

McCaffety Electric Co., Inc.

P.O. Box 163
Huntsville, TX 77342-0162

Telephone: (936) 295-2831

Fax: (936) 291-6313

February 10, 2025
Walker County Precinct 3
2986 A SH 19
Huntsville Texas 77320
936-295-7984

Buy Board # 733-24

Reference: **Emergency Generator**

McCaffety Electric is pleased to submit an estimate on the Electrical Scope of Work

Note: Our quotation **includes** the following

- Provides Labor and Material

- 1- 48 KW 120/230 1 phase Kohler Generator Steel N3R enclosure
- 2- 1- 200-amp ATS 120/240 1 phase
- 3- 1- 100 amp ATS 120/240 1 phase
- 4- Pad Concrete
- 5- Conduit , wire , Start up
- 6- Trenching

\$ 36,593.00

Connect both building to generator

Plumbing budget 2500.00

Add \$ 350.00 for meter upgrade if required

Thank You

Robert McCaffety

TECL 19206

ME 3181

Excludes : NG piping from Gas meter , Utility cost , Shop power

This quotation is good for thirty (30) days. Payment terms are net 30 upon receipt of Invoice.

If you have any questions please call Robert McCaffety at McCaffety Electric, 936-295-2831.

Authorized Signature

Date

Project/Purchase Order Number



Walker County
1301 Sam Houston Ave, Suite 235
Huntsville TX 77340

Purchase Requisition 35329

10076
McCaffety Electric Co., Inc.
P O Box 163
Huntsville TX 77342-0163

Page	Page 1 of 1
Preparer	Smith, Luciann
Required Date	02/11/2025
Accounting Date	02/11/2025
Department	Road and Bridge Precinct 3
Name	McCaffety Electric for generator

Do not exceed the amount on this purchase order without a notification from the Purchasing Department. If a change order is required prior approval is needed from the Purchasing Agent.

*

Quote dated 2/10/25

*

Buyboard Contract# 733-24

	Product name	Vendor	Quantity	Unit	Unit price	Total amount
1	Purchase and Installation of Generator	10076	36,593.00	usd	1.00	36,593.00
	To include: 48KW 120/230 1 phase Kohler generator with steel N3R enclosure; 200 amp ATS 120/240 1 phase; 100 amp ATS 120/240 1 phase; Concrete pad, conduit, wire, start-up and trenching - \$36,593 105.80511.19990 - \$36,593.00					
2	Connect buildings to generator	10076	2,850.00	usd	1.00	2,850.00
	Plumbing - \$2,500 Meter upgrade - \$350 105.80511.19990 - \$2,850.00					

Total distribution amount : \$39,443.00

BID# C2360-25-012 Gasoline and Ultra Low Diesel Fuel
Bid Due Date: 2/14/25 at 11:00 AM

Vendor

Suncoast Resources LLC
 Ryan Wilson/Aaron Scheffler- 713-429-6702
contractpricing@suncoastresources.com

Vendor

Hardy Petroleum
 Joel Hardy
hardypetroleum@outlook.com
 936-295-3555

Vendor

Navasota Oil Inc.
 James Blalock
jrbncc@aol.com
 936-825-6631

Location	Fuel Type
Road & Bridge Precinct 1 Bob-tail	Unleaded
Road & Bridge Precinct 1 Bob-tail	Ultra Low Diesel
Road & Bridge Precinct 2 Transport	Unleaded
Road & Bridge Precinct 2 Transport	Ultra Low Diesel
Road & Bridge Precinct 3 Transport	Unleaded
Road & Bridge Precinct 3 Transport	Ultra Low Diesel
Road & Bridge Precinct 4 Bob-tail	Unleaded
Road & Bridge Precinct 4 Bob-tail	Ultra Low Diesel

Differential (Freight, State Tax, Margin)
\$0.6150
\$0.6150
\$0.5820
\$0.5820
\$0.5820
\$0.5820
\$0.9200
\$0.9200

Differential
\$0.4445
\$0.4530
No Bid
No Bid
No Bid
No Bid
\$0.4445
\$0.4530

Differential
\$0.2837
\$0.2931
\$0.2837
\$0.2931
\$0.2837
\$0.2931
\$0.2837
\$0.2931

Fees Added to "Rack Price"

Transport Freight
Transport State Excise Tax
Transport Margin
Transport PST Fee
Additional Fees
TOTAL DIFFERENTIAL

Unleaded	Ultra Low Diesel
Varies by Location	Varies by Location
\$0.2000	\$0.2000
\$0.2500	\$0.2500
Varies, please see additional product delivery fee	Varies, please see additional product delivery fee
See Below	See Below
\$0.4500	\$0.4500
Total Differential (Not Accurate due to vary pricing for freight and PSTFee)	Total Differential (Not Accurate due to vary pricing for freight and PSTFee)

Unleaded	Ultra Low Diesel
\$0.0625	\$0.0710
\$0.2000	\$0.2000
\$0.1800	\$0.1800
\$0.0020	\$0.0020
None Submitted	None Submitted
\$0.4445	\$0.4530

Unleaded	Ultra Low Diesel
\$0.0580	\$0.0670
\$0.2000	\$0.2000
\$0.0200	\$0.0200
\$0.0057	\$0.0061
None Submitted	None Submitted
\$0.2837	\$0.2931

Additional Fees

*Transport Margin for SCR is per Gallon

*Demurrage: Driver is allowed one hour onsite, any time after will be charged \$95.00 per hour pro-rated

*Petroleum Product Delivery Fee

*Winter Fuel Additive: Additional \$0.0500 per gallon
 <2,500 gallons \$1.70
 2,500 gallons, but <5,000 gallons \$3.45
 >5,000 gallons, but <8,000 gallons \$5.45
 ≥ 8,000 gallons, but <10,000 gallons \$6.95
 ≥ 10,000 gallons \$3.45 for each increment of 5,000 gallons

*Deliveries less than 500 gallons will have a \$250.00 delivery fee added
 Differential does not include Federal Superfund, Federal Fuel Tax or Federal Oil Spill

*Dry runs will be charged at \$330.00 each



Bid Tab- Mold Abatement- WCC

BID NUMBER: RFP C2360-25-009
BID OPENING DATE: January 30, 2025 at 11:00AM

VENDOR:	AAR Incorporated		VENDOR:	RNDI Companies		VENDOR:	American Abatement	
CONTACT:	Michael Mackey		CONTACT:	Diana Cross		CONTACT:	Reginald Powell/Phillip Sadberry	
PHONE #:	713-466-6800	713-466-6800 / 281-650-8106	PHONE #:	713-928-1697 / 214-876-3069		PHONE #:	210-408-8131 / 210-240-4741	
		Costs	BAFO		Costs	BAFO	Costs	BAFO
		\$ 39,150.00	\$ 39,150.00		\$ 47,960.00	\$ 47,960.00	\$ 58,734.00	\$ 55,734.00
Total Cost		\$ 39,150.00			\$ 47,960.00		\$ 58,734.00	
Points		40.00			32.65		26.66	
		Worst Case Scenario Additional Cost			Worst Case Scenario Additional Cost		Worst Case Scenario Additional Cost	
		Additional Mold Remediation Price-(For Possible additional SOW to include an additional 4ft of wall surface)	\$ 6,400.00		Notification Pricing- Notify the State to perform the work	\$ 350.00	Unit Price(Per SQFT for any additional molded drywall material inside the containment area)	\$ 24.60
		additional SOW to include an additional 4ft of wall surface)	\$ 36,740.00		Replace Drywall and Paint to Match with no cove base included	\$ 7,730.00	Unit Price(Per SQFT for any additional build back inside the containment area)	\$ 8.40
		Total Additional Price	\$ 43,140.00		3rd Party Clearance Report	\$ 3,500.00	Total Additional Price- If Worst Case Scenario and all the drywall inside the work area is molded and we must remove remaining 4' of drywall up to the ceiling (650 sf @ \$33.00 = \$21,450.00) on top of the original quote \$55,734.00, for a total cost of \$77,184.00	\$ 21,450.00
					Additional 2' up at a time if mold spread further than 4 foot up. Price is per linear foot.	\$ 60.00		
Notes		No 3rd Party Cost Included			TIPS Contract # 24010402 Job Order Contract for General Construction		No Contract or Co-op pricing	
					3rd Party Clearance listed as part of BAFO at additional cost to Walker County		No 3rd Party Clearance Included	

Walker County 3rd Party Clearance thru AMS - David Heyser \$875.00 (7 samples at \$75 each for the containment areas plus \$350 inspection and reporting fee)



Bid Tab Microsoft Surface Pro

VENDOR: CDW				VENDOR: SCW-Southern Computer Warehouse				VENDOR: GTS Technology Solutions			
CONTACT: Ryan Benoit				CONTACT: Josh Reardon				CONTACT: Callie Dunn			
PHONE #: 312.547.2072				PHONE #: 877-GOTOSCW Ext 291				PHONE #: 512.452.0651			
EMAIL: ryan.benoit@cdwg.com				EMAIL: josh.reardon2@scw.com				EMAIL: callie.dunn@gts-ts.com			
Contract# DIR-CPO-4471				Contract# DIR-CPO-4471				No Contract Price			
Item	Quantity	Unit Price	Extended Price	Item	Quantity	Unit Price	Extended Price	Item	Quantity	Unit Price	Extended Price
Microsoft Surface Pro 11 5G Plus- 13" - 16 GB RAM - 256 GB SSD - Windows 11 Pro - Platinum	2	\$ 1,287.99	\$ 2,575.98	Microsoft - Microsoft Surface Pro Copilot+ PC for Business 11th Edition - tablet - Snapdragon X Plus - X1P-64-100 / up to 3.6 GHz - Win 11 Pro - Qualcomm Adreno - 16 GB RAM - 256 GB SSD - 13" touchscreen 2880 x 1920 @ 120 Hz - NFC, Wi-Fi 7, Bluetooth - 5G	2	\$ 1,287.99	\$ 2,575.98	Microsoft Surface Pro11 5G 13in Plus/16/256 Win11 Platinum (Qualcomm/Snapdragon)	2	\$ 1,461.18	\$ 2,922.36
Microsoft Surface Thunderbolt 4 Docking Station	2	\$ 251.990	\$ 503.98	Microsoft Surface Thunderbolt 4 Docking Station	2	\$ 233.99	\$ 467.980	Microsoft Surface Thunderbolt 4 Dock	2	\$ 239.30	\$ 478.60
Microsoft Surface Pro Keyboard - keyboard - with accelerometer, trackpad, Surface Slim Pen 2 storage and charging tray -	2	\$ 235.19	\$ 470.38	Keyboard - with touchpad, accelerometer, Surface Slim Pen 2 storage and charging tray - backlit - wireless - Bluetooth LE - QWERTY - English - black - with Slim Pen	2	\$ 350.98	\$ 701.960	Microsoft Surface Pro KB w/Slim Pen Commercial Black	2	\$ 223.58	\$ 447.16
Microsoft Surface Arc Mouse - mouse - Bluetooth 4.1 - light gray	2	\$ 67.19	\$ 134.38	Microsoft Surface Arc Mouse - mouse - Bluetooth 4.1 - light gray	2	\$ 62.39	\$ 124.780	Microsoft : Surface Arc Mouse Wireless Bluetooth Commercial Black	2	\$ 77.48	\$ 154.96
TOTAL COST			\$ 3,684.72				\$ 3,870.70				\$ 4,003.08

