

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Courtney Estates

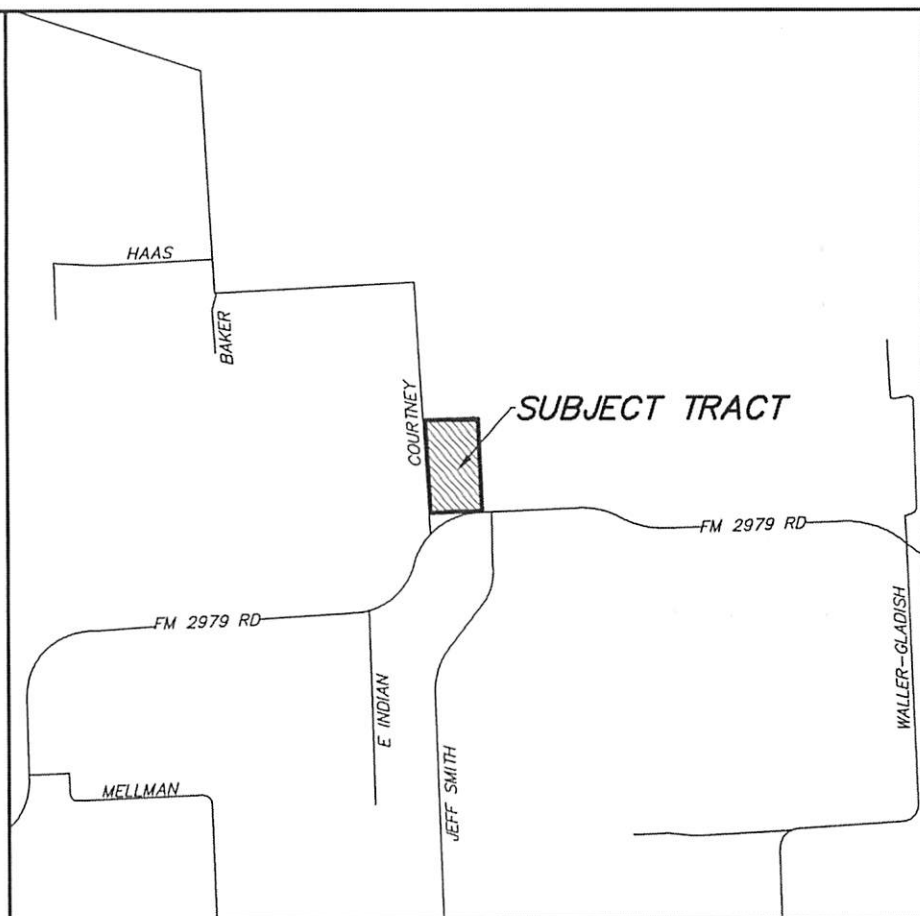
Date: August 21, 2024

Background

Final Plat of Courtney Estates which consists of 24.988 acres will include 4 Lots, 1 Block in Precinct 2.

Staff Recommendation

Approve Plat



VICINITY MAP
SCALE: 1" = 1/2 MILE

Final PLAT OF COURTNEY ESTATES

A SUBDIVISION OF 24.988 ACRES OF LAND
LOCATED IN THE
JOHN BAKER SURVEY, A-71
WALLER COUNTY, TEXAS

LOTS: 4 RESERVES: 0 BLOCKS: 1
SCALE: 1"=60' DATE: JANUARY, 2024

OWNERS:

W5 TEXAS INVESTMENTS, L.L.C.
19802 INDIGO LAKE DRIVE
MAGNOLIA, TEXAS 77355
713-858-7323

ST2 INVESTMENTS LLC
6243 FM 244
ANDERSON, TEXAS 77830
979-574-1857

SURVEYOR:



GBI PARTNERS

4724 VISTA ROAD TBPELS FIRM #10130300
PASADENA, TX 77505 GBISurvey@GBISurvey.com
PHONE: 281-499-4539 www.GBISurvey.com

General Notes:

