

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 Richey	A2. Property Owner's First Name Bruce and Sandra	Application Number: 2023-010
A3. Mailing Address [REDACTED]		Date of Submittal: 6-11-23
		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	
SECTION B – PROFESSIONAL SERVICES		
<p>Owner shall provide the names of the Professional Engineer, Registered Professional Land Surveyor, and any Authorized Representative for the Plat Application. By including the information of an Authorized Representative on the application the Owner/Applicant agrees that this individual is given authority to sign for, submit, receive, and make any decisions related to the submitted application on behalf of the owner. In the case that the owner wishes to retract this authority, the Owner/Applicant shall submit this retraction in writing to the Planning and Development Office. If no Authorized Representative is named then all communications related to the project will be submitted to the Owner/Applicant. All correspondence, including but not limited to notices, approvals, disapprovals, and conditions are authorized to be sent to any listed Mailing Address or Electronic Mail account.</p>		
B1. Name of Registered Professional Land Surveyor (R.P.L.S.) MICHAEL A. NAMKEN	B2. Phone Number of R.P.L.S. 936-661-3325	
B3. Email of R.P.L.S. mike@namkeninc.com	B4. Mailing Address of R.P.L.S. P.O. Box 1158 New Waverly, TX 77358	
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 Michael Namken	B10. Phone Number of Authorized Representative 936-661-3325	
B11. Email of Authorized Representative mike@namkeninc.com	B12. Mailing Address of Authorized Representative	

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

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

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

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

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

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

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

C4. Property Acreage 2.25	C5. Appraisal Geographic ID # 71203 & 71204	C6. Survey Name Jose Maria De La Garza Grant	C7. Abstract # A-22
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Section C8 – C11 are for Amending Plat and Replat Applications only.

C8. Subdivision Name Deer Forest Subdivision	C9. Lot #s 47 & 48, Block 4	C10. Block # #	C11. Section # Section 1
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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 # 2024-95449	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)
		<input checked="" type="checkbox"/>	Walker County Official Public Records (WCOPR)
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)
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Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)
		<input type="checkbox"/>	Walker County Official Public Records (WCOPR)

SECTION D – APPLICATION TYPE

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

- D1. _____ **Plat Application** (This application is required for all plat applications including improvements or including more than 4 lots)
- D2. _____ **Minor Plat Application** (This application is required for minor subdivisions with no proposed infrastructure and 4 or less lots)
- D3. 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.	<input checked="" type="checkbox"/>	Yes, a review is requested	<input type="checkbox"/>	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 1.0 & 1.25	F2. Original # of Tracts 2	F3. # of Proposed Lots 1	F4. Proposed Name of Subdivision Lot 47A (A REPLAT OF LOTS 47 & 48), BLOCK 4, SECTION 1, DEER FOREST
SECTION G – ENGINEERING AND PROPOSED IMPROVEMENTS			
G1. Will the proposed subdivision utilize a public water system?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
G2. Will the proposed subdivision utilize individual on-site sewage facilities?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
G3. Will the proposed subdivision include the construction of road, drainage, or other improvements regulated by the WCSR?			<input type="checkbox"/> Yes * <input type="checkbox"/> No
G4. If the answer to G3 is "Yes" then what is the estimated cost of construction of all regulated improvements?			
G5. If the answer to G3 is "Yes" then what is the approximate length of all proposed roads in linear feet?			
G6. Will the proposed subdivision access from or across a Texas Department of Transportation system road?			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
SECTION H – CERTIFICATIONS AND ACKNOWLEDGEMENTS			
<p>I, the below signed individual, am the legal owner or legal representative of the owner of the property described in this application, and do hereby certify that the information contained in this application is a true and correct under penalty of law. The below signature further represents my understanding, agreement, and acceptance of the following items:</p> <ol style="list-style-type: none"> Authorization is hereby given to Walker County and its representatives to enter onto the private property described in the application for the purpose of inspection and regulation related to this application and the applicable regulations. I have read and understand the requirements of the Walker County Subdivision Regulations, and understand it is my responsibility to comply with all the requirements therein. The completion and acceptance of this application by Walker County in no way shall be construed as a guarantee that the proposed construction will be approved for installation. This application may be rejected as incomplete for 10 business days after the original submittal of the application at any point without any refund of the application fee. This includes that no refund shall be given for applications submitted incomplete or applications withdrawn. The applicant also recognizes that additional resubmittals, applications, or responses after the initial application may result in a fee increase to the original application fee, and that any increase in the fee must be paid when the additional submittal is submitted. The completion and acceptance of this application is not an authorization to perform any activity. A final approval of the application and approval of the plat for filing must be made in writing prior to any subdivision of property or filing of any plat. I understand that any approvals made related to this application are made subject to the minimum requirements of the Walker County Subdivision Regulations. If no direct variance is granted to the Walker County Subdivision Regulations or other State or Federal requirements then no approval under this application shall be construed to provide a waiver to compliance with those regulations and the Owner/Applicant is still fully responsible for compliance with said regulations. The fee for the subdivision applications may be calculated based on variable factors including cost of construction, number of lots, length of road centerline, and the quantity of revisions, replacement applications, and responses. The initial calculated fee charged at the original submittal may increase during the application timeline if any of these variables change or are calculated in error. Any increase in the fee must be paid as part of any submittal of a revision, replacement, or response to an application. I hereby release, indemnify, and hold harmless Walker County and its employees and agents for any and all claims, costs, or liabilities, expressly including alleged negligence, or for any damages to property or persons arising from the inspection, construction, development, design, or review related to this application or occurring under any permit issued in relation to this application. I understand that I and my agents are completely and wholly responsible for the design and construction of all necessary improvements to local, State, and Federal Standards. <u>I certify that all necessary permits from those Federal, State, or local government agencies (including but not limited to Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334 (Corps of Engineers), Texas Commission on Environmental Quality, Texas Historical Commission, United States Fish and Wildlife (Endangered Species), Texas Water Development Board, TXDOT, and City Approvals, etc.) have been obtained.</u> 			
Signature <i>Bruce A. Richey</i>		Date 6/2/2025	Printed Name BRUCE RICHEY AND SANDRA RICHES
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 office this _____ Day of _____, 2019.			

LINE	BEARING	DISTANCE
L1	N 76°44'30" E	16.40'
L2	S 39°01'02" E	30.49'
L3	S 61°18'52" E	100.40'
L4	S 30°20'33" E	61.98'
L5	S 48°52'43" E	84.86'
L6	S 40°14'35" E	123.88'
L7	S 00°19'52" W	106.87'
L8	S 16°49'55" E	81.05'
L9	S 30°31'09" E	15.68'
L10	S 12°13'45" E	44.72'
L11	S 20°02'43" W	64.06'
L12	S 08°03'19" W	29.85'
L13	S 27°18'05" E	48.32'
L14	S 00°23'02" E	114.99'
L15	S 25°15'31" W	44.33'
L16	S 05°01'23" E	79.25'
L17	S 26°39'00" W	58.66'

N: 10,186,157.75 FT. GRID
E: 3,859,693.94 FT. GRID

EXPLORATION ROAD
(60' ROW)

LOT 46
265.46' - WUDE
S 83°04'12" E 364.74'
10' BL

LOT 47A
SURVEYED
2.25 ACRES

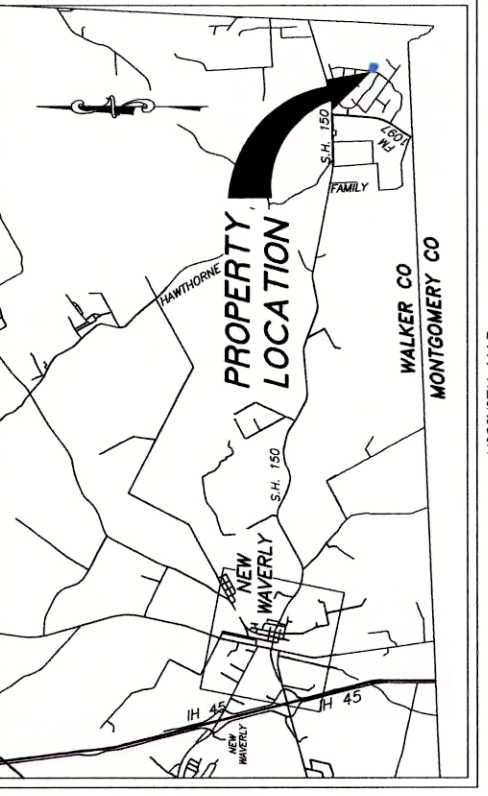
Min. FF = 366.50'

Bruce Richey and Sandra Richey
Called Lot 47 & 48, Blk 4
Deer Forest Subdivision
Inst. 2024-95449, WCOR

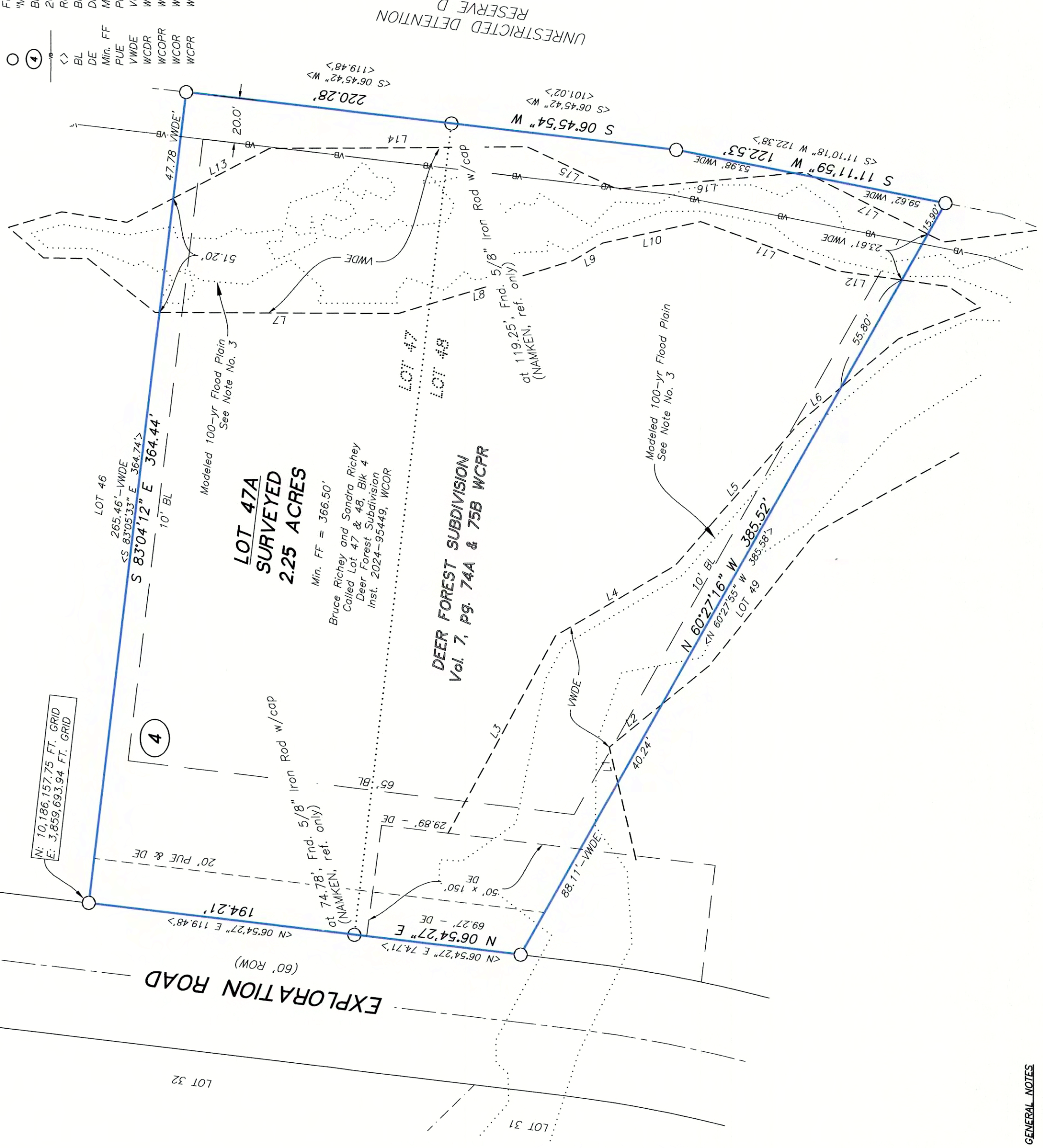
DEER FOREST SUBDIVISION
Vol. 7, Pg. 74A & 75B WCPR

- LEGEND
- Found 5/8" Iron Rod with blue cap mkd. "MICHAEL A. NAMKEN RPLS 6533"
 - Block Number
 - 20' Wide Vegetative Buffer
 - Record Calls
 - BL Build Line
 - DE Drainage Easement
 - Min. FF Minimum Finished Floor Elevation
 - PUE Public Utility Easement
 - WUDE Variable Width Private Drainage Easement
 - WCOR Walker County Deed Records
 - WCDPR Walker County Official Public Records
 - WCCR Walker County Plat Records

VICINITY MAP
NOT TO SCALE



UNRESTRICTED DETENTION RESERVE D



GENERAL NOTES

- The purpose of this replat is to create Lot 47A out of Lots 47 and 48, Block 4, Deer Forest Subdivision Plat recorded in Vol. 7, pg. 74A & 75B, WCPR.
- Bearings, Distances, Coordinates, Elevations and Acreages hereon are referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83 (2011), NAVD 88 (GEOD 18) and based upon N.G.S. OPUS post-processing and GPS Observations. Distances are U.S. Survey Feet (Grid) and may be converted to Geodetic Horizontal (surface) by dividing by a Combined Scale factor of 0.99990.
- Based upon the "Deer Forest Development Drainage Impact Analysis" (sealed by Bijay Aryal, P.E. #109689 on 1/20/2021) by FIF Engineering, Inc. a portion of this property is located within the modeled 100 year flood plain. A copy of this report is on file at the Walker County Planning & Development Department. This statement does not imply that any portion of the subject tract is free of potential flood hazard; localized flooding can occur due to natural and/or man-made influences. This flood statement shall create no liability on the part of Namken, Inc. or the undersigned.
- Monuments shown hereon as found are controlling monuments, unless noted as reference only.
- This survey was completed without an Abstract of Title. There may be additional easements and other matters not shown hereon.

COUNTY NOTES (Walker County Subdivision Regulations, Effective: 5/5/2025.)

- (C3) 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 and covered by this plat, its successors and/or assigns, or a designated property manager, shall install and maintain at their expense all roads, storm-water 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.
- (C7) 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.
- (C9) No structure or land within this plat shall hereafter be developed without first obtaining a Development Permit from the Walker County Floodplain Administrator unless the proposed development is exempt or excepted from the Walker County Floodplain Development Regulations.
- The minimum lowest finished floor elevation shall be in compliance with the local floodplain regulations and the finished floor elevation noted on the plat, whichever elevation is higher.
- (C10) 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 obtain the cooperation 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. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings, and other obstructions to the operation and maintenance of the drainage facilities.
- (C11) Utilities shall be installed within a dedicated utility easement. Utilities are not permitted within drainage easements, unless specifically excepted by the subdivision regulations.
- (C12) Dos Aguas, LLC, an approved public water supply system, has an adequate quantity to supply the subdivision, and provisions have been made to provide service to each lot within this subdivision.
- (Sect. 51b) This replat does not seek to change or amend any existing Deed Restrictions.



REPLAT OF
LOT 47A
(A REPLAT OF LOTS 47 & 48)
BLOCK 4

DEER FOREST SUBDIVISION
JOSE MARIA DE LA GARZA GRANT, A-22
WALKER COUNTY, TEXAS

SURVEYED JUNE 3, 2025



1 INCH = 40 FEET

NAMKEN, INC.
P.O. Box 1158, New Waverly, Tx 77358
TPLS: Firm No. 10194090
936-661-3325

Job No. 25-065

OWNER'S ACKNOWLEDGEMENT AND DEDICATION (C1)

STATE OF TEXAS §
COUNTY OF WALKER §

We, Bruce Richey and Sandra Richey, (co-Owners) of the certain tract of land shown hereon and described under Instrument Number 2024-95449 of the Official Records of Walker County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby amend said tracts 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 47A, (A REPLAT OF LOTS 47 & 48), BLOCK 4, DEER FOREST SUBDIVISION.

TO CERTIFY WHICH, WITNESS by my hand this 7th day of July, 2025.

Bruce Richey

Sandra Richey

Sandra Richey

OWNER/DEVELOPER
Bruce Richey and Sandra Richey
1321 Upland Dr. #17018
Houston, TX 77043

NOTARY PUBLIC ACKNOWLEDGEMENT
STATE OF TEXAS §

COUNTY OF MIAMI DADE §

This instrument was acknowledged before me

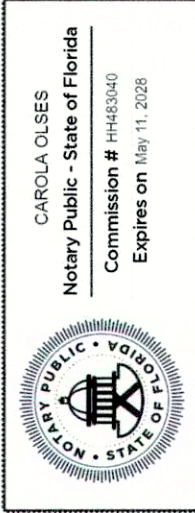
Dated this 7th day of July, 2025 by

Bruce Richey

Carola Olises

Notary Public for State of XXXXX Florida

Notarized remotely online using communication technology via Proof.



NOTARY PUBLIC ACKNOWLEDGEMENT
STATE OF TEXAS §

COUNTY OF MIAMI DADE §

This instrument was acknowledged before me

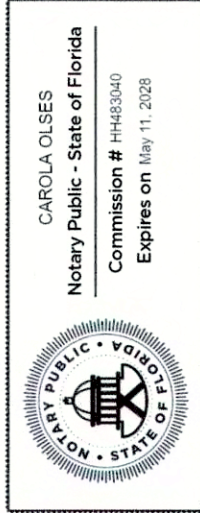
Dated this 7th day of July, 2025 by

Sandra Richey

Carola Olises

Notary Public for State of XXXXX Florida

Notarized remotely online using communication technology via Proof.



APPROVAL OF COMMISSIONERS COURT (C4)

STATE OF TEXAS §
COUNTY OF WALKER §

The Commissioners Court of Walker County, Texas, does hereby certify that this map or plat, 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 this plat is authorized to be registered on the recorded plat records of the County Clerk of Walker County, Texas. This certification is based upon the representations of the developer/developer's agent, engineer, sanitation, and/or surveyor whose seal(s) and/or signatures are affixed hereto. This certification is made solely upon 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, actual or otherwise, contained in this plat and the documents associated with it.

DATED this day of 20

Colt Christian
County Judge

Danny Kuykendall
Commissioner, Precinct 1

Bill Daugette
Commissioner, Precinct 3

Ronnie White
Commissioner, Precinct 2

Brandon Decker
Commissioner, Precinct 4

CERTIFICATION BY THE COUNTY CLERK (C5)

STATE OF TEXAS §
COUNTY OF WALKER §

I, Kari A. French, County Clerk of Walker County, do hereby certify that this plat, with its certificate of authentication was filed for record in my office

the day of 20

In Volume Page of the Plat
Records of Walker County, Texas.
For tax purposes, this plat complies with Section 12.002 of the property code.

Clerk County
Walker County, Texas

By: Deputy Clerk



CERTIFICATION BY THE SURVEYOR (C13)
I, Michael A. Namken, the below signed Texas Registered Professional Land Surveyor, certify that this plat represents a survey made on the ground under my supervision and that all corners and monuments are as shown hereon. This plat was prepared with the benefit of a current title report, and all existing easements and encumbrances related to said report are shown. Further, I certify this plat has been prepared in accordance with the Subdivision Regulations of Walker County.

Michael A. Namken
Registered Professional Land Surveyor No. 6533



REPLAT OF

LOT 47A

(A REPLAT OF LOTS 47 & 48)

BLOCK 4

DEER FOREST SUBDIVISION

JOSE MARIA DE LA GARZA GRANT, A-22
WALKER COUNTY, TEXAS

SURVEYED JUNE 3, 2025



1 INCH = 40 FEET

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SHEET 2 OF 2

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 WILMETH	A2. Property Owner's First Name GREG	Application Number: P-2023-008
A3. Mailing Address <div style="background-color: black; height: 20px; width: 100%;"></div>		Date of Submittal: 1-31-23
		Precinct Number: 4
City <div style="background-color: black; height: 15px; width: 100%;"></div>	State <div style="background-color: black; height: 15px; width: 100%;"></div>	ZIP Code <div style="background-color: black; height: 15px; 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") NONE	
SECTION B – PROFESSIONAL SERVICES		
<p>Owner shall provide the names of the Professional Engineer, Registered Professional Land Surveyor, and any Authorized Representative for the Plat Application. By including the information of an Authorized Representative on the application the Owner/Applicant agrees that this individual is given authority to sign for, submit, receive, and make any decisions related to the submitted application on behalf of the owner. In the case that the owner wishes to retract this authority, the Owner/Applicant shall submit this retraction in writing to the Planning and Development Office. If no Authorized Representative is named then all communications related to the project will be submitted to the Owner/Applicant. All correspondence, including but not limited to notices, approvals, disapprovals, and conditions are authorized to be sent to any listed Mailing Address or Electronic Mail account.</p>		
B1. Name of Registered Professional Land Surveyor (R.P.L.S.) MICHAEL A. NAMKEN	B2. Phone Number of R.P.L.S. 936-661-3325	
B3. Email of R.P.L.S. Mike@namkeninc.com	B4. Mailing Address of R.P.L.S. P.O. Box 1158 New Waverly, TX 77358	
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 MIKE NAMKEN	B10. Phone Number of Authorized Representative. 936-661-3325	
B11. Email of Authorized Representative mike@namkeninc.com	B12. Mailing Address of Authorized Representative. P.O. BOX 1158 NEW WAVERLY, TX 77358	

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	C11. Section #
WOODHAVEN SUBDIVISION		15	C10. Block #
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)
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Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)
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		<input type="checkbox"/>	
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D4.	<input type="checkbox"/>	Exception Application (This application is required in order to obtain approval for subdivisions excepted from the WCSR.)	
SECTION E - REQUEST FOR A GUIDANCE REVIEW			
The request for a guidance review is only allowable if an application is submitted incomplete. The guidance review is voluntary and must be requested by the owner/applicant below and authorized by the County. This review of the submitted documents prior to a complete application is outside the standard review timelines, however the applicant/ owner may proceed to submit a complete application without awaiting the results of this review. If at any time during the Guidance Review process a completed application is submitted then the Guidance Review will cease, and the incomplete results of the review will not be forwarded to the applicant. Any deficiencies or comments released as part of the guidance review are not to be considered as a final review, but are collected to assist the owner and owner's agents in their efforts to comply with the regulations.			
E1. The Developer/Owner does hereby voluntarily make a request for a "Guidance Review" of the application if the application is found to be incomplete.		<input 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 90.66	F2. Original # of Tracts 2	F3. # of Proposed Lots 15	F4. Proposed Name of Subdivision WOODHAVEN SUBDIVISION
--------------------------------------	--------------------------------------	-------------------------------------	--


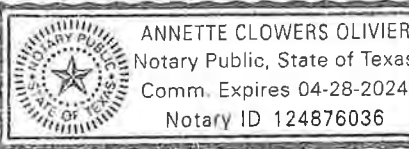
SECTION G - ENGINEERING AND PROPOSED IMPROVEMENTS

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

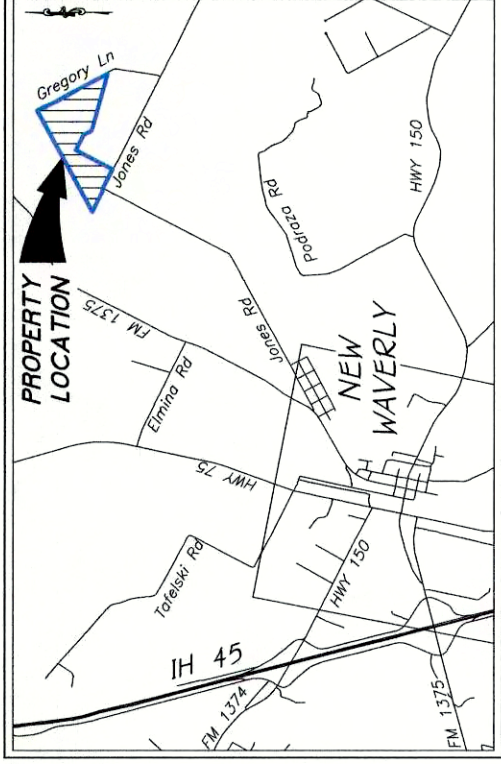
I, the below signed individual, am the legal owner or legal representative of the owner of the property described in this application, and do hereby certify that the information contained in this application is a true and correct under penalty of law. The below signature further represents my understanding,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

- 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.

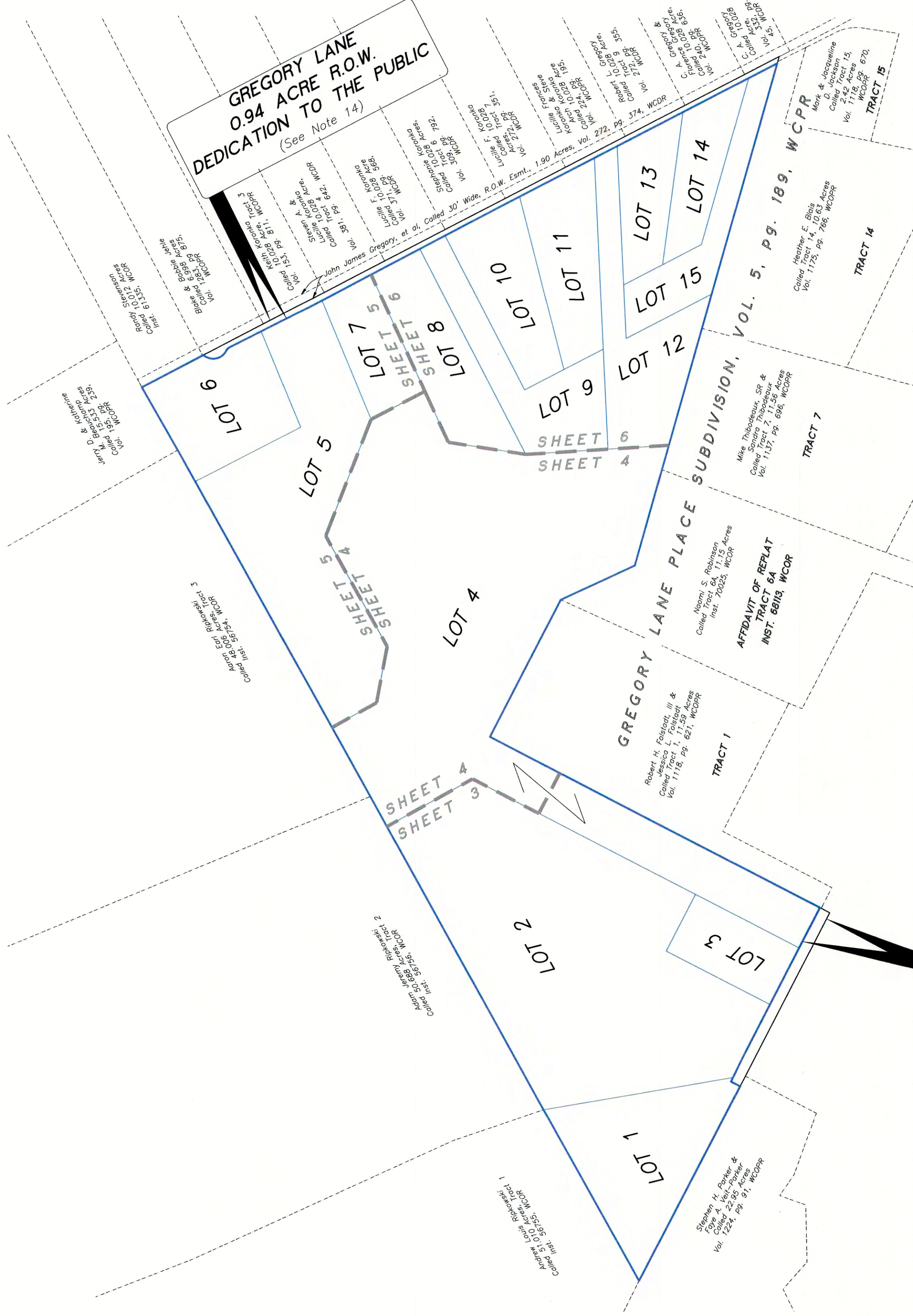
Signature 	Date <u>1-31-23</u>	Printed Name <u>ANETTE C. OLIVIER</u>
THE STATE OF <u>Texas</u> § COUNTY OF <u>Walker</u> § Before me <u>Annette C. Olivier</u> a notary public on this day personally appeared <u>Greg Jackson Wilmoth</u> known to me (or proved to me) to be the person whose name is subscribed 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>31st</u> Day of <u>January</u> , 2019 <u>2023</u>		
		

OWNER / DEVELOPER
GREG WILMETH
900 Waverly Rd.
NEW WAVERLY, TX
77258-3719

WOODHAVEN SUBDIVISION SHEET INDEX



VICINITY MAP
Not To Scale



JONES ROAD
0.58 ACRE R.O.W.
DEDICATION TO THE PUBLIC
(See Note 14)

GREGORY LANE
0.94 ACRE R.O.W.
DEDICATION TO THE PUBLIC
(See Note 14)

- LEGEND**
- Found Concrete Monument, size and type as noted
 - Found 1/2" Iron Rod/Pipe, with cap as noted, unless otherwise noted
 - Found 5/8" Iron Rod, with cap as noted
 - Found 3/4" Iron Rod
 - Found/Sel 5/8" Iron Rod with 1-3/4" blue plastic cap mtd.
 - "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted
 - Point For Corner
 - Block Number
 - Build Line
 - Public Drainage Easement
 - Private Drainage Easement
 - Public Utility Easement
 - Variable Width Private Drainage Easement
 - Walker County Deed Records
 - Walker County Official Public Records
 - Walker County Plat Records
 - Walker County Plat Records

THIS SHEET NOT TO SCALE

PLAT OF
WOODHAVEN SUBDIVISION
CONTAINING 1 BLOCK, 15 LOTS

A SUBDIVISION CONTAINING 90.65 ACRES OF LAND,
DESCRIBED IN DEEDS TO GREG JACKSON WILMETH
RECORDED IN VOLUME 240, PAGE 30, AND VOLUME
725, PAGE 759, OFFICIAL PUBLIC RECORDS,
WALKER COUNTY, TEXAS

DANIEL J. TOLER SURVEY, A-546
WALKER COUNTY, TEXAS

JANUARY 2023

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

INDIVIDUAL SHEETS INDEX					
Sheet Number	Layout, Vicinity Map	4	Lot 4 and Culvert Schedule	5	Lots 5, 6, 7 and Curve Table
1	Certifications, Dedications and Notes	4		5	
2				6	
3					Lots 1 through 4 and Line Table

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF WALKER §

I, Greg Wilmeth, sole owner of the certain tract of land shown hereon and described in a deed recorded in Vol. 240, pg. 30 and Vol. 725, pg. 759, of the Official Public Records of Walker County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby (subdivide, re-subdivide, amend, etc.) said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby forever dedicate to the public the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Walker County may deem appropriate and do hereby state that all public roadways and easements as shown on this plat are free of liens or this dedication is approved by a lienholder. This subdivision is to be known as WOODHAVEN SUBDIVISION.

TO CERTIFY WHICH, WITNESS by my hand this 14th day of July, 2025

OWNER'S SIGNATURE
Greg Wilmeth
961 Jones Road
New Waverly, TX 77358-3719

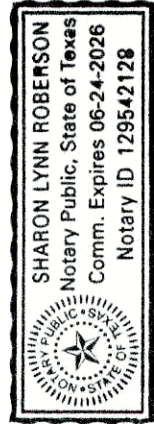
NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF WALKER §

This instrument was acknowledged before me Dated this 14th day of July, 2025

by GREG WILMETH.

Sharon Lynn Robertson
Notary Public for State of Texas



ON-SITE SEWAGE FACILITY REVIEW

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

Jay Churchwell
CDL Services, Jay Churchwell
Registered Professional Sanitarian No. 2721



CERTIFICATION BY THE SURVEYOR

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

Michael A. Namken
Registered Professional Land Surveyor No. 6533
mike@namkeninc.com



APPROVAL OF COMMISSIONERS COURT

STATE OF TEXAS §
COUNTY OF WALKER §

The Commissioners Court of Walker County, Texas, does hereby certify that this map or plat, as described 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.

DATED this _____ day of _____, 20____.

Colt Christian
County Judge

Danny Kuykendall
Commissioner, Precinct 1

Bill Doughtie
Commissioner, Precinct 3

Ronnie White
Commissioner, Precinct 2

Brandon Decker
Commissioner, Precinct 4

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS §
COUNTY OF WALKER §

I, Karl A. French, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office

on the _____ day of _____, 20____.

at _____ o'clock, _____ M., and duly recorded this

on the _____ day of _____, 20____.

at _____ o'clock, _____ M., in the Plat Records of said County in

Volume _____ Page _____

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

By: _____ Deputy

OWNER / DEVELOPER

GREG WILMETH
961 JONES ROAD
NEW WAVERLY, TX
77358-3719

INDIVIDUAL SHEETS INDEX

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CERTIFICATION BY THE ENGINEER

Based on calculations made from available data, if the impervious cover (structures, driveways, sidewalks, etc.) on each lot does not exceed 20% the total square feet of said lot, then the existing detention on the property will be sufficient. (See Impervious Cover Calculations chart on this sheet.) However, if the impervious cover of the property exceeds or surpasses 20% of the total square feet of said lot, then further 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 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 owner's responsibility to provide for excess runoff and drainage created by the permitted development.