WALKER COUNTY FACILITY USE POLICY

Application No. FR 2025-

Facility Requested: Grass Facing 11th St. Date Requested: 4-8-25

Time(s): _____

The facility will be used for the following purpose(s):

CHILD ABUSE PREVENTION AWARENESS MONTH - Pinwheel + Sign

It is hereby understood and agreed that the below named individual or organization(s) will assume responsibility for the repair or replacement of any Walker County premises and/or equipment which might be damaged during the license period. It is also understood that the security deposit may be forfeited for failure to comply with the Walker County Facility Use Policy.

Licensee: CHILDREN SAFE HARBOR Signed by: Elan M. Crane

Printed Name: Elan M. Crane Phone: 281-541-4879

Address: 1519 Oddfellow St. Conroe, TX 77301

Rental Fee: _____ Deposit: _____

Please return forms and fees to: Ali Hargis at ahargis@co.walker.tx.us

Walker County, Office of the County Judge, 1100 University Ave., Huntsville, Texas, 77340.

For Office Use Only

Date Received: _____ By: _____

Court Approval date: _____ Request: _____ Approved _____ Denied _____

Special Requirements:

WALKER COUNTY FACILITY USE POLICY

Release of Liability

Walker County, Texas, hereinafter a licensor, grants permission to CHILDRENS SAFE HARBOR hereinafter, a licensee, to use the GRASS FLOWERS 1st ST., hereinafter, the premises, as follows:

Date: APRIL 8th

Time: 7:30-9:30 SET UP - TAKE DOWN 5PM

Purpose: BRING AWARENESS TO 2,000+ CHILDREN WHO SOUGHT REFUGE of CHILDREN SAFE HARBOR.

Licensor shall not be liable for any personal injury or property damage occurring on or to the premises or to any persons in or on the premises, whether negligent or otherwise.

Licensee shall not make any claim against Licensor for any loss or damage described in this section.

Licensee understands and agrees to take the premises as they find them.

Licensee hereby releases Licensor from any and all actions, causes or actions, claims and demands for, upon or by reason of any damage, loss or injury, which hereafter may be sustained.

This release, extends and applies to, and also covers and includes, all unknown, unforeseen, unanticipated and unsuspected injuries, damages, loss and liability and the consequences thereof.

The provisions of any state, federal, local law or statute providing in substance that releases shall not extend to claims, demands, injuries or damages which are unknown or unsuspected to exist at the time, to the person executing such release, are hereby expressly waived.

The statements and agreements herein are not merely recital but are contractual in character.

Licensee: CHILDREN SAFE HARBOR

Signed by: ELAN M. CRANE ELAN M. CRANE
(Organization Liaison - Signature and Printed Name)

Date: 2-4-25

WALKER COUNTY FACILITY USE POLICY

ACKNOWLEDGMENT OF RELEASE

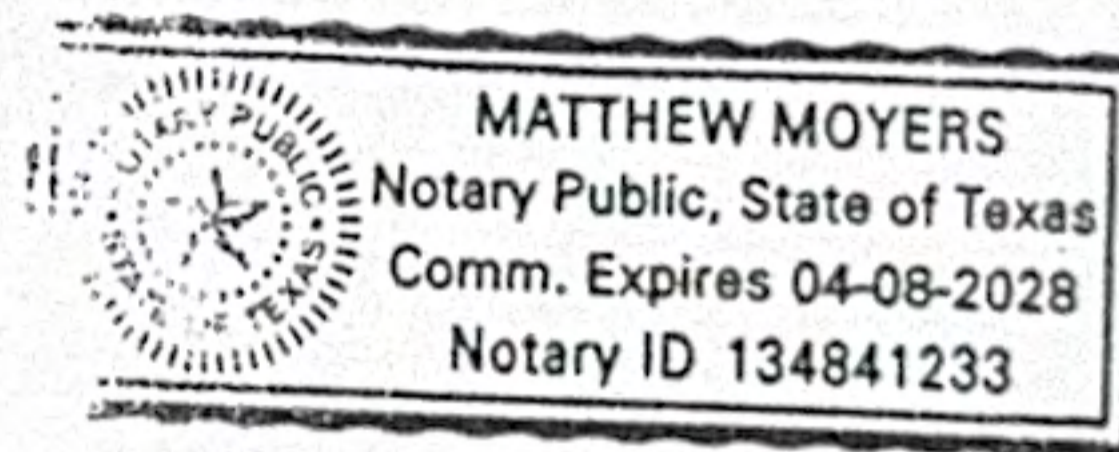
THE STATE OF TEXAS §

COUNTY OF WALKER §

Before me, the undersigned authority, in and for the said State and County, on this day personally appeared, Alan Crane known to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn on oath, state that he/she executed the same for the purposes and consideration therein expressed; that he/she had read it, fully understood its meaning and effect, know it is an unconditional release in full, and that he/she voluntarily executed it as such.

Given under my hand and seal of office on this 4th day of February, 2025.

Matthew Moyers
Notary Public in and for the State of Texas.



Shelly,

Typically, we put them in the grass in groups (please see short video as an example) because there are 2245 pinwheels put out. I think CASA puts them in flowerbeds. Because we have so many the grass would be good but I am not sure if you are saying it's not allowed to put in the grass at your courthouse?

Yes at 5:00pm we will have people show up to take down. Its literally there for a day so as people drive by they can see the pinwheels and banner.

<https://youtu.be/znOI9nYMM50?feature=shared>

Please check out this video and let me know if you have more questions or if there is anything else you need from me. I appreciate your help as we try to continue to bring more presence into Walker county for the vulnerable kids of the county.

Thank you,

Elan Crane
Sr. Industry Advisor
Wheelhouse Virtual Solutions
D: [936-873-8066](tel:936-873-8066)
TF: [800-598-4710](tel:800-598-4710)
C: [281-541-4879](tel:281-541-4879)
ecrane@wheelhousevs.com

From: Shelly Beaird <sbeaird@co.walker.tx.us>
Date: Wednesday, February 19, 2025 at 10:49 AM
To: Elan Crane <ecrane@wheelhousevs.com>
Subject: RE: WALKER COUNTY FACILITY USE POLICY

Hi Elan, I have a question about the date...on April 8, 2025 from 7:30-9:30am is set up and putting pin wheels in the flower beds (we cannot put them in the grass) at courthouse, correct? Then at 5:00pm they will be taken down?
Thank you in advance for confirming.

Thanks,
Shelly Beaird

From: Elan Crane <ecrane@wheelhousevs.com>
Sent: Friday, February 7, 2025 9:15 AM
To: Shelly Beaird <sbeaird@co.walker.tx.us>
Subject: WALKER COUNTY FACILITY USE POLICY

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.

Shelly,

Please find attached the form completed and notarized. Please feel free to let Judges, DA, prosecutors, VAC, law enforcement etc. know if they want to come out to put pinwheels in the ground with us we would love to have them join. We will have the Media present, Board members and staff of Children Safe Harbor as well as Bikers Against Child Abuse there all to help put them in the ground. If anyone wants to help, please let them know to bring a screwdriver to help put the pinwheels in the ground.

Thank you very much!

Elan Crane
Sr. Industry Advisor
Wheelhouse Virtual Solutions
D: [936-873-8066](tel:936-873-8066)
TF: [800-598-4710](tel:800-598-4710)
C: [281-541-4879](tel:281-541-4879)
ecrane@wheelhousevs.com



Bill Daugette, Commissioner
Walker County, Precinct 3
2986 B SH 19
Huntsville TX 77320



Date: February 6, 2025

The City of Riverside approves Walker County to do the following work, described as Project **2025-001**:

Trim overhanging trees from streets located within the city limits of Riverside

The cost agreed upon is \$3,000.00

Approved by the Mayor of Riverside and Commissioners' Court of Walker County

Approved

County Judge

Mayor of Riverside

Commissioner, Pct 1

Date

Commissioner, Pct 2

Commissioner, Pct 3

Commissioner, Pct 4

Date

COMMITTEE/BOARD MEMBER APPLICATION FORM

NAME _____

ADDRESS _____

CITY _____

_____ EMAIL _____

What board/committee are you interested in serving on? _____

Have you served on any County boards or committees before? If yes, which one?

What kind of experience would you bring?

Describe any type of community involvement you have had.

