

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Partial RePlat No. 1 Approval for Forest Hills Estates Subdivision Section 1 Lot 3.

Date: July 10, 2024

Background

Final Plat Partial RePlat No. 1 of Forest Hills Estates Subdivision Section 1 Lot 3 which consists of 5.034 acres will include 2 Lots and 1 Block in Precinct 2.

Staff Recommendation

Approve Plat

Metes and Bounds

5.034 Acres

Being a 5.034 acre tract of land situated in the Simpson Scott Survey, Abstract Number 248, of Waller County, Texas and being all of Lot 3 of FOREST HILLS ESTATES, a subdivision according to the map or plat thereof recorded in Volume 293, Page 541 of the Deed Records of Waller County, Texas; said 5.034 acres being more particularly described as follows with all bearings based on the North line of the subject property per the recorded plat:

BEGINNING at an iron rod with survey cap, found for the Northeast corner of the herein described tract, common with the Northwest corner of Lot 4 of said subdivision, same being in the South line of Lot 6 of said subdivision, and proceeding:

THENCE South 01 degrees 20 minutes 38 seconds East, along the East line of the herein described tract, common with the West line of said Lot 4, a distance of 416.39 feet, to a 5/8 inch iron rod, found for the Southeast corner of the herein described tract, common with the Southwest corner of said Lot 4, same being in the North right-of-way line of Reids Prairie Road, 100 feet wide;

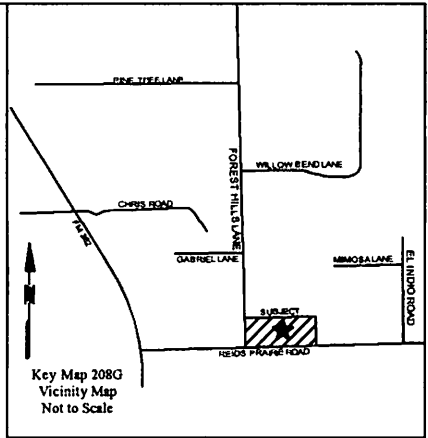
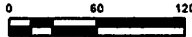
THENCE South 88 degrees 23 minutes 53 seconds West, along the South line of the herein described tract, common with the North right-of-way line of Reids Prairie Road, a distance of 525.11 feet, to a Pk nail set, for the Southwest corner of the herein described tract, common with the Southeast corner of Lot 2 of said subdivision, same being in the centerline of Forest Hills Lane, a 60 feet wide roadway easement;

THENCE North 01 degrees 25 minutes 25 seconds West, along the West line of the herein described tract, common with the East line of said Lot 2 and the centerline of Forest Hills Lane, a distance of 418.36 feet, to a Pk nail found for the Northwest corner of the herein described tract, common with the Northeast corner of said Lot 2, the Southeast corner of Lot 5 of said subdivision and the Southwest corner of said Lot 6;

THENCE North 88 degrees 36 minutes 47 seconds East, along the North line of the herein described tract, common with the South line of said Lot 6, a distance of 525.88 feet, back to the POINT OF BEGINNING and containing 5.034 acres of land.

SLC

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



1. M.R.W.C.T. indicates Map Records of Waller County, Texas.
2. D.R.W.C.T. indicates Deed Records of Waller County, Texas.
3. R.P.R.W.C.T. indicates Real Property Records of Waller County, Texas.
4. FC NO. indicates Film Code Number.
5. CF NO. indicates Clerk's File Number.
6. PAE indicates Private Access Easement.
7. PUE indicates Public Utility Easement.
8. U.E. indicates Utility Easement.
9. No pipe line or pipe line easement exist within the boundaries of this plat.

FINAL PLAT PARTIAL REPLAT NO. 1 OF FOREST HILLS ESTATES SECTION ONE, LOT 3

Being a 5.034 acre tract of land situated in the Simpson Scott Survey, Abstract Number 248, of Waller County, Texas, being all of Lot 3, in FOREST HILLS ESTATES, Section One, according to the map or plat thereof recorded in Volume 293, Page 541 of the Deed Records of Waller County, Texas; said 5.034 acres being more particularly described by metes and bounds attached.

2 LOTS - 1 BLOCK

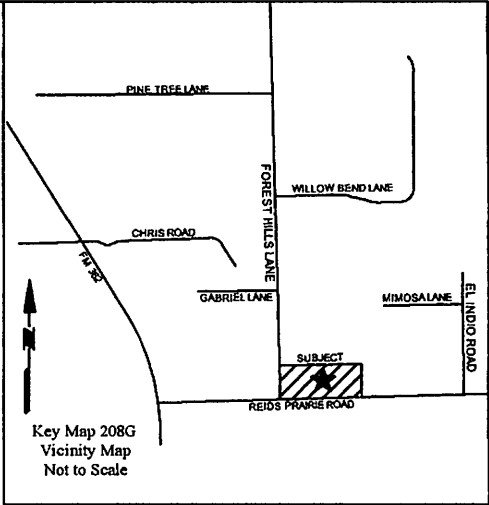
Reason for Replatting - Divide One Residential Lot into Two Residential Lots

Surveyor:
C & C SURVEYING INC.
Firm Number 10009400
33300 Egypt Lane, Suite F200 Magnolia,
Texas 77354
Office: 281-356-5172
survey@ccsurveying.com
www.ccsurveying.com

Owner/Developer:
**DAWN ABERNATHY
& BRENT PETROSKI**
33426 Willow Bend Lane
Waller, Texas 77484
Phone: 281-827-4963

March 2022
Sheet 1 of 2
21-0440

- POWER POLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GUY WIRE
- TELEPHONE PEDESTAL
- CABLE MARKER



VIVIAN WILTHOUSE &
GEORGIOS MANDAMADOTIS
LOT 4
C/F No. 2002766
R.P.R. W.C.T.
FOREST HILLS ESTATES
SECTION ONE
VOLUME 293, PAGE 541
D.R. W.C.T.

