



## RESOLUTION 2025-31

*“Hazard Mitigation Plan for Walker County and the City of New Waverly and the City of Riverside”*

- WHEREAS,** Certain areas of Walker County are subject to periodic flooding and other natural hazards with the potential to cause damage to people’s properties within the area; and
- WHEREAS,** Walker County desires to prepare and mitigate for such circumstances; and
- WHEREAS,** Under the Disaster Mitigation Act of 2000, the United States Federal Emergency Management Agency (FEMA) requires that local jurisdictions have in place a FEMA-approved Hazard Mitigation Action Plan as a condition of receipt of certain future Federal mitigation funding after November 1, 2004; and
- WHEREAS,** Walker County and the City of New Waverly and the City of Riverside, in order to meet this requirement, have initiated development of a local Hazard Mitigation Plan;

**NOW, THEREFORE, BE IT RESOLVED,** that Walker County hereby:

Adopts the Walker County Hazard Mitigation Plan; and

Vests the Emergency Management Coordinator with the responsibility, authority, and the means to:

- (a) Inform all concerned parties of this action.
- (b) Develop an addendum to this Hazard Mitigation Plan if the county’s unique situation warrants such an addendum.

Appoints the Emergency Management Coordinator to assure that the Hazard Mitigation Plan be reviewed at least annually and that any needed adjustment to Walker County’s addendum to the Hazard Mitigation Plan be developed and presented to the Walker County Commissioners’ Court for consideration.

Agrees to take such other official action as may be reasonably necessary to carry out the objectives of the Hazard Mitigation Plan.

Adopted on February 10, 2025.

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Colt Christian  
County Judge

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Danny Kuykendall  
Commissioner Precinct 1

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Ronnie White  
Commissioner Precinct 2

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Bill Daugette  
Commissioner Precinct 3

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Brandon Decker  
Commissioner Precinct 4

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Attest: Kari A. French  
County Clerk

Project Name:		C2360-25-011 - Generators - OEM Grant															
		Vendor		McCaffety Electric		Vendor		NovCom Integrated Systems		Vendor		McDonald Municipal & Industrial		Vendor		Texan Municipal	
		POC				POC				POC				POC			
		Phone#				Phone#				Phone#				Phone#			
Item Description		Qty	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price					
Location#1 - New Waverly City Hall		1	\$43,680.00	\$43,680.00	\$73,000.00	\$73,000.00	\$61,369.00	\$61,369.00	\$162,069.00	\$162,069.00							
Location #2 - Fire Station 73		1	\$34,478.00	\$34,478.00	\$68,000.00	\$68,000.00	\$56,000.00	\$56,000.00	\$142,700.00	\$142,700.00							
Location #3 - Fire Station 52		1	\$40,948.00	\$40,948.00	\$81,000.00	\$81,000.00	\$67,100.00	\$67,100.00	\$169,400.00	\$169,400.00							
Total				\$119,106.00		\$222,000.00		\$184,469.00		\$474,169.00							
Justification for award:		Lowest bid															
Purchaser's Name		Erica Minor, CTCD, CTCM				Purchaser's Signature				Erica Minor, CTCD, CTCM				Date		2/3/25	
Purchasing Agent's Name		Cheryl Cowart, CTCD, CTCM				Purchasing Agent's Signature				Cheryl Cowart, CTCD, CTCM				Date		2/3/25	

2024 DISASTER SUMMARY

New Information in red

DR4781Floods

PROJECT #	PW#	AREA	CATEGORY	DESCRIPTION	ESTIMATED COST	ACTUAL COST	REIMBURSEMENT AMOUNT	COMPLETE	NOTES
751994	00084	jurisdiction wide	B	Donated Resources		\$ 331,686.45	goes towards our match	100%	CERT volunteer time; donated materials from TXDOT and US Forest Service / hold until end of projects
752643	00173	1	C	Permanent road repairs	\$ 1,009,571.00			40%	as of 11.20.24 / amounts may/will change / \$6308.51 spent as of 1.27.2025
752644	00174	2	C	Permanent road repairs	\$ 2,358,446.00			50%	as of 11.20.24 / amounts may/will change / \$360,398.72 spent as of 1.27.2025
752645	00175	3	C	Permanent road repairs	\$ 947,110.00			90%	as of 11.20.24 / amounts may/will change / \$240,632.50 spent as of 1.27.2025
752647	00176	4	C	Permanent road repairs	\$ 1,089,028.00			80%	as of 11.20.24 / amounts may/will change / \$1,207,844.71 spent as of 1.27.2025
752648	00177	3	C	Culvert Paul Dixon Rd.		\$ 9,758.60	\$ 7,318.95	100%	Project is obligated / Received award Letter 12/18/2024 <b>PAID 1.13.2025</b>
752653	00179	3	C	Culvert Raven Wood St.		\$ 19,318.07	\$ 14,488.56	100%	Signed DDD 12/16/2024 / Project obligated 12/18/2024
752655	00180	3	C	Culvert (2) Thompson St.		\$ 27,331.23	\$ 20,498.43	100%	Pending CRC Development / DDD signed 1.27.2025
752659	00181	4	C	Headwall & Approach Dorrell Bridge		\$ 99,948.55	\$ 74,961.42	100%	Pending Initial Project Development / PDMG review / <b>Signed DDD 2/4/2025</b>
752662	00184	4	C	Culvert Winters Ranch Rd.		\$ 23,382.65	\$ 17,536.99	100%	Project submitted 12/2/2024 Pending QA Review Received award letter 1.21.2025
752708		jurisdiction wide	E	DA Office and Roy Webb Sterling Chapel BridgeOffice Mitigation	<b>\$ 1,000,000.00</b>	\$ -	\$ -	0%	Site Visit will be scheduled / <b>Site visits performed 2/4/2025</b>
753647	00306	jurisdiction wide	B	Emergency Protective Measures	\$ 77,187.00	\$ 88,103.48	\$ 66,077.61	100%	OEM \$22,718.39 (\$17,038.79) EMS \$311.72 (\$233.79) Ins. Ded. \$1,000.00 (\$750.00) Maintenance \$9,996.03 (\$7,497.02) ESD3 \$22,953.14 (\$17,214.86) Sheriff \$497.88 (\$373.41) WCPSCC \$1,538.07 (\$1,153.55) City of Riverside \$9,810.78 (\$7,358.09) RB3 \$19,277.47 (\$14,458.10) waiting on PDMG / sent back to applicant to re-work / sent to PDMG 1.29.2025
753655	00309	3	A	Debris	\$ 40,000.00	\$ 205,170.62	\$ 205,170.62	100%	Reimbursed 100% / 75% will come from FEMA and 25% will come from TCEQ / Pending Application Completion / waiting on PDMG / still waiting on PDMG 1.21.2025 / 1.23.2025 additional information requested and returned

\$ 6,521,342.00

\$ 804,699.65

\$ 406,052.58

Delete Projects: 752660, 752657 & 752651 due to duplications.

DR4798Hurricane Beryl

765164	01219	jurisdiction wide	B	Emergency Protective Measures		\$ 5,137.07	\$ 3,852.81	100%	City of Riverside \$3687.00 (\$2765.25) OEM \$700.00 (\$525.00) Maintenance \$750.00 (\$562.5) Signed DDD 12/9/2024 / Obligated / Received award letter 12/12/2024
765511	01335	jurisdiction wide	B	Donated Resources		\$ 830.00	\$ 622.50	100%	CERT volunteer labor / Pending Application Completion / in PDMG review

\$ 5,967.07

\$ 4,475.31

Delete Project 799223 due to duplication

**Amy Klawinsky**

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**From:** Texas Association of Counties <tacannounce@county.org>  
**Sent:** Tuesday, January 21, 2025 9:11 AM  
**To:** Amy Klawinsky  
**Subject:** Reminder: Enroll in DIR-certified cybersecurity training

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

Trouble viewing this email? [Click here](#) to view in web browser



# Texas Association of Counties

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The mission of the Texas Association of Counties is to unite counties to achieve better solutions.

## Counties can register for TAC's 2025 cybersecurity training

Enrollment is open to counties for the Texas Association of Counties' cybersecurity training course that has been certified by the Texas Department of Information Resources (DIR) for the 2025 reporting year.

Enroll your county employees today for just \$5 per enrolled user. Information on how to enroll can be found at [county.org/cybersecurity](https://county.org/cybersecurity). Enrollment will close July 31, 2025.

[Enroll Now](#)

### Questions?

Visit [county.org/cybersecurity](https://county.org/cybersecurity) or contact TAC's Cybersecurity Training Support Team by [email](#) or by calling 512-615-8901.



*TAC's cybersecurity training program fulfills the requirements of Texas Government Code § 2054.5191. The law requires all county employees, elected officials and appointed officials who have access to a local government computer system or database and use a computer to perform at least 25% of their duties to complete an annual cybersecurity training that has been certified by the Texas Department of Information Resources.*

You have received this email message due to your membership, participation or interest in Texas Association of Counties.  
To ensure delivery of TAC *General* emails, please add our [email address](#) to your address book or safe senders list.  
© 2025 Texas Association of Counties | 1210 San Antonio, Austin, TX 78701 | (800) 456-5974 | [Our website](#)

to stop receiving TAC *General* emails,  
to stop receiving ALL Texas Association of Counties communications.



 higher logic



# Education & Training

The Texas Association of Counties (TAC) provides a wide variety of coordinated, professionally planned training events to address the daily challenges of county officials and staff.

## Education & Training

### Annual Cybersecurity Compliance Training



TEXAS ASSOCIATION *of* COUNTIES  
**CYBERSECURITY  
AWARENESS TRAINING**

**Texas Government Code § 2054.5191** requires all county employees, elected officials and appointed officials who have access to a local government computer system or database and use a computer to perform at least 25 percent of their duties to complete an annual cybersecurity training that has been certified by the **Texas Department of Information Resources (DIR)**. Affected entities are required to report their staff's completion of a certified course to **DIR** by Aug. 31 each year.

TAC offers you and your team a cybersecurity training program that is certified by DIR to fulfill **Texas Government Code § 2054.5191**'s requirements.

Enrollment is now open for counties.

Fees and Enrollment Windows for 2025 Training



## 2025 Training Fees

TAC's DIR-Certified Cybersecurity Training has an annual fee per user added to the system. The fees are as follows:

- Counties – \$5 per enrolled user
- Councils of Government – \$8 per enrolled user
- Non-county entities – \$14 per enrolled user

With the fee comes new and improved features as well as better service for all users, including an improved enrollment process, enhanced training materials and year-round access for enrolled users. This is in addition to the improvements implemented for previous cycles of training, including greater administrative capabilities, increased functionality, an upgraded training platform, improved course features, reporting tools and more.

## 2025 Enrollment Windows

Enrollment will remain open for each type of entity during the windows below:

- Counties: November 2024 - July 31, 2025
- Councils of Government: January 2025 - July 31, 2025
- Non-county entities: March 2025 - July 31, 2025

**Enrollment for Counties: Now Open**



**Enrollment is currently open. The deadline to enroll is July 31, 2025.**

### **How to enroll**

1. Have your commissioners court approve the enrollment of your county's employees.
2. Complete the enrollment form and submit it via email, DocuSign or fax to (512) 479-1807.
3. Complete the user import template by providing the necessary information for every employee participating in training. Then submit it via email. For the most



Brazos Trailer Manufacturing LLC  
Brazos Trailers  
22488 Interstate 20  
Wills Point, TX 75169

# INVOICE

## 10026461

**Customer** Walker County Commissioner Pct 1  
0002996 350A SH 75N  
  
Huntsville  
TX 77340

**Telephone** : 936-295-3641  
**Email** :

**Ship To :**  
Walker County Commissioner Pct 1

**Shipping Instructions** : Customer Truck/Pick Up  
**Special Instructions** :  
**Contact** :

Order date	Salesperson	Customer purchase order no
01/22/25	Marcelino	

Stock code	Description	Quantity	Unit price	Gross amount
1-305-00002	TRLR, BD, WHT, ELEC FLIP, SPRING 2024 Brazos 40' Pit Boss Belly Dump VIN: Color - WHITE Wheels - Steel 24.5 Tires - BOTO 11R 24.5 Tarp - Mesh Electric Flip Suspension - Springleaf Axles - Tandem 25K Lbs Capacity Twin 8" Bore Air Cylinders Outside Mount 3/8" 50,000 PSI Fifth Wheel, Oscillating Fifth Wheel Plate 23.5 Cubic Yard Capacity with 10" Bang Boards Adjustable Slide Lock LED Lighting 1 Year Manufacturers Warranty	1	34,850.00	34,850.00
FET	FEDERAL EXCISE TAX (12%) GOV'T ENTITY	1	0.00	0.00
DOCUMENT FEE	DOCUMENT FEE GOV'T ENTITY BUY BOARD Contract Name: Trailer, Optional Equipment, Parts and Maintenance Repair Service Contract Number: 687-22	1	200.00	200.00

Contract Name: Rental Services of Construction Equipment, Vehicles, and Other Equipment  
Contract Number: 646-21

Customer: \_\_\_\_\_

Sales Manager: \_\_\_\_\_

Subtotal	:	34,850.00
Sales Tax	:	0.00
Other Taxes	:	0.00
Total Fees	:	200.00
TOTAL	:	35,050.00
Deposit Applied	:	0.00
Balance Due	:	35,050.00

ALL CURRENCY IS USD

# Created by Public Sector Organizations *for Public Sector Organizations*



## Who is Equalis Group?

Equalis Group is a Member-Driven, Supplier-Centric organization that embodies the power of partnership. Equalis Group operates with the guiding principle that when the objectives of buyers and sellers are aligned, sustainable value is created, transcending that of the typical short-term transactional relationship. With this differentiated approach, Equalis Group is not just a cooperative purchasing organization; we are a family.

We leverage Equalis Group members' combined buying power to command better pricing and favorable contract

terms from suppliers. We develop and administer a diverse portfolio of cooperative purchasing programs that cover a wide range of products and services and provide our members with a legal and compliant exemption to the bid/request for proposals (**RFP**) process.

Each program in our rapidly growing portfolio provides our members with contracting compliance and the ability to configure the solution that best meets their individual needs while achieving the lowest Total Cost of Ownership.

## Time Saved through Equalis Group = More Resources for You to Invest

How many hours and over how many weeks or months does your team invest in a typical solicitation process? How many solicitations does your organization publish each year? How much time and effort can your organization save by leveraging Equalis Group's already-procured portfolio of programs? In what ways can you re-invest that saved time and energy to fulfill your organization's purpose?

### Your Solicitation Process Today



### Your Implementation Process with Equalis Group



## *Become a Member of Equalis Group*

If you are not already a member, you can join Equalis Group in just minutes and immediately access our portfolio of cooperative purchasing programs. Simply visit [www.equalisgroup.org/member-registration](http://www.equalisgroup.org/member-registration) to get started. There are no dues, fees, or obligations.



Questions? Contact Kyle Gullett, Regional Director at:  
469-773-8273 or [KGullett@EqualisGroup.org](mailto:KGullett@EqualisGroup.org)

# equalis GROUP



THE ULTIMATE  
SURFACE EXPERIENCE



DISASTER  
RECOVERY  
SERVICES



ALUMNI  
EDUCATIONAL SOLUTIONS



Explore the full Equalis Contract Portfolio at: [www.EqualisGroup.org/Contracts](http://www.EqualisGroup.org/Contracts)





## **MASTER INTERGOVERNMENTAL COOPERATIVE PURCHASING AGREEMENT**

This Master Intergovernmental Cooperative Purchasing Agreement (the “**Agreement**”) is entered into by and between those certain government agencies that execute a Management Services Agreement (“**Lead Agencies**”) with Equalis Group LLC (“**Equalis Group**”) to be appended and made a part hereof and such other public agencies, non-profit organizations, and businesses (each a “**Purchasing Group Member**”) who register to participate in the cooperative purchasing programs administered by Equalis Group and its affiliates and subsidiaries (collectively, “**Equalis Group Purchasing Program**”) by either registering on an Equalis Group Purchasing Program website (such as [www.equalisgroup.org](http://www.equalisgroup.org)) or by executing a copy of this Agreement.

### **RECITALS**

**WHEREAS**, after a competitive solicitation and selection process conducted by Lead Agencies, Lead Agencies enter into master agreements (“**Master Agreements**”) with awarded suppliers to provide a variety of goods, products, and services (“**Products**”) to the applicable Lead Agency and Purchasing Group Members;

**WHEREAS**, Master Agreements are made available to Purchasing Group Members by Lead Agencies through the Equalis Group Purchasing Program and provide that Purchasing Group Members may voluntarily purchase Products on the same terms, conditions, and pricing as the Lead Agency, subject to any applicable federal and/or local purchasing ordinances and the laws of the State of purchase; and

**WHEREAS**, in addition to Master Agreements, the Equalis Group Purchasing Program may from time to time offer Purchasing Group Members the opportunity to acquire Products through other group purchasing agreements.

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein and of the mutual benefits to result, the parties hereto agree as follows:

1. Each party will facilitate the cooperative procurement of Products.
2. The procurement of Products by Purchasing Group Member party to this Agreement shall be conducted in accordance with and subject to the relevant federal, state, and local statutes, ordinances, rules, and regulations that govern Purchasing Group Member’s procurement practices.
3. The cooperative use of Master Agreements and other group purchasing agreements shall be conducted in accordance with the terms and conditions of such agreements, except as modification of those terms and conditions is otherwise allowed or required by applicable federal, state, or local law.
4. The Lead Agencies will make available, upon reasonable request and subject to convenience, information about Master Agreements which may assist in facilitating and improving the procurement of Products by the Purchasing Group Member.
5. Purchasing Group Member agrees that Equalis Group Purchasing Program may provide access to group purchasing organization (“**GPO**”) agreements directly or indirectly by enrolling Purchasing Group Member in another GPO’s purchasing program; provided that the purchase of Products shall be at Purchasing Group Member’s sole discretion.
6. Purchasing Group Member shall make timely payments to the distributor, manufacturer, or other vendor (each a “**Supplier**”) for Products procured and received through any Master Agreement or GPO group purchasing agreement (each an “**Equalis Agreement**”) in accordance with the terms and conditions of this Agreement and of the Equalis Agreement, as applicable.
7. Purchasing Group Member acknowledges and agrees that Equalis Group may receive fees (“**Administrative Fees**”) from Suppliers, which are typically calculated as a percentage of the dollar value of purchases made by Purchasing Group Member under an Equalis Agreement. Equalis Group’s standard Administrative Fees are two percent (2%) or less. Equalis Group shall provide Purchasing Group Member with access to a listing of Equalis Agreements that provide for the payment to Equalis of





Administrative Fee in excess of three percent (3%). Additionally, Equalis Group shall provide Purchasing Group Member with access to an annual report listing Purchasing Group Member's purchases of Products through Equalis Agreements and the associated Administrative Fees received by Equalis Group.

8. Purchasing Group Member agrees that Products purchased under Equalis Agreements are for Purchasing Group Member's own use in the conduct of its business, and in no event shall Purchasing Group Member sell, resell, lease, or otherwise transfer goods purchased through Equalis Agreements to an unrelated third party unless expressly permitted by the terms of the applicable Equalis Agreement.
9. Payment for Products and inspections and acceptance of Products ordered by Purchasing Group Member shall be the exclusive obligation of Purchasing Group Member. Disputes between Purchasing Group Member and any Supplier shall be resolved in accordance with the law and venue rules of the State of purchase unless otherwise agreed to by Purchasing Group Member and the Supplier. The exercise of any rights or remedies by Purchasing Group Member shall be the exclusive obligation of Purchasing Group Member.
10. Purchasing Group Member shall not use this Agreement or the terms and conditions of any Equalis Agreement as a method for obtaining additional concessions or reduced prices for similar products or services.
11. Purchasing Group Member shall be responsible for the ordering of Products under this Agreement. A non-procuring party shall not be liable in any fashion for any violation by a party procuring Products under this Agreement. To the extent permitted by law, the party procuring Products shall hold any non-procuring party harmless from any liability that may arise from action or inaction of the party procuring Products. Without limiting the generality of the foregoing, Equalis Group Purchasing Program makes no representations or warranties regarding any Product or Equalis Agreement and shall have no liability for any act or omission by a Supplier or other party under an Equalis Agreement.
12. This Agreement shall remain in effect unless terminated by one party giving thirty (30) days' written notice to the other party. The provisions of **Sections 5, 6, 7, 8, and 9** hereof shall survive any such termination.
13. If any term or provision of this Agreement is held invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction.
14. This Agreement and the rights and obligations hereunder may not be assignable by either party hereto without the prior written consent of the other party, which consent shall not be unreasonably withheld, conditioned, or delayed, provided, however, that Purchasing Group Member and Equalis Group may assign their respective rights and obligations under this Agreement without the consent of the other party in the event either Purchasing Group Member or Equalis Group shall hereafter effect a corporate reorganization, consolidation, merger, merge into, sell to, or transfer all or substantially all of its properties or assets to another entity. Subject to the preceding sentence, this Agreement will be binding upon, inure to the benefit of, and be enforceable by the parties and their respective successors and assigns. Any instrument purporting to make an assignment in violation of this **Section 14** will be null and void.
15. This Agreement, together with any other documents incorporated herein by reference, constitutes the sole and entire agreement of the parties to this Agreement with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, with respect to such subject matter.
16. Equalis shall not be liable to Purchasing Group for any action, or failure to take action, of a Supplier in connection with the performance of Supplier's obligations under an Equalis Agreement.
17. Each party to this Agreement acknowledges it has read the Agreement and represents and warrants that it has the necessary legal authority and is legally authorized to execute and enter into this Agreement.
18. This Agreement shall take effect upon Purchasing Group Member (i) executing a copy of this Agreement, or (ii) registering on an Equalis Group Purchasing Program website.



The easiest way to complete this form is to visit: [www.equalisgroup.org/member-registration](http://www.equalisgroup.org/member-registration). You may also fill out this form electronically, print and sign it, then scan and email the fully completed document to [membership@equalisgroup.org](mailto:membership@equalisgroup.org).

Agency Information			
Agency Name:			
Agency Type:			
Agency Department:			
Street Address:			
City / St / Zip:			
Phone #:			
Federal Tax ID:			
Website URL:			

Primary Contact Information	
Name:	
Title:	
Phone #:	
Email:	
Which contract(s) are you interested in?:	

**IN WITNESS WHEREOF**, I hereby acknowledge, on behalf of \_\_\_\_\_, that I have read and agreed to the general terms and conditions set forth in the Equalis Group Master Intergovernmental Purchasing Agreement.

Authorized Signator	
Name:	
Title:	
Date:	

Signed: \_\_\_\_\_



## LET'S WORK TOGETHER

Customer Name: Walker Cnty Pct 2  
 Customer #: 0795730  
 Contact Name: Lee Kuykendahl  
 lkukkendahl@walkercnty.com  
 (936)662-6425

Estimate #: Q-24787  
 Estimate Date: 1/20/2025  
 Job/WO #:   
 Model/Serial #: 140H/02ZK05671  
 Sales Rep: Brent Coghlan  
 bcoghlan@mustangcat.com  
 (713)816-0154  
 Current Hours: 36660

Customer PO#:

Lee Kuykendahl:

Thank you for considering Mustang CAT and the opportunity to provide Product Support for your machine. Our recommended solution is based on our current understanding of your requirements and is summarized below. Please contact me if your requirements have changed or if you have any questions about the products and services we are recommending. When you are ready to move forward, please sign and date on the bottom of the page and return it to me. We look forward to working with you!

DESCRIPTION	PARTS	LABOR	MISC	EXTENDED
WASH & REMOVE ALL GAURDS	\$0.00	\$1,206.00	\$0.00	\$1,206.00
REMOVE & INSTALL ENGINE	\$543.66	\$5,750.00	\$0.00	\$6,293.66
REPLACE WITH NEW ENGINE	\$36,842.13	\$2,376.00	\$0.00	\$39,218.13
REMOVE & INSTALL COOLING PKG	\$0.00	\$3,417.00	\$0.00	\$3,417.00
RECONDITION COOLING PKG	\$3,775.54	\$1,608.00	\$0.00	\$5,383.54
REMOVE & INSTALL TRANSMISSION & DRIVE LINE	\$976.54	\$8,200.00	\$0.00	\$9,176.54
RECONDITION TRANSMISSION & DRIVE LINE	\$25,017.58	\$9,912.00	\$0.00	\$34,929.58

REMOVE & INSTALL HYDRAULIC CYLINDERS - REPLACE CAPS/HARDWARE/PINS/SHIMS	\$5,511.28	\$6,340.00	\$0.00	\$11,851.28
RECONDITION HYDRAULIC CYLINDERS	\$13,159.45	\$6,496.00	\$0.00	\$19,655.45
RECONDITION ARTICULATION PIVOT PIN	\$2,220.26	\$9,270.00	\$0.00	\$11,490.26
RECONDITION BLADE / CIRCLE DRIVE	\$11,800.96	\$6,032.00	\$0.00	\$17,832.96
RECONDITION CAB	\$19,694.78	\$3,960.00	\$3,200.00	\$26,854.78
RECONDITION HEATER & AIR CONDITIONER	\$7,266.22	\$1,584.00	\$0.00	\$8,850.22
REMOVE & INSTALL HYDRAULIC SYSTEM - PUMPS/MOTORS/VALVES	\$0.00	\$3,168.00	\$0.00	\$3,168.00
RECONDITION HYDRAULIC SYSTEM - PUMPS/MOTORS/VALVES	\$12,570.55	\$5,940.00	\$0.00	\$18,510.55
REPLACE WITH NEW HYDRAULIC HOSES/LINES	\$19,181.57	\$5,940.00	\$0.00	\$25,121.57
REMOVE & INSTALL TANDEM/AXLES/FINALS	\$0.00	\$3,168.00	\$0.00	\$3,168.00
RECONDITION TANDEM/AXLES/FINALS	\$29,035.75	\$9,900.00	\$0.00	\$38,935.75
RECONDITION DRIVE & STEER AXLE	\$4,234.63	\$2,376.00	\$0.00	\$6,610.63
REPLACE WITH NEW WIRING HARNESS	\$18,498.05	\$3,960.00	\$0.00	\$22,458.05
RECONDITION RIPPER	\$4,726.28	\$2,376.00	\$0.00	\$7,102.28
PERFORM PM 4 - ALL FLUIDS/FILTERS	\$0.00	\$0.00	\$3,300.00	\$3,300.00
PAINT MACHINE	\$804.13	\$7,153.00	\$0.00	\$7,957.13

3YR/5000 HOUR POWERTRAIN & HYDRAULIC WARRANTY	\$0.00	\$0.00	\$8,490.00	\$8,490.00
3YR/5000 HOUR POWERTRAIN & HYDRAULIC WARRANTY REBATE	\$0.00	\$0.00	-\$8,490.00	-\$8,490.00
21% CERTIFIED REBUILD PARTS REBATE	\$0.00	\$0.00	-\$38,530.89	-\$38,530.89
CERTIFIED REBUILD DISCOUNT	\$0.00	\$0.00	-\$10,000.00	-\$10,000.00

<b>SUBTOTALS:</b>	<b>\$215,859.36</b>	<b>\$110,132.00</b>	<b>-\$42,030.89</b>	<b>\$283,960.47</b>
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\*SUPPLY CHARGE IS 4% OF INVOICE TOTAL – MAXIMUM CHARGE OF \$250

SUPPLY CHARGE: \$250.00

\*ENVIRONMENTAL FEE IS 3% OF INVOICE TOTAL – MAXIMUM CHARGE OF \$200

ENVIRONMENTAL FEE: \$200.00

\*\*Subject to additional part/labor upon disassembly

SALES TAX: \$0.00

\*Parts pricing above does not include freight charges

and will be added to the final invoice

**This Quote is Valid for 30 Days**

**TOTAL: \$284,410.47**

**Accepted by:**

Printed Name

Date

Customer Signature

<div>MUSTANG CAT</div>		<div>New Machine Sales Agreement</div>		<div>MUSTANG CAT Rental</div>	
REF# Q-25126		MUSTANG MACHINERY COMPANY, LLC. D/B/A MUSTANG CAT, 12800 NORTHWEST FREEWAY, HOUSTON TX 77040   PHONE: (800) 256 - 1001			
SOLD TO	CUSTOMER	Walker Cnty Pct 2	SHIP TO		
	STREET ADDRESS	Attn Accts Payable			
		Po Box 1260			
	CITY/STATE	Huntsville/TX		/	
	POSTAL CODE	77342-1260			
	COUNTY/ COUNTRY				
	PHONE NUMBER				
	EMAIL	lkukkendahl@walkercnty.com			
	CUSTOMER CONTACT	EQUIPMENT Lee Kuykendahl	F.O.B. AT:		
		PRODUCT			
		SUPPORT			
	INDUSTRY CODE		SHIP VIA:		
	PRINCIPAL WORK CODE				
CUSTOMER NUMBER: 0795730		SALES TAX EXEMPTION NUMBER (IF APPLICABLE):		CUSTOMER PO NUMBER:	
TERMS	PAYMENT TERMS: net 30				
	FINANCIALSERVICES:				
	CASH WITH ORDER: \$0.00	CONTRACT INTEREST RATE			
	BALANCE TO FINANCE. \$408,674.25				
DESCRIPTION OF EQUIPMENT ORDERED / PURCHASED					
MAKE: Caterpillar		MODEL: 140-15		YEAR:	
ID NUMBER: 24NE4399		SERIAL NUMBER:		SMU:	
140JOY-BR		140-15			
24NE4399		24NE4399			
LANE 3 ORDER NC		0P-9003			
GLOBAL ARRANGEMENT 0 NC		385-9294			
BLADE, 14' X 24" X 7/8"		243-6703			
RIPPER ARRANGEMNT		637-6813			
WEATHER, STANDARD 0 NC		353-3316			
LINES,STANDARD W/O ACCUMULATOR 0 NC		305-2927			
PRECLEANER, NON SY-KLONE 0 NC		380-6774			
CUTTING EDGE, 14' BLADE		233-7143			
END BITS, STANDARD		233-7148			
ENGINE, TIER IV 0 NC		567-4685			
DRAIN, GRAVITY, ENGINE OIL 0 NC		324-5328			
BASE + 1 (RIP) 21		385-8094			
STARTER, ELEC, EXTREME DUTY 21		395-3547			
LIGHTS, ARM, FOLD DOWN 0		536-9969			
LIGHTS, ROADING, HALOGEN 0 NC		421-7810			
CAB, PLUS (STANDARD GLASS) 35		385-9554			
CAB, PLUS (INTERIOR) 45		397-7457			
SEAT BELT 0 NC		394-1492			
PRODUCT LINK, CELLULAR PLE742 29 NC		464-6442			
GUARD GP, HITCH 25 NC		323-6970			
COOLANT, 50/50, -35C (-31F) 0 NC		469-8157			
FUEL ANTIFREEZE, -25C (-13F) 0 NC		0P-3978			
TANK, FUEL, STANDARD 0 NC		540-2373			
FAN, STANDARD, TND		542-4660			
TIRES, 17.5R25 BS VKT * D2A MP		252-0775			
GUARD GP, HITCH 25 NC		323-6970			
COOLANT, 50/50, -35C (-31F) 0 NC		469-8157			
FUEL ANTIFREEZE, -25C (-13F) 0 NC		0P-3978			
SERIALIZED TECHNICAL MEDIA KIT 0 NC		421-8926			
DECALS, ENGLISH (US) 0 NC		442-9940			
LIGHTS, WORKING, PLUS, HALOGEN		395-1967			
MOUNTING, WARNING LIGHT 10		361-3137			
HEADLIGHTS,FRONT, LOW, HALOGEN		308-9370			
CAMERA, REAR VISION 15 NC		396-3921			
MIRRORS, OUTSIDE MOUNTED 32		233-3295			
CONTROLS, PERF BUNDLE, TND		585-5219			
Total Machine List Price: \$550,903.00					

Dealer Discount: \$143,403.00
Quote Notes
<Enter any specifics about the quote here>

TRADE-IN EQUIPMENT			TERMS OF SALE	
MODEL: _____	YEAR: _____	SERIAL NUMBER: _____	SUB TOTAL \$407,500.00	
PAYOUT TO: _____	AMOUNT: \$0.00	PAID BY: _____	HEAVY EQUIPMENT TAX	\$774.25
MODEL: _____	YEAR: _____	SERIAL NUMBER: _____	SALES TAX	\$0.00
PAYOUT TO: _____	AMOUNT: _____	PAID BY: _____	DOC FEE	\$400.00
MODEL: _____	YEAR: _____	SERIAL NUMBER: _____	DIESEL SURCHARGE	\$0.00
PAYOUT TO: _____	AMOUNT: _____	PAID BY: _____	TOTAL CASH PRICE	\$408,274.25
ALL TRADE-INS ARE SUBJECT TO EQUIPMENT BEING IN "AS INSPECTED CONDITION" BY MUSTANG CAT AT TIME OF DELIVERY. CUSTOMER HEREBY STATES THE ABOVE LISTED EQUIPMENT EMISSIONS HAVE NOT BEEN ALTERED OR CHANGED. CUSTOMER HEREBY SELLS THE TRADE-IN EQUIPMENT DESCRIBED ABOVE TO MUSTANG CAT AND WARRANTS IT TO BE FREE AND CLEAR OF ALL CLAIMS, LIENS. MORTGAGES AND SECURITY INTEREST EXCEPT AS SHOWN ABOVE.  <b>PREVENTATIVE MAINTENANCE AGREEMENT</b>  CVA 500 Hours Zone 2			CASH WITH ORDER	\$0.00
			TRADE IN ALLOWANCE	\$0.00
			TOTAL DOWN PMT. & TRADE IN ALLOWANCE	-
			UNPAID BALANCE OF TRADES	\$0.00
			Invoice – Downpayment + Trade in Allowance	\$408,274.25
			TOTAL AMOUNT TO BE FINANCED	\$408,674.25
<b>EQUIPMENT WARRANTY</b> Customer acknowledges that he has received a copy of the manufacturer's warranty and has read and understood said warranty. All used equipment is sold as is where is and no warranty is offered or implied except as specified herein.				

WARRANTY TERM	48 Month   6000 Hours Premier  CAT Work Tools Warranty 12 Months/Unlimited Hours	CUSTOMER INITIAL.
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IT IS MUSTANG CAT's INTENT THAT THIS AGREEMENT REFLECTS THE FULL AND FINAL TERMS OF THIS TRANSACTION. HOWEVER, DUE TO CHANGING CIRCUMSTANCES, MUSTANG CAT MAY NOT BE ABLE TO HONOR THE EXACT PRICING OR DELIVERY DATES HEREIN. EXAMPLES OF THOSE CIRCUMSTANCES INCLUDE, BUT ARE NOT LIMITED TO, LIMITED PRODUCT AVAILABILITY, EXTENDED LEAD TIMES, AND SUPPLIER PRICING CHANGES. CUSTOMER ACCEPTS AND ACKNOWLEDGES THAT IF MUSTANG CAT IS NOT ABLE TO HONOR THE TERMS OF THIS AGREEMENT, THIS AGREEMENT WILL BE VOIDED, AND BOTH PARTIES RELEASED FROM THIS AGREEMENT'S BINDING EFFECT. VOIDING OF THIS AGREEMENT DOES NOT PREVENT THE PARTIES FROM ENTERING INTO A NEW AGREEMENT, NOR IMPACT OTHER AGREEMENTS AMONG THE PARTIES HERETO.

**DISCLAIMER OF WARRANTIES AND WAIVER OF CLAIMS**

MUSTANG CAT IS NOT A MANUFACTURER OF THE EQUIPMENT. ALTHOUGH MUSTANG CAT MAY ADMINISTER WARRANTIES ISSUED BY THE MANUFACTURER, CUSTOMER ACKNOWLEDGES AND AGREES THAT: (1) ANY EXPRESS WARRANTIES BY THE MANUFACTURER FOR THE EQUIPMENT ARE NOT THE RESPONSIBILITY OF MUSTANG CAT; AND (2) THE MANUFACTURER'S WARRANTY CONTAINS LIMITATIONS AND CUSTOMER MAY INCUR CERTAIN REPAIR, TRANSPORTATION, OR OTHER CHARGES BY MUSTANG CAT WHICH ARE NOT COVERED BY THE MANUFACTURER'S WARRANTY. ANY AND ALL IMPLIED WARRANTIES ARE EXCLUDED.