Date Received _____ By _____

The current process is:

1. Purchase requests are brought to Court for approval. For example,
 - a. I requested approval to purchase a used truck for an amount not to exceed \$50,000.
 - b. Court approved the request
 - c. I agreed to a price for the truck through a private vendor
 - d. I then had to wait almost 2 weeks for the next court to re-approve the purchase at our next meeting, and the seller was kind enough to hold the vehicle for us.
 - e. Court re-approved the request on a purchase that was already completed and agreed by both parties
 - f. The check itself was then approved as a part of the bill pay section of the agenda.
 - g. So, there are 3 approvals for a single purchase

Steps d and e are the problem. Since the court had already approved the purchase, why does it have to come back for a re-approval? The purchase is below the Court's approved limit and has already been agreed to by both parties and the possibility of denial by the Court is remote, at best. I would like to propose the following and am requesting your guidance as to whether or not it is a legally compliant process:

2. Purchase requests for less than \$50,000 are brought to Court for approval.
 - a. Court approves or denies the request.
 - i. If approved the motion would also include the authorization and approval to issue the check for the purchase for an amount of less than \$50,000 based upon the approval of the Purchasing Agent that the proper procedures were followed and by Auditor certifying the same using our Purchase Order process
 - b. Once the purchase is finalized a PO can be obtained for the purchase amount and a check issued by the Treasurer.
 - c. The purchase can be finalized

This process would eliminate what is now a cumbersome and frustrating purchasing process that extends what should take a few days into weeks.

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 Montalbano	A2. Property Owner's First Name Anthony C. and Kathryn S.	Application Number: P-2021-039
A3. Mailing Address [REDACTED]		Date of Submittal: 12-13-24
		Precinct Number: 4
City [REDACTED]	State [REDACTED]	ZIP Code [REDACTED]
A4. Primary Telephone Number [REDACTED]	A5. Alternate Phone Number	
A6. Email Address [REDACTED]	A7. Name of Lienholder (If no lienholder mark "None")	
SECTION B – PROFESSIONAL SERVICES Owner shall provide the names of the Professional Engineer, Registered Professional Land Surveyor, and any Authorized Representative for the Plat Application. By including the information of an Authorized Representative on the application the Owner/Applicant agrees that this individual is given authority to sign for, submit, receive, and make any decisions related to the submitted application on behalf of the owner. In the case that the owner wishes to retract this authority, the Owner/Applicant shall submit this retraction in writing to the Planning and Development Office. If no Authorized Representative is named then all communications related to the project will be submitted to the Owner/Applicant. All correspondence, including but not limited to notices, approvals, disapprovals, and conditions are authorized to be sent to any listed Mailing Address or Electronic Mail account.		
B1. Name of Registered Professional Land Surveyor (R.P.L.S.) Brian K. Lunell	B2. Phone Number of R.P.L.S. 936-506-2671	
B3. Email of R.P.L.S. blunell@bourlandsurveying.com	B4. Mailing Address of R.P.L.S. 608 W, Worsham, Ste. 300 Willis, TX 77378	
B5. Name of Professional Engineer	B6. Phone Number of P.E.	
B7. Email of P.E.	B7. Mailing Address of P.E.	
B9. Name of Authorized Representative	B10. Phone Number of Authorized Representative.	
B11. Email of Authorized Representative	B12. Mailing Address of Authorized Representative.	

SECTION C – PARENT TRACT PROPERTY INFORMATION				
Information for the tract or tracts of land that are the subject of the plat application				
C1. Is the property located within the city limits of Huntsville, New Waverly, or Riverside? (Mark with "X")			*Yes	<input checked="" type="checkbox"/> No
<i>*If the answer to C1 is "Yes" then the applicant will need to apply to the City having jurisdiction.</i>				
C2. Is the property within two miles of the City of Huntsville? (Mark with "X")			*Yes	<input checked="" type="checkbox"/> No
<i>*If the answer to C2 is "Yes" then the applicant will need to submit any plat applications to the City of Huntsville.</i>				
C3. Is the property within 1/2 mile of the City of New Waverly? (Mark with "X")			Yes	<input checked="" type="checkbox"/> No
<i>The Abstract, Tract #, and Survey Name are generally included in the property description on the deed, the Geographic Id # can be obtained from the Walker County Appraisal District, the Appraisal District Map or the most recent property tax statement issued for the property. If a property is in a platted subdivision items B10 – B13 must be filled out using information from the property deed, if not in a platted subdivision mark these sections "NA"</i>				
C4. Property Acreage	C5.. Appraisal Geographic ID #	C6. Survey Name	C7. Abstract #	
0.204	8826-003-0-00900	PLEASANT GRAY	24	
Section C8 – C11 are for Amending Plat and Replat Applications only.				
C8. Subdivision Name		C9. Lot #s	C10. Block #	C11. Section #
73 HILLSBORO		1	1	1
C12. Deed Record Filing Information for Parent Tract (s) (WCDR and WCOPR are the record sets of the County Clerk - Mark the record set with an "X") If more than one tract please indicate multiple deeds.				
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
87096		<input checked="" type="checkbox"/>	Walker County Official Public Records (WCOPR)	
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
87275		<input checked="" type="checkbox"/>	Walker County Official Public Records (WCOPR)	
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
100264		<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)	
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. X _____ Re-Plat / Amending Plat Application (This application is required to alter or amend a previously platted subdivision)				
D4. _____ Exception Application (This application is required in order to obtain approval for subdivisions excepted from the WCSR.)				
SECTION E - REQUEST FOR A GUIDANCE REVIEW				
The request for a guidance review is only allowable if an application is submitted incomplete. The guidance review is voluntary and must be requested by the owner/applicant below and authorized by the County. This review of the submitted documents prior to a complete application is outside the standard review timelines, however the applicant/ owner may proceed to submit a complete application without awaiting the results of this review. If at any time during the Guidance Review process a completed application is submitted then the Guidance Review will cease, and the incomplete results of the review will not be forwarded to the applicant. Any deficiencies or comments released as part of the guidance review are not to be considered as a final review, but are collected to assist the owner and owner's agents in their efforts to comply with the regulations.				
E1. The Developer/Owner does hereby voluntarily make a request for a "Guidance Review" of the application if the application is found to be incomplete.			X	Yes, a review is requested
				No, a review is not requested

SECTION F – SUBDIVISION APPLICATION DETAILS

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

F1. Original Acreage 0.204	F2. Original # of Tracts 3	F3. # of Proposed Lots 1	F4. Proposed Name of Subdivision 73 HILLSBOROUGH
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SECTION G – ENGINEERING AND PROPOSED IMPROVEMENTS

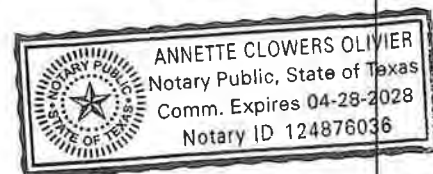
G1. Will the proposed subdivision utilize a public water system?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
G2. Will the proposed subdivision utilize individual on-site sewage facilities?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
G3. Will the proposed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

SECTION H – CERTIFICATIONS AND ACKNOWLEDGEMENTS

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

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>Kathryn S. Montalbano</i>	Date <i>12-13-24</i>	Printed Name <i>Kathryn S. Montalbano</i>
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>Kathryn S. Montalbano</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>19th</u> Day of <u>December</u> , 20 <u>24</u>		



THE STATE OF TEXAS §
COUNTY OF WALKER §

I, Anthony C. Montalbano co-owner of the certain tract of land shown hereon and described in deeds recorded in Document No's 2023-87096, 2023-87275 and 2024-100264 of the Official Records of Walker County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby re-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 LOT 8A, BLOCK 3, SECTION 6 OF WILDWOOD SHORES SUBDIVISION.

TO CERTIFY WHICH, WITNESS by my hand this 31ST day of JANUARY, 2025

By: Anthony C. Montalbano
Anthony C. Montalbano
Owner
73 Hillsborough
Huntsville, Texas

I, Kathryn Montalbano co-owner of the certain tract of land shown hereon and described in deeds recorded in Document No's 2023-87096, 2023-87275 and 2024-100264 of the Official Records of Walker County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby re-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 LOT 8A, BLOCK 3, SECTION 6 OF WILDWOOD SHORES SUBDIVISION.

TO CERTIFY WHICH, WITNESS by my hand this 31 day of JANUARY, 2025

By: Kathryn Montalbano
Kathryn S. Montalbano
Owner
73 Hillsborough
Huntsville, Texas

THE STATE OF TEXAS §
COUNTY OF WALKER §

BEFORE ME, the undersigned authority, on this day personally appeared Anthony C. Montalbano, Owner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration therein expressed, and in the capacity therein and herein set out and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this 31ST day of JANUARY, 2025.

Brandi Elaine Doshier
Notary Public in and for the State of Texas

My Commission expires 3/18/2026

THE STATE OF TEXAS §
COUNTY OF WALKER §

BEFORE ME, the undersigned authority, on this day personally appeared Kathryn S. Montalbano, Owner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration therein expressed, and in the capacity therein and herein set out and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

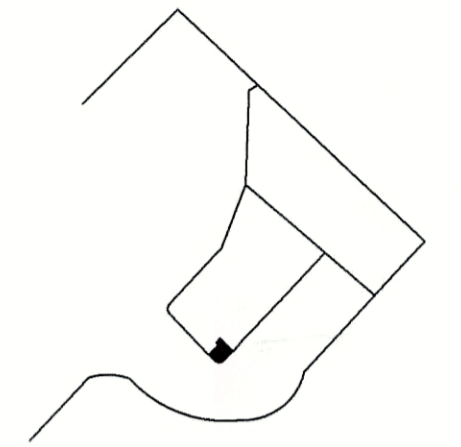
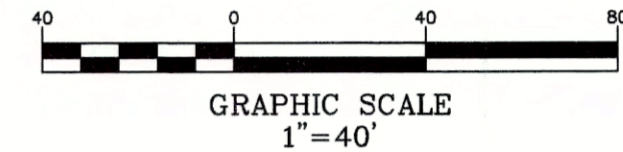
this 31ST day of JANUARY, 2025.