Jesse McLaury
Professional Engineer No. 152975
jesse@spetexas.com



NOTES

- The purpose of this plat is to create the WOODHAVEN SUBDIVISION out of Tracts 1 and 2 as recorded in Vol. 240, pg. 30, WCOPR, and to dedicate the 0.38 acre right-of-way along Jones Road and the 0.34 acre right-of-way along Gregory Lane as shown hereon, to the public.
- Bearings, Distances, Coordinates and Acres/ages hereon are referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83 (2011), NAD 88 (GEOID 18) and based upon N.G.S. OPUS post-processing and GPS Observations. Said OPUS solution is based on NGS CORS ID R0D1 (PID DU8995), TLLV (PID DU4508) and TCON (PID DU3604). Distances are U.S. Survey Feet (Gnd) and may be converted to geodetic horizontal (surface) by dividing by a Combined Scale Factor of 0.99999.
- Based on the graphic location of the available GIS data from the Federal Emergency Management Agency (FEMA) Flood Map Service Center (https://msc.fema.gov/portals/search) superimposed upon the subject tract, and based on the FEMA Flood Insurance Rate Maps, revised 16 August 2011, Map #484710C2200, Panel 02201, this property is located within a potential flood hazard, localized flooding can occur due to natural and/or man-made influences. This flood statement shall create no liability on the part of Namken, Inc. or the undersigned.
- The Surveyor did not perform an abstract of title on this tract of land. Easements and other matters shown hereon are referenced from a Title Report, provided by Title Resources Guaranty Company. This survey is affected by the following documents Vol. 289, pg. 346, WCOPR; Vol. 621, pg. 487, WCOPR; Vol. 691, pg. 866, WCOPR; Vol. 743, pg. 431, WCOPR; Vol. 1278, pg. 408 WCOPR; Vol. 1317, pg. 428, WCOPR.
- All Lots shown hereon will be subject to Covenants, Conditions and Restrictions for WOODHAVEN SUBDIVISION, which will be recorded of Public Record after the acceptance and recording of this Final Plat of WOODHAVEN SUBDIVISION.
- All owners of lots within the subdivision shall have the responsibility of complying with the Walker County Subdivision Regulations' policies on drainage runoff from developments created by the subdivision. The subdivision is located within a potential flood hazard, localized flooding can occur due to natural and/or man-made influences. This flood statement shall create no liability on the part of Namken, Inc. or the undersigned.

All owners of lots within the subdivision shall have the responsibility of complying with the Walker County Subdivision Regulations' policies on drainage runoff from developments created by the subdivision. The subdivision is located within a potential flood hazard, localized flooding can occur due to natural and/or man-made influences. This flood statement shall create no liability on the part of Namken, Inc. or the undersigned.

All owners of lots within the subdivision shall have the responsibility of complying with the Walker County Subdivision Regulations' policies on drainage runoff from developments created by the subdivision. The subdivision is located within a potential flood hazard, localized flooding can occur due to natural and/or man-made influences. This flood statement shall create no liability on the part of Namken, Inc. or the undersigned.

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

Cluster and individual mailboxes, if allowed, shall be set three feet from the edge of the pavement or behind curbs, when used. All mailboxes within the subdivision shall be constructed in accordance with the standards. Any mailbox that interferes or negatively affects the maintenance or use of the roads or drainage system may be removed by Walker County.

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 all flood control devices, and signage that may be required until such time, if any, said flood control devices and signage are replaced or removed.

In approving this plat by the Commissioners Court of Walker County, Texas, it is understood that the building of all roads, and other public thoroughfares, and other public utilities, shall be in accordance with the standards and specifications prescribed by the Commissioners Court of Walker County, Texas. Said Commissioners Court shall have no obligation to build or maintain any of the roads, or other public thoroughfares shown on this plat, or of constructing or maintaining any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways, storm-water management controls, or other public 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.

Jones Road and Gregory Lane are existing County maintained roads with undefined rights-of-way. The Developer is hereby dedicating any property owned within 35 feet of the calculated centerline of the existing road surraced(s) to the public as shown hereon for right-of-way purposes. The new platting shall be in accordance with the standards and specifications prescribed by the Commissioners Court of Walker County, Texas. Said Commissioners Court shall have no obligation to build or maintain any of the roads, or other public thoroughfares shown on this plat, or of constructing or maintaining any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways, storm-water management controls, or other public 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.

This plat does not attempt to amend or remove any covenants or restrictions.

APPROVED VARIANCES

16. 5 JUNE, 2023. The commissioners court approved the variance from Section 3.36.3, for individual water wells.

17. 8 JANUARY, 2024. The commissioners court approved this variance from Section B2.2 and B2.3, for Lot 8 to not meet the width to depth ratio.

18. 17 JUNE, 2024. The commissioners court approved this variance from Section B2.2 and B2.3, for Lot 5 to not meet the width to depth ratio.

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

IMPERVIOUS COVER CALCULATIONS		
BLOCK	LOT	MAXIMUM SQFT
1	1	44,170
1	2	158,210
1	3	17,424
1	4	220,065
1	5	87,120
1	6	31,015
1	7	17,424
1	8	29,011
1	9	29,185
1	10	26,136
1	11	26,136
1	12	33,977
1	13	17,424
1	14	17,424
1	15	21,780

PLAT OF
WOODHAVEN SUBDIVISION

CONTAINING 1 BLOCK, 15 LOTS

A SUBDIVISION CONTAINING 90.65 ACRES OF LAND, DESCRIBED IN DEEDS TO GREG JACKSON WILMETH RECORDED IN VOLUME 240, PAGE 30, AND VOLUME 725, PAGE 759, OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS

DANIEL J. TOLER SURVEY, A-546
WALKER COUNTY, TEXAS

JANUARY 2023

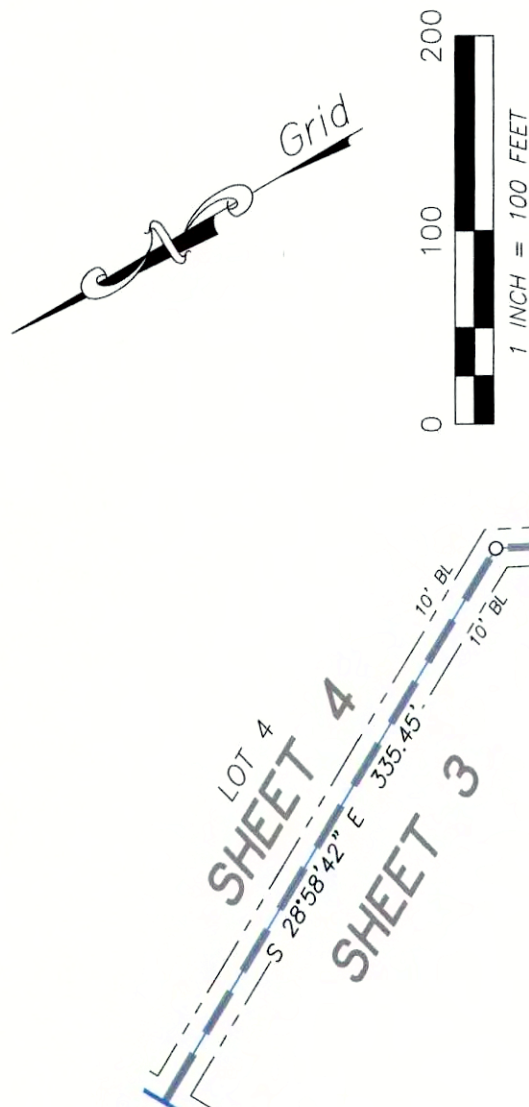
NAMKEN, INC.
P. O. Box 1158, New Waverly, TX 77358
TBPELS Firm No. 10194090
936-661-3325

RIGHT-OF-WAY AND
BOUNDARY LINE TABLE

LINE BEARING	DISTANCE
L1 N 64°13'58" W 90.52'	
L2 S 27°41'47" W 34.96'	
L3 N 74°09'35" W 24.24'	
L4 S 27°19'36" W 37.98'	
L5 N 62°31'37" W 17.28'	

VWDE LINE TABLE

LINE BEARING	DISTANCE
L6 S 40°45'35" W 50.80'	
L7 S 71°49'00" W 55.35'	
L8 S 59°34'52" W 14.16'	
L9 S 10°07'17" W 81.21'	
L10 S 41°27'15" W 56.33'	
L11 S 42°40'48" W 87.57'	
L12 S 61°14'19" W 109.30'	
L13 N 76°16'47" W 76.44'	
L14 S 49°21'08" W 93.53'	
L15 S 49°21'08" W 108.54'	
L16 S 59°35'39" W 35.70'	
L17 S 22°23'37" E 73.84'	
L18 S 20°08'39" E 33.40'	
L19 S 11°18'45" E 65.10'	
L20 S 08°26'10" E 20.96'	
L21 S 68°15'01" W 35.59'	
L22 S 78°53'30" W 35.47'	
L23 S 57°34'26" W 39.30'	
L24 S 39°46'36" W 73.26'	
L25 S 54°43'25" W 93.36'	
L26 N 90°00'00" W 17.51'	
L27 N 54°44'14" W 13.34'	
L28 S 83°20'09" W 15.83'	
L29 S 48°34'52" W 127.19'	
L30 S 65°40'56" W 46.78'	
L31 S 84°42'17" W 44.28'	
L32 N 80°03'47" W 33.62'	
L33 N 12°23'06" W 33.73'	
L34 N 53°35'15" E 85.52'	
L35 N 43°46'58" E 55.34'	
L36 N 63°05'06" E 61.78'	
L37 N 13°30'36" E 166.77'	
L38 N 37°48'38" W 27.86'	
L39 N 18°13'44" E 63.55'	
L40 N 18°07'41" E 28.71'	
L41 N 42°33'07" E 32.04'	
L42 N 14°41'25" E 24.95'	
L43 N 32°45'35" E 42.71'	
L44 N 36°03'12" E 43.38'	
L45 S 67°27'30" E 58.01'	
L46 S 45°46'43" E 106.03'	
L47 S 22°23'32" E 39.49'	
L48 N 59°35'39" E 24.18'	
L49 N 49°21'08" E 77.44'	
L50 N 49°21'08" E 145.83'	
L51 S 76°16'47" E 82.69'	
L52 N 61°14'19" E 120.63'	
L53 N 42°15'20" E 90.22'	
L54 N 10°07'17" E 42.55'	
L55 N 59°34'52" E 42.55'	
L56 N 71°49'00" E 46.82'	
L57 N 40°45'35" E 25.09'	



Adrian Jeremy Ropkowski
Tract 2
Called 50.688 Acres WCOPR
last: 5/6/25, WCOPR

Andrew Louis Ropkowski
Tract 1
Called 51.010 Acres WCOPR
last: 5/6/25, WCOPR

Stephen H. Parler & Faye A. Veit-Parker
Called 22.95 Acres
Vol. 1224, pg. 91, WCOPR

- LEGEND**
- Found Concrete Monument, size and type as noted
 - Found 1/2" Iron Rod/Pipe, with cap as noted, unless otherwise noted
 - Found 5/8" Iron Rod, with cap as noted
 - Found 3/4" Iron Rod
 - Found/Set 5/8" Iron Rod with 1-3/4" blue plastic cap mkd.
 - MICHAEL A. NAMKEN RPLS 65331, UNLESS otherwise noted
 - Point For Corner
 - Block Number
 - Build Line
 - Public Drainage Easement
 - Private Drainage Easement
 - Public Utility Easement
 - Variable Width Private Drainage Easement
 - Walker County Deed Records
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OWNER / DEVELOPER
GREG WILMETH
905 WILMETH ROAD
NEW WAVE, TX
77358-3719

INDIVIDUAL SHEETS INDEX

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CONTAINING 1 BLOCK, 15 LOTS

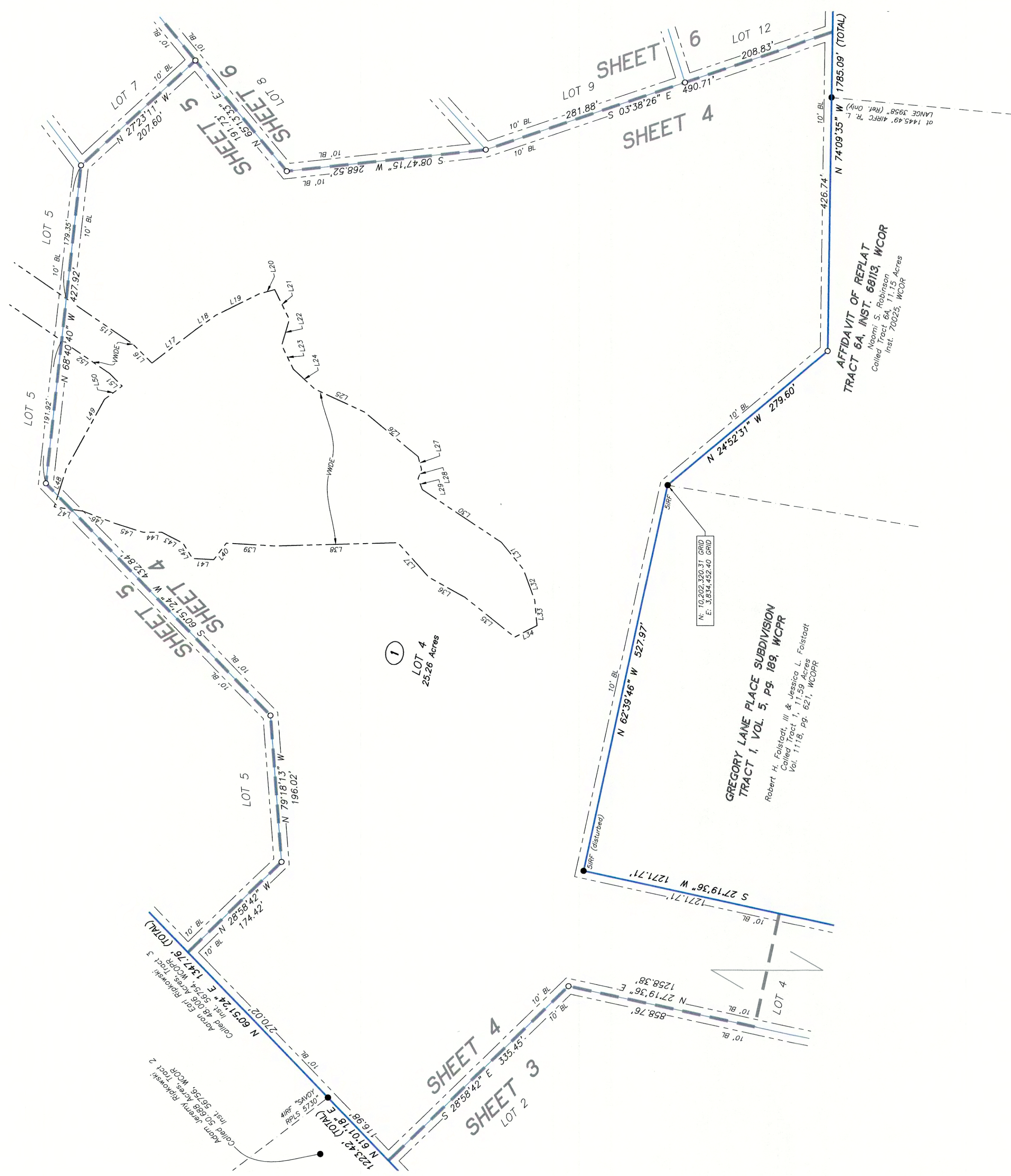
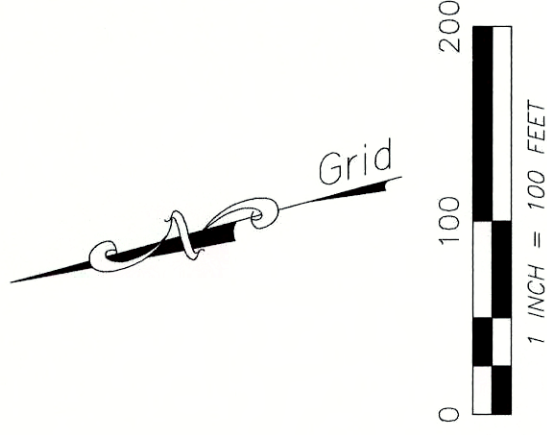
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DANIEL J. TOLER SURVEY, A-546
WALKER COUNTY, TEXAS

JANUARY 2023

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

SHEET 3 OF 6
Job No. 22-074



- LEGEND**
- Found Concrete Monument, size and type as noted
 - Found 1/2" Iron Rod/Pipe, with cap as noted, unless otherwise noted
 - Found 5/8" Iron Rod, with cap as noted
 - Found 3/4" Iron Rod
 - Found 5/8" Iron Rod with 1-3/4" blue plastic cap mtd.
 - Point For Corner
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3	Lots 1 through 4 and Line Table	6	Lots 8 through 15

OWNER / DEVELOPER

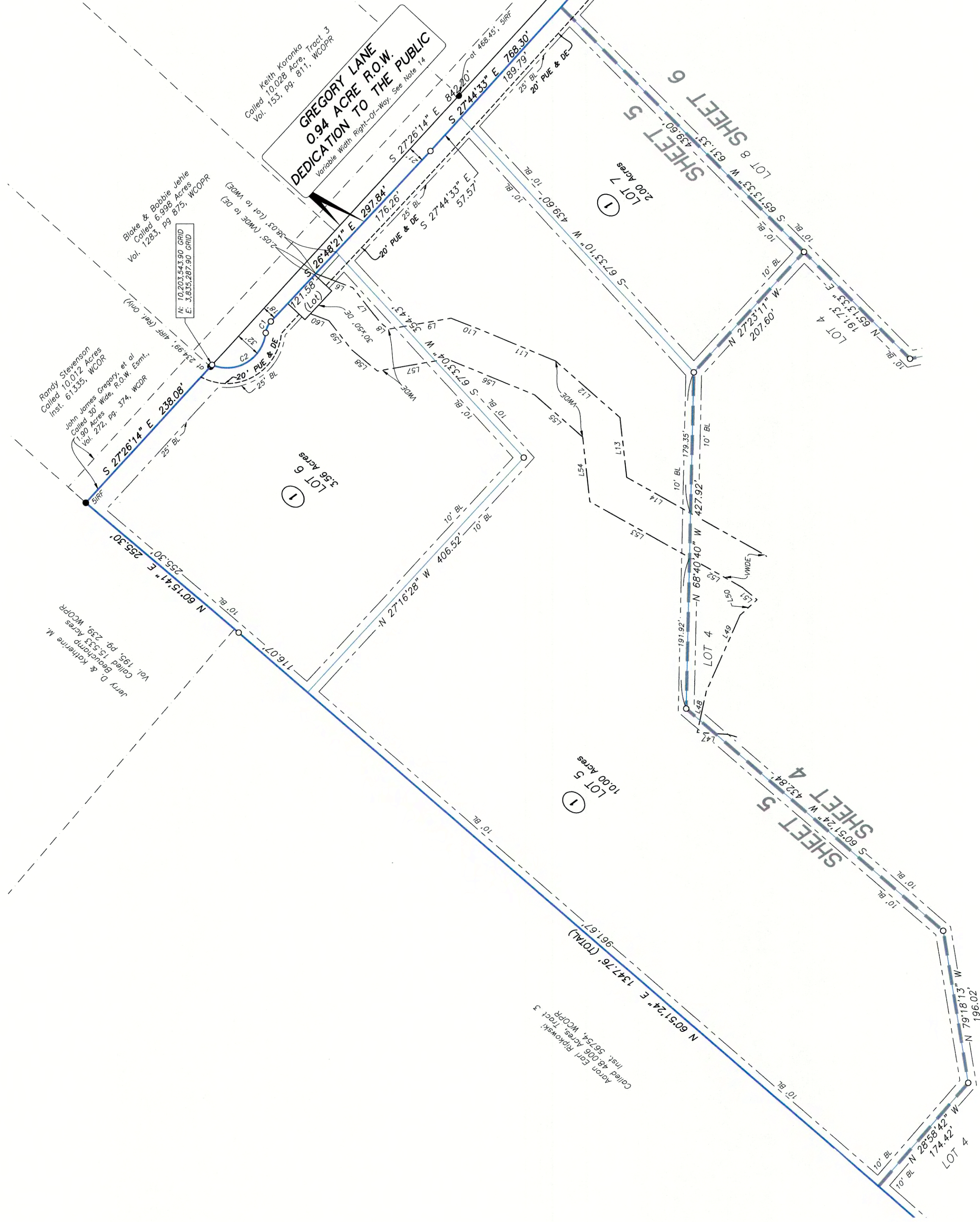
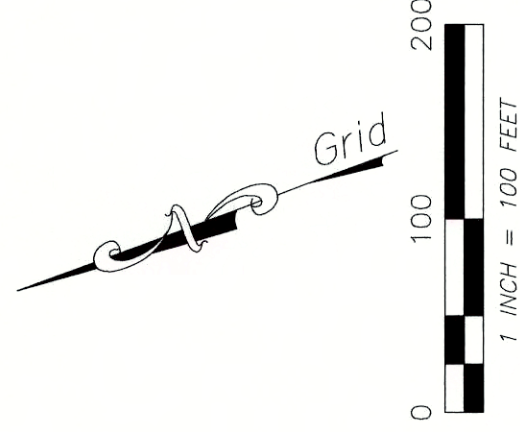
GREG WILMETH
P.O. BOX 1158
NEW WAVERLY, TX
77358-3719

GREGORY LANE PLACE SUBDIVISION
TRACT 1, VOL. 5, PG. 189, WCPR
Robert H. Folsom, III & Jessica L. Folsom
Called Tract 1, 17.59 Acres
Vol. 1118, pg. 621, WCOPR

AFFIDAVIT OF REPLAT
TRACT 6A, INST. 68113, WCOR
Naomi S. Robinson
Inst. 70025, WCOPR

RIGHT-OF-WAY AND
BOUNDARY CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	16.09'	25.00'	S 45°14'26" E	15.81'	36°52'12"
C2	92.12'	50.00'	S 10°53'42" E	79.63'	105°33'41"



LEGEND

- Found Concrete Monument, size and type as noted
- Found 1/2" Iron Rod/Pipe, with cap as noted, unless otherwise noted
- Found 5/8" Iron Rod, with cap as noted
- Found 3/4" Iron Rod
- Found/Sel 5/8" Iron Rod with 1-3/4" blue plastic cap mld.
- "MICHAEL A. NAMKEN RPLS 6533", UNLESS otherwise noted
- Point For Corner
- Block Number
- Build Line
- Public Drainage Easement
- Private Drainage Easement
- Public Utility Easement
- Variable Width Private Drainage Easement
- Walker County Deed Records
- Walker County Official Public Records
- Walker County Official Records
- Walker County Plat Records

OWNER / DEVELOPER

GREG WILMETH
515 W. WALKER RD.
NEW WALKER, TX
77358-3719

INDIVIDUAL SHEETS INDEX

1	Sheet Number Layout and Vicinity Map	4	Lot 4 and Culvert Schedule
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PLAT OF
WOODHAVEN SUBDIVISION

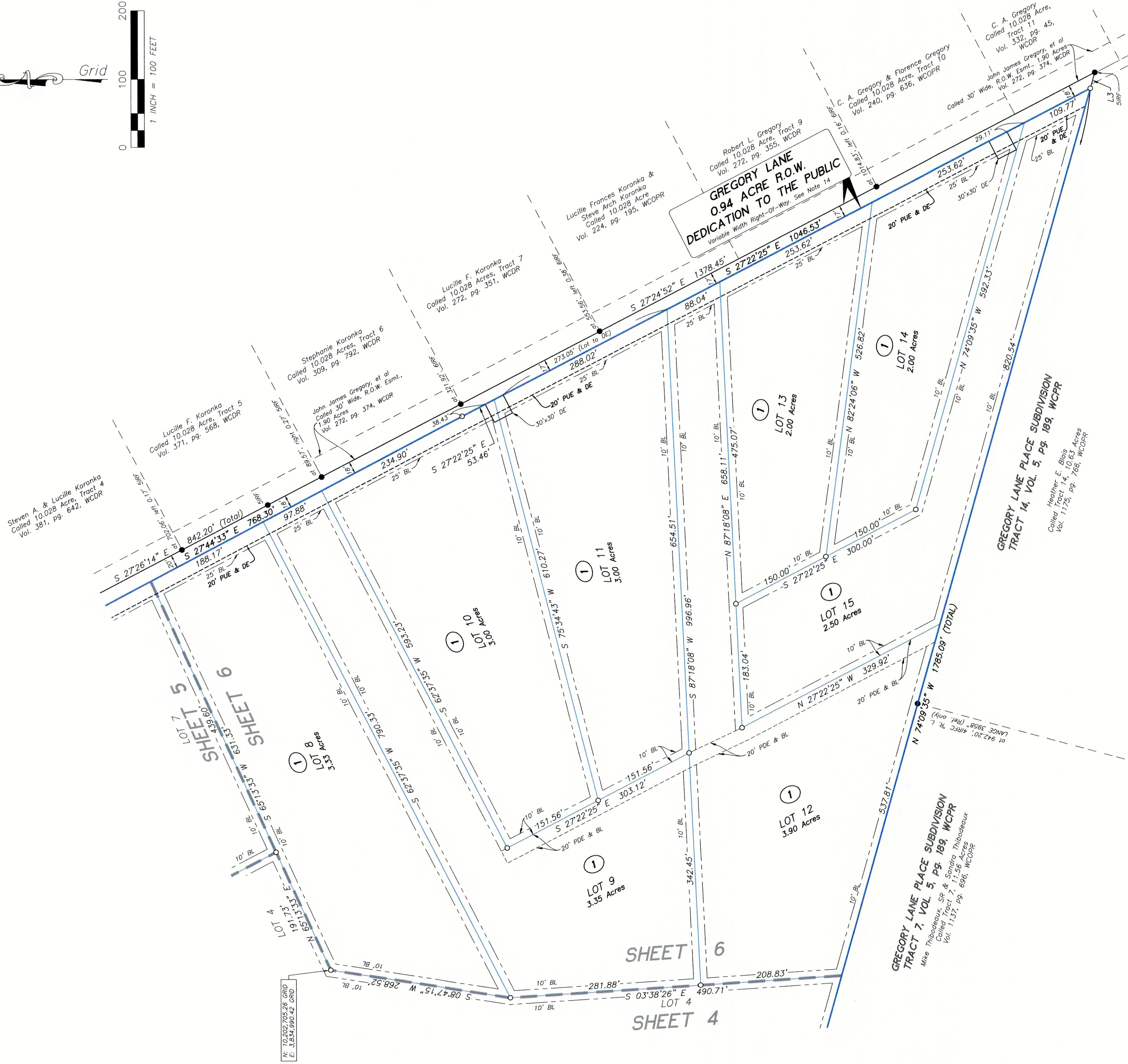
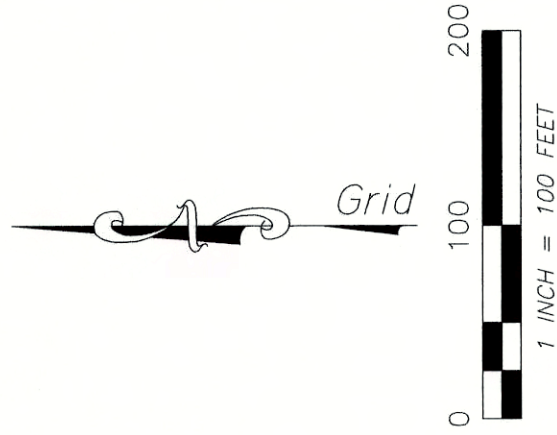
CONTAINING 1 BLOCK, 15 LOTS

A SUBDIVISION CONTAINING 90.65 ACRES OF LAND,
DESCRIBED IN DEEDS TO GREG JACKSON WILMETH
RECORDED IN VOLUME 240, PAGE 30, AND VOLUME
725, PAGE 759, OFFICIAL PUBLIC RECORDS,
WALKER COUNTY, TEXAS

DANIEL J. TOLER SURVEY, A-546
WALKER COUNTY, TEXAS

JANUARY 2023

NAMKEN, INC.
P. O. Box 1158, New Waverly, TX 77358
TBPBLS Firm No. 10184090
936-661-3325



PLAT OF
WOODHAVEN SUBDIVISION
CONTAINING 1 BLOCK, 15 LOTS

A SUBDIVISION CONTAINING 90.65 ACRES OF LAND,
DESCRIBED IN DEEDS TO GREG JACKSON WILMETH
RECORDED IN VOLUME 240, PAGE 30, AND VOLUME
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WALKER COUNTY, TEXAS
DANIEL J. TOLER SURVEY, A-546
WALKER COUNTY, TEXAS

JANUARY 2023

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

INDIVIDUAL SHEETS INDEX					
1	Sheet Number	Layout and Vicinity Map	4	Lot 4 and Culvert Schedule	
2	Certifications, Dedications and Notes	5	Lots 5, 6, 7 and Curve Table		
3		6	Lots 8 through 15		

OWNER / DEVELOPER

GREG WILMETH
965 JAMES KIRBY
NEW WALKER ROAD
77358-3719

- LEGEND**
- Found Concrete Monument, size and type as noted
 - Found 1/2" Iron Rod/Pipe, with cap as noted, unless otherwise noted
 - Found 5/8" Iron Rod, with cap as noted
 - Found 3/4" Iron Rod
 - Found 5/8" Iron Rod with 1-3/4" blue plastic cap mkd.
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 - Walker County Official Records
 - Walker County Plat Records
 - WCDR
 - WCOPR
 - WCDPR

BOND

NO..108091525

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF WALKER

§

THAT WE, **NEW WAVERLY DEVELOPMENT, LLC and Solid Bridge Construction** whose street address and phone number is 3104 Interstate 45 S, New Waverly, Texas 7735, (936) 581-1345 hereinafter called the Principal, and **Travelers Casualty and Surety Company of America**, a Corporation existing under and by virtue of the laws of the State of **Connecticut** , and authorized to do an indemnifying business in the State of Texas, and whose principal office is located a street address) 4650 Westway Park Blvd, Houston, TX 77041, whose officer residing in the State of Texas, authorized to accept service in all suits and actions brought within said State is **Greg Michaels**, and whose street address is **4650 Westway Park Blvd, Houston, TX 77041**, hereinafter called the Surety, and held and firmly bound unto **Colt Christian**, County Judge of Walker County, Texas or his successors in office, in the full sum of **Three Million, One Hundred Ninety-Eight Thousand, Nine Hundred Thirty-Five Dollars (\$3,198,935.00)**, current, lawful money of the United States of America, to be paid to said **Colt Christian**, County Judge of Walker County, Texas or his successors in office, to which payment well and truly to be made and done, we, the undersigned, bind ourselves and each of us, our heirs, executors, administrators, successors, assigns, and legal representatives, jointly and severally, by these presents.

WHEREAS, the said Principal is the owner of the following Subdivision(s):

Waverly Place, Section Three

located in Walker County, Texas; and,

WHEREAS, the Commissioners Court of Walker County, Texas, has promulgated certain rules, regulations and requirements relating to Subdivisions in Walker County, Texas, as more specifically set out in "Walker County Subdivision Regulations" as amended; same being made a part hereof for all purposes, as though fully set out herein; wherein it is provided, among other things, that the owner of a Subdivision will construct the roads, streets, bridges and drainage depicted on the plat and plans approved by the Commissioners Court of Walker County, Texas, in accordance with the specifications set out therein, and maintain such roads, streets, bridges and drainage until such time as said roads, streets, bridges and drainage have been approved by the Commissioners Court of Walker County, Texas.

It is further stipulated and understood that the approval of the map or plat of the above named Subdivision(s) is conditioned upon and subject to the strict compliance by the Principal herein with the aforesaid specifications, and that the terms of said specifications, including all deletions, additions, changes or modifications of any kind or character, constitute a contract between the County of Walker and Principal; and it is understood by the Principal that the approval of said map or plat of the above Subdivision(s) was obtained only by the undertaking of the Principal to so comply with the said regulations and specifications within a reasonable time, as set by the Commissioners Court of Walker County, Texas, and that without such undertaking such approval would have not been granted.

NOW THE CONDITION OF THIS OBLIGATION IS SUCH, that if the above bounded Principal, his, her, their, or its heirs, executors, administrators, successors, assigns, and legal representatives, and each and every one of them to do in all things well and truly observe, perform, fulfill, keep and comply with all and singular the rules, regulations, requirements and specifications above referred to, including any deletions, additions, changes or modifications of any kind or character, in the construction and maintenance of all roads, streets, bridges and drainage in the above named Subdivision(s) and that upon approval of the construction of said roads, streets, bridges and drainage by the Commissioners Court of Walker County, Texas, then this obligation is to be void and of no force and effect.

The Principal and Surety hereon each agree, bind and obligate themselves to pay **Colt Christian**, County Judge of Walker County, State of Texas, or his successors in office, for the use and benefit of Walker County, all loss or damages to it occasioned by reason of the failure of the Principal to comply strictly with each and every provision contained in the rules, regulations, requirements and specifications above referred to relating to the construction and maintenance of roads, streets, bridges and drainage in the above named Subdivision(s), and further agree, bind and obligate themselves to defend, save and keep harmless the County of Walker from any and all damages, expenses, and claims of every kind and character which the County of Walker may suffer, directly or indirectly, as a result of the Principal's failure to comply with the rules, regulations and specifications relating to the construction and maintenance of the roads, streets, bridges and drainage in the above named Subdivision(s).