MUSTANG CAT, BY VIRTUE OF HAVING SOLD THE EQUIPMENT UNDER THIS AGREEMENT, HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO CONDITION, COMPLIANCE WITH SPECIFICATIONS OR REGULATIONS, QUALITY, DURABILITY, SUITABILITY, MERCHANTABILITY, FITNESS FOR USE OR FITNESS FOR A PARTICULAR PURPOSE, OR ANY OTHER WARRANTY WHATSOEVER, EXPRESS OR IMPLIED, WITH RESPECT TO THE EQUIPMENT. MUSTANG CAT IS NOT LIABLE FOR ANY DAMAGES (WHETHER ORDINARY, SPECIAL OR PUNITIVE) ARISING FROM ANY FAILURE OF THE EQUIPMENT TO OPERATE OR THE FAULTY OPERATION OF THE EQUIPMENT, OR THE INSTALLATION, OPERATION, REPAIR OR USE OF THE EQUIPMENT.

**OTHER TERMS AND CONDITIONS**

ADDITIONAL TERMS AND CONDITIONS SET FORTH ON THE REVERSE SIDE HEREOF OR ATTACHED HERETO (AS APPLICABLE) CONSTITUTE AN IMPORTANT PART OF THIS AGREEMENT AND ARE INCORPORATED HEREIN VERBATIM FOR ALL PURPOSES. PLEASE REVIEW SUCH OTHER TERMS AND CONDITIONS BEFORE SIGNING THIS AGREEMENT.

THESE TERMS AND CONDITIONS SUPERSEDE ALL OTHER TERMS AND CONDITIONS PRESENTED BY OR TO CUSTOMER UNLESS PROVIDED IN A DOCUMENT SIGNED BY AN AUTHORIZED REPRESENTATIVE OF BOTH PARTIES AND CONTAINING REFERENCE TO THIS SALES ORDER AGREEMENT.

**THIS AGREEMENT IS SUBJECT TO THE TERMS AND CONDITIONS ATTACHED**

DATE _____	DATE _____
ORDER RECEIVED BY _____	CUSTOMER NAME _____
SIGNATURE _____	CUSTOMER SIGNATURE _____
TITLE Heavy Sales Representative	TITLE _____





## TERMS AND CONDITIONS

**1. DEFINITION OF MUSTANG:** MUSTANG and Seller are defined as Mustang Machinery Company, LLC. d/b/a MUSTANG CAT, Mustang Rental Services of Texas, LLC. d/b/a MUSTANG RENTAL SERVICES, and their subsidiaries, affiliates and related entities.

**2. AGREEMENT:** This Agreement becomes binding on MUSTANG CAT only upon MUSTANG CAT's execution of this Agreement, and subject to the availability of the equipment from the manufacturer. Customer shall inspect the equipment immediately upon its receipt, and shall be conclusively deemed to have accepted the equipment in good and operating condition unless the customer promptly notifies MUSTANG CAT of any defects, in writing and via telephone. MUSTANG CAT shall have the right, at its option, to either repair or replace the equipment, or terminate this Agreement, in which event the equipment shall be returned to MUSTANG CAT. Delays in delivery shall be excused if caused by any cause beyond the reasonable control of MUSTANG CAT.

**3. TITLE TO EQUIPMENT:** Title to the equipment shall pass to the customer only upon MUSTANG CAT's actual receipt of funds in the total amount of the Purchase Price and other sums due to MUSTANG CAT hereunder.

**4. TAKEN IN TRADE:** Customer does hereby irrevocably sell, assign, transfer and convey possession, ownership and title unto MUSTANG CAT to the Trade-in Equipment described above. Customer warrants that it is the sole owner of the Trade-in Equipment, has full power and authority to sell the Trade-in Equipment, and that there is no lien or any encumbrance of any kind or nature against the Trade-in Equipment, of record or otherwise.

**5. TAXES:** Customer shall promptly pay all taxes, fees, transportation and other costs, assessments and all governmental charges of any kind or character, and any penalties, fines or interest thereon relating to the equipment.

**6. CUSTOMER'S WARRANTIES AND USE:** In addition to the other warranties contained herein, customer warrants that (i) if customer is an entity, it is duly organized and validly existing in good standing, and (ii) is duly authorized to execute, deliver, and perform under this Agreement. Customer further agrees and warrants, at its cost, that: (1) the equipment shall at all times be used solely for customer's business and not for personal, family, or household use, and in accordance with the use, and/or instructional materials, solely for the purpose for which it was intended; (2) only customer's employees (who must be skilled, trained and certified to do so) shall use the equipment. Customer hereby further agrees and warrants that (i) any payments made pursuant to this Agreement are intended by the customer to be a contemporaneous exchange for new value given to customer and it is a substantially contemporaneous exchange and (ii) each payment made of a debt incurred by customer under this Agreement is in the ordinary course of business or financial affairs of customer and MUSTANG CAT, and such payment was made in the ordinary course of business or financial affairs of customer and MUSTANG CAT, or made according to ordinary business terms.

**7. SOLE AND EXCLUSIVE REMEDY:** Customer further agrees that his SOLE AND EXCLUSIVE remedy, if any, against MUSTANG CAT, shall be as contained in any express, written warranty applicable hereto. Customer acknowledges that he has received, read, understands and accepts the terms contained herein. The customer agrees that no other remedy (including, but not limited to, claims for INCIDENTAL, CONSEQUENTIAL OR SPECIAL DAMAGES, OR ANY CAUSE, LOSS, ACTION, CLAIM OR DAMAGE WHATSOEVER OR INJURY TO PERSON OR PROPERTY OR ANY OTHER CONSEQUENTIAL, ECONOMIC OR INCIDENTAL LOSS) shall be available to him.

**8. LOSS AND DAMAGE:** Customer assumes all liability and risk of, and shall be solely responsible for, all damage and loss to the equipment from any cause whatsoever, whether or not such loss or damage is or could have been covered by insurance. Until the equipment is paid in full, Customer shall promptly give MUSTANG CAT written notice of any loss or damage and reimburse MUSTANG CAT for the value of the equipment if damaged or stolen. MUSTANG CAT's sole responsibility for shipments shall be to deliver the equipment to a public carrier company.

**9. SECURITY AGREEMENT:** Unless the product(s) is paid for in full in cash at the time of delivery, MUSTANG CAT retains and customer hereby grants to MUSTANG CAT a security interest in such product(s) within the meaning of the Uniform Commercial Code together with all and any substitutions, additions, or accessions to such product(s), and in any and all proceeds from the sale, exchange or disposal thereof to secure payment of the purchase price of such product(s). Customer, prior to or after delivery, specifically agrees to enter into and execute a financing statement, or statements, and an additional security agreement setting forth the terms and conditions of the Agreement between the parties in relation to the security interest of MUSTANG CAT. Customer further appoints MUSTANG CAT as its attorney-in-fact to execute any such financing statement or security agreement in the place and stead of customer. In the event customer fails to execute any such financing statement or security agreement upon request by MUSTANG CAT, the entire balance of the purchase price shall be at MUSTANG CAT's option become due and payable and customer shall execute any notes or other evidences of indebtedness that may be required by MUSTANG CAT. However, any note taken herewith shall be evidence of customer's obligation to pay the unpaid time balance only and is not to be considered or construed to be payment for the product(s).

**10. EVENTS OF DEFAULT:** The following are events of default by Customer: (1) failure to pay any amount due hereunder or otherwise; (2) Customer's ceasing to do business, becoming insolvent, taking advantage of any law for the relief of debtors or filing bankruptcy, making an assignment for the benefit of creditors; (3) when MUSTANG CAT deems itself insecure with respect to customer's performance; (4) Customer fails to perform any of customer's other obligation hereunder or otherwise; (5) Customer's representation or warranty is false or misleading.

**11. REMEDIES ON DEFAULT:** In the event of any default by customer, MUSTANG CAT is entitled to any one or more of the following remedies, without any notice of default: (a) take possession of the equipment or any other equipment, including enter premises where its located; (b) terminate this Agreement; (c) seek specific performance or injunction or recover damages; (d) stop delivery of the equipment or any other equipment; (e) surrender any insurance policies and receive the unearned premiums; (f) without terminating this Agreement, MUSTANG CAT may take possession of the equipment and sell, relet or otherwise dispose of the equipment as a secured party under UCC and deduct all expenses, costs, reasonable attorneys fees, and other charges incurred by MUSTANG CAT; (g) recover deficiency from customer; and/or (h) perform by itself, or cause performance of, customer's obligation, at customer's cost. In no event shall MUSTANG CAT be required to sell or relet the equipment, nor required to rebate or pay back any gain or profit as a result of leasing the equipment. MUSTANG CAT's remedies hereunder shall not be exclusive, but shall be cumulative and in addition to all other remedies existing at law or in equity.

**12. COLLECTIONS:** In the event any action either to collect payment or enforce the terms and provisions of this agreement becomes necessary, CUSTOMER agrees to pay reasonable cost of collection and attorney's fees to MUSTANG CAT should this matter be placed in the hands of a collection agency or an attorney for collection.

**13. INDEMNITY: CUSTOMER AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS MUSTANG CAT AND MUSTANG CAT'S PARTNERS, EMPLOYEES, AGENTS, REPRESENTATIVES, SUCCESSORS AND ASSIGNS FROM ANY AND ALL CLAIM, EXPENSE, CAUSE OF ACTION, DAMAGE, LIABILITY, COST, PENALTY, TAX, ASSESSMENT, CHARGE, PUNITIVE DAMAGE OR EXPENSE BY REASON OF ANY ACT OR OMISSION OF CUSTOMER OR ITS EMPLOYEES, AGENTS, CONTRACTORS, SUBCONTRACTORS, AFFILIATES OR INVITEES, WHILE THE EQUIPMENT IS IN THE POSSESSION OR UNDER THE CONTROL OF THE CUSTOMER OR ITS AGENTS.**

**14. INSURANCE COVERAGES:** Customer shall maintain Equipment insurance and General Liability insurance, Auto Liability insurance, and Workers Compensation and Employer's Liability Insurance, each with minimum \$1,000,000 per occurrence and shall deliver to MUSTANG CAT a Certificate of Insurance evidencing same. Such insurance obtained by customer shall be primary.

**15. NOTICES:** All notices hereunder shall be in writing and shall be deemed delivered if delivered personally or mailed, by certified mail, return receipt requested, to the respective addresses of the parties set forth above or any other address designated by written notice. By signing this Agreement, customer represents that it has read and agrees to the Terms and Conditions applicable to communications made by MUSTANG CAT to customer by Text or Email and which are found at <https://www.mustangcat.com/legal-notices/>

**16. MISCELLANEOUS:** This Agreement may only be modified by a written agreement signed by MUSTANG CAT. If any provision of this Agreement is hereafter held invalid or unenforceable, the remainder of the Agreement shall not be affected and the provisions are declared severable. If there is more than one customer, the obligations of customers hereunder are joint and several. Subject to the terms hereof, this Agreement shall be binding upon and inure to the benefit of MUSTANG CAT and customer and their respective personal representatives, successors and assigns. This Agreement shall be governed by the laws of Texas, each party hereby irrevocably consents to submit to the exclusive jurisdiction of the courts of the state of Texas in Harris County, Texas. I agree and acknowledge that to the extent equipment is equipped with a telematics system (e.g., Product Link), that data concerning such equipment, including condition, and operation are being transmitted to Caterpillar Inc., and its affiliates. The full privacy statement applicable to the transfer of telematics information, including instructions on how to ask questions about telematics and how to revoke your consent, is available at: <https://www.caterpillar.com/en/legal-notices/data-governance-statement.html>. **THE PARTIES HEREBY WAIVE THEIR RIGHT TO A JURY TRIAL OF ANY CLAIM OR CAUSE OF ACTION ARISING OUT OF THIS AGREEMENT OR THE SUBJECT MATTER HEREOF.**

QUOTE#: SAG275  
DATE: 01/27/2025  
EXPIRES: 02/26/2025

QUOTE FROM:  
SAMES LAREDO CHEVROLET  
3701 E SAUNDERS ST  
LAREDO, TX 78041  
EIN #87-2949885  
DAVID LOWRY | 956-482-7507 | DLOWRY@SAMES.NET

QUOTE FOR:  
Walker County Purchasing  
1301 Sam Houston Ave.  
Huntsville, Texas 77340

VEHICLE INFORMATION:

YEAR MAKE MODEL	CONTRACT#	COLOR	QUANTITY	PRICE	TOTAL
2WD Crew Cab Standard Box WT	TIPS 240901	WHITE	1	\$44500.00	\$44,500.00
DESCRIPTION: Stock: 1GCPAAEDXRZ315054					

OPTIONS | UPGRADE

DESCRIPTION	QUANTITY	PRICE	TOTAL
			\$0.00

UPFITTER INFORMATION

QUOTE#	CONTRACT #	QUANTITY	PRICE	TOTAL
				\$0.00

TRADE-IN INFORMATION

YEAR MAKE MODEL	VIN#	TOTAL
		-
		-
		TRANSPORT \$300.00
		GRAND TOTAL \$44,800.00

TERMS AND CONDITIONS:

BALANCE ON THE VEHICLE IS DUE 30 DAYS AFTER DELIVERY TO THE UPFITTER OR CUSTOMER. \$500 MONTHLY FLOOR PLAN INTEREST WILL BE ADDED TO ANY UNPAID BALANCE BEYOND THE NET 30 TERMS.

VISIT US:





2024 SILVERADO 1500 CREW WT  
2WD

EXTERIOR: SUMMIT WHITE  
INTERIOR: JET BLACK

ENGINE: 5.3L ECOTEC3 V8  
TRANSMISSION: 10-SPEED AUTO

Visit us at [www.chevy.com](http://www.chevy.com)

STANDARD EQUIPMENT

ITEMS FEATURED BELOW ARE INCLUDED AT NO EXTRA CHARGE IN THE STANDARD VEHICLE PRICE SHOWN

CREW CAB STANDARD BED 2WD

OWNER BENEFITS

- 3 YEAR / 36,000 MILE\* BUMPER-TO-BUMPER LIMITED WARRANTY
- 5 YEAR / 60,000 MILE\* POWERTRAIN LIMITED WARRANTY, ROADSIDE ASSISTANCE & COURTESY TRANSPORTATION
- FIRST MAINTENANCE VISIT
- WHICHEVER COMES FIRST
- \*SEE CHEVROLET.COM OR DEALER FOR TERMS, DETAILS & LIMITS

SAFETY & SECURITY

- CHEVY SAFETY ASSIST
- \*AUTOMATIC EMERGENCY BRAKING
- \*FORWARD COLLISION ALERT
- \*FRONT PEDESTRIAN BRAKING
- \*LANE KEEP ASSIST W/LANE

- DEPARTURE WARNING
- \*FOLLOWING DISTANCE INDICATOR
  - \*INTELLIBEAM-AUTO HIGH BEAM
  - REAR VISION CAMERA
  - TEEN DRIVER MODE
  - TIRE PRESSURE MONITORING WITH TIRE FILL ALERT

PERFORMANCE & MECHANICAL

- STABILITRAK W/ TRAILER SWAY CONTROL & HILL START ASSIST
- ALL-SEASON TIRES
- BRAKE PAD WEAR INDICATOR

CONNECTIVITY & TECHNOLOGY

- CHEVROLET INFOTAINMENT 3 7" DIAG COLOR TOUCHSCREEN
- ADDITIONAL FEATURES FOR COMPATIBLE PHONES INCLUDE: BLUETOOTH AUDIO STREAMING VOICE COMMAND PASSTHROUGH TO PHONE, WIRELESS ANDROID AUTO & APPLE CARPLAY CAPABLE
- USB PORTS

- DRIVER INFORMATION CENTER
- REMOTE KEYLESS ENTRY
- PUSH BUTTON START
- REAR SEAT REMINDER

INTERIOR

- AIR CONDITIONING
- POWER WINDOWS
- POWER DOOR LOCKS
- FRONT 40/20/40 BENCH SEATS W/ ARMREST & UNDERSEAT STORAGE
- REAR 60/40 FOLDING BENCH SEAT

EXTERIOR

- CORNERSTEP REAR BUMPER
- LOCKING TAILGATE

MANUFACTURER'S SUGGESTED RETAIL PRICE

STANDARD VEHICLE PRICE \$42,800.00

OPTIONS & PRICING

OPTIONS INSTALLED BY THE MANUFACTURER (MAY REPLACE STANDARD EQUIPMENT SHOWN)

ENGINE: 5.3L ECOTEC3 V8	1,595.00
WITH DYNAMIC FUEL MANAGEMENT	
TRAILERING PACKAGE	425.00
AUTO LOCKING REAR DIFFERENTIAL	395.00
WT FLEET CONVENIENCE PACKAGE	370.00
• OUTSIDE POWER MIRRORS	
• CRUISE CONTROL	
TRAILER BRAKE CONTROLLER	275.00
GVWR: 6,900 LBS. (3,130 KG)	INC.
REAR AXLE: 3.23 RATIO	INC.
17" PAINTED STEEL WHEELS	INC.

TOTAL OPTIONS	\$3,060.00
TOTAL VEHICLE & OPTIONS	\$45,860.00
DESTINATION CHARGE	1,995.00

TOTAL VEHICLE PRICE\* \$47,855.00

EPA DOT Fuel Economy and Environment



Gasoline Vehicle

Fuel Economy



18 MPG

combined city/hwy

16 city

22 highway

5.6 gallons per 100 miles

SILVERADO 2WD

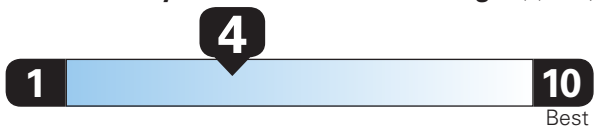
Standard pickup trucks range from 12 to 84 MPG. The best vehicle rates 140 MPGe.

You spend  
\$5,250  
more in fuel costs  
over 5 years  
compared to the  
average new vehicle.

G  
F  
J

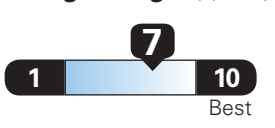
Annual fuel cost  
\$3,000

Fuel Economy & Greenhouse Gas Rating (tailpipe only)



This vehicle emits 489 grams CO<sub>2</sub> per mile. The best emits 0 grams per mile (tailpipe only). Producing and distributing fuel also create emissions; learn more at [fuelconomy.gov](http://fuelconomy.gov).

Smog Rating (tailpipe only)



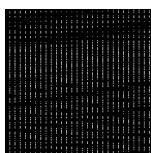
Actual results will vary for many reasons, including driving conditions and how you drive and maintain your vehicle. The average new vehicle gets 28 MPG and costs \$9,750 to fuel over 5 years. Cost estimates are based on 15,000 miles per year at \$3.60 per gallon. MPGe is miles per gasoline gallon equivalent. Vehicle emissions are a significant cause of climate change and smog.

[fuelconomy.gov](http://fuelconomy.gov)

Calculate personalized estimates and compare vehicles



Smartphone  
QR Code™



GOVERNMENT 5-STAR SAFETY RATINGS

Overall Vehicle Score

★★★★★

Based on the combined ratings of frontal, side and rollover.  
Should ONLY be compared to other vehicles of similar size and weight.

Frontal  
Crash

Driver  
Passenger

★★★★★

Based on the risk of injury in a frontal impact.  
Should ONLY be compared to other vehicles of similar size and weight.

Side  
Crash

Front seat  
Rear seat

★★★★★

Based on the risk of injury in a side impact.

Rollover

★★★★

Based on the risk of rollover in a single-vehicle crash.

Star ratings range from 1 to 5 stars (★★★★★) with 5 being the highest.  
Source: National Highway Traffic Safety Administration (NHTSA)  
[www.safercar.gov](http://www.safercar.gov) or 1-888-327-4236



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security of OnStar®

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[onstar.com/privacy](http://onstar.com/privacy)

PARTS CONTENT INFORMATION

FOR VEHICLES IN THIS CARLINE:

U.S./CANADIAN PARTS CONTENT: 37%

MAJOR SOURCES OF FOREIGN PARTS  
CONTENT: MEXICO 36%

NOTE: PARTS CONTENT DOES NOT INCLUDE FINAL  
ASSEMBLY, DISTRIBUTION, OR OTHER NON-PARTS COSTS.

FOR THIS VEHICLE:

FINAL ASSEMBLY POINT:

ROANOKE, IN U.S.A.

COUNTRY OF ORIGIN:

ENGINE: UNITED STATES

TRANSMISSION: UNITED STATES

This label has been applied pursuant to Federal law – Do not remove prior to delivery to the ultimate purchaser. \*Includes Manufacturer's Recommended Pre-Delivery Service. Does not include dealer installed options and accessories not listed above, local taxes or license fees.

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GMLBL\_PROD\_0043 – 10/23/2023

ORDER NO DHFJHG SALES CODE C  
SALES MODEL CODE CC10743  
DEALER NO 30726  
FINAL ASSEMBLY:  
ROANOKE, IN U.S.A.

VIN 1GCPAEDXRZ315054 REISSUE

DEALER TO WHOM DELIVERED  
SAMES LAREDO CHEVROLET  
PO BOX 879  
LAREDO, TX 78042





**ORDER NO. 2025-34**

**AN ORDER DIRECTING THE PAYMENT OF SALARY TO THE  
COUNTY COURT AT LAW JUDGE**

BE IT RESOLVED and ORDERED BY THE COMMISSIONERS' COURT OF WALKER COUNTY TEXAS,  
that:

SECTION 1: The Commissioners Court of Walker County, Texas appointed John Gaines,  
County Court at Law Judge, on December 31, 2024.

SECTION 2: John Gaines was sworn into office on January 1, 2025.

SECTION 3: In accord with Texas Government Code 25.0005, the Walker County  
Commissioners Court directs and orders payment of his annual salary in the sum  
of \_\_\_\_\_, effective as of January 1, 2025.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

---

Colt Christian  
County Judge

---

Danny Kuykendall  
Commissioner, Pct. 1

---

Ronnie White  
Commissioner, Pct. 2

---

Bill Daugette  
Commissioner, Pct. 3

---

Brandon Decker  
Commissioner, Pct. 4

These are results for Texas **Government** Code Sec. 25.0005  
Search instead for Texas Governmt Code Sec. 25.0005

#### ◆ AI Overview

Texas Government Code Section 25.0005 is about the salary of a statutory county court judge. It establishes the minimum salary for a statutory county court judge and how it is calculated. 🌀

#### Minimum salary 🌀

- The commissioners court sets the minimum salary for a statutory county court judge.
- The minimum salary is at least \$1,000 less than the salary of a district judge with similar years of service.
- The minimum salary also includes any state or county contributions or supplements paid to the judge.

#### Years of service 🌀

- Years of service include any time the judge worked as a justice or judge in a district court, appellate court, statutory probate court, or multicounty statutory county court.
- Years of service do not include other service credit, such as military service credit.

#### Salary structure

- The salary structure sets a maximum salary for county court at law judges. 🌀
- The maximum salary is \$1,000 less than the highest salary a district judge can earn. 🌀

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# Tex. Gov't Code § 25.0005

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Current with legislation from the 2023 Regular and Special Sessions signed by the Governor as of November 21, 2023.

## Section 25.0005 - Judge's Salary

(a) A statutory county court judge, other than a statutory county court judge who engages in the private practice of law, shall be paid a total annual salary set by the commissioners court at an amount that is not less than \$1,000 less than the sum of the annual salary as set by the General Appropriations Act in accordance with Section 659.012 paid to a district judge with comparable years of service as the statutory county court judge and any state or county contributions and supplements paid to a district judge in the county, other than contributions received as compensation under Section 74.051. A statutory county court judge's total annual salary includes any state or county contributions and supplements paid to the judge. For purposes of this subsection, the years of service of a statutory county court judge include any years of service as:



attorney.

(a-1) The minimum salary prescribed by Subsection (a) that is to be based on the annual salary of a district judge under Section 659.012(b) becomes effective on the first day of the county's fiscal year following the date the statutory county court judge accrues the years of service required for an increase in salary under Subsection (a).

(a-2) Notwithstanding Subsection (a), the maximum annual salary of a statutory county court judge is \$1,000 less than the sum of the maximum combined annual salary from all state and county sources paid to a district judge entitled to a salary under Section 659.012(b)(2) and any longevity pay received by a district judge in accordance with Section 659.0445(d).

(b) Subject to any salary requirements otherwise imposed by this chapter for a particular court or county, the commissioners court sets the salary of each statutory county court judge who engages in the private practice of law.

(c) The salary shall be paid in:

(1) equal monthly installments; or

(2) equal biweekly installments if authorized by the commissioners court.

(d) Notwithstanding Section 25.0001(a), this section prevails over any other law that limits a particular statutory county court judge to an annual salary of less than the amount provided by Subsection (a), but does not affect a salary minimum set by other law that equals or exceeds the amount provided by Subsection (a).

(e) Repealed by Acts 2007, 80th Leg., R.S., Ch. 1301, Sec. 13(1), eff. October 1, 2007.

(f) Repealed by Acts 2007, 80th Leg., R.S., Ch. 1301, Sec. 13(1), eff. October 1, 2007.

Amended by Acts 2023, Texas Acts of the 88th Leg.- Regular Session, ch. 861, Sec. 2.001, eff. 9/1/2023.

Amended by Acts 2019, Texas Acts of the 86th Leg.- Regular Session, ch. 1121, Sec. 3, eff. 9/1/2019.

Amended by Acts 2013, 83rd Leg. - Regular Session, ch. 194, Sec. 1, eff. 9/1/2013.

Amended By Acts 2007, 80th Leg., R.S., Ch. 1301, Sec. 1, eff. 10/1/2007.

Amended By Acts 2007, 80th Leg., R.S., Ch. 1301, Sec. 13(1), eff. 10/1/2007.

Amended by Acts 1991, 72nd Leg., ch. 746, Sec. 4, eff. 10/1/1991; Acts 1993, 73rd Leg., ch. 144, Sec. 1, eff. 8/30/1993; Acts 1997, 75th Leg., ch. 80, Sec. 1, eff. 9/1/1997; Acts 1997, 75th Leg., ch. 1119, Sec. 1, eff. 9/1/1997; Acts 1999, 76th Leg., ch. 1572, Sec. 1, eff. 10/1/1999; Acts 2003, 78th Leg., ch. 616, Sec. 1, eff. 9/1/2003.

Added by Acts 1987, 70th Leg., ch. 148, Sec. 4.01, eff. 9/1/1987.

Previous Section

Section 25.0004 - Powers and Duties

Next Section

Section 25.0006 - Bond; Removal

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# OFFICE OF COURT ADMINISTRATION

MEGAN LAVOIE  
Administrative Director

## JUDICIAL SALARIES

The salary of Texas judges varies by court level and years of service. The state base salary of a district judge (\$140,000) serves as the benchmark for salary increases based on years of service and for calculating the minimum salaries of the appellate, county court at law, and statutory probate court justices and judges. The following is a summary of judicial salaries in Texas effective through August 31, 2025.

### DISTRICT COURT JUDGES

*Salary: (Tex. Gov't Code Sec. 659.012(a)(1) and 659.012(b))*

Years of Service	State Salary	State Longevity Pay	Maximum County Supplement	Total Maximum Compensation
0-4 years (Base Salary)	\$140,000	\$0	\$18,000	\$158,000
4-8 years	\$154,000	\$0	\$18,000	\$172,000
8+ years	\$168,000	\$0	\$18,000	\$186,000
12+ years (Longevity)	\$168,000	\$8,400	\$18,000	\$194,400

#### *Calculating Years of Service:*

Years of service for purposes of determining the appropriate tier include years of contributing service credit in the Judicial Retirement System Plan I or Plan II while serving as a state district, business, or appellate court judge or justice, and years of service as a judge or full-time associate judge of a district court, statutory county court, multicounty statutory county court, statutory probate court, or as a district attorney, criminal district attorney, or county attorney. It does not include other established service credit, such as military service credit under Secs. 833.103 and 838.103, Tex. Gov't Code. It also does not include service as a municipal judge, justice of the peace, constitutional county court judge, part-time associate judge, referee, master, or magistrate.

#### *Effective Date of Salary Increases: (Tex. Gov't Code Sec. 659.012(b))*

A district judge is entitled to the increased salary beginning with the pay period following the date the judge accrues the years of service for the higher tier.

#### *District Judge County Supplement: (Tex. Gov't Code Sec. 659.012(a)(1), 659.012(e), and 32.001)*

District judges are eligible to receive up to \$18,000 annually in county supplements. Any supplement amount over \$18,000 will result in the district judge's state salary being reduced to maintain the salary differential between district court and court of appeals justices imposed by Sec. 659.012(a)(1), Tex. Government Code.

## SUPREME COURT JUSTICES AND COURT OF CRIMINAL APPEALS JUDGES

Years of Service	State Salary	State Longevity Pay	Total Maximum Compensation
0-4 years (Base Salary)	\$168,000	\$0	\$168,000
4-8 years	\$184,800	\$0	\$184,800
8+ years	\$201,600	\$0	\$201,600
12+ years (Longevity)	\$201,600	\$10,080	\$211,680

*Salary: (Tex. Gov't Code Sec. 659.012(a)(3))*

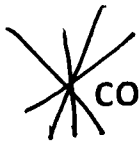
The base salary of a justice on the Supreme Court of Texas and a judge on the Court of Criminal Appeals is 120% of the state base salary of a district judge and serves as the benchmark for salary increases based on years of service. The chief justice of the Supreme Court of Texas and the presiding judge of the Court of Criminal Appeals are entitled to an additional \$2,500 in their base salary.

*Calculating Years of Service:*

Years of service for purposes of determining the appropriate tier include years of contributing service credit in the Judicial Retirement System Plan I or Plan II while serving as a state district, business, or appellate court judge or justice, and years of service as a judge or full-time associate judge of a district court, statutory county court, multicounty statutory county court, or statutory probate court, or as a district attorney, criminal district attorney, or county attorney. It does not include other established service credit, such as military service credit under Secs. 833.103 and 838.103, Tex. Gov't Code. It also does not include service as a municipal judge, justice of the peace, constitutional county court judge, part-time associate judge, referee, master, or magistrate.

*Effective Date of Salary Increases: (Tex. Gov't Code Sec. 659.012(b))*

A judge or justice on the Court of Criminal Appeals or the Supreme Court of Texas is entitled to the increased salary beginning with the pay period following the date the judge or justice accrues the years of service for the higher tier.



## COUNTY COURT AT LAW JUDGES (CCAL)

*Salary: (Tex. Gov't Code Sec. 25.0005)*

Years of Service	Minimum County Salary (assuming maximum District Judge county supplement)*	Maximum County Salary
0-4 years (Base Salary)	\$157,000	\$193,400
4-8 years	\$171,000	\$193,400
8+ years	\$185,000	\$193,400
12+ years	\$185,000**	\$193,400

*\*If a district judge is not receiving the maximum county supplement amount of \$18,000, the minimum county salary amount for a CCAL judge should be reduced by the difference between the maximum county supplement allowed (\$18,000) and the actual county supplement amount being paid to the district judge.*

*\*\*If a district judge in the county with comparable years of service is receiving state longevity pay (\$8,400 – Gov't Code Sec. 659.0445(b)), the minimum county salary is \$193,400. (See Office of the Attorney General Opinion No. KP-0339 (Oct. 23, 2020)).*

*Minimum Salary: (Tex. Gov't Code Sec. 25.0005(a))*

A CCAL judge's minimum salary is \$1,000 less than the sum of the annual salary for a district judge with comparable years of service as the CCAL judge plus any state and county contributions and supplements paid to a district judge in the county. This is a minimum salary – a CCAL judge may receive a higher salary than the minimum to which the CCAL judge is entitled. (Note that for purposes of this calculation: 1) the total amount of the county supplement received under Sec. 32.001, Tex. Government Code, by a district judge of a multicounty judicial district should be included even if the CCAL judge's county only contributes a portion or none of the district judge's supplement amount; 2) if a district judge in the county receives state longevity pay under Sec. 659.0445(b) of the Government Code, this amount should be included when calculating the minimum salary for a CCAL judge with 12 or more years of service, and 3) the salary paid to a regional presiding judge for his or her service as a regional presiding judge is not considered a state or county supplement or contribution).

*Maximum Salary: (Tex. Gov't Code Sec. 25.0005(a-2))*

A CCAL judge's maximum salary is \$1,000 less than the highest salary a district judge can earn (highest salary tier with maximum county supplement plus longevity). For the 2020-21 biennium, a CCAL judge's maximum salary is \$193,400 ([DJ Salary of \$168,000 + County Supplement of \$18,000 + Longevity Pay of \$8,400] - \$1,000).

*Calculating Years of Service: (Tex. Gov't Code Sec. 25.0005(a))*

Years of service for purposes of determining the appropriate salary tier include any years of service as a justice or judge of an appellate court, district court, statutory county court, multicounty statutory county court, or statutory probate court, or as a district attorney, criminal district attorney, or county attorney. It does not include other established service credit, such as military service credit under Secs. 833.103 and 838.103, Tex. Government Code. It does not include service as a municipal judge, justice of the peace, constitutional county court judge, business court judge, associate judge, referee, master, or magistrate.

*Effective Date of Salary Increases: (Tex. Gov't Code Sec. 25.0005(a-1))*

A CCAL judge is entitled to the increased salary on the first day of the county's fiscal year following the date the CCAL judge becomes eligible for the higher salary.

*State Contribution Toward Salary: (Tex. Gov't Code Sec. 25.0015)*

The amount of the state contribution provided to counties for each CCAL judge in the county is set at 60% of a district judge's base pay. The state contribution remains the same regardless of which salary tier the CCAL judge falls under. Because a district judge's base pay is \$140,000, the amount of the state contribution provided to the counties is \$84,000.

## STATUTORY PROBATE COURT JUDGES (SPC)

*Salary: (Tex. Gov't Code Sec. 25.0023)*

Years of Service	Minimum County Salary (assuming maximum District Judge county supplement)*	Maximum County Salary
0-4 years (Base Salary)	\$158,000	\$193,400
4-8 years	\$172,000	\$193,400
8+ years	\$186,000	\$193,400
12+ years	\$186,000**	\$193,400

# 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 <b>Hosler</b>	A2. Property Owner's First Name <b>Kevin</b>	Application Number: <b>P-2024-008</b>
A3. Mailing Address [REDACTED]		Date of Submittal: <b>03/14/2024</b>
		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") <b>Mr. Cooper</b>	
<b>SECTION B -- PROFESSIONAL SERVICES</b>		
<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.) <b>James Edward Grant, RPLS 4742</b>	B2. Phone Number of R.P.L.S. <b>(832) 415-3869</b>	
B3. Email of R.P.L.S. <b>James.Grant@tablerock-us.com</b>	B4. Mailing Address of R.P.L.S. <b>2002 Timberloch Place, Suite 110 The Woolands, TX 77380</b>	
B5. Name of Professional Engineer <b>N/A</b>	B6. Phone Number of P.E. <b>N/A</b>	
B7. Email of P.E. <b>N/A</b>	B7. Mailing Address of P.E. <b>N/A</b>	
B9. Name of Authorized Representative <b>Josh Ham -Tablerock</b>	B10. Phone Number of Authorized Representative. <b>713-504-3991</b>	
B11. Email of Authorized Representative <b>josh.ham@tablerock-us.com</b>	B12. Mailing Address of Authorized Representative. <b>2002 Timberloch Place, Suite 110 The Woolands, TX 77380</b>	

**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 <b>2.726</b>	C5. Appraisal Geographic ID #	C6. Survey Name <b>Jose Maria De La Garza</b>	C7. Abstract # <b>22</b>
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Section C8 – C11 are for Amending Plat and Replat Applications only.

C8. Subdivision Name <b>Prescott Estates Subdivision</b>	C9. Lot #s <b>19 &amp; 20</b>	C10. Block # <b>N/A</b>	C11. Section # <b>N/A</b>
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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 # <b>2010-5956</b>	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)
		<input checked="" type="checkbox"/>	Walker County Official Public Records (WCOPR)
Volume / Document # <b>Volume 1, Pg 184</b>	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)
		<input checked="" type="checkbox"/>	Walker County Official Public Records (WCOPR)
Volume / Document # <b>N/A</b>	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)
		<input type="checkbox"/>	Walker County Official Public Records (WCOPR)
Volume / Document # <b>N/A</b>	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".