Brandi Elaine Doshier
Notary Public in and for the State of Texas

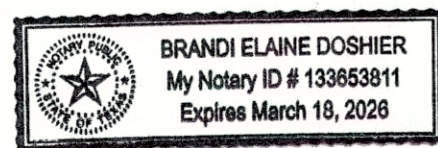
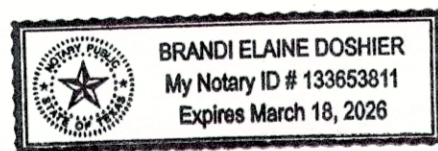
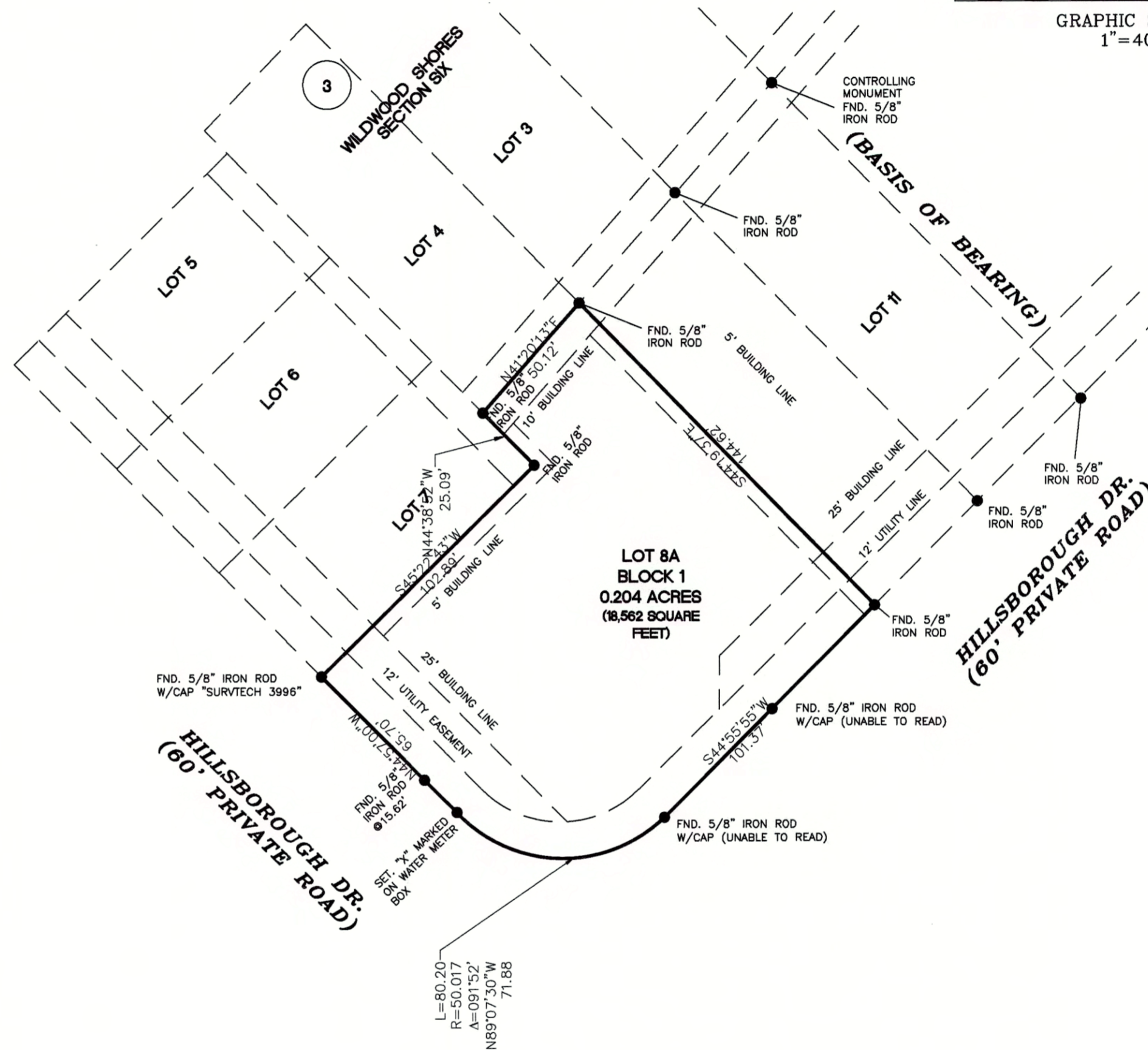
My Commission expires 3/18/2026

LOT 8A

A PRIVATE SUBDIVISION
BEING A REPLAT OF LOT(S) 8-10.
BLOCK 3, SECTION 6 OF WILDWOOD
SHORES, A PRIVATE SUBDIVISION



VICINITY MAP - NOT TO SCALE



LOT 8A

A PRIVATE SUBDIVISION

BEING A REPLAT OF LOT(S) 8-10.

BLOCK 3, SECTION 6 OF WILDWOOD SHORES, A PRIVATE SUBDIVISION

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 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 fixed 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 KUYKENDALL
COMMISSIONER PRECINCT 1

RONNIE WHITE
COMMISSIONER PRECINCT 2

BILL DAUGETTE
COMMISSIONER PRECINCT 3

BRANDON DECKER
COMMISSIONER PRECINCT 4

COLT CHRISTIAN
COUNTY JUDGE

CERTIFICATION BY THE COUNTY CLERK

I, Kari French, Clerk in and for Walker County, Texas, do hereby certify that this plat with its certificates of authentication was filed for record in my office the

_____ day of _____, 20_____, in the Plat Records of Walker County in Volume

_____ Page _____.

Kari French, Clerk, County Court,
Walker County, Texas

By _____ Deputy

CERTIFICATION BY THE COUNTY CLERK

I, Kari French, Clerk in and for Walker County, Texas, do hereby certify that this plat with its certificates of authentication was filed for record in my office the

_____ day of _____, 20_____, in the Plat Records of Walker County in Volume

_____ Page _____.

Kari French, Clerk, County Court,
Walker County, Texas

By _____ Deputy

NOTES:

- THE PLAT OF WILDWOOD SHORES SECTION SIX IS RECORDED UNDER VOLUME 4, PAGE 7 OF THE PLAT RECORDS OF WALKER COUNTY, TEXAS.
- THE PURPOSE OF THIS MINOR PLAT IS TO COMBINE LOTS 8, 9 AND 10, BLOCK 3.
- BASED ON GRAPHICAL PLOTTING, THIS TRACT LIES WITHIN UNSHADED ZONE "X" AND NO PORTION OF THIS TRACT LIES WITHIN THE 500 YEAR FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SHOWN ON MAP NUMBER 48471C0355D FOR THE CITY OF HUNTSVILLE, TEXAS, DATED: AUGUST 16, 2011.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
- BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON THE PLAT OF WILDWOOD SHORES IS RECORDED UNDER VOLUME 4, PAGE 7 OF THE PLAT RECORDS OF WALKER COUNTY, TEXAS.
- 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 OWNERS 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.
- THIS PLAT DOES NOT SEEK TO AMEND OR CHANGE ANY EXISTING DEED RESTRICTIONS.
- ALL OWNERS OF LOTS WITHIN THE SUBDIVISION SHALL HAVE THE RESPONSIBILITY OF COMPLYING WITH THE WALKER COUNTY REGULATIONS' POLICIES ON DRAINAGE RUNOFF DUE TO THE DEVELOPMENT OF IMPERVIOUS AREAS CREATED THROUGH THE DEVELOPMENT OF THE LOT FOR RESIDENTIAL, COMMERCIAL, OR RECREATIONAL USE. IT IS THE RESPONSIBILITY OF LOT OWNERS TO COMPLY WITH ANY REGULATIONS OR LIMITATIONS NOTED, AND PERMITS ISSUED BY WALKER COUNTY FOR DEVELOPMENT DO NOT ACT AS A WAIVER OR VARIANCE OF THE LOT OWNER'S RESPONSIBILITY TO PROVIDE FOR EXCESS RUNOFF AND DRAINAGE CREATED BY THE PERMITTED DEVELOPMENT. IF DETENTION OF WATER IS NECESSARY IN ORDER TO COMPLY WITH THE LOCAL, STATE, OR FEDERAL REGULATIONS INCLUDING BUT NOT LIMITED TO THE WALKER COUNTY SUBDIVISION REGULATIONS THEN THE OWNER MAY BE ABLE TO ACCOMPLISH COMPLIANCE WITH SAID POLICIES THROUGH CREATING DETENTION ON A SINGLE LOT, MULTIPLE LOTS, OR THE ENTIRE SUBDIVISION DEPENDING ON THE CIRCUMSTANCES INVOLVED AND DEPENDING ON THE OWNER'S ABILITY TO OBTAIN THE COOPERATION OF OTHER OWNERS IN THE SUBDIVISION. A COPY OF AN AGREEMENT BETWEEN OWNERS TO CREATE DETENTION SHALL BE SUBMITTED TO WALKER COUNTY AND FILED IN THE PUBLIC RECORDS BECOMING A RESTRICTION ON FUTURE OWNERS, HEIRS, AND ASSIGNS.
- ALL LOTS WITHIN THE SUBDIVISION AND THE OWNERS THEREOF MUST CONTINUE TO ACCEPT ALL EXISTING DRAINAGE FLOWS AND DRAINAGE STRUCTURES IN PLACE AT THE TIME OF DEVELOPMENT THAT ARE A PART OF OR NECESSARY TO THE EXISTING OR DESIGNED ROADS INFRASTRUCTURE OR THE EXISTING OR DESIGNED SYSTEM OF DRAINAGE, IN ADDITION TO ALL NATURAL FLOWS OF WATER ENTERING ONTO OR CROSSING THE PROPERTY.
- UTILITIES SHALL BE INSTALLED WITHIN A DEDICATED UTILITY EASEMENT. UTILITIES ARE NOT PERMITTED WITHIN DRAINAGE EASEMENTS, UNLESS SPECIFICALLY EXCEPTED BY THE SUBDIVISION REGULATIONS.
- CLUSTER AND INDIVIDUAL MAILBOXES, IF ALLOWED, SHALL BE ST 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.
- NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE DEVELOPED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WALKER COUNTY FLOODPLAIN ADMINISTRATOR UNLESS THE PROPOSED DEVELOPMENT IS EXEMPT OR EXCEPTED FROM THE WALKER COUNTY FLOODPLAIN DEVELOPMENT REGULATIONS. THE MINIMUM , LOWEST FINISHED FLOOR ELEVATION SHALL BE IN COMPLIANCE WITH THE LOCAL FLOODPLAIN REGULATIONS AND THE FINISHED FLOOR ELEVATION NOTED ON THE PLAT, WHICHEVER IS HIGHER.
- THE EXISTING FINISHED FLOOR ELEVATION = 283.8 FEET (NAVD 1988).
- 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 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 IS 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.
- WALKER COUNTY WILL AT NO POINT BE UNDER ANY OBLIGATION TO ACCEPT MAINTENANCE OF THE ROADS OR ASSOCIATED DRAINAGE FEATURES, AS THE ROADS AND ASSOCIATED DRAINAGE FEATURES WERE DEVELOPED AND APPROVED, BY THE REQUEST OF THE OWNER, SPECIFICALLY FOR PRIVATE MAINTENANCE.