The word Principal when used herein means Principal or Principals whether an individual, individuals, partnership, corporation, or other legal entity having the capacity to contract. The words Roads, Streets, Bridges and Drainage used herein mean each and every road, street, bridge and drainage in said Subdivision(s). The word Maintenance as used herein means all needful, necessary

and proper care and repair from completion of the roads, bridges, drainage, or streets and approval thereof by the Commissioners Court of Walker County, Texas. The word Surety when used herein means Surety or Sureties, and it is understood by the parties that any and all liabilities of any kind or character assumed or imposed upon the Principal by the terms hereof extends in full force and vigor to each and every Surety jointly and severally.

In the event of suit hereunder, such suit shall be brought in Walker County, Texas.

EXECUTED this _____ day of _____, 20____.

ATTEST:

Secretary

Principal

By: _____

Surety

By: _____

ATTORNEY IN FACT

APPROVED this _____ day of _____, 20____ in Walker County Commissioners Court.

ATTEST:

Kari French
County Clerk

Colt Christian
County Judge
Walker County, Texas

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Tiffany Bice** of **MAGNOLIA, Texas** their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, **2021**



State of Connecticut

By: Robert L. Raney
Robert L. Raney, Senior Vice President

City of Hartford ss.

On this the **21st** day of **April**, **2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal

My Commission expires the **30th** day of **June**, **2026**



Anna P. Nowik
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, any Assistant Treasurer, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary, or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **1st** day of **July**, **2025**



Kevin E. Hughes
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.

Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

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 New Waverly Development, LLC	A2. Property Owner's First Name -	Application Number: 2019-023
A3. Mailing Address [REDACTED]		Date of Submittal: 10/1/2024
City [REDACTED]		Precinct Number: 4
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") NewFirst National Bank	
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.) Drew McIntyre, Texas Professional Surveying	B2. Phone Number of R.P.L.S. 936-756-7447	
B3. Email of R.P.L.S. d.mcintyre@surveyingtexas.com	B4. Mailing Address of R.P.L.S. 3032 N. Frazier Conroe, Texas 77303	
B5. Name of Professional Engineer Joe Sherwin, McManus & Johnson	B6. Phone Number of P.E. 713-305-0698	
B7. Email of P.E. jsherwin@mcmamuspayne.com	B7. Mailing Address of P.E. 165 Gibbs Street P.O. Box 156 New Waverly, Texas 77358	
B9. Name of Authorized Representative Marjorie Cox, Vance Bridges	B10. Phone Number of Authorized Representative. [REDACTED]	
B11. Email of Authorized Representative [REDACTED]	B12. Mailing Address of Authorized Representative. [REDACTED]	

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 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 #	
167.9		John Saddler Survey	45	
Section C8 – C11 are for Amending Plat and Replat Applications only.				
C8. Subdivision Name		C9. Lot #s	C10. Block #	C11. Section #
Waverly Place		141		Section 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)	
Vol 1332, P. 237	-	<input checked="" type="checkbox"/>	Walker County Official Public Records (WCOPR)	
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
Instrument Number	-	<input checked="" type="checkbox"/>	Walker County Official Public Records (WCOPR)	
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
-	-	<input type="checkbox"/>	Walker County Official Public Records (WCOPR)	
Volume / Document #	Page	<input type="checkbox"/>	Walker County Deed Records (WCDR) (Generally before 1986)	
-	-	<input type="checkbox"/>	Walker County Official Public Records (WCOPR)	
SECTION D – APPLICATION TYPE				
Please choose a single application type from the list below and mark with an "X".				
D1. _____ Plat Application (This application is required for all plat applications including improvements <u>or</u> including more than 4 lots)				
D2. _____ Minor Plat Application (This application is required for minor subdivisions with no proposed infrastructure <u>and</u> 4 or less lots.)				
D3. <u>X</u> Re-Plat / Amending Plat Application (This application is required to alter or amend a previously platted subdivision)				
D4. _____ Exception Application (This application is required in order to obtain approval for subdivisions excepted from the WCSR.)				
SECTION E - REQUEST FOR A GUIDANCE REVIEW				
The request for a guidance review is only allowable if an application is submitted incomplete. The guidance review is voluntary and must be requested by the owner/applicant below and authorized by the County. This review of the submitted documents prior to a complete application is outside the standard review timelines, however the applicant/ owner may proceed to submit a complete application without awaiting the results of this review. If at any time during the Guidance Review process a completed application is submitted then the Guidance Review will cease, and the incomplete results of the review will not be forwarded to the applicant. Any deficiencies or comments released as part of the guidance review are not to be considered as a final review, but are collected to assist the owner and owner's agents in their efforts to comply with the regulations.				
E1. The Developer/Owner does hereby voluntarily make a request for a "Guidance Review" of the application if the application is found to be incomplete.			<u>X</u>	Yes, a review is requested
				No, a review is not requested

SECTION F – SUBDIVISION APPLICATION DETAILS

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

F1. Original Acreage 167.9	F2. Original # of Tracts 1	F3. # of Proposed Lots 141	F4. Proposed Name of Subdivision Waverly Place Section 1
--------------------------------------	--------------------------------------	--------------------------------------	--


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 checked="" type="checkbox"/>	Yes *	<input type="checkbox"/>	No
G4. If the answer to G3 is "Yes" then what is the estimated cost of construction of all regulated improvements?	Completed			
G5. If the answer to G3 is "Yes" then what is the approximate length of all proposed roads in linear feet?	Completed			
G6. Will the proposed subdivision access from or across a Texas Department of Transportation system road?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

SECTION H – CERTIFICATIONS AND ACKNOWLEDGEMENTS

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

- 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 	Date 10-1-24	Printed Name Vance Bridges
THE STATE OF <u>Texas</u> \$ COUNTY OF <u>Walker</u> \$		
Before me <u>Mitchell Patterson</u> a notary public on this day personally appeared <u>Vance Bridges</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>1st</u> Day of <u>October</u> , 20 <u>24</u>		




#STATE OF TEXAS \$
\$ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WALKER \$

I, MARJORIE L. COX, MANAGER NEW WAVERLY DEVELOPMENT LLC, OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN C.F. NO. 2024-101467 OF THE 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 LIEN HOLDER. THIS SUBDIVISION IS TO BE KNOWN AS WAVERLY PLACE, SECTION THREE.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS

DAY OF

25

MARJORIE L. COX, MANAGER
NEW WAVERLY DEVELOPMENT LLC.

THE STATE OF TEXAS

COUNTY OF Fort Bend

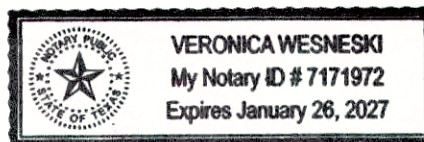
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARJORIE L. COX MANAGER, NEW WAVERLY DEVELOPMENT LLC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME SHE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 1 DAY OF July, 20 25

SIGNED:

NOTARY PUBLIC IN AND FOR Fort Bend COUNTY, TEXAS

MY COMMISSION EXPIRES: 1-20-2027



STATE OF TEXAS \$
\$ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WALKER \$

I, RONALD A. YOUNG, P.E. REGISTERED PROFESSIONAL ENGINEER NO. 36561, IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT REGARDING DESIGN, CONSTRUCTION AND LAYOUT OF PUBLIC IMPROVEMENTS.

BASED ON CALCULATIONS MADE FROM AVAILABLE DATA, IF THE IMPERVIOUS COVER (STRUCTURES, DRIVEWAYS, SIDEWALKS, ETC.) ON EACH LOT DOES NOT EXCEED 7,200 SQUARE FEET, THEN THE EXISTING DETENTION ON THE PROPERTY WILL BE SUFFICIENT. HOWEVER, IF THE IMPERVIOUS COVER OF THE PROPERTY EXCEEDS OR SURPASSES 7200 SQUARE FEET THEN 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 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 OWNER'S RESPONSIBILITY TO PROVIDE FOR EXCESS RUNOFF AND DRAINAGE CREATED BY THE PERMITTED DEVELOPMENT.

RONALD A. YOUNG
REGISTERED PROFESSIONAL ENGINEER NO. 36561,
RONALD A. YOUNG P.E. FIRM NO.16072



I, THOMAS A. MCINTYRE, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT THE ELEVATION BENCHMARK REFLECTED ON THE FACE OF THE PLAT WAS ESTABLISHED AS REQUIRED BY REGULATION; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON RODS WHICH HAVE A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3') UNLESS OTHERWISE NOTED; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.



Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

STATE OF TEXAS \$

COUNTY OF WALKER \$

THE COMMISSIONERS COURT OF WALKER COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF WALKER COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WAS ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WALKER COUNTY, TEXAS. THIS CERTIFICATION IS BASED UPON THE REPRESENTATIONS OF THE DEVELOPER/DEVELOPER'S AGENT, ENGINEER, SANITARIAN, AND/OR SURVEYOR WHOSE SEAL(S) AND/OR SIGNATURES ARE AFFIXED HERETO. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WALKER COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

DANNY KUYKENDALL,
COMMISSIONER, PRECINCT 1

RONNIE WHITE
COMMISSIONER, PRECINCT 2

COLT CHRISTIAN
COUNTY JUDGE

BILL DAUGETTE,
COMMISSIONER, PRECINCT 3

BRANDON DECKER,
COMMISSIONER, PRECINCT 4

STATE OF TEXAS
COUNTY OF WALKER

WHEREAS, THOMAS J. SHIRLEY "TRUSTEE" AND PRESIDENT - HOUSTON REGION, NEWFIRST NATIONAL BANK IS THE HOLDER AND OWNER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE ATTACHED PLAT, SAID LIEN(S) BEING EVIDENCED BY INSTRUMENT(S) OF RECORD IN CLERK'S FILE NO(S). 2024101468 OF THE OFFICIAL PUBLIC RECORDS OF WALKER COUNTY, TEXAS. NOW, THEREFORE, THE UNDERSIGNED DOES HEREBY JOIN IN AND CONSENT TO THE SUBDIVISION OF SAID PROPERTY AS SHOWN ON THE ATTACHED PLAT AND DOES HEREBY SUBORDINATE SAID LIEN TO THE PUBLIC DEDICATIONS AND EASEMENTS SHOWN THEREON.

EXECUTED THIS 1st DAY OF July, 2025.

LIENHOLDER:

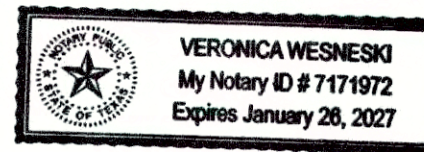
BY: THOMAS J. SHIRLEY

TITLE: "TRUSTEE" & PRESIDENT-HOUSTON REGION, NEWFIRST NATIONAL BANK

STATE OF TEXAS
COUNTY OF FORT BEND

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 1 DAY OF July, 2025, BY THOMAS J. SHIRLEY "TRUSTEE" AND PRESIDENT - HOUSTON REGION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, IN THE CAPACITY STATED, ON BEHALF OF SAID LIENHOLDER.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 1-26-27



OWNER'S RESPONSIBILITIES

IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT OR A DESIGNATED PROPERTY OWNER'S ASSOCIATION MUST INSTALL AND MAINTAIN AT THEIR OWN EXPENSE ALL ROADS, STORMWATER MANAGEMENT CONTROLS, TRAFFIC CONTROL DEVICES, AND SIGNAGE THAT MAY BE REQUIRED UNTIL SUCH TIME, IF ANY, SAID INFRASTRUCTURE IN THE SUBDIVISION HAVE BEEN ACCEPTED FOR PUBLIC MAINTENANCE.

ON-SITE SEWAGE FACILITY REVIEW

BASED UPON A REVIEW OF THE PLAT AND PLANS AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I, THE BELOW SIGNED DESIGN/REVIEW PROFESSIONAL, BEING QUALIFIED TO MAKE SAID DETERMINATION UNDER TEXAS LAW, FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE WALKER COUNTY ON-SITE SEWAGE FACILITY REGULATIONS, AND TITLE 30 OF THE TEXAS ADMINISTRATIVE CODE, CHAPTER 285, INCLUDING BUT NOT LIMITED TO THE SUITABILITY OF THE PROPOSED LOTS TO ACCOMMODATE ON-SITE SEWAGE FACILITIES WITHIN THE PROPOSED DEVELOPMENT CONSIDERING ALL OF THE REQUIREMENTS OF TITLE 30, 285 TAC AND ANY APPLICABLE LOCAL ORDERS. I ALSO AGREE THAT WALKER COUNTY ITS AGENTS AND ASSIGNS BEAR NO RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

JOE SHERWIN, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 91996,
MCMANUS & PAYNE CONSULTING ENGINEERS, LLC FIRM NO. 15276

STATE OF TEXAS \$
\$ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WALKER \$

I, KARI FRENCH, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 20 A.D., AT O'CLOCK, M., AND DULY RECORDED THIS THE DAY OF 20 A.D., AT O'CLOCK, M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO.

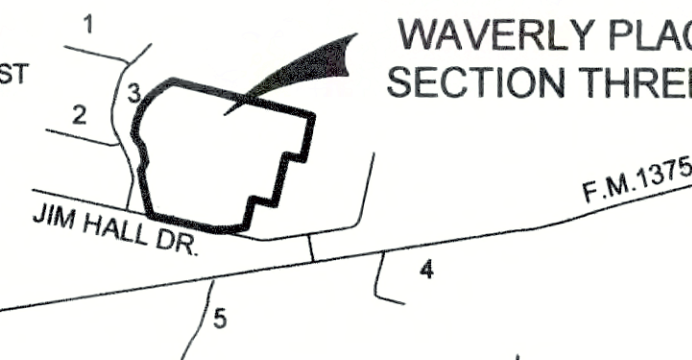
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN HUNTSVILLE, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

KARI FRENCH,
CLERK COUNTY COURT OF WALKER COUNTY, TEXAS

BY: _____, DEPUTY

SAM HOUSTON
NATIONAL FOREST

WAVERLY PLACE
SECTION THREE



1. LUTHER DEAN LN.
2. WHELAN LN.
3. LEILA LN.
4. HUGH ROAD
5. GILFORD ROAD
6. DANA LN.

VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER WALKER COUNTY COMMUNITY MAP NO. 481042, FEMA FIRM PANEL NO. 500D, HAVING AN EFFECTIVE DATE OF 08/16/2011.
2. ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.
3. PROPERTY LINES SHOWN OUTSIDE THE BOUNDARY LINE OF THE SUBJECT TRACT MAY NOT HAVE BEEN SURVEYED ON THE GROUND AND ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES AND GRAPHICAL DEPICTION.
4. ALL LOT CORNERS ARE SET 5/8-INCH IRON ROD WITH CAP STAMPED "TPS 100834-00" (UNLESS OTHERWISE NOTED).
5. ALL "O" SYMBOLS OR A FND 5/8" IRON ROD STAMPED IS STAMPED "ALBERT E. HALL RPLS 377", UNLESS OTHER WISE NOTED.
6. ALL LOTS SHALL HAVE A 40' MINIMUM FRONT BUILDING LINE, A 20' MINIMUM REAR BUILDING LINE AND A 10' SIDE BUILDING LINE.
7. ALL LOTS ARE A MINIMUM OF 1.000 ACRE.
8. ALL MAILBOXES SHALL BE MOVEABLE OR IN CLUSTERS AND PLACED AS TO ALLOW MAINTENANCE OF THE RIGHT OF WAY.
9. PRIVATE DETENTION EASEMENTS WILL BE MAINTAINED BY PROPERTY OWNERS/HOMEOWNERS ASSOCIATION AND DETENTION BASINS WILL NOT BE MAINTAINED BY WALKER COUNTY.
10. INTENTIONALLY LEFT BLANK
11. ALL CULVERTS SHALL HAVE A DRAINAGE EASEMENT, WITH THE WIDTH OF ALL RESERVES BY 30 FEET DEEP UPSTREAM AND DOWNSTREAM OF THE CULVERT OR CULVERTS FOR MAINTAINANCE.
12. ALL LOTS SHALL HAVE A 10 U.E. & P.D.E. ALONG ALL SIDE LOT LINES. (SEE SHEET 3)
13. NO LOT SHALL FRONT OR HAVE ACCESS JIM HALL LANE.

WAVERLY PLACE SECTION THREE

BEING A SUBDIVISION OF 114.213 ACRES SITUATED IN THE JOHN SADDLER SURVEY, ABSTRACT NO. 45, WALKER COUNTY, TEXAS.
BEING PART OF TRACT ONE RECORDED IN INSTRUMENT NO. 2024-101467
OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS

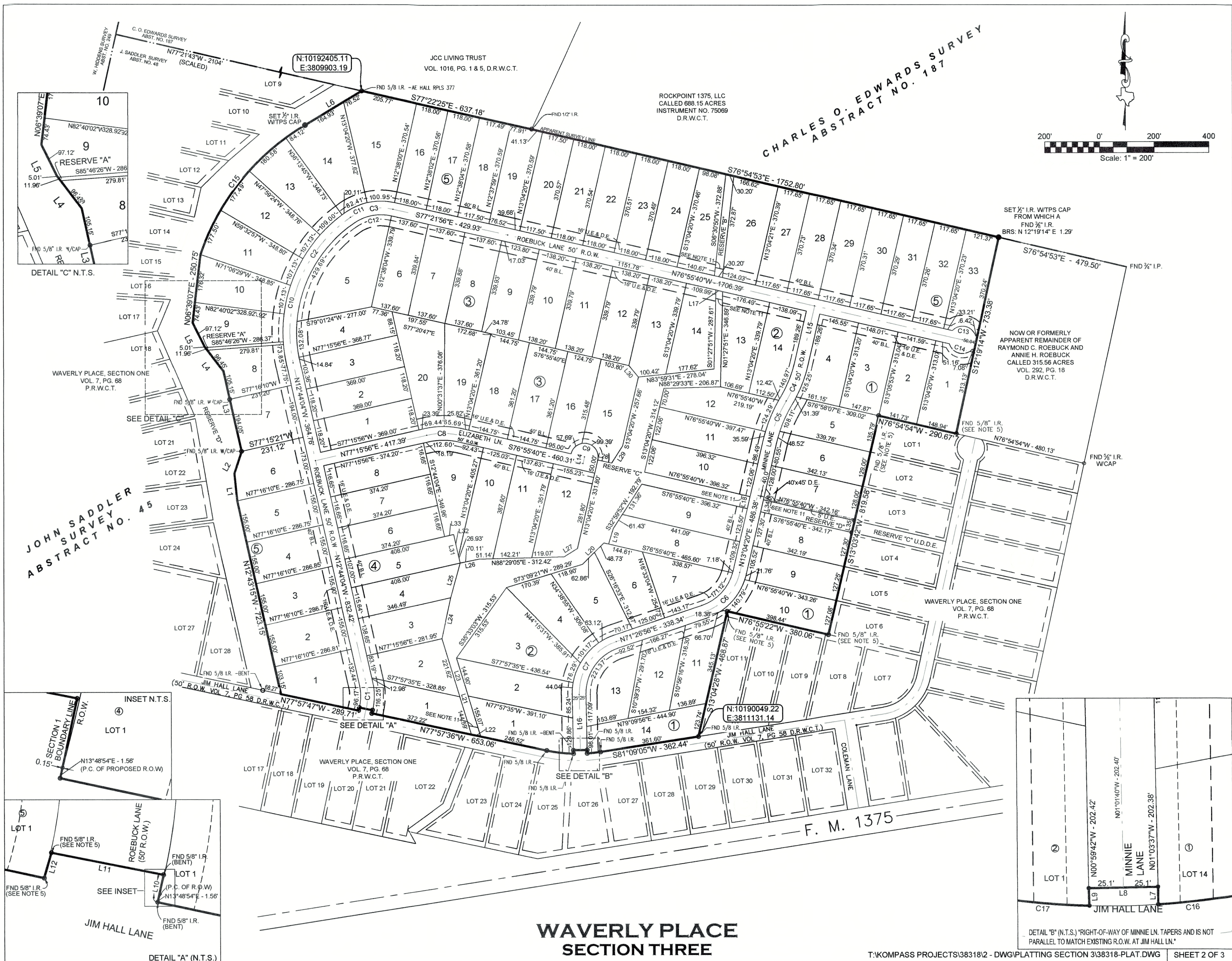
93 LOTS 5 BLOCKS 4 RESERVES (5.222 ACRES)
JUNE, 2025

OWNER
NEW WAVERLY
DEVELOPMENT, LLC.
3104 INTERSTATE 45 S
NEW WAVERLY, TEXAS 77358
SURVEYOR

TEXAS PROFESSIONAL
SURVEYING

3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400





FIELD NOTE DESCRIPTION
115.536 ACRES
IN THE JOHN SADDLER SURVEY, ABSTRACT NUMBER 45
WALKER COUNTY, TEXAS

BEING a 114.213 acre tract of land situated in the John Saddler Survey, Abstract Number 45, Walker County, Texas, being the remainder of that certain called 280.942 acre tract described in instrument to James C. Hassell, recorded in Volume 1332, Page 237, of the Official Records of Walker County, Texas (O.R.W.C.T.), said 114.213 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap found in the apparent common line between said Saddler Survey and the Charles O. Edwards Survey, Abstract Number 187, in the southerly line of that certain called 688.15 acre tract described in instrument to Rockpoint 1375, LLC, recorded under instrument Number 75069, O.R.W.C.T., for the common northerly corner of said remainder of 280.942 acre tract and Reserve "D" of Waverly Place, Section One, as shown on the map or plat thereof, recorded in Volume 7, Page 68, of the Plat Records of Walker County, Texas (P.R.W.C.T.), being the northwesterly corner of the herein described 115.536 acre tract, from which a 1/2 inch iron rod found for reference, bears North 77°20'34" West, 1045.68 feet, said POINT OF BEGINNING having a Texas State Plane Coordinate value of N: 10,192,405.11, E: 3,809,903.19, Central Zone, grid measurements;

THENCE with the apparent common line between said Saddler Survey and said Edwards Survey, the common line between said remainder of 280.942 acre tract and said 688.15 acre tract, the following two (2) courses and distances:

- South 77°22'25" East, 637.18 feet, to a 1/2 inch iron rod found for corner;
- South 76°54'53" East, 1752.80 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common northerly corner of said remainder of 280.942 Tract and the apparent remainder of that certain called 315.56 acre tract now or formerly described in instrument to Raymond C. Roebuck and Annie H. Roebuck, recorded in Volume 292, Page 18, of the Deed Records of Walker County, Texas (D.R.W.C.T.), being the northeasterly corner of the herein described 115.536 acre tract, from which a 3/8 inch iron rod found for reference, bears North 12°19'14" East, 1.29 feet, and a 3/4 inch iron pipe found for reference bears South 76°54'53" East, 479.50 feet;

THENCE South 12°19'14" West, 733.38 feet, with the common line between said remainder of 280.942 acre tract and said apparent remainder of 315.56 acre tract, to a 5/8 inch iron rod with cap found in the northerly line of Block 7, of said Section One, for the common southerly corner of said remainder of 280.942 acre tract and said apparent remainder of 315.56 acre tract, being the most easterly southeast corner of the herein described 115.536 acre tract, from which a 5/8 inch iron rod with cap found for reference, bears South 76°54'54" East, 480.03 feet;

THENCE with the common line between said remainder of 280.942 acre tract and said Block 7, the following four (4) courses and distances:

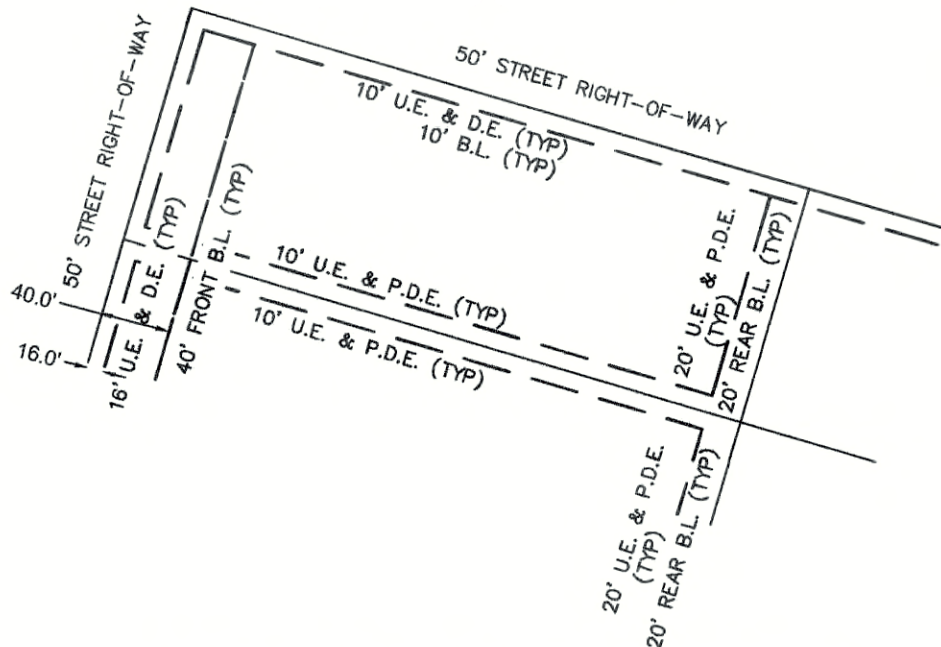
- North 76°54'54" West, 290.67 feet, to a 5/8 inch iron rod with cap found for corner;
- South 13°03'42" West, 819.58 feet, to a 5/8 inch iron rod with cap found for corner;
- North 76°55'22" West, 380.06 feet, to a 5/8 inch iron rod with cap found for corner;
- South 13°04'28" West, 468.87 feet, to a 5/8 inch iron rod found in the northerly right-of-way of Jim Hall Lane (50 feet wide), for the common southerly corner of said remainder of 280.942 acre tract and said Block 7, being the southeasterly corner of the herein described 114.21 acre tract;

THENCE with the northerly right-of-way of said Jim Hall Lane, the southerly line of said remainder of 280.942 acre tract, the following eleven (11) courses and distances:

- South 81°09'05" West, 362.44 feet, to a 5/8 inch iron rod found for the beginning of a curve to the right;
- Southwesterly, 49.33 feet, with the arc of said curve to the right, having a radius of 545.00 feet, a central angle of 05°11'09", and a chord that bears South 83°47'20" West, 49.31 feet, to a 5/8 inch iron rod with cap found for corner;
- North 00°49'44" West, 12.72 feet, to a 5/8 inch iron rod found for corner;
- South 88°55'52" West, 50.23 feet, to a 5/8 inch iron rod (bent) found for corner;
- South 02°17'11" East, 12.68 feet, to a 5/8 inch iron rod found for the beginning of a non-tangent curve to the right;
- Northwesterly, 99.30 feet, with the arc of said non-tangent curve to the right, having a radius of 545.00 feet, a central angle of 10°26'21", and a chord that bears North 83°12'15" West, 99.16 feet, to a 5/8 inch iron rod with cap found for corner;
- North 77°57'36" West, 653.06 feet, to a 5/8 inch iron rod (bent) found for corner;
- North 12°15'13" East, 12.08 feet, to a 5/8 inch iron rod (bent) found for corner;
- North 78°50'14" West, 49.30 feet, to a 5/8 inch iron rod with cap found for corner;
- South 15°41'20" West, 11.33 feet, to a 5/8 inch iron rod with cap found for corner;
- North 77°57'45" West, 289.71 feet, to a to a 5/8 inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 114.21 acre tract from whence a 5/8 inch iron rod (bent) bears North 77°57'45" West a distance of 68.27 feet for the Southeast corner of Restricted Reserve "D" of said Waverly Place, Section One and the of said remainder of 280.942 acre tract ;

THENCE over and across the said 280.942 acre tract following nine (8) courses and distances each point being a **Set 5/8 inch iron rod with cap stamped "TPS 100834-00" unless noted otherwise:**

- North 12°43'15" West, 723.15 feet;
- North 05°28'24" West, 100.04 feet;
- North 17°53'12" East, 85.56 feet;
- North 12°45'22" West, 299.20, to a 5/8 inch iron rod with cap stamped "TPS 100834-00" found for corner;
- North 37°28'51" West, 113.42 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for corner;
- North 26°15'44" West, 97.12 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
- North 06°39'07" West, 250.75 feet, to a 5/8 inch iron rod with cap found for the beginning of a non-tangent curve to the right;
- Northeasterly, 620.10 feet, with the arc of said non-tangent curve to the right, having a radius of 880.00 feet, a central angle of 40°30'04", and a chord that bears North 39°05'51" East, 607.53 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set (to replace a laid-over 5/8 inch iron rod found) for the end of said curve to the right;
- THENCE North 59°16'16" East, a distance of 241.44 feet, to the **POINT OF BEGINNING** and containing a computed area of 114.213 acres of land within this Field Note Description.



TYPICAL SETBACKS AND EASEMENTS
N. T.S.

CL ROAD LINE TABLE		
LINE #	DIRECTION	LENGTH
L14	N13° 04' 20"E	25.00'
L15	N13° 04' 20"E	214.23'
L16	N01° 01' 40"W	202.40'

BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N05° 48' 24"W	100.04'
L2	N17° 53' 12"E	85.56'
L3	N12° 45' 22"W	299.20'
L4	N37° 28' 51"W	113.42'
L5	N26° 15' 44"W	97.12'
L6	N59° 16' 16"E	241.44'
L7	N00° 49' 44"W	12.72'
L8	S88° 55' 52"W	50.23'
L9	S02° 17' 11"E	12.68'
L10	N12° 15' 13"E	12.08'
L11	N78° 50' 14"W	49.30'
L12	S15° 41' 20"W	11.33'
L13	LEFT BLANK INTENTIONALLY	

RESERVE TABLE		
RESERVE	AREA	RESTRICTION
A	0.070 AC./3066.59 S.F.	UTILITY & DRAINAGE
B	0.257 AC./11186.27 S.F.	UTILITY & DRAINAGE
C	4.542 AC./197855.11 S.F.	UTILITY, DRAINAGE & DETENTION
D	0.353 AC./15397.34 S.F.	UTILITY & DRAINAGE

CL ROAD CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	208.67'	95.28'	026° 09' 43"	S00° 05' 25"W	94.46'
C2	505.91'	606.51'	068° 41' 21"	S21° 36' 10"W	570.83'
C3	200.00'	162.99'	046° 41' 40"	S79° 17' 14"W	158.52'
C4	475.00'	148.81'	017° 56' 58"	N22° 02' 49"E	148.20'
C5	525.00'	164.47'	017° 56' 58"	N22° 02' 49"E	163.80'
C6	200.00'	203.77'	058° 22' 36"	N42° 15' 38"E	195.07'
C7	200.00'	252.99'	072° 28' 36"	N35° 12' 38"E	236.46'
C8	275.00'	123.86'	025° 48' 24"	S89° 49' 52"E	122.82'

LOTS CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C9	50.00'	157.08'	180° 00' 00"	N76° 55' 40"W	100.00'
C10	530.90'	636.48'	068° 41' 21"	S21° 36' 10"W	599.04'
C11	225.00'	183.37'	046° 41' 40"	S79° 17' 14"W	178.34'
C12	175.00'	142.55'	046° 40' 14"	N79° 17' 55"E	138.64'
C13	50.00'	104.72'	120° 00' 00"	S76° 55' 40"E	86.60'
C14	50.00'	104.72'	120° 00' 00"	S76° 55' 40"E	86.60'

BOUNDARY CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C15	880.00'	620.10	040° 30' 04"	N30° 32' 11"E	846.49'
C16	545.00'	49.33'	005° 11' 09"	S83° 47' 20"W	49.31'
C17	545.00'	99.30'	010° 26' 21"	N83° 12' 15"W	99.16'

LOTS LINE TABLE		
LINE #	DIRECTION	LENGTH
L17	S76° 55' 40"E	25.52'
L18	S13° 04' 20"W	45.00'
L19	N16° 41' 48"E	58.86'
L20	S45° 30' 27"W	111.59'
L21	S17° 02' 18"E	299.96'
L22	N77° 57' 36"W	34.33'
L23	N17° 02' 18"W	366.21'
L24	N12° 13' 31"E	152.93'
L25	N15° 16' 31"E	130.99'
L26	N78° 36' 36"E	70.11'
L27	S58° 04' 20"W	56.57'
L28	N76° 55' 40"W	51.85'
L29	S32° 32' 37"W	75.00'
L30	N39° 45' 43"W	54.34'
L31	S12° 44' 04"E	106.87'
L32	N12° 44' 04"W	79.94'
L33	S77° 28' 36"W	33.80'
L34	N13° 04' 20"E	45.00'
L35	S13° 03' 42"W	45.00'

CL ROAD LINE TABLE		
LINE #	DIRECTION	LENGTH
L39	S37° 28' 51.12"E	96.45'

LEGEND	
●	SET 5/8" OR 1/2" IRON ROD W/CAP "TPS 100834-00"
○	FOUND SURVEY MONUMENT (SEE NOTE #5)
•	CENTERLINE OF ROAD POINT
•	LOT PC/PT
I.R.	IRON ROD
I.P.	IRON PIPE
W/CAP	WITH CAP
CON MON	CONCRETE MONUMENT
VOL. / PG.	VOLUME / PAGE
CAB.	CABINET
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WALKER COUNTY, TEXAS
R.P.R.W.C.T.	REAL PROPERTY RECORDS OF WALKER COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS OF WALKER COUNTY, TEXAS
M.R.W.C.T.	MAP RECORDS OF WALKER COUNTY, TEXAS
W.C.A.D.	WALKER COUNTY APPRAISAL DISTRICT
C.F. NO.	CLERK'S FILE NUMBER
P.R.W.C.T.	PLAT RECORDS WALKER COUNTY TEXAS
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
FND	FOUND
①	BLOCK NUMBER
P.D.E.	PRIVATE DRAINAGE EASEMENT
U.D.D.E.	UTILITY & DRAINAGE EASEMENT
---	CENTERLINE OF ROAD
---	APPROXIMATE SURVEY LINE
---	APPROXIMATE 100-YEAR FLOODPLAIN
---	EASEMENT
---	BUILDING LINE

WAVERLY PLACE SECTION 3 VARIANCE REQUEST

Date of Minutes	Item	Status	Item
November 7, 2022	46	APPROVE	Variance to Section 5.4 regarding Right of Way width and utility easements to a 50 foot ROWPlat #2020-038, utilities outside of ROW
December 5, 2022	38	APPROVE	Variance to Section 5.8 (1), (4), (7) regarding Street Width for Section 3, Plat #2020-038
June 3, 2024	31	APPROVE	Variance to assign/transfer plat applications and permit for Plat #2019-023 Section 1 and Plat # 2020-038 Section 3 to another developer
June 3, 2024	32	APPROVE	Variance to Section B3.4.1 regarding points of access/entrance for Plat 2019-023 Section 1 and Plat # 2020-038 Section 3
June 3, 2024	33	APPROVE	Variance to Section A1.1 regarding plat requirements for the 32.8305 acre tract along FM 1375
October 7, 2024	42	APPROVE	Variance to Section B2.2 regarding lot depth to width ratio for Section 3
January 27, 2025	30	APPROVE	Variance for 50' ROWissued 11/7/2022 for Plat #2020-038 with 24-month extension

WAVERLY PLACE
SECTION THREE

July 30, 2025

The Honorable Colt M Christian, County Judge
Walker County Commissioners Court
Walker County Courthouse, Room 104
1100 University Avenue
Huntsville, TX 77340

Subject: Request for Variance from UIR Engineering Requirements for Utility Access Permit – Fiber Installation

Dear County Judge Christian and Commissioners,

On behalf of The Aspen Utility Company LLC, I respectfully submit this letter requesting a variance from the engineering requirements outlined in the attached *General Special Provisions – Walker County Utility Installation Request* (hereafter referred to as the UIR). This variance request specifically addresses the requirement for a full boundary survey by a licensed Registered Professional Land Surveyor (RPLS), as part of our permit application for fiber optic conduit installation within the Walker County right-of-way (ROW).

