

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final RePlat Approval for West Magnolia Forest Section 11
Lot 62 Partial Replat

Date: February 7, 2024

Background

Final RePlat of West Magnolia Forest Section 11 Lot 62 Partial Replat which consist of 2.000 acres will include 2 Lots & 1 Block in Precinct 2.

Staff Recommendation

Approve Plat



VICINITY MAP
NOT TO SCALE
KEY MAP G490

FINAL PARTIAL REPLAT OF
WEST MAGNOLIA FOREST
SECTION 11, LOT 62
BEING A REPLAT OF LOT 62 OF
WEST MAGNOLIA FOREST SECTION 11,
A SUBDIVISION PER PLAT RECORDED UNDER
VOLUME 218, PAGE 423 OF DEED RECORDS OF WALLER COUNTY
2.000 ACRES OF LAND (87,120 SQ. FT.)
SITUATED IN THE
WESLEY BERRYMAN SURVEY, ABSTRACT 104
WALLER COUNTY, TEXAS

CONTAINING 2 LOTS, 1 BLOCK
(REASON FOR REPLAT IS TO CREATE 2 RESIDENTIAL LOTS)

SEPTEMBER, 2023

JOB NO. 23-0050

WEST MAGNOLIA FOREST SECTION 11, LOT 62	OWNED AND DEVELOPED BY:	SURVEYED BY:
SCALE: NTS	JUAN E. PLATA 30100 ROUND UP DRIVE WALLER, TX 77484 (832) 814-3197	 11003 BUTTONWOOD CREEK TR. TOMBALL, TX 77375 TEL: (832) 770-4997 CONLEYLAND.COM TRIPLE'S FIRM NO. 10194732
SHEET 1 OF 5		

STATE OF TEXAS
COUNTY OF WALLER

I, JUAN E. PLATA, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE MAP OF THE WEST MAGNOLIA FOREST SECTION 11, LOT 62, MAKE SUBDIVISION OF THE PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, 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 DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES, AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS INDICATED, OR OCCASIONED BY THE ALTERATION 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:

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 221, VOLUME 268 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. A COPY OF SAID RESTRICTIONS WILL BE FURNISHED BY THE AFORESAID, 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.

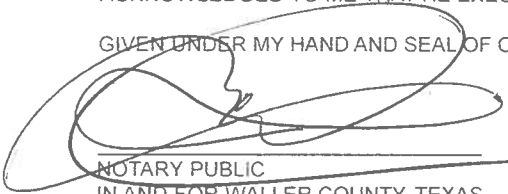
WITNESS MY HAND IN WALLER COUNTY, TEXAS, THIS 4 DAY OF January, 2024.

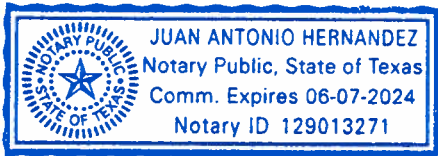
BY: 
JUAN E. PLATA, OWNER

STATE OF TEXAS
COUNTY OF WALLER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUAN E. PLATA, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED IT FOR THE PURPOSES AND CONSIDERATION SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 4 DAY OF January, 2024.


NOTARY PUBLIC
IN AND FOR WALLER COUNTY, TEXAS



JOB NO. 2310030

WEST MAGNOLIA FOREST SECTION 11, LOT 62		OWNED AND DEVELOPED BY:	SURVEYED BY:
SCALE: NTS	JUAN E. PLATA 30100 ROUND UP DRIVE WALLER, TX 77484 (832) 814-3197	 CONLEY LAND SERVICES, LLC	11003 BUTTONWOOD CREEK TR. TOMBALL, TX 77375 TEL: (832) 790-4997 CONLEYLAND.COM TBPPLS FIRM NO. 10194732
SHEET 2 OF 5			

APPROVED BY COMMISSIONERS COURT OF WALLER COUNTY, TEXAS, THIS ____ DAY OF _____, 2024 A.D.

CARBETT J. DUHON, III
COUNTY JUDGE

JOHN ALLEN AMSLER
COMMISSIONER, PRECINCT 1

WALTER E. SMITH, P.E., RPLS
COMMISSIONER, PRECINCT 2

KENDRIC D. JONES
COMMISSIONER, PRECINCT 3

JUSTIN BECKENDORFF
COMMISSIONER, PRECINCT 4

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

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.

