

# WALLER COUNTY

J. Ross McCall, P.E.  
County Engineer



## MEMORANDUM

**To:** Honorable Commissioners' Court

**Item:** Final Plat Approval-New Day Ranches

**Date:** March 5, 2025

### **Background**

Final Plat of New Day Ranches Subdivision which consists of 46.716 acres will include 33 Lots, 1 Block and 1 Reserve (5.48 acres) in Precinct 2.

### **Staff Recommendation**

Approve Plat and accept Subdivision Bond

# OWNER'S DEDICATION

STATE OF TEXAS  
COUNTY OF WALLER

I, JOHN WOMACK, OWNER / OPERATOR, OF JRW TX II, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF NEW DAY RANCHES, 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, ALLEYS, PARKS AND EASEMENTS SHOWN AND WAVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO THE GRADES, AND BING 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 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 ADMINISTRATION 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 \_\_\_\_\_ OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. A COPY OF SAID RESTRICTIONS WILL BE FURNISHED BY THE A/FOR SAID (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 JRW TX II, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED TO BE SIGNED BY JOHN WOMACK, ITS OWNER / OPERATOR, ATTESTED, THIS 14<sup>TH</sup> DAY OF February, 2025.

JRW TX II, L.L.C., A TEXAS LIMITED LIABILITY COMPANY

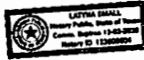
*John Womack*  
JOHN WOMACK  
OWNER / OPERATOR

THE STATE OF TEXAS  
COUNTY OF Waller

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN WOMACK, OWNER / OPERATOR, OF JRW TX II, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED SAME FOR PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14<sup>TH</sup> DAY OF February, 2025.

*Monique Stuenkel*  
NOTARY PUBLIC IN AND FOR  
Waller County, TEXAS



THIS IS TO CERTIFY THAT I, DANIEL A. JOHNSON, 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 MONUMENTS WILL BE SET AT COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.



APPROVED BY COMMISSIONERS' COURT OF WALLER COUNTY, TEXAS THIS DAY  
OF 20

JOHN A. ANGLES  
COMMISSIONER, PRE-DISTRICT 1

WALTER E. SMITH, P.E., RPLS  
COMMISSIONER, PRE-DISTRICT 2

GABRIEL J. DUBON III  
COUNTY JUDGE

KENNEDY D. JONES  
COMMISSIONER, PRE-DISTRICT 3

JUSTIN BECKENDORFF  
COMMISSIONER, PRE-DISTRICT 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 8 OF THE THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS. IN THIS REGARD:

PRIVATELY MAINTAINED PAVED STREETS

[OWNER] BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT WALLER COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION, UNLESS [OWNER] AND/OR [HOMEOWNERS ASSOCIATION] HAS IMPROVED THE ROADWAYS TO THE THEN CURRENT STANDARDS REQUIRED BY WALLER COUNTY AND THE ROADS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL, WRITTEN ACTION OF THE WALLER COUNTY COMMISSIONERS' COURT AND THE ROADWAY, WITH ALL REQUIRED RIGHT OF WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF AND ACCEPTED BY THE COUNTY AS A PUBLIC STREET. [OWNER] AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO [OWNER] AND/OR [HOMEOWNERS ASSOCIATION] FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.

## LIENHOLDERS ACKNOWLEDGEMENT

1. (OR WE), PAMELA A. HOUSE, AKA PAMELA A. LOFTIN, OWNER AND HOLDER (OR OWNERS AND HOLDERS) OF A LIEN (OR LIENS) AGAINST THE ABOVE-DESCRIBED PROPERTY, THE LIEN (OR LIENS), BEING EVIDENCED BY AN INSTRUMENT OF RECORD IN CLERK'S FILE NUMBERS, 2022022297, AND 2022022298, OF THE MORTGAGE RECORDS OF WALLER COUNTY, TEXAS, SUBORDINATE TO THE SUBDIVISION AND DEDICATION OF THE LIEN (OR LIENS), AND I (OR WE) CONFIRM THAT I AM (OR WE) THE PRESENT OWNER (OR OWNERS) OF THE LIEN (OR HAVE NOT ASSIGNED THE SAME, NOR ANY PART.

BY *Pamela A. House*

THE STATE OF TEXAS

COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY

APPEARED PAMELA A. HOUSE, AKA PAMELA A. LOFTIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED SAME FOR PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14<sup>TH</sup> DAY OF February, 2025.

*Monique Stuenkel*  
NOTARY PUBLIC IN AND FOR  
Waller County, TEXAS



## CERTIFICATE OF COUNTY ENGINEER

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 BEGUN UNTIL ALL WALLER COUNTY PERMIT REQUIREMENTS HAVE BEEN MET.