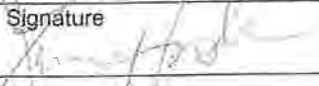
- D1. N/A **Plat Application** (This application is required for all plat applications including improvements or including more than 4 lots)
- D2. N/A **Minor Plat Application** (This application is required for minor subdivisions with no proposed infrastructure and 4 or less lots.)
- D3. X **Re-Plat / Amending Plat Application** ( This application is required to alter or amend a previously platted subdivision)
- D4. N/A **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.	Yes, a review is requested	No, a review is not requested
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SECTION F – SUBDIVISION APPLICATION DETAILS			
(The # of Proposed Lots shall include any Reserve or Remainders Created by the Subdivision)			
F1. Original Acreage <b>N/A</b>	F2. Original # of Tracts <b>2</b>	F3. # of Proposed Lots <b>1</b>	F4. Proposed Name of Subdivision Lot 1 Replat of Lots 19 & 20 of Prescott Estates Subdivision
SECTION G – ENGINEERING AND PROPOSED IMPROVEMENTS			
G1. Will the proposed subdivision utilize a public water system?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
G2. Will the proposed subdivision utilize individual on-site sewage facilities?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
G3. Will the proposed subdivision include the construction of road, drainage, or other improvements regulated by the WCSR?			Yes * <input type="checkbox"/> No <input checked="" type="checkbox"/>
G4. If the answer to G3 is "Yes" then what is the estimated cost of construction of all regulated improvements?			<b>N/A</b>
G5. If the answer to G3 is "Yes" then what is the approximate length of all proposed roads in linear feet?			<b>N/A</b>
G6. Will the proposed subdivision access from or across a Texas Department of Transportation system road?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ol>			
Signature 		Date <b>03/14/2024</b>	Printed Name <b>Kevin Hosler</b>
THE STATE OF _____ §		COUNTY OF _____ §	
Before me _____ a notary public on this day personally appeared _____, known to me ( or proved to me ) to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for purposes and consideration there in expressed.			
Given under my hand and seal of officer this _____ Day of _____, 20____.			

# 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 <b>Mitchell</b>	A2. Property Owner's First Name <b>Susan</b>	Application Number <b>P-2024-008</b>
A3. Mailing Address [REDACTED]		Date of Submittal <b>5-21-24</b>
		Precinct Number: <b>4</b>
City [REDACTED]	State [REDACTED]	ZIP Code [REDACTED]
A4. Primary Telephone Number	A5. Alternate Phone Number	
A6. Email Address	A7. Name of Lienholder (If no lienholder mark "None")	
<b>SECTION B – PROFESSIONAL SERVICES</b>		
<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.) <b>James Edward Grant, RPLS 4742</b>	B2. Phone Number of R.P.L.S. <b>(832) 415-3869</b>	
B3. Email of R.P.L.S. <b>James.Grant@tablerock-us.com</b>	B4. Mailing Address of R.P.L.S. <b>2204 Timberloch Place, Suite 180 The Woolands, TX 77380</b>	
B5. Name of Professional Engineer <b>N/A</b>	B6. Phone Number of P.E. <b>N/A</b>	
B7. Email of P.E. <b>N/A</b>	B7. Mailing Address of P.E. <b>N/A</b>	
B9. Name of Authorized Representative <b>Jeff Steinig</b>	B10. Phone Number of Authorized Representative <b>832-415-3869</b>	
B11. Email of Authorized Representative <b>jeff.steinig@tablerock-us.com</b>	B12. Mailing Address of Authorized Representative. <b>2002 Timberloch Place, Suite 110 The Woolands, TX 77380</b>	

SECTION C - PARENT TRACT PROPERTY INFORMATION, JN				
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 B 10 - B 13 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 #
6.203	34370	Jose Maria De La Garza		22
Section C8 - C11 are for Amending Plat and Replat Applications only.				
C8. Subdivision Name		C9. Lot #s	C10. Block #	C11. Section #
Prescott Estates Subdivision		10	N/A	N/A
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)	
00009596		<input checked="" type="checkbox"/>	Walker County Official Public Records (WCOPR)	
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
Volume 1, Pg 184		<input checked="" type="checkbox"/>	Walker County Official Public Records (WCOPR)	
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
N/A		<input type="checkbox"/>	Walker County Official Public Records (WCOPR)	
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
N/A		<input type="checkbox"/>	Walker County Official Public Records (WCOPR)	
<b>SECTION D - APPLICATION TYPE</b>				
Please choose a single application type from the list below and mark with an "X".				
D1. <u>N/A</u>	<b>Plat Application</b> (This application is required for all plat applications including improvements <u>or</u> including more than 4 lots)			
D2. <u>N/A</u>	<b>Minor Plat Application</b> (This application is required for minor subdivisions with no proposed infrastructure <u>and</u> 4 or less lots.)			
D3. <u>X</u>	<b>Re-Plat / Amending Plat Application</b> ( This application is required to alter or amend a previously platted subdivision)			
D4. <u>N/A</u>	<b>Exception Application</b> (This application is required in order to obtain approval for subdivisions excepted from the WCSR.)			
<b>SECTION E - REQUEST FOR A GUIDANCE REVIEW</b>				
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.		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 <b>N/A</b>	F2 Original # of Tracts <b>1</b>	F3 # of Proposed Lots <b>2</b>	F4. Proposed Name of Subdivision Lot 10A & 19A Replat of Lots 10, 19 & 20 of Prescott Estates Subdivision
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**SECTION G - ENGINEERING AND PROPOSED IMPROVEMENTS**

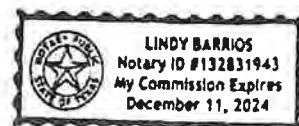
G1 Will the proposed subdivision utilize a public water system?	Yes	<input checked="" type="checkbox"/> No
G2 Will the proposed subdivision utilize individual on-site sewage facilities?	Yes	<input checked="" type="checkbox"/> No
G3 Will the proposed subdivision include the construction of road, drainage,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

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>Susan Mitchell</i>	Date <i>5/17/24</i>	Printed Name <i>SUSAN MITCHELL</i>
THE STATE OF <i>Texas</i> COUNTY OF <i>Montgomery</i>		
Before me <i>Lindy Barrios</i> a notary public on this day personally appeared <i>Susan Mitchell</i> known to me (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 purposes and consideration there in expressed.		
Given under my hand and seal of office this <i>17</i> Day of <i>May</i> , 20 <i>24</i>		





STATE OF TEXAS §  
COUNTY OF WALKER §

I, Kevin Hosler and Steffanie Hosler, Co-Owner of that certain tract of land shown hereon and described in a deed recorded in Document No. 2023-94035 of the Official Records of Walker County, Texas, do hereby amend 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 subordination. This subdivision is to be known as Lot 10A & 19A a Replat of Lots 10, 19 & 20 of Prescott Estates Subdivision.

TO CERTIFY WHICH, WITNESS by my hand, this 4<sup>th</sup> day of December, 2024.

Kevin Hosler  
Kevin Hosler  
Owner  
11 Pine Street  
New Waverly, TX 77358

Steffanie Hosler  
Steffanie Hosler  
Owner  
11 Pine Street  
New Waverly, TX 77358

STATE OF TEXAS §  
COUNTY OF Walker §

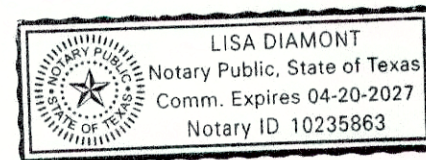
BEFORE ME, the undersigned authority, on this day personally appeared Kevin Hosler and Steffanie Hosler, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 4<sup>th</sup> day of December

A.D., 2024.

Lisa Diamond  
NOTARY PUBLIC in and for

Walker County, Texas.



STATE OF TEXAS §  
COUNTY OF WALKER §

I, Susan L. Mitchell, Owner of that certain tract of land shown hereon and described in a deed recorded in Volume 953, Page 385 of the Official Public Records of Walker County, Texas, do hereby amend 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 subordination. This subdivision is to be known as Lot 10A & Lot 19A a Replat of Lots 10, 19 & 20 of Prescott Estates Subdivision.

TO CERTIFY WHICH, WITNESS by my hand, this 10<sup>th</sup> day of December, 2024.

Susan L. Mitchell  
Susan L. Mitchell Owner  
219 North Loop 336 East, Apt. No 10101  
Conroe, TX, 77301

STATE OF TEXAS §  
COUNTY OF Montgomery §

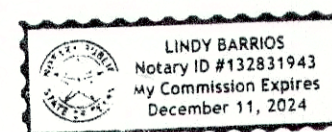
BEFORE ME, the undersigned authority, on this day personally appeared Susan L. Mitchell, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10<sup>th</sup> day of December

A.D., 2024.

Linda Barrios  
NOTARY PUBLIC in and for

Montgomery County, Texas.



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.

TO CERTIFY WHICH, WITNESS by my hand, this 4<sup>th</sup> day of December, 2024.

Kevin Hosler  
Kevin Hosler  
Owner  
11 PINE ST.  
NEW WAVERLY, TX 77358

Steffanie Hosler  
Steffanie Hosler  
Owner  
11 PINE ST.  
NEW WAVERLY, TX 77358

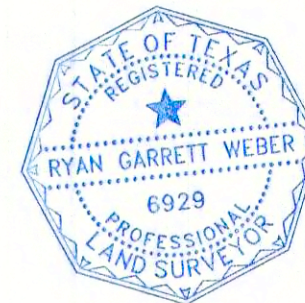
All lots within the subdivision and the owners thereof must continue to accept all existing drainage flows and drainage structures in place at the time of development that are a part of or necessary to the existing or designed roads infrastructure or the existing or designed system of drainage, in addition 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.

TO CERTIFY WHICH, WITNESS by my hand, this 10<sup>th</sup> day of December, 2024.

Susan K. Mitchell  
Susan L. Mitchell  
Owner  
219 N Loop 336 E, Apt. No 10101  
Conroe, TX 77301

I, Ryan Garrett Weber, a Registered Professional Land Surveyor has platted the above subdivision from an actual survey on the ground; that this plat correctly represents the survey; and that all boundary corners, angle points and points of curvature or tangency are properly monumented as required by the applicable regulations of the Walker County, Texas and the Texas Board of Professional Land Surveying.

Ryan Garrett Weber  
Ryan Garrett Weber  
Registered Professional Land Surveyor  
Texas Registration No. 6929



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 in 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.

Danny Kuykendahl  
Commissioner, Precinct One

Ronnie White  
Commissioner, Precinct Two

Colt Christian  
County Judge

Bill Daugette  
Commissioner, Precinct Three

Brandon Decker  
Commissioner, Precinct Four

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., in the Official

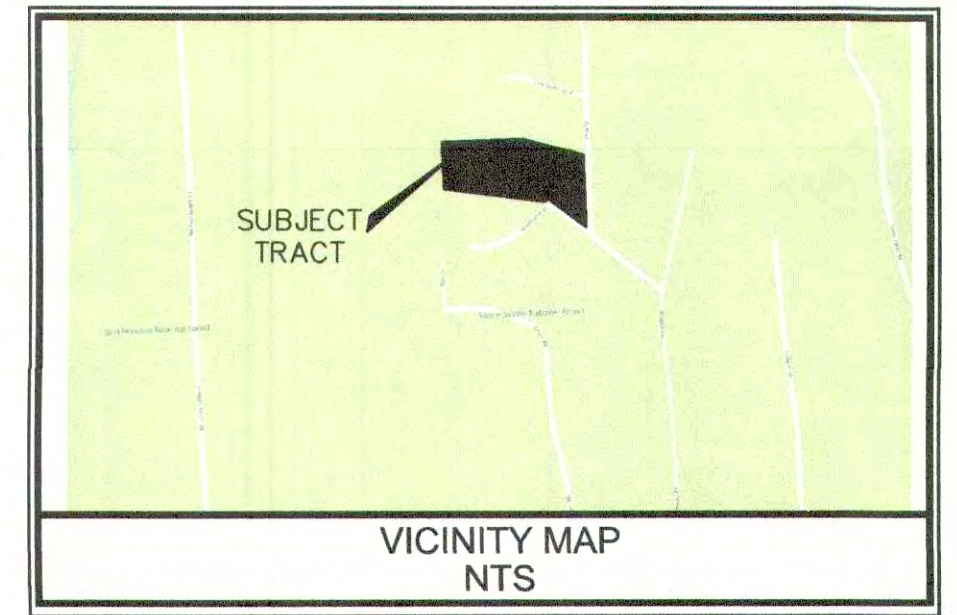
Plat Records of said County in Volume \_\_\_\_\_, Page \_\_\_\_\_  
TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Huntsville, Texas, the date last shown above written.

Kari French  
Kari French, County Clerk  
Walker County, Texas.

By: \_\_\_\_\_ Deputy



2002 TIMBERLOCH PLACE, SUITE 110  
THE WOODLANDS, TX 77380  
281.962.0469  
TBPELS FIRM LICENSE NO. 10194261  
WWW.TABLEROCK-US.COM



SURVEYOR NOTES:

- ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (4203), U.S. SURVEY FEET BASED ON GPS OBSERVATIONS MADE BY TABLEROCK SURVEY, LLC.
- SUBJECT TO 5' WIDE UNOBSTRUCTED AERIAL EASEMENT FOR UTILITIES ONLY EXTENDS 20' ABOVE GROUND ADJACENT TO ALL EASEMENTS RECORDED IN VOLUME 1, PAGE 184, PLAT RECORDS WALKER COUNTY, TEXAS.
- MAY BE SUBJECT TO 15' WIDE EASEMENT TO ONE-FIVE-0 WATER SUPPLY CORPORATION RECORDED IN VOLUME 330, PAGE 700 DEED RECORDS WALKER COUNTY, TEXAS. (UNABLE TO DEPICT, NO DESCRIPTION)
- MAY BE SUBJECT TO 15' WIDE EASEMENT TO ONE-FIVE-0 WATER SUPPLY CORPORATION RECORDED IN VOLUME 330, PAGE 708 DEED RECORDS WALKER COUNTY, TEXAS. (UNABLE TO DEPICT, NO DESCRIPTION)
- MAY BE SUBJECT TO 15' WIDE EASEMENT TO ONE-FIVE-0 WATER SUPPLY CORPORATION RECORDED IN VOLUME 425, PAGE 551 DEED RECORDS WALKER COUNTY, TEXAS. (UNABLE TO DEPICT, NO DESCRIPTION)
- MAY BE SUBJECT TO 15' WIDE EASEMENT TO ONE-FIVE-0 WATER SUPPLY CORPORATION RECORDED IN VOLUME 773, PAGE 714 DEED RECORDS WALKER COUNTY, TEXAS. (UNABLE TO DEPICT, NO DESCRIPTION)
- MAY BE SUBJECT TO 15' WIDE EASEMENT TO ONE-FIVE-0 WATER SUPPLY CORPORATION RECORDED IN VOLUME 1064, PAGE 346 DEED RECORDS WALKER COUNTY, TEXAS. (UNABLE TO DEPICT, NO DESCRIPTION)
- SUBJECT TO 10' WIDE EASEMENT TO ONE-FIVE-0 WATER SUPPLY CORPORATION RECORDED IN VOLUME 1204, PAGE 769 DEED RECORDS WALKER COUNTY, TEXAS. (UNABLE TO DEPICT, BLANKET IN NATURE)
- 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.

- NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREFTER 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 DEVELOPMENT REGULATIONS.

THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE IN MINIMUM COMPLIANCE WITH THE LOCAL, STATE, OR FEDERAL REGULATIONS WHICHEVER ELEVATION IS HIGHER.

- THE PROPERTY SHOWN ON THE SURVEY PLAT LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FLOOD INSURANCE RATE MAP FOR WALKER COUNTY, TEXAS AND UNINCORPORATED AREAS, MAP NUMBER 4847100500, DATED AUGUST 16, 2011. THIS FLOOD ZONE IDENTIFICATION IS THIS SURVEYOR'S INTERPRETATION, WHICH MAY OR MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OF LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES MAY BE FOUND AT HTTP://WWW.FEMA.GOV/INDEX.SHTM.

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

- THIS PLAT DOES NOT SEEK TO CHANGE OR AMEND ANY EXISTING DEED RESTRICTIONS.

- 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.

- 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.

- 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.

- LIENHOLDER SUBORDINATION TO DEDICATION SUPPLEMENTAL DOCUMENT HAS BEEN FILED AS AN EXHIBIT WITH THE WALKER COUNTY CLERK.

- WATER TO BE PROVIDED BY ONE-FIVE-0 WATER SUPPLY CORPORATION.

- A VARIANCE TO SECTION B2.1 OF THE WCSR WAS GRANTED BY COMMISSIONERS COURT ON 26<sup>th</sup> DAY OF August, 2024 REGARDING THE AMOUNT OF FRONTAGE THAT LOT 10A PROVIDES.

**LOT 10A & 19A**  
A REPLAT OF  
**LOT 10, 19 & 20**  
**PRESCOTT ESTATES SUBDIVISION**

RECORDED IN VOLUME 1, PAGE 184 P.R.W.C.T.  
BEING 8.929 ACRES OUT OF THE  
JOSE MARIA DE LA GARZA SURVEY, A-22  
WALKER COUNTY, TEXAS

REASON FOR REPLAT:  
ADJUST LOT 10 BOUNDARY LINE AND  
COMBINE LOTS 19 AND 20 INTO ONE LOT



PAUL D. HEGMAN, JR.  
CALLED 20.21 ACRES  
VOL. 858, PG. 848  
O.P.R.W.C.T.

JAMES ROBERT NACEY  
CALLED 17.492 ACRES  
DOC. NO. 53799  
O.P.R.W.C.T.

N 02°16'56" W - 329.82'

LOT 11  
MINDA G. STRAUGHAN AND  
STANLEY HARRIS STRAUGHAN  
DOC. NO. 2024-99412  
O.P.R.W.C.T.

LOT 15  
LANE BOWEN  
DOC. NO. 2015-10528  
O.P.R.W.C.T.

LOT 16  
AURORA ALEXANDER ROJAS  
AND UZZIEL JAIME  
DOC. NO. 2020-58614  
O.P.R.W.C.T.

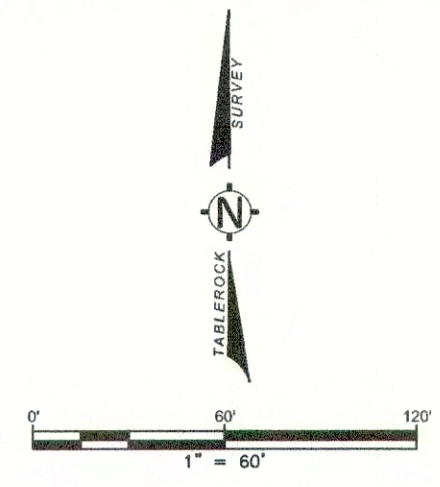
LOT 17  
WILLIAM HOWELL &  
TERRY HOWELL  
LOTS 17 & 18  
VOL. 1105, PG. 242  
O.P.R.W.C.T.

PRESCOTT ESTATES  
VOL. 1, PG. 184  
P.R.W.C.T.

LOT 9  
ARTHUR AND MARY LINDA  
LEWIS III  
VOL. 323, PG. 481  
O.P.R.W.C.T.

LOT 21  
EVAN C. KENDRICK &  
MARY K. KENDRICK  
DOC. NO. 2016-26117  
O.P.R.W.C.T.

LOT 22  
EDGAR BAZAN  
CALLED 1.0 ACRE  
DOC. NO. 2017-33535  
O.P.R.W.C.T.



- LEGEND**
- FOUND AS DESCRIBED
  - 5/8" IRON ROD SET
  - W/BUE CAP INSCRIBED
  - "TABLEROCK SURVEY, LLC" UNLESS OTHERWISE NOTED
  - RECORD CALLS (R)
  - FIELD MEASURED (M)
  - CONTROLLING MONUMENT (CM)
  - OFFICIAL PUBLIC RECORDS WALKER COUNTY, TEXAS O.P.R.W.C.T.
  - PLAT RECORDS WALKER COUNTY, TEXAS P.R.W.C.T.
  - DOCUMENT DOC.
  - PAGE PG.
  - VOLUME VOL.
  - BUILDING LINE B.L.
  - MAIL BOX
  - TELEPHONE PEDESTAL
  - ELECTRIC METER
  - JUNCTION BOX
  - GUY ANCHOR
  - POWER POLE
  - WATER METER
  - SEPTIC
  - SANITARY SEWER CLEANOUT
  - GRATE INLET
  - PUBLIC UTILITY EASEMENT P.U.E.
  - CONCRETE
  - GRAVEL
  - WOOD
  - COVERED STRUCTURE
  - OVERHEAD POWER LINE P
  - UNDERGROUND STORM LINE ST
  - BARBED WIRE FENCE
  - BUILDING LINE
  - UTILITY EASEMENT

**LINE TABLE (M)**

LINE #	BEARING	LENGTH
L1	S37°14'41"W	28.47'

**LOT 10A & 19A**  
A REPLAT OF  
**LOT 10, 19 & 20**  
**PRESCOTT ESTATES SUBDIVISION**  
RECORDED IN VOLUME 1, PAGE 184 P.R.W.C.T.  
BEING 8.929 ACRES OUT OF THE  
JOSE MARIA DE LA GARZA SURVEY, A-22  
WALKER COUNTY, TEXAS

REASON FOR REPLAT:  
ADJUST LOT 10 BOUNDARY LINE AND  
COMBINE LOTS 19 AND 20 INTO ONE LOT

LOTS 2 BLOCK 1



2002 TIMBERLOCH PLACE, SUITE 110  
THE WOODLANDS, TX 77380  
281.962.0469  
TBPELS FIRM LICENSE NO. 10194261  
WWW.TABLEROCK-US.COM



# LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WALKER

WHEREAS, *Kevin Hosler and Steffanie Hosler* has replatted a portion that certain 8.929 acres of land out of the *Joes Maria De La Garza Survey, Abstract 22, Walker County, Texas*, which property was surveyed and platted on \_\_\_\_\_ by, *Tablerock Survey, LLC* and known as *Lot 10A & 19A a replat of Lot 10, 19, & 20 Prescott Estates Subdivision* and recorded at Vol. \_\_\_\_\_ Pg. No. \_\_\_\_\_ of the Map Records Walker County, Texas; and

WHEREAS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ORCHARD MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS is the present owner and holder of a lien against a portion of the above described property, said lien being evidenced as recorded at Document No. \_\_\_\_\_ Official Records Walker County, Texas and is the holder of promissory notes secured by said lien, desire to subordinate said lien to the dedication of all streets, rights-of-way and easements as well as all other terms and conditions referred to on a portion of the subdivision of *Lot 10A & 19A a replat of Lot 10, 19, & 20 Prescott Estates Subdivision*.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of The premises, and the sum of \$10.00 and other good and valuable consideration this day paid by *Kevin Hosler and Steffanie Hosler* to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the present owner and holder of the note and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of *Lot 10A & 19A a replat of Lot 10, 19, & 20 Prescott Estates Subdivision* and the dedication evidenced thereby and does hereby RATIFY, CONFIRM, AND APPROVE in all respects the subdivision of *Lot 10A & 19A a replat of Lot 10, 19, & 20 Prescott Estates Subdivision* and the dedication, terms and provisions evidenced thereby.

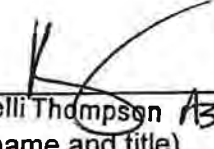
The said lienholder does hereby WARRANT AND REPRESENT that it is the present owner and holder of the note and the lien given to secure the payment of the same and that it is the owner and holder of the note and the lien.

EXCEPT as expressly modified hereby the lien shall remain in full force and effect.

EXECUTED This 19th day of June, 2024.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC., AS BENEFICIARY, AS NOMINEE FOR ORCHARD  
MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS

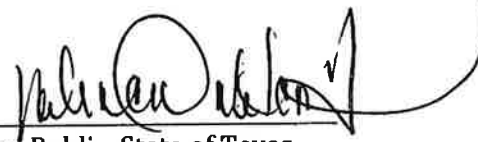
By:   
**Tsedale Alemu** Vice President  
(Print name and title)

Attest:   
**Kelli Thompson** Assistant Secretary  
(Print name and title)

STATE OF TEXAS

COUNTY OF DENTON

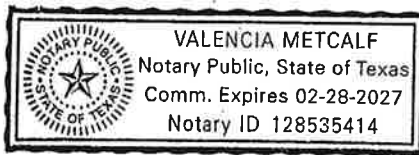
The foregoing instrument was acknowledged before me this 19th day of June, 2024,  
Tsedale Alemu, the Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,  
AS BENEFICIARY, AS NOMINEE FOR ORCHARD MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS (Lender) who  
acknowledged the foregoing document for the purposes recited therein on behalf the same.

  
\_\_\_\_\_  
Notary Public, State of Texas

Valencia Metcalf

My Commission Expires:

FEB 28 2027



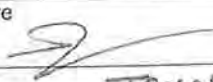


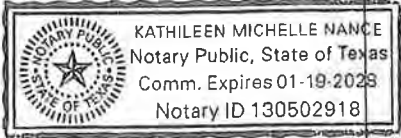
# WALKER COUNTY PLAT APPLICATION

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.

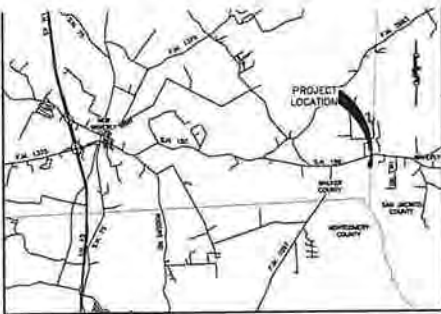
SECTION A – OWNER / APPLICANT INFORMATION		FOR COUNTY USE ONLY
A1. Property Owner's Last Name Forestar (USA) Real Estate Group, Inc.	A2. Property Owner's First Name A Delaware Corporation	Application Number: E-2024-012
A3. Mailing Address [REDACTED]		Date of Submittal: 9-25-24
		Precinct Number: 4
City [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	
<b>SECTION B – PROFESSIONAL SERVICES</b> 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.) J. Augustine Ladwig	B2. Phone Number of R.P.L.S. 832.823.2201	
B3. Email of R.P.L.S. gladwig@elevationlandsolutions.com	B4. Mailing Address of R.P.L.S. 9709 Lakeside Blvd., Suite 200, The Woodlands, Tx 77381	
B5. Name of Professional Engineer Walker Burgess	B6. Phone Number of P.E. 832.741.1411	
B7. Email of P.E. wburgess@elevationlandsolutions.com	B7. Mailing Address of P.E. 24275 Katy Fwy, Suite 425 Katy, TX 77494	
B9. Name of Authorized Representative Walker Burgess	B10. Phone Number of Authorized Representative. 832.741.1411	
B11. Email of Authorized Representative wburgess@elevationlandsolutions.com	B12. Mailing Address of Authorized Representative. 24275 Katy Fwy, Suite 425 Katy, TX 77494	

<b>SECTION C – PARENT TRACT PROPERTY INFORMATION</b> <i>Information for the tract or tracts of land that are the subject of the plat application</i>									
C1. Is the property located within the city limits of Huntsville, New Waverly, or Riverside? (Mark with "X")							*Yes	<input checked="" type="checkbox"/>	No
<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 #		
216.78		0022-270-0-06900		Jose Maria De La Garza			22		
<i>Section C8 – C11 are for Amending Plat and Replat Applications only.</i>									
C8. Subdivision Name				C9. Lot #s		C10. Block #	C11. Section #		
N/A				N.A			N.A		
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							
2024-97727		N/A		<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)			
Volume / Document #		Page							
				<input type="checkbox"/>		Walker County Deed Records (WCDR) (Generally before 1986)			
				<input type="checkbox"/>		Walker County Official Public Records (WCOPR)			
<b>SECTION D – APPLICATION TYPE</b> <i>Please choose a single application type from the list below and mark with an "X".</i>									
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. _____ Re-Plat / Amending Plat Application ( This application is required to alter or amend a previously platted subdivision)									
D4. <u>X</u> _____ Exception Application (This application is required in order to obtain approval for subdivisions excepted from the WCSR.)									
<b>SECTION E - REQUEST FOR A GUIDANCE REVIEW</b> 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			
(The # of Proposed Lots shall include any Reserve or Remainders Created by the Subdivision)			
F1. Original Acreage	F2. Original # of Tracts	F3. # of Proposed Lots	F4. Proposed Name of Subdivision
216.78	1	2	Peach Creek Forest
SECTION G – ENGINEERING AND PROPOSED IMPROVEMENTS			
G1. Will the proposed subdivision utilize a public water system?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
G2. Will the proposed subdivision utilize individual on-site sewage facilities?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
G3. Will the proposed subdivision include the construction of road, drainage, or other improvements regulated by the WCSR?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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?			X Yes <input type="checkbox"/> No <input type="checkbox"/>
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"><li>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.</li><li>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.</li><li>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.</li><li>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.</li><li>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.</li><li>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.</li><li>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.</li><li>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.</li></ol>			
Signature 		Date 9/20/24	Printed Name Mark Wanzeck
THE STATE OF <u>Texas</u> COUNTY OF <u>Montgomery</u>			
Before me <u>Kathleen Nance</u> a notary public on this day personally appeared <u>Mark Wanzeck</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>20th</u> Day of <u>September</u> , 20 <u>24</u>			







VICINITY MAP  
(NOT TO SCALE)

GENERAL NOTES:

- Reference Commitment for Title Insurance issued by Fidelity National Title Insurance Company, captioned by Capital Title of Texas, LLC, C.F. No. 23-734097-TC, having an effective date of September 17, 2023 and an issue date of January 3, 2024. No further research for encumbrances or encumbrances was performed by Elevation Land Solutions.
- Item No. 10(f) of Schedule B of said Commitment for Title Insurance mentions being Subject to that certain grant of 80' easement for access found in deed dated July 12, 1984 from Charles Eugene Campbell to Neil Foster Campbell, Trustee of the Lattie Foster Campbell Trust, recorded in Volume 228, Page 436, Official Records of Walker County, Texas. Said item affects the property shown hereon, is blanked in nature, and is not platable.
- Item No. 10(g) of Schedule B of said Commitment for Title Insurance mentions an Easement dated April 7, 1987 from Neil Foster Campbell, et al to Gulf States Utilities Company recorded in Volume 209, Page 847, Deed Records of Walker County, Texas. Said item is described to be situated in the J. M. De La Torre League, A-22, Walker County, Texas. Due to an insufficient description, the Easement is unable to be located on the ground and it is unable to be determined whether the Easement affects the property shown hereon.
- Item No. 10(h) of Schedule B of said Commitment for Title Insurance mentions a Mineral Deed from Charles Eugene Campbell to William F. Helms, et al, dated July 13, 1984 and recorded in Volume 228, Page 665 of the Official Records of Walker County, Texas. Said item affects the property shown hereon, is blanked in nature, and is not platable.
- Item No. 10(i) of Schedule B of said Commitment for Title Insurance mentions a Royalty Deed from Charles Eugene Campbell to William F. Helms, et al, dated July 13, 1984 and recorded in Volume 228, Page 669 of the Official Records of Walker County, Texas. Said item affects the property shown hereon, is blanked in nature, and is not platable.
- Item No. 10(j) of Schedule B of said Commitment for Title Insurance mentions Mineral and/or royalty reservations as found in Partition Deed dated July 12, 1984 by and between Neil Foster Campbell, Trustee of Lattie Foster Campbell Trust and Charles Eugene Campbell recorded in Volume 228, Page 436, Official Records of Walker County, Texas. Said item does not affect the property shown hereon.
- Item No. 10(k) of Schedule B of said Commitment for Title Insurance mentions All reservations, exceptions and conditions that are set out in an Exchange Deed from the United States of America to Charles Eugene Campbell, et al, dated June 16, 1889 and recorded in Volume 215, Page 440 of the Official Records of Walker County, Texas. Said item affects the property shown hereon, is blanked in nature, and is not platable.
- Item No. 10(m) of Schedule B of said Commitment for Title Insurance mentions that the Subject property lies within the boundaries of Walker County Municipal Utility District No. 1.
- Item No. 10(n) of Schedule B of said Commitment for Title Insurance mentions Intentionally Deleted.
- Development of the subject tract may require submittal, approval, and/or recording of a plat or replat. Rules and regulations are established by the governmental agency, which has jurisdiction. These rules and regulations may include dedication of setback lines, easements, conditional right-of-way, and other matters.
- Bearings shown hereon are based on the Texas Coordinate System, Central Zone, NAD 83.
- This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
- According to Map No. 8847100500 of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Walker County, Texas, dated August 16, 2011, the subject tract is situated within Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

- Research for Adjoining tracts was performed by Elevation Land Solutions on March 27, 2024.

- Visible Improvements/Utilities were located with this survey on October 19, 2023, markings coordinated by the surveyor pursuant to T-811 utility locate request 2378928740, no subsurface crossing, excavation or exploration was performed for this survey. No marked lines were found during the course of field work.

- This survey has been prepared for the sole purpose of the transaction described in the above referenced Title Commitment and the parties listed thereon. This survey is not to be used for any subsequent transactions.

- No address(es) of the surveyed property were disclosed in documents provided to or obtained by the surveyor, or were observed while conducting the fieldwork.

- No buildings were observed in the process of conducting the fieldwork.

- No substantial features were observed in the process of conducting the fieldwork.

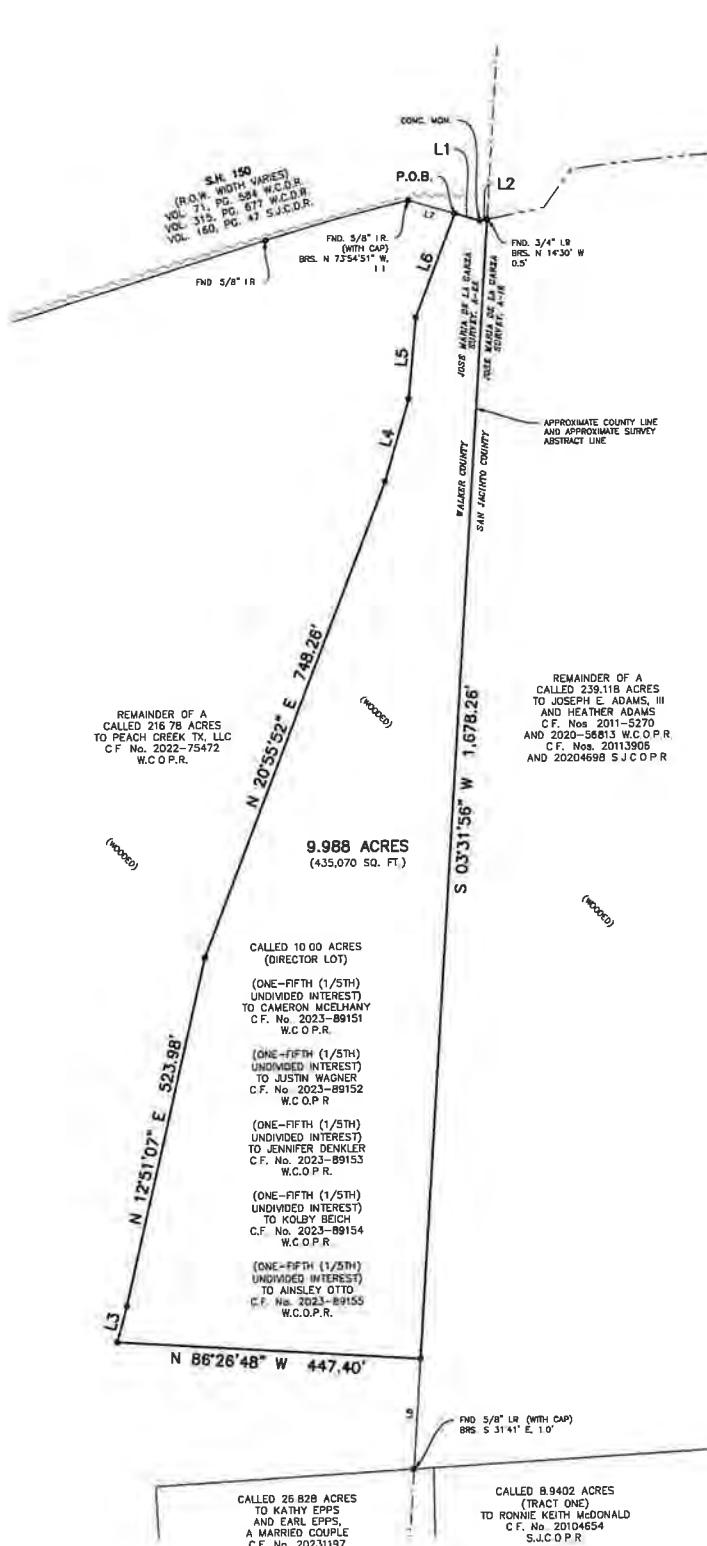
- A metes and bounds description of even date of this tract is available in the offices of Elevation Land Solutions in The Woodlands, Texas.

