

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 foregoing instrument, and acknowledged to me that he executed same for purposes 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 4th day of November 2024.

Jessica Mcshan
Notary Public in and for
Montgomery County, Texas



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 Commissioners Court of Walker County, Texas has on the _____ day of _____, 2024 approved this plat.

Colt Christian
County Judge

Danny Kuykendall
Commissioner Precinct 1

Ronnie White
Commissioner Precinct 2

Bill Daugette
Commissioner Precinct 3

Brandon Decker
Commissioner Precinct 4

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-eighths of an inch (5/8") and a length of not less than three feet (3) unless otherwise noted, and that the plat boundary corners have been tied to the nearest survey corner.

Michael C. Warren
Registered Professional Land Surveyor No. 4935



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 _____

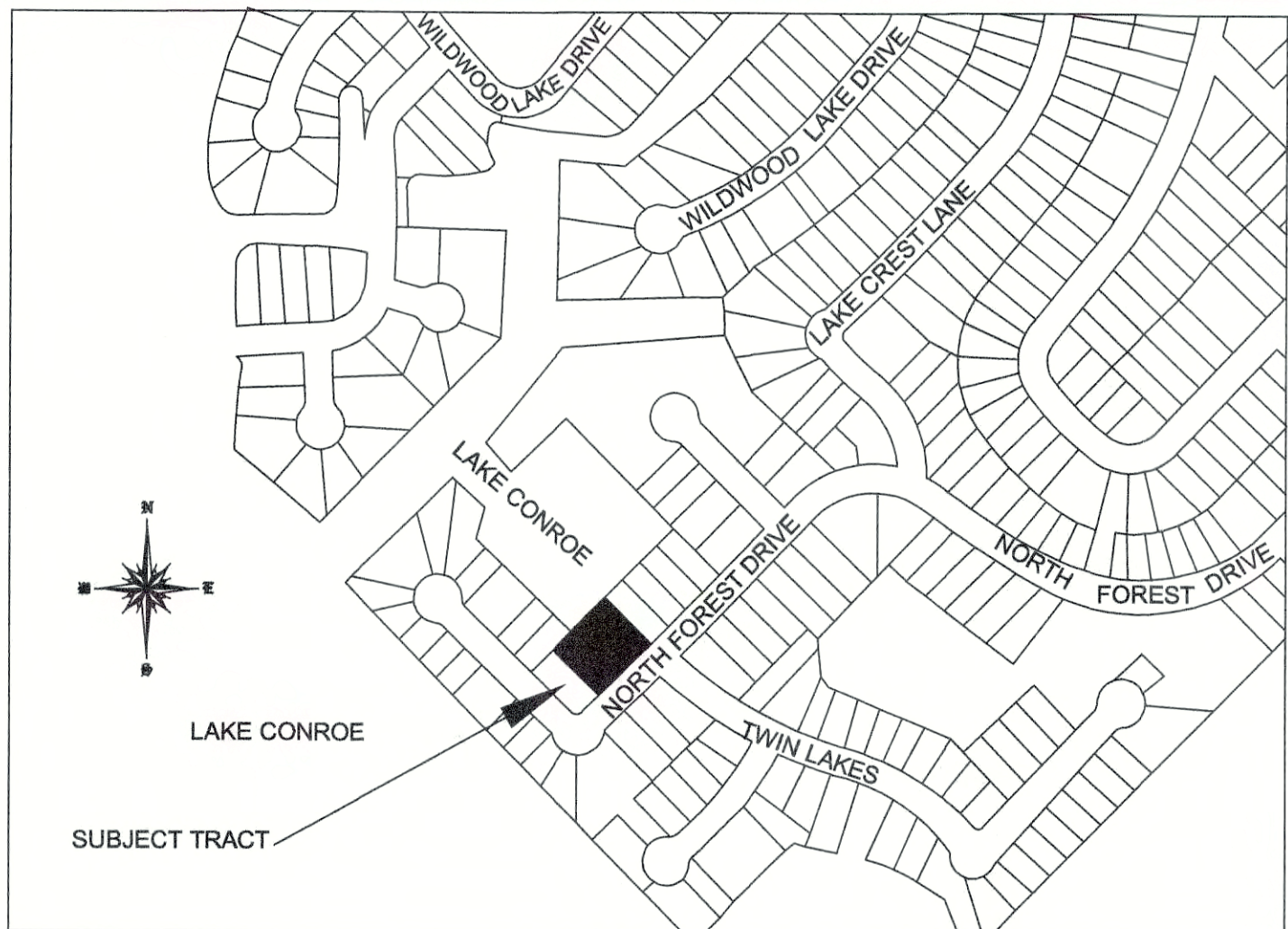
TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Huntsville, Texas, the date last shown above written.

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

By: _____
Deputy

GENERAL NOTES:

- 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.
- No structure or land within this plat shall hereafter be developed without first obtaining a Development Permit from the Walker County Floodplain Administrator unless the proposed development is exempt or excepted from the Walker County Floodplain Development Regulations. The minimum lowest finished floor elevation shall be in minimum compliance with the local, State, or Federal regulations whichever elevation is higher.
- 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.
- 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.
- 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.
- Utilities shall be installed within a dedicated utility easement. Utilities are not permitted with drainage easements, unless specifically excepted by the subdivision regulations.
- This plat does not seek to change or amend any existing deed restrictions.
- 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.



VICINITY MAP (NOT TO SCALE)

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

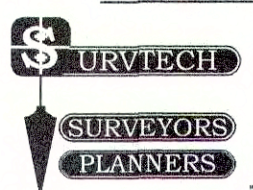
BEING A REPLAT OF LOTS 11, 12, & 13, BLOCK 1, SECTION 11
WILDWOOD SHORES

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

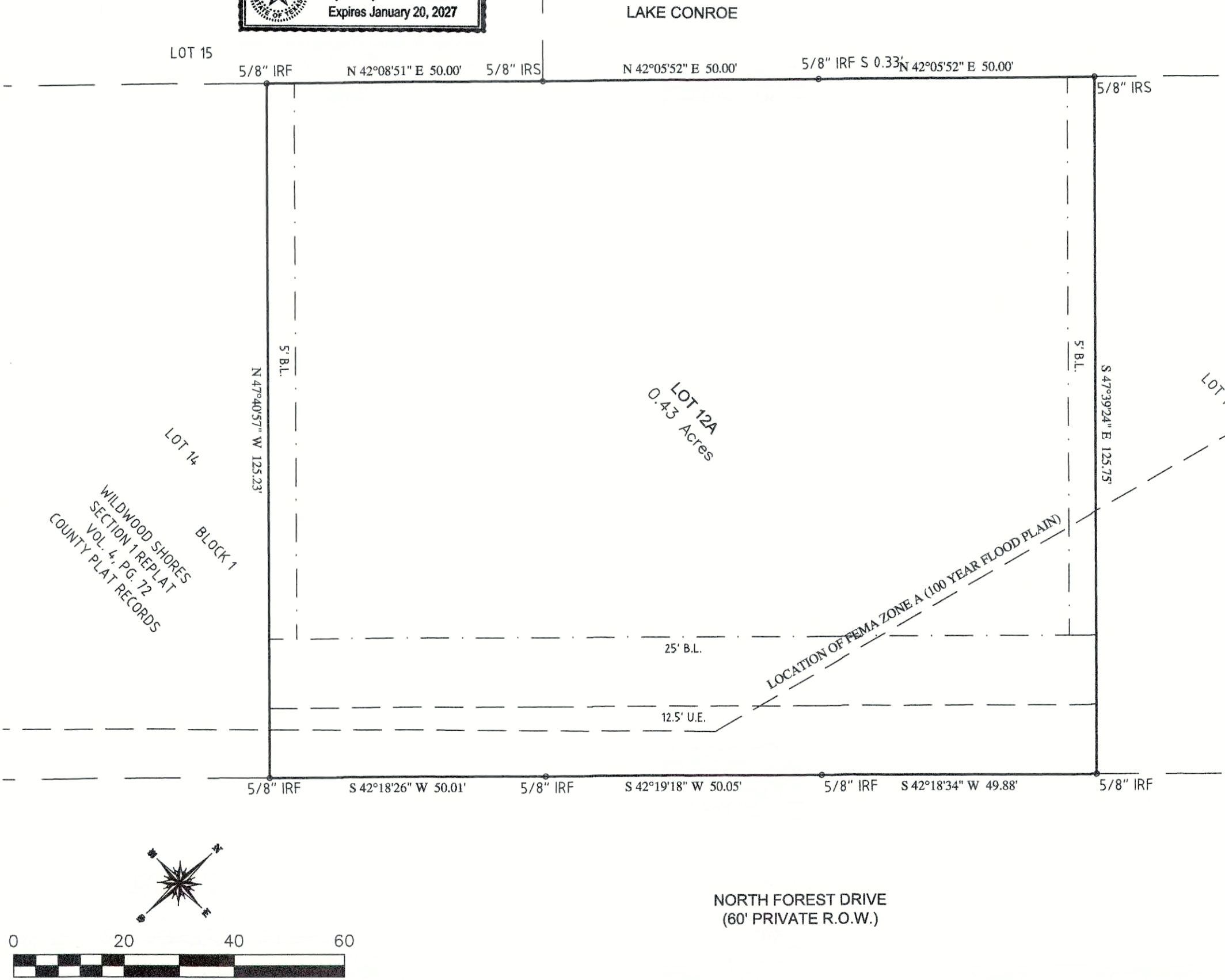
1 LOT 1 BLOCK
NOVEMBER 2024

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

SURVEYOR:



"A Land Surveying Company"
P.O. BOX 1080 | CONROE, TEXAS 77305-1080
936-539-5444 | FAX 936-539-5442
email: SURVTECH@SURVCORP.COM
TBEPLS No. 10005100



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 Frazier	A2. Property Owner's First Name GREG / MARY	Application Number: P-2024-030
A3. Mailing Address [REDACTED]		Date of Submittal 9-26-2024
		Precinct Number:
City [REDACTED]	State [REDACTED]	ZIP Code [REDACTED]
A4. Primary Telephone Number [REDACTED]	A5. Alternate Phone Number [REDACTED]	
A6. Email Address [REDACTED]	A7. Name of Lienholder (If no lienholder mark "None") N/A	
SECTION B - PROFESSIONAL SERVICES Owner shall provide the names of the Professional Engineer, Registered Professional Land Surveyor, and any Authorized Representative for the Plat Application. By including the information of an Authorized Representative on the application the Owner/Applicant agrees that this individual is given authority to sign for, submit, receive, and make any decisions related to the submitted application on behalf of the owner. In the case that the owner wishes to retract this authority, the Owner/Applicant shall submit this retraction in writing to the Planning and Development Office. If no Authorized Representative is named then all communications related to the project will be submitted to the Owner/Applicant. All correspondence, including but not limited to notices, approvals, disapprovals, and conditions are authorized to be sent to any listed Mailing Address or Electronic Mail account.		
B1. Name of Registered Professional Land Surveyor (R.P.L.S.) TEXAS Professional Surveyors	B2. Phone Number of R.P.L.S. 936-756-7447	
B3. Email of R.P.L.S.	B4. Mailing Address of R.P.L.S. 3032 N. Frazier CONROE, TX 77303	
B5. Name of Professional Engineer	B6. Phone Number of P.E.	
B7. Email of P.E.	B7. Mailing Address of P.E.	
B9. Name of Authorized Representative	B10. Phone Number of Authorized Representative	
B11. Email of Authorized Representative	B12. Mailing Address of Authorized Representative	

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

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

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

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

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

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

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

C4. Property Acreage 2-Lots	C5. Appraisal Geographic ID # 8824-002-0-02300 8824-002-02400	C6. Survey Name A. Whitaker	C7. Abstract # A-581
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Section C8 – C11 are for Amending Plat and Replat Applications only.

C8. Subdivision Name WILLOWOOD SHORES	C9. Lot #s 23, 24	C10. Block #2	C11. Section # 04
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C12. Deed Record Filing Information for Parent Tract (s) (WCDR and WCOPR are the record sets of the County Clerk - Mark the record set with an "X") If more than one tract please indicate multiple deeds.

Volume / Document # Inst # 61625	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)
		<input checked="" type="checkbox"/>	Walker County Official Public Records (WCOPR)
Volume / Document # Inst # 96772	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)
		<input checked="" type="checkbox"/>	Walker County Official Public Records (WCOPR)
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)
		<input type="checkbox"/>	Walker County Official Public Records (WCOPR)
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)
		<input type="checkbox"/>	Walker County Official Public Records (WCOPR)

SECTION D – APPLICATION TYPE

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

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

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

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

SECTION F - SUBDIVISION APPLICATION DETAILS

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

F1. Original Acreage 2 Lots	F2. Original # of Tracts	F3. # of Proposed Lots 1 Lot	F4. Proposed Name of Subdivision Wildwood Shores
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SECTION G - ENGINEERING AND PROPOSED IMPROVEMENTS

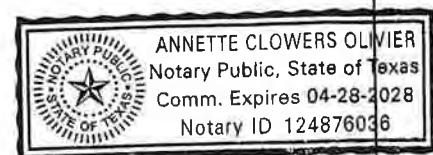
G1. Will the proposed subdivision utilize a public water system?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
G2. Will the proposed subdivision utilize individual on-site sewage facilities?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
G3. Will the proposed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

SECTION H - CERTIFICATIONS AND ACKNOWLEDGEMENTS

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

- Authorization is hereby given to Walker County and its representatives to enter onto the private property described in the application for the purpose of inspection and regulation related to this application and the applicable regulations
- I have read and understand the requirements of the Walker County Subdivision Regulations, and understand it is my responsibility to comply with all the requirements therein.
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- If no direct variance is granted to the Walker County Subdivision Regulations or other State or Federal requirements then no approval under this application shall be construed to provide a waiver to compliance with those regulations and the Owner/Applicant is still fully responsible for compliance with said regulations.
- The fee for the subdivision applications may be calculated based on variable factors including cost of construction, number of lots, length of road centerline, and the quantity of revisions, replacement applications, and responses. The initial calculated fee charged at the original submittal may increase during the application timeline if any of these variables change or are calculated in error. Any increase in the fee must be paid as part of any submittal of a revision, replacement, or response to an application.
- I hereby release, indemnify, and hold harmless Walker County and its employees and agents for any and all claims, costs, or liabilities, expressly including alleged negligence, or for any damages to property or persons arising from the inspection, construction, development, design, or review related to this application or occurring under any permit issued in relation to this application. I understand that I and my agents are completely and wholly responsible for the design and construction of all necessary improvements to local, State, and Federal Standards.
- I certify that all necessary permits from those Federal, State, or local government agencies (including but not limited to Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334 (Corps of Engineers), Texas Commission on Environmental Quality, Texas Historical Commission, United States Fish and Wildlife (Endangered Species), Texas Water Development Board, TXDOT, and City Approvals, etc.) have been obtained.

Signature Greg Frazier	Date 9-27-24	Printed Name Greg Frazier
THE STATE OF TEXAS \$ COUNTY OF WALKER \$		
Before me ANNETTE C. OLIVIER a notary public on this day personally appeared GREGORY DEAN FRAZIER known to me (or proved to me) to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for purposes and consideration there in expressed		
Given under my hand and seal of office this 27th Day of Sept. , 20 24		




THE STATE OF TEXAS
COUNTY OF WALKER


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 12th DAY OF Nov, 2024.


GREGORY D. FRAZIER
10 LAKECREST LANE
HUNTSVILLE, TEXAS 77340


MARY FRAZIER
14 LAKECREST LANE
HUNTSVILLE, TEXAS 77340

STATE OF TEXAS
COUNTY OF WALKER

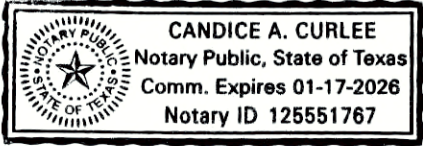
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GREGORY D. FRAZIER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 12th DAY OF Nov, 2024.

NOTARY PUBLIC, COUNTY OF Montgomery, STATE OF TEXAS.