CERTIFICATION BY THE SURVEYOR

I, Brian K. Lunell, certify that this plat represents a survey on the ground under my supervision and that all corners and monuments are as shown hereon.

Brian K. Lunell
Registered Professional Land Surveyor No. 5954



BOURLAND
LAND SURVEYING, LLC
608 W. WORSHAM ST.
WILLIS, TX 77378
(936)653-2264
TBPLS FIRM REG # 10194525
PROJECT NO. 24195

**VARIANCE REQUEST TO THE SUBDIVISION REGULATIONS
OF WALKER COUNTY, TEXAS**

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

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

SECTION D –VARIANCE REQUEST

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

D.1 A Variance is requested to Section(s) 3.36 of the Subdivision Regulations of Walker County, Texas as follows:

"Based on credible evidence of groundwater availability in the vicinity of the proposed subdivision,
the Commissioners Court determines the sufficient groundwater is available and will continue to be
available to the subdivided tract of land"

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

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

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

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

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

Based on the credible evidence of ground water availability in the vicinity of the proposed subdivision per the
"Texas Water Development Board" there is sufficient ground water available and will continue to be available to
supply the "Minor Subdivision" with (4) residential lots. , Therefore there is no need to get a ground water
testing/report. Please see the attached water well report per the Texas Water Development Board.

E.3 Will the failure to grant the variance requested result in any exceptional hardship to the applicant?
Yes X No _____

If yes please explain below:

Failure to grant the variance would cost the owner an excessive amount of money
that is not available to them for this proposed "Minor Subdivision" application.
Which would result in having to abandon this project and sell it at a loss.

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

Yes _____ No X Please list the additional measures below.

SECTION F -VARIANCE(S) GRANTED

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

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

SECTION G - NOTICE, ACKNOWLEDGEMENT, AND CERTIFICATIONS

NOTICE

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

WARNING

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

DISCLAIMER

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

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

Signature of Owner/Applicant

Date

Randall R. Tarte, Member

11/21/24

SECTION H - ACTION ON VARIANCE BY COMMISSIONER'S COURT

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

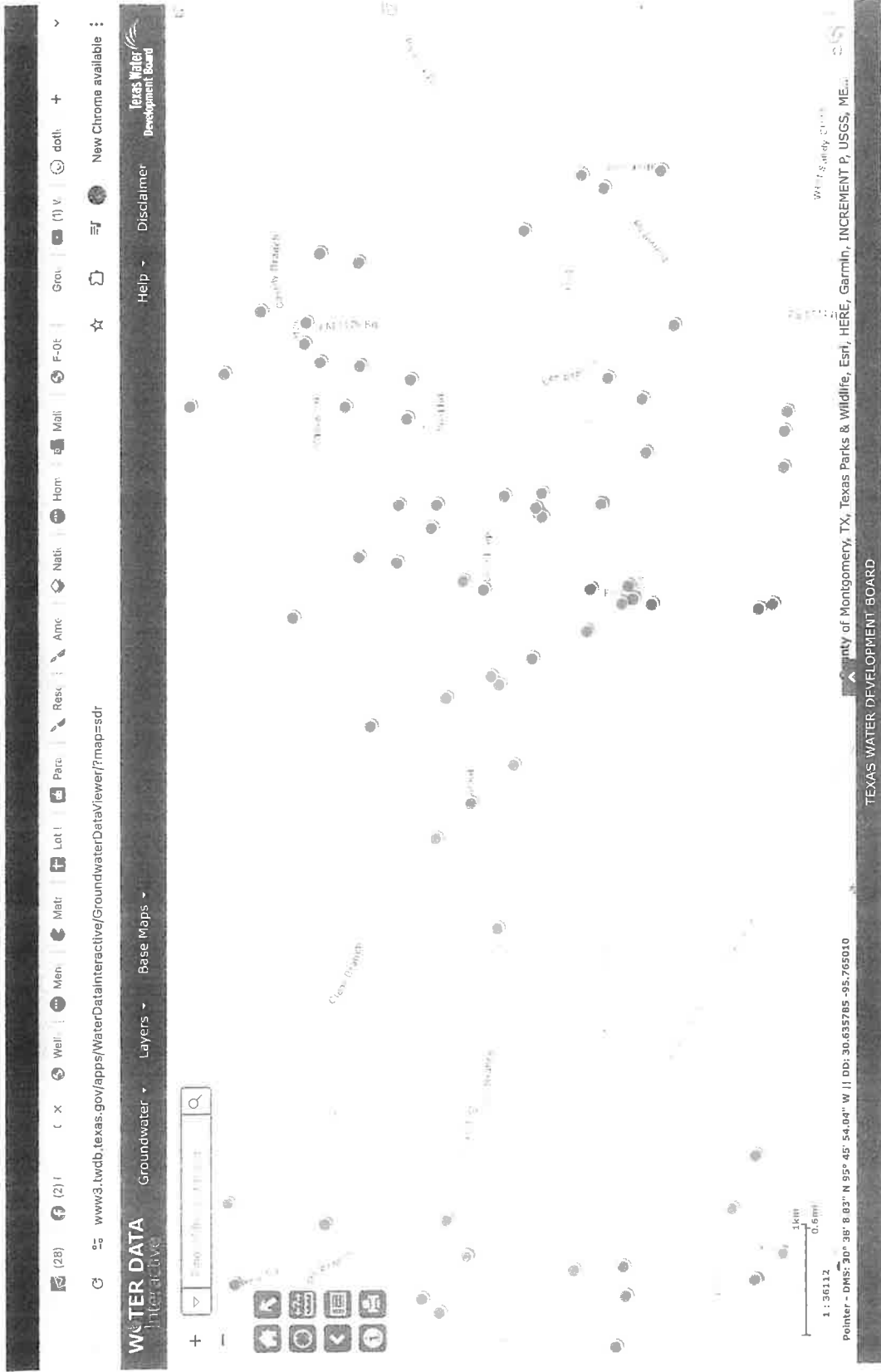
Commissioner's Court Signature

Printed Name

Date

Signature of Owner/Applicant acknowledging conditions after court action.

Date



STATE OF TEXAS WELL REPORT for Tracking #274967

Owner: **CHARLES & CAROLYN THOMPSON**

Owner Well #: **2-9360**

Address: [REDACTED]

Grid #: **60-26-3**

Well Location: [REDACTED]

RICHARDS, TX 77873

Latitude: **30° 37' 23" N**

Longitude: **095° 45' 27" W**

Well County: **Walker**

Elevation: **No Data**

Type of Work: **New Well**

Proposed Use: **Domestic**

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

	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
Borehole:	7.25	0	300

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

Borehole Completion: **CEMENTED**

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

Seal Method: **Positive Displacement**

Sealed By: **Driller**

Distance to Property Line (ft.): **No Data**

Distance to Septic Field or other concentrated contamination (ft.): **No Data**

Distance to Septic Tank (ft.): **No Data**

Method of Verification: **No Data**

Surface Completion: **Alternative Procedure Used**

Water Level: **90 ft. below land surface on 2011-12-23**

Measurement Method: **Unknown**

Packers: **4 X 2 1/2 TRI-SEAL 275 FT.**

Type of Pump: **Submersible**

Pump Depth (ft.): **160**

Well Tests: **Estimated** Yield: **60-80 GPM**

	Strata Depth (ft.)	Water Type
Water Quality:	30	GROUND
		Chemical Analysis Made: No
	Did the driller knowingly penetrate any strata which contained injurious constituents?: No	

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

Company Information: **AQUA STAR LLC**
25143 FM 1488
MAGNOLIA, TX 77355

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

Comments: **No Data**

Lithology:			Casing:			
DESCRIPTION & COLOR OF FORMATION MATERIAL			BLANK PIPE & WELL SCREEN DATA			
Top (ft.)	Bottom (ft.)	Description	Dia. (in.)	New/Used	Type	Setting From/To (ft.)
0	45	CLAY	4 N		PVC CASING	0-280 40
45	70	GRAVEL	2 1/2 N		PVC LINER	275-280 40
70	105	CLAY	2 1/2 N		PVC SCREEN	280-300 008
105	120	SAND				
120	270	CLAY				
270	300	SAND				

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

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

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

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

STATE OF TEXAS WELL REPORT for Tracking #482375

Owner:	Janine Riggs	Owner Well #:	No Data
Address:	[REDACTED] Richards, TX 77873	Grid #:	60-18-9
Well Location:	[REDACTED] Richards, TX 77873	Latitude:	30° 37' 40.86" N
Well County:	Walker	Longitude:	095° 46' 15.33" W
		Elevation:	No Data
Type of Work:	New Well	Proposed Use:	Domestic

Drilling Start Date: **4/25/2018** Drilling End Date: **5/3/2018**

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	6.75	0	375
Drilling Method:	Mud (Hydraulic) Rotary		
Borehole Completion:	two piece		

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks & material)</i>
Annular Seal Data:	0	20	Cement 2 Bags/Sacks
	133	233	Cement 7 Bags/Sacks

Seal Method: Pressure	Distance to Property Line (ft.): No Data
Sealed By: Driller	Distance to Septic Field or other concentrated contamination (ft.): No Data
	Distance to Septic Tank (ft.): No Data
	Method of Verification: No Data

Surface Completion:	Surface Sleeve Installed	Surface Completion by Driller
---------------------	---------------------------------	--------------------------------------

Water Level: **68 ft. below land surface on No Data**

Packers: **Rubber at 213 ft.**
Rubber at 214 ft.