Subject to the General Notes above:

To: Cameron McElhany, Justin Wagner, Jennifer Denker, Katie Birch, Anelay Otto, Peach Creek TX, LLC, Forestar (USA) Real Estate Group Inc., a Forestar corporation, Fidelity National Title Insurance Company, & Capital Title of Texas, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, duly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 10(a), 8, 11(b), (markings coordinated by the surveyor pursuant to a T-811 utility locate request), 12, and 18 (limited to easements noted in a current title report) of Table A thereof. The foregoing was completed on October 19, 2023.

Date of Map or Plat: March 28, 2024



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, District 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 Common 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 Denker by deed recorded in Clerk's File No. 2023-89153, Walker County Official Public Records, one-fifth (1/5th) undivided interest conveyed to Katie Birch by deed recorded in Clerk's File No. 2023-89154, Walker County Official Public Records, and one-fifth (1/5th) undivided interest conveyed to Anelay Otto by deed recorded in Clerk's File No. 2023-89155, Walker County Official Public Records, and 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:

BEING all of a 5/8-inch iron rod (with cap) found, being the northeast corner of said called 10.00 acre tract, being all of a called 216.78 acre tract conveyed to Peach Creek TX, LLC by deed recorded in Clerk's File No. 2023-75412, Walker County Official Public Records, and being on the south right-of-way line of State Highway 150 (right-of-way width notes) by owners recorded in Volume 31, Page 584, and Volume 315, Page 577, Walker County Deed Records, and Volume 108, Page 41, 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;

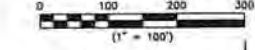
THENCE, North 79°02'23" East, continuing along the north line of said called 10.00 acre tract and along the south line of said State Highway 150, 10.83 feet to the northeast corner of said called 10.00 acre tract, being the northeast corner of said called 216.78 acre tract, from which a 3/4-inch iron rod found bears North 14°30' West, 0.5 feet;

THENCE, South 03°31'56" West, along the west line of said called 10.00 acre tract and along the west 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°47' East, 1.0 feet;

THENCE, North 86°26'48" West, along the south line of said called 10.00 acre, 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:

- North 19°24'31" East, 55.05 feet to a 5/8-inch iron rod (with cap) found;
- North 12°51'07" East, 523.08 feet to a 5/8-inch iron rod (with cap) found;
- North 20°55'32" East, 748.28 feet to a 5/8-inch iron rod (with cap) found;
- North 16°11'06" East, 126.27 feet to a 5/8-inch iron rod (with cap) found;
- North 05°05'21" East, 120.61 feet to a 5/8-inch iron rod (with cap) found;
- North 20°55'45" 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.



LEGEND:

BRS.	BEARS
C.F. No.	CLERK'S FILE NUMBER
CONC. MON	CONCRETE MONUMENT
EA	EDGE OF ASPHALT
FL	FLOODLINE
IR	IRON ROD
POB	POINT OF BEGINNING
RCP	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT-OF-WAY
S.J.C.O.P.R.	SAN JACINTO COUNTY DEED RECORDS
W.C.O.P.R.	WALKER COUNTY DEED RECORDS
W.C.M.R.	WALKER COUNTY MAP RECORDS
W.C.P.R.	WALKER COUNTY OFFICIAL PUBLIC RECORDS

SYMBOLS:

FOUND 5/8-INCH IRON ROD (WITH CAP) (UNLESS OTHERWISE NOTED)

TREE LINE

LINE	BEARING	DISTANCE
1	N 19°24'31" E	55.05
2	N 12°51'07" E	523.08
3	N 20°55'32" E	748.28
4	N 16°11'06" E	126.27
5	N 05°05'21" E	120.61
6	N 20°55'45" E	162.44

ALTA/NSPS  
LAND TITLE SURVEY  
OF  
9.988 ACRES  
BEING ALL OF A  
CALLED 10.00 ACRES  
C.F. No. 2023-89151 W.C.O.P.R.  
C.F. No. 2023-89152 W.C.O.P.R.  
C.F. No. 2023-89153 W.C.O.P.R.  
C.F. No. 2023-89154 W.C.O.P.R.  
C.F. No. 2023-89155 W.C.O.P.R.  
SITUATED IN THE  
JOSE MARIA DE LA GARZA SURVEY  
ABSTRACT NO. 22  
WALKER COUNTY, TEXAS  
MARCH 2024



Exhibit 'A'

CALLER 26.828 ACRES  
TO KATHY EPPS  
AND EARL EPPS,  
A MARRIED COUPLE  
C.F. No. 20231197  
S.J.C.O.P.R.

CALLER 8.9402 ACRES  
(TRACT ONE)  
TO RONNIE KEITH McDONALD  
C.F. No. 20104654  
S.J.C.O.P.R.

Cameron McElhany et al.  
9.988 acres

Jose Maria De La Garza Survey  
Abstract No. 22

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;

Cameron McElhany et al.  
9.988 acres

Jose Maria De La Garza Survey  
Abstract No. 22

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*

*J. Augustine Ladwig*

Acting By/Through J. Augustine Ladwig  
Registered Professional Land Surveyor  
No. 6835  
gladwig@elevationlandsolutions.com  
03/28/2024



# 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 George Toth and Maria Toth		Application Number:
A2 Property Owner's Street Address [REDACTED]		Date of Submittal: 1-8-2025
City [REDACTED]	State [REDACTED]	ZIP Code [REDACTED]
A3 Property Owner's Email Address [REDACTED]	A4 Property Owner's Telephone Number	
A5 Property Description of Parent Tract (Lot and Block Numbers, Legal Description, etc.) 2.139 Acres Volume 1176, page 181 official public records of Walker County (Tract 1) Mercer GR (A-32), Tract 14.61, Acres 2.139		
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 Abstract: 0032	B2. Tax ID Number(s) of Parent Tract 13303 (Prop ID)	B3. Deed Volume/Page Volume: 1176 Page: 181
B4. Existing or Proposed Name of Subdivision	B5. Is the application for a division of a lot in an Existing Platted Subdivision? (Yes/No) Yes	
<p><b>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.</b></p>		
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 with proposed lot lines and driveway		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) B 2.3 & B 2.1 of the Subdivision Regulations of Walker County, Texas as follows:

B.2.1: A minimum frontage of 125 feet is required for all open ditch roads

B.2.3: Flag lots shall have a minimum street width of 50 feet, and no portion of the lot shall have a width of less than 50 feet.

#### 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"):

Please see attached "Exhibit E.2" in the back of this packet.

- 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:

Seeking to permanently settle in Walker County, by granting these variances we would be able to once again build a permanent 1600 sqft home in Walker County. Thank you for your consideration.

- 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:

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F.2 THE FOLLOWING CONDITIONS ARE ATTACHED TO THE VARIANCE

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**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, GEORGETOTH MARIA TOTH, 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

1/8/25

George Toth

Maria Toth

**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

262a Didlake Rd. Huntsville TX  
George and Maria Toth

## **Exhibit E.2**

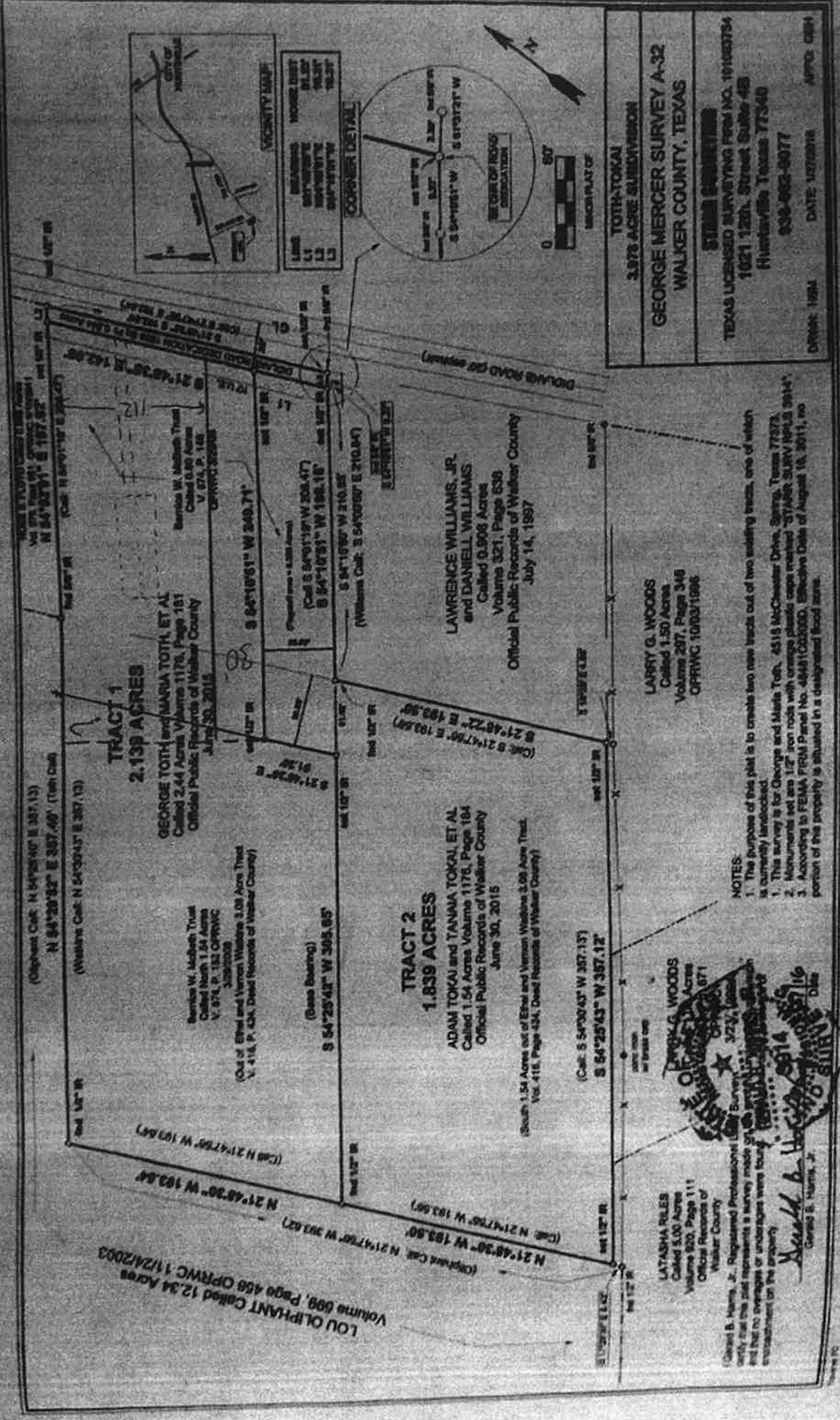
### **B2.1**

30 feet so that it would leave enough land (about .7 acres) for another permanent structure (a home with an attached garage 1600sqft) to be built if granted these 2 variances, if 50 feet is upheld, then there will not be enough property per that lot to build (accounting for septic) and would decrease the frontage road to Didlake Rd to only 92 feet. New lot will need it's own driveway also, if allowed after the 30 feet for a driveway would still limit the property frontage to 112 feet instead of the needed 125 feet in order another driveway to be put in.

### **B2.3**

Existing lot is needing a driveway (262a Didlake rd), because the driveway that was to this lot was attached with the lot next to it with the understanding that it will be allowed to be used by both properties, however new owners are less receptive to that idea, 262a Didlake owners have tried to remedy the issue by seeking an easement with the new owners of 262 Didlake property, however new owners are not receptive of issuing an easement, therefore will need to split a part of this property (being 2.139 acres by 30 feet wide). Please note that the electric lines are already ran to this property on the previous 50 feet wide road that was platted to the adjacent property so that will not need to be done on the 30 feet wide access road, it would purely be used as an access to this property, in doing so will allow the adjacent lot to be built upon.

Exhibit 1



**NOTES:**  
1. The purpose of this plat is to create two new tracts out of two existing tracts, one of which is currently landlocked.  
2. This survey is for George and Maria Totu, 4516 McChesler Drive, Spring, Texas 77379.  
3. Monuments set are 1/2" iron rods with orange plastic caps marked "STAR SURV NPL 3 3014".  
4. According to FEMA Flood Panel No. 48481C0200D, Effective Date of August 16, 2011, no portion of this property is situated in a designated flood zone.

**TOTAL ACRES SUBDIVISION**  
3.978 ACRES  
**GEORGE MERCER SURVEY A-32**  
WALKER COUNTY, TEXAS

**STAR SURVEY**  
TEXAS LICENSED SURVEYING FIRM NO. 10100754  
1021 12th Street Suite 403  
Houston, Texas 77002  
936-652-0077

**DATE:** 12/20/18  
**APPROVED:** GSH  
**DRAWN:** HSM

# 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 <b>Welborn</b>	A2. Property Owner's First Name <b>Jimmy Ray</b>	Application Number: <b>E-2021-042</b>
A3. Mailing Address [REDACTED]		Date of Submittal: <b>6/21/2021</b>
		Precinct Number: <small>4</small>
City [REDACTED]		State [REDACTED]
A4. Primary Telephone Number [REDACTED]		A5. Alternate Phone Number
A6. Email Address		A7. Name of Lienholder (If no lienholder mark "None")
<b>SECTION B – PROFESSIONAL SERVICES</b>		
<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.) <b>Jarrold Antley</b>	B2. Phone Number of R.P.L.S. <b>(936) 322-5716</b>	
B3. Email of R.P.L.S.	B4. Mailing Address of R.P.L.S. 103 Trace Court Montgomery, Tx 77318	
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.	

Initials of Applicant \_\_\_\_\_

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 type="checkbox"/> No <input type="checkbox"/>
<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 type="checkbox"/> No <input type="checkbox"/>
<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 type="checkbox"/> No <input type="checkbox"/>
<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 #	
19.45	0022-290-0-046	JM Garza	A-22	
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)	
1259 / 281		<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)	
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. _____ Re-Plat / Amending Plat Application ( This application is required to alter or amend a previously platted subdivision)				
D4. <u>X</u> Exception Application (This application is required in order to obtain approval for subdivisions excepted from the WCSR.) (3.16)				
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 <b>19.45</b>	F2. Original # of Tracts <b>1</b>	F3. # of Proposed Lots <b>2</b>	F4. Proposed Name of 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

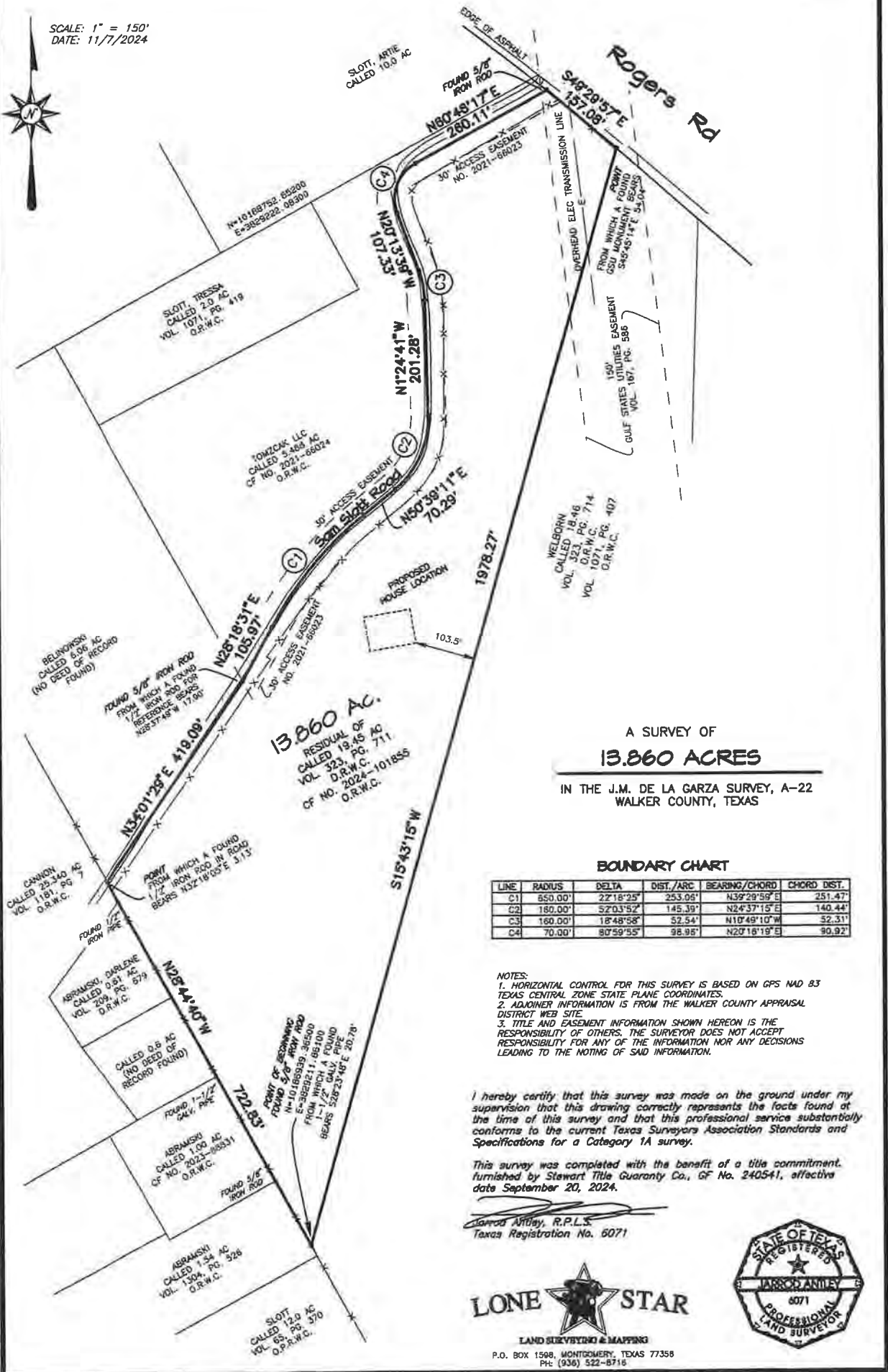
**SECTION H – CERTIFICATIONS AND ACKNOWLEDGEMENTS**

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:

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

Signature	Date	Printed Name
THE STATE OF _____ § COUNTY OF _____ § Before me _____ a notary public on this day personally appeared _____, known to me ( or proved to me) to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for purposes and consideration there in expressed. Given under my hand and seal of officer this _____ Day of _____, 2019.		

SCALE: 1" = 150'  
DATE: 11/7/2024



# A SURVEY OF 13.860 ACRES

IN THE J.M. DE LA GARZA SURVEY, A-22  
WALKER COUNTY, TEXAS

## BOUNDARY CHART

LINE	RADIUS	DELTA	DIST./ARC	BEARING/CHORD	CHORD DIST.
C1	650.00'	22°18'25"	253.08'	N39°29'59"E	251.47'
C2	180.00'	52°03'52"	145.39'	N24°37'15"E	140.44'
C3	160.00'	18°48'58"	52.54'	N10°49'10"W	52.31'
C4	70.00'	80°59'55"	98.95'	N20°18'19"E	90.92'

### NOTES:

1. HORIZONTAL CONTROL FOR THIS SURVEY IS BASED ON GPS NAD 83 TEXAS CENTRAL ZONE STATE PLANE COORDINATES.
2. ADJOINER INFORMATION IS FROM THE WALKER COUNTY APPRAISAL DISTRICT WEB SITE.
3. TITLE AND EASEMENT INFORMATION SHOWN HEREON IS THE RESPONSIBILITY OF OTHERS. THE SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR ANY OF THE INFORMATION NOR ANY DECISIONS LEADING TO THE NOTING OF SAID INFORMATION.

I hereby certify that this survey was made on the ground under my supervision that this drawing correctly represents the facts found at the time of this survey and that this professional service substantially conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A survey.

This survey was completed with the benefit of a title commitment furnished by Stewart Title Guaranty Co., GF No. 240541, effective date September 20, 2024.

*David Artley, R.P.L.S.*  
Texas Registration No. 6071



LAND SURVEYING & MAPPING  
P.O. BOX 1508, MONTGOMERY, TEXAS 77358  
Ph: (936) 522-8716



# WALKER COUNTY PLAT APPLICATION


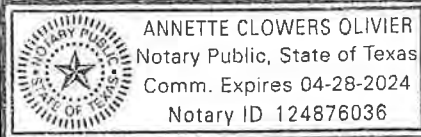
If any section is not applicable to the proposed development project please mark that section "NA"  
All references to the Walker County Subdivision Regulations will be abbreviated WCSR in this document.

SECTION A - OWNER / APPLICANT INFORMATION		FOR COUNTY USE ONLY
A1. Property Owner's Last Name <b>WILMETH</b>	A2. Property Owner's First Name <b>GREG</b>	Application Number: <b>P-2023-008</b>
A3. Mailing Address <div style="background-color: black; height: 20px; width: 100%;"></div>		Date of Submittal: <b>1-31-23</b>
		Precinct Number: <b>4</b>
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>
A4. Primary Telephone Number <div style="background-color: black; height: 20px; width: 100%;"></div>	A5. Alternate Phone Number	
A6. Email Address <div style="background-color: black; height: 20px; width: 100%;"></div>	A7. Name of Lienholder (If no lienholder mark "None") <b>NONE</b>	
<b>SECTION B - PROFESSIONAL SERVICES</b>		
<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.) <b>MICHAEL A. NAMKEN</b>	B2. Phone Number of R.P.L.S. <b>936-661-3325</b>	
B3. Email of R.P.L.S. <b>Mike@namkeninc.com</b>	B4. Mailing Address of R.P.L.S. <b>P.O. Box 1158 New Waverly, TX 77358</b>	
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 <b>MIKE NAMKEN</b>	B10. Phone Number of Authorized Representative. <b>936-661-3325</b>	
B11. Email of Authorized Representative <b>mike@namkeninc.com</b>	B12. Mailing Address of Authorized Representative. <b>P.O. BOX 1158 NEW WAVERLY, TX 77358</b>	

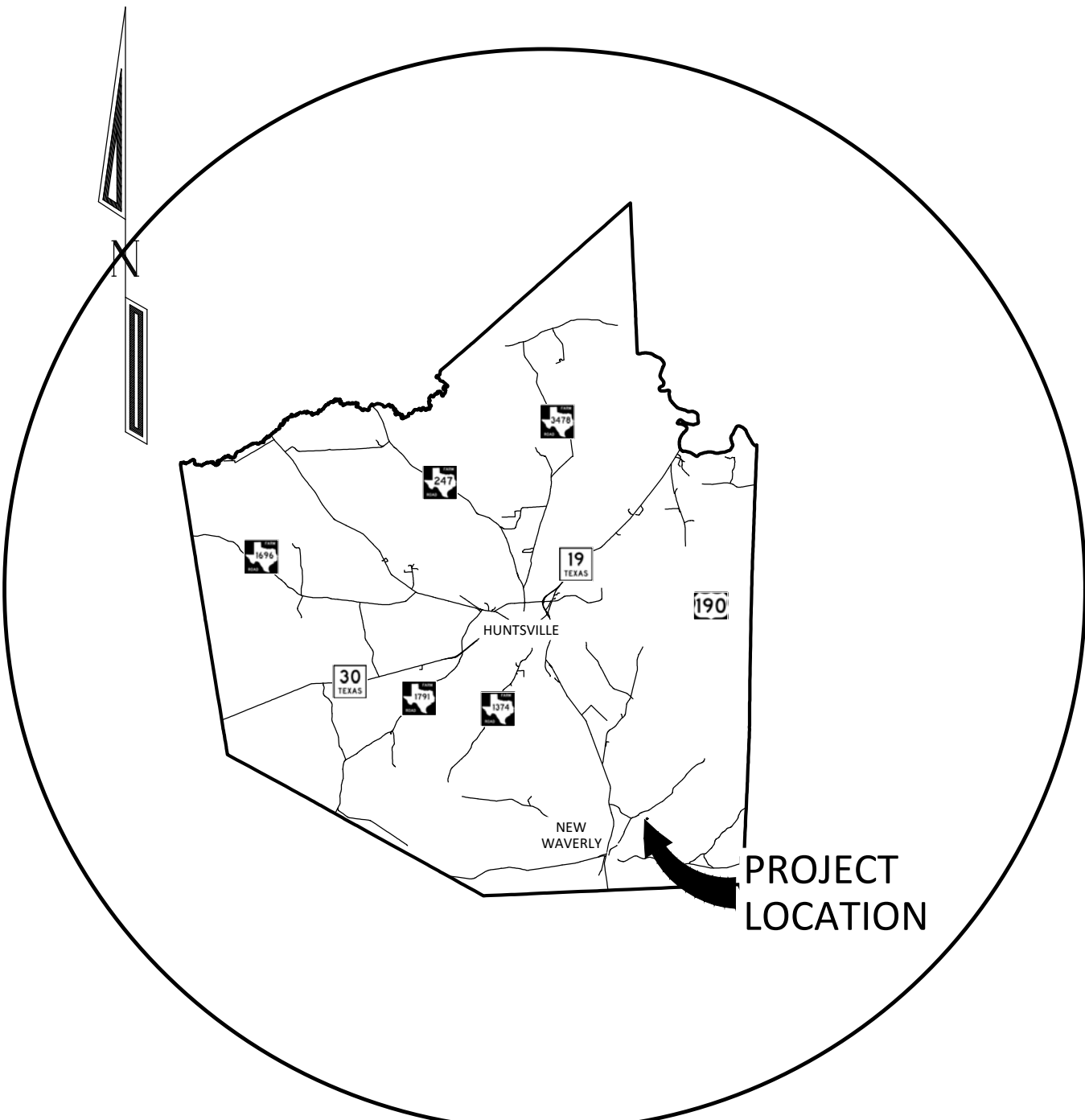


SECTION C - PARENT TRACT PROPERTY INFORMATION				
Information for the tract or tracts of land that are the subject of this plat application				
C1. Is the property located within the city limits of Huntsville, New Waverly, or Riverside? (Mark with "X")				<input type="checkbox"/> *Yes <input checked="" 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")				<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
<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 #	
89.15 AC	20825	DANIEL J. TOLER SURVEY	546	
Section C8 - C11 are for Amending Plat and Replat Applications only.				
C8. Subdivision Name		C9. Lot #s	C10. Block #	C11. Section #
WOODHAVEN SUBDIVISION		15		
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)	
240	30	<input checked="" type="checkbox"/>	Walker County Official Public Records (WCOPR)	
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
725	759	<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)	
<b>SECTION D - APPLICATION TYPE</b>				
Please choose a single application type from the list below and mark with an "X".				
D1.	<input checked="" type="checkbox"/>	<b>Plat Application</b> (This application is required for all plat applications including improvements or including more than 4 lots)		
D2.	<input type="checkbox"/>	<b>Minor Plat Application</b> (This application is required for minor subdivisions with no proposed infrastructure and 4 or less lots.)		
D3.	<input type="checkbox"/>	<b>Re-Plat / Amending Plat Application</b> ( This application is required to alter or amend a previously platted subdivision)		
D4.	<input type="checkbox"/>	<b>Exception Application</b> (This application is required in order to obtain approval for subdivisions excepted from the WCSR.)		
<b>SECTION E - REQUEST FOR A GUIDANCE REVIEW</b>				
The request for a guidance review is only allowable if an application is submitted incomplete. The guidance review is voluntary and must be requested by the owner/applicant below and authorized by the County. This review of the submitted documents prior to a complete application is outside the standard review timelines, however the applicant/ owner may proceed to submit a complete application without awaiting the results of this review. If at any time during the Guidance Review process a completed application is submitted then the Guidance Review will cease, and the incomplete results of the review will not be forwarded to the applicant. Any deficiencies or comments released as part of the guidance review are not to be considered as a final review, but are collected to assist the owner and owner's agents in their efforts to comply with the regulations.				
E1. The Developer/Owner does hereby voluntarily make a request for a "Guidance Review" of the application if the application is found to be incomplete.		<input checked="" type="checkbox"/>	Yes, a review is requested	<input type="checkbox"/> No, a review is not requested



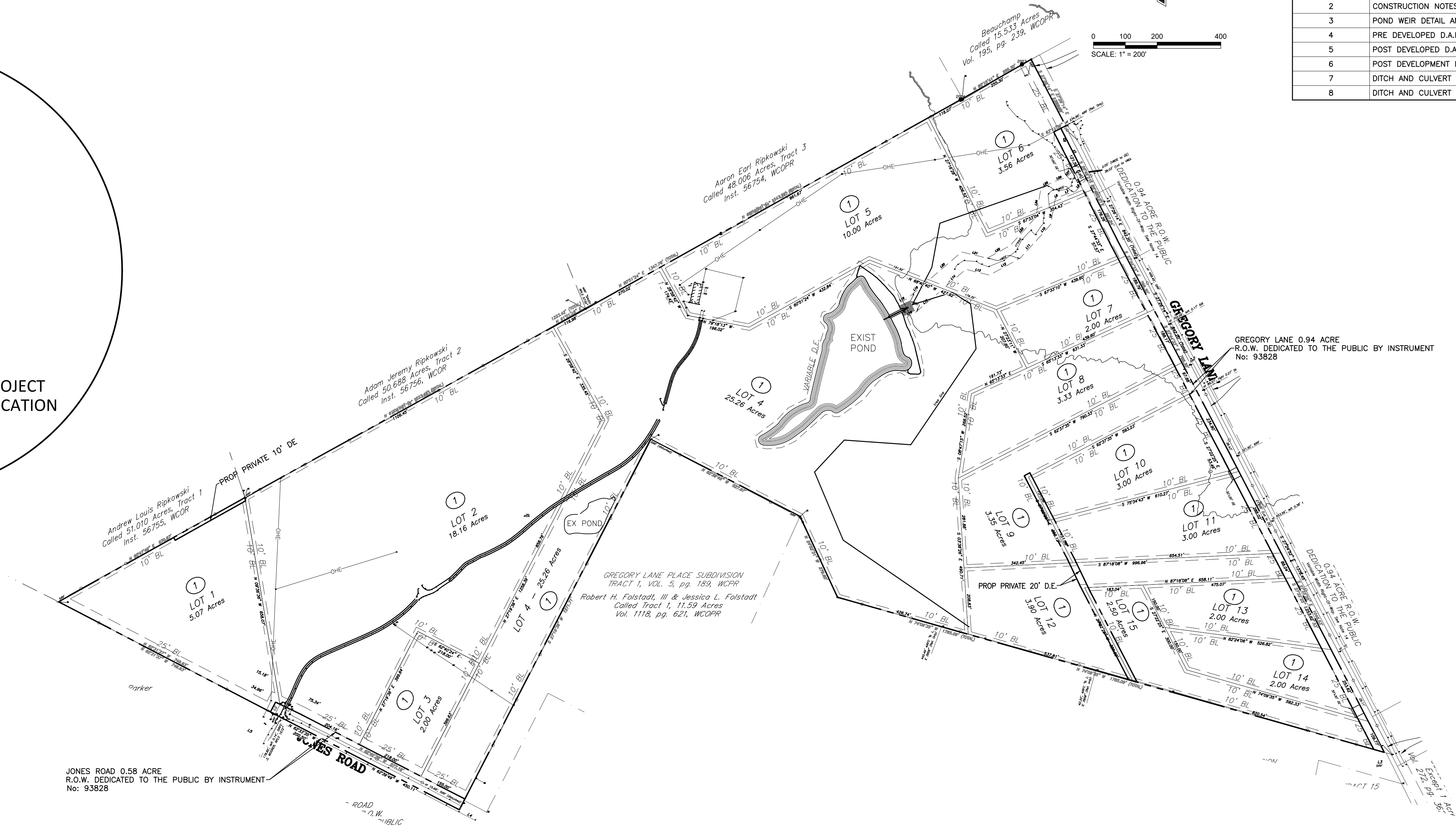
SECTION F - SUBDIVISION APPLICATION DETAILS (The # of Proposed Lots shall include any Reserve or Remainders Created by the Subdivision)			
F1. Original Acreage <b>90.66</b>	F2. Original # of Tracts <b>2</b>	F3. # of Proposed Lots <b>15</b>	F4. Proposed Name of Subdivision <b>WOODHAVEN SUBDIVISION</b>
<b>SECTION G - ENGINEERING AND PROPOSED IMPROVEMENTS</b>			
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
<b>SECTION H - CERTIFICATIONS AND ACKNOWLEDGEMENTS</b>			
<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"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ol>			
Signature 		Date <b>1-31-23</b>	Printed Name <b>Greg Jackson Wilmeth</b>
THE STATE OF <u>TEXAS</u> § COUNTY OF <u>WALKER</u> §			
Before me <u>Annette C. Olivier</u> a notary public on this day personally appeared <u>Greg Jackson Wilmeth</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>31st</u> Day of <u>JANUARY</u> , 2019 <u>2023</u>			

# CONSTRUCTION DRAWINGS FOR WOODHAVEN SUBDIVISION DETENTION WALKER COUNTY, TEXAS NOVEMBER 2024



VICINITY MAP

SCALE : NONE  
WALKER COUNTY



Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	CONSTRUCTION NOTES
3	POND WEIR DETAIL AND DRAINAGE CALCULATIONS
4	PRE DEVELOPED D.A.MAP
5	POST DEVELOPED D.A.MAP
6	POST DEVELOPMENT DRAINAGE CALCULATIONS
7	DITCH AND CULVERT D.A.MAP
8	DITCH AND CULVERT DRAINAGE CALCULATIONS



11/08/2024

COVER

WOODHAVEN SUBDIVISION  
WALKER COUNTY, TEXAS

SPEAR POINT ENGINEERING, LLC

TBPE Firm No. 18904  
604 W. Worsham Street, Ste. 100  
Willis, Texas 77378  
(936) 718-1998

PREPARED FOR:  
GREG WILMETH  
936-294-7379  
gwilmeth@gmail.com

JOB #  
1334

SHEET: 1 OF 8

FLOOD PLAIN: THIS PROJECT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN IN ACCORDANCE WITH  
FEMA COMMUNITY MAP PANEL NO.48471C0525D UNINCORPORATED, WALKER COUNTY, TEXAS.  
EFFECTIVE DATE AUGUST 16, 2011.



BDAVIS 11/8/2024 11:51:56 AM  
S:\SPEARPOINT\ENGINEER\SPR\_008\FOURTH\1334-1396\1334-1396\WOODHAVEN SUBDIVISION-3 CONSTRUCTION NOTES.dwg  
ORIGINAL LAYOUT SIZE - 24x36

CAUTION!! BEFORE YOU DIG — CALL

TEXAS 811 811  
ENTERGY (800) 368-3749  
RELIANT ENERGY (866) 222-7100

CONTRACTOR SHALL USE CAUTION DURING CONSTRUCTION IN THE VICINITY OF ALL OVERHEAD ELECTRIC. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS IN REGARDS TO CLEARANCES AND CONSTRUCTION ACTIVITIES.

CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, AND CONFIRM POINTS OF CONNECTIONS TO EXISTING IMPROVEMENTS, INCLUDING CONFIRMATION OF ELEVATIONS AND GRADES OF EXISTING FACILITIES AND UTILITIES PRIOR TO STARTING ANY GRADING, PAVING OR UTILITY INSTALLATION. VERIFICATION OF LOCATIONS AND FUNCTIONS OF EACH EXISTING STRUCTURE OR SYSTEM AND ALL EXISTING UTILITY GRADES AND INVERT ELEVATIONS IS THE CONTRACTOR'S RESPONSIBILITY. NOTIFY THE ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. ANY CONFLICTS OR ERRORS BETWEEN EXISTING FIELD CONDITIONS AND ENGINEERING PLANS MUST BE RESOLVED PRIOR TO STARTING EXCAVATION OR SETTING ANY GRAVITY SEWER (STORM OR SANITARY) AND APPURTENANCES.