DATE

J. ROSS MCCALL, COUNTY ENGINEER

## SEPTIC SYSTEM CERTIFICATION

THIS IS TO CERTIFY THAT NEW DAY RANCHES SUBDIVISION LIES IN THE ADA 3003, C-1, SOIL FORMATION. THESE SOIL FORMATIONS HAS/HAVE A STRATA TO A DEPTH OF 48 INCHES. SUITABLE SYSTEMS IN THESE FORMATIONS CAN BE CONVENTIONAL GRAVITY FLOW SEPTIC SYSTEMS, ATB'S, AND/OR MEASURE DESIGN SYSTEMS.

*James McLaughry*

NAME OF REGISTERED ENGINEER AND NO.



02-14-2025  
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 OSS'S FOR SEWAGE DISPOSAL, SHALL SUBMIT PLANNING MATERIALS FOR THESE DEVELOPMENTS TO THE PERMITTING AUTHORITY AND RECEIVE APPROVAL PRIOR TO SUBMITTING AN OSS APPLICATION.

THE STATE OF TEXAS  
COUNTY OF WALLER

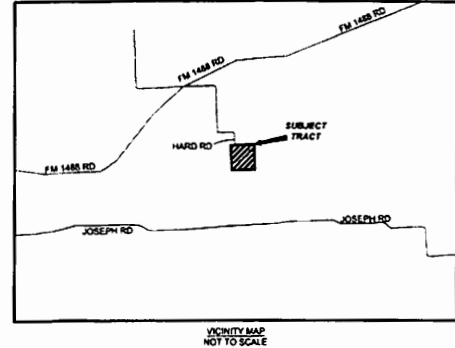
I, DEBBIE HOLLAN, CLERK OF THE COUNTY COURT OF WALLER COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE DAY OF 2025.

AT O'CLOCK, M., IN VOLUME PAGE 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



FIELD NOTE DESCRIPTION OF 46.716 ACRES IN THE GEORGE W. CLARY SURVEY, ABSTRACT NUMBER 108, WALLER COUNTY, TEXAS, BEING A 46.716 TRACT OF LAND, SITUATED IN THE GEORGE W. CLARY SURVEY, ABSTRACT NUMBER 108, WALLER COUNTY, TEXAS, BEING ALL OF THAT SAME CALLED 46.721 ACRE TRACT DESCRIBED UNDER CLERK'S FILE NUMBER 2022297, OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS (O.P.R.W.C.T.), SAID 46.716 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY VETTES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/4 INCH IRON PIPE FOUND IN THE SOUTHERLY LINE OF THAT CERTAIN CALLED 7.840 ACRE TRACT DESCRIBED IN INSTRUMENT TO KENNETH A. MILLER AND EVELYN P. MILLER, RECORDED UNDER CLERK'S FILE NUMBER 93187, O.P.R.W.C.T., FOR THE COMMON NORTHERLY CORNER BETWEEN SAID 46.721 ACRE TRACT AND THAT CERTAIN CALLED 23.016 ACRE TRACT DESCRIBED IN INSTRUMENT TO KENNETH A. MILLER AND EVELYN P. MILLER, RECORDED UNDER CLERK'S FILE NUMBER 96203, O.P.R.W.C.T., BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED 46.716 ACRE TRACT.

THENCE NORTH 87°53'50" EAST, 198.92 FEET, WITH THE COMMON LINE BETWEEN SAID 46.721 ACRE TRACT AND SAID 7.840 ACRE TRACT, GENERALLY ALONG AND WITH A FENCE, TO A 1 INCH IRON PIPE FOUND FOR THE COMMON SOUTHERLY CORNER OF HARD ROAD AND SAID 7.840 ACRE TRACT, BEING AN ANGLE POINT IN THE NORTHERLY LINE OF SAID 46.721 ACRE TRACT AND THE HEREIN DESCRIBED 46.716 ACRE TRACT.

THENCE NORTH 87°10'02" EAST, 87.98 FEET, WITH THE COMMON LINE BETWEEN SAID HARD ROAD AND SAID 46.721 ACRE TRACT, TO A 1/4 INCH IRON PIPE FOUND FOR THE COMMON SOUTHERLY CORNER OF SAID HARD ROAD AND THAT CERTAIN CALLED 23.016 ACRE TRACT DESCRIBED IN INSTRUMENT TO NATASHA DANIEL GRAY, RECORDED UNDER CLERK'S FILE NUMBER 2010030A, O.P.R.W.C.T., BEING AN ANGLE POINT IN THE NORTHERLY LINE OF SAID 46.721 ACRE TRACT AND THE HEREIN DESCRIBED 46.716 ACRE TRACT.

THENCE NORTH 88°07'18" EAST, 1137.26 FEET, WITH THE COMMON LINE BETWEEN SAID 46.721 ACRE TRACT AND SAID 23.016 ACRE TRACT, GENERALLY ALONG AND WITH A FENCE, TO A 1 INCH IRON PIPE FOUND IN THE WESTERLY LINE OF THAT CERTAIN CALLED 24.895 ACRE TRACT DESCRIBED IN INSTRUMENT TO LAWRENCE B. SNOW, RECORDED UNDER CLERK'S FILE NUMBER 97022, O.P.R.W.C.T., FOR THE COMMON EASTERLY CORNER OF SAID 46.721 ACRE TRACT AND SAID 23.016 ACRE TRACT, BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED 46.716 ACRE TRACT.