As a reference, I have also included an additional PDF titled *250604 UIR Comcast - Front St - Colony Rd 1771404, Pct 4*. This file represents one of several permits recently submitted, all of which contain similar review comments. For context, I have included the language from comments R1.8 through R1.10 below. Meeting these requirements as written would necessitate a full RPLS survey, which we believe is disproportionate to the limited scope of this installation.

The proposed installation consists of a 2-inch conduit for fiber optic cable. The relevant comments cited in the UIR include:

- **R1.8.** Show existing utilities in the vicinity of the proposed work.
- **R1.9.** Provide drawings showing profile views of the work to be performed within the county-maintained road rights-of-way that include elevations.
- **R1.10.** No recording information was provided for the rights-of-way, and many roads within the County have prescriptive right-of-way that is less than 50'. It is the applicant's responsibility to confirm the rights-of-way widths and obtain approval/easements from all applicable jurisdictions/property owners before installation.

While we understand the intent behind these requirements for high-risk or large-scale utility installations, we believe they are excessive for this limited-scope fiber deployment. We respectfully offer the following justification and alternative safeguards:

E.1 – Engineer's Justification

This variance request pertains to the design and construction of fiber improvements within the County ROW. The work involves the installation of a single 2-inch conduit using industry-

standard utility practices. Due to the minimal impact, the cost and complexity of a full RPLS survey is not warranted.

E.2 – Cause or Reason for Variance Request

- The utility is low-impact and does not involve high-pressure or large-diameter components.
- Our team will perform Texas 811 utility locates and hydrovac daylighting prior to construction to confirm utility depths and locations.
- ROW alignment will be verified using recorded plats, existing markers, and current site improvements to support construction layout.

E.3 – Hardship if Not Granted

Strict adherence to the full survey requirement would create an undue burden on the project in terms of both cost and time. The additional requirements do not proportionally benefit public safety or oversight, and they would delay deployment of critical broadband infrastructure.

E.4 – Additional Conditions and Mitigation Measures

To ensure responsible construction and mitigate any risks, we propose the following:

- Completion of Texas 811 utility locates and hydrovac verification in advance of construction.
- Use of recorded plats and ROW indicators for alignment.
- Provision of as-built drawings post-construction, documenting installation locations and depths.

Conclusion

Given the limited nature of the proposed work and the public interest in expanding broadband access, we respectfully request approval of this variance from the survey requirement under the UIR. The alternative methods outlined above provide for safe, efficient, and responsible installation of infrastructure with minimal disturbance to the ROW.

Please feel free to contact me with any questions or if further documentation is required.

Sincerely,

Mr. Ernest W. Spicer

Vice President, Business Development & Government Affairs
The Aspen Utility Company LLC


www.TheAspenCompany.com

**General Special Provisions
Walker County Utility Installation Request**

1. Effective Period of Permit Approval. All approvals are void if installation does not begin within 3 months from the date of approval.
2. ALL UTILITY INSTALLATIONS SHALL CONFORM WITH THE STANDARDS DESCRIBED IN TITLE 43, PART 1, CHAPTER 21, SUBCHAPTER C, OF THE TEXAS ADMINISTRATIVE CODE (UTILITY ACCOMODATIONS)
3. A FINAL AS-BUILT SET OF PLANS SHALL BE SUBMITTED AND CERTIFIED BY A PROFESSIONAL ENGINEER, INCLUDING A CERTIFICATION THAT THE INSTALLATION WAS COMPLETED IN CONFORMANCE AND COMPLIANCE WITH THE ABOVE DESCRIBED SECTIONS OF THE TEXAS ADMINISTRATIVE CODE AND TEXAS DEPARTMENT OF TRANSPORTATION MINIMUM SPECIFICATIONS. A statement must be included certifying that any pipe/casing installed is properly designed for the application and the installation meets the minimum standards for TxDOT and Title 43 of the Texas Administrative Code.
4. Minimum Depth of Cover. The minimum depth of cover for any underground utility line shall be as shown on the "Minimum Depth of Cover Table" for the TXDOT District or attached schematic whichever is deeper.
5. Locating Utilities. Applicant shall take all reasonable and necessary steps to locate existing utilities and address them in accordance with all state, local, and or federal requirements.
6. Aerial Electric Lines. Aerial electric power lines crossing over the highway shall be installed and maintained a minimum of twenty-two (22) feet above the surface of the traffic lanes. For electric power lines with greater than 50,000 volts, the clearance shall be increased in accordance with National Electric Safety Code as published in the National Bureau of Standards, Handbook 30.
7. Aerial Communication Lines. Aerial communication lines crossing over the highway shall be installed and maintained a minimum of eighteen (18) feet above the surface of the traffic lanes.
8. Open Trenching or Boring Operations for Utility Work. To insure that disturbed areas are restored and revegetated properly and in a reasonable period as the utility work progresses, the following requirements shall apply:

Unless otherwise approved or directed by Walker County, the length of "active utility work" shall not exceed one mile in length. "Active utility work" shall be defined as the total disturbed area measured from the beginning of open trenching to the point where backfill has been compacted, the right of way has been restored to its original line and grade, any structures damaged by the utility work have been repaired, erosion control measures have been placed and are being properly maintained, approved topsoil seed and compost has been placed uniformly, and watering for revegetation has begun. "Active utility work" also includes areas of bore pits and receiving pits; however, it does not include the underground boring length. When any area of "active utility work" is substantially complete (i.e., watering of seeded areas has begun), that area is no longer considered to be "active utility work", and "active utility work" can proceed further within the right of way as long as it does not exceed the above appropriate limits. Areas where Walker County determines that the "active utility work" is substantially complete does not mean that Walker County considers that area totally acceptable and complete.

9. Backfill, Erosion Control, and Re-vegetation. All excavations within the right-of-way (ROW) and not under pavement shall be backfilled by tamping in six (6) inch horizontal layers to the density of the surrounding

1 |

Initial of Applicant_____

**General Special Provisions
Walker County Utility Installation Request**

soil or as directed by the Walker County. All surplus material shall be removed and the ROW shall be reshaped to its original condition or better. This work shall be done in accordance with Item 164 of the Texas Department of Transportation (TxDOT) "Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges." Erosion control measures such as soil retention blankets, rock berms, and silt fences shall be installed and maintained until permanent perennial vegetation is established over 70% of the disturbed area. The amount of revegetation is considered acceptable when it resembles the amount of existing vegetation in the surrounding undisturbed area. **If erosion control and/or storm water run-off requirements of other State, Federal, or Local Jurisdictions exceed these requirements then the more stringent requirements would prevail.**

8. Boring and Jacking. Boring and jacking of utility lines shall be provided as specified below.

- a. Under Paved County Roads. Utility lines to be constructed under an existing paved (asphalt pavement or concrete pavement) county road shall be installed by boring and jacking with casing.
- b. Under Paved Driveways. Utility lines to be constructed under existing paved (asphalt pavement or concrete pavement) driveways shall be installed by boring and jacking methods, unless the utility company furnishes Walker County with a "Letter of No Objection" signed by the driveway owner to allow open cutting of their driveway.
- c. Under Unpaved County Roads or Driveways. Utility lines to be constructed under an existing unpaved county road or under existing unpaved driveways may be open cut only when approved in advance by Walker County, and after the driveway owner is notified. Any open cuts should be repaired and restored to a minimum of pre-cut conditions as quickly as possible so as not to impact road and/or driveway traffic. Applicant shall take all necessary precautions to insure safety as site of open cut.
- d. Under Desirable Trees. To preserve the natural environment and protect wildlife habitat, boring may be required when underground utility lines are to be placed within the "protected root area" of "desirable trees" located within road ROW or on adjacent property. The "protected root area" is defined as the area between the tree trunk and five (5) feet from the tree trunk or 2/3 the actual distance from the tree trunk to the dripline, whichever is greater. "Desirable trees" include (but are not limited to) any tree with a trunk diameter of six (6) inches or more that Walker County or the Owner of the tree determines to be of environmental and aesthetic value. Boring under all "desirable trees" will be required with the following exceptions: (1) in areas where planned highway construction/maintenance work would require tree removal, or (2) when the Walker County approves of open trenching for the utility installation or removal of the tree.

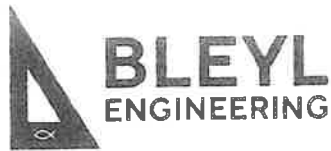
9. Manhole Covers. All manhole covers shall be installed flush with the ground surface.

10. Traffic Control. Traffic control in utility work zones shall conform to applicable requirements of the "Texas Manual on Uniform Traffic Control Devices for Streets and Highways, Part VI". Adequate signs, barricades, flag personnel, etc. shall be erected and maintained in complete compliance with the Texas Manual on Uniform Traffic Control Devices. Any travel lane closures are only permitted after a traffic control plan is approved by Walker County prior to beginning any construction activities.

11. Sunday or Holiday Work. Sunday or Holiday work will not be permitted for the installation of any utility line unless directed or approved by Walker County

**General Special Provisions
Walker County Utility Installation Request**

12. The approval of this utility installation request shall in no way be taken as a waiver or variance to any other existing local, state, or federal permits or requirements that may be required by the applicant.
13. Please note that Walker County will be making no verification through this process of the actual location of the public right of way as to width or location. The responsibility to locate the bounds of any public right of way that your project will utilize is the responsibility of your company. Walker County's approval of the request is not an agreement as to location of the public right of way, nor does it confer any easement, right of way, or property right for the project area.
14. Protection of Trees and Landscaping. Existing trees and landscaping within the ROW shall be protected as specified below. Removal of trees from the ROW will require prior Walker County approval.
- a. Tree Pruning. All tree pruning within the ROW will require prior TxDOT approval. All oak trees that are damaged or pruned shall be treated with an approved tree wound dressing within 20 minutes of causing the damage or making the pruning cut.
- b. Landscaping. When existing landscaping is located near the proposed utility alignment, the utility contractor shall notify Walker County and the owner of the landscaping prior to the proposed utility installation. Walker County may require underground utilities to be installed by: (1) boring under such landscaping or (2) by replacement of specific landscape items. Landscaping is defined as, but not limited to, trees, shrubs, grass, irrigation lines, landscape pavers, sidewalks, and other ROW improvements.



Advancing stronger, safer communities across Texas since 1997.
(936) 441-7833

June 4, 2025

Mr. Andrew Isbell
Walker County Planning & Development
1313 University Avenue
Huntsville, TX 77340

Re: Review No. 1
Comcast Fiber Optic Cable Installation Application – Front St–Colony Rd JB1771404 (90500-280)
Walker County

Mr. Isbell:

Bleyl Engineering reviewed the application submitted on behalf of Comcast of Houston, LLC, for the installation of the fiber optic related to Front St–Colony Rd 1771404, and we offer the following comments:

- R1.1. Include the engineer's firm name and number on all sealed sheets per Board Rules §137.33(n) & §137.77(h).
- R1.2. Front Street is not a Walker County-maintained road and was not reviewed as part of this submittal.
- R1.3. Provide details for PEDs, and ensure the facilities do not impact the County's ability to maintain roads and associated drainage. The location of above-ground facilities shall not impact drainage or the flow in roadside ditches.
- R1.4. The traffic control plan calls for a minimum 10' lane, but Colony Road has less than 10' lanes. Provide a traffic control plan that addresses situations where work zone encroachment reduces lane width below 10' pavement.
- R1.5. Show and specify HDPE casing for road crossings, and specify HDPE pipe to be glued with appropriate adhesive, bonded, or mechanically fastened per 43 TAC §21.40(a)(1), §21.40(g)(4), §21.40(g)(5).
- R1.6. Crossing details typically call out a minimum 42" of cover at roadside ditches. 43 TAC §21.40(a)(2)(A) requires a minimum depth of cover of 48" with an additional 12" of depth required within 50 feet of a culvert.
- R1.7. All borings shall extend ten feet beyond the travel lanes for uncurbed roads (speed limits of 40 mph or less). Please add dimension callouts for this distance to Crossing Bore Details to ensure compliance with 43 TAC §21.40(a)(4)(E)(iv).
- R1.8. Show existing utilities in the vicinity of the proposed work.
- R1.9. Provide drawings showing profile views of the work to be performed within the county-maintained road rights-of-way that include elevations.
- R1.10. No recording information was provided for the rights-of-way, and many roads within the County have prescriptive right-of-way that is less than 50'. It is the applicant's responsibility to confirm the rights-of-way widths and obtain approval/easements from all applicable jurisdictions/property owners before installation.

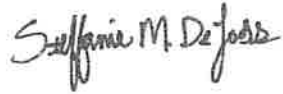
Bleyl Engineering has conducted this review on behalf of Walker County, and this review is subject to further comments upon receipt of additional information requested above. Bleyl Engineering and Walker County do not accept any responsibility for the design or accuracy of the construction drawings. All construction shall meet the regulations adopted by Walker County. This letter is not intended to propose specific alterations to the

bleylengineering.com

Advancing stronger, safer communities across Texas since 1997.

construction drawings or waive the applicant's responsibility to comply with applicable laws, regulations, and orders.

Sincerely,



Steffanie M. DeLoss, PE
Sr. Engineering Manager
Bleyl Engineering

F:\90500s\90500 Walker County General\200 Reviews\280 UIR Comcast - Front St - Colony Rd, 1771404, Pct 4\R1\Out\250604 UIR Comcast - Front St - Colony Rd 1771404, Pct 4.docx

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 Marshall Mims		Application Number:
A2. Property Owner's Street Address [REDACTED]		Date of Submittal: 7/24/25
City	State	ZIP Code
[REDACTED]	[REDACTED]	[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.) 5.6 acres 1... + 4.6		
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 LM Colhard A-10	B2. Tax ID Number(s) of Parent Tract 0010-300-0-07030 0010-300-0-07042	B3. Deed Volume/Page Inst. 104062
B4. Existing or Proposed Name of Subdivision NA	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 Survey		A
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) 3.1, 3.11, 3.25 of the Subdivision Regulations of Walker County, Texas as follows:

Request for ^{waiver} platting requirements
* ? waiver of platting fees, because it was not done correctly
before I bought the land from previous owners, 2 owners back

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"):

To have it all one tract, I have road frontage and
it was done in 2004 and was not done correctly
when it was originally broke up.

- 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:

To construct the structure I would like in the
place i want it, it requires utilities and structure over property line.
This will be one tract with only one building structure

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

Yes _____ No ☒ Please list the additional measures below.

SECTION F –VARIANCE(S) GRANTED

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

F.2 THE FOLLOWING CONDITIONS ARE ATTACHED TO THE VARIANCE

SECTION G - NOTICE, ACKNOWLEDGEMENT, AND CERTIFICATIONS

NOTICE

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

WARNING

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

DISCLAIMER

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

I, Marshall Mims, 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

7/24/2025

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



[Faint handwritten notes and scribbles]

LEGAL DESCRIPTION:

BEING A SURVEYED 4.640 ACRE TRACT (202,108 SQUARE FEET) SITUATED IN THE L.M. COLLARD SURVEY, ABSTRACT NUMBER 10, WALKER COUNTY, TEXAS AND BEING THAT SAME CALLED 4.633 ACRE TRACT (TRACT TWO), AS DESCRIBED IN DOCUMENT NUMBER 2022-76909, OF THE OFFICIAL PUBLIC RECORDS OF WALKER COUNTY, TEXAS (O.P.R.W.C.T.); BEARINGS, DISTANCES, AND AREA DESCRIBED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (4203), U.S. SURVEY FEET; SAID 4.640 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod (Controlling Monument) found on the east right-of-way line of Tafelski Road, same being the southwest corner of a called 1.00 acre tract (Tract One), as recorded in said Document Number 2022-76909 and being exterior ell-corner of the herein described tract;

THENCE with said called 1.00 acre tract for the following bearings and distances:

North 78°40'41" East, 241.44 feet, to a 1/2 inch iron rod found for an interior ell-corner of the herein described tract;

North 21°13'27" West, 240.82 feet, to a 1/2 inch iron rod, found at the northeast corner of said called 1.00 acre tract, same being in the southwest line of a called 20.0083 acre tract, as recorded in Document Number 2023-88582, O.P.R.W.C.T., and being the northwest corner of the herein described tract;

THENCE with said called 20.0083 acre tract for the following bearings and distances:

North 57°20'04" East, 349.49 feet, to a 1/2 inch iron rod found for the north corner of the herein described tract;

South 62°49'09" East, 382.01 feet, to a 1/2 inch iron rod (Controlling Monument) found at the southeast corner of said called 20.0083 acre tract, same being in the northwest line of a called 20.000 acre tract, as recorded in Volume 45, Page 407, O.P.R.W.C.T., and being the northeast corner of the herein described tract;

THENCE South 28°59'15" West, 345.89 feet, with said northwest line of said called 20.000 acre tract, to a 5/8 inch iron rod found in said west line of said called 20.000 acre tract, same being the northeast corner of a called 5.99 acre tract, as recorded in Volume 1180, Page 306, O.P.R.W.C.T., and being the southeast corner of the herein described tract;

THENCE along said called 5.99 acre tract for the following bearings and distances:

North 81°44'22" West, 319.54 feet, to a 1/2 inch iron rod found an angle point in the south line of the herein described tract;

South 78°15'57" West, 300.98 feet, to a 5/8 inch iron rod found at the northwest corner of said called 5.99 acre tract, same being in said east right-of-way line of said Tafelski Road, and being the southwest corner of the herein described tract;

THENCE North 09°00'51" West, 32.24 feet, with said east right-of-way line of said Tafelski Road, to the **PLACE OF BEGINNING** and containing 4.640 acres of land (202,108 square feet).

NOTES

- 1) Refer to the attached plat prepared of even date herewith and made in conjunction with and considered an integral part of this description.
- 2) Companion drawing is filed in the office of Tablerock Survey, LLC and further describes the reconstruction of this survey.

Tablerock Survey, LLC
2204 Timberloch Place, Suite 180
The Woodlands, TX 77380
Phone: 832-415-3869
TBPELS Firm No. 10194261



06/02/2023

Phil Hammons
Registered Professional Land Surveyor
State of Texas License No. 5840

Date

100 ACRES
(ALL) 100 ACRES (TRACT 1)

REF	DATE	BY	FOR	WALKER	COUNTY	FILE NO.
100-100000	10-1-60	WALKER	WALKER	WALKER	WALKER	WALKER

[illegible]

- Q ROAD SIGN
 田 IRRIGATION CONTROL
 田 GAS INLET
 田 GAS VALVE
 田 WATER VALVE
 田 LIGHT POLE
 田 POWER POLE
 田 ELECTRIC TRANS. BOX
 田 FIRE HYDRANT
 田 SANITARY SEWER
 田 STORM SEWER
 田 TELEPHONE PED.
 田 CABLE BOX/PED.
 田 FLAG POLE
 田 FIBER OPTIC MARKER
 田 TRAFFIC SIGNAL
 田 PIPELINE MARKER
 田 WATER METER
 田 HANDMILL
 田 METER POLE
 田 SEPTIC

[illegible]



SURVEYORS

PLANNERS

"A LAND SURVEYING COMPANY"

December 3, 2024

A-10 1.00AC

Being 1.00 acres, situated in the L.M. Collard Survey, Abstract 10, Walker County, Texas, and being the same a called 1.000 acre tract (Tract 1) as recorded under County Clerk's File No. 2022-76909, Real Property Records Walker County (RPRWC, TX), and said 1.00 acre tract being more particularly described as follows:

BEGINNING. at 1/2" iron rod found for the southwesterly corner of a called 20.0083 acre tract as recorded under County Clerk's File No. 2023-88582, also being along the easterly line of Tafelski Road, and being the northwesterly corner of the herein described tract:

THENCE N 57° 25' 15" E (Bearing of basis: NAD 83, Texas Central Zone), a distance of 201.44 feet, along the southeasterly line of said 20.0083 acre tract, to a 1/2" iron rod found along the southerly line of said 20.0083 acre tract, also being the northwesterly corner of a called 4.633 acre tract (Tract 2) as recorded under County Clerk's File No. 2022-76909, and being the northeasterly corner of the herein described tract:

THENCE S 21° 13' 55" E, a distance of 240.77 feet, along the northwesterly line of said 4.633 acre tract, to a 1/2" iron rod found for the interior corner of said 4.633 acre tract, and being the southeasterly corner of the herein described tract:

THENCE S 78° 40' 21" W, a distance of 241.52 feet, along the northwesterly line of said 4.633 acre tract, to a 1/2" iron rod found for the westerly corner of said 4.633 acre tract, also being along the easterly of Tafelski Road, and being the southwesterly corner of the herein described tract:

THENCE N 07° 01' 11" W, a distance of 164.63 feet, along the easterly line of Tafelski Road, back to the **POINT OF BEGINNING**, and containing 1.00 acres within this description.



Permit to Construct Access Driveway Facilities on Highway Right of Way

Form 1058
(Rev. 03/25)
Page 1 of 3

PERMIT NUMBER: 17-08-FM1375-004-2025			
REQUESTOR		* Attach kmz or kml file, OR provide GPS Lat./Long.	ROADWAY
		30.530568, -95.527012	HWY NAME FM 1375
		FOR TxDOT'S USE	
NAME Top Construction		CONTROL	4-DIGIT
MAILING ADDRESS 304A FM 1375 W		SECTION	2-DIGIT EX. 01
CITY, STATE, ZIP New Wavely Texas 77358			
PHONE NUMBER 936-890-4100			
EMAIL ADDRESS md@topstarconstruction.com			
Initial 			
*LOCATION OR COORDINATES AT INTERSECTION OF DRIVEWAY CENTERLINE WITH ABUTTING ROADWAY			

The Texas Department of Transportation, hereinafter called the State, hereby authorizes Top Construction, hereinafter called the Permittee (i.e., property owner) ☐ construct / ☐ reconstruct a Change of Use (residential, convenience store, retail mall, farm, etc.) access driveway on the highway right of way abutting highway number FM 1375 in Walker County, located 2439' West of Coeman Lane.

USE ADDITIONAL SHEETS AS NEEDED

Is this parcel in current litigation with the State of Texas? ☐ YES ☒ NO (If Yes, TxDOT will coordinate with District ROW Office.)

Is the Permittee or a family member of Permittee an employee or official of the Texas Department of Transportation? ☐ YES ☒ NO
(If Yes, name of employee or official _____)

Does an employee or official of the Texas Department of Transportation serve as an employee or officer of Permittee or own a controlling interest in Permittee? ☐ YES ☒ NO (If Yes, name of employee or official _____)

This permit is subject to the Access Driveway Policy described on page 2 and the following:

1. The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the state highway right of way.
2. The Permittee represents that the design of the facilities, as shown in the attached design sketch, is in accordance with the Roadway Design Manual, Hydraulic Design Manual and the access management standards set forth in the Access Management Manual (except as otherwise permitted by an approved variance).
3. Construction of the driveway shall be in accordance with the attached design sketch, and is subject to inspection and approval by the State.
4. Maintenance of facilities constructed hereunder shall be the responsibility of the Permittee, and the State reserves the right to require any changes, maintenance or repairs as may be necessary to provide protection of life or property on or adjacent to the highway. Changes in design will be made only with prior written approval of the State. The department shall maintain all portions of public driveways that lie within the state highway right of way and that connect to highways that are the maintenance responsibility of the department.
5. The Permittee shall hold harmless the State and its duly appointed agents and employees against any action for personal injury or property damage related to the driveway permitted hereunder.
6. Except for regulatory and guide signs at county roads and city streets, the Permittee shall not erect any sign on or extending over any portion of the highway right of way. The Permittee shall ensure that any vehicle service fixtures such as fuel pumps, vendor stands, or tanks shall be located at least 12 feet from the right of way line to ensure that any vehicle services from these fixtures will be off the highway right of way.
7. The State reserves the right to require a new access driveway permit in the event of: (i) a material change in land use, driveway traffic volume or vehicle types using the driveway, or (ii) reconstruction or other modification of the highway facility by the State.
8. The State may revoke this permit upon violation of any provision of this permit by the Permittee.
9. This permit will become null and void if the above-referenced driveway facilities are not constructed within one year from the issuance date of this permit.
10. The Permittee will contact the State's representative Will Ray telephone, (936) 435-8573, at least twenty-four (24) hours prior to beginning the work authorized by this permit.
11. The requesting Permittee will be provided instructions on the appeal process if this permit request is denied by the State. Note, a driveway involving an Access Denial Line (ADL) does not have a right to appeal.

The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the highway right of way.

Date: 7/1/2025

Signed: _____

Signed by:

F6F6A3C9031C4A9...

(Property owner or owner's representative)

Access Driveway Policy

Title 43 Texas Administrative Code (Transportation), Part 1 (Texas Department of Transportation) Chapter 11 (Design), Subchapter C (Access Connections To State Highways) and the "Access Management Manual" establish policy for the granting of access and the design, materials and construction of driveways connecting to state highways. All driveway facilities must follow this policy. To the extent there is any conflict between this permit and the policy, the policy shall control. If a proposed driveway does not comply with the access management standards, the owner may seek a variance to a requirement contained in the access management standards by contacting the local TxDOT office.

As to driveway permits that are issued under §11.59 of Subchapter C (Access Connections To State Highways), no rights of access are conveyed by issuance of a driveway permit. Issuance of a driveway permit under this section does not convey any property right, including a right of access to the highway facility. The department, in its sole discretion, may revoke a permit issued under this section on its determination that the access location is needed for a highway purpose. Such a revocation may not be the basis for any claim of a constitutional taking of property for the loss of access to the highway facility.

TxDOT Driveway Permit Request Contact

For a local contact for your TxDOT Driveway Permit Request or variance request, visit: <http://www.txdot.gov/inside-txdot/district.html>. You can select the respective District, and then select the District Contacts which will include the applicable Area Engineers.

Other Conditions

In addition to Items 1 thru 11 on page 1 of this permit, the driveway facility shall also be in accordance with the attached design sketch and subject to the following additional conditions stated below:

This is a change of use permit for shared access at Tommy Lane & FM 1375 for Top Star Construction and C&R Water Supply, negotiated by Tracy Stanfield with Spear Point Engineering. This access will no longer be part of the subdivision access and no other access will be granted for this site for future development.

Initial

Variance Documentation Justification

(A variance to any requirement contained in the access management standards may be granted if justified in accordance with an item below and approved by the district engineer, or the district engineer's designee.)

For a Variance request, please indicate which of the below are applicable, as required by TAC §11.52(e):

- ☐ a significant negative impact to the owner's real property or its use will likely result from the denial of its request for the variance, including the loss of reasonable access to the property or undue hardship on a business located on the property.
- ☐ an unusual condition affecting the property exists that was not caused by the property owner and justifies the request for the variance.

For the conditions selected above, provide written justification below. (Attach additional sheets, if needed)

For TXDOT use below:

For Variance denials, please indicate which of the below conditions, as provided in TAC §11.52(e), were determined:

- ☐ adversely affect the safety, design, construction, mobility, efficient operation, or maintenance of the highway; or
- ☐ likely impair the ability of the state or the department to receive funds for highway construction or maintenance from the federal government.

For driveway permits to be issued under TAC §11.59:

Is this driveway crossing an access denial line? ☐ YES ☒ NO

(If Yes, is this a ☐ private driveway or a ☐ commercial driveway?)

Private Driveway Fee: ☐ \$250

Commercial Driveway Fee: ☐ \$2,500 ☐ \$10,000 ☐ \$25,000

Date of Issuance of permit that crosses an access denial line
6/30/2025

Date of Issuance of permit that does not cross an access denial line

Date of Issuance as per Variance to AMM

Date of Denial

Signed by: District Engineer Approval (No Delegation)

Salvador, P.E.

