

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Lakeview Section 5

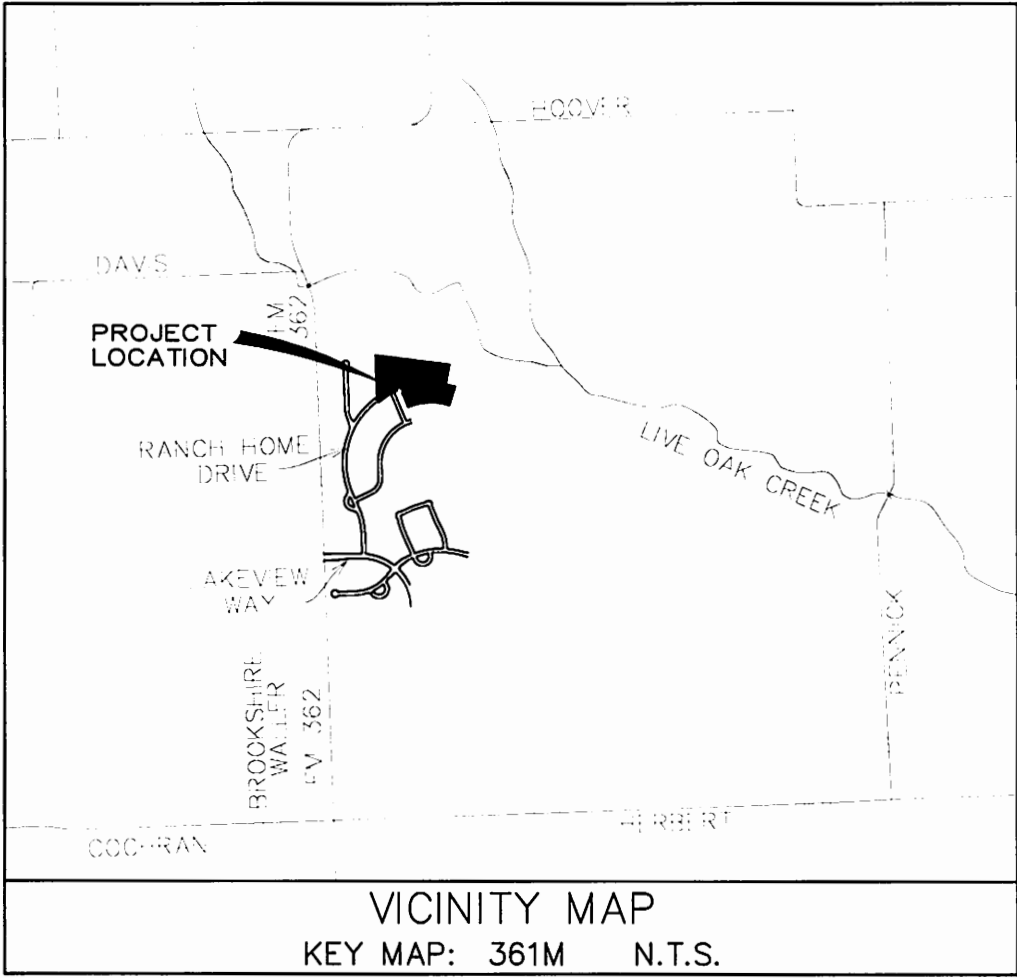
Date: September 18, 2024

Background

Final Plat of Lakeview Section 5 Subdivision which consists of 24.50 acres will include 21 Lots, 3 Blocks in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF LAKEVIEW SECTION FIVE

A SUBDIVISION OF 24.50 ACRES
LOCATED IN THE H. & T.C.R.R. CO. SURVEY NO. 58
(WILLIAMS McCUTCHEON SURVEY, A-315)
WALLER COUNTY, TEXAS.

21 LOTS 3 BLOCKS
SCALE: 1"=100' AUGUST, 2024

OWNER/DEVELOPER:
PRAIRIE LEGACY PARTNERS, INC.
A TEXAS CORPORATION

800 BERING DRIVE, SUITE 350
HOUSTON, TEXAS 77057
TEL. 713-854-8485
KIRK@LONESTARALLIANCE.COM

ENGINEER/SURVEYOR:

JOB NO. 41596-07-012
DATE AUGUST 2024
DESIGNER _____
CHECKED _____ DRAWN _____
SHEET 1 OF 8

LAKEVIEW SECTION FIVE
WALLER COUNTY, TEXAS

OWNER/DEVELOPER: PRAIRIE LEGACY PARTNERS, INC.
A TEXAS CORPORATION

**PAPE-DAWSON
ENGINEERS**

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
2107 CITYWEST BLVD., THIRD FLOOR | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