1. This subdivision plat was prepared with the benefit of a Commitment for Title Insurance, GF No. 2360177HE, issued by National Investors Title Insurance Company on June 22, 2023 (effective June 11, 2023).
2. According to FEMA Flood Insurance Rate Map (FIRM) No. 48473C0075E, map revised February 18, 2009, the surveyed tract lies in Zone X (unshaded).
3. Bearings are referenced to the Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS observations. Distances are surface values and may be converted to grid by applying the combined adjustment factor 0.999972019720.
4. The lots created by this subdivision plat are proposed for residential use.
5. Structures built on lots in the designated Floodplain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) above the 500-year floodplain elevation. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.). Contact the County Engineer's Office for specific information.
6. Contours shown hereon are scaled from the USGS 7.5 minute quadrangle map named "Waller NW Quadrangle (2022)" and have not been field verified.

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

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

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

Kendrick D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

STATE OF TEXAS }
COUNTY OF WALLER }

We, G. Alan Wright, Manager of W5 Texas Investments L.L.C. and Beau Skinner, Manager of ST2 Investments, L.L.C., owners of the property subdivided, in this plat of Courtney Estates, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated to the public , the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alternation 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.

We, 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 easement 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:

1. That drainage of septic tanks into roads, streets, alleys, or public ditches, streams, etc., either directly or indirectly is strictly prohibited.
2. All stock animals, horses, and fowl shall be fenced in and not allowed 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 one quarters (1-1/4) square feet (15" diameter pipe) reinforced concrete pipe, unless specified by the County Road Administrator, or County Engineer. Culverts and bridges must be used for all driveways and/or walks, although dip-style driveways are encouraged where appropriate.
4. Property owners will obtain Development Permits/Permit Exemptions from the County Floodplain Administrator for all development.
5. The property subdivided herein is further restricted in its use as specified in the subdivision restrictions as filed separately for record at Page _____ Volume _____ of the Deed Records of Waller County, Texas. A copy of said restrictions will be furnished by the aforesaid (Corporation Name), to the purchaser of each and every lot in the subdivision prior to culmination of each sale.
6. There are no underground pipelines within the confines of this subdivision except as shown on the above plat.
7. There shall be no sanitary sewer system or any water well constructed within 50 feet of any lot line that does not adjoin a public road.

In Testimony, hereto, the (Name of Company), has caused to be signed by (Name of President), its President, attested by its Secretary, (Name of Secretary), and its seal, this ____ day of _____, 20____.



W5 Texas Investments, L.L.C.
By: G. Alan Wright
Manager



ST2 Investments, L.L.C.
By: Beau Skinner
Manager

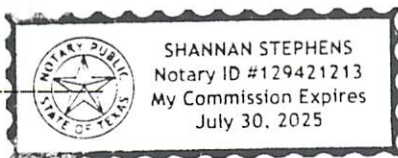
STATE OF TEXAS }
COUNTY OF Harris }

BEFORE ME, the under signed authority, on this day personally appeared G. Alan Wright, Manager of W5 Texas Investments L.L.C., known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that the same was the act of the corporation, for the purposes and considerations expressed, and in the capacities stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS

27 DAY OF June 2024.



Notary Public
In and for Harris County, Texas



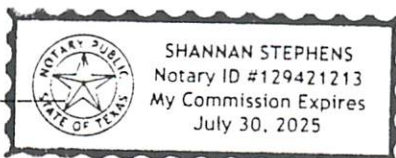
STATE OF TEXAS }
COUNTY OF Harris }

BEFORE ME, the under signed authority, on this day personally appeared Beau Skinner, Manager of ST2 Investments L.L.C., known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that the same was the act of the corporation, for the purposes and considerations expressed, and in the capacities stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS

27 DAY OF June 2024.



Notary Public
In and for Harris County, Texas



This is to certify that I, Kyle A. Kacal, 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 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 as delineated on FEMA Flood Insurance Rate Map (FIRM) No. 48473C0075E, map revised February 18, 2009.