882121082115401 District Engineer, or designee Approval

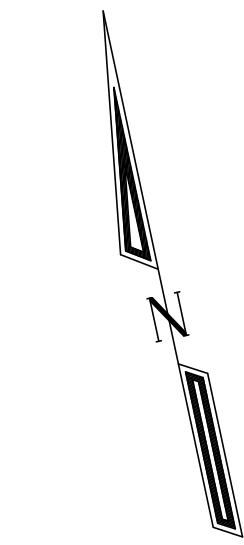
District Engineer, or designee Approval

District Engineer Denial (No Delegation)

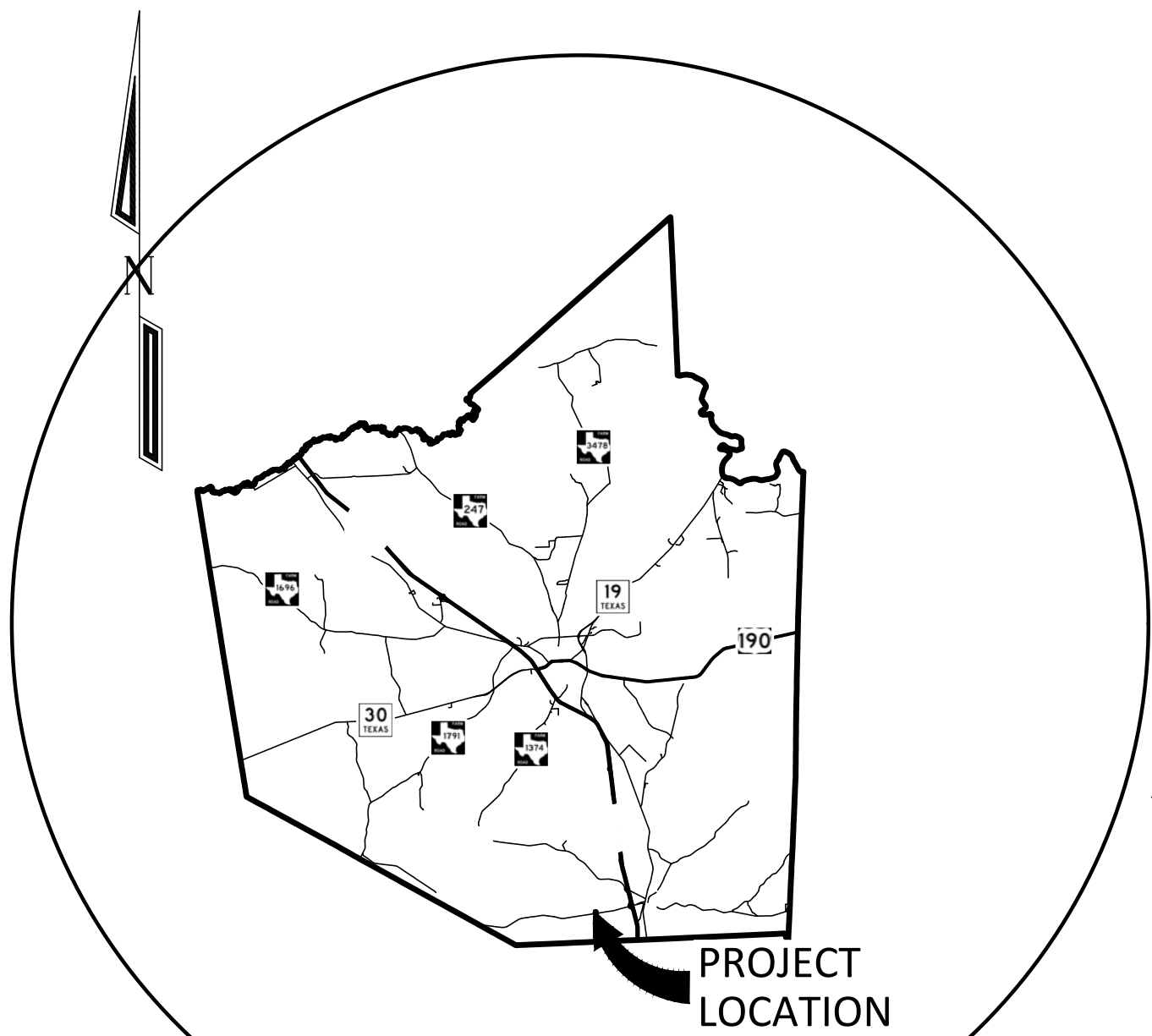
Attachments:

- Sketch of Installation
- All Variance Documentation

CONSTRUCTION DRAWINGS FOR
TOP STAR YARD
WALKER COUNTY, TEXAS
MARCH 2025

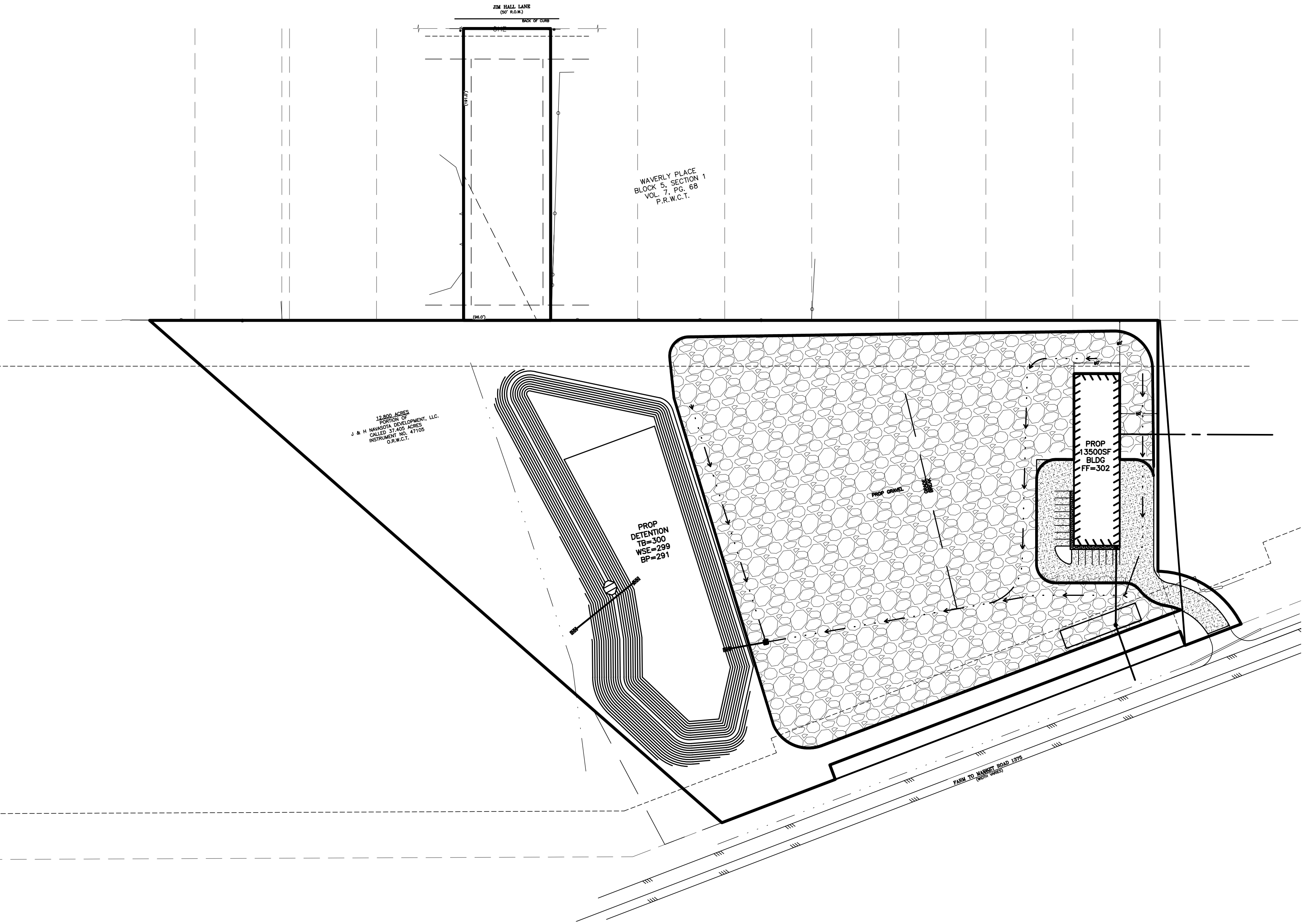


0 50 100 200
SCALE: 1" = 100'



VICINITY MAP

SCALE : NONE
WALKER COUNTY



Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	CONSTRUCTION NOTES
3	SURVEY
4	SITE OVERALL
5	PAVING AND GRADING
6	DRAINAGE CALCULATIONS
7	POND DETAIL
8	DRAINAGE AREA
9	TEMPORARY EROSION CONTROL PLAN
10	CONSTRUCTION DETAILS



COVER

TOP STAR YARD

12.800 ACRES
JOHN SADDLER & ASSOCIATES, LLC
WALKER COUNTY, TEXAS

SPEAR POINT ENGINEERING, LLC

TBPE Firm No. 18904
604 W. Wortham Street, Ste. 100
Willis, Texas 77378
(936) 256-2626

PREPARED FOR:
TOP STAR CONSTRUCTION

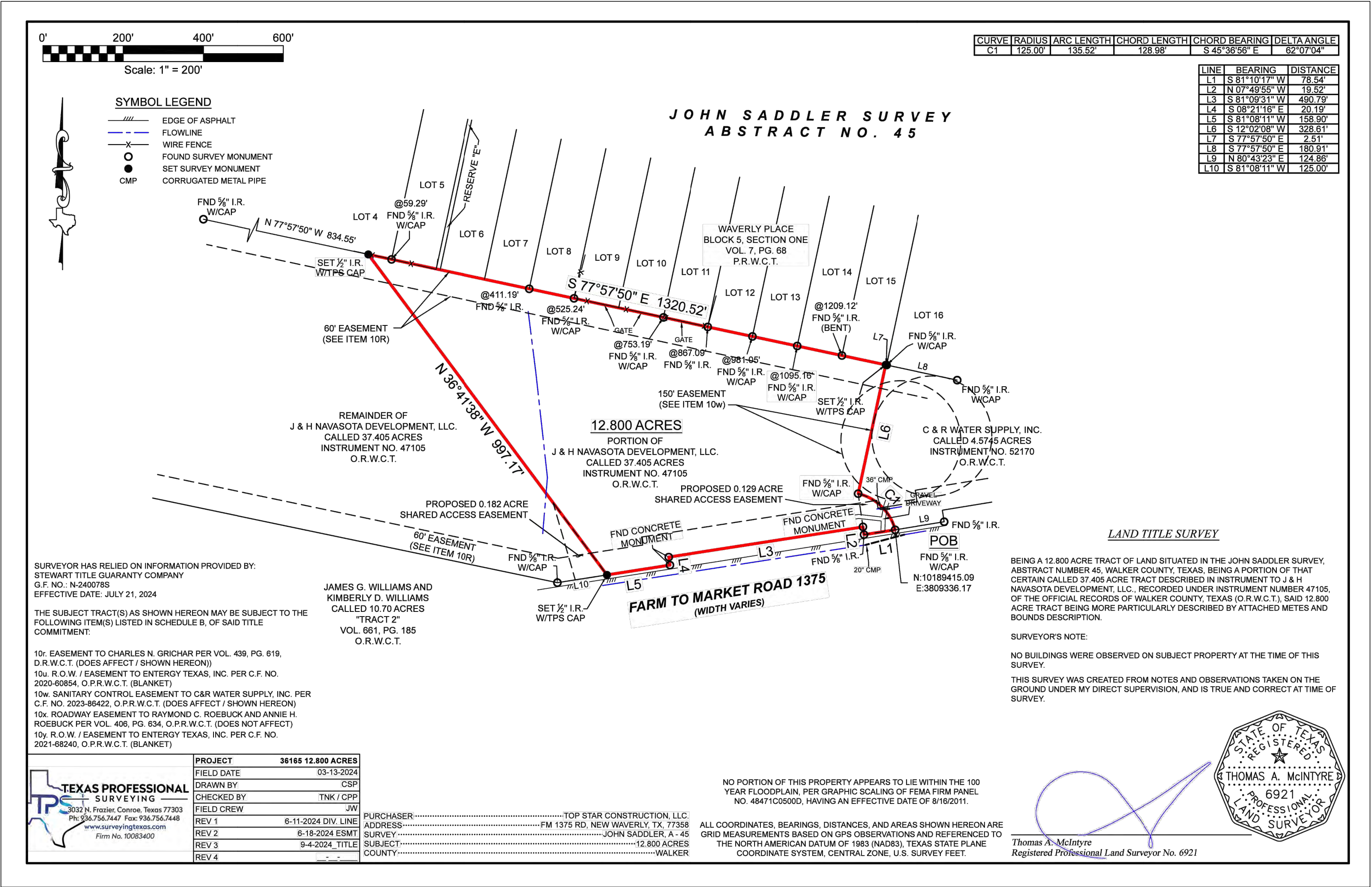
JOB #
50436

SHEET: 1 OF: 10

"I CERTIFY THAT THESE PLANS WHICH BEAR MY SEAL HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND ARE IN COMPLIANCE WITH ALL APPLICABLE CITY, STATE, AND FEDERAL REQUIREMENTS."

FLOOD PLAIN: THIS PROJECT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN IN ACCORDANCE WITH FEMA COMMUNITY MAP PANEL NO.48339C0, MONTGOMERY COUNTY, TEXAS.
EFFECTIVE DATE AUGUST 16, 2011.

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.



REV	DATE
COMMENT	
REV	DATE
COMMENT	
DESIGNER	ENGINEER
TS	JPM
DRAFTER	CHECKED BY
JRM	XX



SURVEY	TOP STAR YARD 12,800 ACRES JOHN SADDLER A-45 WALKER COUNTY, TEXAS
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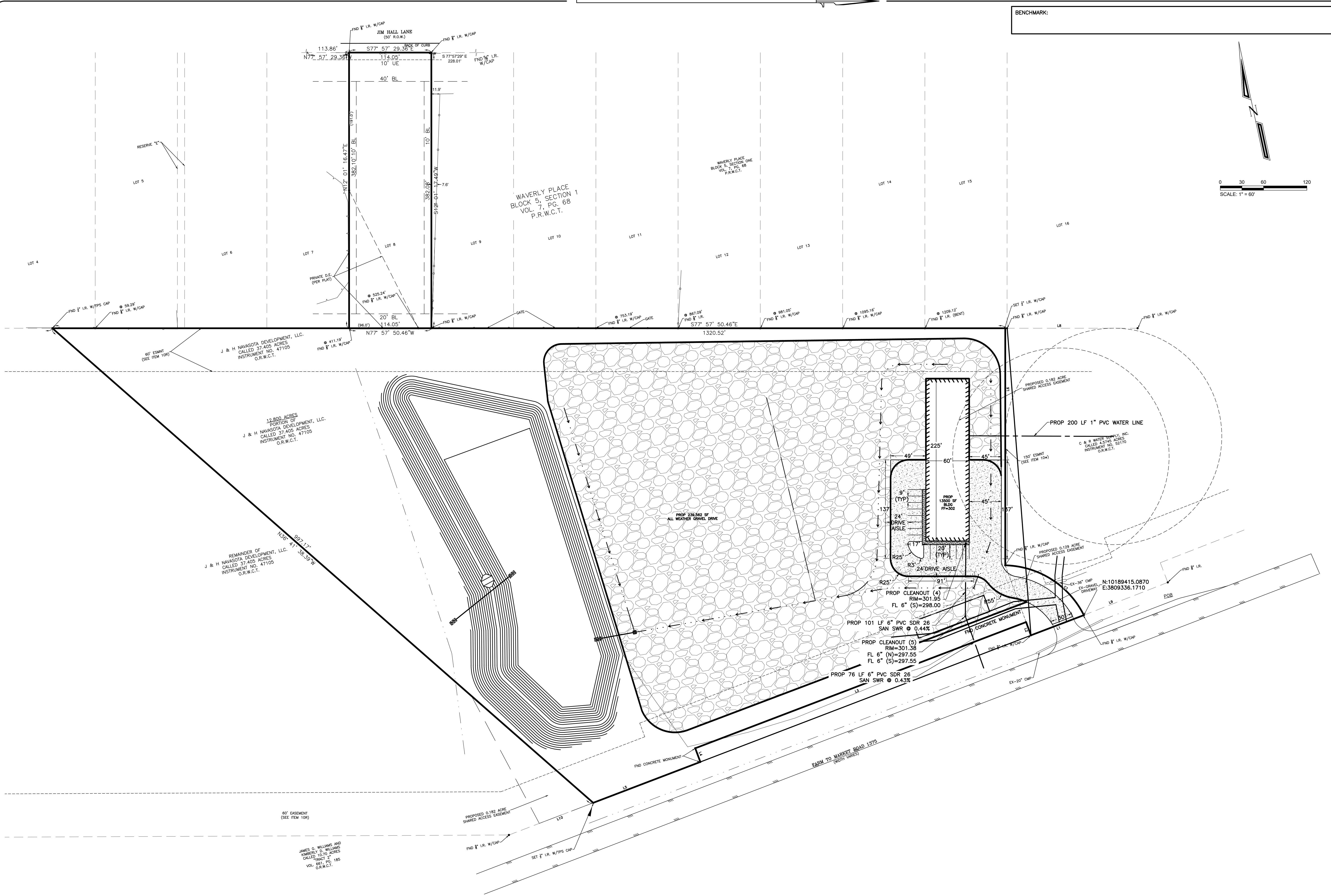
SPEAR POINT ENGINEERING, LLC

TBPE Firm No. 18904
604 W. Worsham Street, Ste. 100
Willis, Texas 77378
(936) 256-2626

PREPARED FOR: TOP STAR CONSTRUCTION
JOB # 50436
SHEET: 3 OF: 10

ORIGINAL LAYOUT SIZE - 24X36

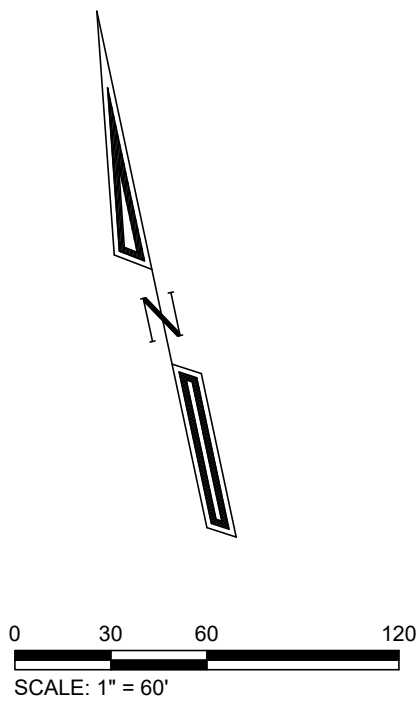
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CONTRACTOR SHALL USE CAUTION DURING CONSTRUCTION IN THE VICINITY OF ALL OVERHEAD ELECTRIC.
CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS IN REGARDS TO CLEARANCES
AND CONSTRUCTION ACTIVITIES.

LOCATION AND ELEVATION OF EXISTING UTILITIES SHOWN HEREIN ARE PROVIDED BY OTHERS. CONTRACTOR SHALL FIELD VERIFY
LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTION POINTS PRIOR TO ANY WORK. ANY
DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.

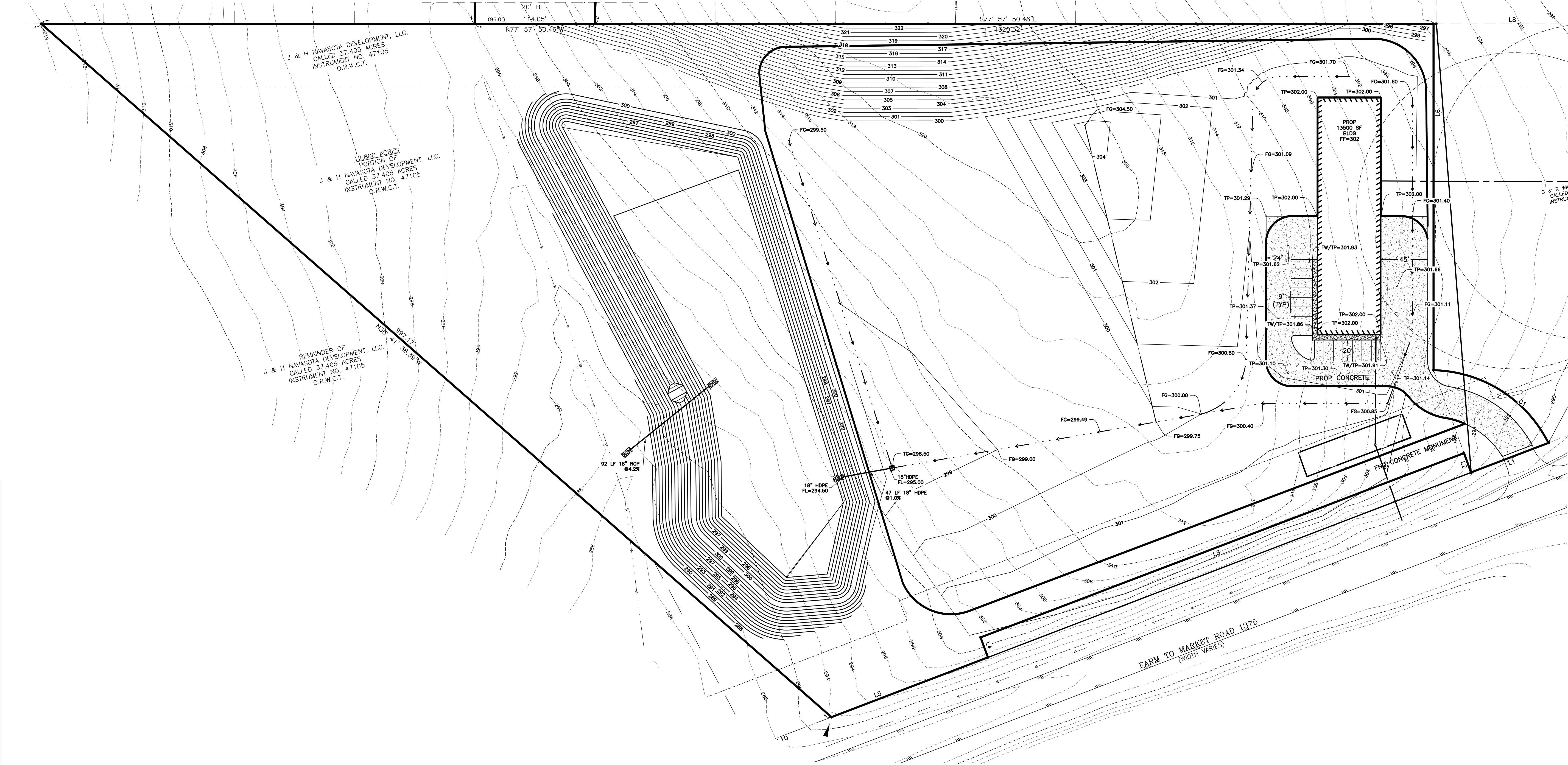
BENCHMARK:



REV		DATE	
COMMENT			
REV		DATE	
COMMENT			
DESIGNER		ENGINEER	
TS		JPM	
DRAFTER		CHECKED BY	
JRM		XX	
<div><div><div>STATE OF TEXAS</div><div><div><div>★</div></div><div>JESSE MCLAURY</div><div>152975</div><div>LICENSED PROFESSIONAL ENGINEER</div></div></div><div><div>03/26/2025</div></div></div>			
SITE OVERALL		TOP STAR YARD	
		12,800 ACRES JOHN SADDLER A-45 WALKER COUNTY, TEXAS	
<div><div>SPEAR POINT ENGINEERING, LLC</div><div><div>TBPE Firm No. 18904</div><div>604 W. Worsham Street, Ste. 100</div><div>Willis, Texas 77378</div><div>(936) 256-2626</div></div></div>			
PREPARED FOR: TOP STAR CONSTRUCTION			
JOB # 50436			
SHEET: 4 OF: 10			

ORIGINAL LAYOUT SIZE - 24X36

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BENCHMARK:

0 25 50 100
SCALE: 1" = 50'

ALL DRAINAGE FACILITIES IN THE PDE SHALL
BE OWNED AND MAINTAINED BY THE POA.

CONTRACTOR SHALL USE CAUTION DURING CONSTRUCTION IN THE VICINITY OF ALL OVERHEAD ELECTRIC.
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REV	DATE
COMMENT	
REV	DATE
COMMENT	
DESIGNER	ENGINEER
TS	JPM
DRAFTER	CHECKED BY
JRM	XX



PAVING AND GRADING

TOP STAR YARD
12,800 ACRES
JOHN SADDLER, P.E.
WALKER COUNTY, TEXAS

SPEAR POINT ENGINEERING, LLC

TBPE Firm No. 18904
604 W. Worsham Street, Ste. 100
Willis, Texas 77378
(936) 256-2626

PREPARED FOR:
TOP STAR CONSTRUCTION

JOB #
50436

SHEET: 5 OF: 10

PRE-DEVELOPED RUNOFF COEFFICIENT CALCULATIONS					
DRAINAGE AREAS	Pasture	Impervious Cover	Pond	TOTAL AREA	RUNOFF COEFFICIENT
ID	0.30	0.85	1.00	AC	C
SB-1	6.553	0.000	0.000	6.5531	0.3000
SB-2	3.276	0.000	0.000	3.2757	0.3000
GRAND TOTAL	9.829	0.000	0.0000	9.8288	0.3000

POST-DEVELOPED RUNOFF COEFFICIENT CALCULATIONS					
DRAINAGE AREAS	Pasture	Impervious Cover	Pond	TOTAL AREA	RUNOFF COEFFICIENT
ID	0.30	0.85	1.00	AC	C
SB-1	0.000	8.329	1.500	9.8288	0.8729
GRAND TOTAL =	0.0000	8.329	1.5000	9.8288	0.8729

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 ₂	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
SB-1	0.240	300.00	4.80	0.0547	18.76	0.0547	358.00	Unpaved	16.13	3.77	1.58			0.00	658.00	20.34	0.3391	5	0.78	73	8.00	6.32	6.32	7.09	8.37
			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	25	0.74				84.00	8.00						
			0.00				0.00	0.00	0.00			0.00	100	0.72				93.00	8.00						
SB-2	0.240	300.00	4.80	0.0433	20.60	0.0433	231.00	Unpaved	16.13	3.36	1.15			0.00	531.00	21.75	0.3625	5	0.78	73.00	8.00	6.09	6.09	6.85	8.08
			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	25	0.74				84.00	8.00						
			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 ₂	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
SB-1	0.013	300.00	4.80	0.0800	1.56	0.0038	186.00	Paved	20.33	1.25	2.48			0.00	486.00	10	0.1667	5	0.78	73	8	8.92	8.92	9.92	11.61
			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					

PRE-DEVELOPED FLOW													
Drainage Area	Area (A; Acre)	Runoff Coefficient (C)	Time of Concentration (Tc)		Atlas 14 Intensity (I; In/Hr)			Frequency Factor (Cf)			Peak Flow (Q; CFS)		
			Min.	Hr.	10-yr	25-yr	100-yr	10-yr	25-yr	100-yr	10-yr	25-yr	100-yr
SB-1	6.5531	0.3000	20.34	0.34	6.32	7.09	8.37	1.00	1.10	1.25	12.42	15.34	20.57
SB-2	3.2757	0.3000	21.75	0.36	6.09	6.85	8.08	1.00	1.10	1.25	5.99	7.40	9.93
TOTAL	9.8288	0.3000	---	---	---	---	---	1.00	1.10	1.25	18.41	22.74	30.50

POST-DEVELOPED FLOW													
Drainage Area	Area (A; Acre)	Runoff Coefficient (C)	Time of Concentration (Tc)		Atlas 14 Intensity (I; In/Hr)			Frequency Factor (Cf)			Peak Flow (Q; CFS)		
			Min.	Hr.	10-yr	25-yr	100-yr	10-yr	25-yr	100-yr	10-yr	25-yr	100-yr
SB-1	9.8288	0.8729	10	0.17	8.92	9.92	11.61	1.00	1.10	1.25	76.52	93.65	124.47
TOTAL	9.8288	0.8729	---	---	---	---	---	1.00	1.10	1.25	76.52	93.65	124.47

POST-DEVELOPED TOTAL RUNOFF VOLUME (SCS METHOD)																							
Drainage Area	Curve Number			Weighted CN	Total Area; A	Time of Conc.; Tc	24-Hr Rainfall Depth; P			S = (1000/CN)-10	I=0.2*S	P = ((P-0.2S) ³)/(P+0.8S)			V = P*A			Peak Flow; Q			Peak Time; T=V/(1.39Q)		
	Pasture	Impervious Cover	Pond				10-yr	25-yr	100-yr			10-yr	25-yr	100-yr	10-yr	25-yr	100-yr	10-yr	25-yr	100-yr	10-yr	25-yr	100-yr
	ID	25.0	98.0		98.0	Acre	Min.	Inch	Inch	Inch	Inch	Inch	Inch	Inch	Inch	CF	CF	CF	CFS	CFS	CFS	Min.	Min.
SB-1	0.000	8.329	1.500	98.000	9.8288	10	8.20	10.50	13.50	0.2041	0.0408	7.9601	10.2590	13.2582	284,004.1	366,026	473,031.5	76.52	93.65	124.47	44.4999	46.8662	45.5687

REQUIRED DETENTION STORAGE VOLUME FOR MINOR DRAINAGE BASINS SERVICED BY INDIVIDUAL PONDS																					
Drainage Area	Basin Inflow Volume; V			Peak Inflow Rate; I			Pre-developed Flow			Post-developed Undetained Flow			Actual Pond Discharge			Duration of Inflow; Sec.; B = (43560*V)/(0.5*I)			Req'd Storage Volume; Ac-ft; S = (0.5*B*(I-O))/43560		
	ID	10-yr	25-yr	100-yr	10-yr	25-yr	100-yr	10-yr	25-yr	100-yr	10-yr	25-yr	100-yr	10-yr	25-yr	100-yr	10-yr	25-yr	100-yr	10-yr	25-yr
SB-1	284,004.14	366,026.5	473,031	76.52	93.65	124.47	12.42	15.34	20.57	0.00	0.00	0.00	12.42	15.34	20.57	7,422.6	7,817.3	7,600.9	5.46	7.03	9.06

POND VOLUME CALCULATION					
Elevation (FT)	Area		Volume between	Cumalitive Volume	
	SF	AC		CF	AC-FT
291.00	0.00	0.000000	---	---	---
292.00	45,344.00	1.040955	22,672.00	22,672.00	0.5205
293.00	48,691.00	1.117792	47,017.50	69,689.50	1.5999
294.00	52,096.00	1.195960	50,393.50	120,083.00	2.7567
295.00	55,560.00	1.275482	53,828.00	173,911.00	3.9924
296.00	59,081.00	1.356313	57,320.50	231,231.50	5.3083
297.00	62,658.00	1.438430	60,869.50	292,101.00	6.7057
298.00	66,292.00	1.521855	64,475.00	356,576.00	8.1859
299.00	74,048.00	1.699908	70,170.00	426,746.00	9.7967
300.00	80,124.00	1.839394	77,086.00	503,832.00	11.5664

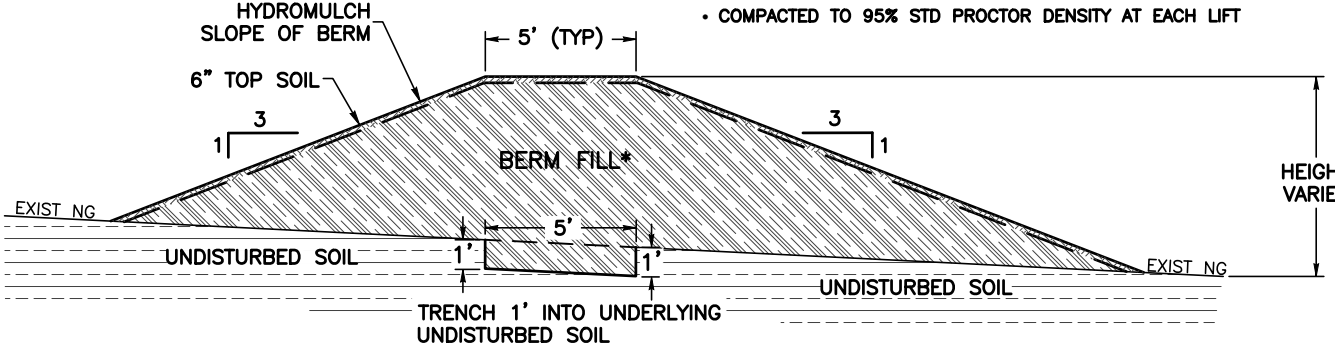
POND WATER SURFACE ELEVATIONS			
Design Storm	Required Volume		WSE
	CF	AC-FT	
10-Year	237,897.37	5,4614	296.11
25-Year	306,061.67	7,0262	297.22
100-Year	394,865.03	9,0649	298.55

DETENTION POND EXTREME EVENT OUTFALL STRUCTURE DESIGN									
Outfall Weir Design for 10-yr Storm Event:									
Pre-developed 10-yr Peak Flow =				12.42	CFS				
Post-developed 10-yr Undetained Flow =				0.00	CFS				
Allowable Pond Discharge =				12.42	CFS;				
Orifice Flow Calculation:									
10-year WSE =		296.11							
Culvert FL =		291.00							
Pipe Diam. (in)	Number of Pipes	Orifice Coefficient	Pipe Area (ft²)	Gravity (ft/s²)	Flowline (ft)	Head (ft)	Pipe Flow (cfs)		
13.3	1	0.75	0.97	32.2	291.00	4.55	12.42		
Total Orifice Flow =							12.42		
TOTAL 10-YEAR EVENT OUTFALL FLOW = 12.42									
Outfall Weir Design for 25-yr Storm Event:									
Pre-developed 25-yr Peak Flow =				15.34	CFS				
Post-developed 25-yr Undetained Flow =				0.00	CFS				
Allowable Pond Discharge =				15.34	CFS;				
Orifice Flow Calculation:									
25-year WSE =		297.22							
Culvert FL =		291.00							
Pipe Diam. (in)	Number of Pipes	Orifice Coefficient	Pipe Area (ft²)	Gravity (ft/s²)	Flowline (ft)	Head (ft)	Pipe Flow (cfs)		
13.3	1	0.75	0.97	32.2	291.00	5.66	13.85		
Total Orifice Flow =							13.85		
TOTAL 25-YEAR EVENT OUTFALL FLOW = 13.85									
Outfall Weir Design for 100-yr Storm Event:									
Pre-developed 100-yr Peak Flow =				20.57	CFS				
Post-developed 100-yr Undetained Flow =				0.00	CFS				
Allowable Pond Discharge =				20.57	CFS;				
Orifice Flow Calculation:									
100-year WSE =		298.55							
Culvert FL =		291.00							
Pipe Diam. (in)	Number of Pipes	Orifice Coefficient	Pipe Area (ft²)	Gravity (ft/s²)	Flowline (ft)	Head (ft)	Pipe Flow (cfs)		
13.3	1	0.75	0.97	32.2	291.00	6.99	15.39		
Total Orifice Flow =							15.39		
Weir Flow Calculation:									
Weir Bottom Width =			7.00	FT					
Weir Side Slope =			3	X horizontal : 1' vertical					
100-year WSE =			298.55						
Depth of Flow =			0.55	FT					
Weir Flow Line Elevation =			298.00						
Manning Coefficient (n)=			0.040						
Channel Slope (S)=			0.0025	FT/FT					
Cross-Sectional Area (A) =			4.71	SF					
Wetted Perimter (P) =			10.45	FT					
Hydraulic Radius (R) =			0.45	FT; R=A/P					
Mannings Flow (Q) =			5.16	CFS; Q =(1.49/n)A(R ^{2/3} /S) ^{1/2}					
Average Velocity (V) =			1.10	FT/SEC; V = Q/A					
Total Orifice Flow =							20.55		
TOTAL 100-YEAR EVENT OUTFALL FLOW = 20.55									
Outfall Weir Design for Extreme Storm Event:									
Pre-developed 100-yr Peak Flow =				20.57	CFS				
Post-developed 100-yr Undetained Flow =				0.00	CFS				
Allowable Pond Discharge =				20.57	CFS				
Extreme Event Flow =				41.14	CFS; 2*Allowable 100-yr Discharge				
Orifice Flow Calculation:									
Extreme WSE =		299.29							
Culvert FL =		291.00							
Pipe Diam. (in)	Number of Pipes	Orifice Coefficient	Pipe Area (ft²)	Gravity (ft/s²)	Flowline (ft)	Head (ft)	Pipe Flow (cfs)		
13.3	1	0.75	0.97	32.2	291.00	7.74	16.19		
Total Orifice Flow =							16.19		
TOTAL 100-YEAR EVENT OUTFALL FLOW = 16.19									
Irregular Trapezoidal Weir Flow Calculation:									
Weir Bottom Width =			7.00	FT					
Weir Side Slope =			3	X horizontal : 1' vertical					
Extreme Event WSE =			299.29						
Depth of Flow =			1.29	FT					
Weir Flow Line Elevation =			298.00						
Manning Coefficient (n)=			0.040						
Channel Slope (S)=			0.0025	FT/FT					
Cross-Sectional Area (A) =			14.09	SF					
Wetted Perimter (P) =			15.19	FT					
Hydraulic Radius (R) =			0.93	FT; R=A/P					
Mannings Flow (Q) =			24.95	CFS; Q =(1.49/n)A(R ^{2/3} /S) ^{1/2}					
Average Velocity (V) =			1.77	FT/SEC; V = Q/A					
Total Orifice Flow =							41.14		
TOTAL EXTREME EVENT OUTFALL FLOW = 41.14									
CONCLUSION:									
The outfall structure for the 10- & 25-yr event will be an 18-inch RCP culvert with a 13.3-inch diameter net opening restrictor. The 100-yr and extreme event will be a trapezoidal shaped weir with a 7-foot bottom width at Elevation 298.00 and a side slope of 1:3 to the top of bank at Elevation 300.									

