

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final RePlat Approval for Shiloh Subdivision Lot 5

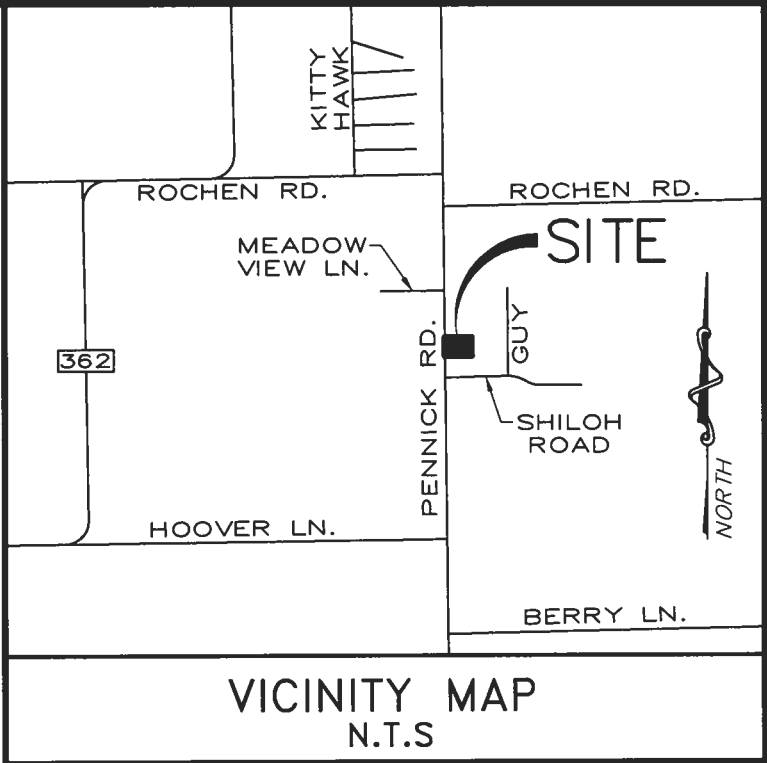
Date: April 17, 2024

Background

Final RePlat of Shiloh Subdivision Lot 5 which consists of 5.00 acres will include 1 Block and 3 Lots in Precinct 3.

Staff Recommendation

Approve Plat



*** *Proposed Residential Lots* ***

**** FINAL REPLAT ****

REPLAT OF LOT 5

SHILOH SUBDIVISION

A SUBDIVISION OF 5.00 ACRES (217,768 SQUARE FEET) OF LAND, SITUATED IN THE S. P. RAILROAD COMPANY SURVEY, SECTION 3, ABSTRACT NO. 262, WALLER COUNTY, TEXAS.

AND BEING A REPLAT OF LOT 5, BLOCK 1, SHILOH SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 297, PAGE 220 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE 3 RESIDENTIAL LOTS.

1 BLOCK

3 LOTS

OWNER/DEVELOPER:
**LAURA ANGELA FRAYRE AND
MISAEL FRAYRE-SIERRA**
14510 PENNICK ROAD
WALLER, TEXAS 77484
832-622-5272

SURVEYOR:
THE PINNELL GROUP, LLC
25207 OAKHURST DRIVE
SPRING, TEXAS 77386
281-363-8700
FIRM REG. #10039600

GENERAL NOTES:

1. BEARINGS BASED ON THE RECORDED PLAT OF SHILOH SUBDIVISION.
2. 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 OSSF'S FOR SEWAGE DISPOSAL SHALL SUBMIT PLANNING MATERIALS FOR THESE DEVELOPMENTS TO THE PERMITTING AUTHORITY AND RECEIVE APPROVAL PRIOR TO SUBMITTING AN OSSF APPLICATION.
3. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE-APPROVED COMMUNITY WATER SYSTEM.
4. NO PIPELINES OR PIPELINE EASEMENTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT.
5. BY GRAPHIC PLOTTING ONLY, THIS TRACT OF LAND LIES IN ZONE X (UNSHADED) "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48473C0275 E; SAID MAP REVISED: FEBRUARY 18, 2009.

LEGEND:

I.R.	-	IRON ROD
I.P.	-	IRON PIPE
FND.	-	FOUND
P.P.	-	POWER POLE
OHE	-	OVERHEAD ELECTRIC
P.O.B.	-	POINT OF BEGINNING
R.O.W.	-	RIGHT-OF-WAY
F.E.M.A.	-	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M.	-	FLOOD INSURANCE RATE MAP
W.C.D.R.	-	WALLER COUNTY DEED RECORDS
W.C.O.P.R.	-	WALLER COUNTY OFFICIAL PUBLIC RECORDS

BENCHMARK:

BENCHMARK: ELEVATION CONTOURS SHOWN HEREON BASED ON HARRIS COUNTY FLOODPLAIN REFERENCE BENCHMARK NO. 110855, BEING A BRASS DISK LOCATED ON EAST SIDE OF PENICK ROAD APPROXIMATELY 4.0 MILES SOUTH OF THE INTERSECTION OF WASHINGTON STREET AND PENICK ROAD, ELEVATION 218.52 FEET, N.A.V.D. 1988, 2001 ADJUSTMENT.