NO Portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) floodplain as delineated FEMA Flood Insurance Rate Map (FIRM) No. 48473C0075E, map revised February 18, 2009.



Kyle A. Kacal
Registered Professional Land Surveyor
Texas Registration No. 6652



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____, A.D. at ____ o'clock____. M, in File # _____ of the Official Public Records of Waller County for said county.

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

By_____
Deputy

I, J. Ross McCall, County Engineer of Waller County, certify that the plat of this subdivision complies with all existing rules and regulations of Waller County.

No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

J. Ross McCall, PE
County Engineer

FIELD NOTES FOR 24.988 ACRES

Being a tract containing 24.988 acres of land situated in the John Baker Survey, Abstract 71, in Waller County, Texas: Said 24.988 acres being a call 24.987 acre tract recorded in the name of W5 Texas Investments, L.L.C. and ST2 Investments LLC under Instrument No. 2307850 of the Official Public Records of Waller County, Texas (O.P.R.W.C.); Said 24.988 acres being more particularly described by metes and bounds as follows (bearings are referenced to the Texas Coordinate System, South Central Zone, NAD 83, based on GPS observations):

BEGINNING at a 1-inch iron pipe found at the southeast corner of said 24.987 acre tract, the southwest corner of a call 26.28 acre tract of land recorded in the name of Ronney O. Nichols and Tracey L. Nichols under Instrument No. 1700752 of the O.P.R.W.C. and being on the north right-of-way (R.O.W.) line of F.M. 2979;

THENCE, with said north R.O.W. line, the following two (2) courses:

1. South 87 degrees 32 minutes 45 seconds West, a distance of 82.34 feet to a concrete monument found at a point of curvature to the left;
2. 137.83 feet along the arc of said curve, having a radius of 1,004.68 feet, a central angle of 07 degrees 51 minutes 37 seconds, and a chord which bears South 83 degrees 22 minutes 31 seconds West, a distance of 137.72 feet to the most easterly southeast corner of a call 1.183 acre tract of land recorded in the name of Thomas Joseph Robbins under Instrument No. 941990 of the O.P.R.W.C.;

THENCE, with the east line of said 1.183 acre tract, North 24 degrees 48 minutes 08 seconds West, at a distance of 0.81 feet pass a fence post found, and continuing for a total distance of 17.06 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the northeast corner of said 1.183 acre tract;

THENCE, with the north line of said 1.183 acre tract, the following six (6) courses:

1. South 88 degrees 05 minutes 29 seconds West, a distance of 138.76 feet to a 5/8 inch capped iron rod stamped "RPLS 4509" found;
2. North 88 degrees 59 minutes 29 seconds West, a distance of 46.35 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;
3. South 86 degrees 26 minutes 14 seconds West, a distance of 88.08 feet to a 5/8 inch capped iron rod stamped "RPLS 4509" found;
4. South 84 degrees 37 minutes 33 seconds West, a distance of 36.40 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;
5. South 86 degrees 23 minutes 57 seconds West, a distance of 147.71 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;
6. South 85 degrees 42 minutes 54 seconds West, a distance of 59.15 feet to a 1-inch iron pipe found at the northwest corner of said 1.183 acre tract and being on the apparent east R.O.W. line of Courtney Road (70-foot occupied width);