STATE OF TEXAS
COUNTY OF WALLER

WE, KIRK M. PFEFFER AND MARY VICTORIA PFEFFER FARRELL, PRESIDENT AND SECRETARY RESPECTIVELY, OF PRAIRIE LEGACY PARTNERS, INC., OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF LAKEVIEW SECTION FIVE, 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 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 ALL 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 PRAIRIE LEGACY PARTNERS, INC., 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, PRAIRIE LEGACY PARTNERS, INC., A TEXAS CORPORATION, HAS CAUSED TO BE SIGNED BY KIRK M. PFEFFER, ITS PRESIDENT, ATTESTED BY ITS SECRETARY, MARY VICTORIA PFEFFER FARRELL, AND ITS SEAL,

THIS 26th DAY OF August, 2024.

PRAIRIE LEGACY PARTNERS, INC.
A TEXAS CORPORATION

BY: Kirk M. Pfeffer
KIRK M. PFEFFER, PRESIDENT

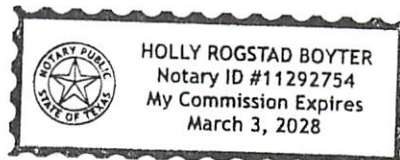
ATTEST: Mary Victoria Pfeffer Farrell
MARY VICTORIA PFEFFER FARRELL, SECRETARY

STATE OF TEXAS
COUNTY OF WALLER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KIRK M. PFEFFER, PRESIDENT, AND MARY VICTORIA PFEFFER FARRELL, SECRETARY OF PRAIRIE LEGACY PARTNERS, INC., 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 26th DAY OF August, 2024.

Holly Rogstad Boyter
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
MY COMMISSION EXPIRES: March 3, 2028



SEPTIC SYSTEM CERTIFICATION

THIS IS TO CERTIFY THAT LAKEVIEW SECTION FIVE LIES IN THE ArA, GssA, AND Wca SOIL FORMATIONS. THESE SOIL FORMATIONS HAVE VARIOUS STRATA TO A DEPTH OF 80 INCHES. SUITABLE SYSTEMS IN THIS/THESE FORMATIONS CAN BE AEROBIC TREATMENT WITH EITHER SURFACE SPRAY DISTRIBUTION OR SUBSURFACE DRIP DISTRIBUTION.

CERTIFIED TRUE AND CORRECT

Jennifer Ross
JENNIFER ROSS REHS/RS
REGISTRATION NO. 4584

8/23/2024
DATE



NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ONSITE 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.

ENGINEER/SURVEYOR:

JOB NO. 41596-07-012
DATE APRIL 2024
DESIGNER
CHECKED DRAWN
SHEET 2 OF 8

LAKEVIEW SECTION FIVE
WALLER COUNTY, TEXAS

OWNER/DEVELOPER: PRAIRIE LEGACY PARTNERS, INC.
A TEXAS CORPORATION

**PAPE-DAWSON
ENGINEERS**

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
2107 CITYWEST BLVD., THIRD FLOOR | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

THIS IS TO CERTIFY THAT I, DEVIN R. ROYAL, 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 WALLER COUNTY COMMUNITY PANEL # 48473C0275E, DATED 2/18/2009.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 0.2% ANNUAL CHANCE (500 YEAR) FLOODPLAIN AS DELINEATED ON WALLER COUNTY COMMUNITY PANEL # 48473C0275E, DATED 2/18/2009.

Devin Royal 8-26-24
DEVIN R. ROYAL
TEXAS REGISTRATION NO. 6667



I, J. ROSS McCALL, COUNTY ENGINEER OF WALLER COUNTY, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE 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, P.E.,
COUNTY ENGINEER
DATE _____

APPROVED BY COMISSIONERS COURT OF WALLER COUNTY, TEXAS, THIS

____ DAY OF _____, 2024 A.D.

CARBETT "TREY" J. DUHON III
COUNTY JUDGE

JOHN A. AMSLER
COMISSIONER, PRECINCT 1

WALTER E. SMITH, P.E., R.P.L.S.
COMISSIONER, PRECINCT 2

KENDRIC D. JONES
COMISSIONER, PRECINCT 3

JUSTIN BECKENDORFF
COMISSIONER, PRECINCT 4

NOTE: ACCEPTANCE OF THE ABOVE PLAT BY THE COMMISSIONERS COURT DOES NOT SIGNIFY WALLER COUNTY ACCEPTANCE OF THE DEDICATED ROADS FOR INTEGRATION INTO THE COUNTY ROAD SYSTEM. THE DEVELOPER IS REQUIRED TO COMPLY WITH SECTIONS 5 AND 6 OF THE THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THIS REGARD.