Type of Pump: **Submersible** Pump Depth (ft.): **200**

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

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

	Strata Depth (ft.)	Water Type
Water Quality:	235 - 255	No Data
		Chemical Analysis Made: No
	Did the driller knowingly penetrate any strata which contained injurious constituents?:	No

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

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

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

Comments: **No Data**

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

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

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

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

STATE OF TEXAS WELL REPORT for Tracking #669417

Owner:	Leslee Herle	Owner Well #:	No Data
Address:	[REDACTED] Richards, TX 77873	Grid #:	60-18-9
Well Location:	[REDACTED] Richards, TX 77873	Latitude:	30° 37' 48.04" N
Well County:	Walker	Longitude:	095° 45' 39.89" W
		Elevation:	No Data
Type of Work:	New Well	Proposed Use:	Domestic

Drilling Start Date: 6/25/2024 Drilling End Date: 6/26/2024

	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
Borehole:	7.5	0	140

Drilling Method: Mud (Hydraulic) Rotary

Borehole Completion: Straight Wall

	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
Annular Seal Data:	0	100	Cement 25 Bags/Sacks

Seal Method: Positive Displacement

Sealed By: Driller

Distance to Property Line (ft.): 80

Distance to Septic Field or other
concentrated contamination (ft.): No Data

Distance to Septic Tank (ft.): No Data

Method of Verification: TAPE MEASURE

Surface Completion: Surface Sleeve Installed

Surface Completion by Driller

Water Level: 95 ft. below land surface on 2024-06-26 Measurement Method: Weighted Line

Packers: No Data

Type of Pump: Submersible

Well Tests: Jetted Yield: 60 GPM

	<i>Strata Depth (ft.)</i>	<i>Water Type</i>
Water Quality:	25 - 120	GOOD
		Chemical Analysis Made: No
	Did the driller knowingly penetrate any strata which contained injurious constituents?: No	

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

Company Information: **Ricky Bonds Water Wells**
23421 Hargrave Rd.
Hockley, TX 77447

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

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

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

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

STATE OF TEXAS WELL REPORT for Tracking #419659

Owner:	Suzie Riley	Owner Well #:	No Data
Address:	[REDACTED] Richards, TX 77873	Grid #:	60-18-9
Well Location:	[REDACTED] Richards, TX 77873	Latitude:	30° 37' 33.14" N
Well County:	Walker	Longitude:	095° 46' 56.78" W
		Elevation:	No Data
Type of Work:	New Well	Proposed Use:	Domestic

Drilling Start Date: **1/11/2016** Drilling End Date: **3/7/2016**

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

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

Borehole Completion: **two piece**

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks & material)</i>
Annular Seal Data:	0	20	Cement 2 Bags/Sacks
	230	330	Cement 7 Bags/Sacks

Seal Method: **Pressure**

Sealed By: **Driller**

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

Distance to Septic Field or other
concentrated contamination (ft.): **150**

Distance to Septic Tank (ft.): **150**

Method of Verification: **No Data**

Surface Completion: **Surface Sleeve Installed** **Surface Completion by Driller**

Water Level: **No Data**

Packers: **Rubber at 303 ft.**
Rubber at 304 ft.

Type of Pump: **Submersible**

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

Well Tests: **Jetted** **Yield: 30 GPM**

No Data

No

No

2221

No Data

BLANK PIPE & WELL SCREEN DATA

Top (ft.)	Bottom (ft.)	Description	Dia (in.)	Type	Material	Sch./Gage	Top (ft.)	Bottom (ft.)
0	2	top bit soil	4	Blank	New Plastic (PVC)		-1.5	330
2	10	sand						
10	22	white clay	2.5	Blank	New Galvanized Steel		304	330
22	32	sand streaks						
32	36	white clay	2.5	Screen	New Rod Base Stainless Steel	0.1	330	350
36	42	blue clay						
42	56	sand & gravel						
56	62	clay						
62	162	blue clay						
162	202	blue & meally clay						
202	262	meally clay						
262	282	blue clay						
282	302	blue & meally clay						
302	355	sand						

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Texas Department of Licensing and Regulation

P.O. Box 12157

Austin, TX 78711

(512) 334-5540

STATE OF TEXAS WELL REPORT for Tracking #576844

Owner:	Sandy Leman	Owner Well #:	No Data
Address:	[REDACTED] Magnolia, TX 77354	Grid #:	60-18-9
Well Location:	[REDACTED] Richards, TX	Latitude:	30° 37' 35.05" N
Well County:	Walker	Longitude:	095° 45' 32.95" W
		Elevation:	No Data
Type of Work:	New Well	Proposed Use:	Domestic

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

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

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

Borehole Completion: **Straight Wall**

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks & material)</i>
Annular Seal Data:	0	10	Cement 7 Bags/Sacks

Seal Method: **Gravity**

Sealed By: **Driller**

Distance to Property Line (ft.): **300**

Distance to Septic Field or other
concentrated contamination (ft.): **500**

Distance to Septic Tank (ft.): **500**

Method of Verification: **No Data**

Surface Completion: **Surface Sleeve Installed**

Surface Completion by Driller

Water Level: **46 ft. below land surface on 2021-06-15** Measurement Method: **Sonic/Radar**

Packers: **No Data**

Type of Pump: **Submersible**

Pump Depth (ft.): **105**

Well Tests: **Jetted** **Yield: 15 GPM**

	<i>Strata Depth (ft.)</i>	<i>Water Type</i>
Water Quality:	40 - 108	good
		Chemical Analysis Made: No
	Did the driller knowingly penetrate any strata which contained injurious constituents?: No	

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

Company Information: **Frontier Water Well Drilling and Service**

**PO Box 631
Utopia, TX 78884**

Driller Name: **Jered Nickels**

License Number: **60429**

Apprentice Name: **Arthur Leman**

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

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

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

STATE OF TEXAS WELL REPORT for Tracking #597829

Owner: **WILL AUTREY**

Owner Well #: **1**

Address: **[REDACTED]**
RICHARDS, TX 77873

Grid #: **60-26-3**

Well Location: **[REDACTED]**
RICHARDS, TX 77873

Latitude: **30° 37' 28.2" N**

Longitude: **095° 46' 02.64" W**

Well County: **Walker**

Elevation: **No Data**

Type of Work: **New Well**

Proposed Use: **Domestic**

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

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	6.75	0	305
Drilling Method:	Mud (Hydraulic) Rotary		
Borehole Completion:	Screened		

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks & material)</i>
Annular Seal Data:	0	20	Cement 2 Bags/Sacks
	185	285	Cement 5 Bags/Sacks

Seal Method: **Pumped**

Distance to Property Line (ft.): **300+**

Sealed By: **Driller**

Distance to Septic Field or other
concentrated contamination (ft.): **150+**

Distance to Septic Tank (ft.): **150+**

Method of Verification: **No Data**

Surface Completion: **Surface Sleeve Installed**

Surface Completion by Driller

Water Level: **120 ft. below land surface on 2022-02-23** Measurement Method: **Sonic/Radar**

Packers: **K-Packer at 280 ft.**

Type of Pump: **Submersible**

Pump Depth (ft.): **220**

Well Tests: **Jetted**

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

	<i>Strata Depth (ft.)</i>	<i>Water Type</i>
Water Quality:	285 - 305	GOOD
	Chemical Analysis Made:	No
	Did the driller knowingly penetrate any strata which contained injurious constituents?:	No

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

Company Information: **McCarty Drilling, LLC**
25 Terry Rd
Huntsville, TX 7740

Driller Name: **ROBERT L. MCCARTY** License Number: **59439**

Comments: **No Data**

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

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

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

STATE OF TEXAS WELL REPORT for Tracking #680705

Owner:	Issac Addison	Owner Well #:	1
Address:	[REDACTED] Richards, TX 77873	Grid #:	60-18-9
Well Location:	[REDACTED] Richards, TX 77873	Latitude:	30° 37' 32.52" N
Well County:	Walker	Longitude:	095° 45' 35.73" W
		Elevation:	No Data
Type of Work:	New Well	Proposed Use:	Domestic

Drilling Start Date: **10/9/2024** Drilling End Date: **10/10/2024**

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	7.875	0	308
Drilling Method:	Mud (Hydraulic) Rotary		
Borehole Completion:	Filter Packed; Screened		
	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Filter Material</i>
Filter Pack Intervals:	275	308	Gravel
			12-20
	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks & material)</i>
Annular Seal Data:	0	10	Concrete 8 Bags/Sacks
	225	275	Cement 8 Bags/Sacks
Seal Method:	Pressure		
Sealed By:	Driller		
Variance Number:	No		
	Distance to Property Line (ft.): 50		
	Distance to Septic Field or other concentrated contamination (ft.): 100		
	Distance to Septic Tank (ft.): 100		
	Method of Verification: Owner Verified		

Surface Completion: **Surface Sleeve Installed** **Surface Completion by Driller**

Water Level:	108 ft. below land surface on 2024-10-17	Measurement Method:	Sonic/Radar
Packers:	K-Packer at 265 ft. K-Packer at 265.5 ft.		
Type of Pump:	Submersible	Pump Depth (ft.):	258
Well Tests:	Jetted	Yield: 10 GPM with 112 ft. drawdown after 2 hours	

	<i>Strata Depth (ft.)</i>	<i>Water Type</i>
Water Quality:	275 - 308	Good
	Chemical Analysis Made: No	
	Did the driller knowingly penetrate any strata which contained injurious constituents?: No	

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

Company Information: **J & S Drilling, LLC**
616 N. McIver St
Madisonville, TX 77864

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

Comments: **No Data**

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

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

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

STATE OF TEXAS WELL REPORT for Tracking #33140

Owner: **Jimmy Love**

Owner Well #: **No Data**

Address: **[REDACTED]**
Richards, TX 77873

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

Well Location: **[REDACTED]**
Richards, TX 77873

Latitude: **30° 37' 37" N**

Longitude: **095° 45' 04" W**

Well County: **Grimes**

Elevation: **No Data**

Type of Work: **Replacement**

Proposed Use: **Domestic**

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

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

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

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

Borehole Completion: **Straight Wall**

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

Seal Method: **Pressure Tremmie Pipe**

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

Sealed By: **Driller**

Distance to Septic Field or other
concentrated contamination (ft.): **100+**

Distance to Septic Tank (ft.): **No Data**

Method of Verification: **Measured**

Surface Completion: **Surface Sleeve Installed**

Water Level: **48 ft. below land surface on 2004-02-27** Measurement Method: **Unknown**