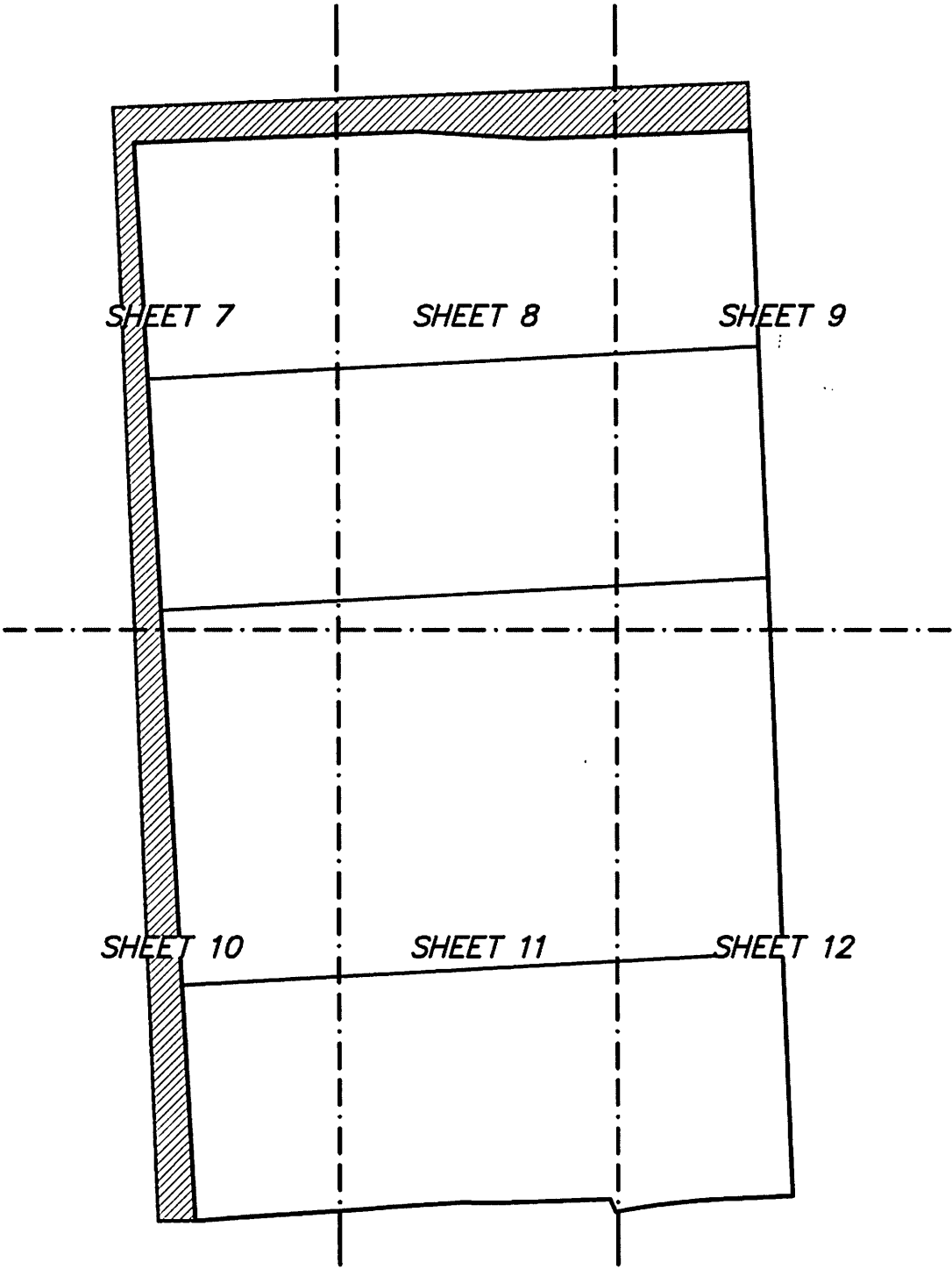
THENCE, through and across Courtney Road and with the south line of said 24.987 acre tract, South 89 degrees 12 minutes 59 seconds West, a distance of 46.20 feet to the southwest corner of said 24.978 acre tract and the common line between said John Baker Survey and the W.E. Baker Survey, Abstract 70, Waller County, Texas;

