WALLER COUNTY





MEMORANDUM

To: Honorable Commissioners' Court

Item: Final RePlat Approval for Blinka Estates Partial Replat No. 1

Date: August 21, 2024

Background

Final Replat of Blinka Estates Partial Replat No. 1 which consists of 5.499 acres will include 3 Lots and 1 Block in Precinct 3.

Staff Recommendation

Approve Plat

Metes and Bounds

5.499 Acres All of Lots 8 and 9 of BLINKA ESTATES, Justo Liendo Survey, Abstract Number 41, Waller County, Texas

Being a 5.499 acre tract of land situated in the Justo Liendo Survey, Abstract Number 41, of Waller County, Texas, and being all of Lots 8 and 9 of BLINKA ESTATES, a subdivision according to the map or plat thereof recorded in Volume 413, Page 786, of the Real Property Records of Waller County, Texas; said 5.499 acres being more particularly described as follows with all bearings based on Texas State Plane Coordinates, South Central Zone 4204 (NAD83);

BEGINNING at a 1/2 Inch iron rod in PVC pipe, found for the Northeast corner of the herein described tract, common with the Northwest corner of a called 5.0096 acres as described in deed recorded in Clerk's File Number 2310189, of said Real Property Records, same being in the South line of a called 24.936 acres as described in deed recorded in Clerk's File Number 1303613, of said Real Property Records, and proceeding:

THENCE S 01°54°15° E, along the East line of the herein described tract, common with the West line of the 5.0096 acres, at a distance of 441.83 feet, passing an iron rod with survey cap, found for reference in the North line of Blinka Circle, and continuing a distance of 471.83 feet in all, to a Pk nail, set for the Southeast corner of the herein describe tract, common with the Southwest corner of the 5.0096 acres, the Northwest corner of Lot 1 of BLINKA ESTATES an Northeast corner of Lot 2 of BLINKA ESTATES, same being in the centerline of Blinka Circle;

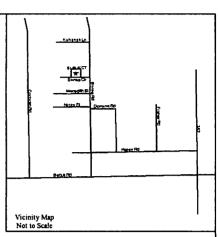
THENCE S 87*42'55" W, along the South fine of the herein described tract, common with the North line of said Lot 2, the North line of Lot 3 of BLINKA ESTATES, and the centerfine of Blinka Circle, a distance of 507.70 feet, to a Pk nail, found for the Southwest comer of the herein described tract, common with the Northwest corner of said Lot 3, the Northeast corner of Lot 4 of BLINKA ESTATES, and the Southeast corner of Lot 7 of BLINKA ESTATES;

THENCE N 01°54'15" W, along the West line of the herein described tract, common with the East line of said Lot 7, at a distance of 30.00 feet, passing a 1/2 inch iron rod, found for reference in the North line of Blinke Circle, and continuing a distance of 471.76 feet in all, to a 1/2 inch iron rod in PVC pipe, found for the Northwest corner of the herein described tract, common with the Northeast corner of said Lot 7, same being in the South line of said 24.936 acres;

THENCE N 87*42'25" E, along the North line of the herein described tract, common with the South line of said 24,938 acres, a distance of 3507.70 feet, back to the POINT OF BEGINNING and containing 5,499 acres of land.

Steven L. Crows, Registered Professional Land Surveyor, Number 4141





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wan a servation of 238-32 feet.
13 Bass of Bearings: The coordinates shown berson are Texas South Central Zone no.
4204 State Plane Grid Coordinates (HADES) and may be brought to surface by applying
the following combined scale 0.999931027645

Final **PARTIAL REPLAT NO. 1 OF BLINKA ESTATES**

Being a 5.499 acre tract of land situated in the Justo Liendo Survey, Abstract Number 41, of Waller County, Texas, being all of Lots 8 and 9 of BLINKA ESTATES, according to the map or plat thereof recorded in Volume 413, Page 786, of the Real Property Records of Waller County, Texas.

3 LOTS - 1 BLOCK Reason for Replatting - To divide two lots into three lots

Surveyor:

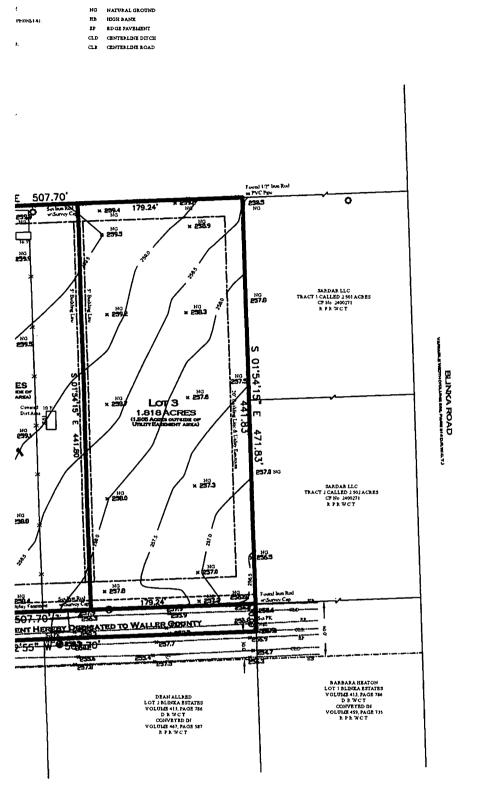
C&CSURVEYING INC.