ORIGINAL LAYOUT SIZE — 24X36

TYPICAL BERM SECTION

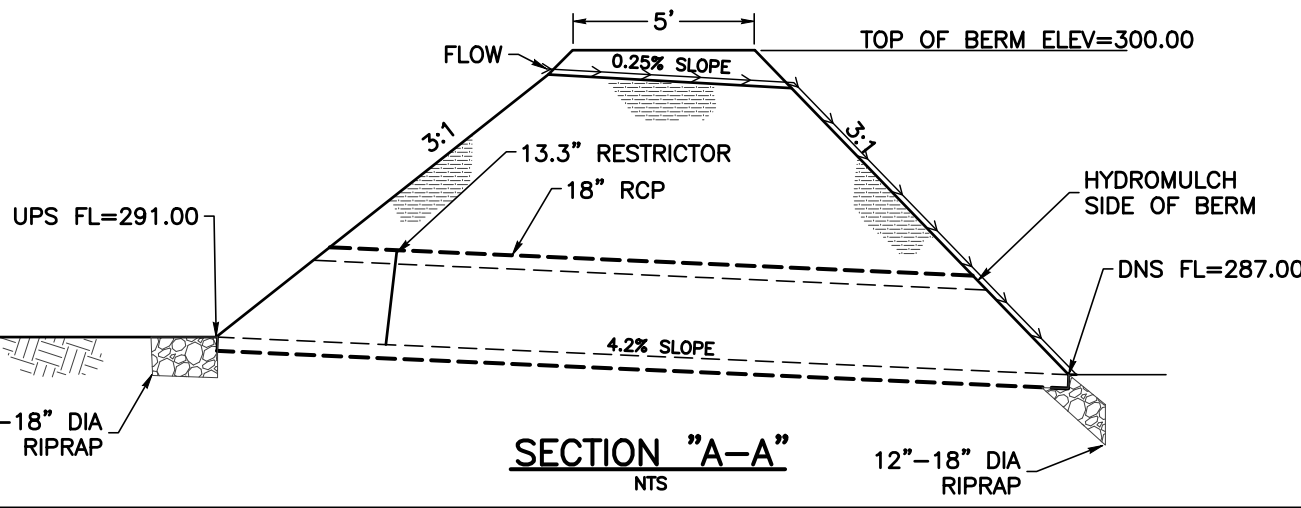
NTS



- *BERM FILL SPECIFICATIONS**
- MINIMUM PLASTICITY INDEX (PI) OF 25
 - USES 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

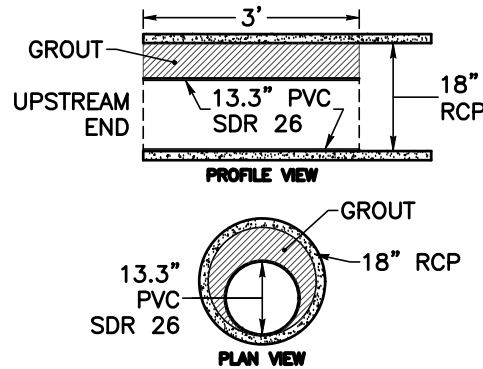
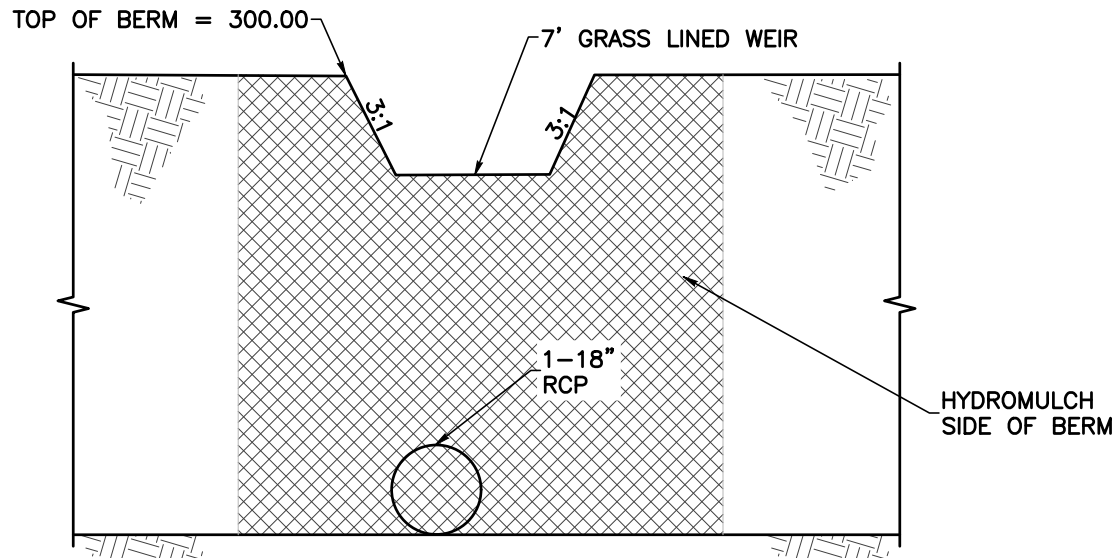
SECTION "A-A"

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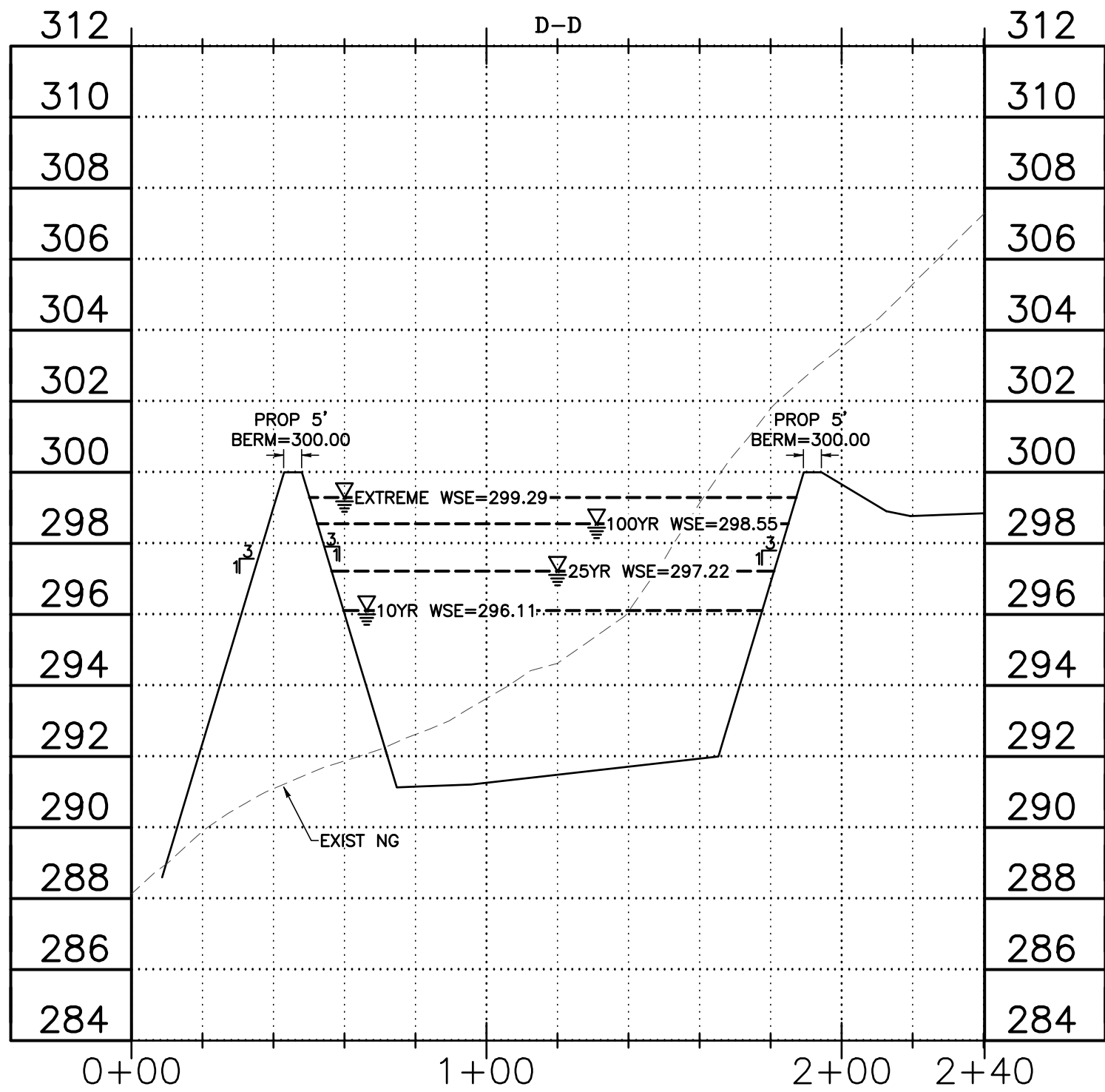
SECTION "B-B"

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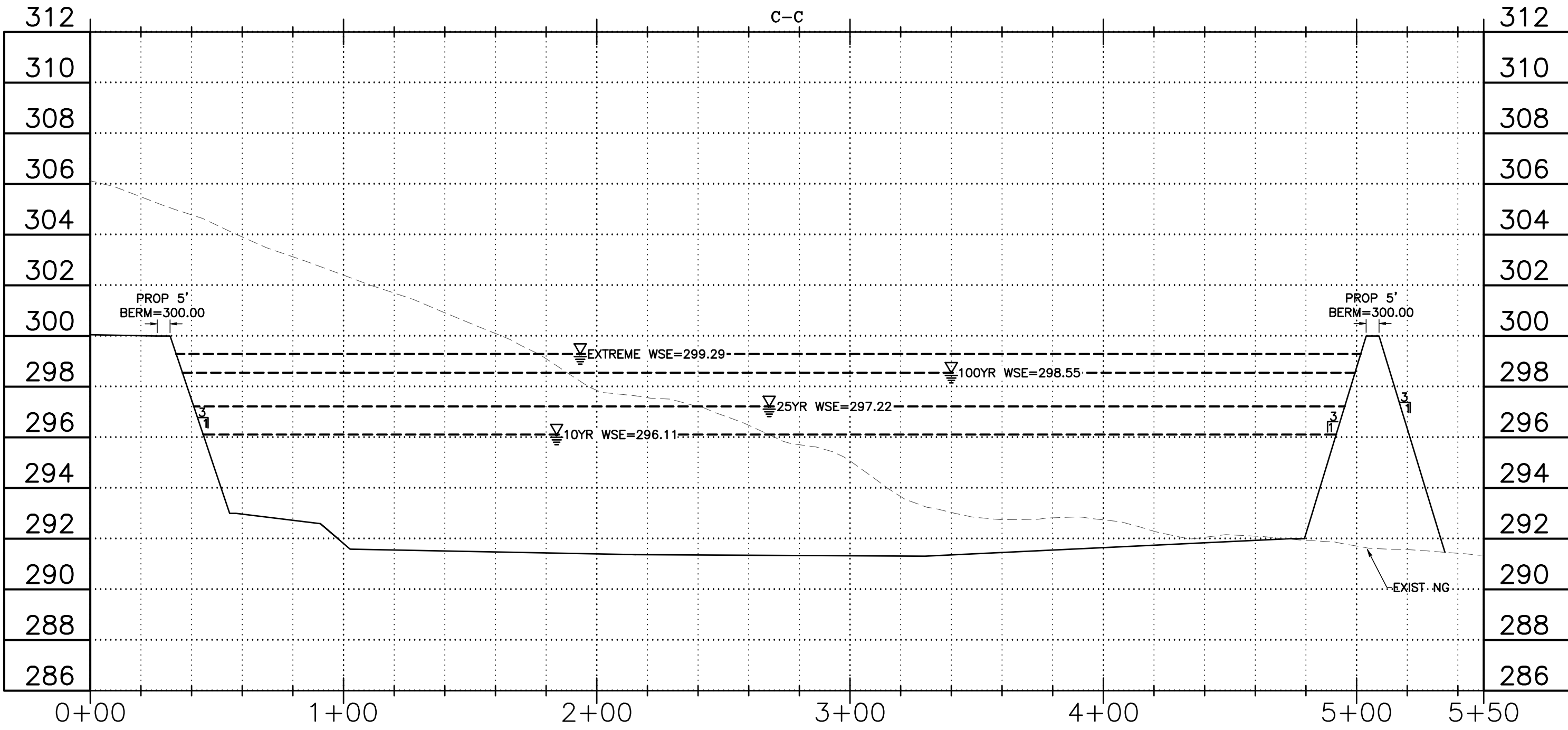


RESTRICTOR

NTS



SCALE: HORZ. 1" = 40' ; VERT. 1"=4'



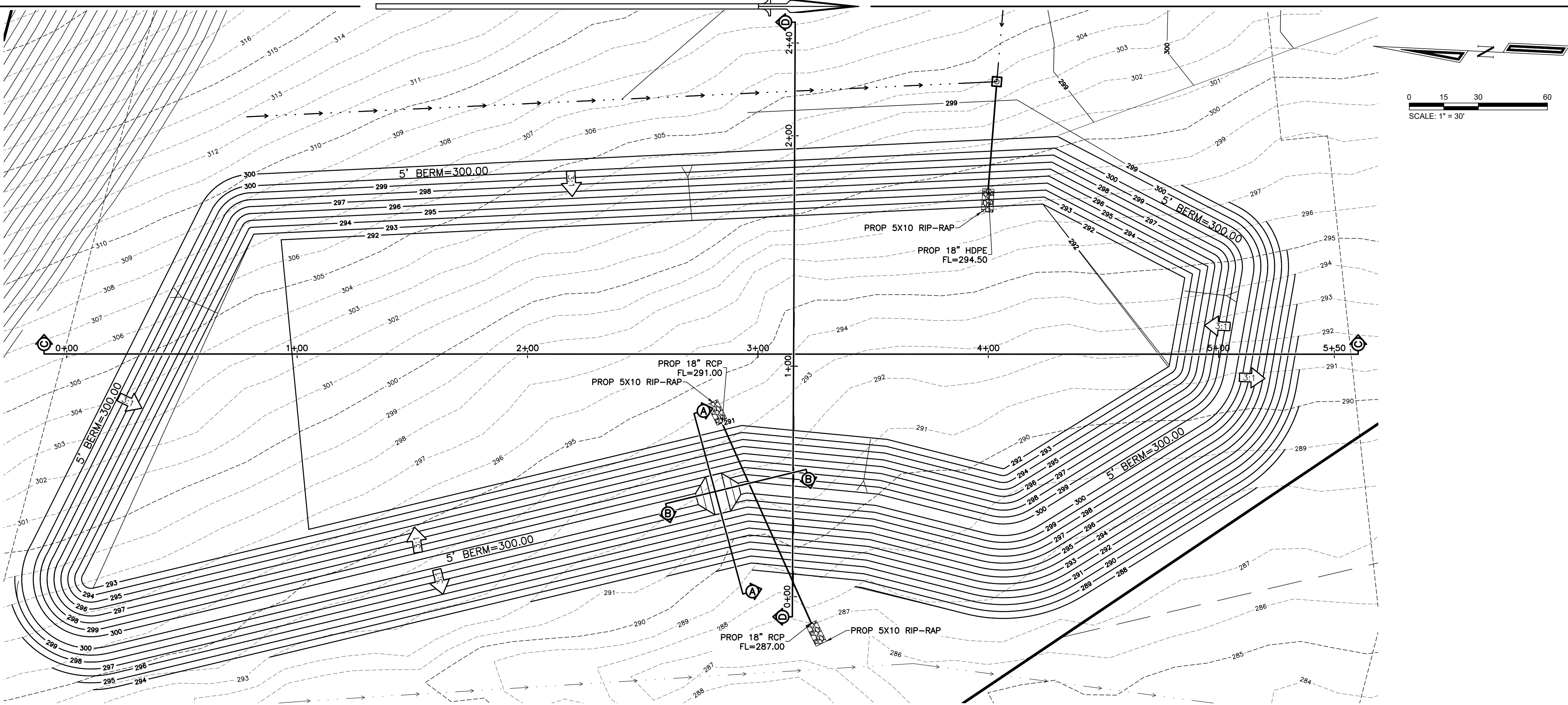
SCALE: HORZ. 1" = 40' ; VERT. 1"=4'

1. ALL DISTURBED AREAS TO BE HYDRO-MULCHED SEED.
2. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT DURATION OF THE CONSTRUCTION PROCESS. ANY DRAINAGE NOT SHOWN ON THE PLANS SHALL BE PROPERLY GRADED TO MAINTAIN DRAINAGE IN AS-IS OR BETTER CONDITION AS DIRECTED BY THE ENGINEER. NOTIFY ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY POTENTIAL DRAINAGE ISSUES.

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.

FLOOD PLAIN: THIS PROJECT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN IN ACCORDANCE WITH FEMA COMMUNITY MAP PANEL NO.48339C0, MONTGOMERY COUNTY, TEXAS. EFFECTIVE DATE AUGUST 16, 2011.

LOCATION AND ELEVATION OF EXISTING UTILITIES SHOWN HEREIN ARE PROVIDED BY OTHERS. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTION POINTS PRIOR TO ANY WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.



SCALE: 1" = 30'

REV	DATE
COMMENT	

DESIGNER	ENGINEER
TS	JPM
DRAFTER	CHECKED BY
JRM	XX



POND DETAIL

TOP STAR YARD
12.800 ACRES
JOHN SADDLER & ASSOCIATES
WALKER COUNTY, TEXAS

SPEAR POINT ENGINEERING, LLC

TBPE Firm No. 18904
604 W. Worsham Street, Ste. 100
Willis, Texas 77378
(936) 256-2626

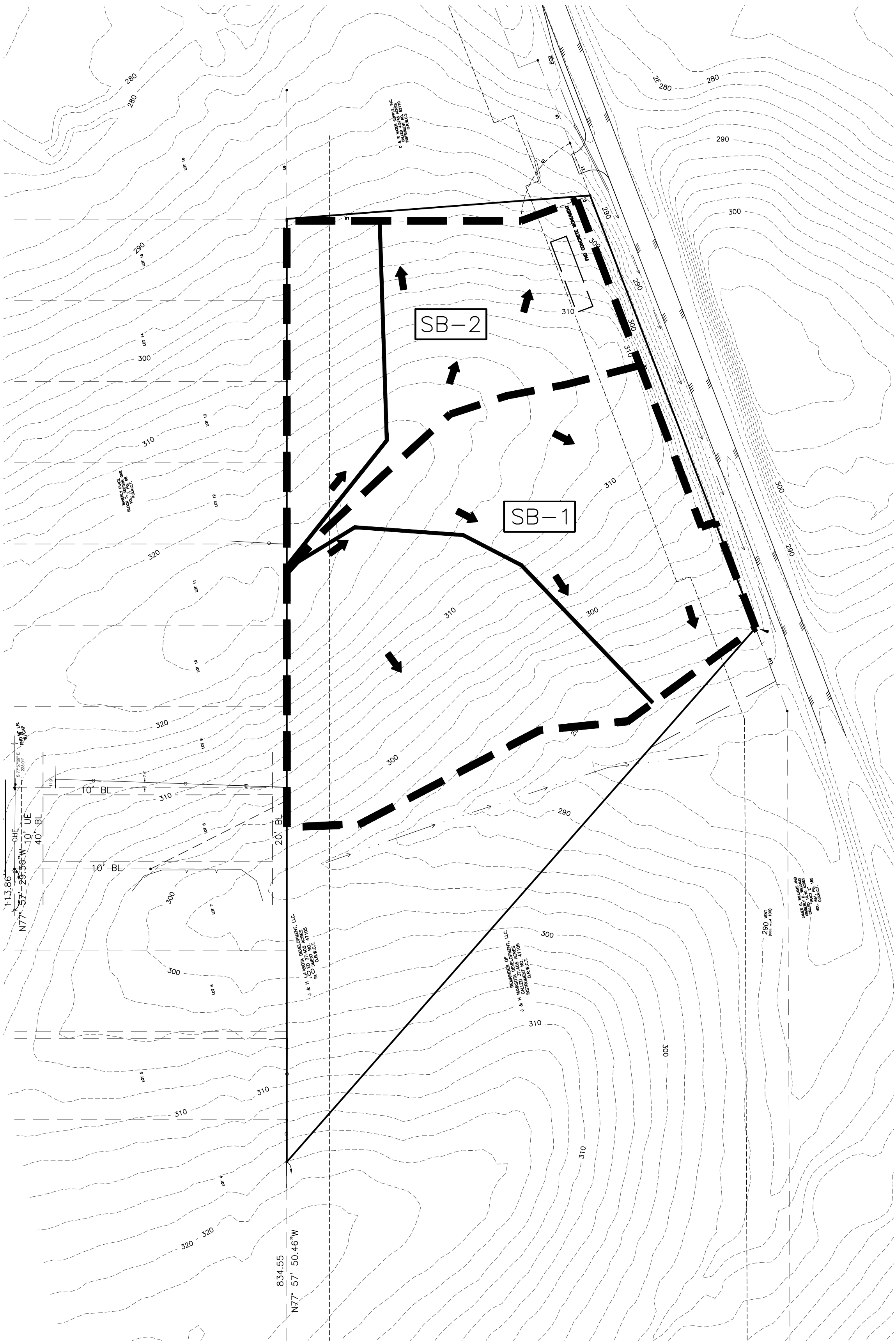
PREPARED FOR:
TOP STAR CONSTRUCTION

JOB #
50436

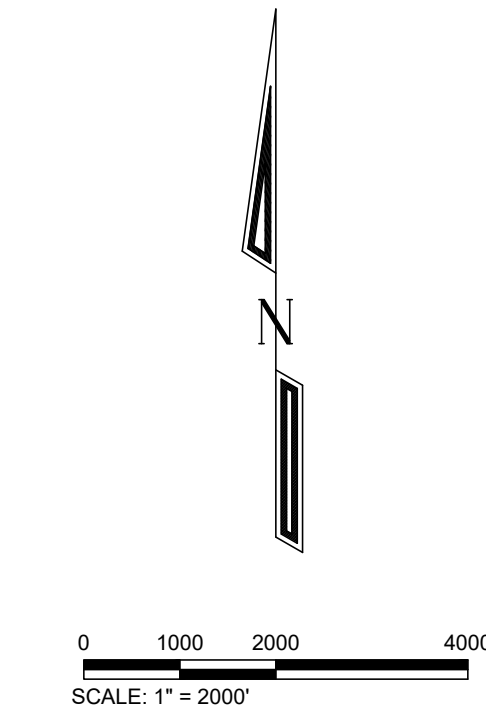
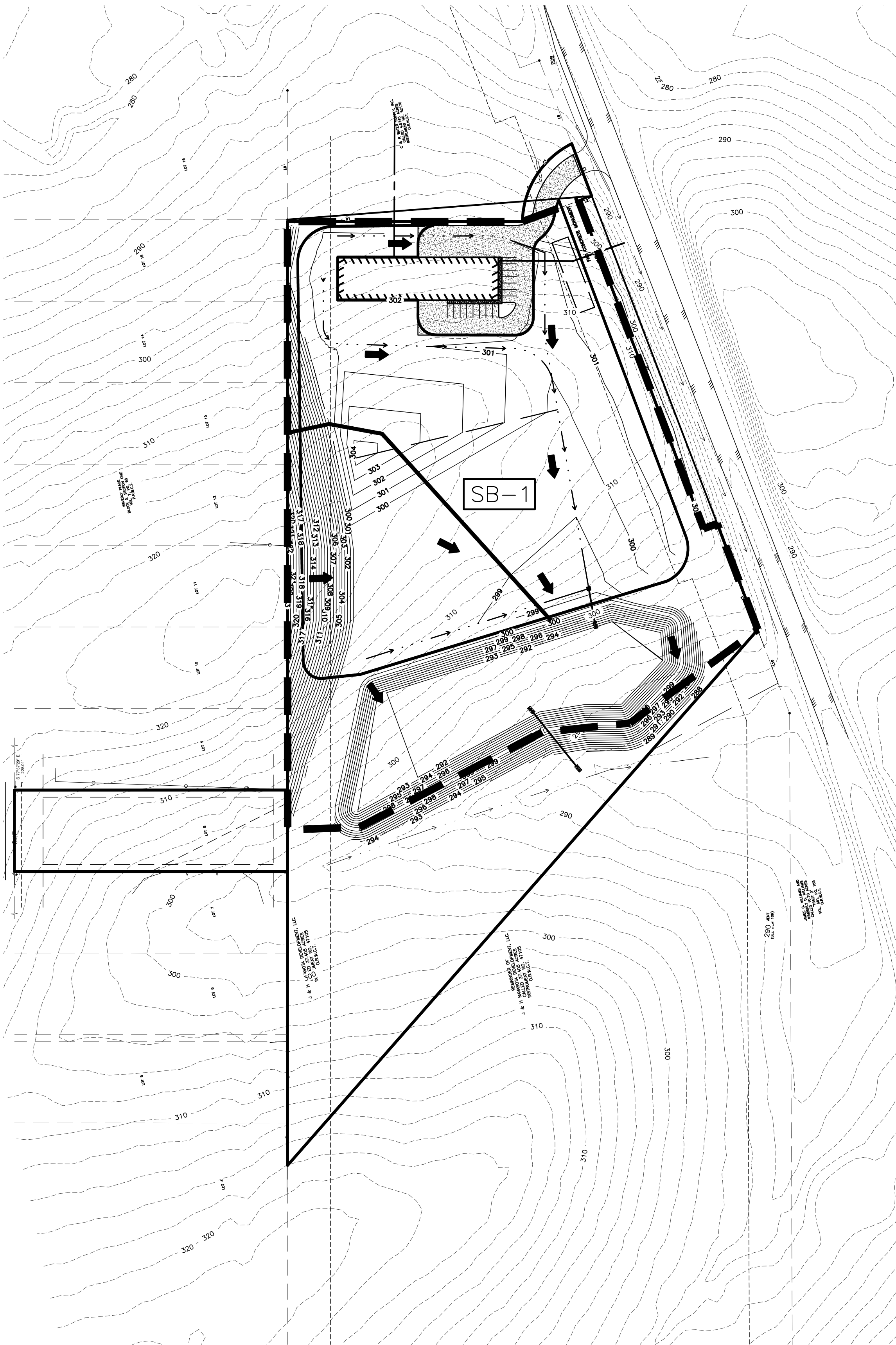
SHEET: 7 OF: 10

ORIGINAL LAYOUT SIZE - 24X36

PRE DEVELOPED DRAINAGE AREA



POST DEVELOPED DRAINAGE AREA



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

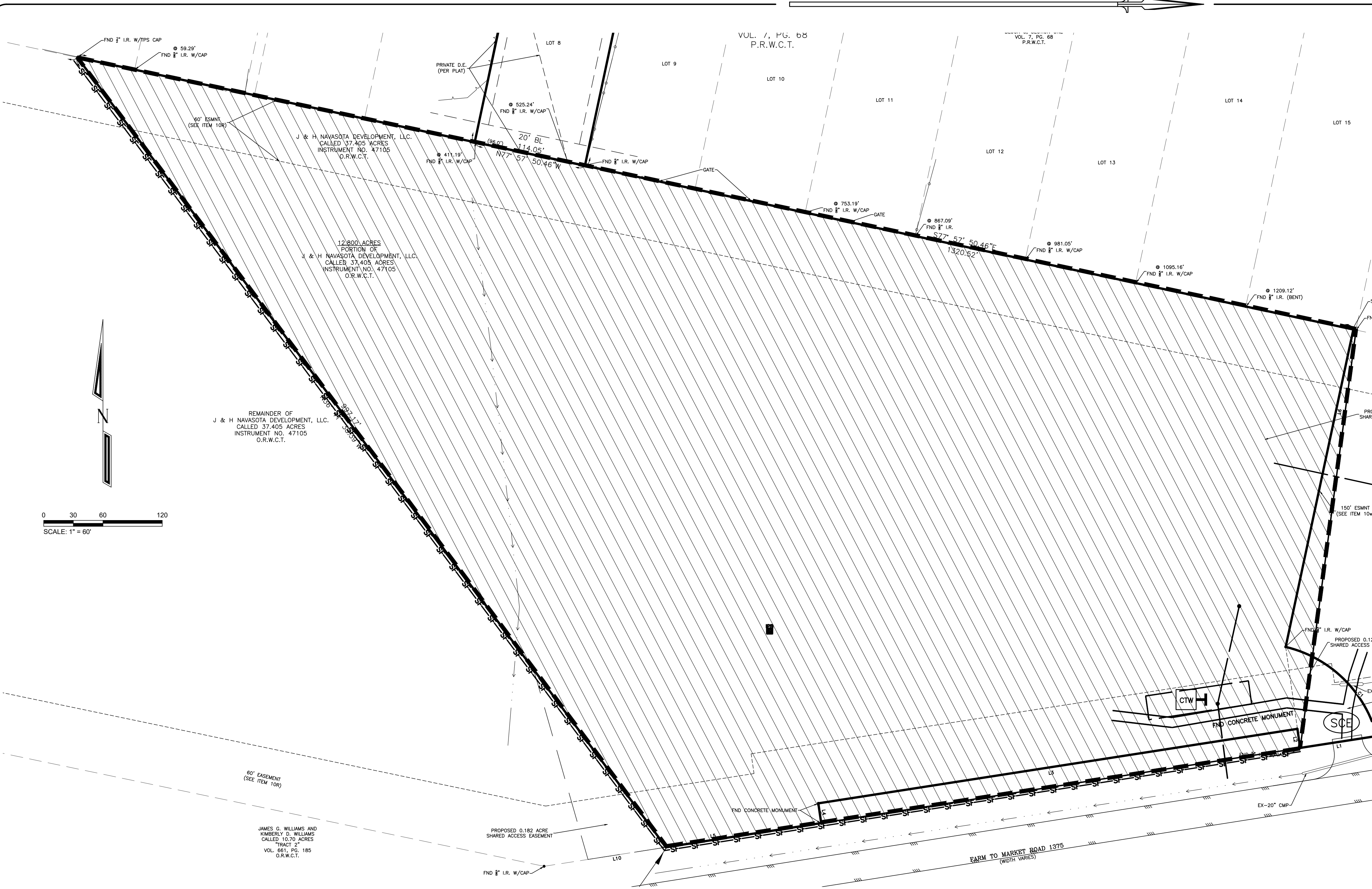
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DRAINAGE AREA	
TOP STAR YARD 12.800 ACRES JOHN SADDLER & ASSOCIATES WALKER COUNTY, TEXAS	
SPEAR POINT ENGINEERING, LLC TBPE Firm No. 18904 604 W. Worsham Street, Ste. 100 Willis, Texas 77378 (936) 256-2626	
PREPARED FOR: TOP STAR CONSTRUCTION	
JOB # 50436	
SHEET: 8 OF: 10	

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.