DATE J. ROSS McCALL, P.E.
COUNTY ENGINEER

JOB NO. 230030

WEST MAGNOLIA FOREST SECTION 11, LOT 62	OWNED AND DEVELOPED BY:	SURVEYED BY:
SCALE: NTS	JUAN E. PLATA 30100 ROUND UP DRIVE WALLER, TX 77484 (832) 814-3197	 11003 BUTTONWOOD CREEK TR. TOMBALL, TX 77375 TEL: (832) 790-4997 CONLEYLAND.COM TIEPLS FIRM NO. 10194732
SHEET 3 OF 5		

DESCRIPTION OF A 2.000-ACRE TRACT OF LAND
LOT 62 OF WEST MAGNOLIA FOREST SECTION 11
SITUATED IN THE
WESLEY BERRYMAN SURVEY, ABSTRACT 104
WALLER COUNTY TEXAS

BEING A 2.000 ACRE (87,120 SQUARE FEET) TRACT OF LAND
SITUATED IN THE WESLEY BERRYMAN SURVEY, ABSTRACT
104, BEING ALL OF LOT 62 OF WEST MAGNOLIA FOREST
SECTION 11, A SUBDIVISION PER PLAT RECORDED UNDER
VOLUME 218, PAGE 423 OF THE DEED RECORDS OF WALLER
COUNTY, SAID 2.000 ACRE TRACT OF LAND BEING MORE
FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS
WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE
SYSTEM OF 1983, SOUTH CENTRAL ZONE AND REFERENCED
TO MONUMENTS FOUND ALONG THE NORTH RIGHT-OF-WAY
LINE OF BUCKEYE ROAD AS CITED HEREIN:

BEGINNING AT A 1/2-INCH IRON ROD FOUND ON THE NORTH
RIGHT-OF-WAY LINE OF BUCKEYE ROAD (60 FEET WIDE) AS
SHOWN PER SAID PLAT OF WEST MAGNOLIA FOREST
SECTION 11, BEING THE COMMON SOUTH CORNER OF LOTS
61 AND 62 OF SAID WEST MAGNOLIA FOREST SECTION 11,
SAME BEING THE SOUTHEAST CORNER OF THE HEREIN
DESCRIBED TRACT OF LAND;

THENCE, S 87°58'12" W, WITH THE NORTH RIGHT-OF-WAY
LINE OF BUCKEYE ROAD, AT A DISTANCE OF 100.00 FEET
PASSING A SET 5/8-INCH IRON ROD WITH CAP STAMPED
"CONLEY RPLS 6739", CONTINUING FOR A TOTAL DISTANCE
OF 200.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE
COMMON SOUTH CORNER OF LOTS 62 AND 63 OF SAID
WEST MAGNOLIA FOREST SECTION 11, SAME BEING THE
SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT
OF LAND;

THENCE, N 02°01'48" W, A DISTANCE OF 435.60 FEET WITH
THE EAST LINE OF SAID LOT 63 TO A POINT FOR THE
COMMON CORNER OF LOTS 62, 63, 72 AND 73 OF SAID WEST
MAGNOLIA FOREST SECTION 11, SAME BEING THE
NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT
OF LAND, FROM WHICH A 1/2-INCH IRON PIPE FOUND FOR
REFERENCE BEARS S 54°01' E, A DISTANCE OF 0.69 OF ONE
FOOT;

THENCE, N 87°58'12" E, WITH THE SOUTH LINE OF LOT 73, .
AT A DISTANCE OF 100.00 FEET PASSING A SET 5/8-INCH
IRON ROD WITH CAP STAMPED "CONLEY RPLS 6739",
CONTINUING FOR A TOTAL DISTANCE OF 200.00 FEET TO A
POINT FOR THE COMMON CORNER OF LOTS 61, 62, 73 AND
73, SAME BEING THE NORTHEAST CORNER OF THE HEREIN
DESCRIBED TRACT OF LAND, FROM WHICH A 1/2-INCH IRON
ROD FOUND FOR REFERENCE BEARS S 83°08' E, A
DISTANCE OF 5.83 FEET;

THENCE, S 02°01'48" E, A DISTANCE OF 435.60 FEET WITH
THE WEST LINE OF LOT 61 TO THE POINT OF BEGINNING
AND CONTAINING 2.000 ACRES OR 87,120 SQUARE FEET OF
LAND.