THENCE, with said common survey line and the west line of said 24.987 acre tract, North 02 degrees 08 minutes 16 seconds West, a distance of 1,382.42 feet to the northwest corner of said 24.987 acre tract, northwest corner of said John Baker Survey, the southwest corner of a call 59 acre tract of land recorded in the name of Goodwin Living Trust under Instrument No. 941049 of the O.P.R.W.C. and the southwest corner of the Dudley J. White Survey, Abstract No. 66, Waller County, Texas;

THENCE, with the common line between said John Baker and Dudley J. White Surveys, the south line of said 59 acre tract, and the south line of a call 35.336 acre tract of land, styled as "Part I", recorded in the name of Terrie Lenert under Volume 295, Page 852 of the Waller County Deed Records (W.C.D.R.), North 87 degrees 45 minutes 03 seconds East, at a distance of 23.37 feet pass a 1-inch iron pipe found for reference on the aforesaid east R.O.W. line of Courtney Road, at a distance of 413.38 feet pass the northwest corner of a call 0.5168 acre right-of-way easement recorded in Volume 300, Page 328 of the W.C.D.R. from which point a 1-inch iron pipe found bears North 46 degrees 30 minutes 23 seconds West, a distance of 0.84 feet, at a distance of 643.50 feet pass a point from which a concrete monument found bears South 02 degrees 14 minutes 57 seconds East, a distance of 2.28 feet, and continuing for a total distance of 788.61 feet to a concrete monument found at the northeast corner of said 24.987 acre tract and the northwest corner of aforesaid 26.28 acre tract;

THENCE, with the west line of said 26.28 acre tract, South 02 degrees 08 minutes 16 seconds East, a distance of 1,382.42 feet to the POINT OF BEGINNING and containing 24.988 acres of land.

SHEET INDEX



GRAPHIC SCALE



(IN US SURVEY FEET)
1 inch = 200 ft.

SCALE: 1"=60'

CALL 59 ACRES
GOODWIN LIVING TRUST
INSTRUMENT NO. 941049 O.P.R.W.C.

2.011 ACRES HEREBY DEDICATED TO
THE PUBLIC FOR RIGHT-OF-WAY PURPOSES

SURVEY LINE

N87°45'03"E 351.96'

25' BUILDING LINE

ASPHALT ROAD

8'X6' WOOD BUILDING
NO SLAB
(PUMP HOUSE)

ABBREVIATIONS

- C.I.R. = CAPPED IRON ROD
- CPP = CORRUGATED PLASTIC PIPE
- FND = FOUND
- I.P. = IRON PIPE
- I.R. = IRON ROD
- MON. = MONUMENT
- O.P.R.W.C. = OFFICIAL PUBLIC RECORDS
WALLER COUNTY
- PG. = PAGE
- RCP = REINFORCED CONCRETE PIPE
- R.O.W. = RIGHT-OF-WAY
- TYP. = TYPICAL
- VOL. = VOLUME
- W.C.D.R. = WALLER COUNTY DEED RECORDS

SYMBOLS

- = SET 5/8-INCH CAPPED IRON ROD
STAMPED "GBI PARTNERS"
(UNLESS OTHERWISE NOTED)
- ⊕ = POWER POLE
- ⌋ = GUY ANCHOR
- p = SIGN
- △ = TELEPHONE PEDESTAL

12" RCP

OVERHEAD LINES (TYP.)

20' RIGHT-OF-WAY EASEMENT
SAN BERNARD ELECTRIC COOPER
INSTRUMENT NO. 1903320 O.P.R.

48" CPP

382.42'

287.60'

298.03'

70'

24.1'

RES
TRUST
49 O.P.R.W.C.

DUDLEY J. WHITE SURVEY
A-66

CALL 35.336 ACRES
(PART I)
TERRIE LENER
VOL. 295, PG. 852 W.C.D.R.

BY DEDICATED TO
GHT-OF-WAY PURPOSES

N87°45'03"E 788.61'

Ø413.38' PASS
FND 1" I.P. BRS. N46°30'23"W 0.84'

CALL 0.5168 ACRES
RIGHT-OF-WAY EASEMENT IN
FAVOR OF WALLER COUNTY
(60-FOOT WIDTH)
VOL. 300, PG. 328 W.C.D.R.