NOTARY SIGNATURE: 

PRINTED NAME: Candice Curlee

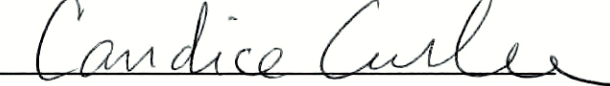


STATE OF TEXAS
COUNTY OF WALKER

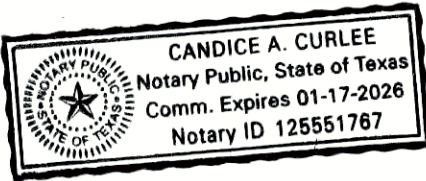
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARY FRAZIER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 12th DAY OF Nov, 2024.

NOTARY PUBLIC, COUNTY OF Montgomery, STATE OF TEXAS.

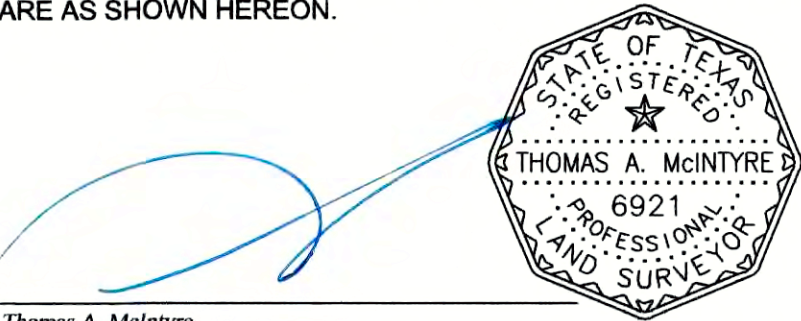
NOTARY SIGNATURE: 

PRINTED NAME: Candice Curlee



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. McIntyre
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 COMMISSIONERS COURT OF WALKER COUNTY, TEXAS HAS ON THE _____ DAY OF _____, 20____, APPROVED THIS PLAT.

COLT CHRISTIAN
COUNTY JUDGE

DANNY KUYKENDALL
COMMISSIONER PRECINCT 1

RONNIE WHITE
COMMISSIONER PRECINCT 2

BILL DAUGETTE
COMMISSIONER PRECINCT 3

BRANDON DECKER
COMMISSIONER PRECINCT 4

STATE OF TEXAS
COUNTY OF WALKER

I, KARI A. FRENCH, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D.,

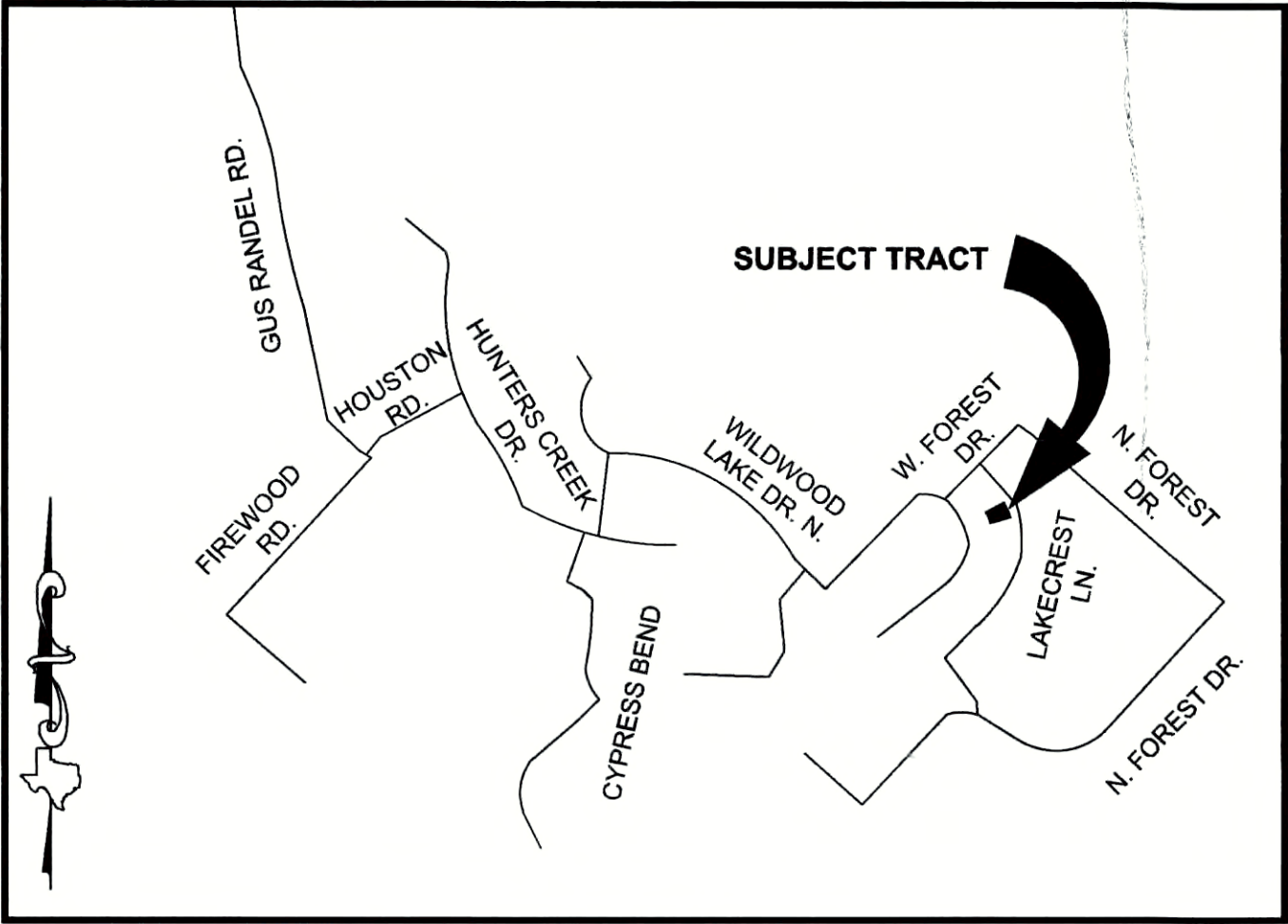
AT _____ O'CLOCK, ____ M., AND DULY RECORDED THIS THE DAY OF _____, 20____ A.D.,

AT ____ O'CLOCK, ____ M., IN THE PLAT RECORDS OF SAID COUNTY IN VOL. _____, PAGE _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN HUNTSVILLE, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

KARI A. FRENCH, CLERK COUNTY
COURT OF WALKER COUNTY, TEXAS

BY: _____, DEPUTY



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

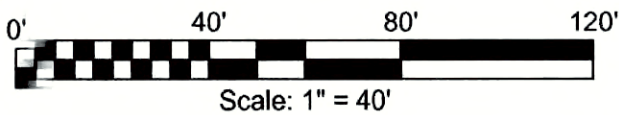
BEING A SUBDIVISION OF 0.252 ACRES SITUATED IN THE ALEXANDER WHITTAKER SURVEY, ABSTRACT NO. 581, WALKER COUNTY, TEXAS, BEING A REPLAT OF ALL OF LOTS 23 & 24, BLOCK 2, REPLAT OF WILDWOOD SHORES SECTION FOUR, RECORDED IN CABINET 3, SHEET 178, OF THE PLAT RECORDS OF WALKER COUNTY, TEXAS.

REASON FOR REPLAT: COMBINE ADJACENT LOTS 23 & 24.

1 LOT 1 BLOCK
NOVEMBER 2024

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





LEGEND

○	FOUND SURVEY MONUMENT (DESCRIBED)
I.R.	IRON ROD
W/CAP	WITH CAP
VOL. / PG.	VOLUME / PAGE
CAB.	CABINET
O.R.W.C.T.	OFFICIAL RECORDS OF WALKER COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORD OF WALKER COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
FND	FOUND
①	BLOCK NUMBER
---	APPROXIMATE SURVEY LINE
- - -	EASEMENT
---	BUILDING LINE

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	510.08'	49.95'	005° 36' 37"	S24° 47' 48"E	49.93'
C2	510.08'	50.15'	005° 37' 59"	S19° 10' 30"E	50.13'

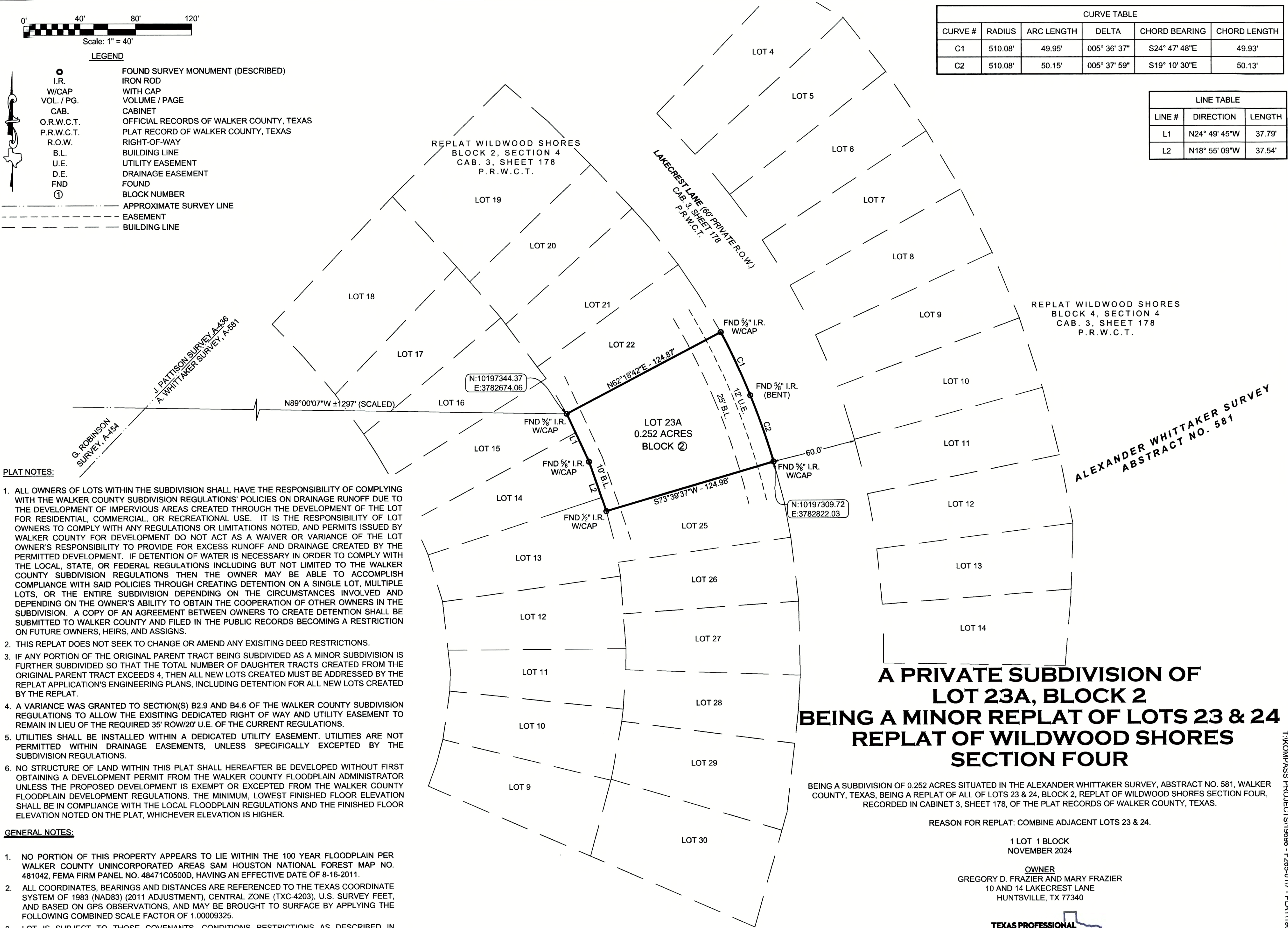
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N24° 49' 45"W	37.79'
L2	N18° 55' 09"W	37.54'

PLAT NOTES:

- 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.
- THIS REPLAT DOES NOT SEEK TO CHANGE OR AMEND ANY EXISTING DEED RESTRICTIONS.
- 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 REPLAT APPLICATION'S ENGINEERING PLANS, INCLUDING DETENTION FOR ALL NEW LOTS CREATED BY THE REPLAT.
- A VARIANCE WAS GRANTED TO SECTION(S) B2.9 AND B4.6 OF THE WALKER COUNTY SUBDIVISION REGULATIONS TO ALLOW THE EXISTING DEDICATED RIGHT OF WAY AND UTILITY EASEMENT TO REMAIN IN LIEU OF THE REQUIRED 35' ROW/20' U.E. OF THE CURRENT REGULATIONS.
- UTILITIES SHALL BE INSTALLED WITHIN A DEDICATED UTILITY EASEMENT. UTILITIES ARE NOT PERMITTED WITHIN DRAINAGE EASEMENTS, UNLESS SPECIFICALLY EXCEPTED BY THE SUBDIVISION REGULATIONS.
- NO STRUCTURE OF 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.

GENERAL NOTES:

- NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER WALKER COUNTY UNINCORPORATED AREAS SAM HOUSTON NATIONAL FOREST MAP NO. 481042, FEMA FIRM PANEL NO. 48471C0500D, HAVING AN EFFECTIVE DATE OF 8-16-2011.
- ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND BASED ON GPS OBSERVATIONS, AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.00009325.
- LOT IS SUBJECT TO THOSE COVENANTS, CONDITIONS RESTRICTIONS AS DESCRIBED IN VOLUME 499, PAGE 844 O.R.W.C.T.
- PROPERTY LINES SHOWN OUTSIDE THE BOUNDARY LINE OF THE SUBJECT TRACT MAY NOT HAVE BEEN SURVEYED ON THE GROUND AND ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES AND GRAPHICAL DEPICTION.



**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

OWNER
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 - OWNER / APPLICANT INFORMATION		FOR COUNTY USE ONLY
A1. Property Owner's Last Name Riley	A2. Property Owner's First Name Daxton	Application Number: 2024 - 035
A3. Mailing Address [REDACTED]		Date of Submittal: 10-18-2024
		Precinct Number: 4
City [REDACTED]	State [REDACTED]	ZIP Code [REDACTED]
A4. Primary Telephone Number [REDACTED]	A5. Alternate Phone Number	
A6. Email Address [REDACTED]	A7. Name of Lienholder (If no lienholder mark "None") None	
SECTION B - PROFESSIONAL SERVICES Owner shall provide the names of the Professional Engineer, Registered Professional Land Surveyor, and any Authorized Representative for the Plat Application. By including the information of an Authorized Representative on the application the Owner/Applicant agrees that this individual is given authority to sign for, submit, receive, and make any decisions related to the submitted application on behalf of the owner. In the case that the owner wishes to retract this authority, the Owner/Applicant shall submit this retraction in writing to the Planning and Development Office. If no Authorized Representative is named then all communications related to the project will be submitted to the Owner/Applicant. All correspondence, including but not limited to notices, approvals, disapprovals, and conditions are authorized to be sent to any listed Mailing Address or Electronic Mail account.		
B1. Name of Registered Professional Land Surveyor (R.P.L.S.) Ryan J. Fuselier	B2. Phone Number of R.P.L.S. 337-654-6403	
B3. Email of R.P.L.S. ryan@fuselierllc.com	B4. Mailing Address of R.P.L.S. 150 Belle Terre Dr Eunice, La 70520	
B5. Name of Professional Engineer n/a	B6. Phone Number of P.E.	
B7. Email of P.E.	B7. Mailing Address of P.E.	
B9. Name of Authorized Representative	B10. Phone Number of Authorized Representative.	
B11. Email of Authorized Representative	B12. Mailing Address of Authorized Representative.	

