

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final RePlat Approval for Sky Lakes

Date: August 6, 2025

Background

Final RePlat of Sky Lakes Subdivision which consist of 0.8939 acres will include 1 Lot and 1 Block in Precinct 3.

Staff Recommendation

Approve Plat

1. BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH CENTRAL TEXAS ZONE, BASED ON LOCAL GPS OBSERVATIONS.
2. STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOODPLAIN SHALL BE ELEVATED TO TWO (2) FEET OR MORE ABOVE THE 500-YEAR FLOODPLAIN ELEVATION. IN THE 100-YEAR FLOODPLAIN, WITHIN THE 500-YEAR, THESE STRUCTURES MUST BE ELEVATED TO ONE (1) ABOVE THE 100-YEAR FLOODPLAIN ELEVATION. DEVELOPMENT PERMITS WILL BE ISSUED IN A FLOOD HAZARD AREA BELOW THE BASE FLOOD ELEVATION (B.F.E.). CONTACT THE COUNTY ENGINEER'S OFFICE FOR SPECIFIC INFORMATION.
3. ONE (1) FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE AND END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR REPLATED IN A RECORDED PLAT, THE ONE (1) FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THEREIN SHALL REVERT TO AND REVERT IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
4. ANY PLAT OR MASTER PLAN MAY HAVE REASONABLE ACCOMMODATION FOR A SPECIFIC SURFACE SITE(S) FOR EXTRACTION OF OIL AND GAS. IF A SURFACE SITE IS DESIGNATED, THE DEVELOPER SHALL PROVIDE PROOF FROM THE MINERAL OWNER, GEOLOGIST OR OTHER PROFESSIONAL THAT THE SITE DESIGNATED FOR SUCH EXTRACTION IS A REASONABLE SOLUTION FOR THE MINERAL OWNER IN ACCORDANCE WITH THE USUAL AND CUSTOMARY PRACTICE OF THE OIL AND GAS INDUSTRY. AFTER SUCH A SITE IS DESIGNATED, AND THE PLAT IS APPROVED, NO OIL OR GAS EXTRACTION ACTIVITY MAY TAKE PLACE EXCEPT UTILIZING THE DESIGNATED SURFACE SITE.
5. RIGHT-OF-WAY EASEMENTS FOR WIDENING STREETS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ALL STREET OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY STREET WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT OR MAINTENANCE.
6. THE BUILDING OF ALL STREETS, BRIDGES OR EASEMENTS IS THE RESPONSIBILITY OF THE OWNERS IN ACCORDANCE WITH THE PLANS PREPARED BY THE COMMISSIONERS COURT. COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD OR MAINTAIN ANY OF THE STREETS SHOWN ON THE PLAT OR CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS, UPON COMPLETION OF ALL OBLIGATIONS BY THE DEVELOPER AND WRITTEN APPROVAL FROM THE COMMISSIONERS COURT. THE COUNTY WILL ASSUME FULL RESPONSIBILITY FOR MAINTENANCE OF THE STREETS. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR THE DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION OTHER THAN THOSE DRAWINGS OR PROTECTING THE STREETS.
7. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES ON THE PLAT, FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. THE OWNERS OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNS THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
8. THE PROPERTY ADJACENT HEREIN IS RESTRICTED IN ITS USE AS SHOWN UNDER THE TERMS AND CONDITIONS OF RESTRICTIONS FILED SEPARATELY. A COPY OF SAID RESTRICTIONS WILL BE FURNISHED BY AFFORSAID TO THE PURCHASER OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO CULMINATION OF EACH SALE.
10. INCLUDE CERTIFICATION THAT THE SUBDIVIDER HAS COMPLIED WITH THE REQUIREMENTS OF SECTION 332.032 AND THAT:
- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (B) SEWER 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.
11. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR AN ONSITE SANITATION SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
12. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.
13. IN A SUBDIVISION THAT IS NOT SERVED BY THE HYDRAULIC 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 FIVE SUBDIVISION SYSTEM THAT REQUIRES A DEVELOPER TO CONSTRUCT:
- (1) FOR A SUBDIVISION OF FEWER THAN 50 HOUSES, 2,500 GALLONS OF STORAGE; OR
- (2) FOR A SUBDIVISION OF 50 OR MORE HOUSES, 2,500 GALLONS OF STORAGE WITH A CENTRALIZED WATER SYSTEM OR 5,000 GALLONS OF STORAGE.