Ø643.50' PASS
FND CONC. MO
BRS. S02°14'57"

351.96'

S86°24'06"E 147.22'

N87°45'03"E 266.1'

25' BUILDING LINE

JOHN BAKER SURVEY
A-71

SCALE: 1"=60'

LOT 1
5.000 ACRES
31304 COURTNEY ROAD
NAVASOTA, TEXAS 77868

ABBREVIATIONS

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MON.	= MONUMENT
O.P.R.W.C.	= OFFICIAL PUBLIC RECORDS WALLER COUNTY
PG.	= PAGE
R.C.P.	= REINFORCED CONCRETE PIPE
R.O.W.	= RIGHT-OF-WAY
TYP.	= TYPICAL
VOL.	= VOLUME
W.C.D.R.	= WALLER COUNTY DEED RECORDS

8'X6' WOOD BUILDING
NO SLAB
(PUMP HOUSE)

N86°55'02"E 759.68'

SYMBOLS

●	= SET 5/8-INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" (UNLESS OTHERWISE NOTED)
⊕	= POWER POLE
→	= GUY ANCHOR
○	= SIGN
△	= TELEPHONE PEDESTAL

20' RIGHT-OF-WAY EASEMENT
SAN BERNARD ELECTRIC COOPERATIVE
INSTRUMENT NO. 1903320 O.P.R.W.C.

LOT 2
5.000 ACRES
31250 COURTNEY ROAD
NAVASOTA, TEXAS 77868

300'

N86°55'02"E 754.94'

CALL 11.327 ACRES
TRACT 1
GABRIELLE OSTERMAN DAVIS
INSTRUMENT NO. 2205650 O.P.R.W.C.

CALL 12.120 ACRES
KEVIN AUGELLI
INSTRUMENT NO. 2306422 O.P.R.W.C.

SCALE: 1"=60'

CALL 35.336 ACRES
(PART 1)
TERRIE LENER
VOL. 295, PG. 852 W.C.D.R.

FND CONC. MON.

CALL 0.5168 ACRES
RIGHT-OF-WAY EASEMENT IN
FAVOR OF WALLER COUNTY
(60-FOOT WIDTH)
VOL. 300, PG. 328 W.C.D.R.

6643.50' PASS
FND CONC. MON.
BRS. S02°14'57"E 2.28'

CALL 40'X60' ROAD EASEMENT
LYNDA KAY HENDREX &
MELVIN C. HENDREX, JR.
VOL. 485, PG. 656 W.C.D.R.

N87°45'03"E 266.15'

320'

271.95'

CALL 0.564 ACRES
RIGHT-OF-WAY EASEMENT IN
FAVOR OF WALLER COUNTY
(60-FOOT WIDTH)
VOL. 296, PG. 275 W.C.D.R.

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VOL.	= VOLUME
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SYMBOLS

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	= POWER POLE
	= GUY ANCHOR
	= SIGN
	= TELEPHONE PEDESTAL

310'