SECTION C – PARENT TRACT PROPERTY INFORMATION				
Information for the tract or tracts of land that are the subject of the plat application				
C1. Is the property located within the city limits of Huntsville, New Waverly, or Riverside? (Mark with "X")			*Yes	<input checked="" type="checkbox"/> No
<i>*If the answer to C1 is "Yes" then the applicant will need to apply to the City having jurisdiction.</i>				
C2. Is the property within two miles of the City of Huntsville? (Mark with "X")			*Yes	<input checked="" type="checkbox"/> No
<i>*If the answer to C2 is "Yes" then the applicant will need to submit any plat applications to the City of Huntsville.</i>				
C3. Is the property within 1/2 mile of the City of New Waverly? (Mark with "X")			Yes	<input checked="" type="checkbox"/> No
<i>The Abstract, Tract #, and Survey Name are generally included in the property description on the deed, the Geographic Id # can be obtained from the Walker County Appraisal District, the Appraisal District Map or the most recent property tax statement issued for the property. If a property is in a platted subdivision items B10 – B13 must be filled out using information from the property deed, if not in a platted subdivision mark these sections "NA"</i>				
C4. Property Acreage	C5.. Appraisal Geographic ID #	C6. Survey Name	C7. Abstract #	
0.33	8824-001-0-00700	Alexander Whittaker	581	
Section C8 – C11 are for Amending Plat and Replat Applications only.				
C8. Subdivision Name		C9. Lot #s	C10. Block #	C11. Section #
Replat of Lot 7 & 8 of Wildwood Shores, Section 4		1		
C12. Deed Record Filing Information for Parent Tract (s) (WCDR and WCOPR are the record sets of the County Clerk - Mark the record set with an "X") If more than one tract please indicate multiple deeds.				
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
2024-100250		<input checked="" type="checkbox"/>	Walker County Official Public Records (WCOPR)	
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
2024-101396		<input checked="" type="checkbox"/>	Walker County Official Public Records (WCOPR)	
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
		<input type="checkbox"/>	Walker County Official Public Records (WCOPR)	
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
		<input type="checkbox"/>	Walker County Official Public Records (WCOPR)	
SECTION D – APPLICATION TYPE				
Please choose a single application type from the list below and mark with an "X".				
D1. _____ Plat Application (This application is required for all plat applications including improvements <u>or</u> including more than 4 lots)				
D2. _____ Minor Plat Application (This application is required for minor subdivisions with no proposed infrastructure <u>and</u> 4 or less lots.)				
D3. <u>X</u> Re-Plat / Amending Plat Application (This application is required to alter or amend a previously platted subdivision)				
D4. _____ Exception Application (This application is required in order to obtain approval for subdivisions excepted from the WCSR.)				
SECTION E - REQUEST FOR A GUIDANCE REVIEW				
The request for a guidance review is only allowable if an application is submitted incomplete. The guidance review is voluntary and must be requested by the owner/applicant below and authorized by the County. This review of the submitted documents prior to a complete application is outside the standard review timelines, however the applicant/ owner may proceed to submit a complete application without awaiting the results of this review. If at any time during the Guidance Review process a completed application is submitted then the Guidance Review will cease, and the incomplete results of the review will not be forwarded to the applicant. Any deficiencies or comments released as part of the guidance review are not to be considered as a final review, but are collected to assist the owner and owner's agents in their efforts to comply with the regulations.				
E1. The Developer/Owner does hereby voluntarily make a request for a "Guidance Review" of the application if the application is found to be incomplete.			<u>X</u>	Yes, a review is requested
				No, a review is not requested

SECTION F – SUBDIVISION APPLICATION DETAILS

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

F1. Original Acreage 0.33	F2. Original # of Tracts 2	F3. # of Proposed Lots 1	F4. Proposed Name of Subdivision Replat of Lot 7 & 8 of Wildwood Shores, Section 4
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SECTION G – ENGINEERING AND PROPOSED IMPROVEMENTS

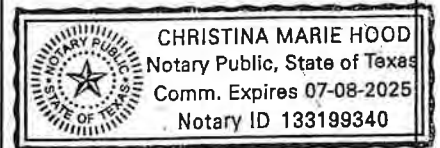
G1. Will the proposed subdivision utilize a public water system?	<input checked="" type="checkbox"/> X	Yes	<input type="checkbox"/> No
G2. Will the proposed subdivision utilize individual on-site sewage facilities?		Yes	<input checked="" type="checkbox"/> No
G3. Will the proposed subdivision include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

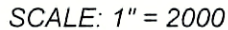
SECTION H – CERTIFICATIONS AND ACKNOWLEDGEMENTS

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

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

Signature <i>Dayton Riley</i>	Date <i>10/14/24</i>	Printed Name <i>Dayton Riley</i>
THE STATE OF <u>Texas</u> § COUNTY OF <u>Walker</u> §		
Before me <u>Christina Hood</u> a notary public on this day personally appeared <u>Day Riley</u> known to me (or proved to me) to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for purposes and consideration there in expressed.		
Given under my hand and seal of office this <u>14</u> Day of <u>October</u> , 20 <u>24</u>		





ALL OWNERS OF LOT 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 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.

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.

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 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

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THE MAP/PLAT SHOWN HEREON 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.

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

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.

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

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 MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT
MY OFFICE IN HUNTSVILLE, TEXAS, THE DATE LAST SHOWN ABOVE WITTEN.

_____, CLERK COUNTY COURT OF WALKER COUNTY, TEXAS

BY: _____, DEPUTY

R.O.W	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STM.S.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
U.&A.E.	UTILITY & AERIAL EASEMENT
SP	SPRINKLER HEAD
ELE	ELECTRIC
SEP	SEPTIC
TPED	TELEPHONE PEDISTAL
PP	POWER POLE
WM	WATER METER

PLAT OF WILDWOOD SHORES, SECTION FOUR.
RECORDED IN VOLUME: 3, PAGE: 178 OF THE
OFFICIAL PUBLIC RECORDS OF WALKER
COUNTY, TEXAS.

1. BEARINGS REFERENCED TO GRID NORTH: NAD83, TEXAS
STATE PLANE ZONE 3 CENTRAL (5376). UNITS: USFT,
GRID, COMBINED SCALE FACTOR IS 0.99991184.

2. THIS SURVEY IS NOT TRANSFERABLE TO ADDITIONAL
INSTITUTIONS OR SUBSEQUENT OWNERS AND IS VALID
FOR THIS TRANSACTION ONLY.

3. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED
PROPERTY.

4. THIS PLAT DOES NOT SEEK TO CHANGE/AMEND ANY
EXISTING DEED RESTRICTIONS.

5. THE SUBDIVISION PLAT AND RESTRICTIONS MUST
CONTAIN A STATEMENT THAT 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.

I, DAXTON AND AMBER RILEY SOLE OWNERS OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DEED# 100250 & DEED# 84884 OF THE OFFICIAL RECORDS OF WALKER COUNTY, TEXAS, [AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND], AND DO HEREBY (SUBDIVIDE, RE-SUBDIVIDE, AMEND, ETC.) SAID TRACT AS SHOWN HEREON, 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 THAT DEDICATION IS APPROVED BY A LIENHOLDER. THIS SUBDIVISION IS TO BE KNOWN AS LOT 7-A, BLOCK 1, WILDWOOD SHORES.

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

<OWNER'S SIGNATURE>

<OWNER'S SIGNATURE>

DAXTON & AMBER RILEY
OWNERS
2801 LOUISIANA AVENUE,
DEER PARK, TX 77536

RYAN J. FUSELIER, P.E., P.L.S.
150 BELLE TERRE DR.
EUNICE, LA 70535
(337) 466-0684



SHEET NUMBER 01					
BOUNDARY LINE ADJUSTMENT					
				BY	
				REVISION DESCRIPTION	DATE

DESIGNED	R.J.F.
DETAILED	D.M.C.
SURVEY DATE	08/05/2024
PREPARED	09/10/2024
SHEET	1 OF 1

A PRIVATE SUBDIVISION OF LOT 7 AND LOT 8 INTO LOT 7-A, SITUATED IN BLOCK 1 OF THE REPLAY OF WILDWOOD SHORES, SECTION FOUR, OF WALKER COUNTY, TEXAS.

Ryan J. Fuselier P.E., P.L.S.
150 Belle Terre Dr.
Eunice, La 70535
ryan@fuselierllc.com
337-466-0684

FUSELIER

SURVEYING + MAPPING

RJ FUSELIER & ASSOCIATES LLC
FIRM REG. #: LA (VF 790), TX (10194363)




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 Hernandez	A2. Property Owner's First Name Efrian/Dionicia	Application Number: P- 2024-013
A3. Mailing Address [REDACTED]		Date of Submittal: 4-4-24
		Precinct Number: 2
City [REDACTED]	State [REDACTED]	ZIP Code [REDACTED]
A4. Primary Telephone Number [REDACTED]	A5. Alternate Phone Number [REDACTED]	
A6. Email Address [REDACTED]	A7. Name of Lienholder (If no lienholder mark "None") NONE	
SECTION B – PROFESSIONAL SERVICES		
<p>Owner shall provide the names of the Professional Engineer, Registered Professional Land Surveyor, and any Authorized Representative for the Plat Application. By including the information of an Authorized Representative on the application the Owner/Applicant agrees that this individual is given authority to sign for, submit, receive, and make any decisions related to the submitted application on behalf of the owner. In the case that the owner wishes to retract this authority, the Owner/Applicant shall submit this retraction in writing to the Planning and Development Office. If no Authorized Representative is named then all communications related to the project will be submitted to the Owner/Applicant. All correspondence, including but not limited to notices, approvals, disapprovals, and conditions are authorized to be sent to any listed Mailing Address or Electronic Mail account.</p>		
B1. Name of Registered Professional Land Surveyor (R.P.L.S.) Louis W. Bergman IV	B2. Phone Number of R.P.L.S. 281-592-6395	
B3. Email of R.P.L.S. Wally@hscsurvey.com	B4. Mailing Address of R.P.L.S. 709 S. Washington Ave. Suite B Cleveland, Texas 77327	
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 Freddy Godinez	B10. Phone Number of Authorized Representative. 281-772-1711	
B11. Email of Authorized Representative freddy@hscsurvey.com	B12. Mailing Address of Authorized Representative. 709 S. Washington Ave. Suite B Cleveland, Texas 77327	

SECTION C – PARENT TRACT PROPERTY INFORMATION				
Information for the tract or tracts of land that are the subject of the plat application				
C1. Is the property located within the city limits of Huntsville, New Waverly, or Riverside? (Mark with "X")			*Yes	<input checked="" type="checkbox"/> No
*If the answer to C1 is "Yes" then the applicant will need to apply to the City having jurisdiction.				
C2. Is the property within two miles of the City of Huntsville? (Mark with "X")			*Yes	<input checked="" type="checkbox"/> No
*If the answer to C2 is "Yes" then the applicant will need to submit any plat applications to the City of Huntsville.				
C3. Is the property within 1/2 mile of the City of New Waverly? (Mark with "X")			Yes	<input checked="" type="checkbox"/> No
The Abstract, Tract #, and Survey Name are generally included in the property description on the deed, the Geographic Id # can be obtained from the Walker County Appraisal District, the Appraisal District Map or the most recent property tax statement issued for the property. If a property is in a platted subdivision items B10 – B13 must be filled out using information from the property deed, if not in a platted subdivision mark these sections "NA"				
C4. Property Acreage	C5.. Appraisal Geographic ID #	C6. Survey Name	C7. Abstract #	
18.93	0042-104-0-21340	BENJAMIN W. ROBINSON SURVEY	42	
Section C8 – C11 are for Amending Plat and Replat Applications only.				
C8. Subdivision Name		C9. Lot #s	C10. Block #	C11. Section #
Chandler Creek Subdivision		4	1	1
C12. Deed Record Filing Information for Parent Tract (s) (WCDR and WCOPR are the record sets of the County Clerk - Mark the record set with an "X") If more than one tract please indicate multiple deeds.				
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
594	158	<input checked="" type="checkbox"/>	Walker County Official Public Records (WCOPR)	
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
	158	<input type="checkbox"/>	Walker County Official Public Records (WCOPR)	
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
	158	<input type="checkbox"/>	Walker County Official Public Records (WCOPR)	
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
	158	<input type="checkbox"/>	Walker County Official Public Records (WCOPR)	
SECTION D – APPLICATION TYPE				
Please choose a single application type from the list below and mark with an "X".				
D1. _____ Plat Application (This application is required for all plat applications including improvements <u>or</u> including more than 4 lots)				
D2. X Minor Plat Application (This application is required for minor subdivisions with no proposed infrastructure <u>and</u> 4 or less lots.)				
D3. _____ Re-Plat / Amending Plat Application (This application is required to alter or amend a previously platted subdivision)				
D4. _____ Exception Application (This application is required in order to obtain approval for subdivisions excepted from the WCSR.)				
SECTION E - REQUEST FOR A GUIDANCE REVIEW				
The request for a guidance review is only allowable if an application is submitted incomplete. The guidance review is voluntary and must be requested by the owner/applicant below and authorized by the County. This review of the submitted documents prior to a complete application is outside the standard review timelines, however the applicant/ owner may proceed to submit a complete application without awaiting the results of this review. If at any time during the Guidance Review process a completed application is submitted then the Guidance Review will cease, and the incomplete results of the review will not be forwarded to the applicant. Any deficiencies or comments released as part of the guidance review are not to be considered as a final review, but are collected to assist the owner and owner's agents in their efforts to comply with the regulations.				
E1. The Developer/Owner does hereby voluntarily make a request for a "Guidance Review" of the application if the application is found to be incomplete.			X	Yes, a review is requested
				No, a review is not requested

SECTION F – SUBDIVISION APPLICATION DETAILS <small>(The # of Proposed Lots shall include any Reserve or Remainders Created by the Subdivision)</small>			
F1. Original Acreage 20.69	F2. Original # of Tracts 2	F3. # of Proposed Lots 4	F4. Proposed Name of Subdivision Chandler Creek Subdivision
SECTION G – ENGINEERING AND PROPOSED IMPROVEMENTS			
G1. Will the proposed subdivision utilize a public water system?			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
G2. Will the proposed subdivision utilize individual on-site sewage facilities?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
G3. Will the proposed subdivision include the construction of road, drainage, or other improvements regulated by the WCSR?			<input type="checkbox"/> Yes * <input checked="" type="checkbox"/> No
G4. If the answer to G3 is "Yes" then what is the estimated cost of construction of all regulated improvements?			
G5. If the answer to G3 is "Yes" then what is the approximate length of all proposed roads in linear feet?			
G6. Will the proposed subdivision access from or across a Texas Department of Transportation system road?			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
SECTION H – CERTIFICATIONS AND ACKNOWLEDGEMENTS			
I, the below signed individual, am the legal owner or legal representative of the owner of the property described in this application, and do hereby certify that the information contained in this application is a true and correct under penalty of law. The below signature further represents my understanding, agreement, and acceptance of the following items:			
<ol style="list-style-type: none"> 1. Authorization is hereby given to Walker County and its representatives to enter onto the private property described in the application for the purpose of inspection and regulation related to this application and the applicable regulations. 2. I have read and understand the requirements of the Walker County Subdivision Regulations, and understand it is my responsibility to comply with all the requirements therein. 3. The completion and acceptance of this application by Walker County in no way shall be construed as a guarantee that the proposed construction will be approved for installation. This application may be rejected as incomplete for 10 business days after the original submittal of the application at any point without any refund of the application fee. This includes that no refund shall be given for applications submitted incomplete or applications withdrawn. The applicant also recognizes that additional resubmittals, applications, or responses after the initial application may result in a fee increase to the original application fee, and that any increase in the fee must be paid when the additional submittal is submitted. 4. The completion and acceptance of this application is not an authorization to perform any activity. A final approval of the application and approval of the plat for filing must be made in writing prior to any subdivision of property or filing of any plat. I understand that any approvals made related to this application are made subject to the minimum requirements of the Walker County Subdivision Regulations. 5. If no direct variance is granted to the Walker County Subdivision Regulations or other State or Federal requirements then no approval under this application shall be construed to provide a waiver to compliance with those regulations and the Owner/Applicant is still fully responsible for compliance with said regulations. 6. The fee for the subdivision applications may be calculated based on variable factors including cost of construction, number of lots, length of road centerline, and the quantity of revisions, replacement applications, and responses. The initial calculated fee charged at the original submittal may increase during the application timeline if any of these variables change or are calculated in error. Any increase in the fee must be paid as part of any submittal of a revision, replacement, or response to an application. 7. I hereby release, indemnify, and hold harmless Walker County and its employees and agents for any and all claims, costs, or liabilities, expressly including alleged negligence, or for any damages to property or persons arising from the inspection, construction, development, design, or review related to this application or occurring under any permit issued in relation to this application. I understand that I and my agents are completely and wholly responsible for the design and construction of all necessary improvements to local, State, and Federal Standards. 8. <u>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.</u> 			
Signature <i>Alfredo Godinez</i>	Date <i>4-3-2024</i>	Printed Name <i>Alfredo Godinez</i>	
THE STATE OF TEXAS § COUNTY OF WALKER § Before me <i>Maria Godinez</i> a notary public on this day personally appeared <i>Alfredo Godinez</i> , known to me (or proved to me) to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for purposes and consideration there in expressed.			
Given under my hand and seal of officer this <i>3</i> Day of <i>April</i> , 20 <i>24</i>			

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 8th day of November, 2024

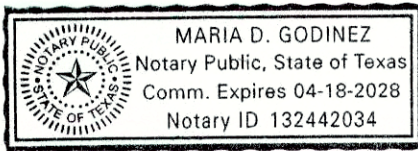
Efrain Hernandez
EFRAIN HERNANDEZ, Owner
33 Chandlers Way Road
Huntsville, TX 77340

Dionicia Hernandez
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 acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 8th DAY OF November, 2024

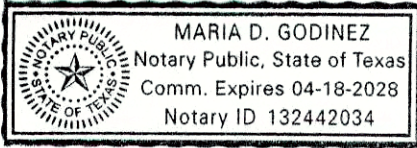


Maria D. Godinez
Notary Public in and for
the State of Texas

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 acknowledged to me that she executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 8th DAY OF November, 2024



Maria D. Godinez
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) 446-0118 Fax (281) 592-7136
TBEPLS 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, contained in this plat and the documents associated with it.

