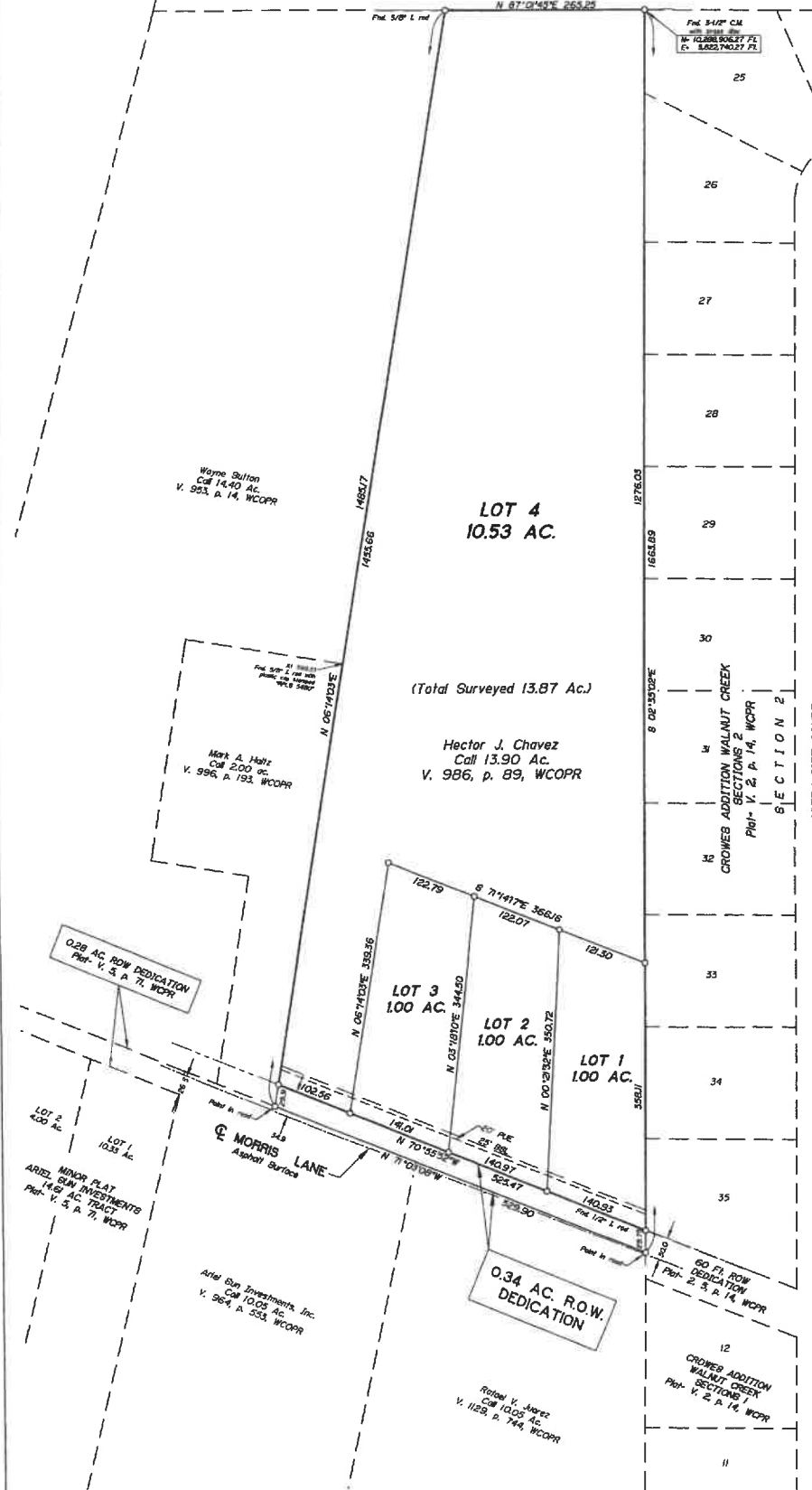
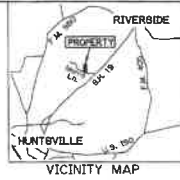


Johnny Dean Hall, et al
 Call 166,974 ac.
 V. 948, p. 37, WCOPR



SURVEYOR NOTES:

- The purpose of this plat is to create Lots 1-4, to dedicate to the public the 0.28 Acre ROW Dedication, 20 Ft. Public Utility Easement (PUE) and establish 50 Ft. and 10 Ft. Building Setback Lines (BSL) shown hereon out of Hector J. Chavez called 13.90 acre tract recorded in Volume 986, page 89, Official Public Records of Walker County, Texas.
- Coordinates, bearings and distances shown hereon are Grid NAD 83 (993), Texas Central Zone referenced to the City of Huntsville Mapping Control Network and are based on the position of Control Point 5005 having published coordinates of N 10,284,019.60 Ft., E+ 3,823,440.800 Ft. and G.P.S. observations. Distances may be converted to Geodetic Horizontal (surface) by dividing by a Combined Scale Factor of 0.999988.
- Unless otherwise noted "plastic caps" referenced hereon are 1-3/4" diameter, yellow in color and stamped "H.E. McAdams, R.P.L.S. No. 2003".
- This property is within Zone X, "areas determined to be outside the 0.2% annual chance floodplain", according to FEMA Flood Insurance Rate Map, Community-Panel No. 481042 02750 and Map No. 48471C02750 dated August 16, 2011.
- This survey was completed without an Abstract of Title. There may be easements and other matters not shown.

FOR TAX PURPOSES
 THIS PLAT COMPLIES
 WITH SECTION 12.002
 OF THE PROPERTY
 CODE

CERTIFICATION BY THE SURVEYOR
 I, Harold E. McAdams, certify that this plat represents a survey made on the ground under my supervision and that all corners and monuments are as shown hereon.



Harold E. McAdams
 Registered Professional Land Surveyor No. 2003
 May 11, 2023



MINOR PLAT OF
**HECTOR J. CHAVEZ
 13.90 ACRE TRACT**
 JAMES C. DEWITT SURVEY, A-608
 WALKER COUNTY, TEXAS
 MAY 2023

SCALE: 1" = 100 FEET
 H.E. McADAMS & SON SURVEYING, INC.
 Registered Professional Land Surveyors
 P.O. Box 5047, Huntsville, Texas 77342
 TEPELS Firm No. 10194425

WALKER COUNTY NOTES:

- All owners of lots within the subdivision shall have the responsibility of complying with the Walker County Subdivision Regulations policies on drainage runoff due to the development of impervious areas created through the development of the lot for residential, commercial, or recreational use. It is the responsibility of lot owners to comply with any regulations or limitations noted and permits issued by Walker County for development do not act as a waiver or variance of the lot owner's responsibility to provide for excess runoff and drainage created by the permitted development. If detention of water is necessary in order to comply with the local, state, or federal regulations including but not limited to the Walker County Subdivision Regulations then the owner may be able to accomplish compliance with said policies through creating detention on a single lot, multiple lots, or the entire subdivision depending on the circumstances involved and depending on the owner's ability to obtain the cooperation of other owners in the subdivision. A copy of an agreement between owners to create detention shall be submitted to Walker County and filed in the public records becoming a restriction on future owners, heirs, and assigns. If any portion of the original parent tract being subdivided as a Minor Subdivision is further subdivided so that the total number of daughter tracts created from the original parent tract exceeds 4, then all new lots created must be addressed by the regular application's engineering plans, including detention for all new lots created by the replat.
- All lots within the subdivision and the owners thereof must continue to accept all existing drainage flows and drainage structures in place at the time of development that are a part of or necessary to the existing or designed roads infrastructure or the existing or designed system of drainage, in addition to all natural flows of water entering onto or crossing the property.
- No structure or land within this plat shall heretofore be developed without first obtaining a Development Permit from the Walker County Floodplain Administrator unless the proposed development is exempt or excepted from the Walker County Floodplain Development Regulations.
- The lowest finished floor elevation shall be in minimum compliance with the local, State, or Federal regulations whichever elevation is higher.
- Cluster and individual mailboxes, if allowed, shall be set three feet from the edge of the pavement or behind curbs, when used. All mailboxes within County arterial right-of-way shall meet the current TxDOT standards. Any mailbox that interferes or negatively affects the maintenance or use of the roads or drainage system may be removed by Walker County.
- It is the responsibility of the Owner, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property.
- The County assumes no responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change. It is further understood that the Owners of the tract of land covered by this plat or a designated property owner's association must install and maintain at their own expense all roads, storm-water management controls, traffic control devices, and signage that may be required until such time, if any, said infrastructure in the subdivision have been accepted for public maintenance.
- If any portion of the original parent tract being subdivided as a Minor Subdivision is further subdivided so that the total number of daughter tracts created from the original parent tract exceeds four, then all lots created must be addressed by the replat application engineering plans, including detention for all new lots created by the replat.
- This plat does not seek to change or amend any existing deed restrictions.