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ORIGINAL LAYOUT SIZE - 24X36



EROSION CONTROL NOTES

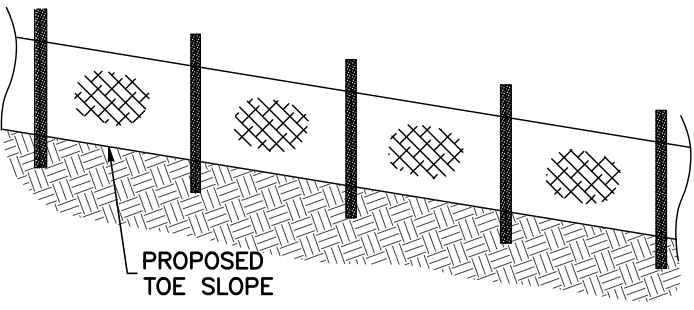
- CONTRACTOR SHALL IMPLEMENT INLET PROTECTION DEVICES AND REINFORCED FILTER FABRIC BARRIER ALONG DRIVE AND SIDE DITCHES AT LOCATIONS SHOWN ON THE TEMPORARY EROSION CONTROL PLAN TO KEEP SILT AND OR EXCAVATED MATERIALS FROM ENTERING INTO THE STORM WATER INLETS AND DITCHES EVENTUALLY POLLUTING THE RECEIVING STREAM.
- DURING THE EXCAVATION PHASE OF THE PROJECT, CONTRACTOR SHALL SCHEDULE THE WORK IN SHORT SEGMENTS SO THAT EXCAVATION MATERIAL CAN BE QUICKLY HAULED AWAY FROM THE SITE AND TO PREVENT IT FROM STAYING UNCOLLECTED ON THE EXISTING PAVEMENT. ANY LOOSE EXCAVATED MATERIAL WHICH FALLS ON PAVEMENTS OR DRIVEWAYS SHALL BE SWEEPED BACK INTO THE EXCAVATED AREA.
- CONTRACTOR SHALL CLEAN UP THE EXISTING STREET INTERSECTIONS AND DRIVEWAYS DAILY, AS NECESSARY, TO REMOVE ANY EXCESS MUD, SILT OR ROCK TRACKED FROM THE EXCAVATED AREA.
- CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT, ALWAYS CLEANING UP DIRT AND LOOSE MATERIAL AS CONSTRUCTION PROGRESSES.
- CONTRACTOR TO INSPECT AND MAINTAIN THE AREAS LISTED BELOW AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER.
 - DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
 - AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
 - STRUCTURAL CONTROL MEASURES.
 - LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
- CONTRACTOR TO BE RESPONSIBLE TO MAINTAIN EXISTING DITCHES AND OR CULVERTS FOR UNOBSTRUCTED DRAINAGE AT ALL TIMES. WHERE SODDING IS DISTURBED BY EXCAVATION ON BACKFILLING OPERATIONS, SUCH AREAS SHALL BE REPLACED BY SEEDING OR SODDING. SLOPES 4:1 OR STEEPER SHALL BE REPLACED BY BLOCK SODDING.
- THE SITE SUPERINTENDENT, OR HIS REPRESENTATIVE, SHALL MAKE A VISUAL INSPECTION OF ALL SILTATION CONTROLS AND NEWLY STABILIZED AREAS ON A DAILY BASIS, ESPECIALLY AFTER A RAINFALL TO ENSURE THAT ALL CONTROLS ARE MAINTAINED AND PROPERLY FUNCTIONING. ANY DAMAGED CONTROLS SHALL BE REPAIRED PRIOR TO THE END OF THE WORK DAY, INCLUDING RE-SEEDING AND MULCHING OR RE-SODDING IF NECESSARY. ALL INSPECTIONS SHALL BE DOCUMENTED WITH A WRITTEN REPORT WITHIN 24 HOURS, WHICH MUST DETAIL ANY REPAIRS DEEMED NECESSARY. SUCH REPAIRS SHALL BE INITIATED WITHIN 24 HOURS OF THE REPORT.
- ALL SEDIMENT TRAPPING DEVICES SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER THE AREA HAS BEEN DISTURBED. ALL SEDIMENT TRAPPING DEVICES SHALL BE CLEANED WHEN THE SEDIMENT LEVEL REACHES 25% CAPACITY. SEDIMENT SHALL BE DISPOSED OF BY SPREADING ON SITE OR HAULING AWAY IF NOT SUITABLE FOR FILL.
- SEDIMENT FENCE, HAY BALE BARRIERS, OR OTHER SEDIMENT TRAPPING DEVICES SHALL CONTROL ALL STORM WATER LEAVING THE WORK AREA. ALL FILL OR CUT AREAS SHALL BE HYDRO-MULCHED OR SODDED AS PER THE ENGINEERS' PLANS UPON COMPLETION OR WITHIN 14 DAYS OF SOIL DISTURBING ACTIVITIES.
- THE CONTRACTOR SHALL SEED ALL AREAS WHEN SOIL-DISTURBING ACTIVITIES CEASE FOR A PERIOD OF MORE THAN 14 DAYS.
- SILTATION CONTROL (AS SHOWN ON THE DETAIL SHEETS) WILL BE PROVIDED AT ALL STORM DRAIN INLETS ONCE THEY ARE ABLE TO CONVEY WATER. THE SILTATION CONTROL WILL BE REMOVED ONCE TURF IS ESTABLISHED.
- CONTRACTOR SHALL HYDROMULCH SEED ALL DISTURBED AREAS. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SEEDING TILL 75% GERMINATION IS ESTABLISHED.
- THE CONTRACTOR IS RESPONSIBLE FOR FILING A NOTICE OF INTENT A MINIMUM OF 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR FILING A NOTICE OF TERMINATION AT THE COMPLETION OF THE PROJECT.
- ALL DISTURBED AREAS SHALL BE HYDROMULCHED. CONTRACTOR SHALL BE PAID AS SHOWN ON THE PLANS.
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO MINIMIZE EROSION DUE TO WEATHER. ADDITIONAL STORM WATER POLLUTION PREVENTION MAY BE NECESSARY.
- ADDITIONAL ITEMS NOT SHOWN ON THE TEMPORARY EROSION CONTROL SHEET ARE INCIDENTAL.

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.

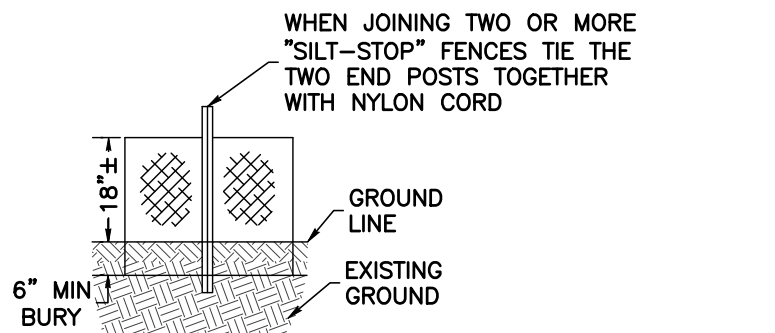
CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, AND CONFIRM POINTS OF CONNECTIONS TO EXISTING IMPROVEMENTS, INCLUDING CONFIRMATION OF ELEVATIONS AND GRADES OF EXISTING FACILITIES AND UTILITIES PRIOR TO STARTING ANY GRADING, PAVING OR UTILITY INSTALLATION. VERIFICATION OF LOCATIONS AND FUNCTIONS 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.

LEGEND

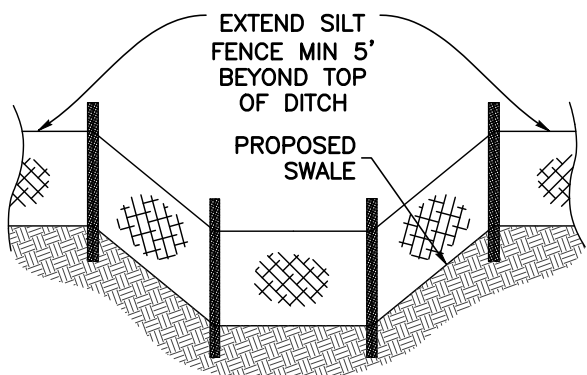
- AREA TO BE CLEARED
- SILT FENCING
- CONCRETE WASH OUT
- STABILIZED CONSTRUCTION ENTRANCE
- GRATE INLET PROTECTION BARRIER



SILT FENCE DETAILS



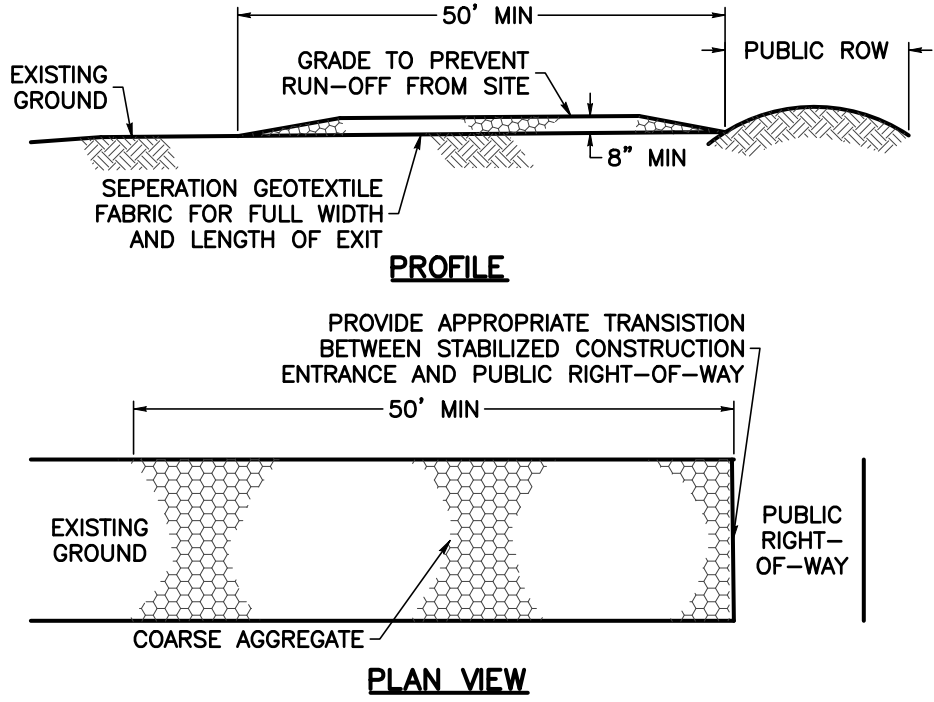
FRONT VIEW



VIEW AT DITCH

SILT FENCING
SCALE: NTS

- SILT FENCING NOTES:
- POST TO BE AT 3 FT. MAXIMUM SPACING. IF FACTORY PRE-ASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 FT. MAXIMUM.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHOULD BE OVERLAPPED 6 INCHES AT THE POSTS AND FOLDED.

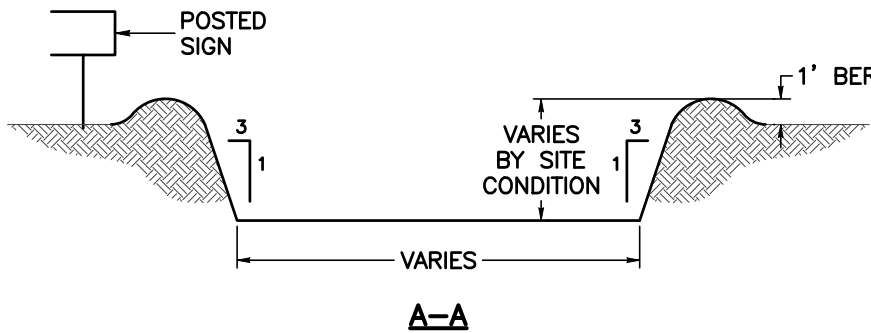


PLAN VIEW

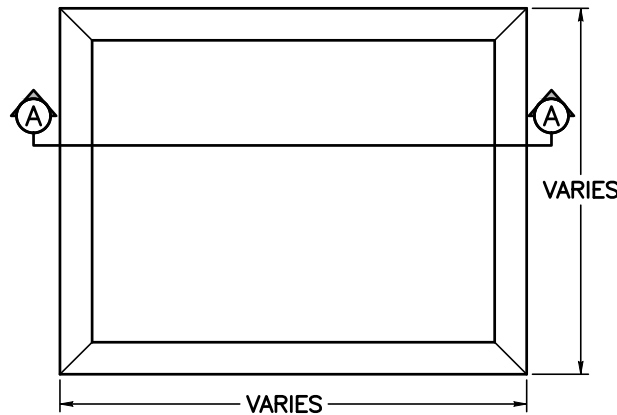
- NOTES:
- LENGTH SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS, BUT NOT LESS THAN 50 FEET.
 - THICKNESS SHALL BE NOT LESS THAN 8 INCHES.
 - WIDTH SHALL BE NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
 - STABILIZATION FOR OTHER AREAS SHALL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.
 - STABILIZED AREA MAY BE WIDENED OR LENGTHENED TO ACCOMMODATE A TRUCK WASHING AREA. AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR THE TRUCK WASHING AREA.
 - SEE SECTION 01569 - STABILIZED CONSTRUCTION EXIT.
 - STABILIZED CONSTRUCTION EXIT SHALL BE MAINTAINED FREE OF SEDIMENT FOR THE DURATION OF THE PROJECT.

STABILIZED CONSTRUCTION ENTRANCE

SCALE: NTS



PROFILE



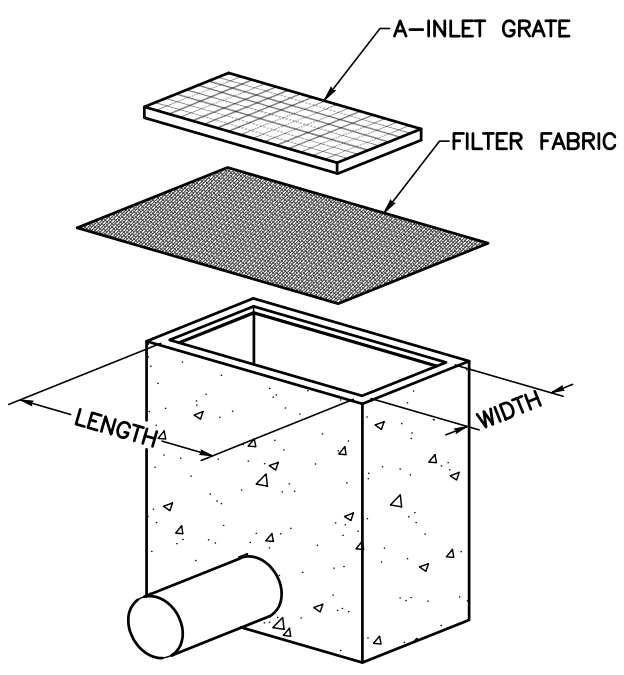
PLAN VIEW

GENERAL NOTES

- POST A SIGN READING "CONCRETE WASH OUT PIT" NEXT TO THE PIT.
- VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASH OUT THEIR TRUCKS IN THE PIT AND NO WHERE ELSE.
- UPON THE CONCRETE SETTING UP (CURING, DRYING OUT), THE CONCRETE WASTE SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR. AFTER REMOVAL OF THE CONCRETE WASTE, THE WASH OUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.
- CONCRETE WASH OUT PITS SHALL NOT BE LOCATED DIRECTLY ADJACENT TO, NOR AT ANY TIME DRAIN INTO THE STORM SEWER SYSTEM OR ANY OTHER SWALE, DITCH, OR WATERWAY.
- CONSTRUCT ENTRY ROAD AND BOTTOM OF WASHOUT AREA TO SUPPORT EXPECTED LOADINGS FROM TRUCKS EQUIPMENT.

CONCRETE WASH OUT

SCALE: NTS

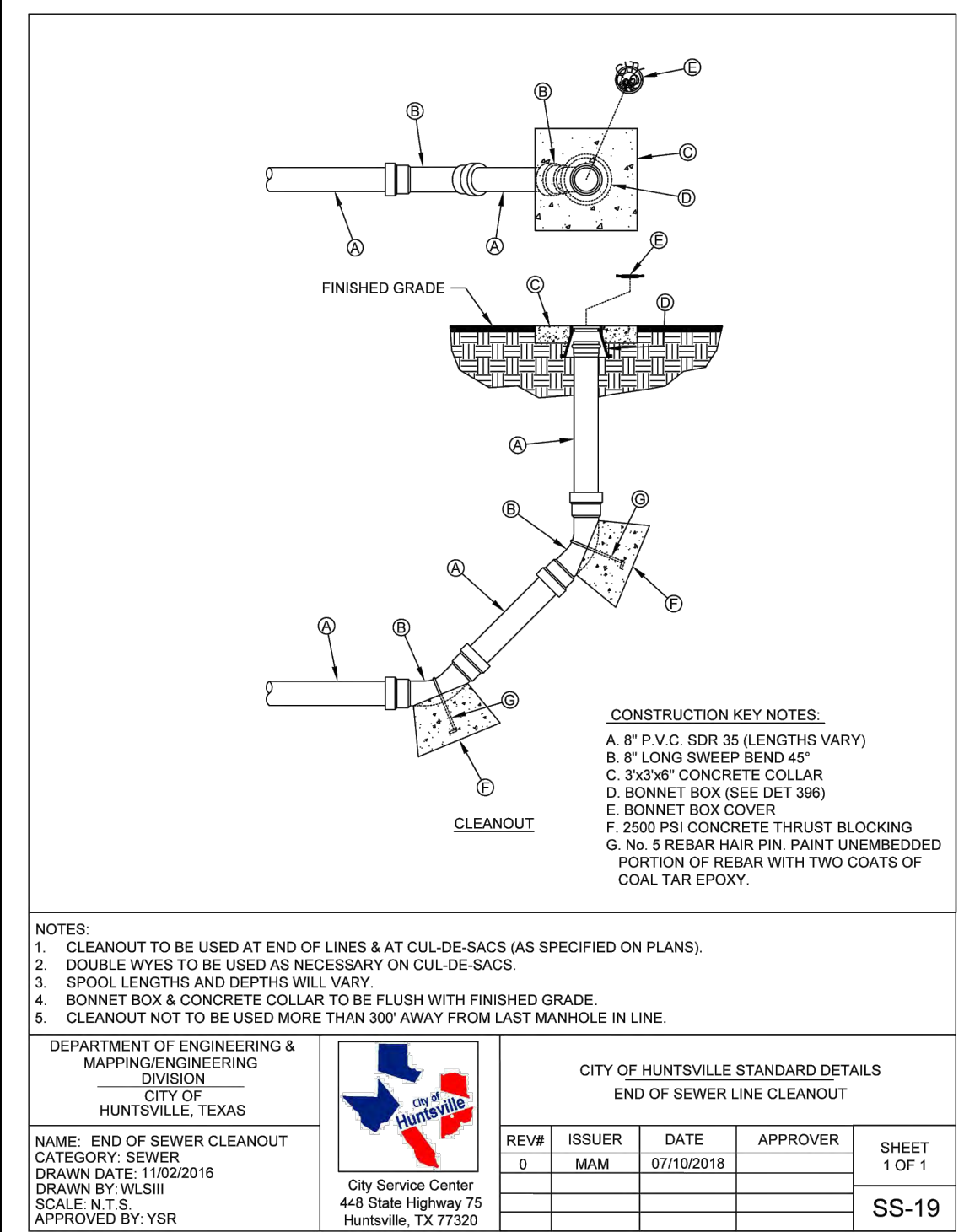
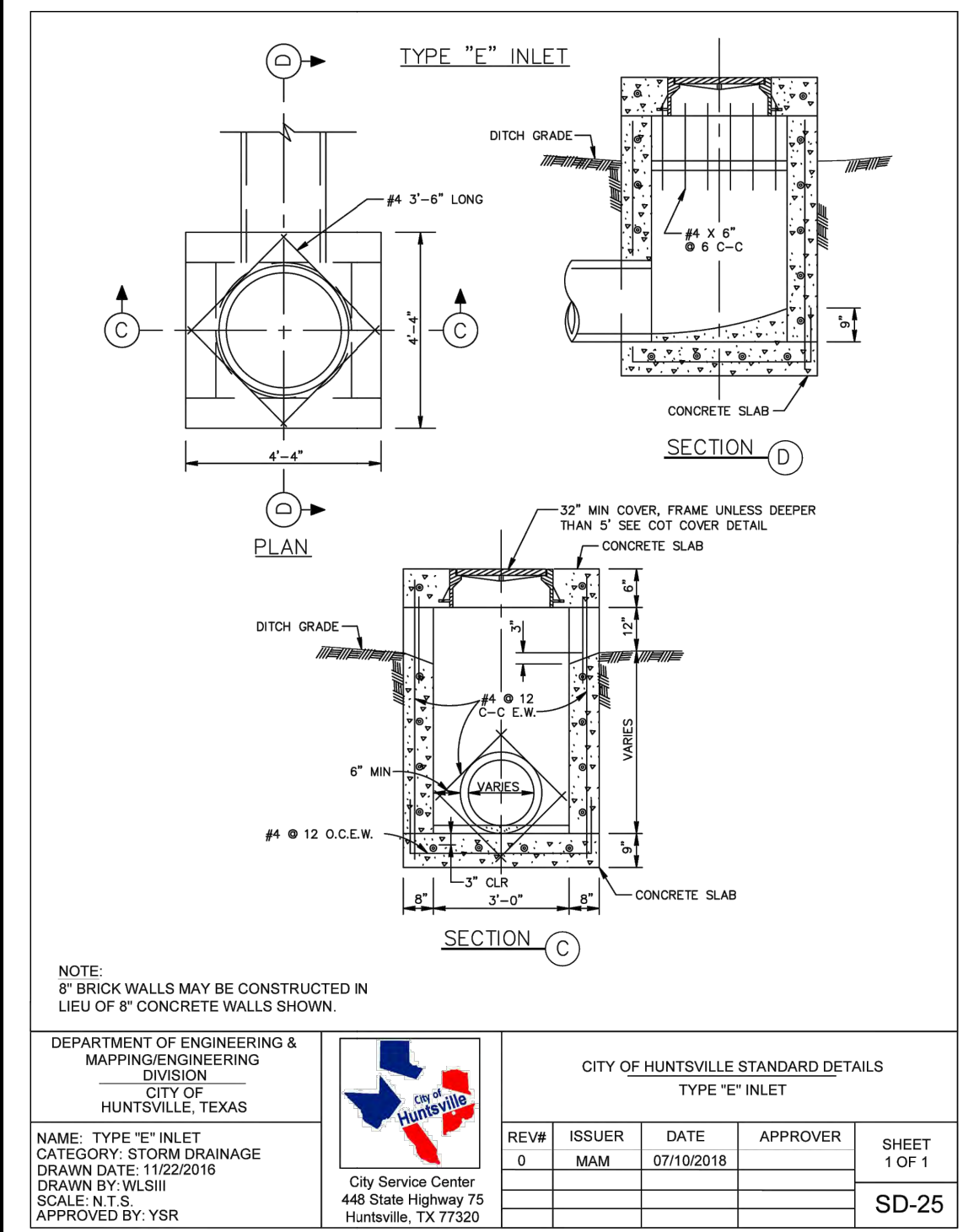
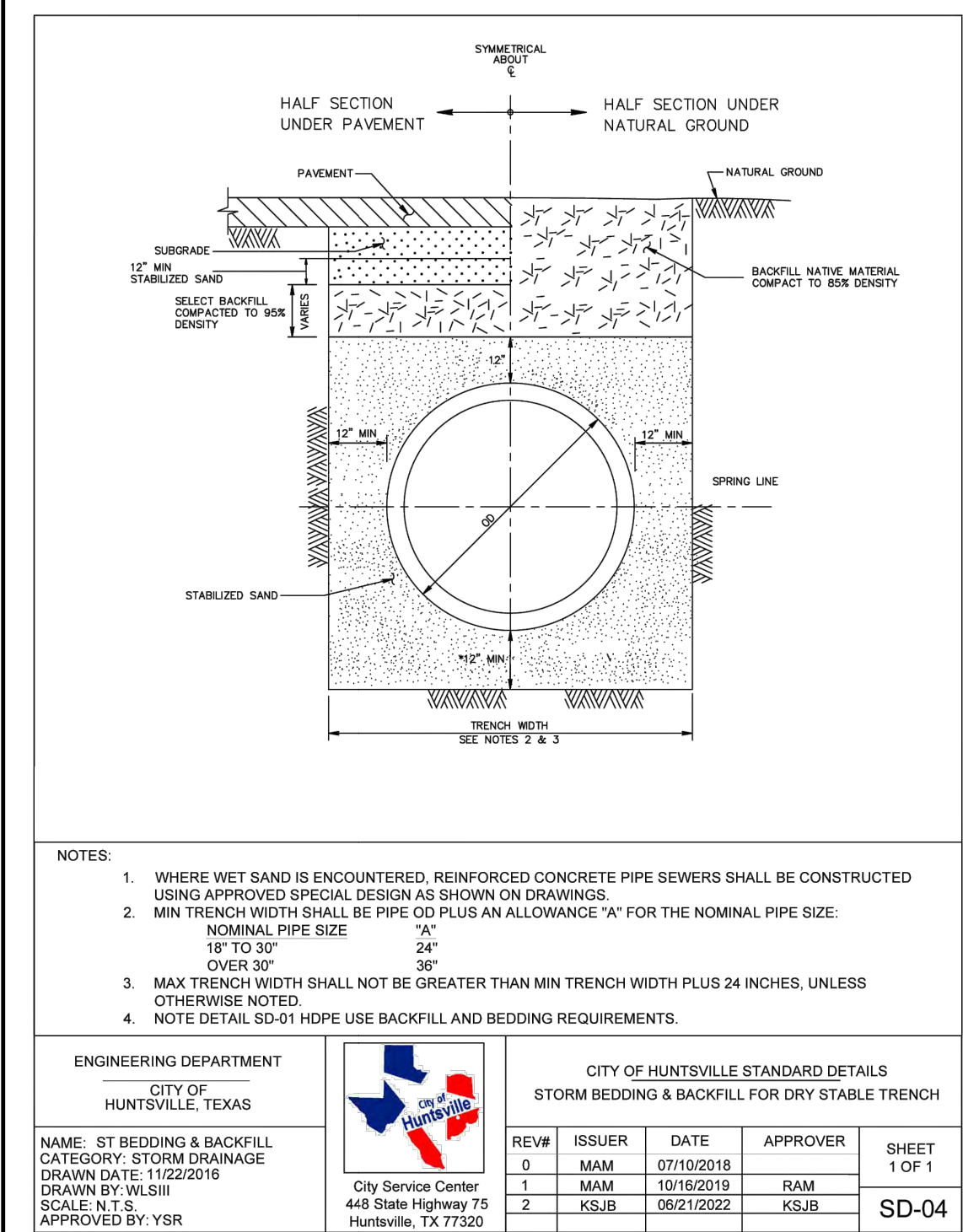
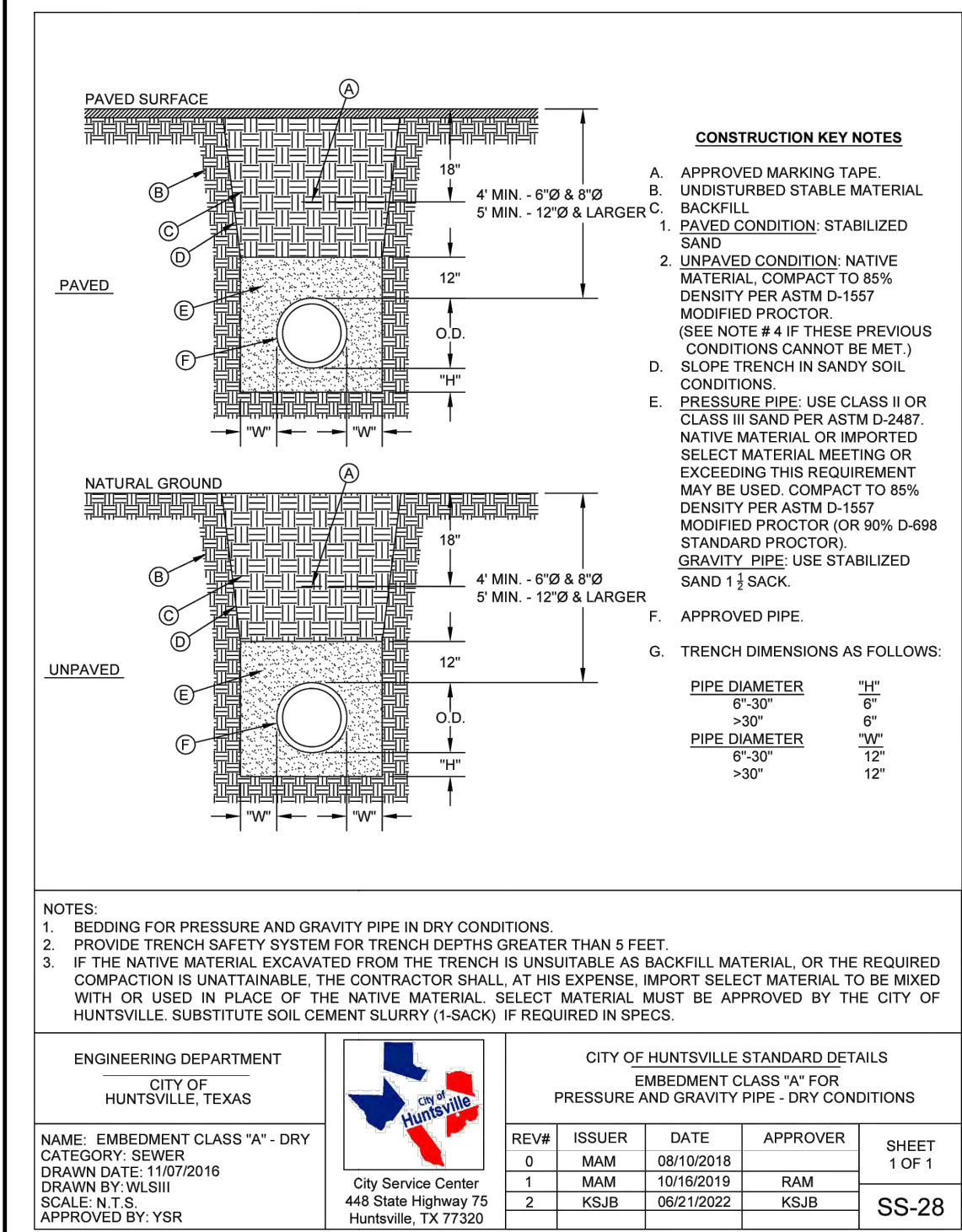
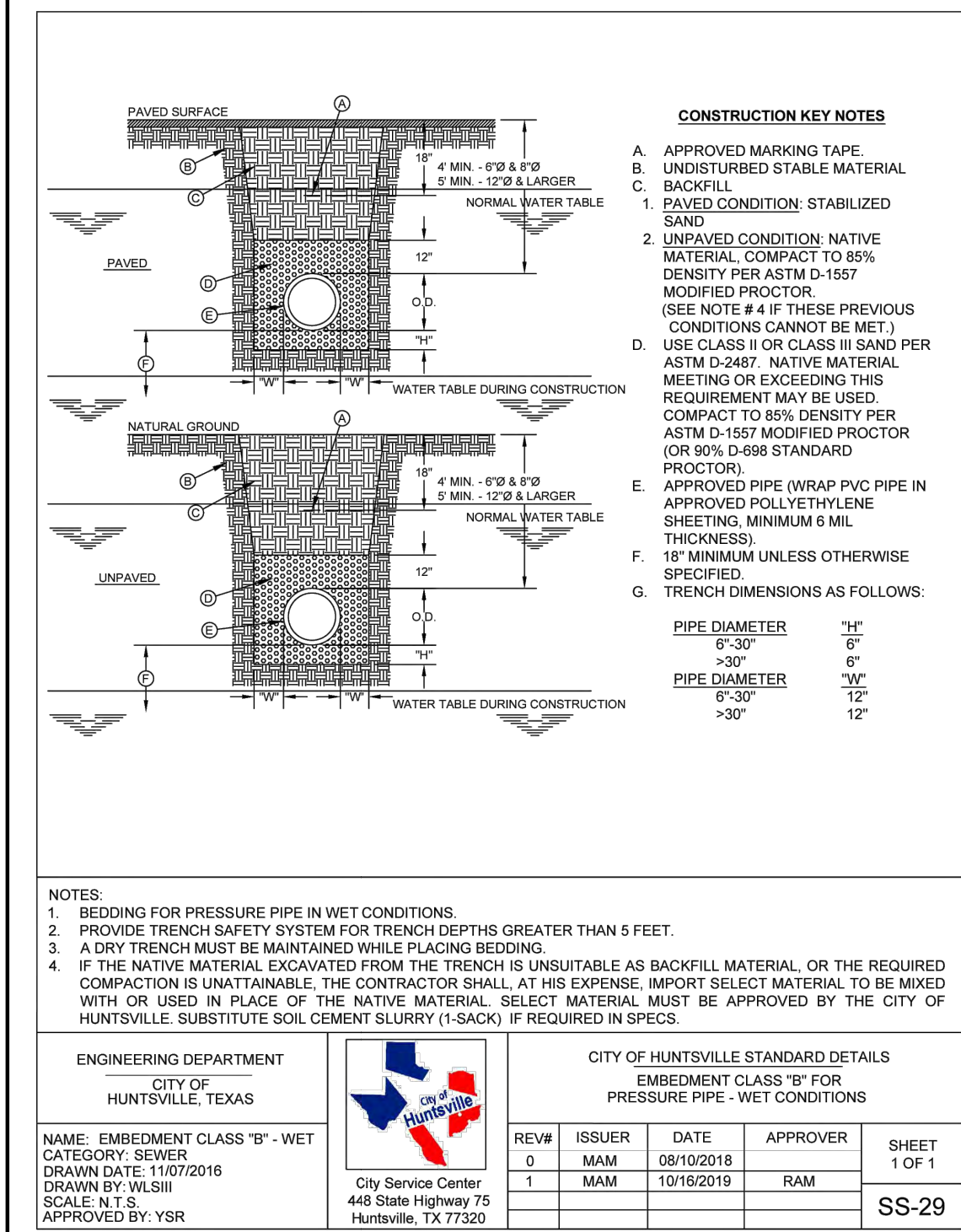


GRATE INLET PROTECTION BARRIER

SCALE: NTS


- PULL THE GRATE FROM THE CATCH BASIN AND PLACE FILTER FABRIC ACROSS THE OPENING.
- KEEP A MINIMUM 1 FOOT OVERLAP OF FILTER FABRIC ON EACH SIDE OF GRATE.
- REMOVE AND CLEAN FILTER FABRIC AS NEEDED OR REPLACE.
- REMOVE FILTER FABRIC AFTER CONSTRUCTION IS COMPLETED.