Colt Christian
County Judge

Danny Kuykendall
Commissioner, Precinct No. 1

Bill Daugette
Commissioner, Precinct No. 3

Ronnie White
Commissioner, Precinct No. 2

Brandon Decker
Commissioner, Precinct No. 4

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.

Louis W. Bergman IV
Name



11-18-24
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

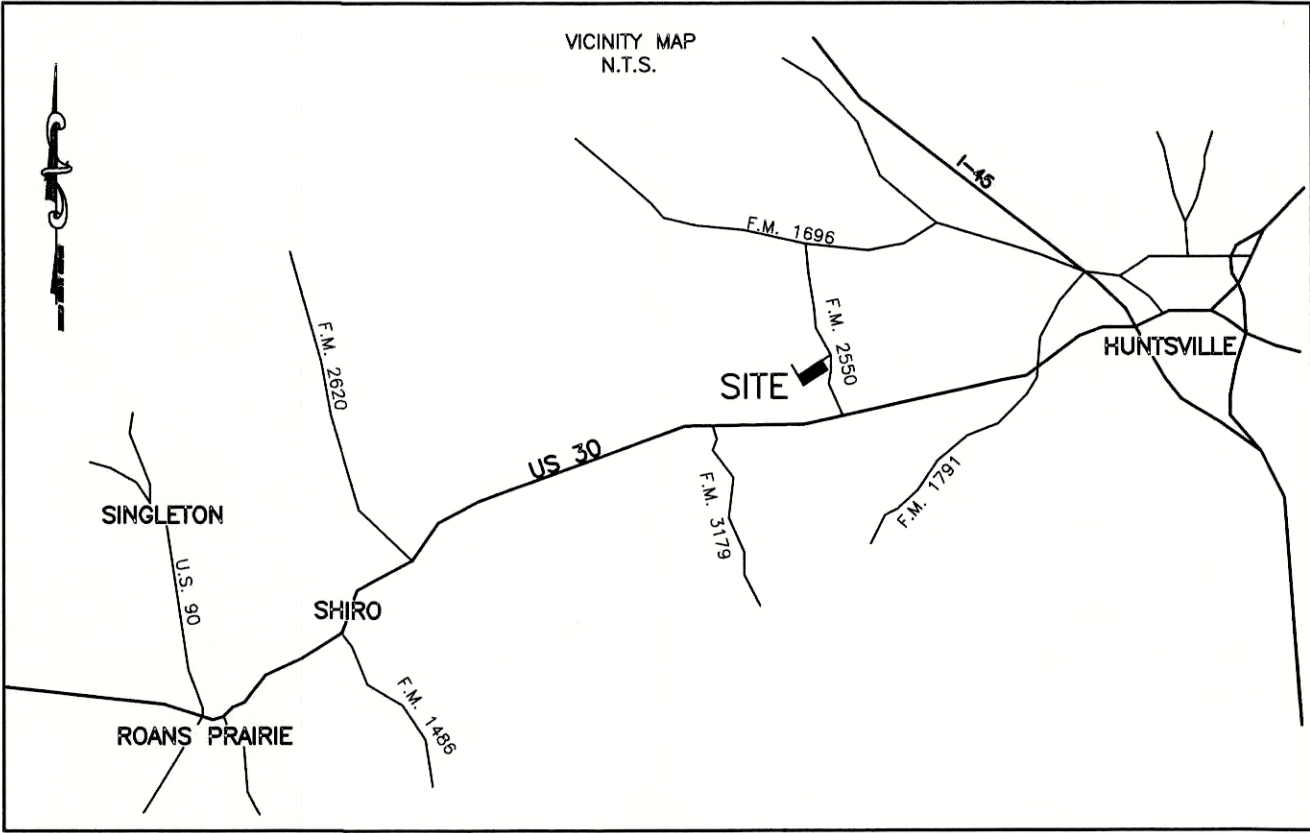
All owners of lots within the subdivision shall have the responsibility of complying with the Walker County Subdivision Regulations' policies on drainage runoff due to the development of impervious areas created through the development of the lot for residential, commercial, or recreational use. It is 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:

- 1) 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.
- 3) 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 EXISTING DEED RESTRICTIONS.

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

BENJAMIN W. ROBINSON SURVEY
ABSTRACT No. 42

STEPHEN M. COLLEY
CALLED 89.83 ACRES
UNRESTRICTED RESERVE "A"
TRAVIS COLLEY SUBDIVISION
VOL. 1127, PG. 818 O.P.R.W.C.T.

JASON COLLEY
LOT 1
CALLED 1.75 ACRES
VOL. 1242, PG. 500 O.P.R.W.C.T.

STEPHEN M. COLLEY
CALLED 89.83 ACRES
UNRESTRICTED RESERVE "A"
TRAVIS COLLEY SUBDIVISION
VOL. 1127, PG. 818 O.P.R.W.C.T.

PHYLLIS COLLEY CAMPBELL
PORTION OF THIRD TRACT
CALLED 66.4 ACRES
VOL. 318, PG. 820 D.R.W.C.T.

HUEY & PHYLLIS CAMPBELL
CALLED 5.00 ACRES
VOL. 424, PG. 84 O.P.R.W.C.T.

PHYLLIS COLLEY CAMPBELL
PORTION OF THIRD TRACT
CALLED 66.4 ACRES
VOL. 318, PG. 820 D.R.W.C.T.

REFUGE TABERNACLE MINISTRIES
CALLED 29.02 ACRES
VOL. 746, PG. 524 O.P.R.W.C.T.

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.

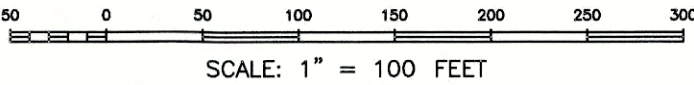
OCTOBER, 2024

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

LINE TABLE		
LINE	DISTANCE	BEARING
L1	84.57'	S 77°15'47" E
L2	71.87'	N 01°00'20" E
L3	160.36'	N 20°32'23" E
CALLED		160.18' N 22°22'35" E





DALE R. & KELLEY INMAN
CALLED 25 ACRES
VOL. 251, PG. 763 D.R.W.C.T.

EUNICE & JEROME HINSON
CALLED 15.00 ACRES
VOL. 426, PG. 248 O.P.R.W.C.T.

PHYLLIS COLLEY CAMPBELL
PORTION OF THIRD TRACT
CALLED 66.4 ACRES
VOL. 318, PG. 620 D.R.W.C.T.

HUEY & PHYLLIS CAMPBELL
CALLED 5.00 ACRES
VOL. 424, PG. 84 O.P.R.W.C.T.

STEPHEN M. COLLEY
CALLED 89.83 ACRES
UNRESTRICTED RESERVE "A"
TRAVIS COLLEY SUBDIVISION
VOL. 1127, PG. 818 O.P.R.W.C.T.
FND. 1/2" I.R.

PHYLLIS COLLEY CAMPBELL
PORTION OF THIRD TRACT
CALLED 66.4 ACRES
VOL. 318, PG. 620 D.R.W.C.T.

LOT 2
1.00 ACRE

LOT 3
1.00 ACRE

LOT 4
15.85 ACRES

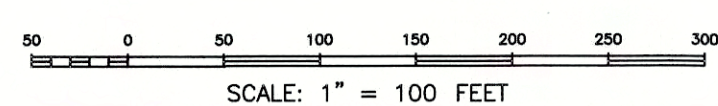
REFUGE TABERNACLE MINISTRIES
CALLED 29.02 ACRES
VOL. 748, PG. 624 O.P.R.W.C.T.

FND. 5/8" I.R.
FND. 5/8" I.R. W/CAP
N 49°04' E - 0.4'

(CALLED N 32°35'23" W - 292.23')
N 32°35'23" W 292.53'

MICHAEL THOMAS CHANDLER
PORTION OF CALLED 34.24 ACRES
VOL. 275, PG. 63 D.R.W.C.T.

LINE TABLE		
LINE	DISTANCE	BEARING
L1	84.57'	S 77°15'47" E
L2	71.87'	N 01°00'20" E
L3	160.36'	N 20°32'23" E
CALLED		160.18' N 22°22'35" E



BENJAMIN W. ROBINSON SURVEY
ABSTRACT No. 42

CHANDLERS WAY
CALLED 2.88 ACRES
VOL. 594, PG. 158 O.P.R.W.C.T.
TO "U.E. BOX VOL. 375, PG. 762 D.R.W.C.T."

JAMES FORD SURVEY
ABSTRACT No. 21

HUMBLE SURVEYING COMPANY
709 South Washington Avenue Suite B
Cleveland, TX 77327
(281) 446-0118 Fax (281) 592-7136
TBPELS Firm No. 10114600
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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"

SECTION A - PROPERTY INFORMATION		FOR COUNTY USE ONLY
A1. Property Owner's Name <div style="font-size: 1.2em; font-family: cursive;">Preston and Anna Dumke</div>		Application Number:
A2. Property Owner's Street Address <div style="background-color: black; height: 20px; width: 100%;"></div>		Date of Submittal:
City <div style="background-color: black; height: 20px; width: 100%;"></div>	State <div style="background-color: black; height: 20px; width: 100%;"></div>	ZIP Code <div style="background-color: black; height: 20px; width: 100%;"></div>
A3. Property Owner's Email Address <div style="background-color: black; height: 20px; width: 100%;"></div>	A4. Property Owner's Telephone Number <div style="background-color: black; height: 20px; width: 100%;"></div>	
A5. Property Description of Parent Tract (Lot and Block Numbers, Legal Description, etc.) <div style="font-size: 1.2em; font-family: cursive;">Tract 51.2 J.M. Garza (A-22) Acres 1.142</div>		
SECTION B - INFORMATION FOR PROPOSED SUBDIVISION TRACT (For projects involving multiple map panels an additional sheet may be listed below or included in an additional attachment)		
B1. Survey and Abstract <div style="font-size: 1.2em; font-family: cursive;">J.M. Garza (A-22)</div>	B2. Tax ID Number(s) of Parent Tract <div style="font-size: 1.2em; font-family: cursive;">0022-280-0-05120</div>	B3. Deed Volume/Page <div style="font-size: 1.2em; font-family: cursive;">Inst. 78891</div>
B4. Existing or Proposed Name of Subdivision <div style="font-size: 1.2em; font-family: cursive;">N/A</div>	B5. Is the application for a division of a lot in an Existing Platted Subdivision? (Yes/No) <div style="font-size: 1.2em; font-family: cursive;">No</div>	
THE ABOVE NAMED APPLICANT DOES HEREBY MAKE AN APPEAL TO THE COMMISSIONER'S COURT OF WALKER COUNTY FOR A VARIANCE TO THE REGULATORY REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF WALKER COUNTY, TEXAS.		
SECTION C - LIST OF ATTACHMENTS Please list any supporting documents or submittals included with the variance request as attachments.		
Description of Attachment(s)		Exhibit #
C.1 Survey Survey		A
C.2 E # 2001-010		A-1
C.3		
C.4		

SECTION D - VARIANCE REQUEST

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

- D.1 A Variance is requested to Section(s) A2.2.3 / TLGC 232.0015 (e) of the Subdivision Regulations of Walker County, Texas as follows:

To Allow 1.142 Acre tract to remain / grandfather 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

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

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

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

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

Family grant exception was granted in 2001
Henry Bennett passed away - property was
foreclosed upon - Bank sold property to
Estatepro, LLC who in turn sold the
property to us.
All of this was done prior to our purchase and
was outside our knowledge or control.

- 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:

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 X Please list the additional measures below

SECTION F - VARIANCE(S) GRANTED

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

F.2 THE FOLLOWING CONDITIONS ARE ATTACHED TO THE VARIANCE

SECTION G - NOTICE, ACKNOWLEDGEMENT, AND CERTIFICATIONS

NOTICE

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

WARNING

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

DISCLAIMER

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

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

Signature of Owner/Applicant

Date

11-29-24

SECTION H - ACTION ON VARIANCE BY COMMISSIONER'S COURT

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

Commissioner's Court Signature

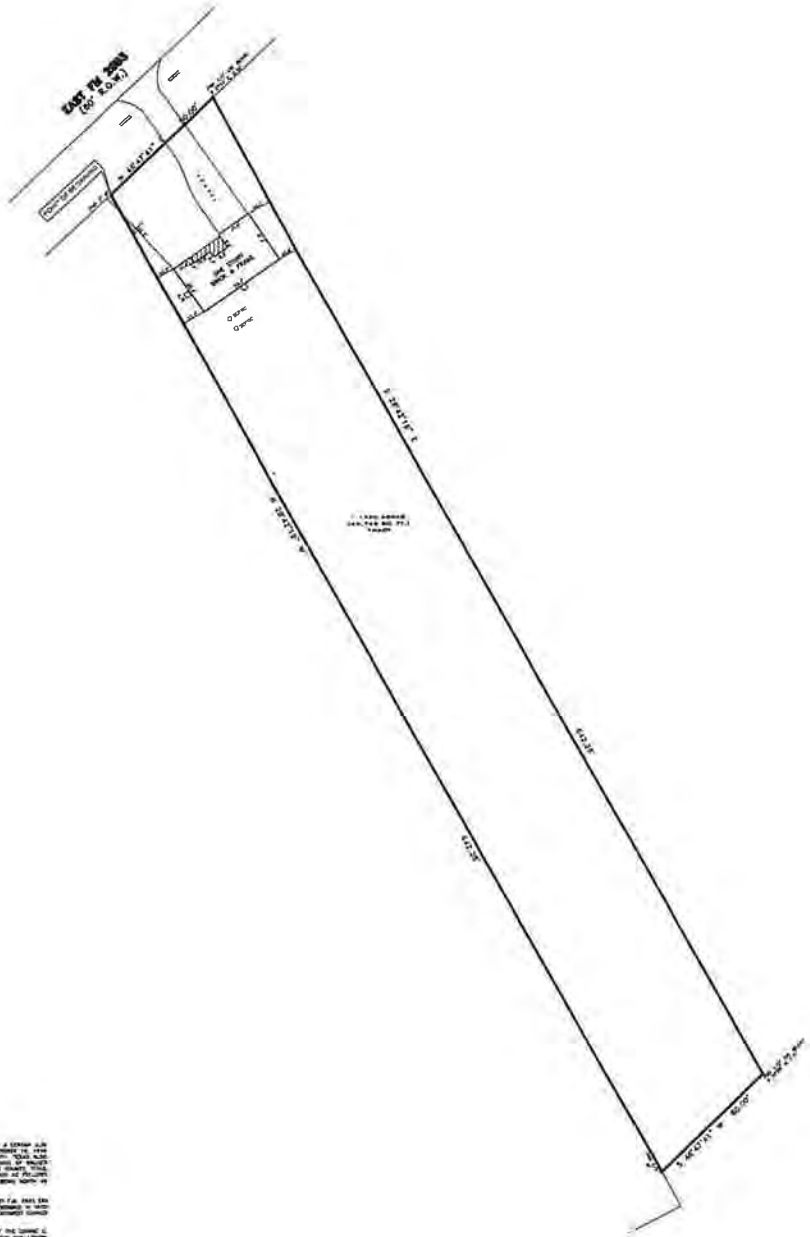
Printed Name

Date

Signature of Owner/Applicant acknowledging conditions after court action

Date

(IN FEET)
(each = 50)

[illegible][illegible][illegible]

PROPERTY HAS BEEN PLACED IN THE HANDS OF THE FBI. IT IS BEING KEPT IN THE FBI'S POSSESSION UNTIL THE FBI HAS DETERMINED THE STATUS OF THE PROPERTY. IT IS BEING KEPT IN THE FBI'S POSSESSION UNTIL THE FBI HAS DETERMINED THE STATUS OF THE PROPERTY.