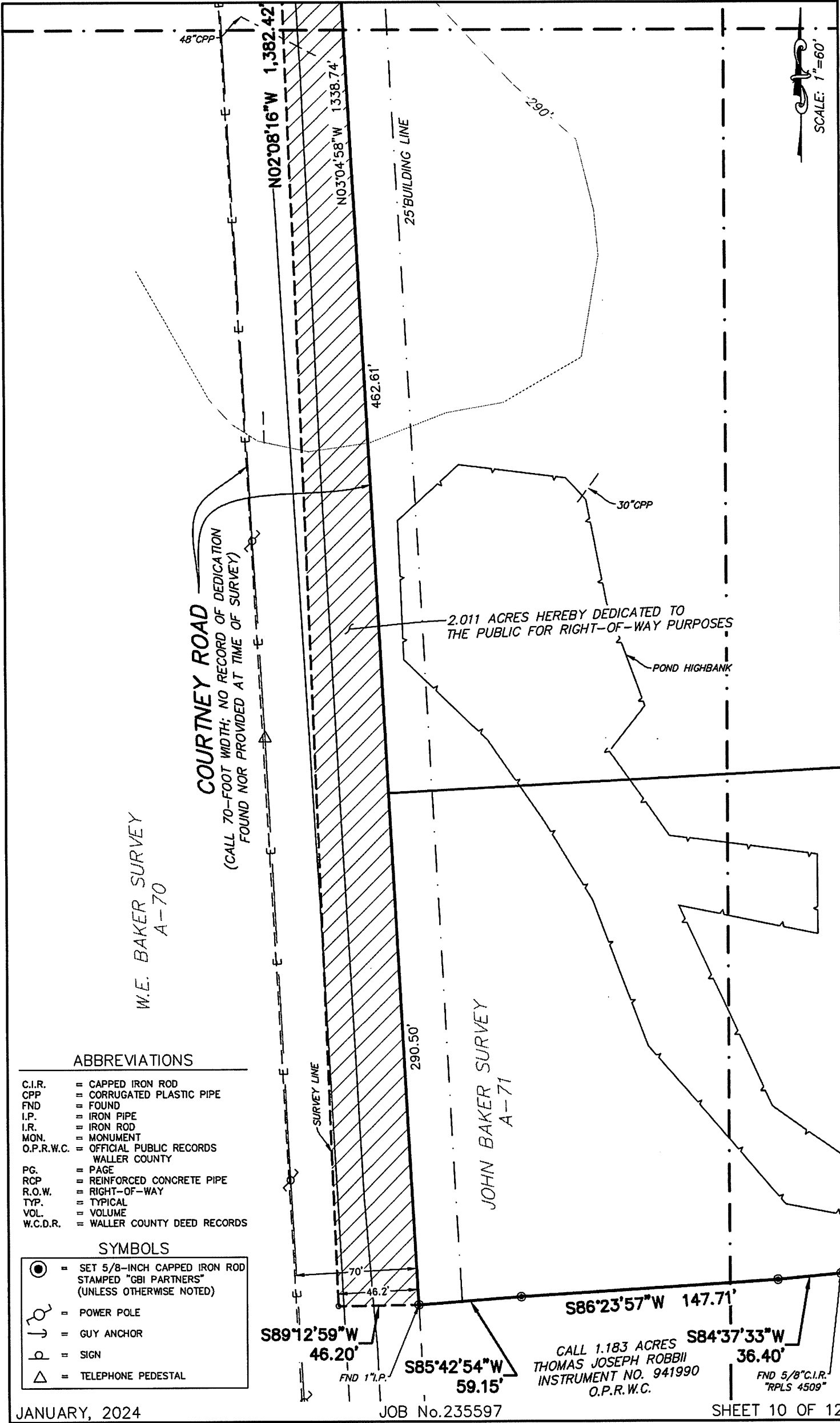
287.64'

S02°08'16"E 1,382.42'

CALL 26.28 ACRES
RONNEY O. NICHOLS &
TRACEY L. NICHOLS
INSTRUMENT NO. 1700752 O.P.R.W.C.