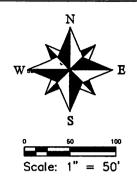
Firm Number 10009400
33300 Egypt Lene, Suite F700 Megoolia, Texas 77354
Offic: 281-35-5172
survey@cenrveying.com

Owner/Developer:
WINNING CONSTRUCTION, LLC

17440 FM 529 #103 Houston, Texas 77095 Phone: 832-367-6142







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Surveyor: C&CSURVEYING INC.

33300 Egypt Lane, Suite F200 Magnolia, Texas 77354 Office: 281-356-3172 survey@ccsurveying.com www.ccsurveying.com Owner/Developer:
WINNING CONSTRUCTION, LLC

17440 FM 529 #103 Houston, Texas 77095 Phone: 832-567-6142



STATE OF TEXAS

We, Winning Construction, LLC, acting by and through Trang Nguyen, sole manager, owners of the property subdivided in the above map of the PARTIAL REPLAT NO. 1 OF BLINKA ESTATES, make subdivision of the property, according to the lines, streets, lots, aleys, parks, building lines and easement as shown, and dedicate to the public, the streets, alleys, parks and easements shown, forever, and waive all claims for damage occasioned by the establishment of grades, as approved for the streets and drainage easements indicated, or occasioned by the attention of the surface, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

I, the aforementioned, hereby dedicate to the public all easements and roads shown thereon. There is also dedicated for utilities, an aerial easement five (5) feet wide taken from a plane twenty (20) feet above the ground, located adjacent to all utility easements and streets shown thereon.

Further, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

- Waller County, or any citizen thereof, by injunction as follows:

 1. That drainage of septic tanks into roads, streets, alleys, or public ditches, streams, etc., either directly or indirectly is strictly prohibited. All stock animals, horses, and fowl shall be fenced in and not allow to run at large in the subdivision.

 3. Drainage structures under private drives shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and three quariers (1-3/4) square feet (15" dameter pipe) reinforced concrete pipe, unless specified by the County Road Administrator, or County Engineer. Culverts and bridges must be used for all driveways end/or walks, although dip-style driveways are encouraged where appropriate.

 4. Property owners will obtain Development Permits/Permit Exemption from the County Flood Plain Administrator for all development.

 5. There are no underground pipelines within the confines of this subdivision except as shown on the above plat.

 6. There shall be no sanitary sewer system or any water well construct within 50 feet of any lot line that does not adoin a public road.

Winning Construction, LLC

By:
Trang Nauyen, sole manager STATE OF TX

COUNTY OF HONDS

BEFORE ME, the undersigned authority, on this day personally appeared frang Nguyen, sole manager of Winning Construction, LLC, known to me to be the person, whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed it for the purposes and consideration set forth and as the act and deed of said company.

Given order my rand and seal of office, this 2 day of William Construction and seal of office, this 2 day of William Construction.

APPROVED by Commissioners Court of Waller County, Texas, this _____ day of _______. 20____ A.D.

Carbett J. (Trey) Duhon III County Judge

John A. Amsler Commissioner, Precinct 1

Walter E. Smith P.E., RPLS Commissioner Precinct 2

Kendric D. Jones Commissioner, Precinct 3

Justin Beckendorff Commissioner, Precinct 4

I, Debbie Hollan, Clerk of the County Court of Waller County, Texas, do hereby certify that the within Instrument with the certificate of authentication was filed for registration in my office on the ____day of ___ 20___AD. at ____ o'clock, ____, m, in File # ______ of the Official Public Records of Waller

Witness my hand and seal of office, at Hempstead, the day and date last above written.

Debbie Hollan

Clerk of the County Court Waller County, Texas

Deputy

This is to certify that I Steven L. Crews, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

No pipe line or pipe line easement exist within the boundaries of this plat

NO Portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction

No portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) floodplain nor the 0.2% annual chance (500 year) floodplain as delineated on Walter County Community Panel #48473C015F, dated 5/16/2019

Steven L. Crews

TX Registration No. 4141



J. Ross McCall, County Engineer of Water County, certify that
of this subdivision compiles with all existing rules and regulations
Waller County. No construction or other development within this
subdivision may begin until all Water County permit requirement
been met.

Date

J. Ross McCall, P.E. County Engineer

No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system which has been approved and permitted by Waller County Environmental Department.

Per Texas Administrative Code 285.4, FACILITY PLANNING[C] Review of subdivision or development plans. Persons proposing residential subdivisions, manufactured housing communities, multi-unit residential developments, business parks, or other similar structures that use OSSFs for sewage disposal shall submit planning materials for these developments to the permitting authority and receive approval prior to submitting an OSSF application.

In a subdivision that is not served by fire hydrants as part of a centralized water system certified by the Texas Commission on Environmental Quality as meeting minimum standards for water utility service, the Commissioners Court may require a limited fire suppression system that requires a developer to construct:

For a subdivision of fewer than 50 houses, 2,500 gallons of storage; or For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water systemor 5,000 gallons of storage. from the District of the development plans, and a copy of said approval shall be submitted to the County Engineer as a requirement of final plat approval.

SKY PHAM

Notary Public, State of Texas

Comm. Expires 05-12-2027

Notary ID 134356356

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