PROPERTY SUBJECT TO SEIZURE INTERNALLY, EXTERNALLY AND BY OTHERS
 I hereby certify that the money on hand at the place and for the use of the company mentioned in the title of this form is being managed, and controlled, by the company mentioned in the title of this form. There are no other persons or companies who have any interest in the money on hand at the place and for the use of the company mentioned in the title of this form. I am the only person who has any interest in the money on hand at the place and for the use of the company mentioned in the title of this form.


 Fred L. Smith, Assistant Postmaster General, U.S. Post Office

SURVEY OF
11670 ACRES BEING THE WESTERN PORTION OF A CERTAIN 330
ACRE TRACT CONVEYED TO HENRY BENNETT BY EVA LEE REED
IN INSTRUMENT DATED OCTOBER 19, 1926 AND RECORDED IN
VOLUME 106, PAGE 217 OF THE DEED RECORDS OF WALKER
COUNTY, TEXAS ALSO DESCRIBED IN INSTRUMENT RECORDED IN
VOLUME 250, PAGE 884 OF THE DEED RECORDS OF WALKER
COUNTY, TEXAS BEING OUT OF THE JOSE MARIA DE LA GARZA
GRANT ABSTRACT 23 WALKER COUNTY, TEXAS

ADDRESSES TO RAY IN 1968
CITY: NEW WAVELEY, TEXAS 77858
FURNISHED: FREDERICK DUCKER AND ANNA DUCKER

JOB NO: 4401-AR
DATE: 2-28-72

SCALE: 1" = 1"
SHEET: 1 OF 1

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11291 Westheimer Ave. Bldg. 100, Houston, Texas 77042
281-555-0818 FAX 281-555-0897
Circle 10 on Reader Service Card

AFFIDAVIT OF EXCEPTION
FROM
WALKER COUNTY LAND PLATTING REQUIREMENTS

07760

Grantor: Henry Bennett, Rachel Dublin, and Alexander Dublin

Grantee: Public

Subject Tract: Volume: 116 Page: 317 WCDR

Description of Parent Tract: Being a called 3.30 acre tract of land being out of the JOSE MARIA DE LA GARZA SURVEY, 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 "Exhibit 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

Henry Bennett

Rachel Dublin
Property Owners' Signatures

Alexander Dublin

Before me MARIA HUCKABY a notary public on this day personally appeared Henry Bennett, 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 October, 2001

Maria Huckaby
Notary of Public

STATE OF TEXAS
COUNTY OF WALKER



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

Signed Andrew Isbell
Andrew Isbell

Signed Jerry Nemez
Jerry Nemez

Before me S. MAYFIELD a notary public on this day personally appeared JERRY NEMEZ & ANDREW Isbell known to me (or proved to me) to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for purposes and consideration there in expressed.

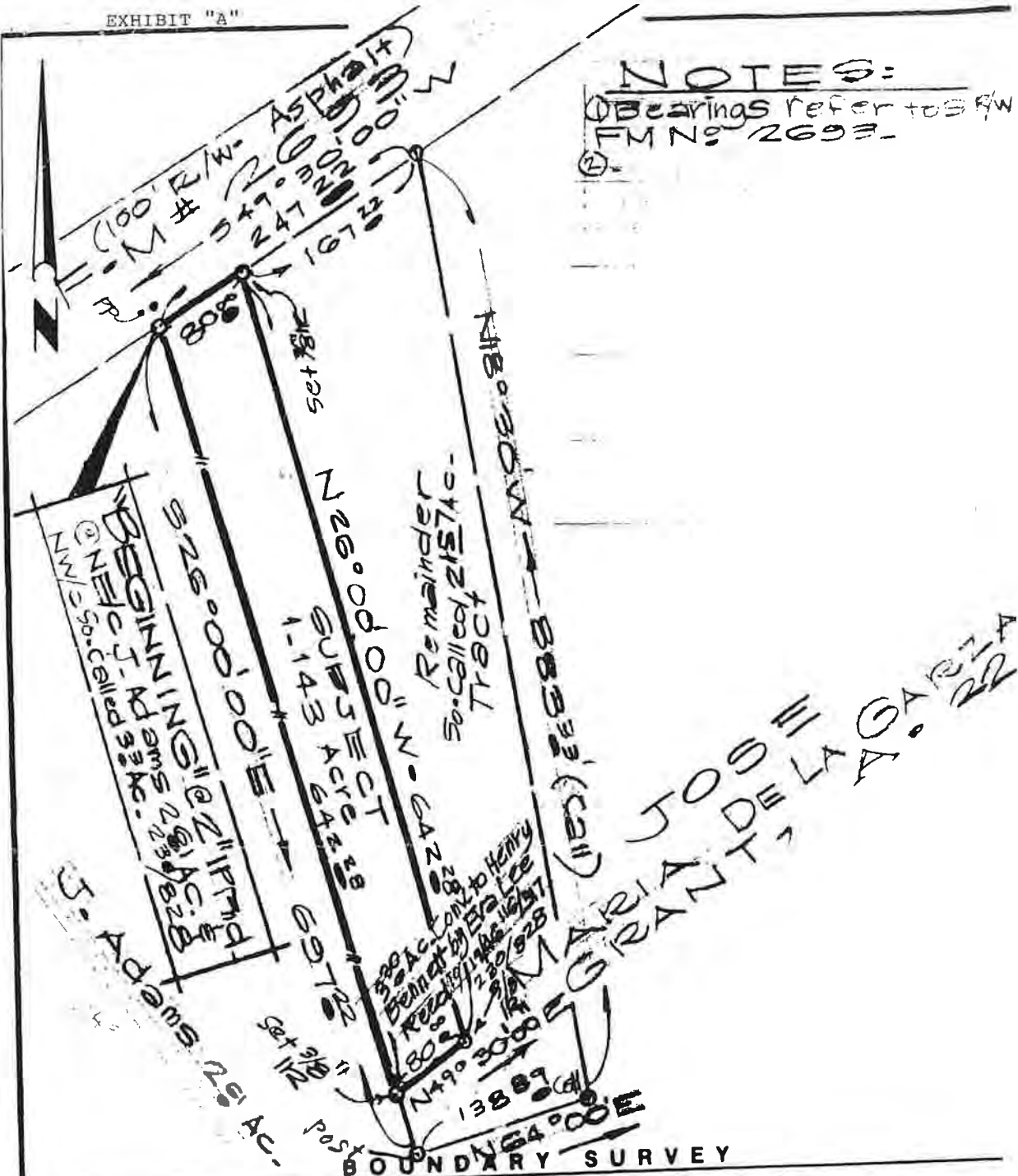
Given under my hand and seal of officer this 7 Day of NOVEMBER, 2001

S. Mayfield
Notary of Public



NOTES:

Bearings refer to S & W
FM N° 2693.



TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED:

I CERTIFY THAT THIS IS A PLAT OF A SURVEY MADE ON THE GROUND OF A LOT CONTAINING 1.143 AC - KNOWN AS FM 2693, NEW WAYERLY, TX. THE PROPERTY OF ALEXANDER JR & RACHEL DUBIN SHOWING ACCURATELY ALL IMPROVEMENTS REQUIRED BY THE STATE OF TEXAS IN SPECIFICATION CATEGORY IA, CONDITION II, AS SURVEYED BY ME ON THE GROUND AUG. 27, 2001, THE LEGAL DESCRIPTION BEING W. 1/4 AC. OUT OF 330 AC. IN MARIA DEL GARZA GRANT, WALKER COUNTY, TEXAS, CORRECT DEED OF WHICH IS RECORDED IN VOL. 118, PG. 317 OF THE WALKER COUNTY DEED RECORDS. ALL CORNERS ARE MARKED AS SHOWN HEREON. THERE ARE NO FENCES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, RIGHTS-OF-WAY, PAVING, BOUNDARY CONFLICTS, WATERWAYS, OR SHORTAGES IN AREA, EXCEPT AS SHOWN, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON. LOT LIES IN A ZONE X DESIGNATION, AND IS NOT IN 100 YEAR FLOOD PLAIN, PER COMMUNITY PANEL #481042 0012 A FLOOD INFORMATION RATE MAP DATED JULY 19, 1977. FIELD REF BS DRAWN BY CM SCALE: 1" = 100 FT

THE MCKINLEY COMPANY, INC

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



By *Charles A. McKinley* PF
CA MCKINLEY SURVEYOR LICENSE NO. 1
REGISTERED PROFESSIONAL STATE OF TEXAS
LAND SURVEYOR

AFFIDAVIT OF COMPLETED FORECLOSURE

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

1. I am a duly authorized agent of Bonial & Associates, P.C. ("Bonial"), 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 Beattie 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.
4. Bonial was requested to pursue Foreclosure processing, including the providing of this affidavit.
5. 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.

Jeff Aiken

THE STATE OF TEXAS

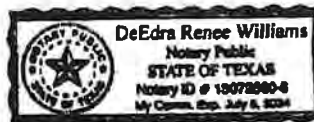
COUNTY OF DALLAS

Sworn 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 11 day of March, 2021

Notary Public in and for the State of Texas

Printed Name: DeEdra R. Williams
My Commission Expires: 7-5-24





VG-272-2021-66139

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

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

Deed Date: March 2, 2021

Date of Sale: March 2, 2021

Grantor: Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard or Braden Barnes, Michael Burns, Tori Jones, or Suzanne Suarez, as Substitute Trustee

Grantee: EstatePro, LLC
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/her/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

Third Party Trustee's Deed

9624-0433 / 2147030168

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 maturity date of the note(s) was accelerated and all sums secured by the Deed of Trust were declared to be immediately due and payable;

WHEREAS, the original Trustee and any previously appointed Substitute Trustee were removed and Grantor was 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 bid;

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 JR, 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.

Sharon St. Pierre
Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard or Braden Barnes, Michael Burns, Terri Jones, or Suzanne Suarez, any to act, as Substitute Trustee

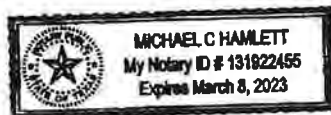
STATE OF TEXAS

§

COUNTY OF CHEROKEE

§

This instrument was acknowledged before me this 3RD day of MARCH 2021 by Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard or Braden Barnes, Michael Burns, Terri Jones, or Suzanne Suarez, any to act, as Substitute Trustee.



Michael C. Hamlett
Notary Public

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

9624-0433 / 2147030168

Third Party Trustee's Deed

VARIANCE REQUEST TO THE SUBDIVISION REGULATIONS OF WALKER COUNTY, TEXAS

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

SECTION A - PROPERTY INFORMATION		FOR COUNTY USE ONLY
A1. Property Owner's Name TARTE BUSINESS LLC		Application Number: P#2024-032
A2. Property Owner's Street Address [REDACTED]		Date of Submittal:
City [REDACTED]	State [REDACTED]	ZIP Code [REDACTED]
A3. Property Owner's Email Address [REDACTED]	A4. Property Owner's Telephone Number [REDACTED]	
A5. Property Description of Parent Tract (Lot and Block Numbers, Legal Description, etc.) Tract 2 (10.479 ACRES) Portion of The Sandra S. Leman Family Trust Called 43.03 ACRES Vol. 1129, PG 737 O.R.W.C.T		
SECTION B - INFORMATION FOR PROPOSED SUBDIVISION TRACT (For projects involving multiple map panels an additional sheet may be listed below or included in an additional attachment)		
B1. Survey and Abstract <i>McGary JA A369</i>	B2. Tax ID Number(s) of Parent Tract #18751	B3. Deed Volume/Page Volume 1129 Page 737
B4. Existing or Proposed Name of Subdivision TARTE MANOR	B5. Is the application for a division of a lot in an Existing Platted Subdivision? (Yes/No) No	
THE ABOVE NAMED APPLICANT DOES HEREBY MAKE AN APPEAL TO THE COMMISSIONER'S COURT OF WALKER COUNTY FOR A VARIANCE TO THE REGULATORY REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF WALKER COUNTY, TEXAS.		
SECTION C - LIST OF ATTACHMENTS Please list any supporting documents or submittals included with the variance request as attachments.		
Description of Attachment(s)		Exhibit #
C.1 Copy of State of Texas Well Report for Tracking #669417		
C.2 Copy of State of Texas Well Report for Tracking #482375		
C.3 Copy of State of Texas Well Report for Tracking #419659		
C.4 Copy of State of Texas Well Report for Tracking #274967		

SECTION D -VARIANCE REQUEST

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

D.1 A Variance is requested to Section(s) 3.36 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"

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

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

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

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

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

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

Yes _____ No X Please list the additional measures below.

SECTION F -VARIANCE(S) GRANTED

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

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

SECTION G - NOTICE, ACKNOWLEDGEMENT, AND CERTIFICATIONS

NOTICE

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

WARNING

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

DISCLAIMER

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

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

Signature of Owner/Applicant

Date

Randall R. Tarte, Member

11/21/24

SECTION H - ACTION ON VARIANCE BY COMMISSIONER'S COURT

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

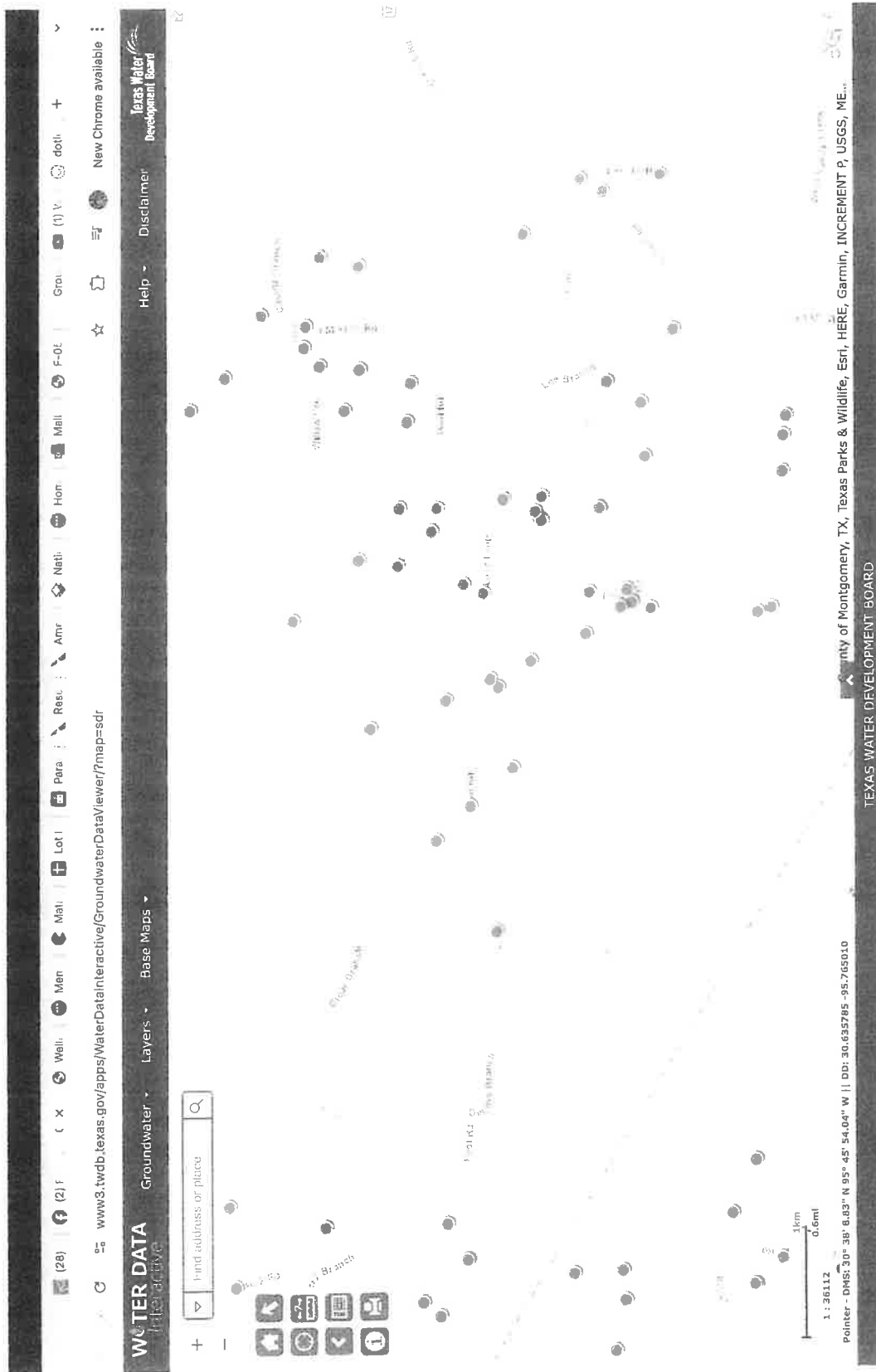
Commissioner's Court Signature

Printed Name

Date

Signature of Owner/Applicant acknowledging conditions after court action.