LEGEND

A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE
CM	CONTROLLING MONUMENT
D.E.	DRAINAGE EASEMENT
I	IRON
PG	PAGE
RCP	REINFORCED CONCRETE PIPE
R.O.W	RIGHT-OF-WAY
SQ. FT	SQUARE FEET
TPED	TELEPHONE PEDESTAL
UCS	UNDERGROUND CABLE SIGN
U.E.	UTILITY EASEMENT
VOL.	VOLUME
W.C.C.F. NO.	WALLER COUNTY CLERK'S FILE NUMBER
W.C.D.R.	WALLER COUNTY DEED RECORDS

TEMPORARY BENCHMARK (TBM)

MAG NAIL SET AT THE APPROXIMATE PROJECTED COMMON LINE OF PROPERTIES
ADDRESSED 31310 BUCKEYE ROAD AND 31300 BUCKEYE ROAD, AS SHOWN
HEREON, LOCATED THE NORTH SIDE OF ASPHALT PAVING OF BUCKEYE ROAD,
APPROXIMATELY 780 FEET WEST OF INTERSECTION WITH LONESTAR
BOULEVARD, APPROXIMATELY 123 FEET WEST OF THE WEST END OF A 15-INCH
CULVERT TO DRIVEWAY OF PROPERTY ADDRESSED 31260 BUCKEYE ROAD AND
APPROXIMATELY 210 FEET EAST OF EAST END OF A 15-INCH CULVERT TO
DRIVEWAY OF PROPERTY ADDRESSED 31348 BUCKEYE ROAD.
ELEV. 295.64 (NAVD88); - SEE NOTE 4

NOTES

- BEARING ORIENTATION IS BASED THE TEXAS COORDINATE SYSTEM OF
1983, SOUTH CENTRAL ZONE AND REFERENCED TO MONUMENTS FOUND
ALONG THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE DRIVE AS SHOWN
HEREON
- THE SQUARE FOOTAGE VALUES SHOWN HEREON IS A MATHEMATICAL
VALUE CALCULATED FROM THE BOUNDARY DATA SHOWN HEREON AND
DOES NOT REPRESENT THE PRECISION OF CLOSURE OF THIS SURVEY OR
THE ACCURACY OF CORNER MONUMENTS FOUND OR PLACED
- SURVEYED PROPERTY LIES IN ZONE A, ACCORDING TO FLOOD INSURANCE
RATE MAP FOR WALLER COUNTY TEXAS AND UNINCORPORATED AREAS,
MAP NUMBER 48473C0075E, DATED EFFECTIVE 02/18/2009.
- ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND
REFERENCED TO NGS MONUMENT, DESIGNATION A1281, PID BL1889,
HAVING A PUBLISHED ELEVATION OF 231.3 (NAVD88) AS OF THE RETRIEVAL
DATE MAY 24, 2023.
- STRUCTURES SHALL BE AT LEAST 4FT ABOVE THE HIGHER OF THE CROWN
OF THE NEAREST ROAD OR THE HIGHEST ADJACENT GRADE AT THE HOME
SITE. NO STRUCTURAL FILL IS ALLOWED. OPEN FOUNDATION ONLY
ENGINEERING DRAWINGS ARE REQUIRED FOR PIERS ABOVE 5FT
- NO PIPE LINE OR PIPE LINE EASEMENT EXISTS WITHIN THE BOUNDARIES OF
THIS PLAT
- 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
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL
CONNECTED TO A STATE APPROVED COMMUNITY WATER SYSTEM. BOTH
LOTS SHALL BE CONNECTED TO A PUBLIC WATER SUPPLIER.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY
MUNICIPALITY'S CORPORATE CITY LIMITS, OR AREA OF EXTRA
TERRITORIAL JURISDICTION

