WALLER COUNTY



J. Ross McCall, P.E. County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Bluestem Waste Water Treatment Plant

Date: April 17, 2024

Background

Final Plat of Bluestem Waste Water Treatment Plant which consists of 3.377 acres will include 1 Block and 1 Reserve in Precinct 3.

Staff Recommendation

Approve Plat

STATE OF TEXAS COUNTY OF WALLER I

We, Bluestem Development Company LLC, a Teras limited flobibity company owner (or owners) of the property subdivided in the above map of the Bluestem Wastewater Treatment Plant, make subdivision of the property, according to the lines, streets, late, sulleys, parks, building lines and eosemants as shown, and dedicate to the public, the streets, alleys, parks and eosemants shown, forever, and evier all claims for domages accessioned by the establishment of grades, as approved for the streets and drainage easements indicated, or accessional by the alteralian of the surface, or any portion of the streets or drainage easements in conform to the grades, and bind ourselves, our hairs, successors and assigns, to warrant one defend the title to the lond so dedicated.

URINER, all of the property subdivided in the above and foregoing plat shall be restricted its use, which restrictions shall run with the tills to the property and shall be enforceable at the option of Walter County, by Walter County, or only citizen thereof, by injunction as

2. All stock animals, horses, and fawl shall be fenced in and not allowed to run at large in

3. Drainage structures under private drives shall have a net drainage opening area of sufficient size to permit the free flow of eater without backwater and shall be a minimum of one and one quorters (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 walts, although dipstyle driveways are encouraged where appropriate.

. The property subdivided herein is further restricted in its use as specified in the subdivision restrictions as lided separately for record of Page Volume for Deed Records of Walter County, Teas, A copy of soid restrictions will be furnished by the dioresoid Bluestern Development Company (Ltc, a Texas limited liability company, to the urrichester of each and every lot in the subdivision prior to culmination of each solts.

. There shall be no sanitary sewer system or any water well constructed within 50 feet of ny lot line that does not adjoin a public road.

Daniel K. Signorelli, Manager Bluestern Development Company LLC

COUNTY OF ______i

Dote

IVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of

Notary Public in and for the State of Texas

l, J. Ross McColl, P.E., County Engineer of Waller County, Texas, 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.

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

i, Debbie Holion, Clerk of the County Court of Wolter County, Texas, do hereby certify the within instrument with the certificate of outhenlication was filed for registration in office on the doy of a doy of ~ 20 , A.D. at occlock J.M., in File of the Official Public Rezards of Waller County for said county.

fitness my hand and seal of office, at Hempstead, the day and date last above written.

Debbie Hallon Clerk of the County Court Waller County, Texas

APPROVED by Commissioners Court of Waller County, Texas, this ____ day of $20_{\rm min}$ A.D.

Carbett "Trey" J. Duhon III County Judge

John A. Amsler Commissioner, Precinct 1

Kendric D. Jones Commissioner, Precinct 3

Walter E. Smith, P.E., R.P.L.S.

PATH:R:\2021\211-071-10\DRAWING\PLAT\211-071-10-BLUESTEW_WWTP-FINAL_BY:---- DATE:2023-08-17

\$7742'41"E CALLED 10.00 ACRES
BRENI WAITS AND
JULIE WAITS
W.C.C.F. NO. 1701713 TBM_35 BLOCK () RESTRICTED RESERVE "A"

TEMPORARY RENCHMARK (TBM) 35 SCALE: 1"=40" A 5/8" BLUE CAPPED IRON ROD STAMPED "LR.R.A. 713-784-4500" ELEY.=156.68" PROJECT BENCHMARK: NGS NO, AW2192 ELEY. 203.736"

FIELD NOTES of a 3.377 acre tract of land situated in the William B. Elfs Survey Abstract No. 127, Walter County, Teras; soid 3.377 acre tract of land being out of and a part of the residue of a called 144.51 acre tract of land as conveyed to Bluestem Development. Cla and recorded under Walter County Clerk's Fie No. (W.C.C.F. No.) 2210452; said 3.377 acre tract of land being more particularly described by metes and bounds as fallows:

THENCE S 7742'41·· E along the Northerty line of this tract of land and the Southerty right-of-way line of soid Wilson Rood a distance of 415.38 feet to a 5/8-inch copped iron and stamped :E.H.R.A 713-784-4500·· self or Northeest corner of this lirect of land the Northeest corner of a called 27.35 acre tract of land as described in deed and recorded in W.C.C.F. No. 2304055.

THENCE S 12"17"19" W along the Easterly line of this tract of land a distance of 352.91 feet to a 5/6=inch capped iron rad stamped -E.H.R.A. 713-784-4500- set for the Southeast cernor of this tract of land.

THENCE N 7742'41" W along the Southerly line of this tract of land a distance of 1.11 feet to a 5/8-inch copped iron rod stamped -E.H.R.A. 713-784-4500- set for the threat corner of this tract of land.