TEMPORARY BENCHMARK:

T.B.M. 'B' - PK NAIL SET IN ASPHALT NEAR CENTERLINE OF PENICK ROAD, APPROXIMATELY 125 FEET SOUTHWEST OF THE NORTHWEST CORNER OF LOT 5A, AS SHOWN HEREON; ELEVATION = 236.01 FEET.

**** FINAL REPLAT ****

**REPLAT OF LOT 5
SHILOH SUBDIVISION**

SERGIO O. JIMENEZ and VERONICA JIMENEZ
Called 49.992 Acres
Document No. 2004696, W.C.O.P.R.

T.B.M.

PENICK ROAD
(60' R.O.W.)
(Vol. 297, Pg. 220, W.C.D.R.)

N 00°08'00" E - 388.00'

P.O.B.
Fnd. 1/2" I.R.

SHILOH SUBDIVISION
Lot 4
Block 1
Vol. 297, Pg. 220, W.C.D.R.

HARLON COURSEY and
NEVA COURSEY
Vol. 658, Pg. 600, W.C.D.R.

DAVID T. WILKINSON and wife,
JANE W. WILKINSON
Vol. 621, Pg. 127, W.C.D.R.

SHILOH SUBDIVISION
Lot 9
Block 1
Vol. 297, Pg. 220, W.C.D.R.

ARCELIA MORENO and SOTERO PENA
Document No. 1407306, W.C.O.P.R.

SHILOH SUBDIVISION
Lot 8
Block 1
Vol. 297, Pg. 220, W.C.D.R.

GABRIEL MORENO and wife,
JOSEFINA MORENO
Document No. 804822, W.C.O.P.R.

ROBERT P. PAZDERNIK and wife,
JULIE PAZDERNIK
Vol. 753, Pg. 206, W.C.D.R.

SHILOH SUBDIVISION
Lot 7
Block 1
Vol. 297, Pg. 220, W.C.D.R.

SHILOH DRIVE
(60' R.O.W.)
(Vol. 297, Pg. 220, W.C.D.R.)

Fnd. 1" I.P.

N 89°21'00" E - 561.31'

LOT 5A
1.5773 ACRES

N 89°21'00" E - 531.31'

LOT 5B
1.5773 ACRES

N 89°21'00" E - 531.31'

LOT 5C
1.5773 ACRES

S 89°21'00" W - 561.31'

Set 5/8" I.R.
with Cap

5' Aerial Easement
Vol. 297, Pg. 220, W.C.D.R.

5' Aerial Easement
Vol. 297, Pg. 220, W.C.D.R.

10' Utility Easement
Vol. 297, Pg. 220, W.C.D.R.

20' Building Line
Vol. 297, Pg. 221, W.C.D.R.

20' Building Line
Vol. 297, Pg. 221, W.C.D.R.

20' Building Line
Vol. 297, Pg. 221, W.C.D.R.

60' Building Line
Vol. 297, Pg. 221, W.C.D.R.

25' Building Line

25'

This (0.2672 Acre, 11,640 Sq. Ft.)
is Hereby Dedicated to the
Public for R.O.W. Purposes

5' Aerial Easement
Vol. 297, Pg. 220, W.C.D.R.

20' Building Line
Vol. 297, Pg. 221, W.C.D.R.

20' Building Line
Vol. 297, Pg. 221, W.C.D.R.

Fnd. 1-1/4" I.P.



SCALE: 1" = 100'

**** FINAL REPLAT ****

REPLAT OF LOT 5
SHILOH SUBDIVISION

STATE OF TEXAS
COUNTY OF WALLER

We, LAURA ANGELA FRAYRE and MISAEEL FRAYRE-SIERRA, owners of the property subdivided in the above map of REPLAT OF LOT 5 SHILOH SUBDIVISION, make subdivision of the property according to the lines, streets, lots, alleys, parks, building lines and easements as shown, and dedicate to the public use, the streets (except those streets designated as private streets, or permanent access easements), 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.

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 Flood Plain 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 restriction will be furnished by the aforesaid LAURA ANGELA FRAYRE and MISAEEL FRAYRE-SIERRA, 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 our hand in Waller County, Texas, this 26 day of February, 2024 A.D.