FINAL PLAT PARTIAL REPLAT NO. 1 OF FOREST HILLS ESTATES SECTION ONE, LOT 3

4CH FARMS LLC
5.6422 ACRES
S. 604177
K.W.C.F.

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March 2022
Sheet 2 of 2
21-0440

STATE OF TEXAS
COUNTY OF WALLER

We, Dawn Abernathy and Brent Petroski, owners of the property subdivided in the above map of the PARTIAL REPLAT NO. 1 OF FOREST HILLS ESTATES, 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 three quarters (1-3/4) 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 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 constructed within 50 feet of any lot line that does not adjoin a public road.

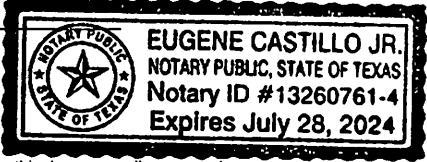
WITNESS OUR hands in Navasota Grimes County, Texas, this 21 day of JUNE, 2024.
Dawn Abernathy
STATE OF TEXAS
Brent Petroski

COUNTY OF Grimes

BEFORE ME, the undersigned authority, on this day personally appeared Dawn Abernathy, 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.

Given under my hand and seal of office, this 21st day of June, 2024.

Notary Public
In and For Grimes County, TX
STATE OF _____
COUNTY OF _____



BEFORE ME, the undersigned authority, on this day personally appeared Brent Petroski, 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 ____ day of _____, 20____.

Notary Public
In and For _____ County, _____

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

Carbett J. Duhon III
County Judge

John A. Amstler
Commissioner, Precinct 1

Kendric D. Jones
Commissioner, Precinct 3

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

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 (500 year) floodplain as delineated on Waller County Community Panel# 48473C0075E, dated 3/18/2009.

Steven L. Crews
Steven L. Crews, RPLS
TX Registration No. 4141



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

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.

No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.

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 system or 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.

We, Citizens State Bank, owners and holders of a lien against the property described in the plat known as PARTIAL REPLAT NO. 1 OF FOREST HILLS ESTATES, said lien being evidenced by a deed of trust of record under Clerk's File No. 2112451 of the Real Property Records of Waller County, Texas, do hereby in all things subordinate to said plat said lien. We hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: Magdalena Rico
Magdalena Rico
Loan Officer of Citizens State Bank

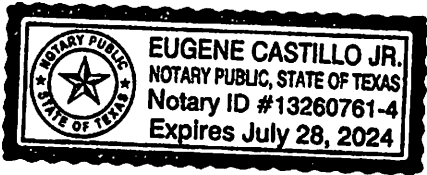
THE STATE OF TEXAS
COUNTY OF Grimes

BEFORE ME, the undersigned authority, on this day personally appeared Magdalena Rico, Loan Officer of Citizens State Bank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that ____ executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of June, 2024.

Eugene Castillo Jr.
Notary Public in and for the State of Texas

My Commission expires: 7/28/24



-
- Block 1**
- Lot 3A**
3.04 ACRES
26050 Forest Hills Lane
- Lot 3B**
3.000 ACRES
32310 Reids Prairie Road
- Forest Hills Lane**
N 01°25'25" W 418.36'
10' Utility Easement
- Reids Prairie Road**
100' R.O.W.
- Dimensions:**
Top: N 88°36'47" E 525.68'
Right: S 01°20'38" E 416.39'
Bottom: S 88°23'55" W 525.11'
Left: N 01°25'25" W 418.36'
Internal: 316.65', 209.03', 316.08', 209.03'
- Legal Descriptions:**
TARIQ & UFFAF KHAM LOT 4 CT No 1581547 R.P.R.W.C.T. FOREST HILLS ESTATES SECTION ONE VOLUME 293, PAGE 541 D.R.W.C.T.
DAWN ABERNATHY LOT 3 CT No 1861739 R.P.R.W.C.T. FOREST HILLS ESTATES SECTION ONE VOLUME 293, PAGE 541 D.R.W.C.T.
DAWN ABERNATHY PETROSKI & ERNST PETROSKI LOT 2 CT No 2112451 R.P.R.W.C.T. FOREST HILLS ESTATES SECTION ONE VOLUME 293, PAGE 541 D.R.W.C.T.
AUSTIN BANCH FARMES LLC CALLED 43 48 22 ACRES CT No 404177 R.P.R.W.C.T.
- Easements:**
60' R.O.W. EASEMENT
10' Utility Easement
10' Building Line
- Other Labels:**
POINT OF BEGINNING
Found Iron Nail
Set Iron Nail
Found Iron Nail
Set Iron Nail
Found 5" Iron Nail
Set 1 1/2" Iron Nail