OWNERS CERTIFICATION

I, GUY MED. PATRICK HOLL AND SARA HOLL, OWNER, OR OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE MAP OF THE SKY LAKE SUBDIVISION, HAVE SUBDIVIDED THE PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PAVES, BUILDING LINES AND EASEMENTS AS SHOWN AND DEDICATE TO THE PUBLIC THE STREETS, ALLEYS AND EASEMENTS SHOWN, FOREVER, AND WAIVE ALL CLAIMS FOR DAMAGES OCCURRED BY THE ESTABLISHMENT OF EASEMENTS, AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS RELOCATED OR OCCURRED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO THE SPACES, AND BOND CUMULATIVE, OUR HEIRS, SUCCESSORS AND ASSIGNS, TO WAIVER AND OCEAN THE TITLE TO THE LAND SO DEDICATED.

I, GUY MED. PATRICK HOLL AND SARA HOLL, OWNER, OR OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE MAP OF THE SKY LAKE SUBDIVISION, HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS AND RIGHTS 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, WHEN RESTRICTIONS SHALL RUN WITH THE TITLE TO THE PROPERTY AND SHALL BE ENFORCEABLE AT THE OPTION OF WALLER COUNTY, BY WALLER COUNTY, OR ANY OTHER THEREOF, BY SURRENDER AS FOLLOWS:

1. THAT CHANGE OF SEPTIC TANKS INTO ROADS, STREETS, ALLEYS, OR PUBLIC UTILITIES, STREAMS, ETC., EITHER DIRECTLY OR INDIRECTLY IS STRICTLY PROHIBITED.
2. ALL STOKS, APPLIES, HOBBS, AND PONS, SHALL BE FIXED IN AND NOT ALLOWED TO RUN AT LARGE IN THE SUBDIVISION.
3. DRAINAGE STRUCTURES UNDER PRIVATE OWNERS SHALL HAVE A NET DRAINAGE OVERFLOW AREA OF BUTTERFLY SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND SHALL BE A MINIMUM OF ONE (1) AND ONE QUARTERS (1-1/4) SQUARE FEET CUP DIAMETER PAVED REINFORCED CONCRETE. PFC UNLESS SPECIFIED BY THE COUNTY ROAD ADMINISTRATION, OR COUNTY ENGINEER'S OFFICE, AND BARRIERS MUST BE USED FOR ALL DRIVEWAYS AND JUNCTIONS, ALTHOUGH OFF-STREET DRIVEWAYS ARE ENCOURAGED WHERE APPROPRIATE.
4. PROPERTY OWNERS SHALL OBTAIN DEVELOPMENT PERMITTING CONDITIONS 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 AFFORSAID COOPERATOR IMPARTIAL 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 COMPANES OF THIS SUBDIVISION EXCEPT AS SHOWN ON THE ABOVE PLAT.
7. THERE SHALL BE NO SANITARY SEWER SYSTEM OR ANY WATER MAIN CONSTRUCTED WITHIN 30 FEET OF ANY LOT LINE THAT DOES NOT ADJOIN A PUBLIC ROAD.