Date



STATE OF TEXAS WELL REPORT for Tracking #274967

Owner:	CHARLES & CAROLYN THOMPSON	Owner Well #:	2-9360
Address:	[REDACTED]	Grid #:	60-26-3
Well Location:	[REDACTED]	Latitude:	30° 37' 23" N
Well County:	Walker	Longitude:	095° 45' 27" W
		Elevation:	No Data
Type of Work:	New Well	Proposed Use:	Domestic

Drilling Start Date: **12/21/2011** Drilling End Date: **12/23/2011**

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	7.25	0	300

Drilling Method: **Mud (Hydraulic) Rotary; 2-STRING**

Borehole Completion: **CEMENTED**

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks & material)</i>
Annular Seal Data:	0	15	13
	15	280	14

Seal Method: **Positive Displacement**

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: **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**

	<i>Strata Depth (ft.)</i>	<i>Water Type</i>
Water Quality:	30	GROUND
		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: **AQUA STAR LLC**
25143 FM 1488
MAGNOLIA, TX 77355

Driller Name: **GLEN R. BONDS** License Number: **50950**

Comments: **No Data**

<i>Lithology:</i>			<i>Casing:</i>		
DESCRIPTION & COLOR OF FORMATION MATERIAL			BLANK PIPE & WELL SCREEN DATA		
<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>	<i>Dia. (in.)</i>	<i>New/Used</i>	<i>Type Setting From/To (ft.)</i>
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

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

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**

Owner Well #: **No Data**

Address: [REDACTED]

Grid #: **60-18-9**

Well Location: [REDACTED]

Latitude: **30° 37' 40.86" N**

Longitude: **095° 46' 15.33" W**

Well County: **Walker**

Elevation: **No Data**

Type of Work: **New Well**

Proposed Use: **Domestic**

Drilling Start Date: **4/25/2018**

Drilling End Date: **5/3/2018**

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	6.75	0	375

Drilling Method: **Mud (Hydraulic) Rotary**

Borehole Completion: **two piece**

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks & material)</i>
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.

Type of Pump: **Submersible**

Pump Depth (ft.): **200**

Well Tests: **Jetted** **Yield: 50 GPM**

	<i>Description (number of sacks & material)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Plug Information:	Cement	276	296

Water Quality: **Strata Depth (ft.)** **Water Type**
 235 - 255 **No Data**

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: **Holly Water Wells**
 2928 State Hwy 19
 Huntsville, TX 77320

Driller Name: **Henry Lee** License Number: **2221**

Comments: **No Data**

Lithology:			Casing:						
DESCRIPTION & COLOR OF FORMATION MATERIAL			BLANK PIPE & WELL SCREEN DATA						
Top (ft.)	Bottom (ft.)	Description	Dia (in.)	Type	Material	Sch./Gage	Top (ft.)	Bottom (ft.)	
0	2	top bit soil	4	Blank	New Plastic (PVC)		-1.5	233	
2	7	brown clay							
7	22	sand	2.5	Blank	New Galvanized Steel		214	235	
22	42	white clay & sand streaks							
42	50	white clay	2.5	Screen	New Stainless Steel	0.080	235	255	
50	62	sand							
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

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

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

STATE OF TEXAS WELL REPORT for Tracking #669417

Owner:	Leslee Herle	Owner Well #:	No Data
Address:	[REDACTED]	Grid #:	60-18-9
Well Location:	[REDACTED]	Latitude:	30° 37' 48.04" N
Well County:	Walker	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:	0	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

	Strata Depth (ft.)	Water Type
Water Quality:	25 - 120	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: **Ricky Bonds Water Wells**
23421 Hargrave Rd.
Hockley, TX 77447

Driller Name: **Ricky Bonds** License Number: **54880**

Comments: **BBGCD: BWLK-5573 6/24/24**

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

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 #419659

Owner:	Suzie Riley	Owner Well #:	No Data
Address:	[REDACTED]	Grid #:	60-18-9
Well Location:	[REDACTED]	Latitude:	30° 37' 33.14" N
Well County:	Walker	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**

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	6.75	0	355

Drilling Method: **Mud (Hydraulic) Rotary**

Borehole Completion: **two piece**

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks & material)</i>
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**

	Strata Depth (ft.)	Water Type
Water Quality:	330 - 350	No Data
		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: **Holly Water Wells**
2928 State Hwy 19
Huntsville, TX 77320

Driller Name: **Henry Lee** License Number: **2221**

Comments: No Data

Lithology: DESCRIPTION & COLOR OF FORMATION MATERIAL			Casing: BLANK PIPE & WELL SCREEN DATA					
Top (ft.)	Bottom (ft.)	Description	Dia (in.)	Type	Material	Sch./Gage	Top (ft.)	Bottom (ft.)
0	2	top bit soil	4	Blank	New Plastic (PVC)		-1.5	330
2	10	sand						
10	22	white clay	2.5	Blank	New Galvanized Steel		304	330
22	32	sand streaks						
32	36	white clay	2.5	Screen	New Rod Base Stainless Steel	0.1	330	350
36	42	blue clay						
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						

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 #576844

Owner:	Sandy Leman	Owner Well #:	No Data
Address:	[REDACTED]	Grid #:	60-18-9
Well Location:	[REDACTED]	Latitude:	30° 37' 35.05" N
		Longitude:	095° 45' 32.95" W
		Elevation:	No Data
Well County:	Walker		
Type of Work:	New Well	Proposed Use:	Domestic

Drilling Start Date: **5/15/2021** Drilling End Date: **6/15/2021**

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	7.875	0	110

Drilling Method: **Mud (Hydraulic) Rotary**

Borehole Completion: **Straight Wall**

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks & material)</i>
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**

	<i>Strata Depth (ft.)</i>	<i>Water Type</i>
Water Quality:	40 - 108	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: **Frontier Water Well Drilling and Service**

**PO Box 631
Utopia, TX 78884**

Driller Name: **Jered Nickels**

License Number: **60429**

Apprentice Name: **Arthur Leman**

Comments: **Homeowner to install submersible pump.**

Lithology:			Casing:					
DESCRIPTION & COLOR OF FORMATION MATERIAL			BLANK PIPE & WELL SCREEN DATA					
<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>	<i>Dia (in.)</i>	<i>Type</i>	<i>Material</i>	<i>Sch./Gage</i>	<i>Top (ft.)</i>	<i>Bottom (ft.)</i>
0	3	Top soil	4		New Plastic (PVC)	40	0	80
3	20	clay	4	Screen	New Plastic (PVC)	40	80	100
20	25	sand	4		New Plastic (PVC)	0.010	100	110
25	40	clay	4		New Plastic (PVC)	40	100	110
40	108	sand						
108	110	clay						

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

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 #597829

Owner:	WILL AUTREY	Owner Well #:	1
Address:	[REDACTED]	Grid #:	60-26-3
Well Location:	[REDACTED]	Latitude:	30° 37' 28.2" N
		Longitude:	095° 46' 02.64" W
Well County:	Walker	Elevation:	No Data
Type of Work:	New Well	Proposed Use:	Domestic

Drilling Start Date: **2/21/2022** Drilling End Date: **2/23/2022**

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	6.75	0	305

Drilling Method: **Mud (Hydraulic) Rotary**

Borehole Completion: **Screened**

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks & material)</i>
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

	<i>Strata Depth (ft.)</i>	<i>Water Type</i>
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: **59439**

Comments: **No Data**

Lithology:			Casing:						
DESCRIPTION & COLOR OF FORMATION MATERIAL			BLANK PIPE & WELL SCREEN DATA						
<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>	<i>Dia (in.)</i>	<i>Type</i>	<i>Material</i>	<i>Sch./Gage</i>	<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	
0	3	SAND	4	Blank	New Plastic (PVC)	40	-1.5	285	
3	17	CLAY							
17	104	SAND	2.5	Blank	New Plastic (PVC)	40	280	285	
104	160	SHALE	2.5	Screen	New Plastic (PVC)	40 0.008	285	305	
160	220	SHALE W/SAND							
220	260	SHALE							
260	284	SAND W/SALE							
284	305	SAND #8							

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

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

STATE OF TEXAS WELL REPORT for Tracking #680705

Owner: **Issac Addison**

Owner Well #: **1**

Address: [REDACTED]

Grid #: **60-18-9**

Well Location: [REDACTED]

Latitude: **30° 37' 32.52" N**

Longitude: **095° 45' 35.73" W**

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
Filter Pack Intervals:	275	308	Gravel
	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
Annular Seal Data:	0	10	Concrete 8 Bags/Sacks
	225	275	Cement 8 Bags/Sacks
Seal Method:	Pressure		
Sealed By:	Driller		
Variance Number:	No		
	Distance to Property Line (ft.): 50		
	Distance to Septic Field or other concentrated contamination (ft.): 100		
	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

	Strata Depth (ft.)	Water Type
Water Quality:	275 - 308	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: **J & S Drilling, LLC**
616 N. McIver St
Madisonville, TX 77864

Driller Name: **John Snook** License Number: **59075**

Comments: **No Data**

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

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

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

STATE OF TEXAS WELL REPORT for Tracking #33140

Owner: **Jimmy Love**

Owner Well #: **No Data**

Address: [REDACTED]

Grid #: **60-18-9**

Well Location: [REDACTED]

Latitude: **30° 37' 37" N**

Longitude: **095° 45' 04" W**

Well County: **Grimes**

Elevation: **No Data**

Type of Work: **Replacement**

Proposed Use: **Domestic**

Drilling Start Date: **2/27/2004**

Drilling End Date: **2/27/2004**

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	7.75	0	142

Drilling Method: **Mud (Hydraulic) Rotary**

Borehole Completion: **Straight Wall**

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks & material)</i>
Annular Seal Data:	0	122	14 Sacks Cement

Seal Method: **Pressure Tremmie Pipe**

Distance to Property Line (ft.): **50+**

Sealed By: **Driller**

Distance to Septic Field or other 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**

	<i>Strata Depth (ft.)</i>	<i>Water Type</i>
Water Quality:	122	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: **Ballard Water Well**
P. O. Box 970
Willis, TX 77378

Driller Name: **Sam Ballard** License Number: **54411**

Apprentice Name: **Anthony Stagg** Apprentice Number: **1818**

Comments: **No Data**

Lithology:			Casing:			
DESCRIPTION & COLOR OF FORMATION MATERIAL			BLANK PIPE & WELL SCREEN DATA			
<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>	<i>Dia. (in.)</i>	<i>New/Used</i>	<i>Type</i>	<i>Setting From/To (ft.)</i>
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				

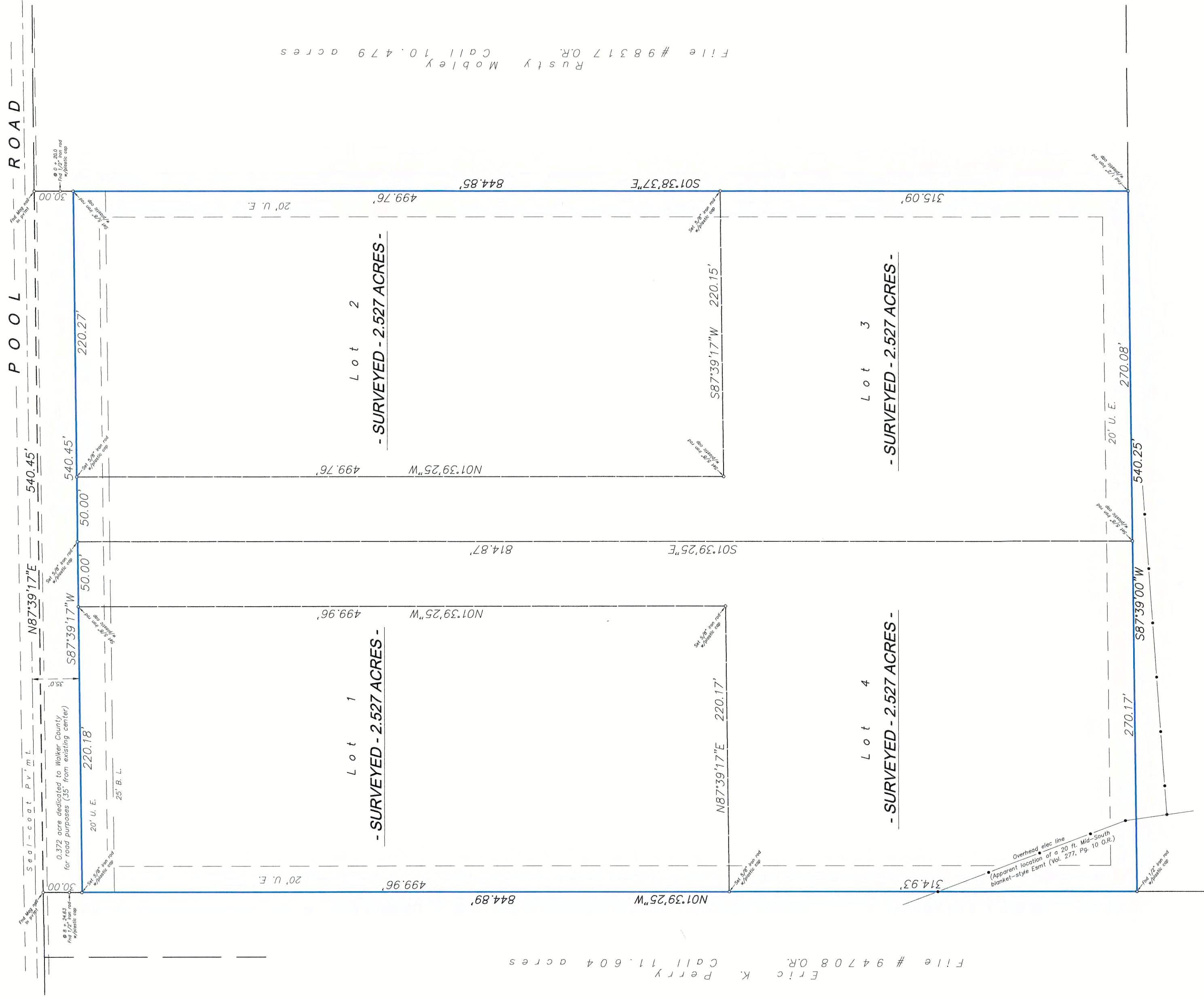
IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

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

File # 96594 O.R. Shaun W. Herie Call 22.0018 acres



NOTES:

- Bearings referenced to NAD 1983, Texas-Central Zone. Bearings based on GPS (RTK) observations. Distances and areas are Grid and may be converted to Surface Horizontal by dividing by a scale factor of 0.99998.
- This survey was performed without the benefit of a title commitment. Easements and other matters may exist not shown by this survey.
- Deed: (10.479 acres), Tarte Business, LLC (File #57546, Official Records);
- 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 the 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.
- This plat does not seek to change or amend any existing Deed Restrictions.

** LEGEND **

D.R. Walker County Deed Records
O.R. Walker County Official Records
B.L. Set back lines
U.E. Utility easements

TO CERTIFY WHICH, WITNESS by my hand this _____ day of _____, 20____

20832 Dogwood Lane
Montgomery, Texas 77356

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

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day
of _____, 20_____.