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 _____, 2024 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

ENGINEER/SURVEYOR:

JOB NO. 41596-07-012
DATE APRIL 2024
DESIGNER _____
CHECKED _____ DRAWN _____
SHEET 3 OF 8

LAKEVIEW SECTION FIVE
WALLER COUNTY, TEXAS
OWNER/DEVELOPER: PRAIRIE LEGACY PARTNERS, INC.
A TEXAS CORPORATION

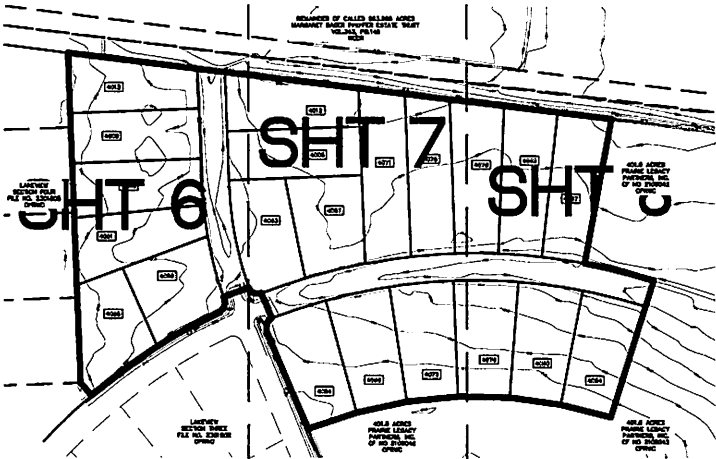
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METES AND BOUNDS DESCRIPTION 24.50 ACRES

Being a 24.50 acre tract of land located in the H.&T.C.R.R. Co. Survey No. 58 (William McCutcheon Survey, A-315), in Waller County, Texas; said 24.50 acre tract being a portion of a called 401.0 acre tract of land recorded in Clerk's File (C.F.) No. 2109042 of the Official Public Records of Waller County(O.P.R.W.C.); said 24.50 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System, (NAD 83), South Central Zone and referenced to the west line of said 401.0 acre tract);

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northeast corner of corner of Lot 18, Block 1 of Lakeview Section 4, a subdivision recorded under C.F. No. 2301805 of the O.P.R.W.C., on the north line of said 401.0 acre tract, and on the south line of a 50-foot wide pipeline easement recorded in Volume 0643, Page 943 of the Waller County Deed Records;