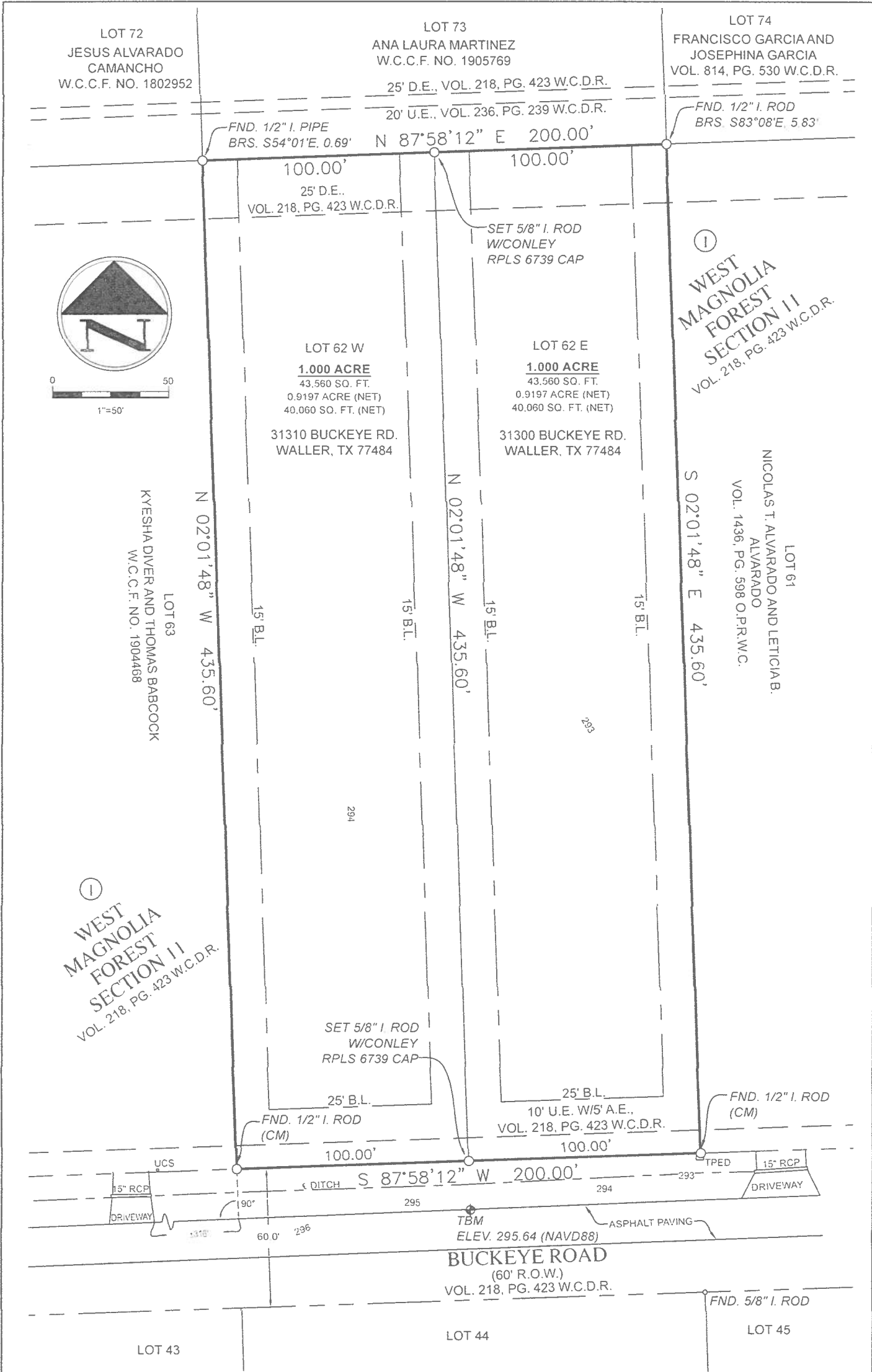
THIS IS TO CERTIFY THAT I SEAN CONLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF
TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL
BLOCK CORNERS, LOT CORNERS AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET. THAT
PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION AND THAT THIS PLAT
CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

AC 1-3-24
SEAN CONLEY
TX REGISTRATION NO. 6739



JOB NO. 240081

WEST MAGNOLIA FOREST SECTION 11, LOT 62	OWNED AND DEVELOPED BY:	SURVEYED BY:
SCALE: NTS	JUAN E. PLATA 30100 ROUND UP DRIVE WALLER, TX 77484 (832) 814-3197	1803 BUTTONWOOD CREEK TR. TOMBALL, TX 77375 TEL. (832) 129-4997 CONLEYLAND.COM TBMPLS FIRM NO. 1019373
SHEET 4 OF 5		CONLEY LAND SERVICES, LLC



JOB NO. 230030

WEST MAGNOLIA FOREST SECTION 11, LOT 62	OWNED AND DEVELOPED BY:	SURVEYED BY:
SCALE: 1"=50'	JUAN E. PLATA 30100 ROUND UP DRIVE WALLER, TX 77484 (832) 814-3197	11003 BUTTWOOD CREEK TR. TOMBALL, TX 77375 TEL. (832) 729-4997 CONLEYLAND.COM TBPELS FIRM NO. 0019473
SHEET 5 OF 5		CONLEY LAND SERVICES, LLC