THE DESIGN OF THE PROJECT WILL HAVE NO NEGATIVE EFFECT ON THIS DEVELOPMENT OR ON THE SURFACE WATER ELEVATION AND/OR THE ADJACENT PROPERTIES. NOR WILL THE DESIGN UNREASONABLY.

A) IMPEDE THE NATURAL FLOW OF SURFACE WATERS FROM HIGHER ADJACENT PROPERTIES.

B) ALTER THE NATURAL FLOW OF SURFACE WATERS SO AS TO DISCHARGE THEM UPON ADJACENT PROPERTIES AT A MORE RAPID RATE, IN GREATER QUANTITIES OR IN A DIFFERENT LOCATION THAN WOULD RESULT FROM THE PRE DEVELOPMENT NATURAL FLOW OF SURFACE WATERS;

C) COLLECT OR CONCENTRATE THE FLOW OF SURFACE WATERS FOR DISCHARGE INTO AN EXISTING NATURAL OR ARTIFICIAL DRAINAGE WAY IN A MANNER WHICH EXCEEDS THE CAPACITY OF THE RECEIVING WATER COURSE.

STANDARD NOTES

1. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE STANDARD DETAILS AND SPECIFICATIONS FOR PROPOSED IMPROVEMENTS.

2. REVISIONS TO THESE ENGINEERING PLANS MUST BE AUTHORIZED BY SPEAR POINT ENGINEERING PRIOR TO CONSTRUCTION. SPEAR POINT ENGINEERING (936) 256-2626

3. THE CONTRACTOR SHALL:

a. NOTIFY SPEAR POINT ENGINEERING (936-256-2626) AND ALL OTHER PERTINENT AGENCIES 48 HRS BEFORE STARTING WORK.

b. NOTIFY ALL APPROPRIATE UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION.

c. NOTIFY THE ENGINEER AND ALL PERTINENT AGENCIES OF ALL DESIRED FIELD CHANGES. THE ENGINEER'S APPROVAL MAY BE REQUIRED.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY AND SAFETY PROVISIONS REQUIRED TO PROTECT INDIVIDUALS, EQUIPMENT, MATERIALS AND WORKMANSHIP NECESSARY FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF MATERIALS IN SAFE AND WORKMANLIKE MANNER TO PREVENT INJURIES DURING AND AFTER WORKING HOURS UNTIL PROJECT COMPLETION.

5. THE CONTRACTOR SHALL ADVISE THE ENGINEER OF ANY APPARENT OR SPECIAL NEEDS TO COMPLETE THE SCOPE OF WORK INCLUDED IN THIS PROJECT. THESE MAY INCLUDE THE NEED FOR OWNER PROVIDED SERVICES SUCH AS WATER, STAFF AVAILABILITY, ETC.

6. ACCURATE RECORDS SHOWING THE INSTALLED LOCATIONS OF ALL IMPROVEMENTS SHALL BE MAINTAINED DURING CONSTRUCTION.

7. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MAINTAIN ACCESS DURING THE CONSTRUCTION PERIOD. SCHEDULING OF ACTIVITIES SHOULD EMPHASIZE ACCESSIBILITY TO THE PROJECT SITE. EXTENDED PERIODS OF RESTRICTED ACCESS MUST BE LIMITED.

8. THE CONTRACTOR SHALL PROTECT EXISTING MONUMENTS, YARDS, PRIVATE UTILITIES, DRIVES, CURBS, MAIL BOXES, SIGNS, IMPROVEMENTS, CULVERTS, AND OWNER'S FACILITIES FROM DAMAGE DURING CONSTRUCTION. DAMAGE DONE TO THESE ITEMS SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL MOVE AND REPLACE SUCH MOVABLE ITEMS AS MAIL BOXES, TRAFFIC CONTROL, BUSINESS SIGNS, AND STREET SIGNS AS NECESSARY FOR CONSTRUCTION. FENCES OR STRUCTURES WHICH REQUIRE DISMANTLING OR REMOVAL SHALL BE RECONSTRUCTED OR REPLACED TO EQUAL OR BETTER THAN ORIGINAL CONDITION.

9. AT THE END OF ALL CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL RESTORE EXISTING FACILITY (I.E. PROPERTY) EQUAL TO OR BETTER THAN EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. CLEAN-UP ACTIVITIES SHALL BE MAINTAINED THROUGHOUT THE CONTRACT PERIOD.

10. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO ENSURE THAT SURFACE DRAINAGE IS NOT IMPEDED BY CONSTRUCTION WORK.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF CONSTRUCTION ACTIVITIES DURING THE CONTRACT PERIOD. THIS SHALL INCLUDE ANY EROSION CONTROL MEASURES AND RE-GRADING NECESSARY TO ACHIEVE THE LINES AND GRADES SET FORTH BY THESE PLANS.

12. SIGNING, BARRICADING AND LIGHTING FOR CONSTRUCTION WITHIN HIGHWAY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND OTHER APPLICABLE STATE OR LOCAL STANDARDS. SIGNS, BARRICADES AND LIGHTS SHALL BE KEPT CLEAN, OPERATIONAL AND PROPERLY POSITIONED TO ASSURE PROPER SAFETY PRECAUTIONS.

13. ALL TESTING PROCEDURES USED ON THIS PROJECT SHALL CONFORM TO THE TCEQ, AWWA, NSF OR APPLICABLE STANDARDS. THE TESTING EXPENSE SHALL BE BORNE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.

14. THE CONTRACTOR SHOULD BE AWARE THAT THERE ARE OVERHEAD AND UNDERGROUND ELECTRICAL, TELEPHONE, ETC. LINES WITHIN THE PROJECT SITE. THE CONTRACTOR AND HIS PERSONNEL SHALL EXERCISE CARE AROUND THESE LINES TO PREVENT DAMAGE TO LINES AND INJURY TO THE PERSONNEL. ANY DAMAGE SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.

15. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES WITH FACILITIES IN THE PROJECT LOCATION NO LESS THAN 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES IN THE RESPECTIVE WORK AREAS. ADEQUATE PROVISIONS FOR PROTECTING EXISTING FACILITIES SHOULD BE EMPLOYED.

16. ALL UNDERGROUND UTILITY LINES, SIZES, AND MATERIAL TYPES SHOWN ON THE PLANS ARE FOR THE PURPOSE OF MAKING THE CONTRACTOR AWARE THAT THEY EXIST. NEITHER THE OWNER, NOR THE ENGINEER GUARANTEES THE ACCURACY THEREOF. ALSO, THE LOCATIONS OF SOME EXISTING UTILITY LINES ARE NOT KNOWN AND THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND MATERIAL TYPES OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE FINAL ALIGNMENT OF THE PROPOSED MAIN LINES ARE SUBJECT TO MODIFICATION PENDING THE ESTABLISHMENT OF EXISTING UTILITY LOCATIONS.

17. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT ALL "POINTS OF CROSSING" TO DETERMINE IF CONFLICTS EXIST BEFORE COMMENCING ANY CONSTRUCTION. NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS.

18. THE LATEST TOC REGULATIONS MUST BE FOLLOWED FOR CROSSINGS OF SANITARY SEWER MAINS AND WATER MAINS. IT IS THE INTENT THAT THE MOST ECONOMICALLY ACCEPTABLE ALTERNATIVE BE ELECTED. ACCORDINGLY, FIELD VERIFICATION OF EXISTING UTILITY GRADES IS IMPERATIVE.

19. FINAL COVER OF INSTALLED LINES SHALL NOT BEGIN PRIOR TO OBSERVATION AND ACCEPTANCE BY THE OWNER OR ENGINEER. THE CONTRACTOR SHALL CONTRACT THE OWNER BY 4:00 P.M. REGARDING THE SCHEDULING OF THESE MONITORING VISITS.

20. CONNECTIONS TO EXISTING LINES SHALL INCLUDE ALL REQUIRED FITTINGS, MATERIALS REQUIRED TO MAKE A SUCCESSFUL TIE IN MEETING ALL APPLICABLE STANDARDS.

21. THE LOADING AND UNLOADING OF ALL MATERIALS AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PRACTICES AND SHALL AT ALL TIMES BE PERFORMED WITH CARE TO AVOID ANY DAMAGE TO THE MATERIAL. THE CONTRACTOR SHALL LOCATE AND PROVIDE THE NECESSARY STORAGE AREAS FOR MATERIALS AND EQUIPMENT.

22. ALL MATERIALS AND EQUIPMENT SHALL BE BOTH FURNISHED AND INSTALLED UNLESS OTHERWISE NOTED.

23. CONTRACTOR SHALL PROVIDE SHEETING, SHORING AND BRACING AS NECESSARY TO PROTECT WORKMEN AND EXISTING UTILITIES DURING ALL PHASES OF CONSTRUCTION AS PER OSHA REQUIREMENTS.

TYPICAL ABBREVIATIONS			
AE	ACCESS EASEMENT	MEP	MATCH EXISTING PAVEMENT
ARV	AIR RELEASE VALVE	MAX	MAXIMUM
ASPH	ASPHALT	MIN	MINIMUM
BC	BACK OF CURB	MCDR	MONTGOMERY COUNTY DEED RECORDS
BFE	BASE FLOOD ELEVATION	MCMR	MONTGOMERY COUNTY MAP RECORDS
BL	BUILDING LINE	MCRPR	MONTGOMERY COUNTY REAL PROPERTY RECORDS
BOV	BLOW-OFF VALVE	NG	NATURAL GROUND
CL	CENTERLINE	OCEW	ON CENTER EACH WAY
CLD	CENTERLINE OF DITCH	OFST	OFFSET
CONC	CONCRETE	OHE	OVERHEAD ELECTRIC
CSS	CEMENT STABILIZED SAND	OPR	OFFICIAL PUBLIC RECORD
DBL	DOUBLE	PVMT	PAVEMENT
DGFL	DEPRESSED GUTTER FLOW LINE	POB	POINT OF BEGINNING
DIA	DIAMETER	POC	POINT OF COMMENCEMENT
DA	DRAINAGE AREA	PVI	POINT OF VERTICAL INTERSECTION
DE	DRAINAGE EASEMENT	PVC	POLYVINYL CHLORIDE PIPE
DWY	DRIVEWAY	PP	POWER POLE
EA	EACH	PROP	PROPOSED
ESMT	EASEMENT	RCP	REINFORCED CONCRETE PIPE
EOP	EDGE OF PAVEMENT	RED	REDUCER
EXIST OR EX	EXISTING	RT	RIGHT
FC	FACE OF CURB	ROW	RIGHT OF WAY
FF	FINISHED FLOOR	S	SLOPE
FG	FINISHED GRADE	SAN	SANITARY SEWER
FH	FIRE HYDRANT	SHT	SHEET
FL	FLOW LINE	SHLDR	SHOULDER
FND	FOUND	SIGN	SN OR SGN
FM	FORCE MAIN	SNGL	SINGLE
FP	FLOODPLAIN	SF	SQUARE FEET
FW	FLOODWAY	STA	STATION
GV	GATE VALVE	STM	STORM SEWER
GV&B	GATE VALVE AND BOX	SY	SQUARE YARDS
GFL	GUTTER FLOW LINE	TB OR TOB	TOP OF BANK
GUY	GUY WIRE	TEMP	TEMPORARY
HB	HIGH BANK	TC	TOP OF CURB
HDPE	HIGH DENSITY POLYETHYLENE PIPE	TG	TOP OF GRATE
HMAC	HOT MIX ASPHALT CONCRETE	TP	TOP OF PAVEMENT
INT	INTERSECTION	TRC	TOP OF RIBBON CURB
IP	IRON PIPE	TW	TOP OF SIDEWALK
IR	IRON ROD	TPE	TREE PRESERVATION EASEMENT
JB	JUNCTION BOX	TPZ	TREE PRESERVATION ZONE
LT	LEFT	TYP	TYPICAL
LF	LINEAR FEET	UE	UTILITY EASEMENT
MH	MANHOLE	WTR	WATER LINE
ME	MATCH EXISTING ELEVATION	WSE	WATER SURFACE ELEVATION

REV

DATE

COMMENT

REV

DATE

COMMENT

STATE OF TEXAS

★

JESSE MCLAURY

152975

LICENSED PROFESSIONAL ENGINEER

11/08/2024

CONSTRUCTION NOTES

WOODHAVEN SUBDIVISION  
WALKER COUNTY, TEXAS

SPEAR POINT ENGINEERING, LLC

TBPE Firm No. 18004  
604 W. Worsham Street, Ste. 100  
Willis, Texas 77378  
(936) 718-1998

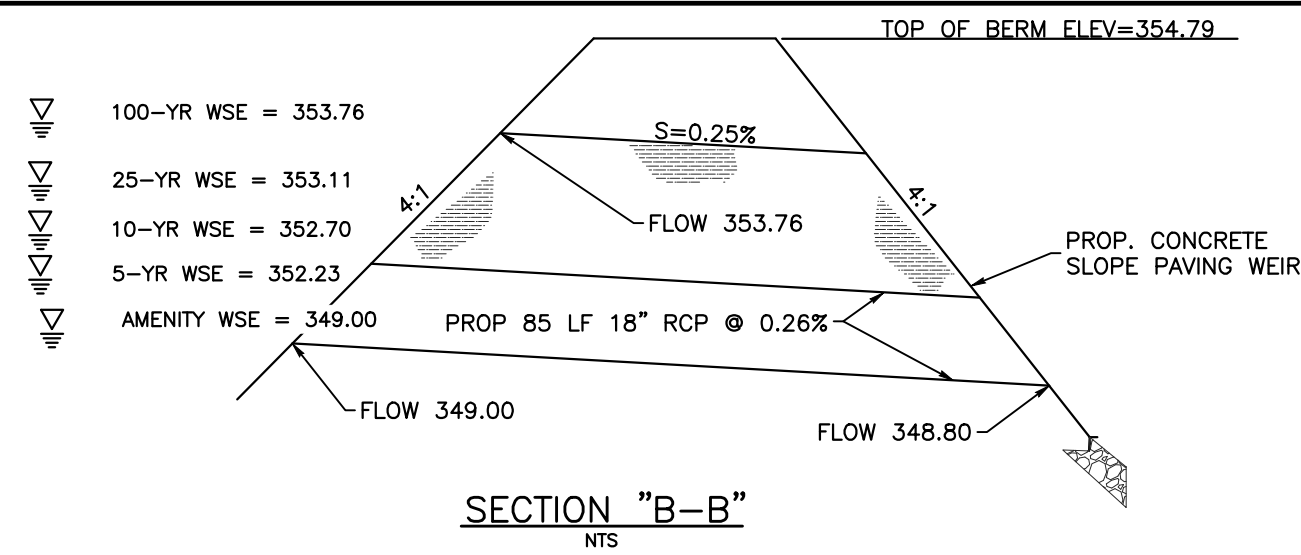
PREPARED FOR:  
GREG WILMETH  
936-284-7379  
gwilmeth@gmail.com

JOB #  
1334

SHEET:  
2 OF: 8



TOP OF BERM = 354.79  
100 YR WSE = 353.76  
100 YR REQ STORAGE = 9.13 AC FT  
25 YR WSE = 353.11  
25 YR REQ STORAGE = 7.73 AC FT  
10 YR WSE = 352.70  
10 YR REQ STORAGE = 6.87 AC FT  
5 YR WSE = 352.23  
5 YR REQ STORAGE = 5.92 AC FT



- \*BERM FILL SPECIFICATIONS**
- MINIMUM PLASTICITY INDEX (PI) OF 25
  - USCS CLASSIFICATION OF CL OR CH
  - MINIMUM OF 70 PERCENT PASSING THE NO. 200 SIEVE
  - 100 PERCENT PASSING NO. 10 SIEVE
  - FREE OF ORGANICS, GRANULAR LENSES, POCKETS, AND LAYERS
  - CONSTRUCTED IN 8" LIFTS
  - COMPACTED TO 95% STD PROCTOR DENSITY AT EACH LIFT

## 2

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Friday, 11 / 8 / 2024

**Pond No. 2 - DETENTION POND DA-1A**

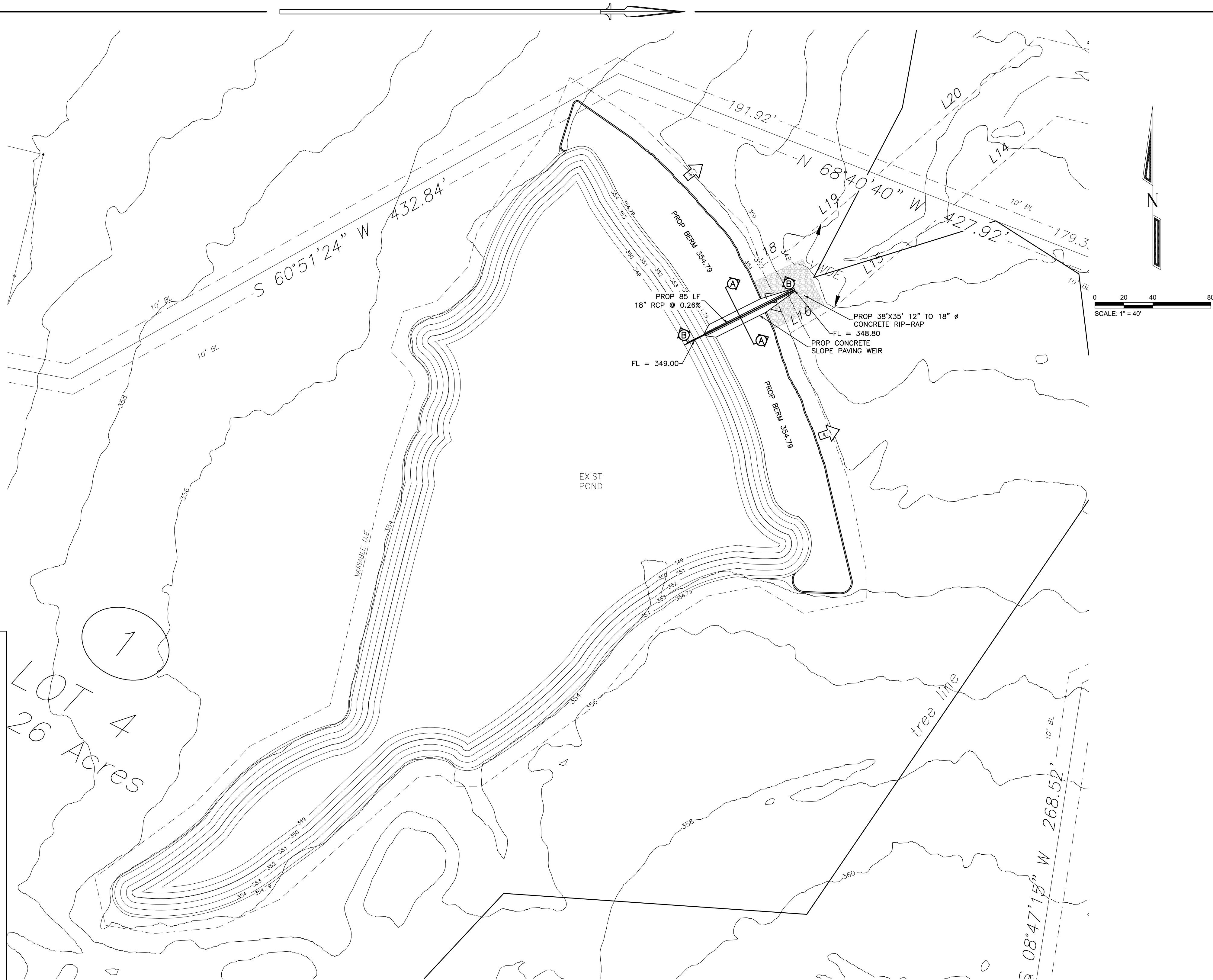
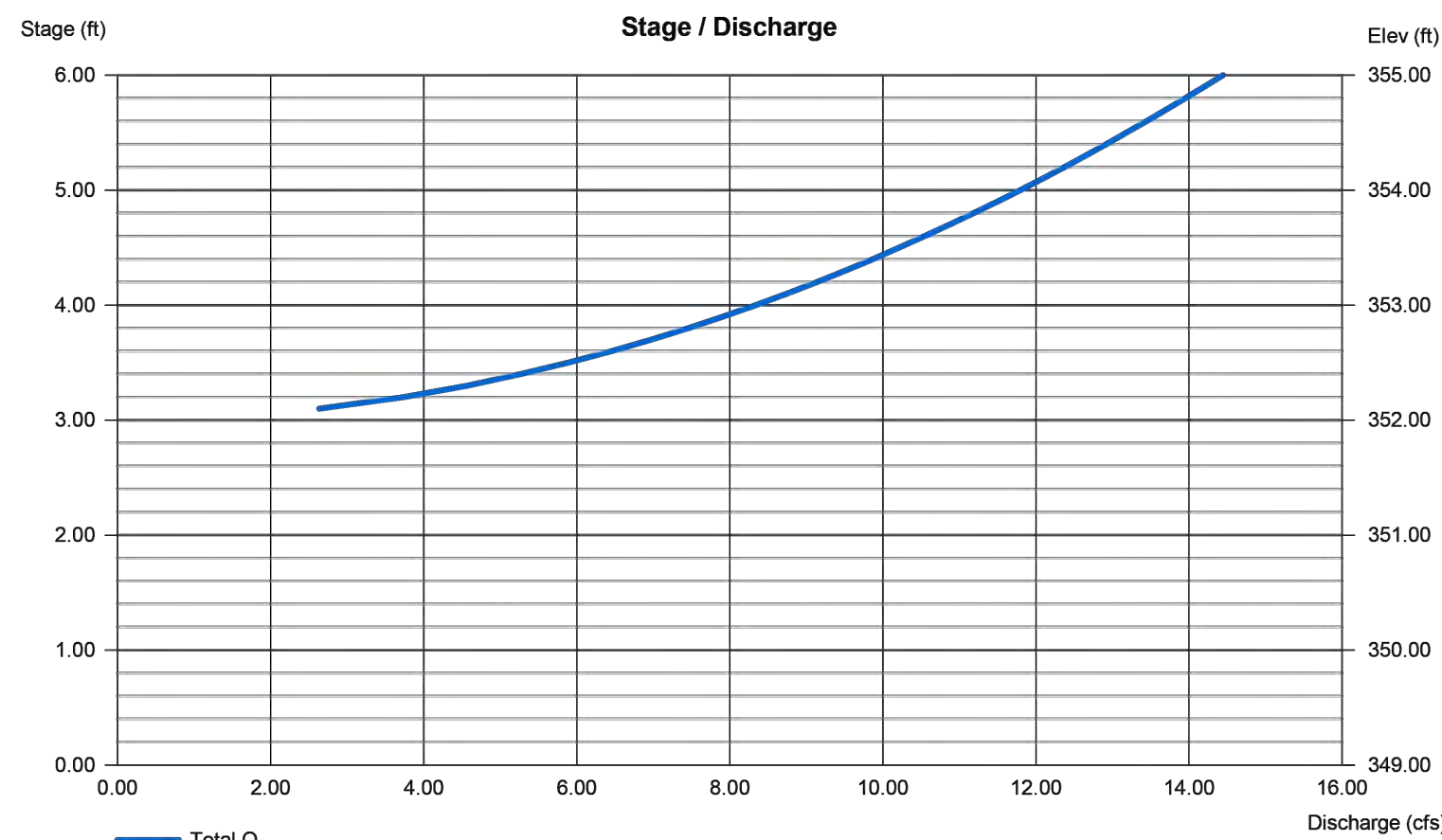
### Pond Data

**Contours** -User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 349.00 ft

Stage / Storage Table				
Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	349.00	71,782	0	0
1.00	350.00	76,643	74,192	74,192
2.00	351.00	81,478	79,040	153,232
3.00	352.00	86,542	83,989	237,221
4.00	353.00	91,687	89,283	326,504
5.00	354.00	96,857	94,241	420,545
6.00	355.00	103,565	100,182	520,727

Culvert / Orifice Structures					Weir Structures				
	[A]	[B]	[C]	[PrRsr]		[A]	[B]	[C]	[D]
Rise (m)	= 18.00	0.00	0.00	0.00	Crest Len (ft)	= 0.00	0.00	0.00	0.00
Span (m)	= 18.00	0.00	0.00	0.00	Crest Elev (ft)	= 0.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0	Weir Coeff.	= 3.33	3.33	3.33	3.33
Invert Elev. (ft)	= 349.00	0.00	0.00	0.00	Weir Type	= ---	---	---	---
Length (ft)	= 77.00	0.00	0.00	0.00	Multi-Stage	= No	No	No	No
Slope (%)	= 0.26	0.00	0.00	n/a					
N-Value	= 013	013	013						
Orifice Coeff.	= 0.60	0.60	0.60	0.60	Exfl. (in/hr)	= 0.000 (by Wet area)			
Multi-Stage	= n/a	No	No	No	TW Elev. (ft)	= 352.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



DETENTION POND EXTREME EVENT OUTFALL STRUCTURE DESIGN			
<b><u>Outfall Weir Design for Extreme Storm Event:</u></b>			
Pre-developed 100-yr Peak Flow =	11.06	CFS	
Post-developed 100-yr Undetained Flow =	0.00	CFS	
Allowable Pond Discharge =	11.06	CFS	
Extreme Event Flow =	22.12	CFS; 2*Allowable 100-yr Discharge	
<b><u>Irregular Trapezoidal Weir Flow Calculation:</u></b>			
Weir Bottom Width =	2.00	FT	
Weir Side Slope =	4	X horizontal : 1' vertical	
Extreme Event WSE =	354.68		
Depth of Flow =	0.92	FT	
Weir Flow Line Elevation =	353.76		
Manning Coefficient (n)=	0.013		
Channel Slope (S)=	0.0025	FT/FT	
Cross-Sectional Area (A) =	5.21	SF	
Wetted Perimter (P) =	9.58	FT	
Hydraulic Radius (R) =	0.54	FT; R=A/P	
Mannings Flow (Q) =	19.92	CFS; $Q = (1.49/n)A(R^{2/3})S^{1/2}$	
Average Velocity (V) =	3.82	FT/SEC; $V = Q/A$	

**CONCLUSION:**

The outfall structure for the extreme event will be a trapezoidal shaped weir with a 2-foot bottom width at Elevation 353.76 and a side slope of 1:4 to the top of bank at Elevation 354.79.

REV	DATE
COMMENT	
REV	DATE
COMMENT	



11/08/2024

## POND WEIR DETAIL AND DRAINAGE CALCULATIONS

**WOODHAVEN SUBDIVISION**  
WALKER COUNTY, TEXAS

SPEAR POINT ENGINEERING, LLC

TBPE Firm No. 18904  
 604 W. Worsham Street, Ste. 100  
 Willis, Texas 77378  
 (936) 718-1998

PREPARED FOR:  
GREG WILMETH  
936-294-7379  
gwilmeth@gmail.com

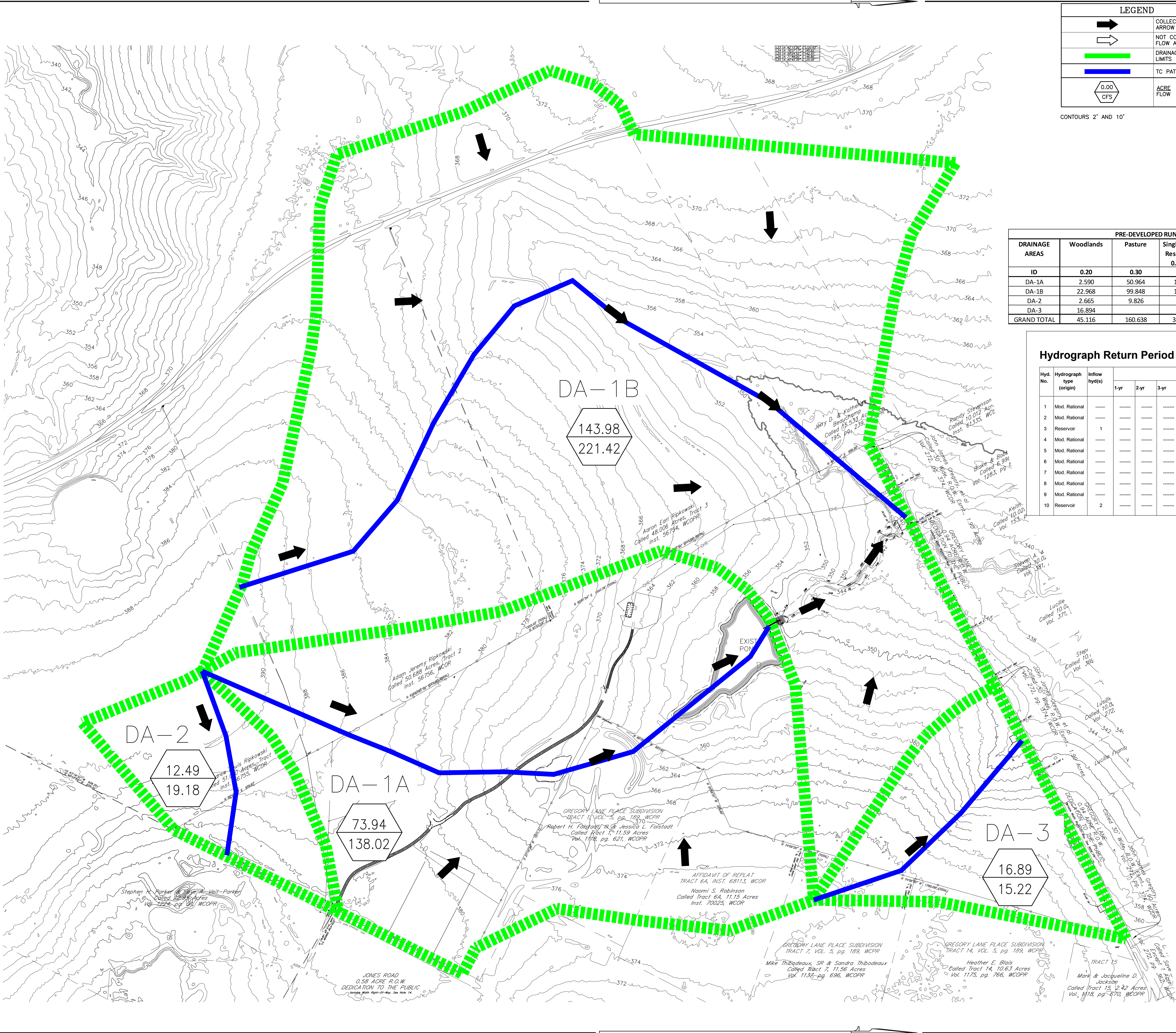
JOB #

1334

SHEET:

3 OF: 8





PRE-DEVELOPED RUNOFF COEFFICIENT CALCULATIONS							
DRAINAGE AREAS	Woodlands	Pasture	Single-Family Residential; 0.50 ac <	Pond	Impervious	TOTAL AREA	RUNOFF COEFFICIENT
ID	0.20	0.30	0.40	1.00	0.85	AC	C
DA-1A	2.590	50.964	17.126	3.260		73.9391	0.3505
DA-1B	22.968	99.848	19.985		1.182	143.9826	0.3024
DA-2	2.665	9.826				12.4909	0.2787
DA-3	16.894					16.8940	0.2000
GRAND TOTAL	45.116	160.638	37.1112	3.2596	1.1816	247.3066	0.1325

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	Mod. Rational	---	---	---	---	98.82	114.41	130.08	---	155.28	POST-DEVELOPED (DA-1A)
2	Mod. Rational	---	---	---	---	86.08	101.70	115.61	---	138.02	PRE-DEVELOPED (DA-1A)
3	Reservoir	1	---	---	---	4.005	6.955	8.781	---	11.06	POND DA-1A
4	Mod. Rational	---	---	---	---	150.31	177.82	202.36	---	241.85	POST-DEVELOPED (DA-1B)
5	Mod. Rational	---	---	---	---	11.98	14.15	16.07	---	19.18	PRE-DEVELOPED (DA-2)
6	Mod. Rational	---	---	---	---	11.31	13.35	15.17	---	18.09	POST-DEVELOPED (DA-2)
7	Mod. Rational	---	---	---	---	9.363	11.11	12.69	---	15.22	PRE-DEVELOPED (DA-3)
8	Mod. Rational	---	---	---	---	9.960	11.09	12.65	---	15.15	POST-DEVELOPED (DA-3)
9	Mod. Rational	---	---	---	---	137.61	162.80	185.27	---	221.42	PRE-DEVELOPED (DA-1B)
10	Reservoir	2	---	---	---	18.88	22.97	28.77	---	32.01	PRE-DEV (DA-1A)

NOTE:  
WALKER COUNTY PRECINCT No. 4  
TO CONSTRUCT THE REQUIRED DRAINAGE DITCHES  
IN THE JONES ROAD AND GREGORY LANE R.O.W.  
PER INST. #98328. WCPR, 5/06/24.



PRE DEVELOPED D.A.MAP

WOODHAVEN SUBDIVISION  
WALKER COUNTY, TEXAS

SPEAR POINT ENGINEERING, LLC

TBPE Firm No. 18904  
604 W. Worsham Street, Ste. 100  
Willis, Texas 77378  
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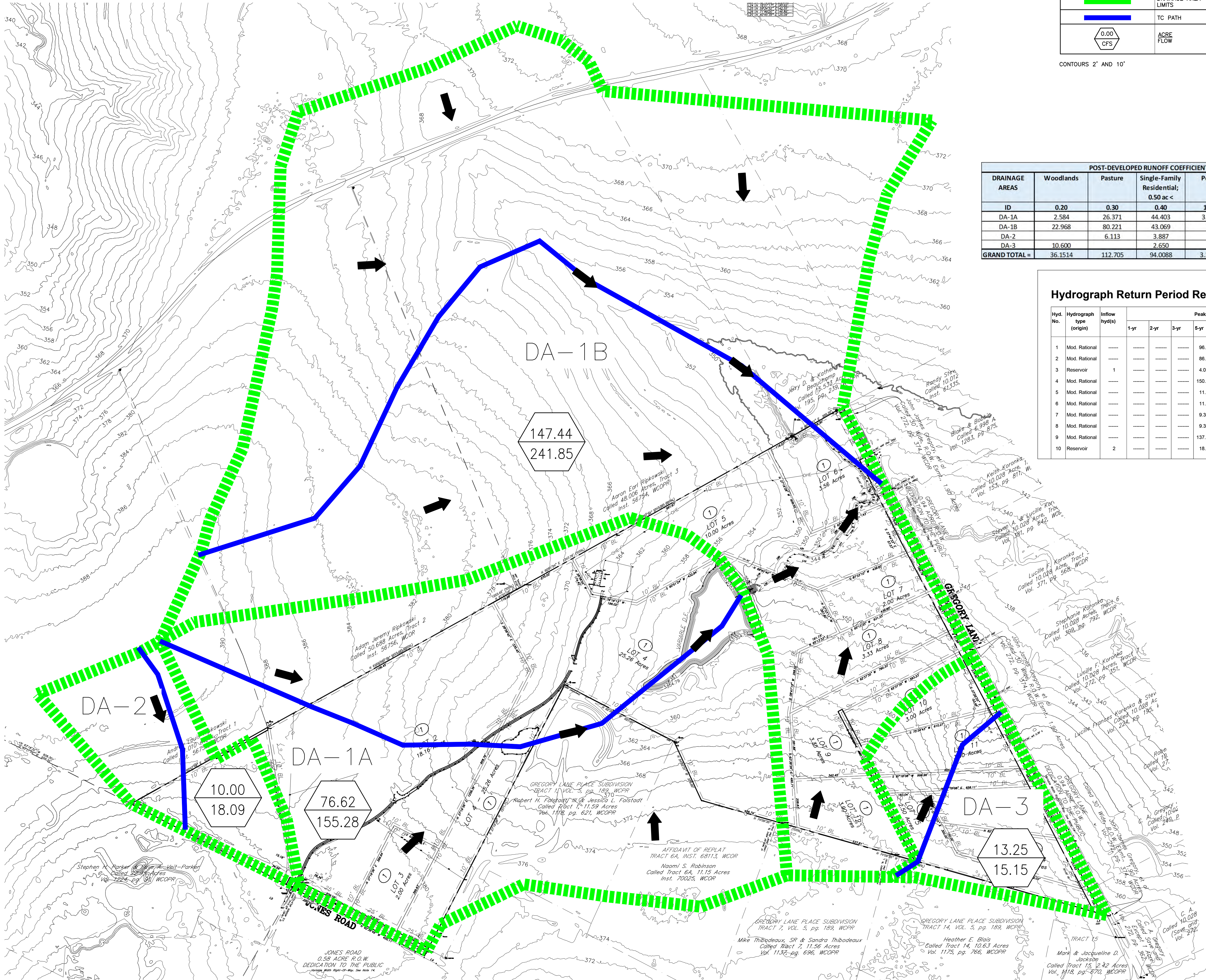
PREPARED FOR:  
GREG WILMETH  
936-294-7379  
gwilmeth@gmail.com

JOB #  
1334

SHEET: 4 OF 8



POST-DEVELOPED



LEGEND	
	COLLECTED FLOW ARROW
	NOT COLLECTED FLOW ARROW
	DRAINAGE AREA LIMITS
	TC PATH
	ACRE FLOW

CONTOURS 2' AND 10'

0 100 200 400  
SCALE: 1" = 200'

POST-DEVELOPED RUNOFF COEFFICIENT CALCULATIONS						
DRAINAGE AREAS	Woodlands	Pasture	Single-Family Residential; 0.50 ac <	Pond	Impervious	TOTAL AREA
ID	0.20	0.30	0.40	1.00	0.85	AC
DA-1A	2.584	26.371	44.403	3.260		76.6170
DA-1B	22.968	80.221	43.069		1.182	147.4396
DA-2		6.113	3.887			10.0000
DA-3	10.600		2.650			13.2500
GRAND TOTAL =	36.1514	112.705	94.0088	3.2596	1.1816	247.3066
						0.3352

### Hydrograph Return Period Recap

Hydroflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	Mod. Rational	-----	-----	-----	-----	96.82	114.41	130.06	-----	155.28	POST-DEVELOPED (DA-1A)
2	Mod. Rational	-----	-----	-----	-----	86.06	101.70	115.61	-----	138.02	PRE-DEVELOPED (DA-1A)
3	Reservoir	1	-----	-----	-----	4.005	6.955	8.781	-----	11.06	POND DA-1A
4	Mod. Rational	-----	-----	-----	-----	150.31	177.82	202.36	-----	241.85	POST-DEVELOPED (DA-1B)
5	Mod. Rational	-----	-----	-----	-----	11.98	14.15	16.07	-----	19.18	PRE-DEVELOPED (DA-2)
6	Mod. Rational	-----	-----	-----	-----	11.31	13.35	15.17	-----	18.09	POST-DEVELOPED (DA-2)
7	Mod. Rational	-----	-----	-----	-----	9.363	11.11	12.69	-----	15.22	PRE-DEVELOPED (DA-3)
8	Mod. Rational	-----	-----	-----	-----	9.360	11.09	12.65	-----	15.15	POST-DEVELOPED (DA-3)
9	Mod. Rational	-----	-----	-----	-----	137.61	162.80	185.27	-----	221.42	PRE-DEVELOPED (DA-1B)
10	Reservoir	2	-----	-----	-----	18.88	22.97	26.77	-----	32.01	PRE-DEV_(DA-1A)

NOTE:  
WALKER COUNTY PRECINCT No. 4  
TO CONSTRUCT THE REQUIRED DRAINAGE DITCHES  
IN THE JONES ROAD AND GREGORY LANE R.O.W.  
PER INST. #98328. WCPR, 5/06/24.