ON-SITE SEWAGE FACILITY REVIEW

Based upon a review of the plat and plans as represented by the said engineer or surveyor, I, the below signed design/review professional, being qualified to make said determination under Texas law, find that this plat complies with the requirements of the Walker County On-Site Sewage Facility Regulations, and Title 30 of the Texas Administrative Code, Chapter 205, including but not limited to the suitability of the proposed lots to accommodate on-site sewage facilities within the proposed development considering all of the requirements of Title 30, 205 TAC and any applicable local orders. I also agree that Walker County, its agents, and assigns bear no responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

Wendell Baker
 Wendell Baker
 Prof. Sanitarian No. 3523



OWNER'S ACKNOWLEDGEMENT AND DEDICATION
 STATE OF TEXAS §
 COUNTY OF WALKER §

We, the owners of the certain tract of land shown hereon and described in a deed recorded in Volume 986, page 69 of the Official Public Records of Walker County, Texas, do hereby state that there are no lien holders of the certain tract of land, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby forever dedicate to the public the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Walker County may deem appropriate and do hereby state that all public roadways and easements as shown on this plat are free of liens. This subdivision is to be known as Minor Plat of Hector J. Chavez 13.90 Acre Tract.

TO CERTIFY WHICH, WITNESS by my hand this 17th day of August, 2023

Signed *Hector J. Chavez*
 Hector J. Chavez
 7810 Fallbrook Dr. Apt. 505
 Houston, Texas 77026

Signed *Martha P. Chavez*
 Martha P. Chavez
 7810 Fallbrook Dr. Apt. 505
 Houston, Texas 77026

NOTARY PUBLIC ACKNOWLEDGEMENT
 STATE OF TEXAS §
 COUNTY OF WALKER §

This instrument was acknowledged before me
 Dated this 17th day of August, 2023
 by Hector J. Chavez.

Annette C. Olivier
 ANNETTE C. OLIVIER
 Notary Public, State of Texas
 Comm. Expires 04-28-2024
 Notary ID: 124876038

NOTARY PUBLIC ACKNOWLEDGEMENT
 STATE OF TEXAS §
 COUNTY OF WALKER §

This instrument was acknowledged before me
 Dated this 17th day of August, 2023
 by Martha P. Chavez.

Annette C. Olivier
 ANNETTE C. OLIVIER
 Notary Public, State of Texas
 Comm. Expires 04-28-2024
 Notary ID: 124876038

MINOR PLAT APPROVAL

STATE OF TEXAS §
 COUNTY OF WALKER §

By authority of Section 3.74 of the Walker County Subdivision Regulations this minor plat has been approved by the Director of Planning and Development and/or the County Engineer of Walker County, Texas. This approval is based upon the representations of the developer, engineer, geologist, and/or surveyor whose seals and/or signatures are affixed hereto. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. Walker County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

[Signature]
 Director of Planning and Development

NOTARY PUBLIC ACKNOWLEDGEMENT
 STATE OF TEXAS §
 COUNTY OF WALKER §

This instrument was acknowledged before me
 Dated this 17th day of August, 2023
 by *Annette C. Olivier*

Annette C. Olivier
 ANNETTE C. OLIVIER
 Notary Public, State of Texas
 Comm. Expires 04-28-2024
 Notary ID: 124876038

CERTIFICATION BY THE COUNTY CLERK
 STATE OF TEXAS §
 COUNTY OF WALKER §

I, Karl A. French, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing with its certificate of authentication was filed for record in my office
 on the 17th day of AUGUST, 2023
 at 02:46 o'clock P.M. and duly recorded this
 on the 17th day of AUGUST, 2023
 at 02:46 o'clock P.M. in the Plat Records of said County in
 Volume 8 page 32

Karl A. French, Clerk County
 Court of Walker County, Texas

By *Karl French*
 Deputy

**FOR TAX PURPOSES
 THIS PLAT COMPLIES
 WITH SECTION 12.002
 OF THE PROPERTY
 CODE**

MINOR PLAT OF

**HECTOR J. CHAVEZ
 13.90 ACRE TRACT**

**JAMES C. DEWITT SURVEY, A-608
 WALKER COUNTY, TEXAS**

MAY 2023

SCALE: 1" = 100 FEET
 H.E. McADAMS & SON SURVEYING, INC.
 Registered Professional Land Surveyors
 P.O. Box 5047, Huntsville, Texas 77342
 TBPELS Firm No. 10194425

Job No. 23009

SHEET 2 OF 2