Packers: **Formation 120'**

Type of Pump: **Submersible**

Pump Depth (ft.): **100**

Well Tests: **Jetted**

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

	<i>Strata Depth (ft.)</i>	<i>Water Type</i>
Water Quality:	122	Good
		Chemical Analysis Made: No
	Did the driller knowingly penetrate any strata which contained injurious constituents?: No	

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

Company Information: **Ballard Water Well**
P. O. Box 970
Willis, TX 77378

Driller Name:	Sam Ballard	License Number:	54411
Apprentice Name:	Anthony Stagg	Apprentice Number:	1818
Comments:	No Data		

Lithology:			Casing:			
DESCRIPTION & COLOR OF FORMATION MATERIAL			BLANK PIPE & WELL SCREEN DATA			
<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>	<i>Dia. (in.)</i>	<i>New/Used</i>	<i>Type</i>	<i>Setting From/To (ft.)</i>
0	10	Clay	4" New Casing 0-122 Sch 40			
10	39	Sand	4" New Slotted PVC Screen 122-142 .012			
39	44	Clay				
44	134	Sand				
134	135	Clay				
135	142	Sand .012				

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

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

Bluebonnet Groundwater Conservation District
1903 Dove Crossing Lane, Suite A
P.O. Box 269
Navasota, Texas 77868-0269
Phone: 936 825-7303 Fax: 936 825-7331
www.bluebonnetgroundwater.org



January 24, 2025

Walker County Commissioner's Court
c/o Andy Isbell, Director of Planning and Development
Walker County Planning and Development
1313 University Avenue
Huntsville, Texas 77340

RE: Tarte Manor Groundwater Analysis and No Objection Letter of Receipt and Comment from the District.

Dear Judge Christian, Commissioners, and Mr. Isbell:

The Bluebonnet Groundwater Conservation District (District) received the Tarte Manor Groundwater Analysis from Mr. Stacy Wright on January 13, 2025. The District has received no communications or requests from Walker County related to Tarte Manor. The District understands Walker County requires a "no objection letter" from the District regarding groundwater availability certifications of subdivisions. The District remains unclear on the exact processes, requirements, and approach Walker County employs or what is being requested of the District.

Mr. Wright submitted the Wright Environmental Tarte Manor Plat (Wright Analysis) site review and well recommendations for review by the District on January 13, 2025. The District reviewed the submissions for accuracy and completeness of thought and reasoning related to the provided information and site description. The approach and documentation are significantly varied from the outline and guidance the Court has previously advised the District, the information, data, and recommendations, though incomplete and misplaced, appear broadly suitable.

The review of the Wright Analysis gathered and relied on water well data from the Texas Water Development Board within one (1) mile of the proposed subdivision. Mr. Wright identifies two main water bearing sands utilized by area wells. Apart from the opening statement well depth recommendation, there is no clear justification or correlation provided from the individual sections defining the well depth recommendation. Unequivocally, the District has no authority related to groundwater availability certifications. The District is providing technical information and advice to the County which has responsibility for such approvals. Walker County rules and actions dictate this process and the allowance of an alternate process from their Subdivision Regulations.

The report provides the recommendation of a minimum well depth of 320 feet in the proposed subdivision. The District does not disagree with the recommendation provided and has no objection to the County's decisions as the express authority in this situation.

January 24, 2025

We are here to assist you in any way that we can. We greatly appreciate you and all that you do. We look forward to working with you in the years to come. If you have any questions, need additional information or assistance, please do not hesitate to contact us.

Many thanks,

Zach Holland
General Manager
zholland@bluebonnetgroundwater.org



Wright Environmental
Environmental Compliance
Municipal & County Environmental Health Services
P. O. Box 332 Iola, TX 77861
817-739-7192

WrightEnvironmental@gmail.com

January 12, 2025

Mr. Zach Holland

General Manager

Bluebonnet Groundwater Conservation District

P. O. Box 269

Navasota, TX 77868-0269

RE: Tarte Manor Plat

Dear Mr. Holland,

The recommended well depth for each of the four (4) tracts in the proposed subdivision is no less than 320 feet below ground surface. The recommendation is based upon:

- Review of available water well data from the Texas Water Development Board within one (1) mile of the proposed subdivision;
- Review of the Bluebonnet Groundwater Conservation District Management Plan adopted by the District Board on 1-27-22; and
- Water well drawdown and influence estimations using the TWDB Theis equation tool located at www.twdb.texas.gov/gis/groundwater/models/theis.html.

Site Overview

Tarte Manor is a proposed 10.108 acre subdivision located on Pool Road in Walker County (south side of Pool Road approximately 526 feet west of Preston Road). The parent tract is proposed to be divided into four (4) tracts, each 2.527 acres each. The legal description of the parent tract is:

Owner: Tarte Business, LLC

Abstract: JA McGary Survey (A-369)

Tract: 6.1 (AKA Tract 2) is proposed to be divided into Lots 1, 2, 3, 4,

Walker County Appraisal District Geographic ID# 0369-440-0-00610

Walker County Appraisal District Property ID# 18751

The 10.108 acres consist of undeveloped, heavily wooded land that is relatively flat across the lots. The parcel of land overlies the far northwestern portion of the Gulf Coast Aquifer.

TWDB Water Well Data

Approximately six (6) water wells are located within ½ mile of the subject property:

Drill Date	Location	Water Depth	Screen Depth	Well Depth	Well Yield GPM
6/15/21	Onsite Lot 3	46 Feet	80-100 Feet	110 Feet	15
6/26/24	650 FT North	90 Feet	100-120 Feet	140 Feet	60
10/10/24	50 FT South	108 Feet	287-308 Feet	308 Feet	10
2/27/04	2620 FT East	48 Feet	122-142 Feet	142 Feet	100
2/23/22	2100 FT WSW	120 Feet	285-305 Feet	305 Feet	25
12/21/11	1288 FT SE	90 Feet	280-300 Feet	300 Feet	60-80

Discussion

A review of water wells beyond the ½ mile radius was also conducted. Most of the water wells were drilled to approximately 300 feet. From the boring logs, it appears that there are two distinct saturated sand layers. One at approximately 80-120 feet below ground surface and another at 280 to 320 feet below ground surface. Some of the wells have 2.5-inch diameter screening while most have 4 inch diameter screening. The well drilled on the subject property on lot 3 appears to have adequate water for domestic use. However, during extended drought periods water levels could drop more significantly than water levels in the deeper saturated sand zone at 280 to 320 feet below ground surface so there is a greater risk of a water well at this depth to become insufficient. Consideration may be to screen both saturated sand zones to maximize water well output.

TWDB Theis Modeling

The HAGM (groundwater availability model for the northern portion of the Gulf Coast Aquifer) identifies layer 4 as the Jasper and Catahoula Aquifers. The saturated sand zones have a relatively high transmissivity. The Wilmett plat example provided two values (23.574 and 56.447 gpd ft). Storativity values were .000329 and .000334. The assumption is that three (3) new wells to 320 feet would be installed on the three lots without a current water well. The values were input in the TWDB model and the results are in the table below:

T	S	GPM	Well Distances Feet	24 Hour Drawdown	Well Influence Radius
23574	.000329	10	100	< .2 Feet	265 Feet
56447	.000334	10	100	< .2 Feet	5 Feet

The model simulations indicate that the influence of the water wells would have negligible impact ground water levels. Additionally, the storage capacity of the saturated sand zones can be estimated for the four (4) lots:

10.108 acres equals 440,304 square feet. Saturated sand zone is approximately 30 feet in thickness which gives 13,209,120 cubic feet of saturated sand zone. Coarse sand porosity varies from .35 to .75. One observed water well boring log indicated sand #8 and other information found lists coarse sands in this zone. Using the conservative estimate of .35 porosity, there is potentially 462,319 cubic feet of water in the zone or 3,458,400 gallons of water storage. There are two saturated sand zones under the property so estimated storage would be 6.9 million gallons of water in just these saturated sand zones. Groundwater storage does not include any underlying zones of saturation of underlying aquifers or saturated zones above the upper saturated sand zone. A couple of the well logs indicated a saturated zone from 25 feet below the surface to 120 feet below ground surface which would indicate a much higher groundwater storage volume.

Discussion

Groundwater is available and of sufficient quantity to provide for domestic use on the proposed lots. The 2021 Bluebonnet Groundwater Management Plan contains modeling of the Jasper aquifer that indicates a stable 39,361 acre-feet per year of available groundwater in Walker County modeled to 2080. The land in this portion of Walker County is mostly undeveloped and has very limited impervious area (e.g., paved roads, structures) that could decrease the amount of rainfall infiltration into natural soils. Information regarding surface water to groundwater recharge zones or groundwater to surface water recharge zones was not investigated in this review.

Thank you for your time and consideration. Please let me know if you have any questions or if additional information is needed.