THENCE SOUTH 02°33'04" EAST, 1457.11 FEET, WITH THE WESTERLY LINE OF SAID 24.895 ACRE TRACT AND ANOTHER CALLED 24.895 ACRE TRACT DESCRIBED IN INSTRUMENT TO WILLIAM P. SNOW, RECORDED UNDER VOLUME 562, PG. 803, O.P.R.W.C.T., COMMON TO THE EASTERLY LINE OF SAID 46.721 ACRE TRACT, TO A 1/4 INCH IRON PIPE WITH CAP STAMPED "TIPS 100334-07 SET IN THE NORTHERLY LINE OF THAT CERTAIN CALLED 16.00 ACRE TRACT DESCRIBED IN INSTRUMENT TO CHARLES O. THOMAS AND PHYLLIS THOMAS, RECORDED IN VOLUME 282, PAGE 851, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, BEING THE COMMON SOUTHERLY CORNER OF SAID 46.721 ACRE TRACT AND SAID WILLIAM P. SNOW TRACT, BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED 46.716 ACRE TRACT.

THENCE NORTH 84°48'15" WEST, 43.47 FEET, WITH THE COMMON LINE BETWEEN SAID 46.721 ACRE TRACT AND SAID 16.00 ACRE TRACT, TO A 1 INCH IRON PIPE FOUND FOR THE COMMON CORNER OF SAID 46.721 ACRE TRACT, SAID 16.00 ACRE TRACT, AND THAT CERTAIN CALLED 26.95 ACRE TRACT DESCRIBED IN INSTRUMENT TO CHARLES OTIS THOMAS, RECORDED UNDER VOLUME 112, PG. 47, O.P.R.W.C.T., BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED 46.716 ACRE TRACT.

THENCE SOUTH 86°05'58" WEST, 988.75 FEET, WITH THE COMMON LINE BETWEEN SAID 46.721 ACRE TRACT AND SAID 26.95 ACRE TRACT, TO A 1/4 INCH IRON PIPE WITH CAP STAMPED "TIPS 100334-07 SET FOR A COMMON CORNER OF THE SAME, BEING A SOUTHERLY ANGLE CORNER OF THE HEREIN DESCRIBED 46.716 ACRE TRACT.

THENCE SOUTH 87°42'28" WEST, 358.45 FEET, CONTINUING WITH SAID COMMON LINE TO A 1 INCH IRON PIPE (BENT) FOR THE COMMON SOUTHERLY CORNER OF SAID 46.721 ACRE TRACT AND SAID 23.016 ACRE TRACT, BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED 46.716 ACRE TRACT.

THENCE NORTH 02°43'02" WEST, 1432.85 FEET, WITH THE COMMON LINE BETWEEN SAID 46.721 ACRE TRACT AND SAID 23.016 ACRE TRACT, GENERALLY ALONG AND WITH A FENCE, TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 46.716 ACRES OF LAND WITHIN THIS FIELD NOTE DESCRIPTION.

THIS FIELD NOTE DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND ON FEBRUARY 18, 2023, BY TEXAS PROFESSIONAL SURVEYING, L.L.C., REGISTERED PROFESSIONAL LAND SURVEYORS AND IS REFERENCED TO SURVEY DRAWING PROJECT NUMBER 30980.

BEARINGS AND DISTANCES RECITED HEREIN ARE BASED ON GPS OBSERVATIONS AND REFERENCE THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), GRID MEASUREMENTS.

## FINAL PLAT OF NEW DAY RANCHES

BEING A SUBDIVISION OF 46.716 ACRES SITUATED IN THE G.W. CLARY SURVEY, ABSTRACT NO. 108, WALLER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 46.721 ACRE TRACT DESCRIBED IN DEED RECORDED IN CLERK'S FILE NUMBER 2022297, OF THE OFFICIAL PUBLIC RECORDS WALLER COUNTY, TEXAS.

33 LOTS 1 BLOCK 1 RESERVE (5.48 ACRES)  
FEBRUARY 2025

OWNER  
JOHN R. WOMACK  
JRW TX II, L.L.C.  
29209 SHEFFIELD RD  
HOCKLEY, TX 77447  
JOHNWOMACK17@GMAIL.COM  
(832) 823-5919

SURVEYOR  
TEXAS PROFESSIONAL  
SURVEYING  
3822 N. Highway, Carrollton, Texas 77406  
PH: 832.758.7447 FAX: 832.758.7448  
www.plattingsurveyingtx.com  
Survey No. 10033402

EMAIL: PLATTING@SURVEYINGTX.COM