1. Thence, with the common line of said 401.0 acre tract and said pipeline easement, South 83 degrees 02 minutes 51 seconds East, a distance of 962.57 feet;
 2. Thence, continue with said common line, South 83 degrees 08 minutes 12 seconds East, a distance of 460.90 feet;
- Thence, through aforesaid 401.0 acre tract, the following nine (9) courses:
3. South 10 degrees 39 minutes 51 seconds West, a distance of 378.90 feet to the beginning of a non-tangent curve to the right;
 4. 185.31 feet along the arc of a curve to the right,said curve having a central angle of 06 degrees 55 minutes 01 seconds,a radius of 1535.00 feet and a chord that bears South 75 degrees 52 minutes 39 seconds East,a distance of 185.20 feet;
 5. South 17 degrees 34 minutes 51 seconds West,a distance of 370.00 feet;
 6. North 75 degrees 43 minutes 19 seconds West,a distance of 134.24 feet;
 7. North 82 degrees 19 minutes 39 seconds West,a distance of 134.24 feet;
 8. North 88 degrees 55 minutes 59 seconds West,a distance of 134.24 feet;
 9. South 84 degrees 27 minutes 40 seconds West,a distance of 134.24 feet;
 10. South 77 degrees 51 minutes 20 seconds West,a distance of 134.24 feet;
 11. South 71 degrees 16 minutes 15 seconds West,a distance of 133.39 feet to a point on the east right-of-way (R.O.W.) line of Cardinal Way (seventy-foot wide per C.F. No. 2301802 of the O.P.R.W.C.);
 12. Thence, with the east R.O.W. line of said Cardinal Way, North 23 degrees 01 minutes 26 seconds West,a distance of 274.46 feet to the beginning of a transition curve to the right to the south R.O.W. line of Ranch Home Drive (seventy-foot wide per C.F. No. 2301802 of the O.P.R.W.C.);
 13. Thence, with the south R.O.W. line of said Ranch Home Drive, 40.06 feet along the arc of said curve to the right,said curve having a central angle of 91 degrees 48 minutes 52 seconds,a radius of 25.00 feet and a chord that bears North 22 degrees 53 minutes 00 seconds East,a distance of 35.91 feet to the east terminus line of said Ranch Home Drive;
 14. Thence, with said terminus line, North 23 degrees 09 minutes 50 seconds West,a distance of 70.04 feet to the transition curve to the right from the north R.O.W. line of said Ranch Home Drive to the east R.O.W. line of said Cardinal Way;
 15. Thence, 39.95 feet along the arc of said curve to the right,said curve having a central angle of 91 degrees 33 minutes 04 seconds,a radius of 25.00 feet and a chord that bears North 65 degrees 31 minutes 24 seconds West,a distance of 35.83 feet to the north terminus line of said Cardinal Way;
 16. Thence, with said terminus line, South 70 degrees 15 minutes 08 seconds West,a distance of 70.00 feet to the west R.O.W. line of said Cardinal Way at the beginning of a non-tangent curve to the left;
 17. Thence, with said west R.O.W. line of Cardinal Way, 7.68 feet along the arc of a curve to the left,said curve having a central angle of 00 degrees 28 minutes 14 seconds,a radius of 935.00 feet and a chord that bears South 19 degrees 58 minutes 59 seconds East,a distance of 7.68 feet the transition curve to the right from the west R.O.W. line of said Cardinal Way to the north R.O.W. line of said Ranch House Drive;
 18. Thence, with the north R.O.W. line of said Ranch House Drive, 36.87 feet along the arc of said curve to the right,said curve having a central angle of 84 degrees 30 minutes 09 seconds,a radius of 25.00 feet and a chord that bears South 22 degrees 01 minutes 59 seconds West,a distance of 33.62 feet to the beginning of a curve to the left;
 19. Thence, continue with the north R.O.W. line of said Ranch House Drive, 398.07 feet along the arc of said curve to the left,said curve having a central angle of 14 degrees 51 minutes 31 seconds,a radius of 1535.00 feet and a chord that bears South 56 degrees 51 minutes 18 seconds West,a distance of 396.96 feet to the east corner of Lot 22, Block 1 of aforesaid Lakeview Section 4;
 20. Thence, with the east line of said Lakeview Section 4, North 40 degrees 34 minutes 27 seconds West,a distance of 43.20 feet to a found 5/8-inch iron rod with cap stamped "COSTELLO";
 21. Thence, continuing with said east line, North 2 degrees 10 minutes 28 seconds West,a distance of 854.31 feet to the Point of Beginning and containing 24.50 acres of land.



SHEET INDEX
SCALE: 1"=500'

ENGINEER/SURVEYOR:

JOB NO. 41596-07-012
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CHECKED DRAWN
SHEET 4 OF 8