This is to certify that 1, A. Munroe Kelsay, 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, to corners and permanent referenced manuments 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 Partian of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

A. Munroe Kelsay Registered Professional Land Surveyor Texas Registration No. 5580

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ doy of ______

Notary Public in and for the State of Texas

Company of the Compan FND. 1/2" I.R. N77'44'49 W 367.97'

NOTCS:

(1) B.L. indicates Building Line
C.L.P. indicates Capped Iron Pipe
Microscopic Common Common

(3) All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21,071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). Scole factor = 0.999906528511.

(5) All lot corners, reserves and block corners are set 5/8" from rods with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.

(8) According to the Federal Emergency Monogement Agency (FEMA) Flood Insurance Rote Map (FIRM) for Waller County, Texas, Map No. 48473C0275E and Map No. 48473C035DE, dated February 18, 2009, the subject properly oppears to be sithin Unshaded Zone "X"; defined as areas outside the 0.2X annual Chance Bloodplain. This flood statement does not imply that the property or structures thereon will be free from Booding or Bood domage. On rare occasions Boods can also all occur and Bood height may be in the property of the Change of the Change of the Change of the create Bobidly on the part of Edminster, Hinshae, Russ and Associates, Inc.

(9) The property subdivided in the foregoing plot fies in Waller County, Waller County M.U.D. No. 41 and Royal Independent School District.

(10) A subdivision variance has been approved to allow a minimum 40' by Waller County Commissioners Court on July 28, 2021.

(12) A subdivision variance has been approved to allow a cul-de-sac right-of-way radius of 50° with a corresponding 42° povement radius by Walter County Commissioners Court on July 28, 2021.

(13) A subdivision variance has been approved to allow a minimum centerine radius of 300 feet with a minimum tangent of 50 feet between the reverse curves by Wolfer County Commissioners Court on March 2, 2022.

OWNER'S RESPONSIBILITIES:

4) Structures built on lots in the designosed Floodplain shall be elevated to tea (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated in an (1) fool above the 500-year floodplain elevation. No development permiss will be issued in a Flood Floor floodplain elevation. No development permiss will be issued in a Flood Floor floor

(5) The building of all streets, bridges or cuherts is the responsibility of the owners in occordance with the plans prescribed by Commissioners Court, Commissioners Court assumes no obligation to build or mointain any of the streets shown on the plot or constructing any of the bridges or drainage improvements. Upon completion of all absigations by the Developer and erither approval from the Commissioners Court, the County will assume full responsibility for maintenance of the streets. The County will assume no responsibility for maintenance of the streets. The County will assume no responsibility for protecting the streets.

(8) The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions fixed separately. A copy of said restrictions will be furnished by alaressid (Corporation Name), to the purchaser of each and every lot in the subdivision prior to culmination of each sale.

(9) Include certification that the subdivider has complied with the requirements of Section 232.032 and that:

(A) the water quality and connections to the lots meet, or will meet, the minimum state standards;
(6) seer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
(C) electrical connections provided to the lot meet, or will meet, the minimum state standards; and

(D) gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.

SAN RERNARD ELECTRIC COOPERATIVE, INC.

X:2924941.6355 Y:13879799.3831

THERE IS HEREBY CRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC. WHOSE ADDRESS P.D. BOX 1208, BELUVILE, ICLAS 7741B, AND 10 ITS SUCCESSORS, ASSENS AND LESSE WAS ADDRESSED AND ADDRESSED ADDRESSED AND ADDRESSED ADDRESSED ADDRESSED AND ADDRESSED AND ADDRESSED ADDRESSED ADDRESSED AND ADDRESSED AD

SCALE: 1" = 60"

WILSON ROAD

TBM_35 (SEE DETAIL)

S77*42'41"E 416.58"

BLOCK Î RESTRICTED RESERVE "A"
ED TO WASTEWATER TREATMENT USES
3.377 ACRES

N7742'41 W 417.11'

RESTRICTED

P.O.B.

5. San Bernard Electric Cooperative, Inc. shall have the right to use and keep oil of said easement area granted hereby free and clear of any and all obstructions, except fences that do not exceed eight feet (8) in height and do not interfere with the operation and replacement of San Bernard Electric Cooperative's facilities. San Bernard Electric Cooperative, purpose of rectioning vegetations, constituting, responsing, inspecting, replacing, adding, and remaining, operating, inspecting, reporting, maintaining, replacing, adding, and remaining and conductors, poles and equipment. Access for construction, maintained, inspecting, and surveying of facilities may be done with, but not limited to vehicles, ATV, cerial drane, pedestrian, and other methods.

FINAL PLAT OF **BLUESTEM WASTEWATER** TREATMENT PLANT

PROJECT SITE

Key Map No. 401 P N.T.S.

The say

BEING A SUBDIVISION OF 3.377 ACRES OUT OF THE WILLIAM B. ELLIS SURVEY, A-127, WALLER COUNTY, TEXAS.

1 BLOCK 1 RESERVE

OWNER

BLUESTEM DEVELOPMENT COMPANY LLC, A TEXAS LIMITED LIABILITY COMPANY 206 EAST 9TH STREET, SUITE 1300 AUSTIN. TEXAS 78701 (713) 452-1700

AUGUST, 2023

10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 EHRA.TEAM THERELISINGS, TOURSESSON

E4380