REV	DATE
COMMENT	
REV	DATE
COMMENT	
DESIGNER	
ENGINEER	
TS	
JPM	
DRAFTER	
CHECKED BY	
JRM	
XX	
TEMPORARY EROSION CONTROL PLAN	
TOP STAR YARD	
12,800 ACRES	
JOHN SADDLER - 45	
WALKER COUNTY, TEXAS	
SPEAR POINT ENGINEERING, LLC	
TBPE Firm No. 18904	
604 W. Worsham Street, Ste. 100	
Willis, Texas 77378	
(936) 256-2626	
PREPARED FOR:	
TOP STAR CONSTRUCTION	
JOB #	
50436	
SHEET:	
9 OF: 10	

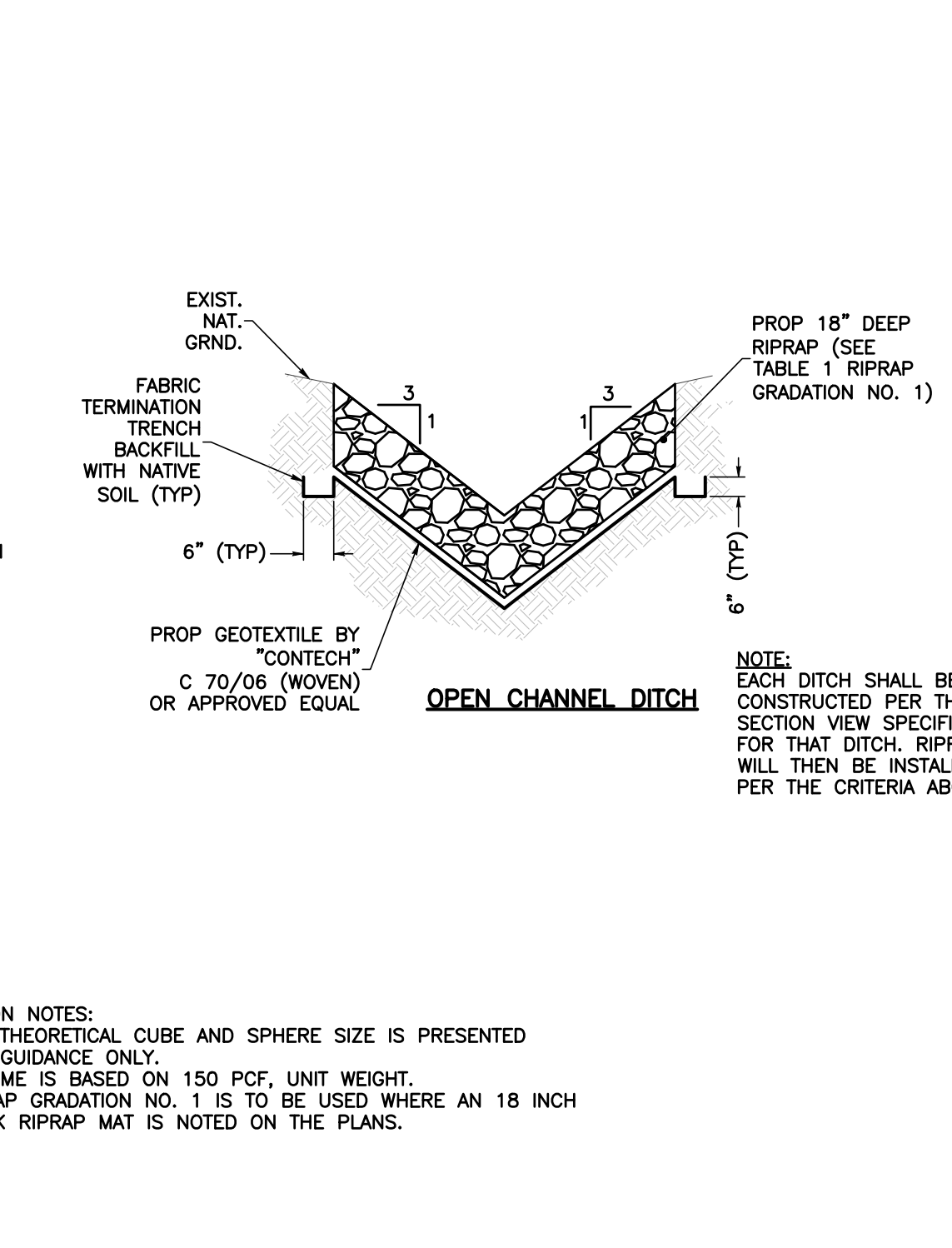
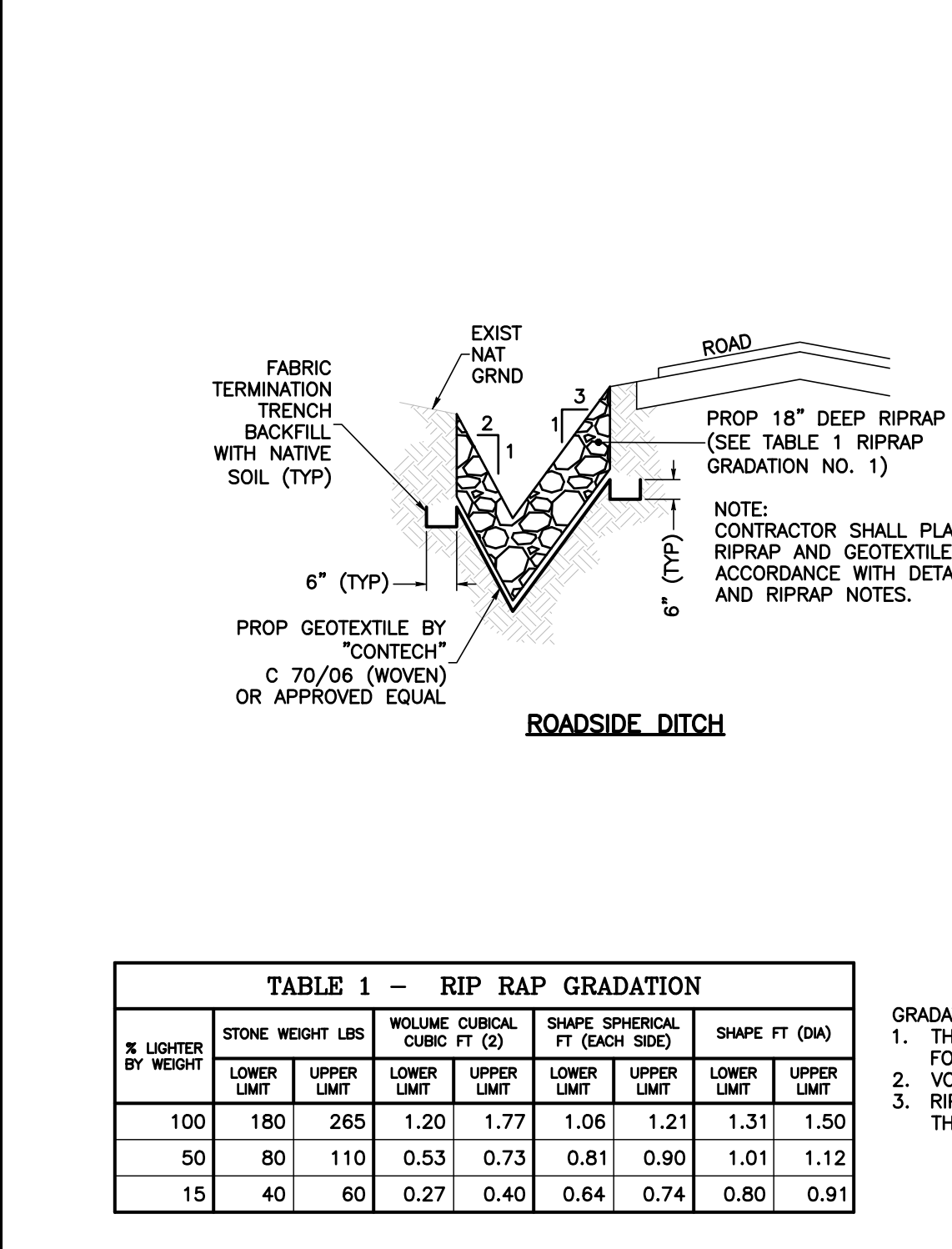
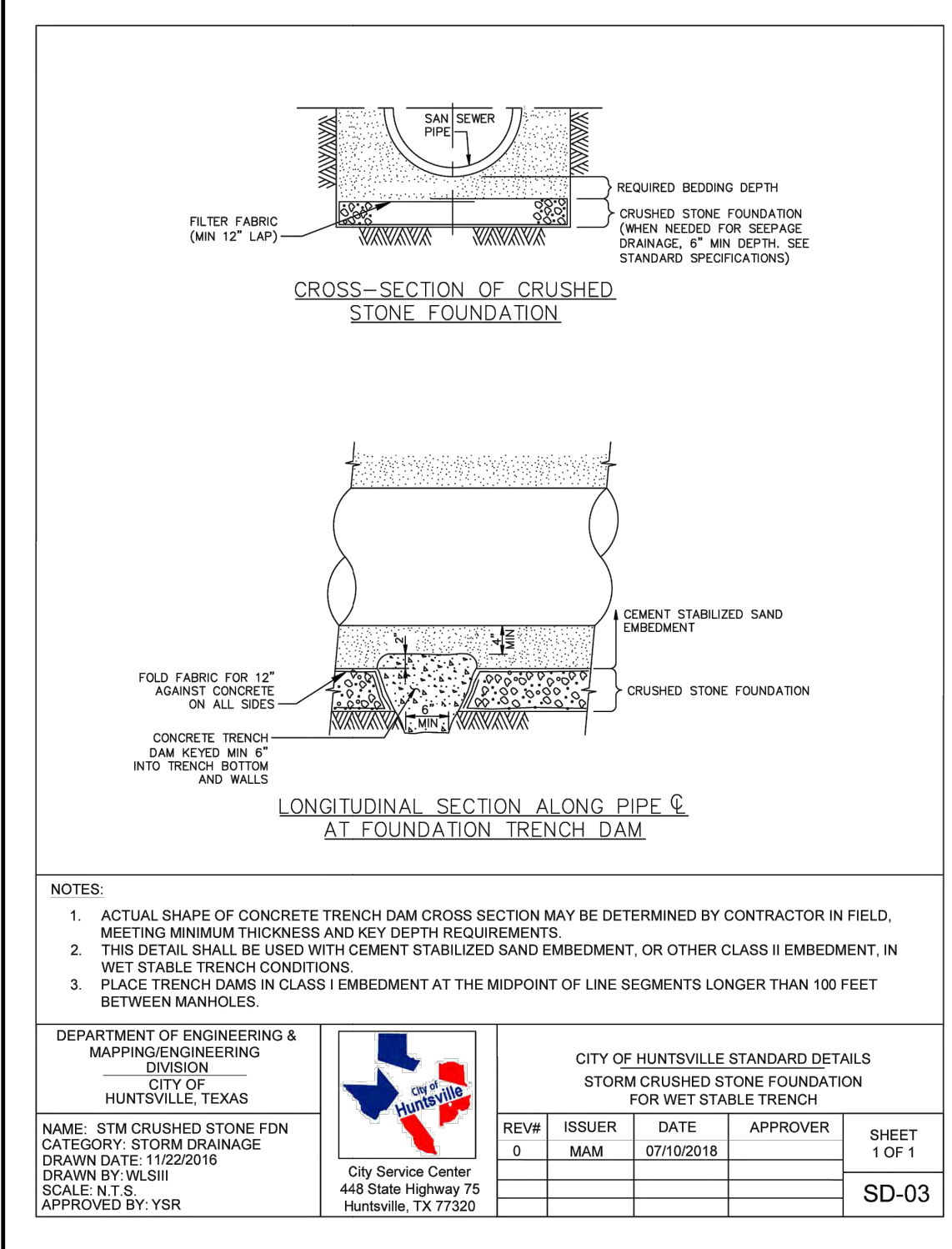
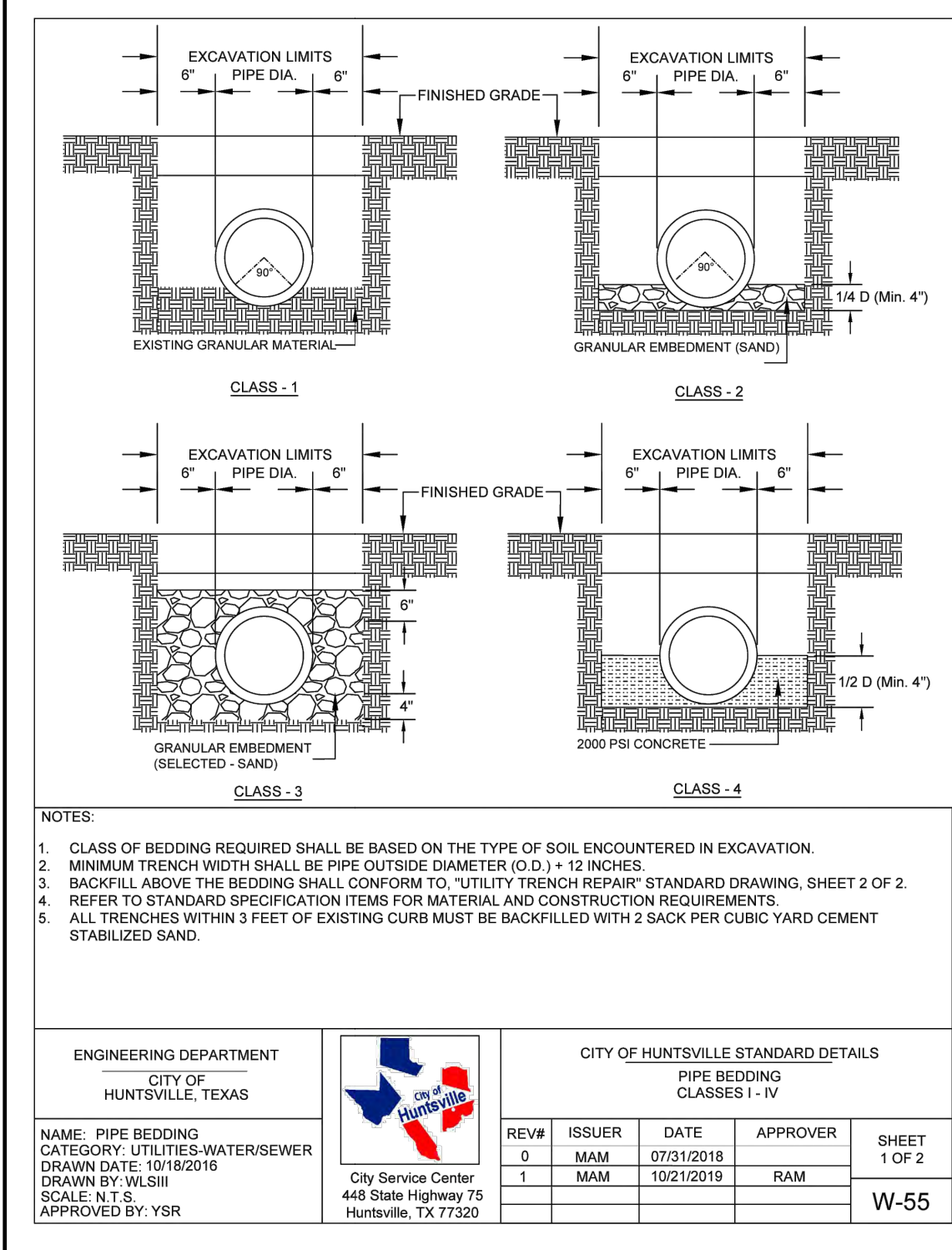
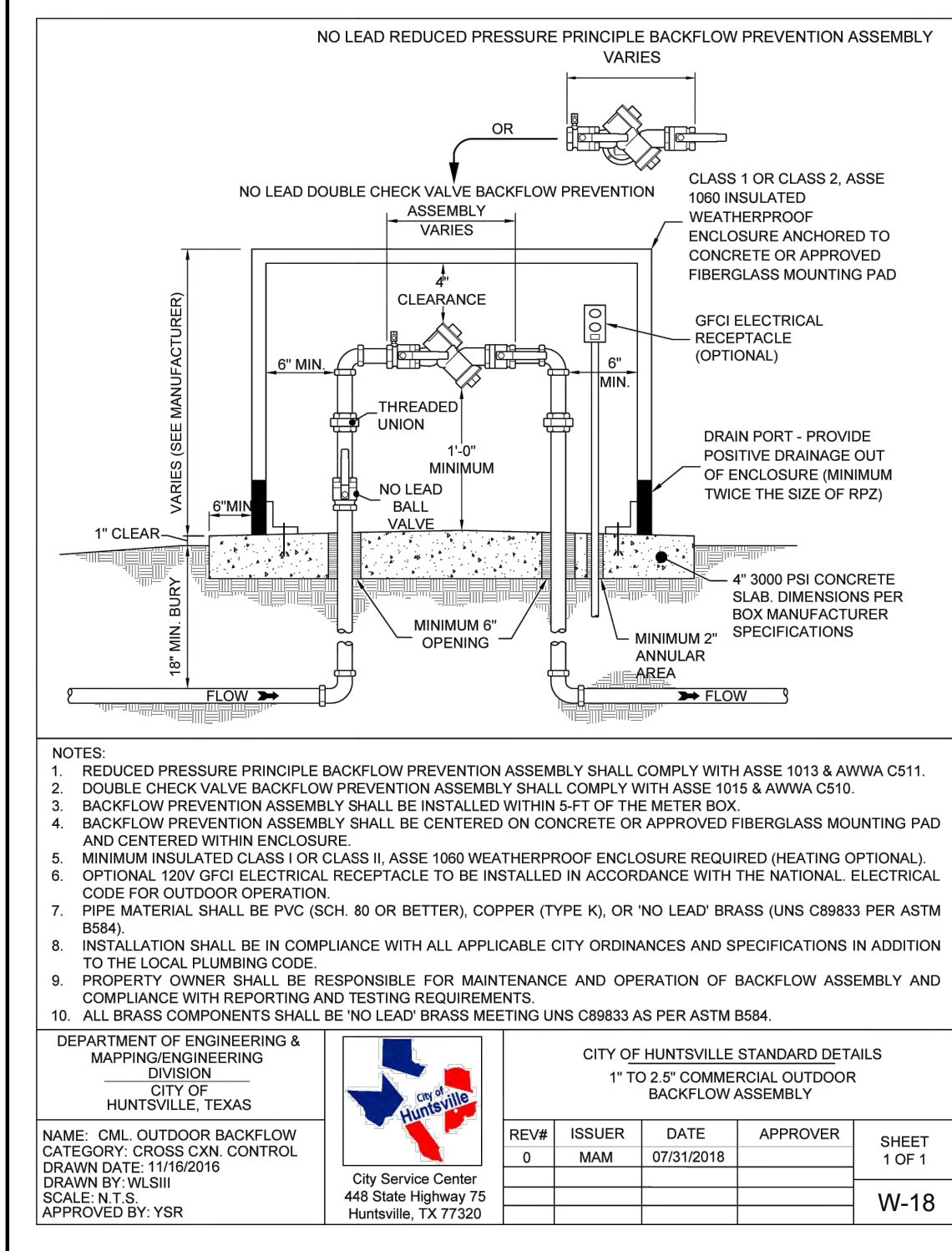


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COMMENT	
REV	DATE
COMMENT	

DESIGNER	ENGINEER
TS	JPM
DRAFTER	CHECKED BY
JRM	XX



03/26/2025



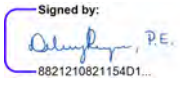
Certificate Of Completion

Envelope Id: 6BFB100A-4F82-4571-A358-ED6CC5DC6471	Status: Completed
Subject: Please Sign FM 1375 Top Construction Yard Shared access 1058(1).pdf, TOP STAR_JPM S...	
Source Envelope:	
Document Pages: 13	Signatures: 2
Certificate Pages: 5	Initials: 2
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Jenea Martin
Time Zone: (UTC-06:00) Central Time (US & Canada)	125 E. 11th Street
	Austin, TX 78701
	Jenea.Martin@txdot.gov
	IP Address: 204.64.21.234

Record Tracking

Status: Original	Holder: Jenea Martin	Location: DocuSign
6/27/2025 2:14:57 PM	Jenea.Martin@txdot.gov	
Security Appliance Status: Connected	Pool: StateLocal	
Storage Appliance Status: Connected	Pool: Texas Department of Transportation	Location: Docusign

Signer Events

Signer Events	Signature	Timestamp
Delmy Reyes		Sent: 6/27/2025 2:32:03 PM
Delmy.Reyes@txdot.gov		Viewed: 6/30/2025 7:18:50 AM
Area Engineer		Signed: 6/30/2025 7:23:00 AM
Texas Department of Transportation	Signature Adoption: Uploaded Signature Image	
Security Level: Email, Account Authentication (Optional)	Using IP Address: 204.64.21.251	

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Joe Mendiola		Sent: 6/30/2025 7:23:04 AM
joe@topstarconstruction.com		Resent: 7/1/2025 2:29:59 PM
Security Level: Email, Account Authentication (Optional)	Signature Adoption: Drawn on Device	Viewed: 7/1/2025 2:39:58 PM
	Using IP Address:	Signed: 7/1/2025 2:43:00 PM
	2600:100d:b09d:66b1:fc02:b483:aaa7:a237	
	Signed using mobile	

Electronic Record and Signature Disclosure:

Accepted: 7/1/2025 2:39:58 PM
ID: 0567c331-2a4f-4fda-a5c2-be6abde7b315

In Person Signer Events

Editor Delivery Events

Agent Delivery Events

Intermediary Delivery Events

Certified Delivery Events

Carbon Copy Events

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Jenea Martin	<div>COPIED</div>	Sent: 7/1/2025 2:43:04 PM
jenea.martin@txdot.gov		
Texas Department of Transportation		
Security Level: Email, Account Authentication (Optional)		
Electronic Record and Signature Disclosure:		

Carbon Copy Events	Status	Timestamp
Not Offered via DocuSign		
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	6/27/2025 2:32:03 PM
Envelope Updated	Security Checked	7/1/2025 2:29:58 PM
Certified Delivered	Security Checked	7/1/2025 2:39:58 PM
Signing Complete	Security Checked	7/1/2025 2:43:00 PM
Completed	Security Checked	7/1/2025 2:43:04 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

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Required hardware and software

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	<ul style="list-style-type: none">• Allow per session cookies

	<ul style="list-style-type: none"> • Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection
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** These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

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- Until or unless I notify Texas Department of Transportation as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by Texas Department of Transportation during the course of my relationship with you.

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 J & H Navasota Development		Application Number: P-2019-023 P-2020-038
A2. Property Owner's Street Address <div style="background-color: black; width: 100px; height: 1.2em; margin-top: 5px;"></div>		Date of Submittal: 06/15/2024
City	State	ZIP Code
<div style="background-color: black; width: 100px; height: 1.2em;"></div>	<div style="background-color: black; width: 20px; height: 1.2em;"></div>	<div style="background-color: black; width: 50px; height: 1.2em;"></div>
A3. Property Owner's Email Address	A4. Property Owner's Telephone Number	
<div style="background-color: black; width: 150px; height: 1.2em;"></div>	<div style="background-color: black; width: 100px; height: 1.2em;"></div>	
A5. Property Description of Parent Tract (Lot and Block Numbers, Legal Description, etc.) SADLER J (A-45), TRACT 25, ACRES 32.8305		
SECTION B - INFORMATION FOR PROPOSED SUBDIVISION TRACT (For projects involving multiple map panels an additional sheet may be listed below or included in an additional attachment)		
B1. Survey and Abstract	B2. Tax ID Number(s) of Parent Tract	B3. Deed Volume/Page
SADLER J (A-45)	14632	47105
B4. Existing or Proposed Name of Subdivision	B5. Is the application for a division of a lot in an Existing Platted Subdivision? (Yes/No)	
To Be Determined	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 Proposed Survey Division of 32.8 acres.		A
C.2 TxDOT Email from Matthew Quick of Walker County TxDOT Office		B
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) _____ of the Subdivision Regulations of Walker County, Texas as follows:

Variance for requirement of permitted new entrance due to Walker Co TxDOT policy
of working with new owner.

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"):

The variance is being requested to expedite the completion and further
development of Waverly Place

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:

If variance is denied it will cause delays in the completion of the overall development

Due to developers health this could be extremely detrimental.

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.



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VALLEY
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C1 A2 PG 176
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JIM HALL LANE

WAVERY PLACE
SECTION ONE
VOL. 7 PG. 66
P. R. V. C. I.

BLCCH

0107

WILLIS T. MARR

JOHNS RACLER SURVEY

20 011 ACRES
PORTION OF
INVASOTA DEVELOPMENT LLC
CALLED 37 405 ACRES
INSTRUMENT NO. 3106
O R W T

RELANDER OF
LA HAV 301A DEVELOPMENT, LLC
1 ALLED 31405 ACRES
INSTRUMENT NO. 41105
OF WC 1

TOTAL 17
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FARM TO MARKET
ROAD 1375

CONCRETE COMMENTS

THIS DOCUMENT HAS BEEN REPRODUCED AS IS, WITHOUT ANY ADDITIONAL EDITING OR REVISIONS BY THE NATIONAL ARCHIVES.

0151210, 1077.

Ref: 91-91373

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 3. The third step is to analyze the problem.
 4. The fourth step is to develop a solution.
 5. The fifth step is to implement the solution.
 6. The sixth step is to evaluate the solution.
 7. The seventh step is to monitor the solution.
 8. The eighth step is to maintain the solution.
 9. The ninth step is to improve the solution.
 10. The tenth step is to document the solution.

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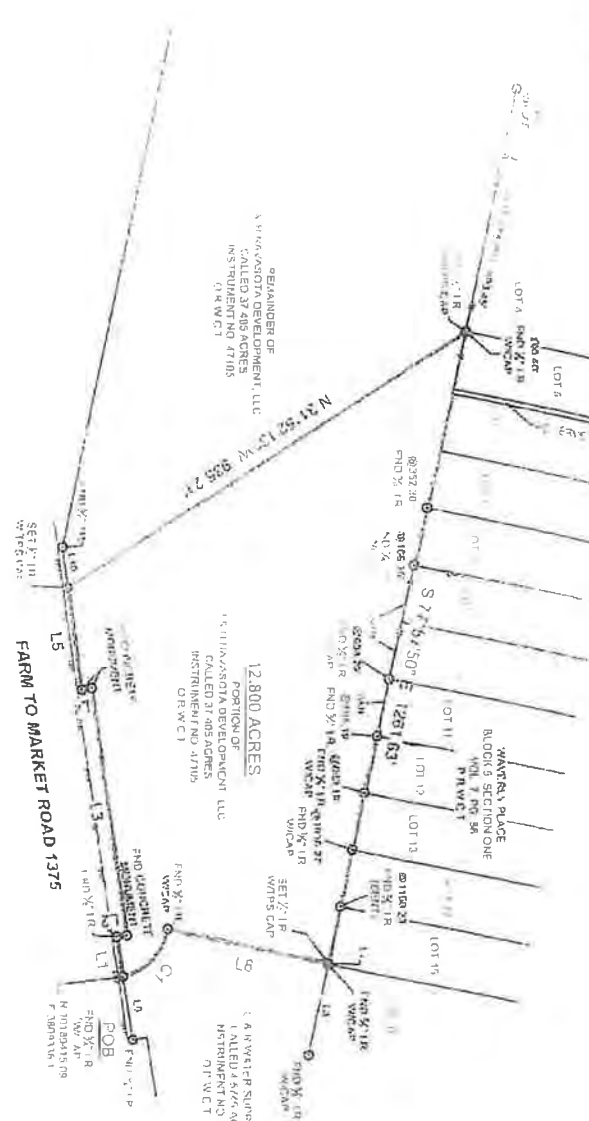
ALL CONTRIBUTORS, DONORS, PRINCIPALS, AND AGENTS MUST SIGN AN
OATH OF ACADEMIC INTEGRITY BASED ON OUR CONSTITUTION AND REFERRED TO IN
THE ACADEMIC POLICY OF 1983 (ARTICLE 17) THAT MUST BE
FORWARDED WITH THE CONSENT FORM TO THE DEAN.

The Journal of the American Academy of Child and Adolescent Psychiatry





JOHN SADDLER SURVEY ABSTRACT NO. 45



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TEXAS PROFESSIONAL
SURVEYOR
JAMES H. HARRIS
No. 12345
Exp. 12/31/2025

ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE SURVEYOR.

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF SURVEYING AND MAPPING, AND THE SURVEYOR CERTIFIES THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

THE SURVEYOR CERTIFIES THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF SURVEYING AND MAPPING, AND THE SURVEYOR CERTIFIES THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.



RECORDING SURVEY

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF SURVEYING AND MAPPING, AND THE SURVEYOR CERTIFIES THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

SECTION F - VARIANCE(S) GRANTED

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

Approved with conditions AS stated in
Bleyl Engineering letter dated 5-30-2024
1 - 4 (Attached)

F.2 THE FOLLOWING CONDITIONS ARE ATTACHED TO THE VARIANCE

Refer to Bleyl Engineering letter dated
5-30-24 #1 - #4

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, James C. Hassell, 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

James C. Hassell

5-14-2024

SECTION H - ACTION ON VARIANCE BY COMMISSIONER'S COURT

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

Commissioner's Court Signature

Printed Name

Date

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Colt Christian

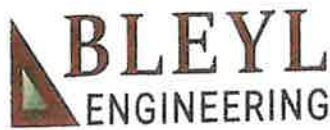
6-3-24

Signature of Owner/Applicant acknowledging conditions after court action.

Date

James C. Hassell

8-26-2024



100 Nugent Street
Conroe, TX 77301
(936) 441-7833

May 30, 2024

Mr. Andrew Isbell
Walker County Planning & Development
1313 University Avenue
Huntsville, TX 77340

Re: Variance Request No. 2
James C. Hassell/J&H Navasota Development, LLC (90500-221)
Walker County

Mr. Isbell:

We reviewed a variance request to the Walker County Subdivision Regulations for the tract previously submitted as Waverly Place Section 2. The owner is requesting a variance to:

B3.4.1 – Allow the 32.8305-acre tract to be subdivided without approved access for both daughter tracts.

The owner intends to subdivide and sell two tracts. Per TxDOT correspondence, TxDOT will not issue an access permit to the seller of a tract. TxDOT indicated they will work with the new landowner to locate the access.

We offer no objection to deferring the requirement for legal right-of-way access as related to the subdivision of the 32.8305-acre tract. We offer this "no objection" contingent upon the following:

1. Before construction occurs on either daughter tract, each has a valid TxDOT permit for an access drive.
2. The buyers agree in writing that they will ensure sufficient right-of-way is dedicated to the 32.8305-acre tract and Waverly Place if TxDOT does not permit separate access to each tract.
3. The buyer of the 20± acre tract agrees in writing to provide access and dedicate sufficient right-of-way to access Waverly Place via Temple Lane.
4. The tract is subdivided to allow future access points to meet the minimum road design requirements in the Walker County Subdivision Regulations.

Please contact me if you have any questions or require additional information.

Sincerely,

A handwritten signature in blue ink that reads 'Steffanie M. DeLoss'.

Steffanie M. DeLoss, PE
Sr. Engineering Manager
Bleyl Engineering

Conroe

Bryan

bleylengineering.com

Austin

Houston

Advancing stronger, safer communities across Texas since 1997.

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 J & H Navasota Development		Application Number:
A2. Property Owner's Street Address [REDACTED]		Date of Submittal: 06/15/2024
City [REDACTED]	State [REDACTED]	ZIP Code [REDACTED]
A3. Property Owner's Email Address [REDACTED]	A4. Property Owner's Telephone Number [REDACTED]	
A5. Property Description of Parent Tract (Lot and Block Numbers, Legal Description, etc.) SADLER J (A-45), TRACT 25, ACRES 32.8305		
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 SADLER J (A-45)	B2. Tax ID Number(s) of Parent Tract 14632	B3. Deed Volumes/Page 47105
B4. Existing or Proposed Name of Subdivision To Be Determined	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 Warranty Deed C & R Water 4.5745 acres document number 52170	A	
c.2 Survey of 32.8 acres	B	
c.3 Deed for Original 37.405 Acres document number 47105	C	
c.4 Survey for 20 Acre Division Frontage to be 125 ft.	D	

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) A1.1 of the Subdivision Regulations of Walker County, Texas as follows:

Requesting variance to plat requirement to divide the
subject 32.8305 acres into 2 parcels 1 containing
12.8 acres, the other to contain 20.0305 acres each to have
the required 125 ft minimum frontage on FM 1375.

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"):

The variance is being requested to expedite the completion and further
development of Waverly Place

- 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:

If variance is denied it will cause delays in the completion of the overall development

Due to developers health this could be extremely detrimental.

- 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:

Approved with conditions as stated in items 1-5 in Bleyl Engineering letter dated 5-30-2024

F.2 THE FOLLOWING CONDITIONS ARE ATTACHED TO THE VARIANCE

Conditions #1-5 in Bleyl Engineering letter dated 5-30-2024 (attached)

SECTION G - NOTICE, ACKNOWLEDGEMENT, AND CERTIFICATIONS

NOTICE

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I, James C. Hassell, 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

James C. Hassell

Date

5-14-2024

SECTION H - ACTION ON VARIANCE BY COMMISSIONER'S COURT

After careful consideration of the reason(s) for the request of variance, the Commissioner's Court of Walker County, Texas has determined that it is within the scope of the variance procedures as outlined in the Walker County Subdivision Regulations to Approved with this request for variance. Conditions as stated in F.2 above

Commissioner's Court Signature

[Signature]

Printed Name

Gott Christian

Date

6-3-24

Signature of Owner/Applicant acknowledging conditions after court action.

James C. Hassell

Date

8-20-2024



100 Nugent Street
Conroe, TX 77301
(936) 441-7833

May 30, 2024

Mr. Andrew Isbell
Walker County Planning & Development
1313 University Avenue
Huntsville, TX 77340

Re: Variance Request No. 3
James C. Hassell/J&H Navasota Development, LLC (90500-221)
Walker County

Mr. Isbell:

We reviewed a variance request to the Walker County Subdivision Regulations for the tract previously submitted as Waverly Place Section 2. The owner is requesting a variance to:

A1.1 – Allow the 32.8305-acre tract to be further subdivided without platting.

This tract previously received a variance to the subdivision regulations, which allowed a 4.5745-acre tract to be subdivided without platting contingent upon all other subdivisions complying with the Walker County Subdivision Regulations in full.

We offer no objection to deferring the platting requirement related to the subdivision of the 32.8305-acre tract into two tracts, being approximately 20 acres and 12.8 acres. We offer this “no objection” contingent upon the following:

1. The subdivision includes no daughter tract less than 10 acres.
2. A minimum of 125' of frontage is provided for each daughter tract.
3. The daughter tract is platted before any construction occurs on that tract.
4. Before construction occurs on either daughter tract, each has a valid TxDOT permit for an access drive.
5. The tract is subdivided to allow future access points to meet the minimum road design requirements in the Walker County Subdivision Regulations.

Please contact me if you have any questions or require additional information.

Sincerely,

A handwritten signature in blue ink that reads 'Steffanie M. DeLoss'.

Steffanie M. DeLoss, PE
Sr. Engineering Manager
Bleyl Engineering