11/08/2024

POST DEVELOPED D.A.MAP

WOODHAVEN SUBDIVISION

WALKER COUNTY, TEXAS

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604 W. Worsham Street, Ste. 100  
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PREPARED FOR:  
GREG WILMETH  
936-294-7379  
gwilmeth@gmail.com

JOB #  
1334

SHEET: 5 OF 8



PRE-DEVELOPED RUNOFF COEFFICIENT CALCULATIONS							
DRAINAGE AREAS	Woodlands	Pasture	Single-Family Residential; 0.50 ac <	Pond	Impervious	TOTAL AREA	RUNOFF COEFFICIENT
ID	0.20	0.30	0.40	1.00	0.85	AC	C
DA-1A	2.590	50.964	17.126	3.260		73.9391	0.3505
DA-1B	22.968	99.848	19.985		1.182	143.9826	0.3024
DA-2	2.665	9.826				12.4909	0.2787
DA-3	16.894					16.8940	0.2000
GRAND TOTAL	45.116	160.638	37.1112	3.2596	1.1816	247.3066	0.1325

POST-DEVELOPED RUNOFF COEFFICIENT CALCULATIONS							
DRAINAGE AREAS	Woodlands	Pasture	Single-Family Residential; 0.50 ac <	Pond	Impervious	TOTAL AREA	RUNOFF COEFFICIENT
ID	0.20	0.30	0.40	1.00	0.85	AC	C
DA-1A	2.584	26.371	44.403	3.260		76.6170	0.3844
DA-1B	22.968	80.221	43.069		1.182	147.4396	0.3180
DA-2		6.113	3.887			10.0000	0.3389
DA-3	10.600		2.650			13.2500	0.2400
GRAND TOTAL =	36.154	112.705	94.0088	3.2596	1.1816	247.3066	0.3352

NOTE: The hydrologic soil groups ("HSG") for the drainage areas were determined using the available data from the U.S. Department of Agriculture included in Appendix A. The runoff coefficient for the drainage areas were determined using the pre-developed site conditions of the Drainage Criteria Manual for Walker County, Texas.

HYDROLOGY SUMMARY TABLE

	EX-100YR	PR-100YR	DIFF.	EX-25YR	PR-25YR	DIFF.	EX-10YR	PR-10YR	DIFF.	EX-5YR	PR-5YR	DIFF.
OUTFALL	CFS	CFS	CFS	CFS	CFS	CFS	CFS	CFS	CFS	CFS	CFS	CFS
POINT	1	2	3=2-1	4	5	6=5-4	7	8	9=8-7	10	11	12=11-10
DA-1A-1B	259.05	256.90	-2.15	216.83	216.22	-0.61	190.12	189.24	-0.88	160.30	157.82	-2.48
DA-2	19.18	18.09	-1.09	16.07	15.17	-0.90	14.15	13.35	-0.80	11.98	11.31	-0.67
DA-3	15.22	14.33	-0.89	12.69	11.95	-0.74	11.11	10.46	-0.65	9.36	8.81	-0.55

Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	Mod. Rational	-----	-----	-----	-----	96.82	114.41	130.06	-----	155.28	POST-DEVELOPED (DA-1A)
2	Mod. Rational	-----	-----	-----	-----	86.06	101.70	115.61	-----	138.02	PRE-DEVELOPED (DA-1A)
3	Reservoir	1	-----	-----	-----	4.005	6.955	8.781	-----	11.06	POND DA-1A
4	Mod. Rational	-----	-----	-----	-----	150.31	177.82	202.36	-----	241.85	POST-DEVELOPED (DA-1B)
5	Mod. Rational	-----	-----	-----	-----	11.98	14.15	16.07	-----	19.18	PRE-DEVELOPED (DA-2)
6	Mod. Rational	-----	-----	-----	-----	11.31	13.35	15.17	-----	18.09	POST-DEVELOPED (DA-2)
7	Mod. Rational	-----	-----	-----	-----	9.363	11.11	12.69	-----	15.22	PRE-DEVELOPED (DA-3)
8	Mod. Rational	-----	-----	-----	-----	9.360	11.09	12.65	-----	15.15	POST-DEVELOPED (DA-3)
9	Mod. Rational	-----	-----	-----	-----	137.61	162.80	185.27	-----	221.42	PRE-DEVELOPED (DA-1B)
10	Reservoir	2	-----	-----	-----	18.88	22.97	26.77	-----	32.01	PRE-DEV_(DA-1A)

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

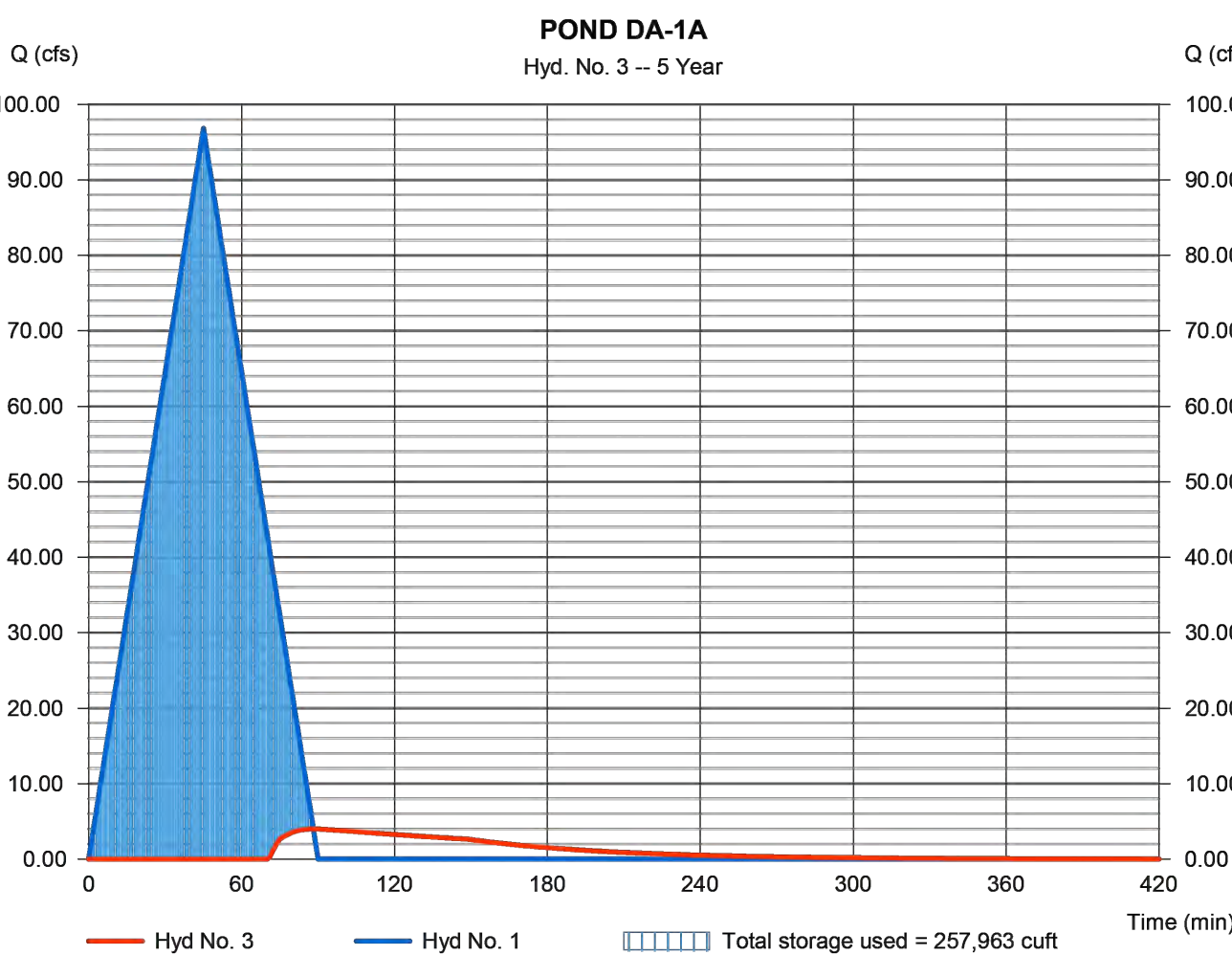
Friday, 11 / 8 / 2024

Hyd. No. 3

POND DA-1A

Hydrograph type	=	Reservoir	Peak discharge	=	4.005 cfs
Storm frequency	=	5 yrs	Time to peak	=	88 min
Time interval	=	1 min	Hyd. volume	=	24,177 cuft
Inflow hyd. No.	=	1 - POST-DEVELOPED (DA-1A)	Max. Elevation	=	352.23 ft
Reservoir name	=	DETENTION POND DA-1A	Max. Storage	=	257,963 cuft

Storage Indication method used.



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

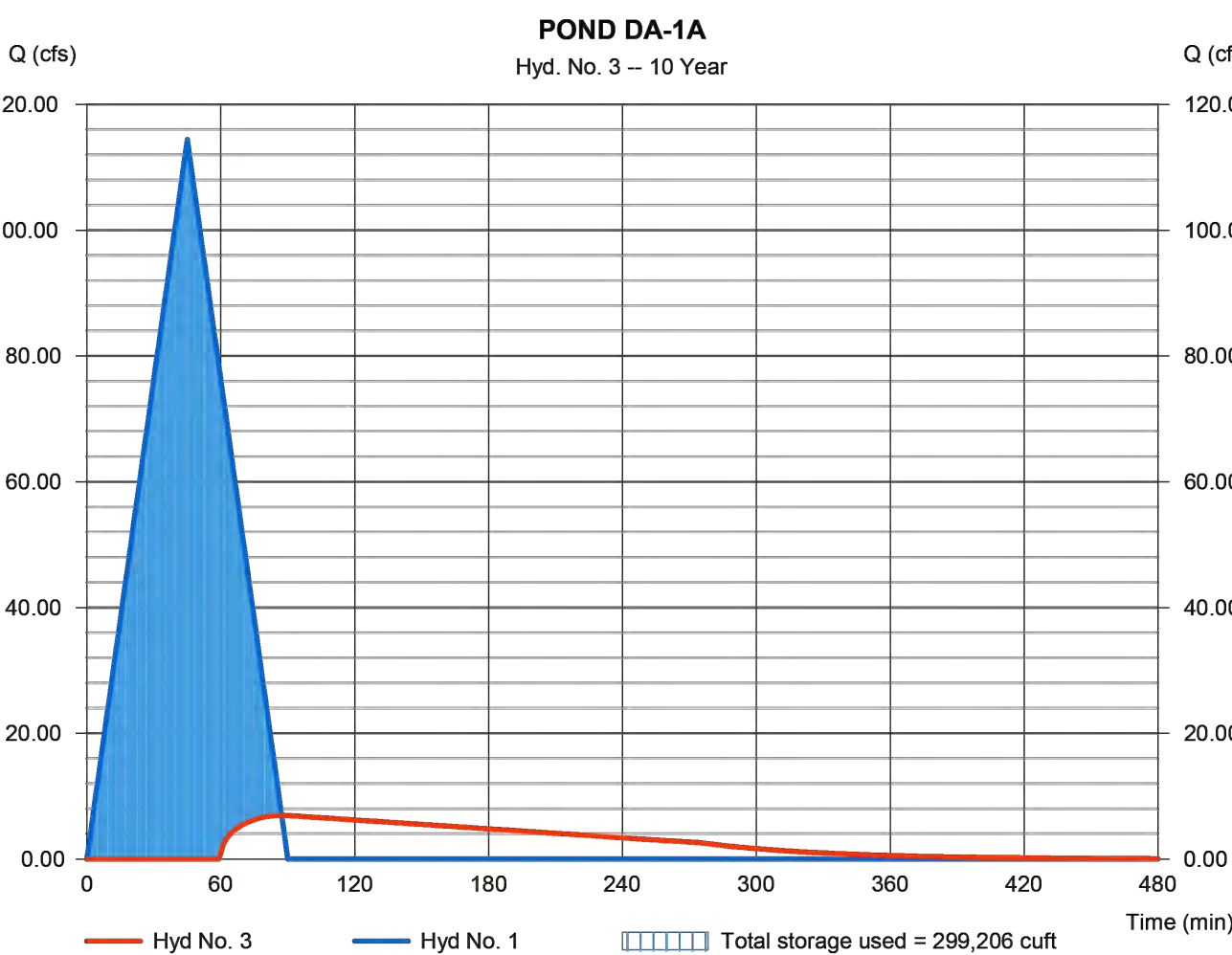
Friday, 11 / 8 / 2024

Hyd. No. 3

POND DA-1A

Hydrograph type	=	Reservoir	Peak discharge	=	6.955 cfs
Storm frequency	=	10 yrs	Time to peak	=	87 min
Time interval	=	1 min	Hyd. volume	=	71,689 cuft
Inflow hyd. No.	=	1 - POST-DEVELOPED (DA-1A)	Max. Elevation	=	352.70 ft
Reservoir name	=	DETENTION POND DA-1A	Max. Storage	=	299,206 cuft

Storage Indication method used.



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

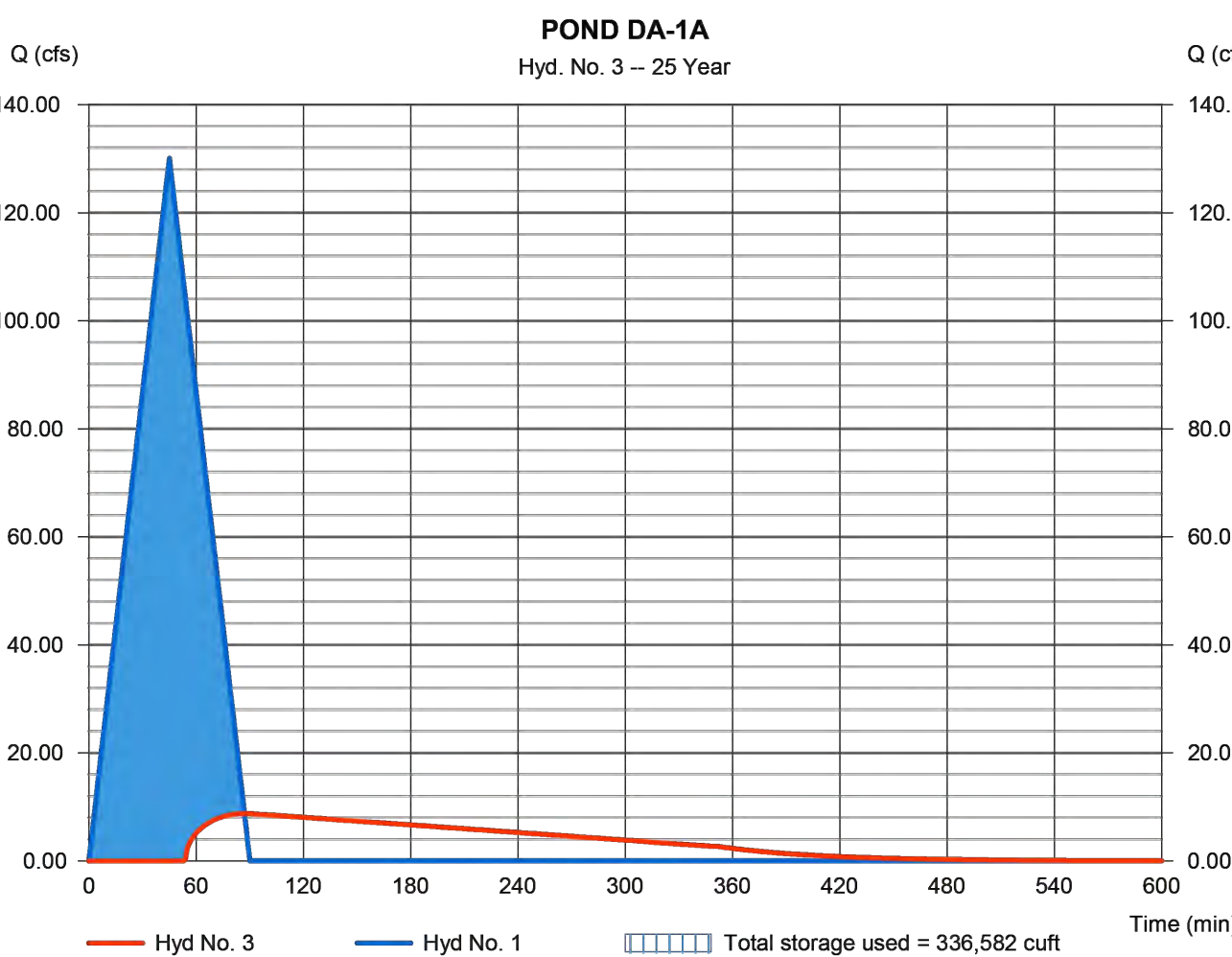
Friday, 11 / 8 / 2024

Hyd. No. 3

POND DA-1A

Hydrograph type	=	Reservoir	Peak discharge	=	8.781 cfs
Storm frequency	=	25 yrs	Time to peak	=	87 min
Time interval	=	1 min	Hyd. volume	=	113,941 cuft
Inflow hyd. No.	=	1 - POST-DEVELOPED (DA-1A)	Max. Elevation	=	353.11 ft
Reservoir name	=	DETENTION POND DA-1A	Max. Storage	=	336,582 cuft

Storage Indication method used.



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

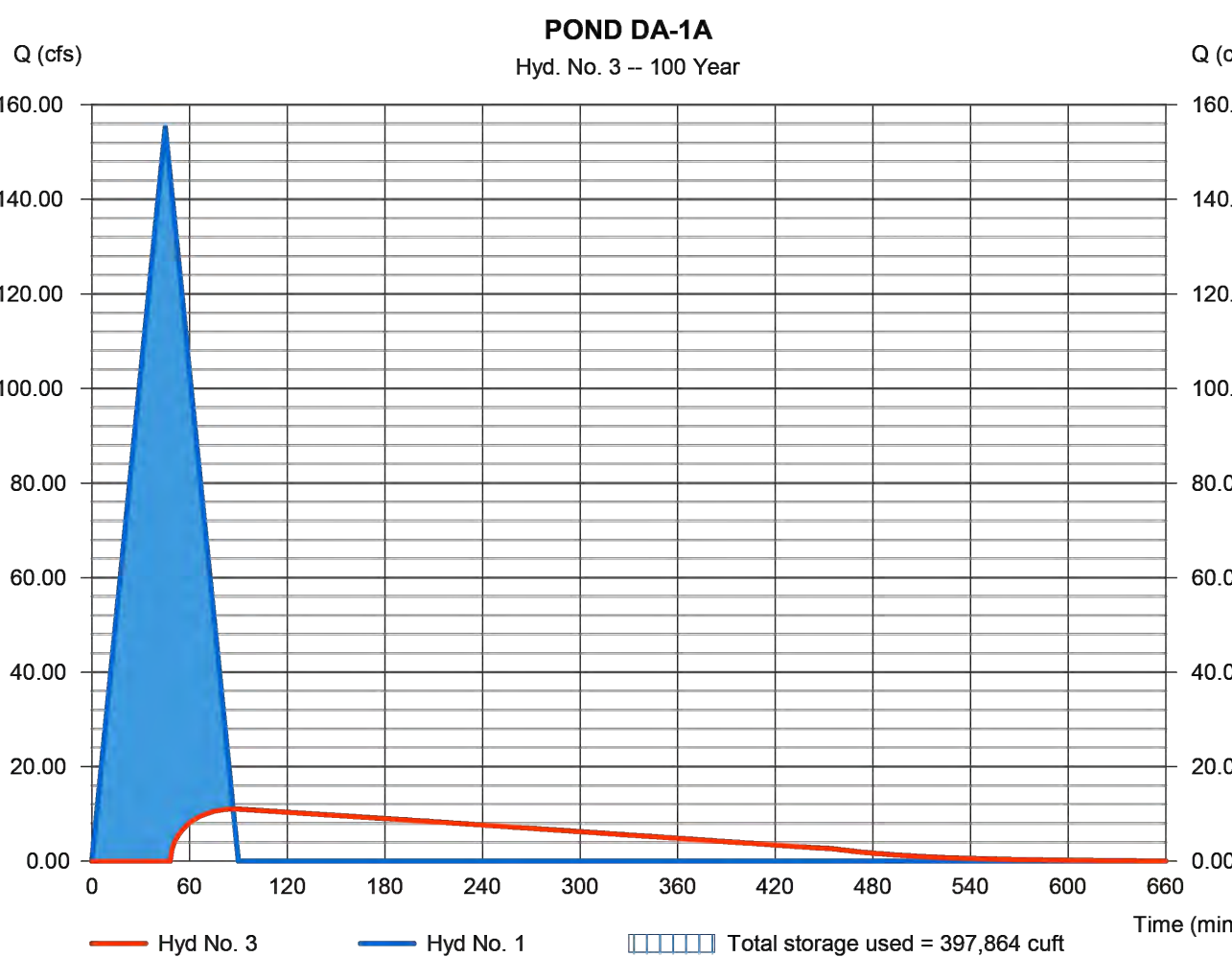
Friday, 11 / 8 / 2024

Hyd. No. 3

POND DA-1A

Hydrograph type	=	Reservoir	Peak discharge	=	11.06 cfs
Storm frequency	=	100 yrs	Time to peak	=	87 min
Time interval	=	1 min	Hyd. volume	=	182,029 cuft
Inflow hyd. No.	=	1 - POST-DEVELOPED (DA-1A)	Max. Elevation	=	353.76 ft
Reservoir name	=	DETENTION POND DA-1A	Max. Storage	=	397,864 cuft

Storage Indication method used.



NOTE:  
WALKER COUNTY PRECINCT No. 4  
TO CONSTRUCT THE REQUIRED  
DRAINAGE DITCHES IN THE JONES  
ROAD AND GREGORY LANE R.O.W.  
PER INST. #98328. WCPR,  
5/06/24.

PRE-DEVELOPED TIME OF CONCENTRATION & INTENSITY CALCULATIONS																									
DRAINAGE AREA	OVERLAND SHEET FLOW (OSF)					SHALLOW CONCENTRATED FLOW (SCF)					ADDITIONAL TRAVEL TIME				TR-55 Total			RAINFALL INTENSITY; WALKER COUNTY PARAMETERS							
	n	LENGTH	P <sub>2</sub>	SLOPE	OVERLAND TRAVEL TIME	SLOPE	DISTANCE	SURFACE TYPE	VELOCITY COEF.	VELOCITY	SHALLOW CONC. TRAVEL TIME	VELOCITY	DISTANCE	TRAVEL TIME	TRAVEL DISTANCE	TC TOTAL	STORM EVENT	e	b	d	5-YR	10-YR	25-YR	100-YR	
ID	---	FT	IN	FT/FT	MIN	FT/FT	FT	TYPE	---	FT/SEC	MIN	FT/SEC	FT	MIN	FT	MIN	HR	YR				IN/HR	IN/HR	IN/HR	IN/HR
DA-1A	0.240	300.00	4.80	0.0150	31.48	0.0150	900.00	Unpaved	16.13	1.98	7.59	5.00	1619.00	5.40	2819.00	44.47	0.7412	5	0.78	73	8.00	3.96	3.96	4.50	5.37
			0.00		0.00				0.00	0.00	0.00			0.00				10	0.76	80.00	8.00				
			0.00		0.00				0.00	0.00	0.00			0.00				25	0.74	84.00	8.00				
			0.00		0.00				0.00	0.00	0.00			0.00				100	0.72	93.00	8.00				
DA-1B	0.240	300.00	4.80	0.0150	31.48	0.0150	900.00	Unpaved	16.13	1.98	7.59	5.00	2728.00	9.09	3928.00	48.17	0.8028	5	0.78	73.00	8.00	3.76	3.76	4.28	5.12
			0.00		0.00				0.00	0.00	0.00			0.00				10	0.76	80.00	8.00				
			0.00		0.00				0.00	0.00	0.00			0.00				25	0.74	84.00	8.00				
			0.00		0.00				0.00	0.00	0.00			0.00				100	0.72	93.00	8.00				
DA-2	0.240	300.00	4.80	0.0100	37.02	0.0100	533.00	Unpaved	16.13	1.61	5.51			0.00	833.00	42.53	0.7088	5	0.78	73.00	8.00	4.07	4.07	4.63	5.52
			0.00		0.00				0.00	0.00	0.00			0.00				10	0.76	80.00	8.00				
			0.00		0.00				0.00	0.00	0.00			0.00				25	0.74	84.00	8.00				
			0.00		0.00				0.00	0.00	0.00			0.00				100	0.72	93.00	8.00				
DA-3	0.400	300.00	4.80	0.0122	51.46	0.0122	886.00	Unpaved	16.13	1.78	8.29			0.00	1186.00	59.74	0.9957	5	0.78	73.00	8.00	3.26	3.26	3.73	4.47
			0.00		0.00				0.00	0.00	0.00			0.00				10	0.76	80.00	8.00				
			0.00		0.00				0.00	0.00	0.00			0.00				25	0.74	84.00	8.00				
			0.00		0.00				0.00	0.00	0.00			0.00				100	0.72	93.00	8.00				

POST-DEVELOPED TIME OF CONCENTRATION & INTENSITY CALCULATIONS																										
DRAINAGE AREA ID	OVERLAND SHEET FLOW (OSF)					SHALLOW CONCENTRATED FLOW (SCF)						ADDITIONAL TRAVEL TIME				TR-55 Total			RAINFALL INTENSITY; WALKER COUNTY PARAMETERS							
	n	LENGTH	P <sub>2</sub>	SLOPE	OVERLAND TRAVEL TIME	SLOPE	DISTANCE	SURFACE TYPE	VELOCITY COEF.	VELOCITY	SHALLOW CONC. TRAVEL TIME	VELOCITY	DISTANCE	ADD. TRAVEL TIME	TRAVEL DISTANCE	TC TOTAL	STORM EVENT	e	b	d	5-YR	10-YR	25-YR	100-YR		
ID	---	FT	IN	FT/FT	MIN	FT/FT	FT	TYPE	---	FT/SEC	MIN	FT/SEC	FT	MIN	FT	MIN	HR	YR				IN/HR	IN/HR	IN/HR	IN/HR	
DA-1A	0.240	300.00	4.80	0.0150	31.48	0.0150	900.00	Unpaved	16.13	1.98	7.59	5.00	1619.00	5.40	2819.00	44.47	0.7412	5	0.78	73	8	3.96	3.96	4.50	5.37	
			0.00	0.00				0.00	0.00	0.00			0.00	10				0.76	80.00	8.00						
			0.00					0.00	0.00	0.00			0.00	25				0.74	84.00	8.00						
			0.00	0.00				0.00	0.00	0.00			0.00	100				0.72	93.00	8.00						
DA-1B	0.240	300.00	4.80	0.0150	31.48	0.0150	900.00	Unpaved	16.13	1.98	7.59	5.00	2728.00	9.09	3928.00	48.17	0.8028	5	0.78	73.00	8.00	3.76	3.76	4.28	5.12	
			0.00	0.00				0.00	0.00	0.00			0.00	10				0.76	80.00	8.00						
			0.00					0.00	0.00	0.00			0.00	25				0.74	84.00	8.00						
			0.00	0.00				0.00	0.00	0.00			0.00	100				0.72	93.00	8.00						
DA-2	0.240	300.00	4.80	0.0100	37.02	0.0100	525.00	Unpaved	16.13	1.61	5.42			0.00	825.00	42.45	0.7075	5	0.78	73.00	8.00	4.08	4.08	4.63	5.53	
			0.00	0.00				0.00	0.00	0.00			0.00	10				0.76	80.00	8.00						
			0.00					0.00	0.00	0.00			0.00	25				0.74	84.00	8.00						
			0.00	0.00				0.00	0.00	0.00			0.00	100				0.72	93.00	8.00						
DA-3	0.240	175.00	4.80	0.0122	22.22	0.0122	562.00	Unpaved	16.13	1.78	5.26			0.00	862.00	53.02	0.8836	5	0.78	73.00	8.00	3.53	3.53	4.03	4.82	
	0.400	125.00	4.80	0.0122	25.54				0.00	0.00	0.00			0.00				10	0.76	80.00	8.00					
			0.00	0.00				0.00	0.00	0.00			0.00	25				0.74	84.00	8.00						
			0.00	0.00				0.00	0.00	0.00			0.00	100				0.72	93.00	8.00						



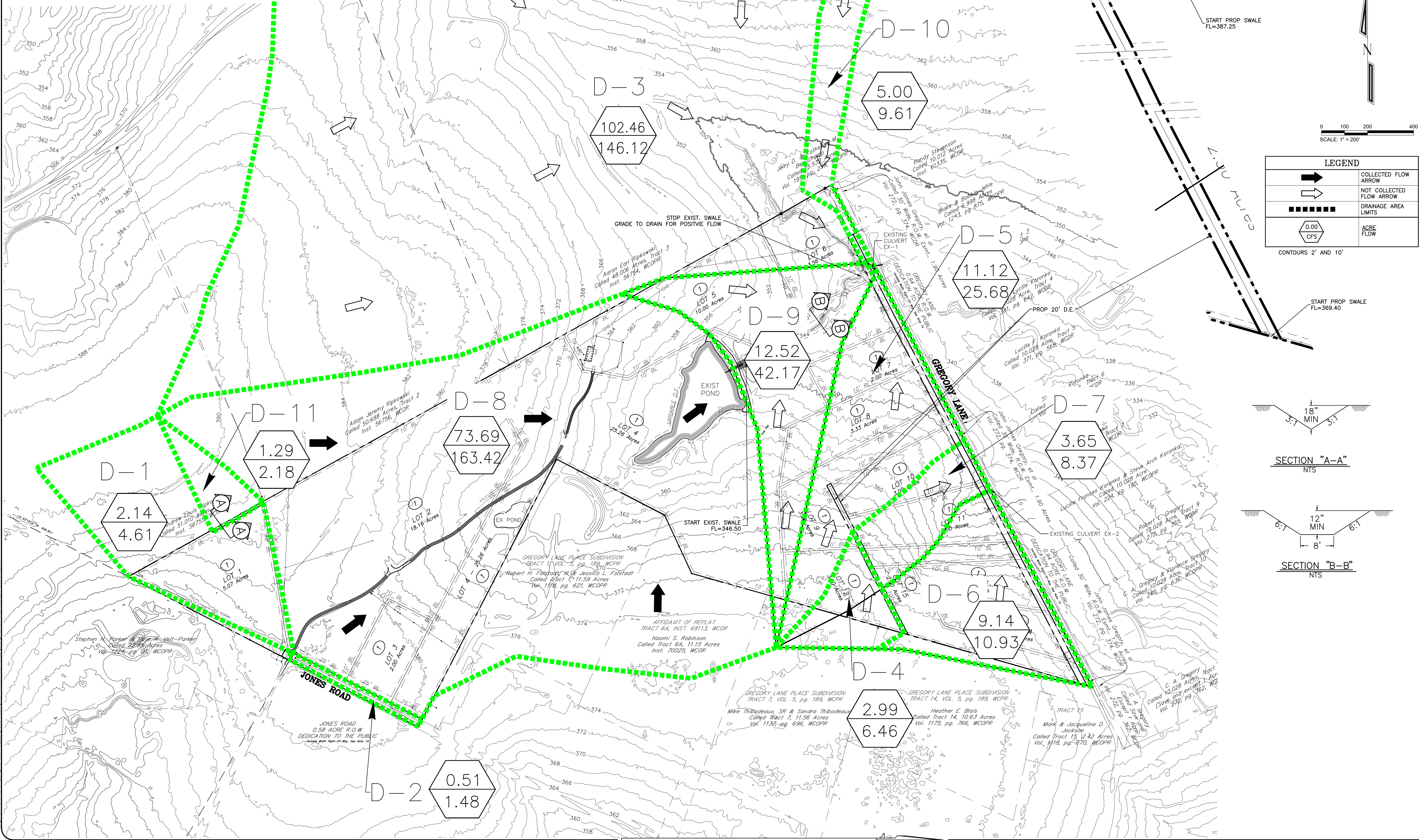
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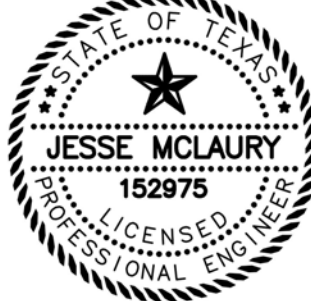
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DRIVEWAY CULVERT SUMMARY

BLOCK	LOT	STREET NAME	DRIVEWAY CULVERT SCHEDULE		
			NUMBER	DIAMETER (INCH)	SLOPE (%)
1	1 to 4	JONES ROAD	1	18	1.02%
1	5	GREGORY LANE	2	24	0.69%
1	6 TO 7	GREGORY LANE	1	24	0.69%
1	8 TO 10	GREGORY LANE	1	18	1.02%
1	11 TO 12	GREGORY LANE	1	24	0.69%
1	13 TO 15	GREGORY LANE	1	18	1.02%

NOTE:  
BASED ON A CONSERVATIVE CROSS-SECTION OF  
EXISTING SWALE D-9 PER SURVEY DATA AND THE  
CALCULATIONS, THE SWALE HAS SUFFICIENT CAPACITY  
TO CONVEY THE 100-YEAR STORM EVENT FLOW WITHIN  
THE PROPOSED DRAINAGE EASEMENT. CONTRACTOR TO  
ENSURE THAT EXISTING SWALE D-9 IS NOT LESS THAN  
THE REQUIRED SECTION B-B.