Notary Public

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 and, said infrastructure in the subdivision have been accepted for public maintenance.

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-plot application's engineering plans, including detention for all new lots created by the replot.

By authority of Section 3.74 of the Walker County Subdivision Regulations, this minor plat has been approved by the Director of Planning and Development and/or the County Engineer of Walker County, Texas. This approval is based upon the representations of the developer/developer's agent, engineer, sanitation, and/or surveyor whose seal(s) and/or signatures are affixed hereto. This certification is made solely upon those 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.

Signed _____
County Engineer

Signed _____
Director of Planning and Development

Before me _____, a notary public on this day personally appeared _____, Director of Planning and Development and/or _____.

_____, County Engineer, known to be (or proved to me) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public

Based upon a review of the plat and plans as represented by the said Engineer or Surveyor, 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 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, actual or otherwise, contained in this plat and the documents associated with it.

Stacy Wright. R.S. 3165

STATE OF TEXAS
COUNTY OF WALKER

I, Karl French, Clerk of the County Court of said County, do hereby certify that the foregoing instrument, with its certificate of authentication was filed for record in my office on the _____ day of _____, 20____, at _____ o'clock, ____M., and duly recorded this the day of _____, 20____, 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 French, County Clerk of
Walker County, Texas

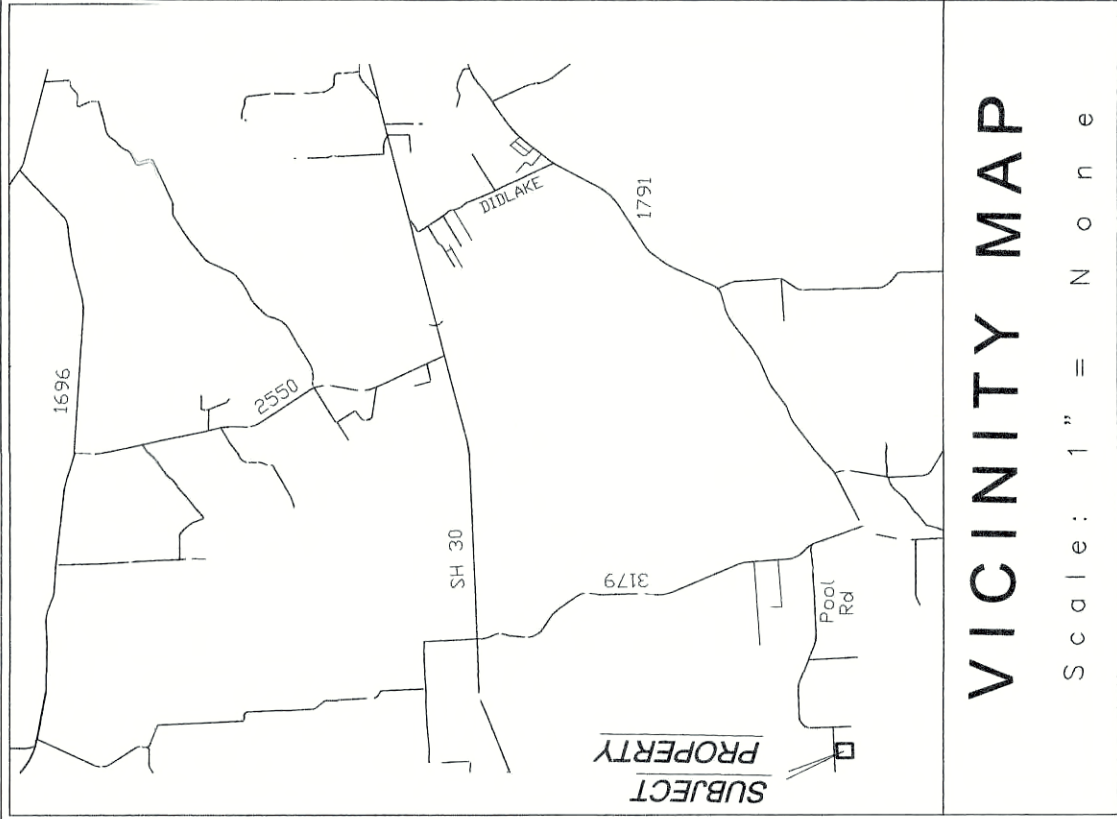
By: _____, Deputy

I, **JOE A. FULLER**, Registered Professional Land Surveyor, do hereby certify that this plat represents a survey made on the ground under my supervision and that all monuments and apparent easements are shown hereon.

JOE A. FULLER
R.P.L.S. No. 4066
August 30, 2024

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

PANEL No.:	48471 C 0325 D	Date/Revised Date:	August 16, 2011
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No structure or land within this plat shall hereafter be developed without first obtaining a Development Permit from the Walker County Floodplain Administrator unless the proposed development is exempt or excepted from the Walker County Floodplain Development Regulations.

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

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 the 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.

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.

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

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 Tarte Business LLC	A2. Property Owner's First Name	Application Number: P-2024-032
A3. Mailing Address [REDACTED]		Date of Submittal: 10-9-24
		Precinct Number: 2
City [REDACTED]	State [REDACTED]	ZIP Code [REDACTED]
A4. Primary Telephone Number [REDACTED]	A5. Alternate Phone Number [REDACTED]	
A6. Email Address [REDACTED]	A7. Name of Lienholder (If no lienholder mark "None")	
SECTION B – PROFESSIONAL SERVICES Owner shall provide the names of the Professional Engineer, Registered Professional Land Surveyor, and any Authorized Representative for the Plat Application. By including the information of an Authorized Representative on the application the Owner/Applicant agrees that this individual is given authority to sign for, submit, receive, and make any decisions related to the submitted application on behalf of the owner. In the case that the owner wishes to retract this authority, the Owner/Applicant shall submit this retraction in writing to the Planning and Development Office. If no Authorized Representative is named then all communications related to the project will be submitted to the Owner/Applicant. All correspondence, including but not limited to notices, approvals, disapprovals, and conditions are authorized to be sent to any listed Mailing Address or Electronic Mail account.		
B1. Name of Registered Professional Land Surveyor (R.P.L.S.) Joe Fuller	B2. Phone Number of R.P.L.S. 9366622934	
B3. Email of R.P.L.S. fullerandassoc@sbcglobal.net	B4. Mailing Address of R.P.L.S. 1923 Fairway Drive Huntsville, Tx 77340	
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 Reina Tarte	B10. Phone Number of Authorized Representative.	
B11. Email of Authorized Representative [REDACTED]	B12. Mailing Address of Authorized Representative.	

SECTION C – PARENT TRACT PROPERTY INFORMATION			
Information for the tract or tracts of land that are the subject of the plat application			
C1. Is the property located within the city limits of Huntsville, New Waverly, or Riverside? (Mark with "X")		*Yes	<input checked="" type="checkbox"/> No
<i>*If the answer to C1 is "Yes" then the applicant will need to apply to the City having jurisdiction.</i>			
C2. Is the property within two miles of the City of Huntsville? (Mark with "X")		*Yes	<input checked="" type="checkbox"/> No
<i>*If the answer to C2 is "Yes" then the applicant will need to submit any plat applications to the City of Huntsville.</i>			
C3. Is the property within 1/2 mile of the City of New Waverly? (Mark with "X")		Yes	<input checked="" type="checkbox"/> No
<i>The Abstract, Tract #, and Survey Name are generally included in the property description on the deed, the Geographic Id # can be obtained from the Walker County Appraisal District, the Appraisal District Map or the most recent property tax statement issued for the property. If a property is in a platted subdivision items B10 – B13 must be filled out using information from the property deed, if not in a platted subdivision mark these sections "NA"</i>			
C4. Property Acreage	C5. Appraisal Geographic ID #	C6. Survey Name	C7. Abstract #
10.108 <i>10.479</i>	0369-440-0-00610	J. A. McGARY	A-369
Section C8 – C11 are for Amending Plat and Replat Applications only.			
C8. Subdivision Name	C9. Lot #s	C10. Block #	C11. Section #
C12. Deed Record Filing Information for Parent Tract (s) (WCDR and WCOPR are the record sets of the County Clerk - Mark the record set with an "X") If more than one tract please indicate multiple deeds.			
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)
Inst. 97546		<input checked="" type="checkbox"/>	Walker County Official Public Records (WCOPR)
		<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)
Volume / Document #	Page	<input type="checkbox"/>	Walker County Official Public Records (WCOPR)
		<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)
Volume / Document #	Page	<input type="checkbox"/>	Walker County Official Public Records (WCOPR)
		<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)
Volume / Document #	Page	<input type="checkbox"/>	Walker County Official Public Records (WCOPR)
		<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)

SECTION D – APPLICATION TYPE	
Please choose a single application type from the list below and mark with an "X".	
D1. _____	Plat Application (This application is required for all plat applications including improvements <u>or</u> including more than 4 lots)
D2. X	Minor Plat Application (This application is required for minor subdivisions with no proposed infrastructure <u>and</u> 4 or less lots.)
D3. _____	Re-Plat / Amending Plat Application (This application is required to alter or amend a previously platted subdivision)
D4. _____	Exception Application (This application is required in order to obtain approval for subdivisions excepted from the WCSR.)

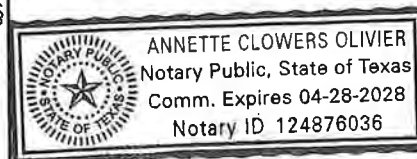
SECTION E - REQUEST FOR A GUIDANCE REVIEW		
<p>The request for a guidance review is only allowable if an application is submitted incomplete. The guidance review is voluntary and must be requested by the owner/applicant below and authorized by the County. This review of the submitted documents prior to a complete application is outside the standard review timelines, however the applicant/ owner may proceed to submit a complete application without awaiting the results of this review. If at any time during the Guidance Review process a completed application is submitted then the Guidance Review will cease, and the incomplete results of the review will not be forwarded to the applicant. Any deficiencies or comments released as part of the guidance review are not to be considered as a final review, but are collected to assist the owner and owner's agents in their efforts to comply with the regulations.</p>		
E1. The Developer/Owner does hereby voluntarily make a request for a "Guidance Review" of the application if the application is found to be incomplete.	<input checked="" type="checkbox"/> Yes, a review is requested	<input type="checkbox"/> No, a review is not requested

SECTION F – SUBDIVISION APPLICATION DETAILS (The # of Proposed Lots shall include any Reserve or Remainders Created by the Subdivision)			
F1. Original Acreage 10.479	F2. Original # of Tracts 1	F3. # of Proposed Lots 4	F4. Proposed Name of Subdivision Tarte Manor

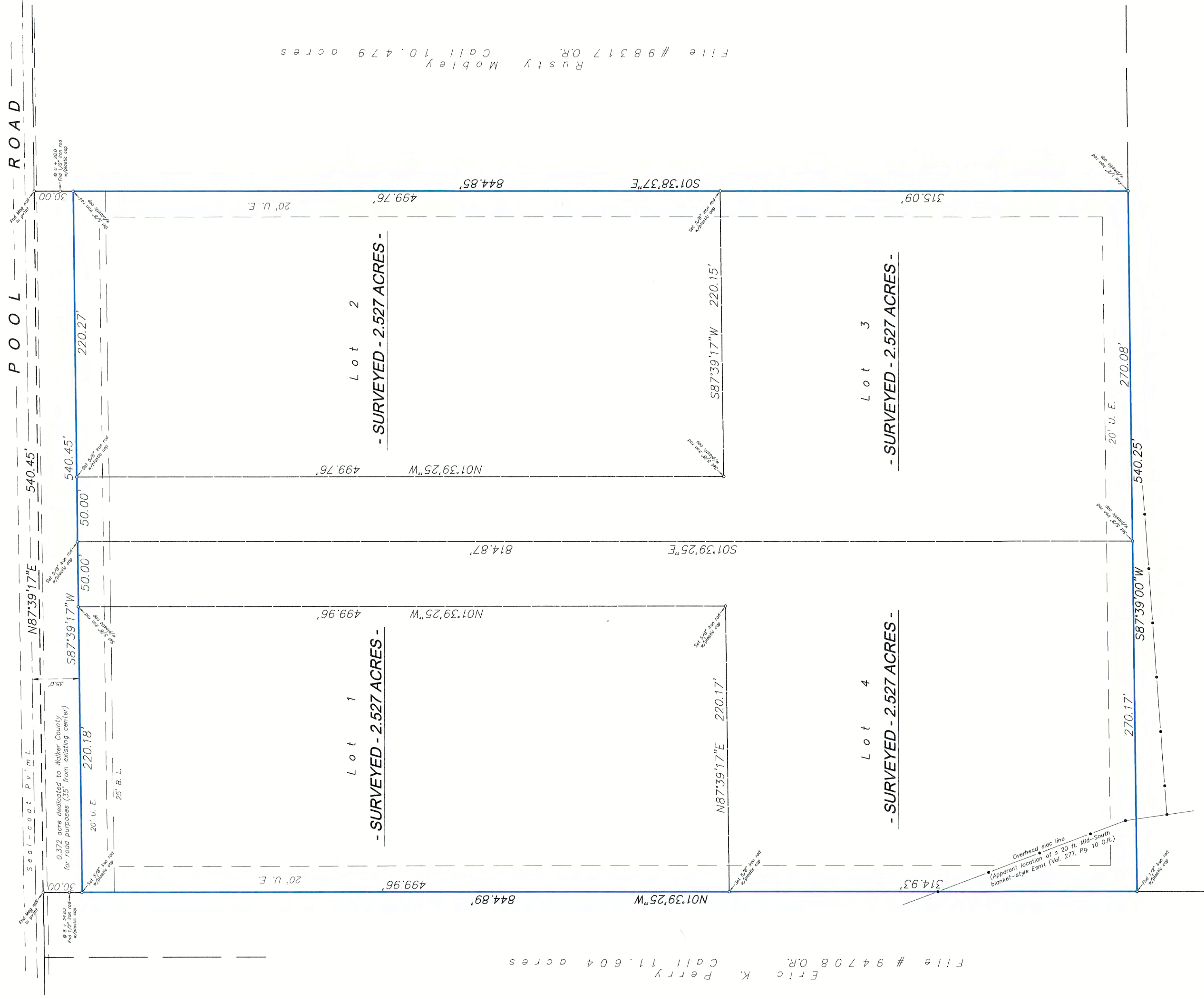
SECTION G – ENGINEERING AND PROPOSED IMPROVEMENTS			
G1. Will the proposed subdivision utilize a public water system?		Yes	<input checked="" type="checkbox"/> No
G2. Will the proposed subdivision utilize individual on-site sewage facilities?	x	Yes	<input type="checkbox"/> No
G3. Will the proposed subdivision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

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

Signature <i>Randall P. Tarte</i>	Date <i>10/9/24</i>	Printed Name <i>Randall P. Tarte</i>
THE STATE OF <u>TEXAS</u> \$ COUNTY OF <u>WALKER</u> \$		
Before me <u>ANETTE C. OLIVIER</u> a notary public on this day personally appeared <u>Randall Tarte</u> , known to me (or proved to me) to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for purposes and consideration there in expressed.		
Given under my hand and seal of office this <u>9th</u> Day of <u>Oct</u> , 20 <u>24</u>		



File # 96594 O.R. Shaun W. Herie Call 22.0018 acres



File # 98476 O.R. Isaac Naaman Addison Call 10.479 acres



PLAT OF SURVEY OF

TARTE MANOR 10.108 ACRE SUBDIVISION

In the J. A. McGARY SURVEY, A-369
Walker County, Texas

August, 2024

Scale: 1" = 60 Feet

FULLER & ASSOCIATES
P.O. Box 1783
Huntsville, Texas
FILE: TARTE Business Div 10.479ac-MP \2024\

SHEET 1 of 2

NOTES:

- Bearings referenced to NAD 1983, Texas-Central Zone. Bearings based on GPS (RTK) observations. Distances and areas are Grid and may be converted to Surface Horizontal by dividing by a scale factor of 0.99998.
- This survey was performed without the benefit of a title commitment. Easements and other matters may exist not shown by this survey.
- Deed: (10.479 acres), Tarte Business, LLC (File #57546, Official Records).
- 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 the 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.
- This plat does not seek to change or amend any existing Deed Restrictions.