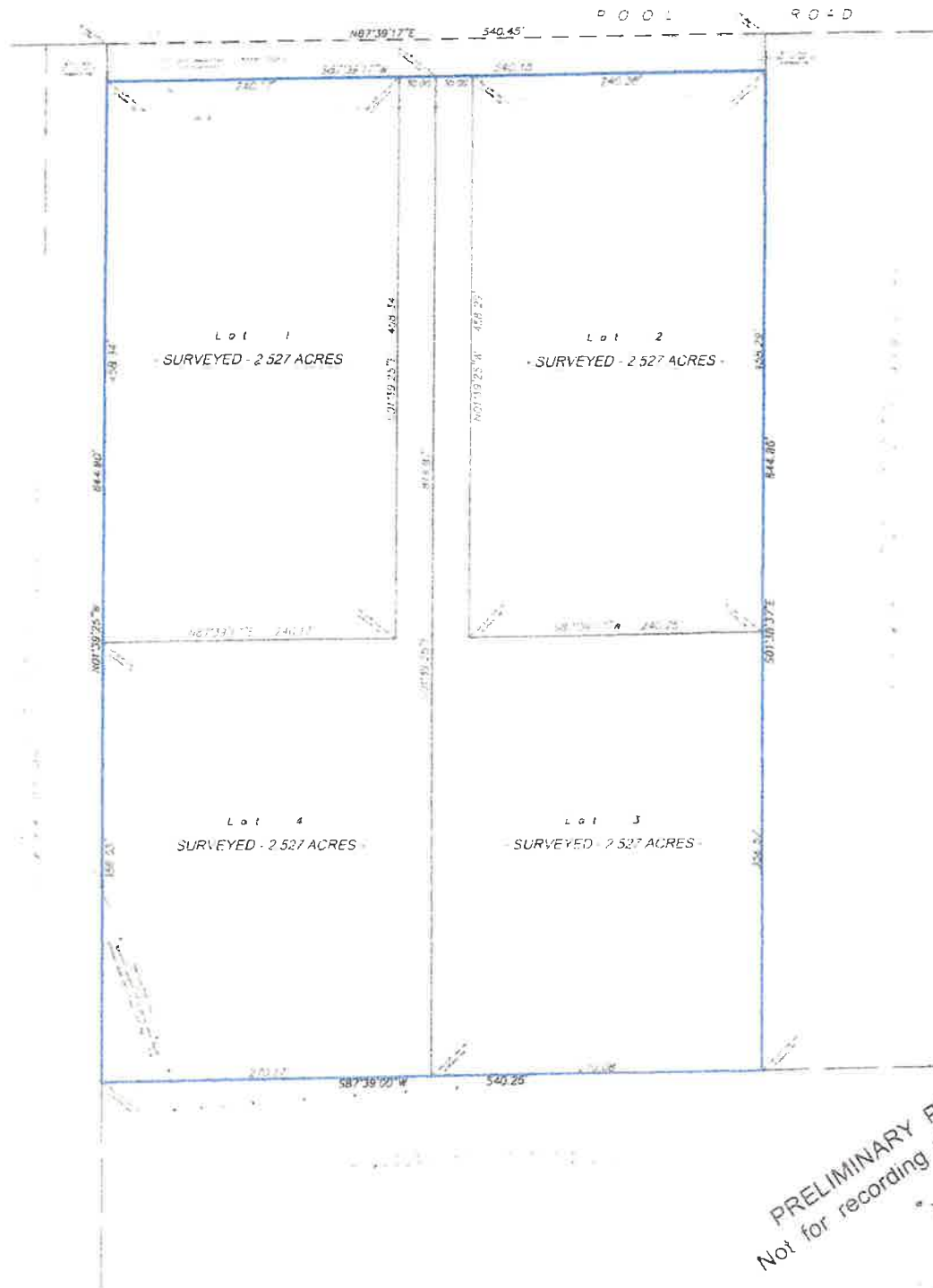
Sincerely,



Stacy Wright, MS, RS, REM

Registered Environmental Manager #11256

National Registry of Environmental Professionals



NOTES

TARTE MANOR
10 108 ACRE SUBDIVISION
in the J. A. McGARY SURVEY, 4-369
Walker County, Texas

Pool Road 112024

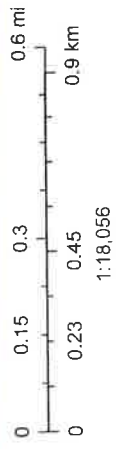


-  Well Reports
-  TWDB Groundwater

Texas Water
Development Board

November 20, 2024

The data in Water Data Interactive represents the best available information provided by the TWDB and its equity cooperatives of the TWDB. The TWDB provides information via this web site as a public service. Neither the State of Texas nor the TWDB assumes any legal liability or responsibility or makes any guarantees or warranties as to the accuracy, completeness or suitability of the information for any particular purpose. The TWDB systematically revises or removes data discovered to be incorrect. If you find inaccurate information or have questions, please contact WDI-Support@twdb.texas.gov.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap

TEXAS WATER DEVELOPMENT BOARD

VARIANCE REQUEST TO ON-SITE SEWAGE FACILITY 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 <u>Cox Communities, LLC</u>	Application Number:	
A2. Building/Site Street Address <u>[Redacted] Homestead Hill Rd</u>	Date of Submittal <u>2-19-25</u>	
City <u>New Waverly</u>	State <u>TX</u>	ZIP Code <u>77358</u>
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>lot 1, section 1, block 1</u>		
<p>THE ABOVE NAMED PERMIT APPLICANT DOES HEREBY MAKE AN APPEAL TO THE COMMISSIONER'S COURT OF WALKER COUNTY FOR A VARIANCE TO THE CONDITIONS OF PERMIT APPROVAL, REGULATORY REQUIREMENTS, AND/OR CONSTRUCTION STANDARDS REQUIRED BY THE WALKER COUNTY ON-SITE SEWAGE FACILITY REGULATIONS.</p>		
SECTION B - OTHER VARIANCE		
(All Variance requests need to include the specific variance along with the Section(s) of the Regulation to which they apply)		
<p>B1. A Variance is requested to Section(s) <u>10 (G)</u> of the On-site Sewage Facility Regulations of Walker County, Texas and / or TAC 30, Chapter 285 as follows:</p> <p><u>APPLICANT WANTS TO LOCATE A SMALL PORTABLE SALES OFFICE FOR A PERIOD OF LESS THAN 12 MONTHS.</u></p> <p><u>THE APPLICANT WANTS TO UTILIZE A WASTEWATER "BLADDER" TO COLLECT WASTEWATER AND HAVE IT PUMPED AND TRANSPORTED BY A LICENSED HAULER</u></p>		
SECTION C - JUSTIFICATION AND PRESENTATION OF FACTORS EFFECTING VARIANCE		
(This section must be completed by a Registered Sanitarian or Engineer.)		
<p>C1. Is the variance being requested for a new on-site sewage facility, or for the modification of an existing OSSF?</p> <p>New <u>X</u> Existing _____</p>		
<p>C2. Has the proposed OSSF been installed prior to the request for or approval of a variance?</p> <p>Yes _____ Existing _____ <u>NO</u></p>		

Initial JS

C3. Please explain the cause or reason the variance is being requested (attach additional pages as "Exhibit E"):

C4. In the opinion of the below signed Registered Sanitarian or Registered Engineer responsible for the preparation of the planning materials that include the variance, will the on-site wastewater facility including the variant methods or installation measures requested provide conditions that will provide equivalent or greater protection of the public health and the environment by variant means?

Yes _____ No X

Please explain below:

C5. Is the OSSF for which the variance is being requested being installed on an existing small lot or tract created before January 1, 1998?

Yes _____ No X

C6. Is the variance being requested for a separation distance?

Yes _____ No X

If the answer to question C6 is "Yes", then does the below signed Sanitarian or Engineer certify that to the best of his/her knowledge and ability that the provisions of TAC 30, Chapter 285 cannot be met on the site without the grant of a variance?

Yes _____ No _____

CERTIFICATION OF REGISTERED SANITARIAN OR ENGINEER

I, the below signed Engineer / Sanitarian do hereby certify that I have reviewed the planning materials and plans for the subject on-site sewage facility and have answered the questions in Section C to the best of my ability and in conformance with standard principles and practices. I further understand that my professional opinion may be relied upon for the issuance of a variance to the local order pertaining to on-site sewage facilities as it relates to equivalent protection of public health and safety and the environment, and a license to operate a system under said regulations.

Signature of Sanitarian/Engineer	Date	(Seal)
Printed Name of Sanitarian/Engineer	License #	

Initial 78

NOTICE

ALL INSTALLATION AND OPERATION OF THE ON-SITE SEWAGE FACILITY AND/OR ASSOCIATED DEVELOPMENT MUST BE IN STRICT COMPLIANCE WITH THE VARIANCES STATED HEREIN AND OTHER CONDITIONS STATED ON THE DEVELOPMENT PERMIT. ANY VARIATION WILL RESULT IN IMMEDIATE SUSPENSION OR TERMINATION OF THIS VARIANCE AND THE LICENSE TO OPERATE THE ON-SITE SEWAGE FACILITY. FLAGRANT VIOLATION OF THE CONDITIONS OF THIS VARIANCE MAY RESULT IN THE COMMISSIONER'S COURT SEEKING INJUNCTIVE RELIEF, CIVIL, OR CRIMINAL PENALTIES.

WARNING

THE GRANTING OF A VARIANCE IS LIMITED TO THE PERMITTING STANDARDS AND LOCAL REGULATORY STANDARD ONLY. THE APPLICANT ACKNOWLEDGES THAT HE/SHE IS RESPONSIBLE TO ENSURE THAT ANY VARIANCE DOES NOT DAMAGE OR THREATEN THE HEALTH OF OCCUPANTS OR NEARBY PROPERTIES OR PROPERTY OWNERS, AND COMPLIES WITH ALL OTHER MINIMUM 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 INJURIES RESULTING FROM A PERMIT FOR WHICH THIS VARIANCE IS GRANTED.

I, Kyle Galindo, do hereby acknowledge that I have reviewed the provisions, warnings, notices, and disclaimers stated above and that I understand them agree with them and intend to comply fully with them. I am fully aware that Walker County is not liable for damages resulting from the use of the on-site sewage facility or regulatory variance as approved for my property or facility. I further accept full responsibility for the risks, if any, associated with this variance. I also certify that the facts presented in this application are true, and that in the event I sell this property or structure in the future, that I will give notice of the variance to the purchaser prior to sale.

Signature of Owner/Applicant

Kyle Galindo

Date

2-19-2025

SECTION D - ACTION ON VARIANCE BY COMMISSIONER'S COURT

After careful consideration of the reasons for the request of variance, the Commissioner's Court of Walker County, Texas has determined that it is within the scope of Section 13 as outlined in the Walker County Order Adopting Rules for On-Site Sewage Facilities to _____ this request for variance.

This variance will expire in 12 months if the related license to operate is not issued within prior to that date.

Commissioner's Court Signature

Printed Name

Date

Initial

KG