WITNESS MY HAND IN WALLER COUNTY, TEXAS, THIS 24th DAY OF JULY, 2025

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LINE	NUMBER	DISTANCE
1	0+00.00	133.50
2	0+133.50	133.50
3	0+267.00	133.50
4	0+400.50	133.50
5	0+534.00	133.50
6	0+667.50	133.50
7	0+801.00	133.50
8	0+934.50	133.50
9	1+068.00	133.50
10	1+201.50	133.50
11	1+335.00	133.50
12	1+468.50	133.50
13	1+602.00	133.50
14	1+735.50	133.50
15	1+869.00	133.50
16	2+002.50	133.50
17	2+136.00	133.50
18	2+269.50	133.50
19	2+403.00	133.50
20	2+536.50	133.50
21	2+670.00	133.50
22	2+803.50	133.50
23	2+937.00	133.50
24	3+070.50	133.50
25	3+204.00	133.50
26	3+337.50	133.50
27	3+471.00	133.50
28	3+604.50	133.50
29	3+738.00	133.50
30	3+871.50	133.50
31	4+005.00	133.50
32	4+138.50	133.50
33	4+272.00	133.50
34	4+405.50	133.50
35	4+539.00	133.50
36	4+672.50	133.50
37	4+806.00	133.50
38	4+939.50	133.50
39	5+073.00	133.50
40	5+206.50	133.50
41	5+340.00	133.50
42	5+473.50	133.50
43	5+607.00	133.50
44	5+740.50	133.50
45	5+874.00	133.50
46	6+007.50	133.50
47	6+141.00	133.50
48	6+274.50	133.50
49	6+408.00	133.50
50	6+541.50	133.50
51	6+675.00	133.50
52	6+808.50	133.50
53	6+942.00	133.50
54	7+075.50	133.50
55	7+209.00	133.50
56	7+342.50	133.50
57	7+476.00	133.50
58	7+609.50	133.50
59	7+743.00	133.50
60	7+876.50	133.50
61	8+010.00	133.50
62	8+143.50	133.50
63	8+277.00	133.50
64	8+410.50	133.50
65	8+544.00	133.50
66	8+677.50	133.50
67	8+811.00	133.50
68	8+944.50	133.50
69	9+078.00	133.50
70	9+211.50	133.50
71	9+345.00	133.50
72	9+478.50	133.50
73	9+612.00	133.50
74	9+745.50	133.50
75	9+879.00	133.50
76	10+012.50	133.50
77	10+146.00	133.50
78	10+279.50	133.50
79	10+413.00	133.50
80	10+546.50	133.50
81	10+680.00	133.50
82	10+813.50	133.50
83	10+947.00	133.50
84	11+080.50	133.50
85	11+214.00	133.50
86	11+347.50	133.50
87	11+481.00	133.50
88	11+614.50	133.50
89	11+748.00	133.50
90	11+881.50	133.50
91	12+015.00	133.50
92	12+148.50	133.50
93	12+282.00	133.50
94	12+415.50	133.50
95	12+549.00	133.50
96	12+682.50	133.50
97	12+816.00	133.50
98	12+949.50	133.50
99	13+083.00	133.50
100	13+216.50	133.50
101	13+350.00	133.50
102	13+483.50	133.50
103	13+617.00	133.50
104	13+750.50	133.50
105	13+884.00	133.50
106	14+017.50	133.50
107	14+151.00	133.50
108	14+284.50	133.50
109	14+418.00	133.50
110	14+551.50	133.50
111	14+685.00	133.50
112	14+818.50	133.50
113	14+952.00	133.50
114	15+085.50	133.50
115	15+219.00	133.50
116	15+352.50	133.50
117	15+486.00	133.50
118	15+619.50	133.50
119	15+753.00	133.50
120	15+886.50	133.50
121	16+020.00	133.50
122	16+153.50	133.50
123	16+287.00	133.50
124	16+420.50	133.50
125	16+554.00	133.50
126	16+687.50	133.50
127	16+821.00	133.50
128	16+954.50	133.50
129	17+088.00	133.50
130	17+221.50	133.50
131	17+355.00	133.50
132	17+488.50	133.50
133	17+622.00	133.50
134	17+755.50	133.50
135	17+889.00	133.50
136	18+022.50	133.50
137	18+156.00	133.50
138	18+289.50	133.50
139	18+423.00	133.50
140	18+556.50	133.50
141	18+690.00	133.50
142	18+823.50	133.50
143	18+957.00	133.50
144	19+090.50	133.50
145	19+224.00	133.50
146	19+357.50	133.50
147	19+491.00	133.50
148	19+624.50	133.50
149	19+758.00	133.50
150	19+891.50	133.50
151	20+025.00	133.50
152	20+158.50	133.50
153	20+292.00	133.50
154	20+425.50	133.50
155	20+559.00	133.50
156	20+692.50	133.50
157	20+826.00	133.50
158	20+959.50	133.50
159	21+093.00	133.50
160	21+226.50	133.50
161	21+360.00	133.50
162	21+493.50	133.50
163	21+627.00	133.50
164	21+760.50	133.50
165	21+894.00	133.50
166	22+027.50	133.50
167	22+161.00	133.50
168	22+294.50	133.50
169	22+428.00	133.50
170	22+561.50	133.50