** LEGEND **

D.R. Walker County Deed Records
O.R. Walker County Official Records
B.L. Set back lines
U.E. Utility easements

TARTE BUSINESS, LLC, sole owner of the certain tract of land shown hereon and described in Document recorded under Instrument #97546, Official Records of 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____.

Signed _____
TARTE BUSINESS, L.L.C.
Reina Tarte
20832 Dogwood Lane
Montgomery, Texas 77356

STATE OF TEXAS
COUNTY OF _____

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

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____.

Notary Public

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 and, said infrastructure in the subdivision have been accepted for public maintenance.

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.

By authority of Section 3.74 of the Walker County Subdivision Regulations, this minor plat has been approved by the Director of Planning and Development and/or the County Engineer of Walker County, Texas. This approval 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.

Signed _____ Signed _____ County Engineer

Before me _____, a notary public on this day personally appeared _____, Director of Planning and Development and/or _____

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.

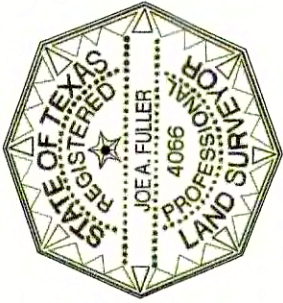
Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public

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 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.

Stacy Wright, R.S. 3165 _____ Date _____

I, JOE A. FULLER, Registered Professional Land Surveyor, do hereby certify that this plat represents a survey made on the ground under my supervision and that all monuments and apparent easements are shown hereon.

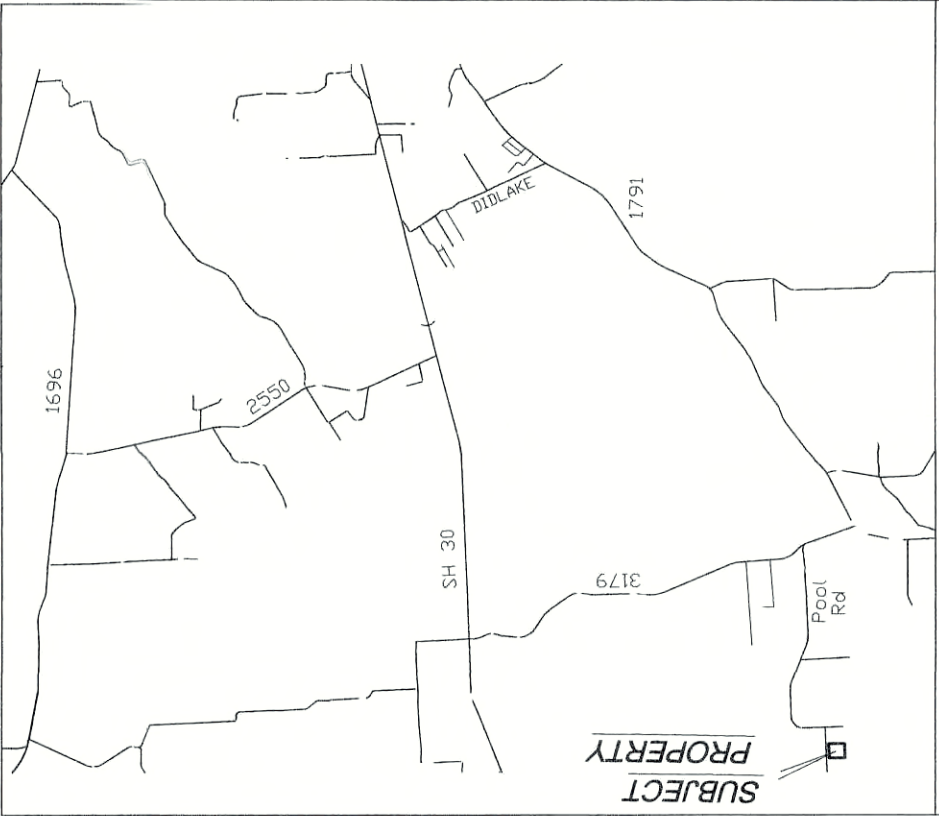


Signed _____
JOE A. FULLER
R.P.L.S. No. 4066
August 30, 2024

BASED on the FEMA Flood Insurance Rate map referenced below, the property is shown as being within the Special Flood Hazard area. The flood zone determination herein is NOT to be interpreted as a guarantee against flooding, or flood damage to property or improvements, by Fuller and Associates.

PANEL No.: 48471 C 0325 D Date/Revised Date: August 16, 2011

SUBJECT PROPERTY



VICINITY MAP

Scale: 1" = None

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

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

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 the 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.

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.

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

STATE OF TEXAS
COUNTY OF WALKER

I, Karl French, Clerk of the County Court of said County, do hereby certify that the foregoing instrument, with its certificate of authentication was filed for record in my office on the _____ day of _____, 20____, at _____ o'clock, ____M, and duly recorded this the day of _____, 20____, 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.

Karl French, County Clerk of
Walker County, Texas

By: _____, Deputy

PLAT OF SURVEY OF

TARTE MANOR 10.108 ACRE SUBDIVISION

In the J. A. McGARY SURVEY, A-369
Walker County, Texas

August, 2024

Scale: 1" = 60 Feet

FULLER and ASSOCIATES
P.O. Box 1783 FIRM #012400
Huntsville, Texas
FILE: TARTE Business Div 10.479ac-MP \2024\

SHEET 2 of 2

VARIANCE REQUEST TO THE SUBDIVISION REGULATIONS OF WALKER COUNTY, TEXAS

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

SECTION A – PROPERTY INFORMATION		FOR COUNTY USE ONLY
A1. Property Owner's Name Forestar (USA) Real Estate Group, Inc.		Application Number:
A2. Property Owner's Street Address [REDACTED]		Date of Submittal: 11/12/2024
City [REDACTED]	State [REDACTED]	ZIP Code [REDACTED]
A3. Property Owner's Email Address [REDACTED]	A4. Property Owner's Telephone Number [REDACTED]	
A5. Property Description of Parent Tract (Lot and Block Numbers, Legal Description, etc.) 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, III and Heather Adams recorded under Instrument No. 56813, Official Records, Walker County, Texas (WCOR) 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)		
B1. Survey and Abstract JOSE MARIA DE LA GARZA GRANT, Abstract No. 22, Walker County, Texasd	B2. Tax ID Number(s) of Parent Tract Property ID: 12323 Owner ID: 837588	B3. Deed Volume/Page 20204698
B4. Existing or Proposed Name of Subdivision Peach Creek	B5. Is the application for a division of a lot in an Existing Platted Subdivision? (Yes/No) No	
THE ABOVE NAMED APPLICANT DOES HEREBY MAKE AN APPEAL TO THE COMMISSIONER'S COURT OF WALKER COUNTY FOR A VARIANCE TO THE REGULATORY REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF WALKER COUNTY, TEXAS.		
SECTION C – LIST OF ATTACHMENTS Please list any supporting documents or submittals included with the variance request as attachments.		
Description of Attachment(s)		Exhibit #
c.1 Exhibit 1 - Peach Creek Land Plan		1
C.2		
C.3		
C.4		

SECTION D – VARIANCE REQUEST

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

- D.1 A Variance is requested to Section(s) 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.

SECTION E – APPLICANT'S JUSTIFICATION AND PRESENTATION FACTORS EFFECTING VARIANCE

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

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

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

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

- 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:

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 having to make residents pay their taxes.

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

Yes ☐ No ☒ Please list the additional measures below.

SECTION F –VARIANCE(S) GRANTED

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

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

SECTION G - NOTICE, ACKNOWLEDGEMENT, AND CERTIFICATIONS

NOTICE

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

WARNING

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

DISCLAIMER

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

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

Signature of Owner/Applicant



Date

8 Nov 2024

SECTION H – ACTION ON VARIANCE BY COMMISSIONER'S COURT

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

Commissioner's Court Signature

Printed Name

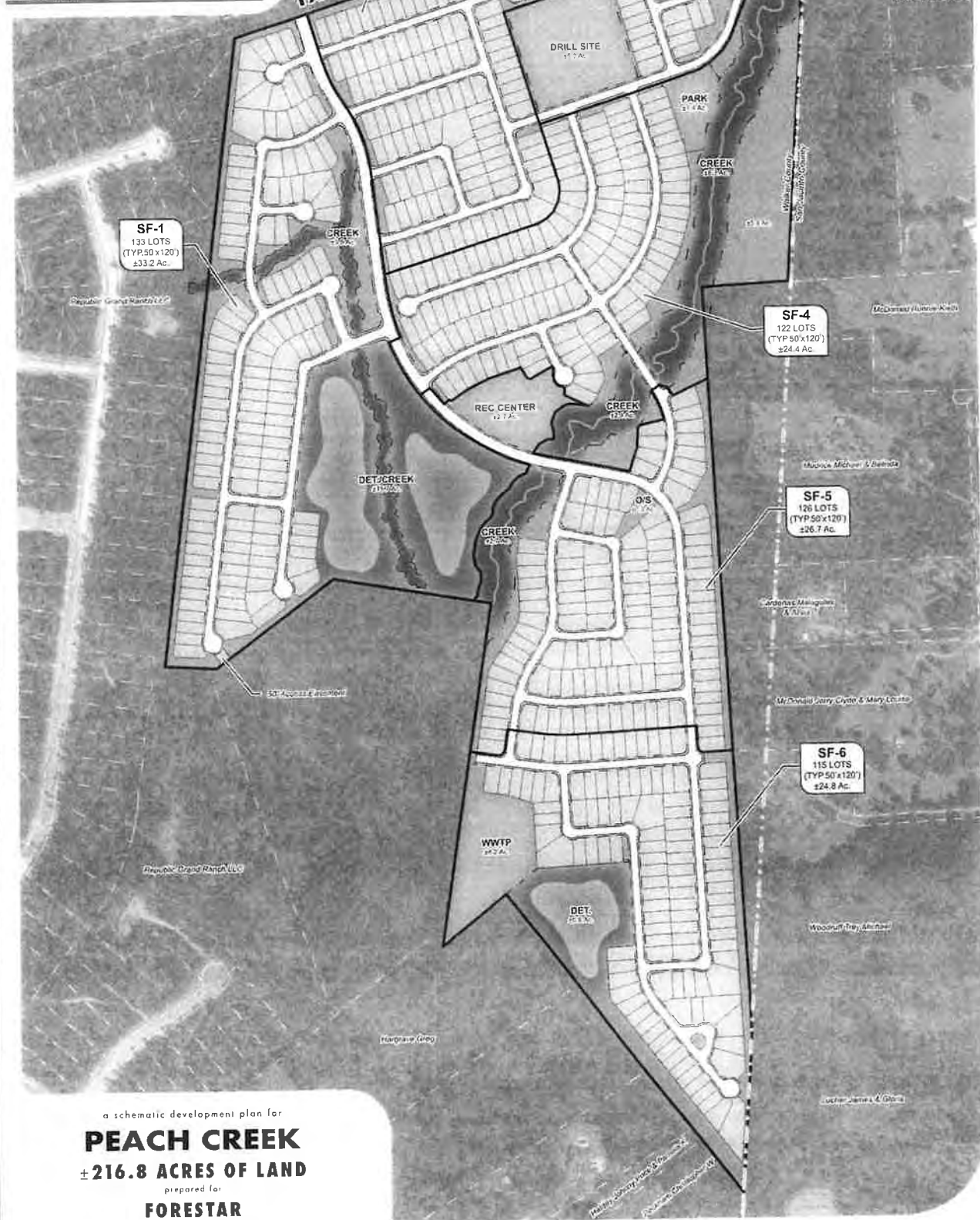
Date

Signature of Owner/Applicant acknowledging conditions after court action.

Date

1615 LOTS #141.6 Ac

SP	7.75	100%	1	32.000	\$741.00
PARKS / RECREATION / OPEN SPACE					\$63.40 AC
PL	NEW CEMETARY PARKS				12.40 AC
PL	DRAINAGE / DETENTION / SWEEP				27.70 AC
PL	LANDSCAPE / OPEN SPACE				116.50 AC
UTILITIES & EASEMENTS					\$10.10 AC
WP	WATER SUPPLY				42.90 AC
WP	WASTEWATER TREATMENT PLANT				42.20 AC
WP	DRILL SITE				20.00 AC
CONSTRAINTS					12.70 AC
UNLOADED COLLECTION STREETS					56.70 AC
PROJECT TOTAL					\$276.80 AC



a schematic development plan for
PEACH CREEK
± 216.8 ACRES OF LAND
prepared for
FORESTAR

META
PLANNING - DESIGN

24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

MTA-72007A
NOVEMBER 7, 2024

[illegible]

VARIANCE REQUEST TO THE SUBDIVISION REGULATIONS OF WALKER COUNTY, TEXAS

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

SECTION A – PROPERTY INFORMATION		FOR COUNTY USE ONLY
A1. Property Owner's Name Forestar (USA) Real Estate Group, Inc.		Application Number:
A2. Property Owner's Street Address <div style="background-color: black; height: 1.2em; width: 100%;"></div>		Date of Submittal: 11/12/2024
City	State	ZIP Code
<div style="background-color: black; height: 1.2em; width: 100%;"></div>	<div style="background-color: black; height: 1.2em; width: 100%;"></div>	<div style="background-color: black; height: 1.2em; width: 100%;"></div>
A3. Property Owner's Email Address	A4. Property Owner's Telephone Number	
<div style="background-color: black; height: 1.2em; width: 100%;"></div>	<div style="background-color: black; height: 1.2em; width: 100%;"></div>	
A5. Property Description of Parent Tract (Lot and Block Numbers, Legal Description, etc.) 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 land described in a deed dated April 28, 2020 from Godwin LLC and Joseph E. Adams, III to Joseph E. Adams, III and Heather Adams recorded under Instrument No. 56813, Official Records, Walker County, Texas (WCOR) 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)		
B1. Survey and Abstract	B2. Tax ID Number(s) of Parent Tract	B3. Deed Volume/Page
JOSE MARIA DE LA GARZA GRANT, Abstract No. 22, Walker County, Texasd	Property ID: 12323 Owner ID: 837588	20204698
B4. Existing or Proposed Name of Subdivision	B5. Is the application for a division of a lot in an Existing Platted Subdivision? (Yes/No)	
Peach Creek Forest	No	
THE ABOVE NAMED APPLICANT DOES HEREBY MAKE AN APPEAL TO THE COMMISSIONER'S COURT OF WALKER COUNTY FOR A VARIANCE TO THE REGULATORY REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF WALKER COUNTY, TEXAS.		
SECTION C – LIST OF ATTACHMENTS		
Please list any supporting documents or submittals included with the variance request as attachments.		
Description of Attachment(s)		Exhibit #
c.1 Exhibit 1 - Peach Creek Director Lot Survey Map		1
c.2 Exhibit 2 - Peach Creek Director Lot Metes and Bounds		2
c.3 Exhibit 3 - Attachment A Variance Request Narrative		3
c.4		

SECTION D –VARIANCE REQUEST

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

- D.1 A Variance is requested to Section(s) 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 subdivided through a lot exception specifically for a Municipal 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.

SECTION E – APPLICANT'S JUSTIFICATION AND PRESENTATION FACTORS EFFECTING VARIANCE

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

- E.1 Is the variance related to the design or construction of improvements to be constructed within the subdivision?
Yes 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 utilities. 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 addressed within the Walker County Subdivision Regulations that will or have been met by the applicant as a condition of the variance being granted?

Yes X No _____ Please list the additional measures below.

See Attachment A for stipulations.

SECTION F -VARIANCE(S) GRANTED

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

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

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WARNING

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

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

Signature of Owner/Applicant



Date

8 Nov 2024

SECTION H – ACTION ON VARIANCE BY COMMISSIONER'S COURT

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

Commissioner's Court Signature

Printed Name

Date

Signature of Owner/Applicant acknowledging conditions after court action.

Date

STATE OF TEXAS §

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;

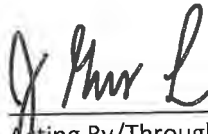
THENCE, North 86°26'48" West, along the south line of said called 10.00 acres, 447.40 feet to a 5/8-inch iron rod (with cap) found, being the southwest corner of said called 10.00 acre tract;

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;

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*



Acting By/Through J. Augustine Ladwig
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:

1. **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.