REV	DATE
COMMENT	
REV	DATE
COMMENT	
 11/08/2024	
DITCH AND CULVERT D.A.MAP	WOODHAVEN SUBDIVISION WALKER COUNTY, TEXAS
SPEAR POINT ENGINEERING, LLC TBPE Firm No. 18904 604 W. Worsham Street, Ste. 100 Willis, Texas 77378 (936) 718-1998	
PREPARED FOR: GREG WILMETH 936-284-7379 gwilmeth@gmail.com	
JOB # 1334	
SHEET: 7 OF 8	



### CULVERT SUMMARY

DITCH & SWALE DESIGN SUMMARY																											
Ditch ID	Ditch Flow Calculations [Cumulative Drainage Area]							Ditch Characteristics [Variable Inputs]							Capacity Calculations [Shallowest Slope]					Velocity Calculations [Steepest Slope]							
	Ditch Drainage Area	Rational Method Coefficient	Pipe C/A	Rainfall Event	Ditch Time of Concentration (minimum of 5 minutes)	Ditch Intensity	Rational Method Ditch Flow	Mannings 'n'	Left Side Slope (#-1)	Right Side Slope (#-1)	Bottom Width	Ditch Length	Ditch Slope (Lowest)	Ditch Slope (Highest)	Flow Depth	Cross Sectional Area	Wetted Perimeter	Hydraulic Radius	Design Flow	Max Allowable Flow Depth	Flow Depth	Cross Sectional Area	Wetted Perimeter	Hydraulic Radius	Max Velocity [from steepest slope]		
ID	ac	C	CA	-	min	in/hr	cfs	n	ft.	ft.	ft.	ft.	%	%	ft.	sq. ft.	ft.	ft.	cfs	ft.	ft.	sq. ft.	ft.	ft.	ft./sec.		
EXISTING DITCH D-1	2.14	0.40	0.85	10-year	44.00	5.41	3.40	0.040	4.0	6.0	0.0	100	0.25%	1.00%	0.82	3.35	8.36	0.40	4.61	1.50	0.63	1.99	6.45	0.31	1.70		
EXISTING DITCH D-2	0.51	0.20	0.10	10-year	5.00	14.67	1.16	0.040	4.0	6.0	0.0	612	0.25%	1.00%	0.55	1.49	5.58	0.27	1.48	1.50	0.42	0.89	4.30	0.21	1.30		
EXISTING SWALE D-3	102.46	0.28	29.02	10-year	49.42	5.03	107.33	0.040	3.0	3.0	7.0	4995	0.25%	0.50%	2.00	40.62	24.03	1.69	146.12	4.00	2.28	31.49	21.40	1.47	3.41		
PROPOSED DITCH D-4	2.99	0.35	1.05	10-year	35.19	6.18	4.80	0.040	3.0	3.0	0.0	471	0.25%	1.00%	1.14	3.99	7.20	0.54	6.46	1.50	0.88	2.31	5.55	0.42	2.08		
EXISTING DITCH D-5	14.11	0.38	5.38	10-year	37.68	5.94	19.03	0.040	4.0	6.0	0.0	841	0.50%	1.00%	1.37	9.41	14.00	0.67	32.14	1.50	1.20	7.26	12.30	0.59	2.62		
EXISTING DITCH D-6	9.14	0.26	2.36	10-year	56.40	4.64	7.99	0.040	4.0	6.0	0.0	941	0.50%	1.00%	1.15	6.56	11.69	0.56	10.93	1.50	1.01	5.06	10.26	0.49	2.32		
EXISTING DITCH D-7	3.65	0.39	1.42	10-year	38.16	5.89	6.20	0.040	4.0	6.0	0.0	245	0.50%	1.00%	0.90	4.06	9.20	0.44	8.37	1.50	0.79	3.13	8.08	0.39	1.98		
PROPOSED SWALE D-9	12.52	0.40	5.01	100-year	20.09	8.42	42.17	0.040	6.0	6.0	8.0	739	1.00%	5.00%	1.02	14.32	20.36	0.70	42.17	4.00	0.67	8.05	16.15	0.50	5.00		
EXISTING DITCH D-10	5.00	0.39	1.94	10-year	50.91	4.94	7.05	0.040	4.0	6.0	0.0	365	0.50%	1.00%	0.95	4.47	9.65	0.46	9.61	1.50	0.83	3.45	8.47	0.41	2.05		
PROPOSED DITCH D-11	1.29	0.30	0.39	10-year	41.25	5.62	1.36	0.040	3.0	3.0	0.0	181	0.50%	1.00%	0.62	1.16	3.94	0.30	2.18	1.50	0.55	0.90	3.46	0.26	1.52		

Culvert ID	Culvert Flow Calculations					Culvert Design					
	Culvert Drainage Area	Rational Method Coefficient	C'A	Rainfall Event	Design Flow	Pipe Diameter	Box Culvert Size	Number of Conduits	Length	Full Flow Pipe Slope	Full Flow Capacity
ID	ac.	C	CA	-	cfs	in.	ft. x ft.	-	ft	%	cfs
CULVERT D-1	2.14	0.40	0.85	25-year	3.86	18	—	1	—	1.02%	10.60
CULVERT D-2	0.51	0.20	0.10	25-year	1.28	18	—	1	—	1.02%	10.60
CULVERT D-3	102.46	0.28	29.02	25-year	122.20	48	—	2	—	0.28%	150.80
CULVERT D-4	2.99	0.35	1.05	25-year	5.44	18	—	1	—	1.02%	10.60
CULVERT D-5	14.11	0.38	5.38	25-year	27.01	24	—	2	—	0.69%	37.70
CULVERT D-6	9.14	0.26	2.36	25-year	9.12	18	—	1	—	1.02%	10.60
CULVERT D-7	3.65	0.39	1.42	25-year	7.03	18	—	1	—	1.02%	10.60
CULVERT D-9	12.52	0.40	5.01	25-year	35.75	36	—	1	—	0.40%	42.41
CULVERT D-10	5.00	0.39	1.94	25-year	8.03	18	—	1	—	1.02%	10.60



11/08/2024



## Annette Olivier

---

**From:** Steffanie DeLoss <SDeLoss@bleylengineering.com>  
**Sent:** Wednesday, December 4, 2024 2:38 PM  
**To:** Andrew Isbell; Annette Olivier  
**Subject:** No Objection for Woodhaven Subdivision - Revision 1

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

Annette/Andrew,

Upon receipt and review of the sealed opinion of cost, we offer this revised conditional no objection to Woodhaven Subdivision as they relate to the Walker County Subdivisions Regulations, which includes the following:

Construction Plans: Woodhaven Subdivision Detention  
Engineer: Jesse McLaury (License No. 152975)  
Firm: Spear Point Engineering (TBPELS Firm No. 18904)  
Sealed On: 11/08/2024

Engineer's Opinion of Cost Sealed On: 08/21/24  
Engineer: Jesse McLaury (License No. 152975)  
Firm: Spear Point Engineering (TBPELS Firm No. 18904)

Plat: Woodhaven Subdivision  
Surveyor: Michael Namken (License No. 6533)  
Firm: Namken, Inc. (TBPELS Firm No. 10194090)  
Sealed On: N/A – **Sealed version to be provided**

Last Submittal: 12/03/2024  
No Objection, Revision 1: 12/04/2024

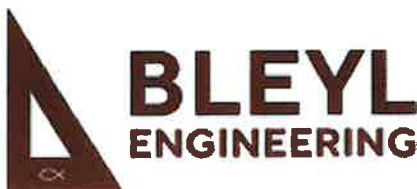
Please note the following conditions:

1. Provide all items in the administratively incomplete letter.
2. Complete the development permit.
3. Provide a Subdivision Bond in a format acceptable to Walker County.
4. Bleyl to review the final signed documents to confirm they align with the approved documents.

Thanks,

**Steffanie DeLoss, PE, CFM**

Department Manager  
Land and Site Development



TBPELS Firm No. 678

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.

Initials of Applicant GS

<b>SECTION C – PARENT TRACT PROPERTY INFORMATION</b> <i>Information for the tract or tracts of land that are the subject of the plat application</i>			
C1. Is the property located within the city limits of Huntsville, New Waverly, or Riverside? (Mark with "X")		*Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
*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 type="checkbox"/>	No <input checked="" type="checkbox"/>
*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 type="checkbox"/>	No <input checked="" type="checkbox"/>
<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 <b>91.69</b>	C5. Appraisal Geographic ID # <b>0010-300-0-00910</b>	C6. Survey Name <b>LM Collard</b>	C7. Abstract # <b>A-10</b>
<b>Section C8 – C11 are for Amending Plat and Replat Applications only.</b>			
C8. Subdivision Name <b>JONES RESERVE</b>		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 # <b>1278</b>	Page <b>56</b>	<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)
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)
		<input type="checkbox"/>	Walker County Official Public Records (WCOPR)
<b>SECTION D – APPLICATION TYPE</b> <i>Please choose a single application type from the list below and mark with an "X".</i>			
D1. <input checked="" type="checkbox"/> <b>Plat Application</b> (This application is required for all plat applications including improvements <u>or</u> including more than 4 lots)			
D2. <input type="checkbox"/> <b>Minor Plat Application</b> (This application is required for minor subdivisions with no proposed infrastructure <u>and</u> 4 or less lots.)			
D3. <input type="checkbox"/> <b>Re-Plat / Amending Plat Application</b> ( This application is required to alter or amend a previously platted subdivision)			
D4. <input type="checkbox"/> <b>Exception Application</b> (This application is required in order to obtain approval for subdivisions excepted from the WCSR.)			
<b>SECTION E - REQUEST FOR A GUIDANCE REVIEW</b> <i>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.</i>			
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 DATA 3

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

F1. Original Acreage 91.69	F2. Original # of Tracts 1	F3. # of Proposed Lots 12	F4. Proposed Name of Subdivision Jones Reserve
-------------------------------	-------------------------------	------------------------------	---

## SECTION G – ENGINEERING AND PROPOSED IMPROVEMENTS

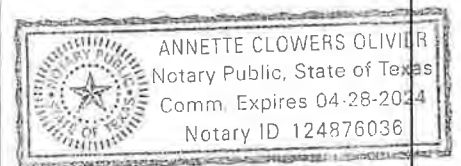
G1. Will the proposed subdivision utilize a public water system?	Yes	<input checked="" type="checkbox"/> No
G2. Will the proposed subdivision utilize individual on-site sewage facilities?	<input checked="" type="checkbox"/> Yes	No
G3. Will the proposed subdivision include the construction of road, drainage, 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"/> Yes	No

## SECTION H – CERTIFICATIONS AND ACKNOWLEDGEMENTS

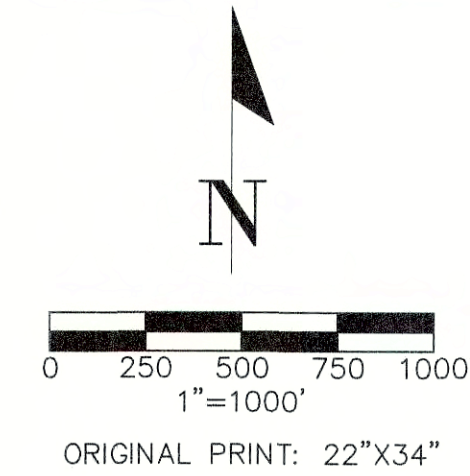
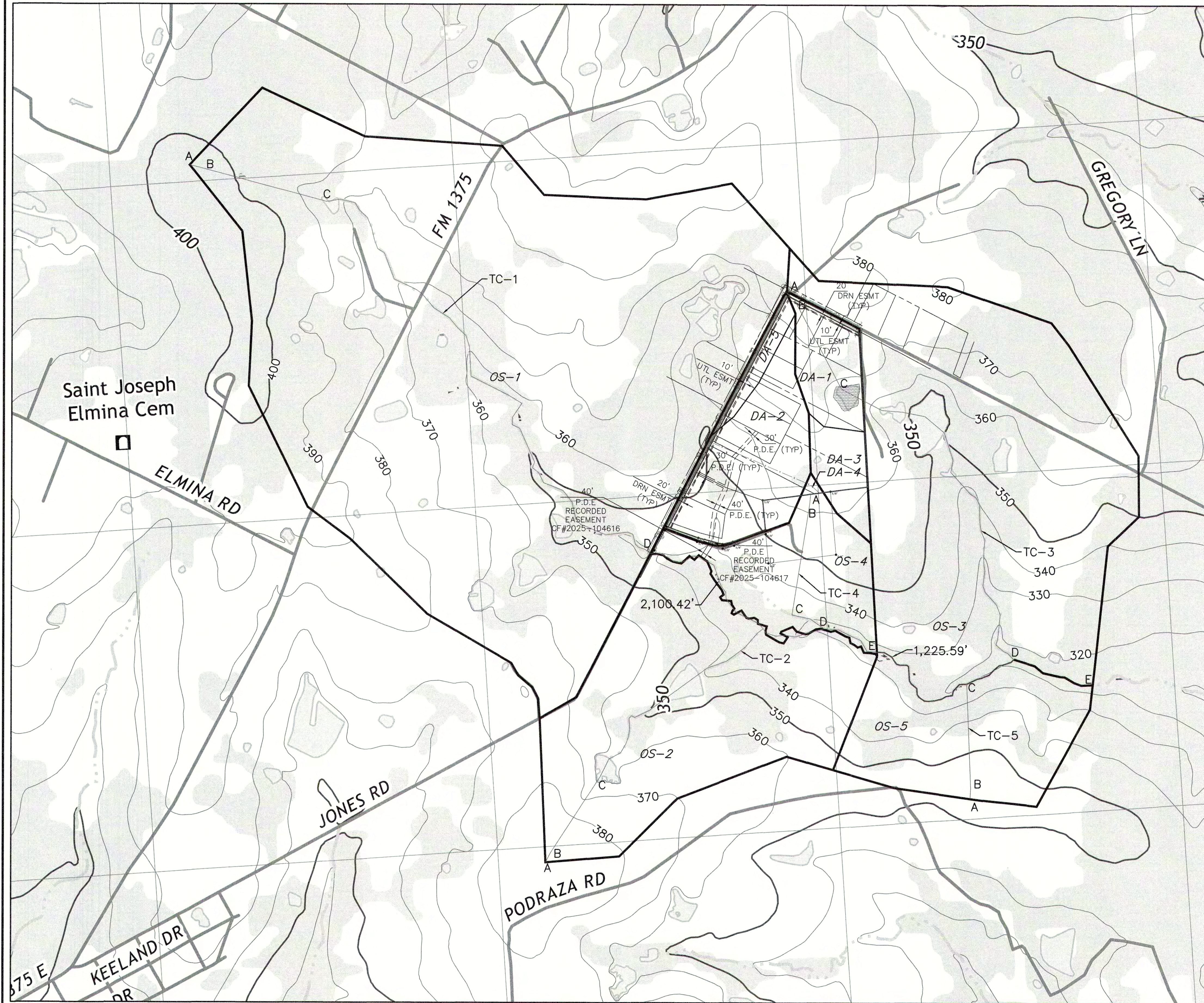
I, the below signed individual, am the legal owner or legal representative of the owner of the property described in this application, and do hereby certify that the information contained in this application is a true and correct under penalty of law. The below signature further represents my understanding, 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.
- 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 Geren Sims	Date 11/10/23	Printed Name Geren Sims
THE STATE OF <u>TEXAS</u> § COUNTY OF <u>WALKER</u> §		
Before me <u>ANNETTE C. OLIVIER</u> a notary public on this day personally appeared <u>GEREN SETH SIMS</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>14th</u> Day of <u>Dec.</u> , 20 <u>23</u>		







**CAUTION!**  
CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. TOMDEN ENGINEERING LLP. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

LEGEND	
	PROP ROW
	PROPERTY LINE
	PROP ESMT
	PROP PRIVATE DRAINAGE EASEMENT ("P.D.E.")
	PROP DITCH CL
	MAJOR DRAINAGE DIVIDES
	PROP PROPERTY BOUNDARY
	TIME OF CONCENTRATION

DA-2  
DA-5  
OS-1  
+OS-2  
TOTAL= 605.51 AC

DA-1  
DA-3  
DA-4  
OS-3  
OS-4  
+OS-5  
TOTAL= 312.90 AC

DA-1 = 15.12 AC  
DA-2 = 34.91 AC  
DA-3 = 10.96 AC  
DA-4 = 0.50 AC  
DA-5 = 5.06 AC  
OS-1 = 444.87 AC  
OS-2 = 120.67 AC  
OS-3 = 193.72 AC  
OS-4 = 37.46 AC  
OS-5 = 55.14 AC

TC-1  
A-B=100'  
B-C=1,253.28'  
C-D=5,229.46'  
TC-2  
A-B=100'  
B-C=872.43'  
C-D=2,860.02'  
D-E=588.66'  
TC-3  
A-B=100'  
B-C=965.31'  
C-D=3,529.63'  
D-E=813.34'  
TC-4  
A-B=100'  
B-C=1,065.09'  
C-D=342.91'  
D-E=588.66'  
TC-5  
A-B=100'  
B-C=999.83'  
C-D=518.30'  
D-E=813.34'

NO.	REVISION	BY	DATE
<b>DRAINAGE AREA MAP OVERALL</b>			
Walker County, Texas Jones Reserve			
Scale: 1"=500'	Date: 01/16/2025	Designed By: JMS	Drawn By: JTD
		Checked By: JMS	
McMANUS & PAYNE CONSULTING ENGINEERS, LLC 12302 FM 121 Van Alstyne, Texas 75455 TBP# Fm No. 15276		Project No.: 77340-3101	
SHEET		1	



LOT NUMBER	CULVERT DIA(IN)	CULVERT MATERIAL
1	30"	ROP
2	30"	ROP
3	30"	ROP
4	30"	ROP
5	30"	ROP
6	30"	ROP
6	30"	ROP
7	30"	ROP
8	30"	ROP
9	30"	ROP
10	30"	ROP
11	30"	ROP
12	30"	ROP
13	30"	ROP
14	30"	ROP
15	30"	ROP
16	30"	ROP
17	30"	ROP
CULVERT C-1	4-30"	HDPE
CULVERT C-2	4-30"	HDPE
CULVERT C-3	8-30"	HDPE

NOTES:

- SEE JONES RESERVE DRAINAGE STUDY FOR VARIANCE FOR HYDROLOGY & HYDRAULIC CALCS AND OVERALL DRAINAGE AREA MAP.
- REFER TO HY-8 CULVERT ANALYSIS REPORT FOR CHANNEL FLOW, VELOCITIES, ETC. IN THE JONES RESERVE PRIVATE DRAINAGE EASEMENT DRIVEWAY CULVERTS.
- REFER TO HY-8 CULVERT ANALYSIS REPORT FOR ROADSIDE DITCH, VELOCITIES, ETC. IN THE JONES RESERVE ROW DRIVEWAY CULVERTS.

CONTROL COORDINATES:

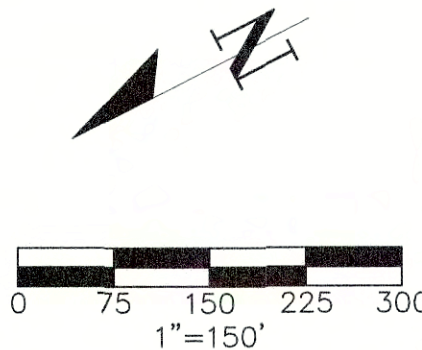
THE BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED ON NAD. 83, TEXAS CENTRAL ZONE.

CM #1: 5/8" IRC  
N:10201309.05  
E:3833520.89

CM#2: 5/8" IRC  
N:10199436.02  
E:3831684.68

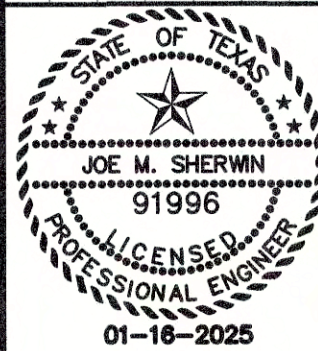
I, Joe Sherwin, a Texas Licensed Engineer, do hereby affirm that to the best upon the information provided, the drainage improvements shown on these plans will have no adverse effect on any property adjacent to the property shown.

**CAUTION!**  
CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. MCMANUS & PAYNE ENGINEERING LLP IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.



ORIGINAL PRINT: 22"x34"

LEGEND	
	PROP ROW
	PROPERTY LINE
	PROP ESMT
	PROP PRIVATE DRAINAGE EASEMENT ("P.D.E.")
	PROP DITCH CL
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	DRIVEWAY CULVERT (APPROX. LOCATION)



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JOE M. SHERWIN P.E. NO. 91996 ON 01-16-2025.

DRAINAGE AREA MAP FINAL

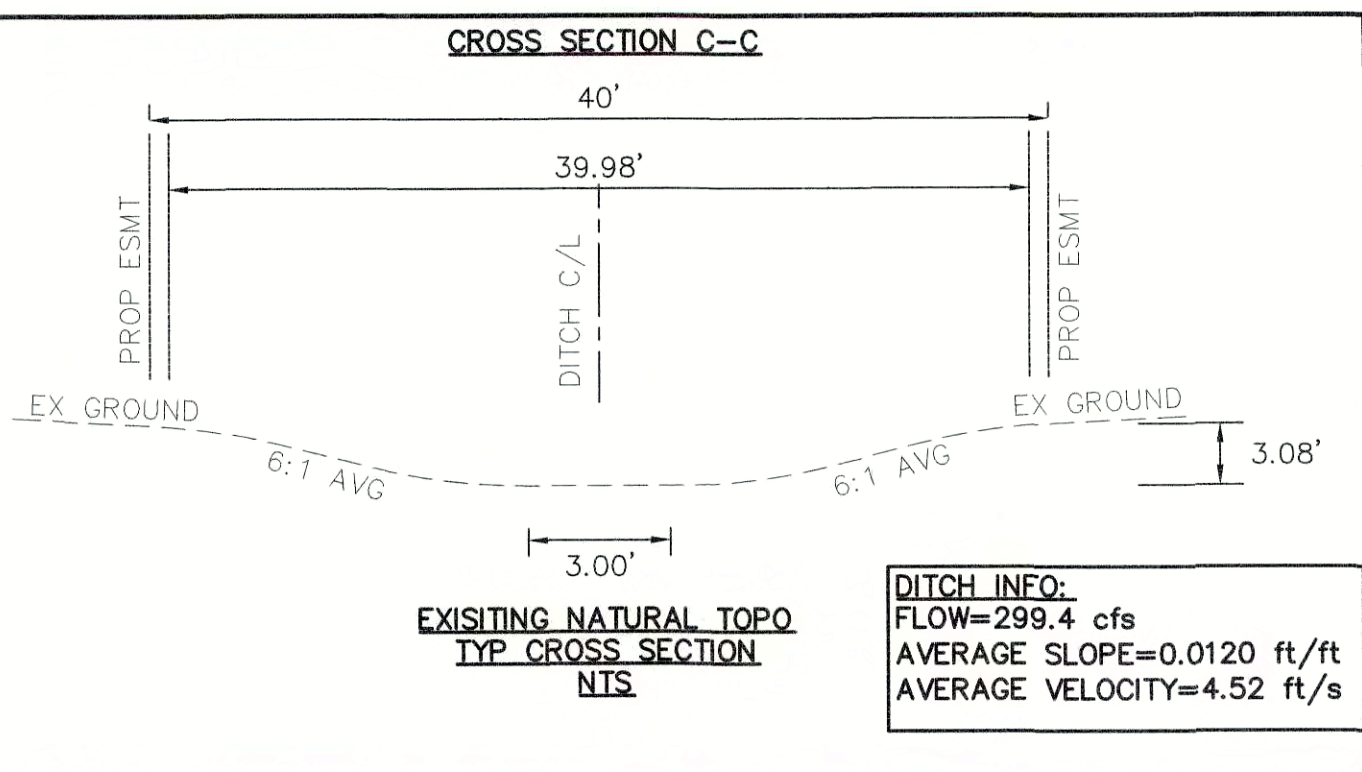
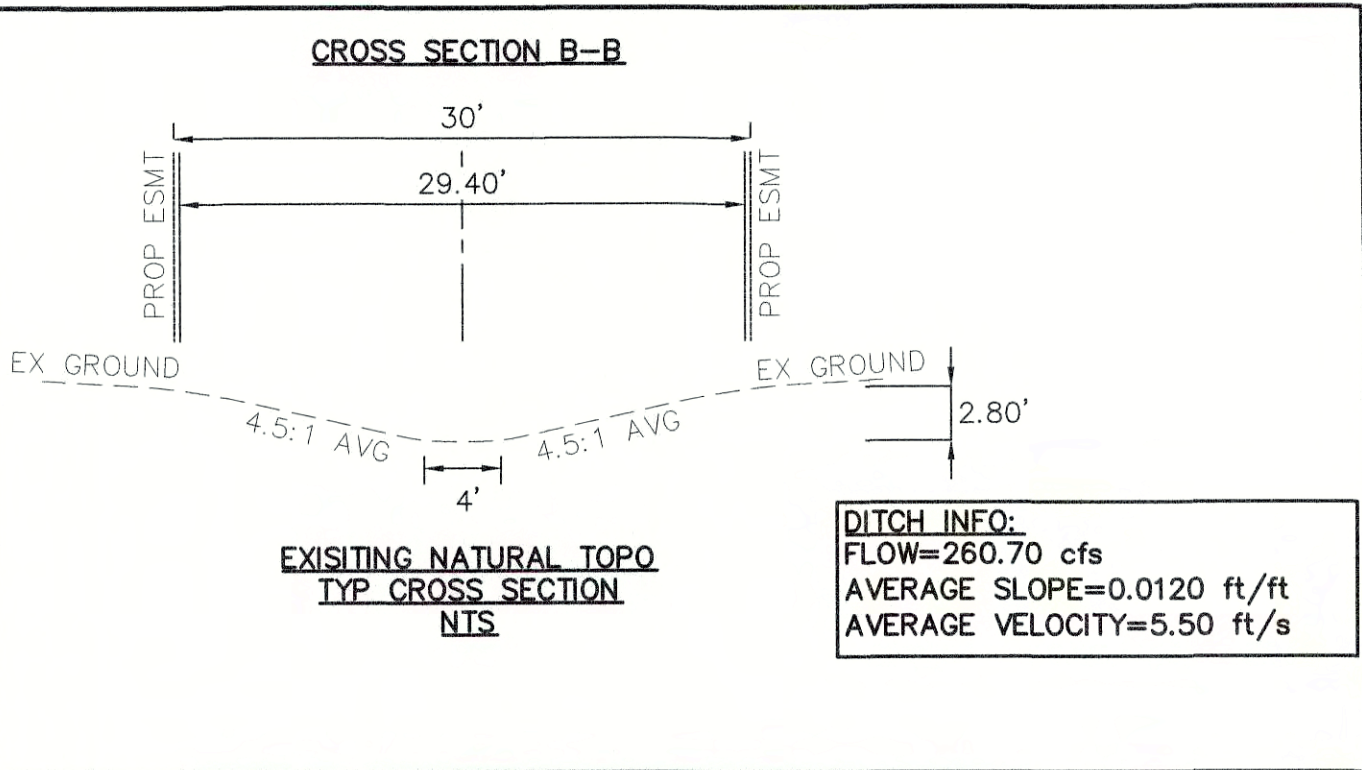
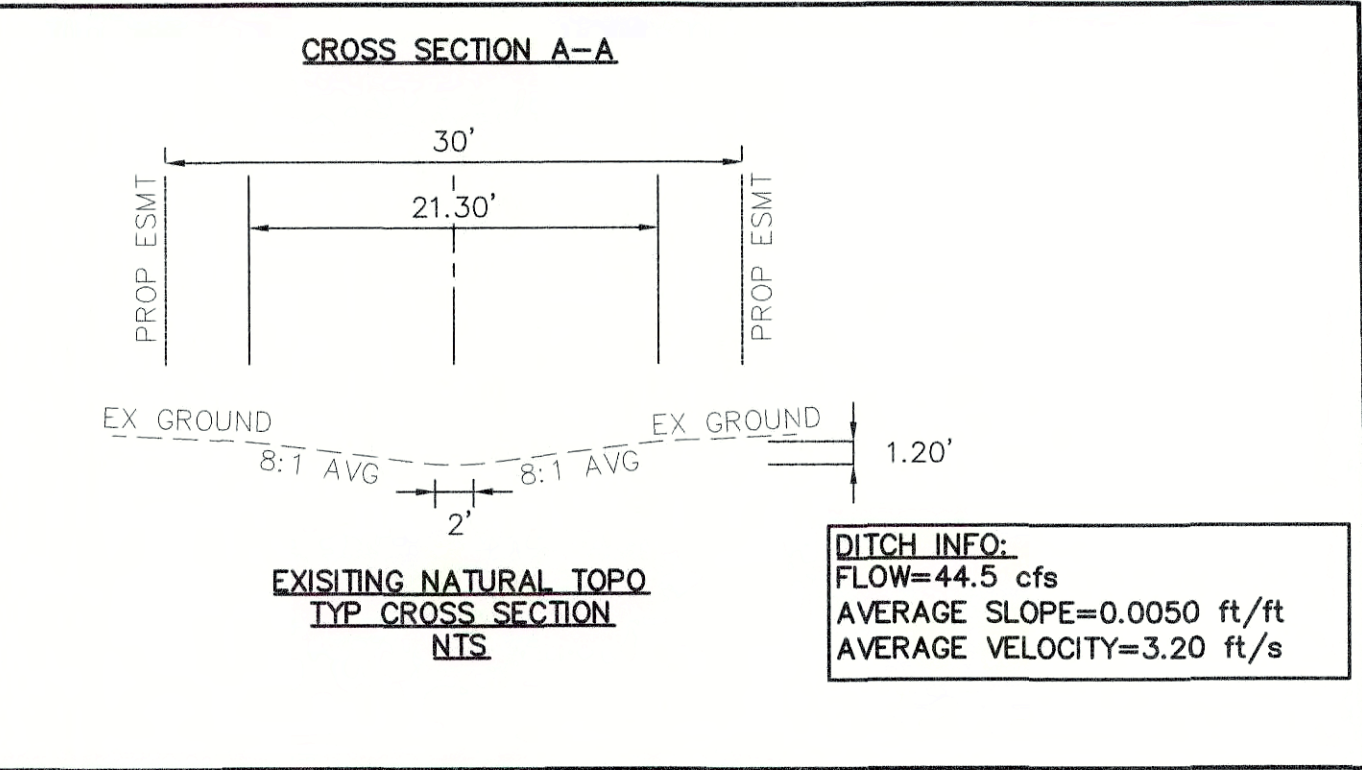
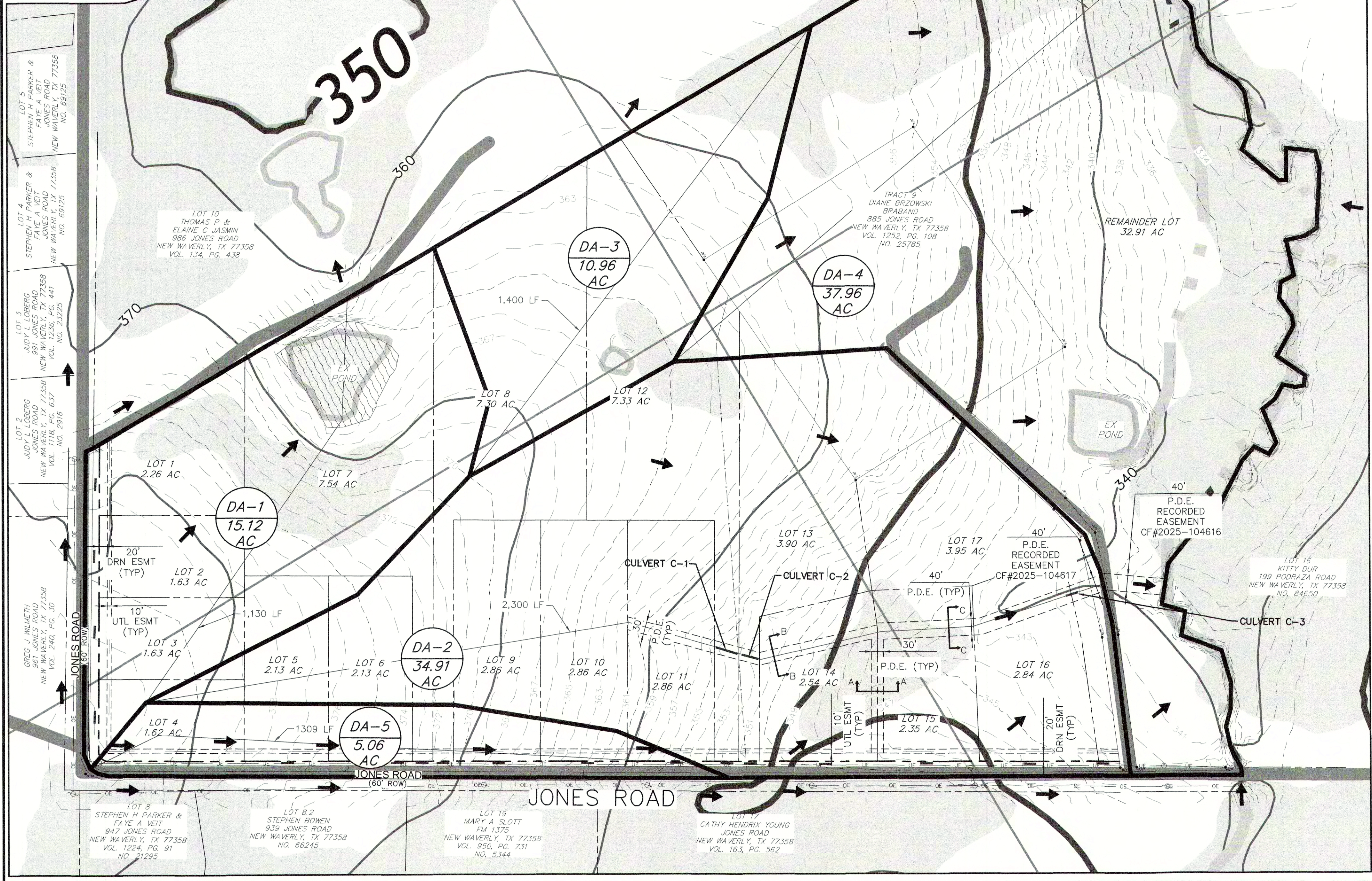
Walker County, Texas  
Jones Reserve

Scale: 1"=150'  
Date: 01/16/2025  
Designed By: JMS  
Drawn By: JTD  
Checked By: JMS  
File: 3101DAM.DWG  
Project No.: 77340-3101



SHEET

2





## Annette Olivier

---

**From:** Steffanie DeLoss <SDeLoss@bleylengineering.com>  
**Sent:** Wednesday, February 5, 2025 10:13 AM  
**To:** Andrew Isbell; Annette Olivier  
**Cc:** Toni Kesler  
**Subject:** Jones Reserve Conditional No Objection

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

Annette/Andrew,

We offer a conditional no objection to Jones Reserve as they relate to the Walker County Subdivisions Regulations, which includes the following:

Construction Plans: Jones Reserve  
Engineer: Joe M. Sherwin (License No. 91996)  
Firm: McManus & Payne (TBPELS Firm No. 15276)  
Sealed On: 1/16/2025

Opinion of Cost: N/A, No public improvements are proposed.

Plat: Jones Reserve  
Surveyor: Michael Craig Warren (License No. 4935)  
Firm: Survtech Corporation (TBPELS Firm No. 10005100)  
Sealed On: 1/31/2025

Last Submittal: 1/31/2025  
No Objection: 2/5/2025

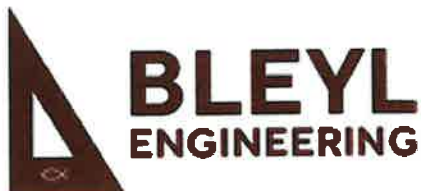
Please note the following conditions:

1. Ensure all items in the administratively incomplete letter are completed.
2. Complete the development permit.

Thanks,

**Steffanie DeLoss, PE, CFM**

Department Manager  
Land and Site Development



**TBPELS Firm No. 678**

100 Nugent Street  
Conroe, TX 77301

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.