LAKEVIEW SECTION FIVE
WALLER COUNTY, TEXAS
OWNER/DEVELOPER: PRAIRIE LEGACY PARTNERS, INC.
A TEXAS CORPORATION

PAPE-DAWSON
ENGINEERS

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GENERAL NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE.
2. NO PIPELINES OR PIPELINE EASEMENTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT.
3. ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, WALLER COUNTY, TEXAS, COMMUNITY PANEL NO. 48473C 0275 E DATED FEBRUARY 18, 2009, THE SUBJECT PROPERTY LIES WHOLLY WITHIN UNSHADED ZONE "X"(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).
5. ELEVATIONS AND CONTOUR LINES SHOWN HEREON ARE BASED UPON HARRIS COUNTY FLOODPLAIN REFERENCE MARK NUMBER 110255 WHICH IS A TOP OF A BRASS DISK SET IN TOP OF THE EAST CONCRETE BRIDGE RAIL WHERE THE CENTER OF CYPRESS CREEK CROSSES PENICK ROAD, 29.1 FEET FROM THE NORTH END OF SAID BRIDGE RAIL. TO REACH BRIDGE TRAVEL 0.9 MILES SOUTH ALONG FM 362 FROM INTERSECTION WITH US 290 TO WASHINGTON, EAST ALONG WASHINGTON 0.3 MILES TO PENICK ROAD, SOUTH ALONG PENICK ROAD 8.0 MILES TO BRIDGE.
ELEVATION = 186.61 FEET, NAVD88, 2001 ADJUSTMENT
6. A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
7. SUBDIVISION BENCHMARK: 5/8-INCH IRON ROD WITH CAP SET IN RESERVE "A", BLOCK 3 OF PROPOSED LAKEVIEW SECTION THREE.
ELEVATION = 206.20 FEET, NAVD88, 2001 ADJUSTMENT
8. ALL LOTS SHALL HAVE A MINIMUM INTERIOR SIDE BUILDING LINE OF FIVE (5) FEET MEASURED FROM THE PROPERTY LINE.
9. ALL CORNERS OF THE SUBJECT TRACT ARE MARKED WITH A 5/8"IRON RODW ITH CAP STAMPED "PAPE-DAWSON", UNLESS OTHERWISE NOTED.
10. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL SEPTIC SYSTEM OR A PUBLIC SEWER SYSTEM.
11. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.
12. SINGLE-FAMILY RESIDENTIAL LOTS SHALL NOT HAVE DIRECT ACCESS OR FRONT AN URBAN ARTERIAL OR AN URBAN COLLECTOR STREET.
13. PRIVATE STREETS SHALL BE CONSTRUCTED TO COUNTY STANDARDS IN ALL MATTERS. COUNTY SHALL NOT BE OBLIGATED IN THE FUTURE TO ACCEPT ANY PRIVATE STREET INTO THE COUNTY ROAD MAINTENANCE SYSTEM.
14. RIGHT-OF-WAY EASEMENTS FOR WIDENING STREETS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ALL STREET OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY STREET WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT OR MAINTENANCE.
15. OWNER'S RESPONSIBILITIES:

1) THE BUILDING OF ALL STREETS, BRIDGES OR CULVERTS IS THE RESPONSIBILITY OF THE OWNERS IN ACCORDANCE WITH THE PLANS PRESCRIBED BY COMMISSIONERS COURT. COMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD OR MAINTAIN ANY OF THE STREETS SHOWN ON THE PLAT OR CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS. UPON COMPLETION OF ALL OBLIGATIONS BY THE DEVELOPER AND WRITTEN APPROVAL FROM THE COMMISSIONERS COURT, THE COUNTY WILL ASSUME FULL RESPONSIBILITY FOR MAINTENANCE OF THE STREETS. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR THE DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINAGE OR PROTECTING THE STREETS.

2) THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES ON THE PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.

3) THE OWNERS OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

4) THE PROPERTY SUBDIVIDED HEREIN IS FURTHER RESTRICTED IN ITS USE AS SPECIFIED UNDER THE TERMS AND CONDITIONS OF RESTRICTIONS FILED SEPERATELY. A COPY OF SAID RESTRICTIONS WILL BE FURNISHED BY AFORESAID PRAIRIE LEGACY PARTNERS, INC., TO THE PURCHASER OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO CULMINATION OF EACH SALE.
17. 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:

1) FOR A SUBDIVISION OF FEWER THAN 50 HOUSES, 2,500 GALLONS OF STORAGE; OR

2) FOR A SUBDIVISION OF 50 OR MORE HOUSES, 2,500 GALLONS OF STORAGE WITH A CENTRALIZED WATER SYSTEM OR 5,000 GALLONS OF STORAGE.

LEGEND

●	FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)	ROW	=	RIGHT OF WAY
●	SET 5/8" IRON ROD (PD)	SF	=	SQUARE FEET
●	SET 5/8" IRON ROD (PD)-ROW/LOT	IR	=	IRON ROD
AC	= ACRE	FD	=	FOUND
ESMT	= EASEMENT	OPRWC	=	OFFICIAL PUBLIC RECORDS OF WALLER COUNTY
AE	= AERIAL EASEMENT	WCDR	=	WALLER COUNTY DEED RECORDS
SSE	= SANITARY SEWER EASEMENT	DOC NO	=	DOCUMENT NUMBER
STM SE	= STORM SEWER EASEMENT	VOL	=	VOLUME
WLE	= WATER LINE EASEMENT	PG	=	PAGE
DE	= DRAINAGE EASEMENT	NTS	=	NOT TO SCALE
UE	= UTILITY EASEMENT			
BL	= BUILDING LINE	1111	=	PROPERTY ADDRESS
R	= RADIUS			