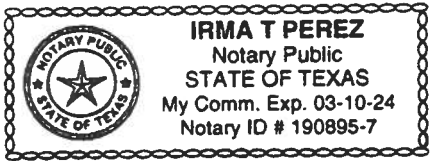
By: 
Laura Angela Frayre, Owner

By: 
Misael Frayre-Sierra, Owner

STATE OF TEXAS
COUNTY OF WALLER

BEFORE ME, the undersigned authority, on this day personally appeared Laura Angela Frayre and Misael Frayre-Sierra, known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they executed it for the purposes and consideration set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this
26 day of February, 2024 A.D.




Notary Public in and for the State of Texas

My Commission Expires: 3/10/24

**** FINAL REPLAT ****

**REPLAT OF LOT 5
SHILOH SUBDIVISION**

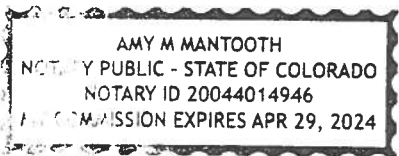
STATE OF COLORADO
COUNTY OF ARAPAHOE

We, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Comerica Bank, its successors and assigns, owner and holder of a lien against the property described in the plat known as REPLAT OF LOT 5 SHILOH SUBDIVISION, said lien being evidenced by instrument of record in the Clerk's File No. 2101416 of the Official Public Records of Waller County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: 

STATE OF COLORADO
COUNTY OF ARAPAHOE

BEFORE ME, the undersigned authority, on this day personally appeared Ami Marja McKernan known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.



GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 29 day of FEBRUARY, 2024.


Notary Public in and for the State of Colorado

My Commission Expires: 4/29/24

I, J. Ross McCall, P.E., County Engineer of Waller County, 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.

4-3-24
Date


J. Ross McCall, P.E., County Engineer

APPROVED by Commissioners Court of Waller County, Texas, this _____ day of _____, 2024 A.D.

Carbett "Trey" Duhon, III
County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith, P.E., R.P.L.S
Commissioner, Precinct 2

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

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 No. _____, 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

**** FINAL REPLAT ****

**REPLAT OF LOT 5
SHILOH SUBDIVISION**

LEGAL DESCRIPTION:

All that certain 5.00 acres of land situated in the S. P. Railroad Company Survey, Section 3, Abstract No. 262, Waller County, Texas, being all of Lot 5, Block 1, SHILOH SUBDIVISION, according to the map or plat thereof recorded in Volume 297, Page 220 of the Waller County Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found situated in the east right-of-way line of Penick Road (60 feet wide according to said SHILOH SUBDIVISION) at the common northwest corner of said Lot 5 and the herein described tract of land, same being the southwest corner of Lot 4, Block 1, SHILOH SUBDIVISION;

THENCE North 89 deg. 21 min. 00 sec. East, departing said west right-of-way line of Penick Road, along and with the north line of Lot 5 and the south line of said Lot 4, a distance of 561.31 feet to a 5/8 inch iron rod with cap set at the common northeast corner of Lot 5 and the herein described tract of land, same being the southeast corner of Lot 4, the southwest corner of Lot 9, Block 1, SHILOH SUBDIVISION, and the northwest corner of Lot 8, Block 1, SHILOH SUBDIVISION;

THENCE South 00 deg. 08 min. 00 sec. West, along and with the east line of Lot 5 and the west line of said Lot 8, a distance of 388.00 feet to a 1-1/4 inch iron pipe found at the common southeast corner of Lot 5 and the herein described tract of land, same being the southwest corner of Lot 8, the northwest corner of Lot 7, Block 1, SHILOH SUBDIVISION, and the northeast corner of Lot 6, Block 1, SHILOH SUBDIVISION;

THENCE South 89 deg. 21 min. 00 sec. West, along and with the south line of Lot 5 and the north line of said Lot 6, a distance of 561.31 feet to a 5/8 inch iron rod with cap set in the east right-of-way line of Penick Road at the common southwest corner of Lot 5 and the herein described tract of land, same being the northwest corner of Lot 6;

THENCE North 00 deg. 08 min. 00 sec. East, along and with the east right-of-way line of Penick Road, same being the west line of Lot 5, a distance of 388.00 feet to the POINT OF BEGINNING and containing within these metes and bounds 5.00 acres (217,768 square feet) of land.

This is to certify that I, Daniel N. Pinnell, 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 and that this plat correctly represents that survey made by me.

No Portion of this subdivision lies within the boundaries of a 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) flood plain, as delineated on Waller County Community Panel No. 48473C0275E, dated 2/18/2009.

Daniel N. Pinnell 03-27-2024
Daniel N. Pinnell
Registered Professional Land Surveyor
Texas Registration No. 5349



** FINAL REPLAT **

REPLAT OF LOT 5
SHILOH SUBDIVISION