Initials of Applicant GS

<b>SECTION C – PARENT TRACT PROPERTY INFORMATION</b> <i>Information for the tract or tracts of land that are the subject of the plat application</i>				
C1. Is the property located within the city limits of Huntsville, New Waverly, or Riverside? (Mark with "X")			*Yes	<input checked="" type="checkbox"/> No
*If the answer to C1 is "Yes" then the applicant will need to apply to the City having jurisdiction.				
C2. Is the property within two miles of the City of Huntsville? (Mark with "X")			*Yes	<input checked="" type="checkbox"/> No
*If the answer to C2 is "Yes" then the applicant will need to submit any plat applications to the City of Huntsville.				
C3. Is the property within 1/2 mile of the City of New Waverly? (Mark with "X")			Yes	<input checked="" type="checkbox"/> No
<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 #	
91.69	0010-300-0-00910	LM Collard	A-10	
<b>Section C8 – C11 are for Amending Plat and Replat Applications only.</b>				
C8. Subdivision Name		C9. Lot #s	C10. Block #	C11. Section #
JONES RESERVE				
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)	
1278	56	<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)	
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
		<input type="checkbox"/>	Walker County Official Public Records (WCOPR)	
<b>SECTION D – APPLICATION TYPE</b> <i>Please choose a single application type from the list below and mark with an "X".</i>				
D1. <input checked="" type="checkbox"/> <b>Plat Application</b> (This application is required for all plat applications including improvements <u>or</u> including more than 4 lots)				
D2. <input type="checkbox"/> <b>Minor Plat Application</b> (This application is required for minor subdivisions with no proposed infrastructure <u>and</u> 4 or less lots.)				
D3. <input type="checkbox"/> <b>Re-Plat / Amending Plat Application</b> ( This application is required to alter or amend a previously platted subdivision)				
D4. <input type="checkbox"/> <b>Exception Application</b> (This application is required in order to obtain approval for subdivisions excepted from the WCSR.)				
<b>SECTION E - REQUEST FOR A GUIDANCE REVIEW</b> The request for a guidance review is only allowable if an application is submitted incomplete. The guidance review is voluntary and must be requested by the owner/applicant below and authorized by the County. This review of the submitted documents prior to a complete application is outside the standard review timelines, however the applicant/ owner may proceed to submit a complete application without awaiting the results of this review. If at any time during the Guidance Review process a completed application is submitted then the Guidance Review will cease, and the incomplete results of the review will not be forwarded to the applicant. Any deficiencies or comments released as part of the guidance review are not to be considered as a final review, but are collected to assist the owner and owner's agents in their efforts to comply with the regulations.				
E1. The Developer/Owner does hereby voluntarily make a request for a "Guidance Review" of the application if the application is found to be incomplete.			<input checked="" type="checkbox"/> Yes, a review is requested	<input type="checkbox"/> No, a review is not requested

# SECTION F – SUBDIVISION APPLICATION DATA

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

F1. Original Acreage 91.69	F2. Original # of Tracts 1	F3. # of Proposed Lots 12	F4. Proposed Name of Subdivision Jones Reserve
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## SECTION G – ENGINEERING AND PROPOSED IMPROVEMENTS

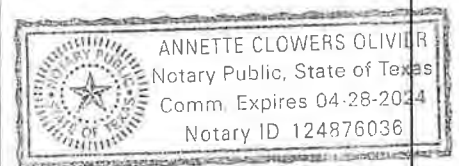
G1. Will the proposed subdivision utilize a public water system?	Yes	<input checked="" type="checkbox"/> No
G2. Will the proposed subdivision utilize individual on-site sewage facilities?	<input checked="" type="checkbox"/> Yes	No
G3. Will the proposed subdivision include the construction of road, drainage, 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"/> Yes	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.
- 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 Geren Sims	Date 11/10/23	Printed Name Geren Sims
THE STATE OF <u>TEXAS</u> § COUNTY OF <u>WALKER</u> §		
Before me <u>ANNETTE C. OLIVIER</u> a notary public on this day personally appeared <u>GEREN SETH SIMS</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>14th</u> Day of <u>Dec.</u> , 20 <u>23</u>		





JONES RESERVE  
A SUBDIVISION OF 58.78 ACRES  
LM COLLARD SURVEY  
ABSTRACT 10  
WALKER COUNTY TEXAS

OWNERS:  
SIMCO GROUP LLC  
19 ELKINS LAKE HUNTSVILLE TEXAS 77340

SURVEYORS  
SURVTECH SURVEYING  
PO BOX 1080  
CONROE TEXAS 77305  
936-539-5444

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

I, GHEREN SIMS, AUTHORIZED SIGNATORY ON BEHALF OF THE SIMCO GROUP LLC, OWNERS OF A CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2023-59815, OFFICIAL RECORDS OF WALKER COUNTY TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WALKER COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS OR THIS DEDICATION IS APPROVED BY A LIENHOLDER. THIS SUBDIVISION IS TO BE KNOWN AS:

JONES RESERVE

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 31st DAY OF JANUARY, 2024.

GHEREN SIMS  
THE SIMCO GROUP LLC  
19 ELKINS LAKE HUNTSVILLE TX 77340

STATE OF TEXAS  
COUNTY OF WALKER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THE

31st DAY OF JANUARY, 2024.

BY Gheren Sims, AUTHORIZED AGENT OF THE SIMCO GROUP LLC

NOTARY PUBLIC SIGNATURE



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 31st DAY OF JANUARY, 2024, AT 10:00 O'CLOCK, A.M., AND DULY RECORDED THIS THE DAY OF 31st DAY OF JANUARY, 2024, AT 10:00 O'CLOCK, A.M., IN THE PLAT RECORDS OF SAID COUNTY IN CABINET 1 PAGE 1

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

KARI FRENCH, CLERK COUNTY COURT OF WALKER COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

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 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  
COMMISSIONER, PRECINCT 1

RONNIE WHITE  
COMMISSIONER, PRECINCT 2

BILL DAUGETTE  
COMMISSIONER, PRECINCT 3

BRANDON DECKER  
COMMISSIONER, PRECINCT 4

BASED UPON A REVIEW OF THE PLAT AND ASSOCIATED PLANS, I, THE BELOW SIGNED PROFESSIONAL ENGINEER FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE CURRENT WALKER COUNTY FLOODPLAIN REGULATIONS. I FURTHER UNDERSTAND AND AGREE THAT THIS FINDING IS MADE BY AND THROUGH MY INDEPENDENT REVIEW, AND WALKER COUNTY HAS NO RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.



P.E.

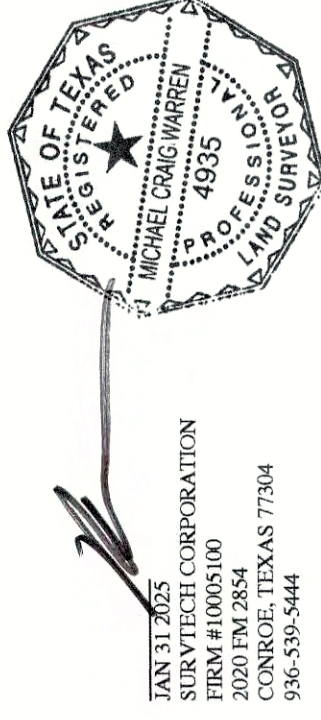
JOE M. SHERWIN, P.E.

MC MANUS & PAYNE  
TBE FIRM #15276  
PO Box 156

New Waverly, Texas 77358  
713-305-0698

THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS, STORMWATER MANAGEMENT CONTROLS, OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE WITHIN THE DEDICATED RIGHT OF WAY OR PUBLIC EASEMENTS AT SUCH TIME. IF ANY, THE ROADS ARE ACCEPTED FOR PUBLIC MAINTENANCE, UNTIL SUCH TIME, IF ANY, SAID INFRASTRUCTURE IS ADOPTED INTO PUBLIC MAINTENANCE. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF THE ROADS, RIGHTS-OF-WAY, SIGNAGE, DRAINAGE, AND OTHER IMPROVEMENTS WITHIN THE SUBDIVISION.

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



JAN 31 2025  
SURVTECH CORPORATION  
FIRM #10005100  
2020 FM 2854  
CONROE, TEXAS 77304  
936-539-5444

1) THE BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED ON NAD 83, TEXAS CENTRAL ZONE.

2) THERE IS A 10' BUILDING LINE ALONG THE SIDE AND REAR OF ALL LOTS

IRF= IRON ROD FOUND

BL= BUILDING LINE

UE= UTILITY EASEMENT

DE= DRAINAGE EASEMENT

AE= ACCESS EASEMENT

CM= CORNER MONUMENT

FM= FENCE LINE

CL= CENTERLINE

VOL= VOLUME, PG= PAGE

ROW= RIGHT OF WAY

CF= COUNTY CLERK'S FILE NO.

IRC= FOUND IRON ROD CAPPED

NOTE: ALL CORNERS ARE 5/8" IRON RODS CAPPED WITH "SURVTECH" UNLESS SHOWN OTHERWISE

THE EXISTING PRESCRIPTIVE RIGHT OF WAY OF JONES ROAD MEASURES 45 FEET NOMINALLY (FENCE LINE TO FENCE LINE)

THERE IS HEREBY DEDICATED 1.05 ACRES OF RIGHT OF WAY TO THE PUBLIC, MEASURED AT A MINIMUM OF 35 FEET FROM THE CENTERLINE OF THE EXISTING ASPHALT

VARIANCE APPROVED BY COMMISSIONERS COURT, PERMITT NO. P-2023-055:

1. SECTION B12.8a REGARDING DETENTION FACILITIES

2. SECTION 3.36(3) REGARDING TEST & OBSERVATION WELLS

3. SECTION 4.9 EXCLUDING REMAINDER PROPERTY AS PART OF THE PLAT



"A Land Surveying Company"  
P.O. BOX 1080, CONROE, TEXAS 77305-1080  
936-539-5444 FAX 936-539-5442  
email: SURVTECHSURV.CORP.COM



JONES RESERVE

A SUBDIVISION OF 58.78 ACRES  
LM COLLARD SURVEY  
ABSTRACT 10  
WALKER COUNTY TEXAS

OWNERS:  
SIMCO GROUP LLC  
19 ELKINS LAKE HUNTSVILLE TEXAS 77340

SURVEYORS  
SURVTECH SURVEYING  
PO BOX 1080  
CONROE TEXAS 77305  
936-539-5444

1) THE BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED ON N.A.D. 83, TEXAS CENTRAL ZONE.

2) THERE IS A 10' BUILDING LINE ALONG THE SIDE AND REAR OF ALL LOTS

IRF= IRON ROD FOUND  
BL= BUILDING LINE  
UE= UTILITY EASEMENT  
DE= DRAINAGE EASEMENT  
AE= ACCESS EASEMENT  
CM= CONTROL MONUMENT  
ENL= FENCELINE  
CL= CENTERLINE  
VOL= VOLUME, PG= PAGE  
ROW= RIGHT OF WAY  
CF= COUNTY CLERK'S FILE NO  
IRC= FOUND IRON ROD CAPPED

NOTE: ALL CORNERS ARE 5/8" IRON RODS CAPPED WITH "SURVTECH" UNLESS SHOWN OTHERWISE

THE EXISTING PRESCRIPTIVE RIGHT OF WAY OF JONES ROAD MEASURES 45 FEET NOMINALLY (FENCELINE TO FENCELINE)

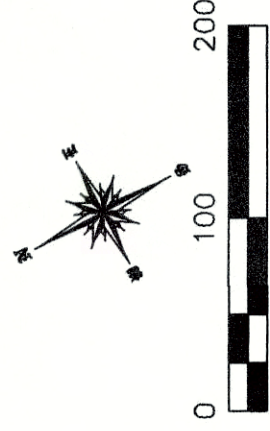
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(PROPOSED WOODHAVEN SUBDIVISION)  
WILMETH  
45.33 ACRES  
VOL 240 PAGE 30

GREGORY LANE PLACE  
VOL 5 PG 189

ROW ESMT  
CF# 98328

JONES ROAD (PRESCRIPTIVE ROW VARIES, SEE NOTE)

5/8"IRC, CM  
N:10201309.05  
E:3835520.89

ROW2

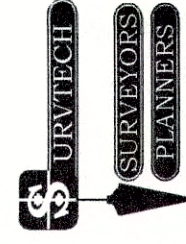
35' CL TO ROW

PARKER  
22.95 ACRES  
VOL 1224 PAGE 91

BOWEN  
5.25 ACRES  
CF# 2021-66245

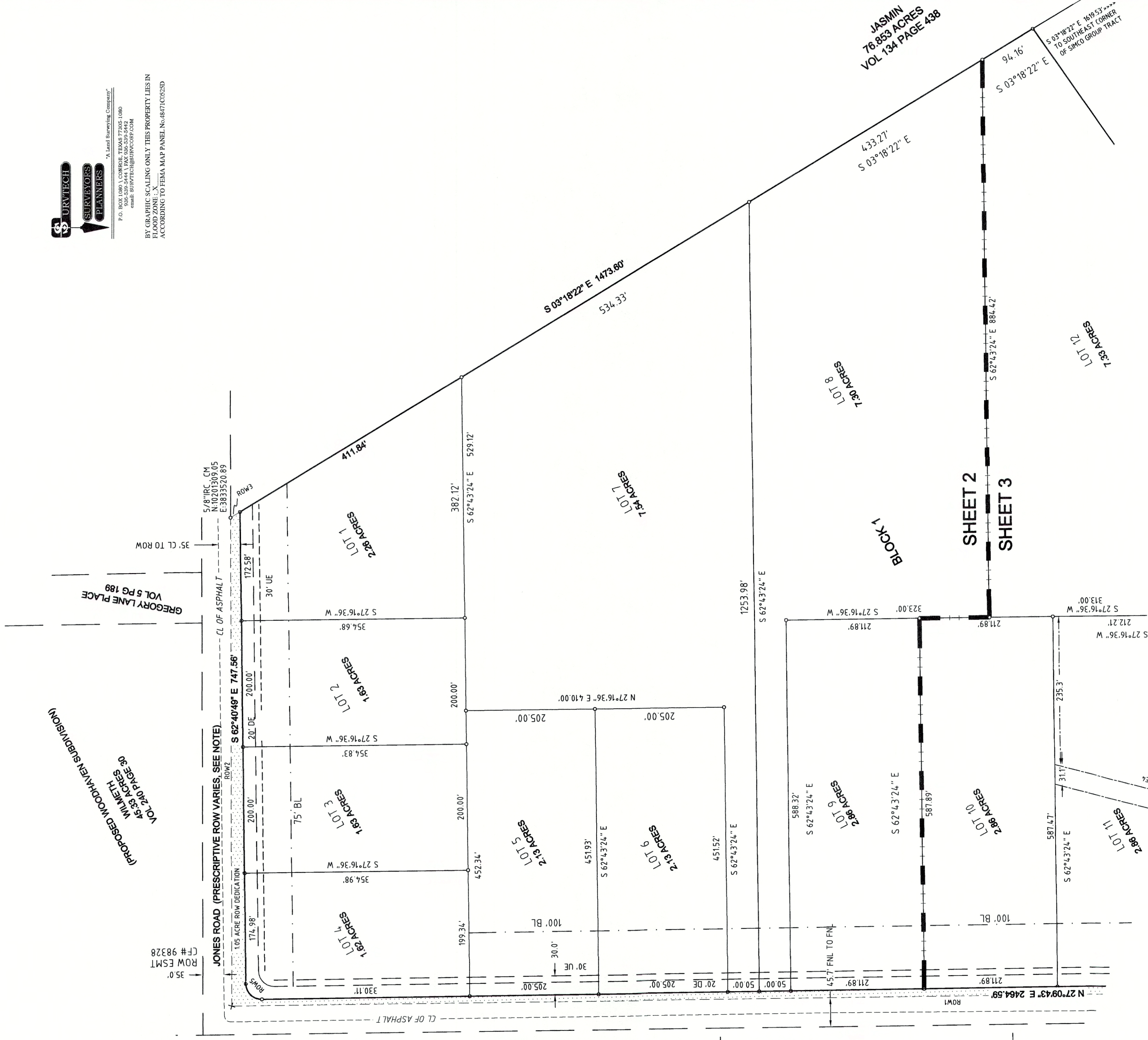
SLOTT  
61.46 ACRES  
VOL 950 PAGE 731

SHEET 2 OF 4



"A Land Surveying Company"  
P.O. BOX 1080 \ CONROE, TEXAS 77305-1080  
936-539-5444 \ FAX 936-539-5442  
email: SURVTECH@SURVTECH.COM

BY GRAPHIC SCALING ONLY THIS PROPERTY LIES IN  
FLOOD ZONE, S.X.  
ACCORDING TO FEMA MAP PANEL NO.48471C052D





JONES RESERVE

A SUBDIVISION OF 58.78 ACRES  
LM COLLARD SURVEY  
ABSTRACT 10  
WALKER COUNTY TEXAS

OWNERS:  
SIMCO GROUP LLC  
19 ELKINS LAKE HUNTSVILLE TEXAS 77340

SURVEYORS  
SURVTECH SURVEYING  
PO BOX 1080  
CONROE TEXAS 77305  
936-539-5444

1) THE BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED ON NAD 83, TEXAS CENTRAL ZONE.

2) THERE IS A 10' BUILDING LINE ALONG THE SIDE AND REAR OF ALL LOTS

IRF= IRON ROD FOUND  
BL= BUILDING LINE  
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DE= DRAINAGE EASEMENT  
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IRC= FOUND IRON ROD CAPPED  
NOTE: ALL CORNERS ARE 5/8" IRON RODS CAPPED WITH "SURVTECH" UNLESS SHOWN OTHERWISE

THE EXISTING PRESCRIPTIVE RIGHT OF WAY OF JONES ROAD MEASURES 45 FEET NOMINALLY (FENCELINE TO FENCELINE)

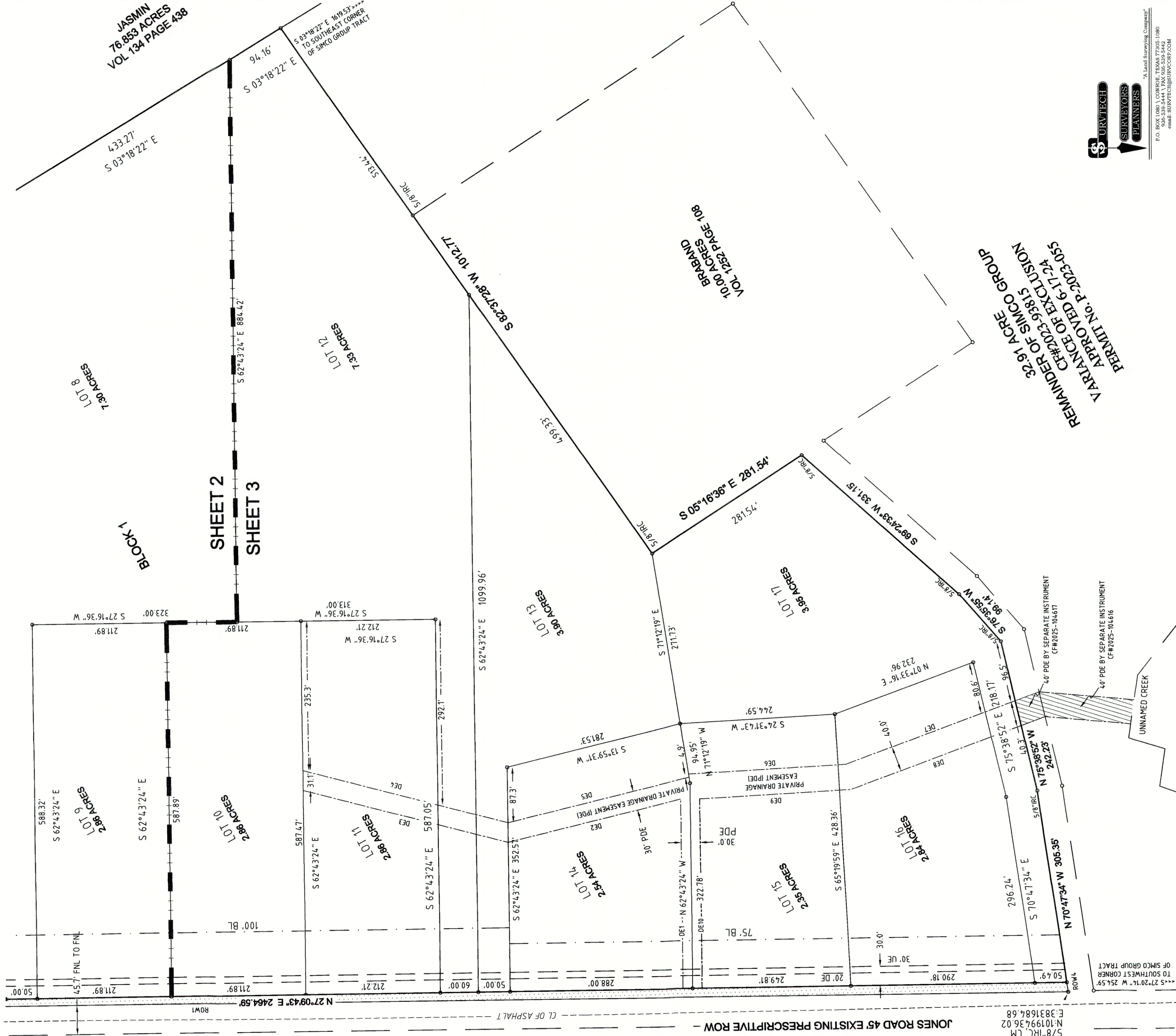
THERE IS HEREBY DEDICATED 1.05 ACRES OF RIGHT OF WAY TO THE PUBLIC, MEASURED AT A MINIMUM OF 35 FEET FROM THE CENTERLINE OF THE EXISTING ASPHALT

VARIANCE APPROVED BY COMMISSIONERS COURT, PERMITT NO. P-2023-055;

1. SECTION B12.8a REGARDING DETENTION FACILITIES  
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SLOTT  
61.46 ACRES  
VOL 950 PAGE 731

YOUNG  
37.75 ACRES  
VOL 163 PAGE 562






JONES RESERVE  
A SUBDIVISION OF 58.78 ACRES  
LM COLLARD SURVEY  
ABSTRACT 10  
WALKER COUNTY TEXAS

OWNERS:  
SIMCO GROUP LLC  
19 ELKINS LAKE HUNTSTVILLE TEXAS 77340

SURVEYORS  
SURVTECH SURVEYING  
PO BOX 1080  
CONROE TEXAS 77305  
936-539-5444

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 DEVELOPMENT CONSIDERING ALL OF THE REQUIREMENTS FACILITIES WITHIN THE PROPOSED DEVELOPMENT. 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.

  
JOE M. SHERWIN, P.E.  
MCMANUS & PAYNE  
TYPE FIRM #15276  
PO Box 156  
New Waverly, Texas 77358  
713-305-0698



THE DESIGN OF THIS PROJECT WILL NOT NEGATIVELY IMPACT THIS PROPERTY OR ADJACENT PROPERTIES, BASED ON CALCULATIONS MADE FROM AVAILABLE DATA. IF THE IMPROVISED COVER (STRUCTURES, DRIVEWAYS, SIDEWALKS, ETC.) ON EACH LOT DOES NOT EXCEED 800 SQUARE FEET, THEN THE EXISTING DETENTION ON THE PROPERTY WILL BE SUFFICIENT. IF THE PROPOSED COVER EXCEEDS 800 SQUARE FEET, THEN THE DESIGNER SHALL PROVIDE A FURTHER STUDY WILL BE NECESSARY, AND POSSIBLE DRAINAGE DETENTION IMPROVEMENTS MAY BE REQUIRED IN ACCORDANCE WITH CURRENT LOCAL STATE, AND FEDERAL REGULATIONS INCLUDING THE WALKER COUNTY SUBDIVISION REGULATIONS. LOCAL APPROVAL OR ALLOWANCE MUST BE GIVEN BY WALKER COUNTY IN WRITING PRIOR TO THE ALTERATION OF THE DRAINAGE INFRASTRUCTURE. IT IS THE RESPONSIBILITY OF LOT OWNERS TO COMPLY WITH ANY REGULATIONS OR LIMITATIONS NOTED, AND PERMITS ISSUED BY WALKER COUNTY FOR DEVELOPMENT DO NOT ACT AS A WAIVER OR VARIANCE OF THE LOT OWNERS RESPONSIBILITY TO PROVIDE FOR EXCESS RUNOFF AND DRAINAGE CREATED BY THE PERMITTED DEVELOPMENT.

CULVERT	Style	Quantity	Inside Diameter
1-17	Jones Road	1	30"

BASED UPON A REVIEW OF THE PLAT AND ASSOCIATED PLANS, I, THE BELOW SIGNED PROFESSIONAL ENGINEER FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE CURRENT WALKER COUNTY FLOODPLAIN REGULATIONS. I FURTHER UNDERSTAND AND AGREE THAT THIS FINDING IS MADE BY AND THROUGH MY INDEPENDENT REVIEW, AND WALKER COUNTY HAS NO RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

  
JOE M. SHERWIN, P.E.  
MCMANUS & PAYNE  
TYPE FIRM #15276  
PO Box 156  
New Waverly, Texas 77358  
713-305-0698



NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HERE-AFTER 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 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.

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, 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.

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 SHALL BE INSTALLED WITHIN THE DEDICATED UTILITY EASEMENT, UNLESS SPECIFICALLY EXCEPTED BY THE SUBDIVISION REGULATIONS.

EACH LOT WILL BE SERVED BY PRIVATE ON-SITE WATER WELLS

THERE IS HEREBY DEDICATED A PRIVATE EASEMENT FOR DRAINAGE PURPOSES, EXTENDING A DISTANCE OF 15 FEET ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.

DRAINAGE EASEMENT TABLE

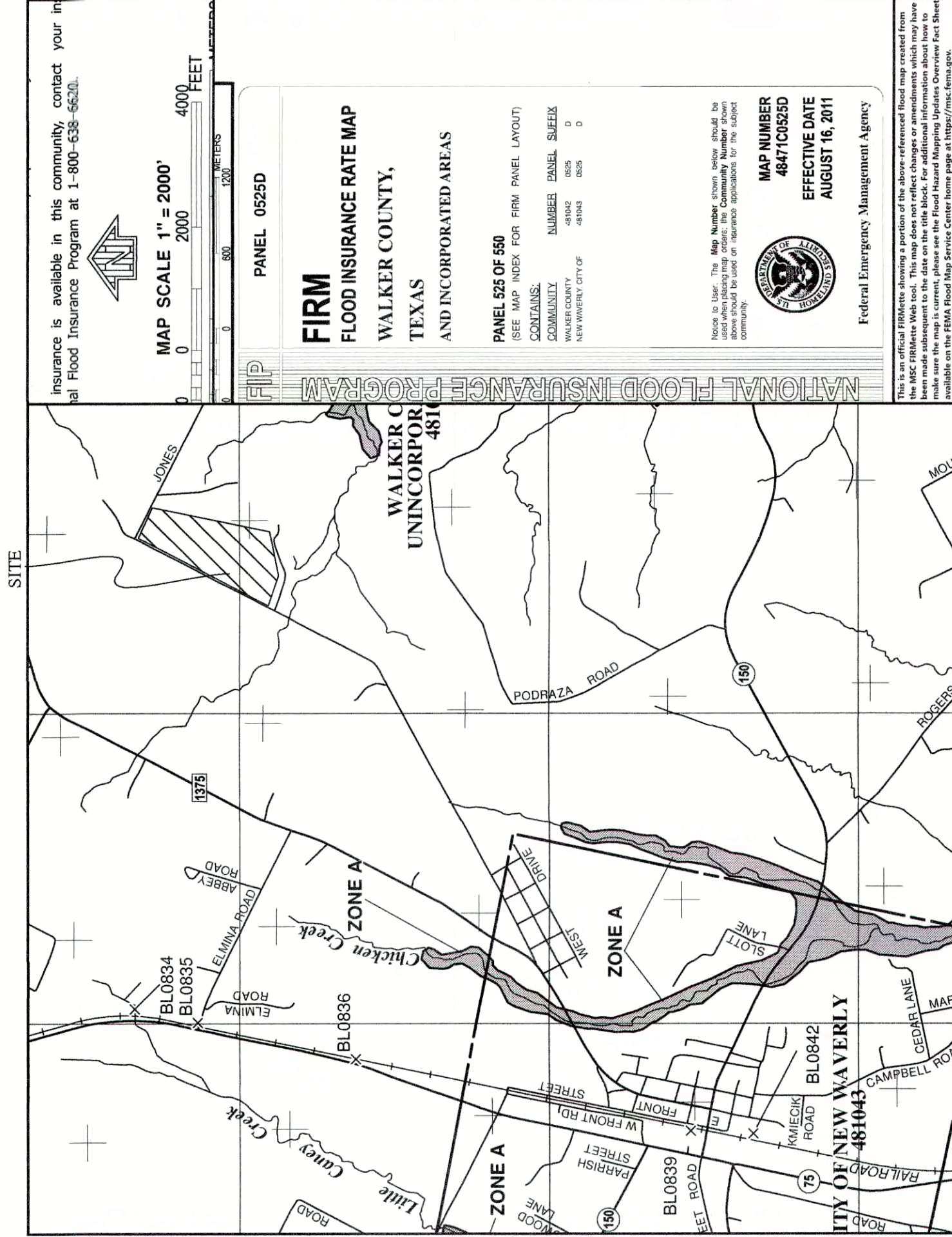
LINE	BEARING	DISTANCE
DE1	N 62°43'24" W	298.32'
DE2	N 13°59'31" E	280.74'
DE3	N 42°14'59" E	333.30'
DE4	N 42°14'59" E	333.77'
DE5	N 13°59'31" E	294.22'
DE6	N 24°31'43" E	248.49'
DE7	N 07°33'16" E	285.72'
DE8	N 07°33'16" E	286.92'
DE9	N 24°31'43" E	239.21'
DE10	N 62°43'24" W	297.92'

ROW DEDICATION TABLE

LINE	BEARING	DISTANCE
ROW1	N 27°16'36" E	2514.61'
ROW2	S 62°06'21" E	773.68'
ROW3	S 03°18'22" E	17.57'
ROW4	N 70°47'34" W	15.08'

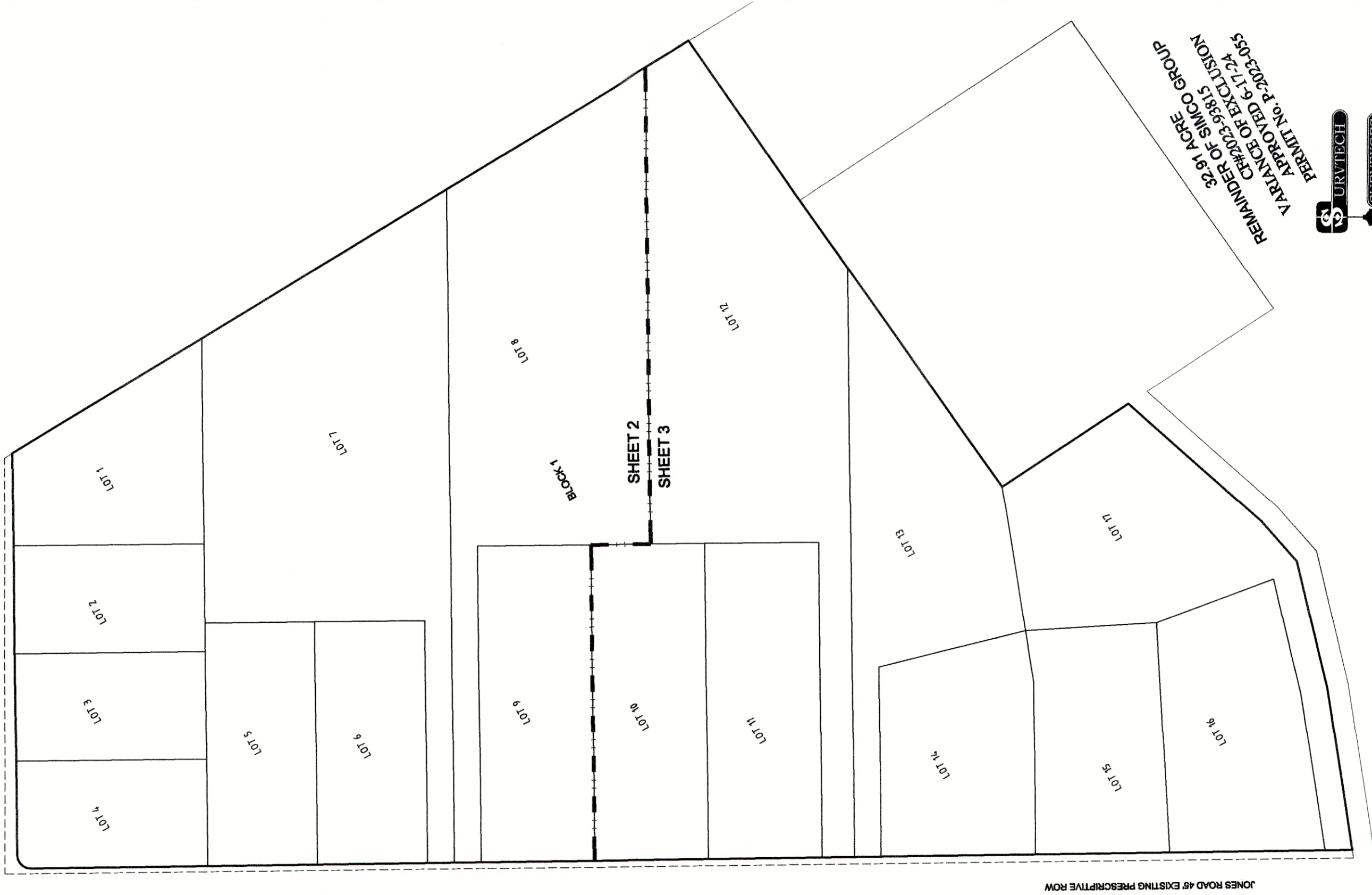
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
ROW5	25.00'	39.29'	35.37'	S 72°17'54" W	90°02'34"

VICINITY MAP AND EFFECTIVE FIRM



BY GRAPHIC SCALING ONLY THIS PROPERTY LIES IN FLOOD ZONE X ACCORDING TO FEMA MAP PANEL No. 48471C0525D

JONES ROAD (PRESCRIPTIVE ROW VARIES. SEE NOTE)



REMAINDER OF SIMCO GROUP  
APPROVED 9/17/24  
PERMIT No. P-2023-035





## Annette Olivier

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**From:** Steffanie DeLoss <SDeLoss@bleylengineering.com>  
**Sent:** Wednesday, February 5, 2025 10:13 AM  
**To:** Andrew Isbell; Annette Olivier  
**Cc:** Toni Kesler  
**Subject:** Jones Reserve Conditional No Objection

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

Annette/Andrew,

We offer a conditional no objection to Jones Reserve as they relate to the Walker County Subdivisions Regulations, which includes the following:

Construction Plans: Jones Reserve  
Engineer: Joe M. Sherwin (License No. 91996)  
Firm: McManus & Payne (TBPELS Firm No. 15276)  
Sealed On: 1/16/2025

Opinion of Cost: N/A, No public improvements are proposed.

Plat: Jones Reserve  
Surveyor: Michael Craig Warren (License No. 4935)  
Firm: Survtech Corporation (TBPELS Firm No. 10005100)  
Sealed On: 1/31/2025

Last Submittal: 1/31/2025  
No Objection: 2/5/2025

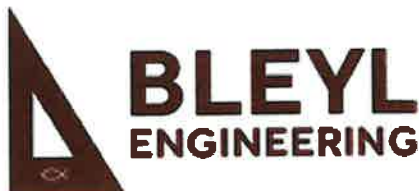
Please note the following conditions:

1. Ensure all items in the administratively incomplete letter are completed.
2. Complete the development permit.

Thanks,

**Steffanie DeLoss, PE, CFM**

Department Manager  
Land and Site Development



**TBPELS Firm No. 678**

100 Nugent Street  
Conroe, TX 77301