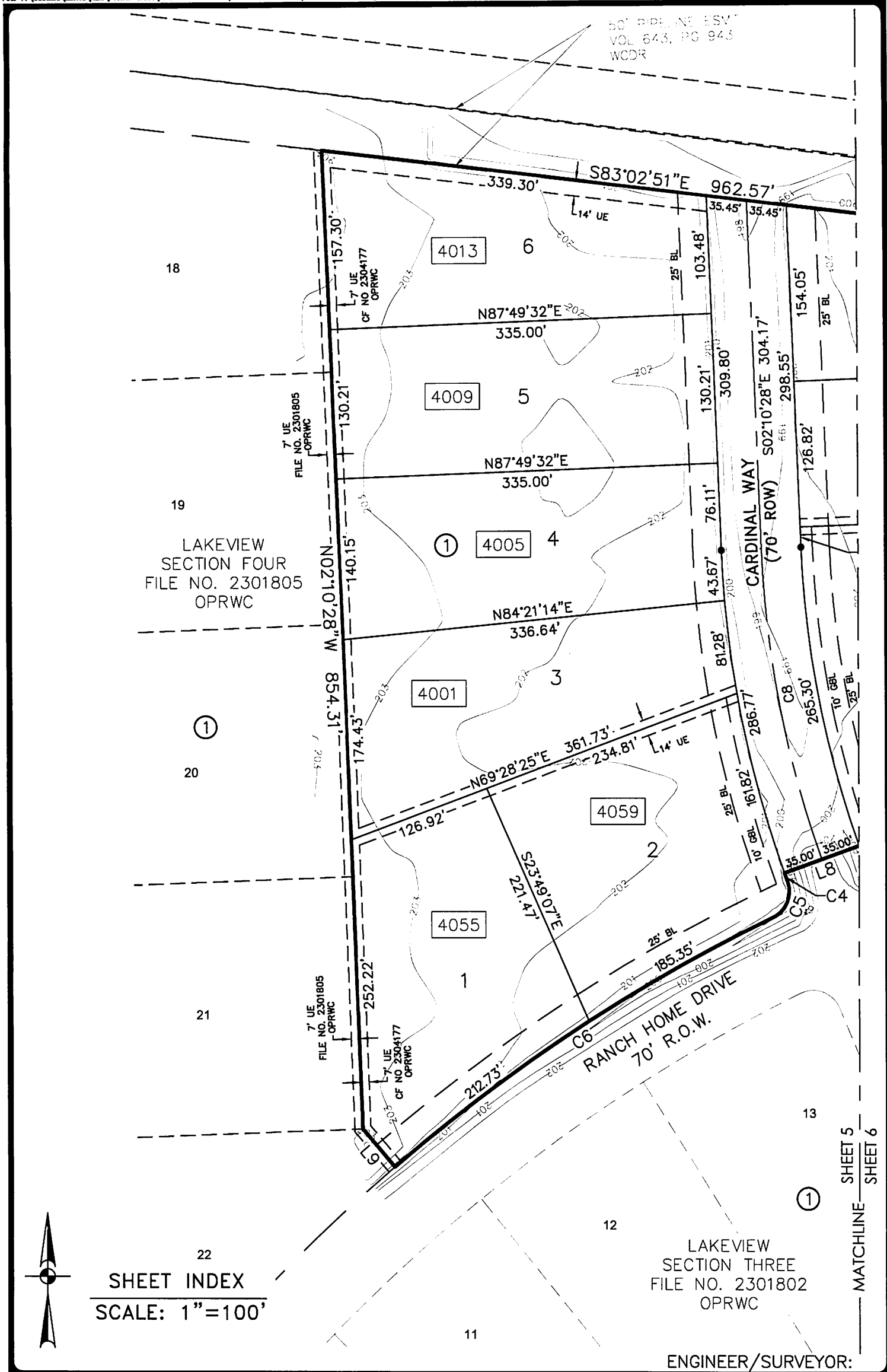
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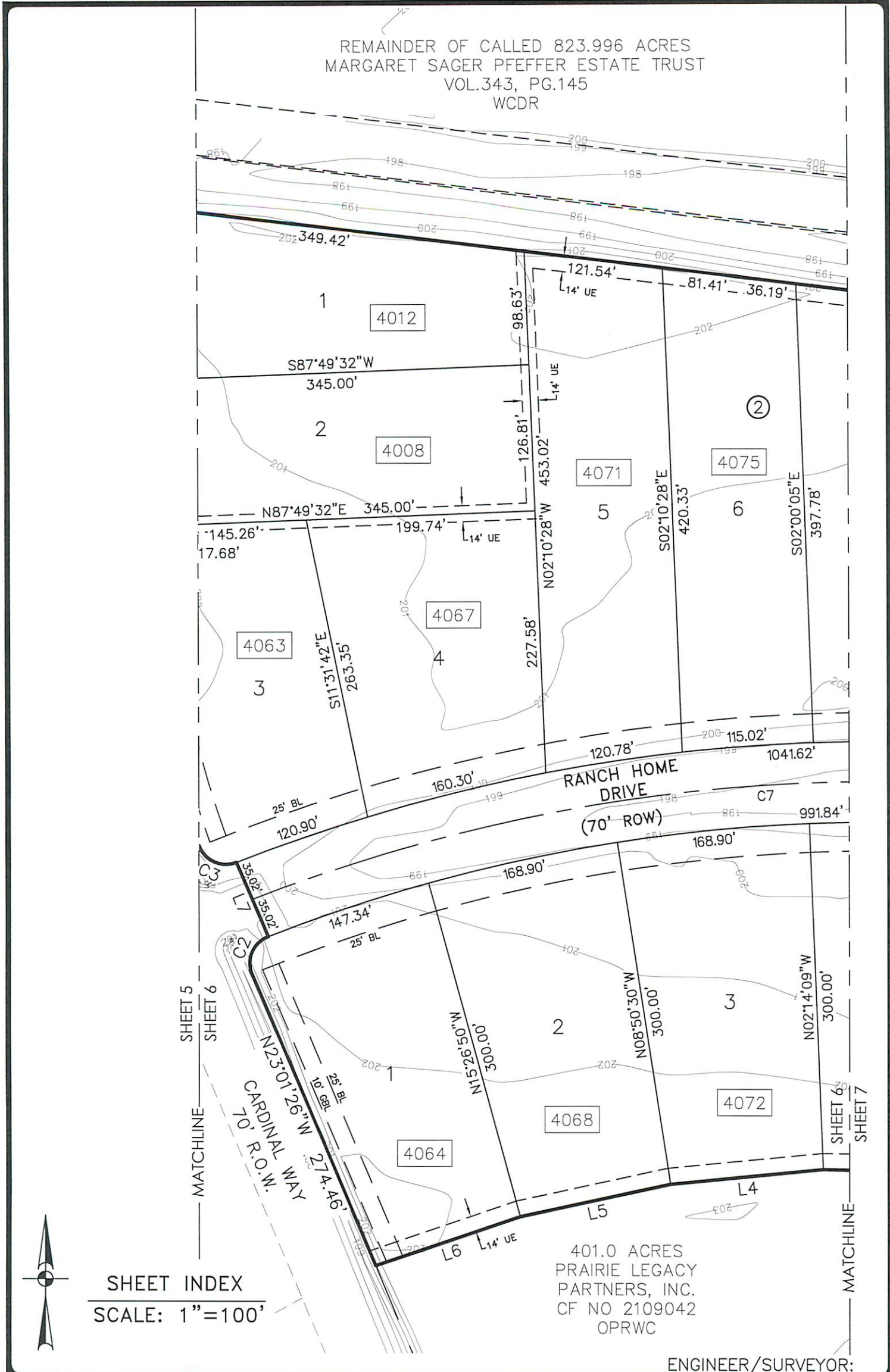
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JOB NO. 41596-07-012 DATE AUGUST 2024 DESIGNER CHECKED DRAWN SHEET 6 OF 8	LAKEVIEW SECTION FIVE WALLER COUNTY, TEXAS OWNER/DEVELOPER: PRAIRIE LEGACY PARTNERS, INC. A TEXAS CORPORATION	PAPE-DAWSON ENGINEERS HOUSTON SAN ANTONIO AUSTIN FORT WORTH DALLAS 2107 CITYWEST