171	22+695.00	133.50
172	22+828.50	133.50
173	22+962.00	133.50
174	23+095.50	133.50
175	23+229.00	133.50
176	23+362.50	133.50
177	23+496.00	133.50
178	23+629.50	133.50
179	23+763.00	133.50
180	23+896.50	133.50
181	24+030.00	133.50
182	24+163.50	133.50
183	24+297.00	133.50
184	24+430.50	133.50
185	24+564.00	133.50
186	24+697.50	133.50
187	24+831.00	133.50
188	24+964.50	133.50
189	25+098.00	133.50
190	25+231.50	133.50
191	25+365.00	133.50
192	25+498.50	133.50
193	25+632.00	133.50
194	25+765.50	133.50
195	25+899.00	133.50
196	26+032.50	133.50
197	26+166.00	133.50
198	26+299.50	133.50
199	26+433.00	133.50
200	26+566.50	133.50
201	26+700.00	133.50
202	26+833.50	133.50
203	26+967.00	133.50
204	27+100.50	133.50
205	27+234.00	133.50
206	27+367.50	133.50
207	27+501.00	133.50
208	27+634.50	133.50
209	27+768.00	133.50
210	27+901.50	133.50
211	28+035.00	133.50
212	28+168.50	133.50
213	28+302.00	133.50
214	28+435.50	133.50
215	28+569.00	133.50
216	28+702.50	133.50
217	28+836.00	133.50
218	28+969.50	133.50
219	29+103.00	133.50
220	29+236.50	133.50
221	29+370.00	133.50
222	29+503.50	133.50
223	29+637.00	133.50
224	29+770.50	133.50
225	29+904.00	133.50
226	30+037.50	133.50
227	30+171.00	133.50
228	30+304.50	133.50
229	30+438.00	133.50
230	30+571.50	133.50
231	30+705.00	133.50
232	30+838.50	133.50
233	30+972.00	133.50
234	31+105.50	133.50
235	31+239.00	133.50
236	31+372.50	133.50
237	31+506.00	133.50
238	31+639.50	133.50
239	31+773.00	133.50
240	31+906.50	133.50
241	32+040.00	133.50
242	32+173.50	133.50
243	32+307.00	133.50
244	32+440.50	133.50
245	32+574.00	133.50
246	32+707.50	133.50
247	32+841.00	133.50
248	32+974.50	133.50
249	33+108.00	133.50
250	33+241.50	133.50
251	33+375.00	133.50
252	33+508.50	133.50
253	33+642.00	133.50
254	33+775.50	133.50
255	33+909.00	133.50
256	34+042.50	133.50
257	34+176.00	133.50
258	34+309.50	133.50
259	34+443.00	133.50
260	34+576.50	133.50
261	34+710.00	133.50
262	34+843.50	133.50
263	34+977.00	133.50
264	35+110.50	133.50
265	35+244.00	133.50
266	35+377.50	133.50
267	35+511.00	133.50
268	35+644.50	133.50
269	35+778.00	133.50
270	35+911.50	133.50
271	36+045.00	133.50
272	36+178.50	133.50
273	36+312.00	133.50
274	36+445.50	133.50
275	36+579.00	133.50
276	36+712.50	133.50
277	36+846.00	133.50
278	36+979.50	133.50
279	37+113.00	133.50
280	37+246.50	133.50
281	37+380.00	133.50
282	37+513.50	133.50
283	37+647.00	133.50
284	37+780.50	133.50
285	37+914.00	133.50
286	38+047.50	133.50
287	38+181.00	133.50
288	38+314.50	133.50
289	38+448.00	133.50
290	38+581.50	133.50
291	38+715.00	133.50
292	38+848.50	133.50
293	38+982.00	133.50
294	39+115.50	133.50
295	39+249.00	133.50
296	39+382.50	133.50
297	39+516.00	133.50
298	39+649.50	133.50
299	39+783.00	133.50
300	39+916.50	133.50
301	40+050.00	133.50
302	40+183.50	133.50
303	40+317.00	133.50
304	40+450.50	133.50
305	40+584.00	133.50
306	40+717.50	133.50
307	40+851.00	133.50
308	40+984.50	133.50
309	41+118.00	133.50
310	41+251.50	133.50
311	41+385.00	133.50
312	41+518.50	133.50
313	41+652.00	133.50
314	41+785.50	133.50
315	41+919.00	133.50
316	42+052.50	133.50
317	42+186.00	133.50
318	42+319.50	133.50
319	42+453.00	133.50
320	42+586.50	133.50
321	42+720.00	133.50
322	42+853.50	133.50
323	42+987.00	133.50
324	43+120.50	133.50
325	43+254.00	133.50
326	43+387.50	133.50
327	43+521.00	133.50
328	43+654.50	133.50
329	43+788.00	133.50
330	43+921.50	133.50
331	44+055.00	133.50
332	44+188.50	133.50
333	44+322.00	133.50
334	44+455.50	133.50
335	44+589.00	133.50
336	44+722.50	133.50
337	44+856.00	133.50
338	44+989.50	133.50
339	45+123.00	133.50