URVEY

RVEY



ABBREVIATIONS

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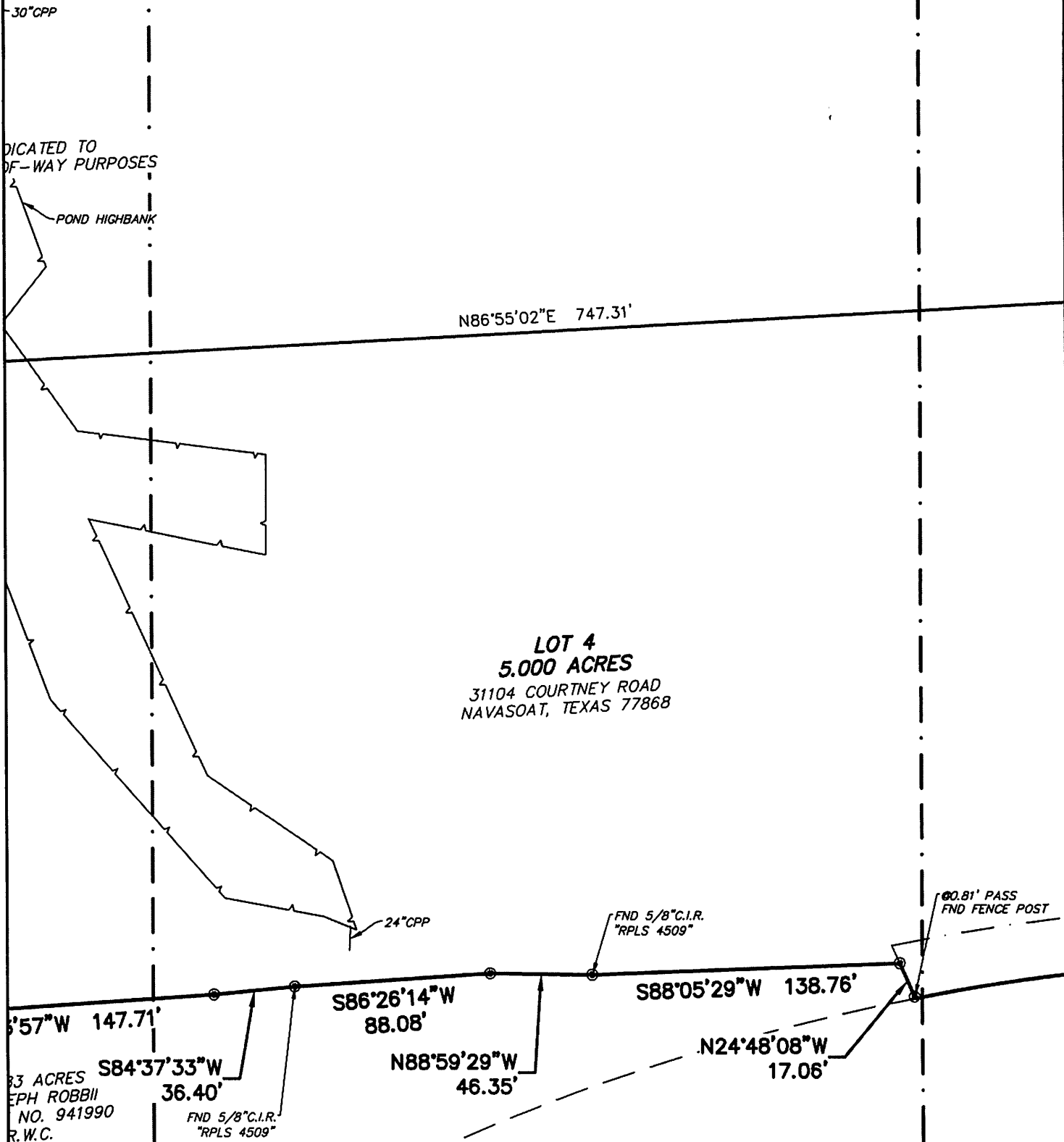
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	=	POWER POLE
	=	GUY ANCHOR
	=	SIGN
	=	TELEPHONE PEDESTAL

SCALE: 1"=60'

LOT 3
7.977 ACRES
31174 COURTNEY ROAD
NAVASOTA, TEXAS 77868

LOT 4
5.000 ACRES
31104 COURTNEY ROAD
NAVASOTA, TEXAS 77868



83 ACRES
EPH ROBBII
NO. 941990
R.W.C.

JANUARY, 2024

JOB No.235597

SHEET 11 OF 12