BLVD., THIRD FLOOR HOUSTON, TX 77042 713.428.2400 TSP# FIRM REGISTRATION #470 TSP# FIRM REGISTRATION #10193974
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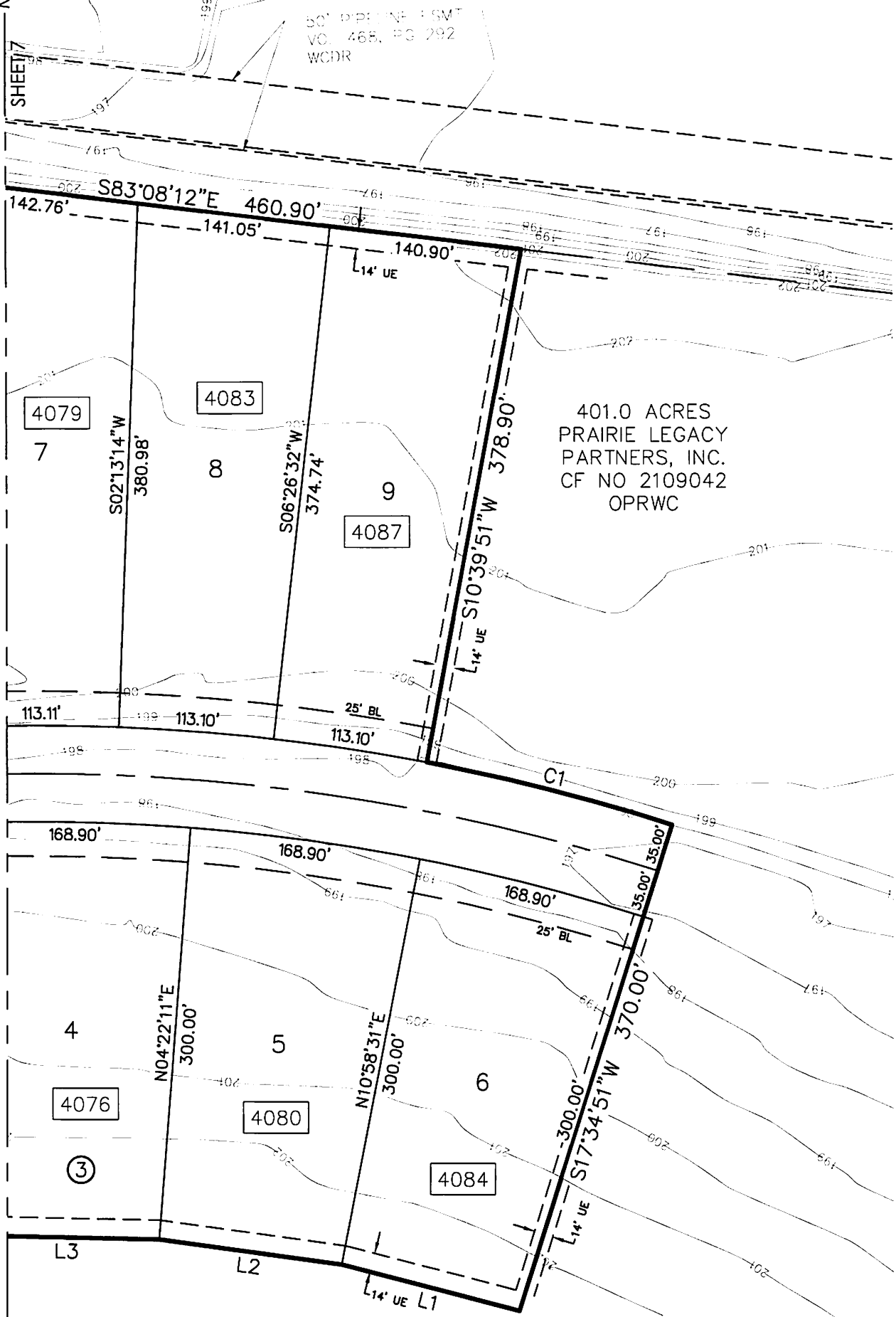


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WALLER COUNTY, TEXAS
OWNER/DEVELOPER: PRAIRIE LEGACY PARTNERS, INC.
A TEXAS CORPORATION

PAPE-DAWSON
ENGINEERS
HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
2107 CITYWEST BLVD., THIRD FLOOR | HOUSTON, TX 77042 | 713.428.2400
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10193974

SHEET 6
MATCHLINE
SHEET 7



SHEET INDEX
SCALE: 1"=100'

401.0 ACRES
PRAIRIE LEGACY
PARTNERS, INC.
CF NO 2109042
OPRWC

ENGINEER/SURVEYOR:

JOB NO. 41596-07-012
DATE AUGUST 2024
DESIGNER
CHECKED DRAWN
SHEET 8 OF 8

LAKEVIEW SECTION FIVE
WALLER COUNTY, TEXAS
OWNER/DEVELOPER: PRAIRIE LEGACY PARTNERS, INC.
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