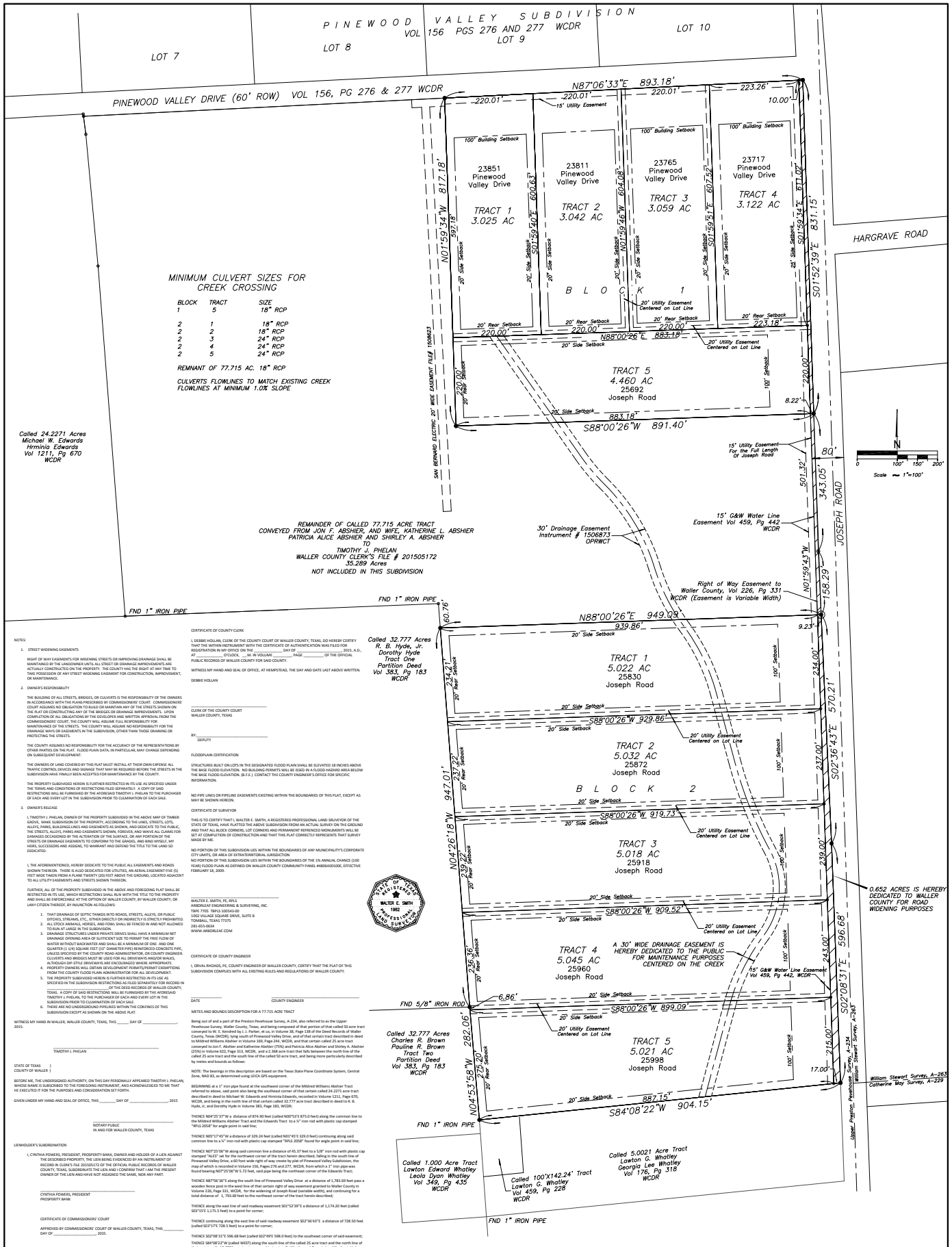


MINIMUM CULVERT SIZES FOR CREEK CROSSING

BLOCK	TRACT	SIZE
1	5	18" RCP
2	1	18" RCP
2	2	18" RCP
2	3	24" RCP
2	4	24" RCP
2	5	24" RCP

REMNANT OF 77.715 AC. 18" RCP

CULVERTS FLOWLINES TO MATCH EXISTING CREEK FLOWLINES AT MINIMUM 1.0% SLOPE

NOTES:

1. STREET WIDENING EASEMENTS

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.

2. OWNER'S RESPONSIBILITY

THE BUILDING OF ALL STREETS, BRIDGES, OR CULVERTS IS THE RESPONSIBILITY OF THE OWNERS IN ACCORDANCE WITH THE PLANS PRESCRIBED BY 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 DRAINING OR PROTECTING THE STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE REPRESENTATIONS BY OTHER PARTIES ON THE PLAT. FLOOD PLAIN 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 SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

THE PROPERTY SUBDIVIDED HEREIN IS FURTHER RESTRICTED IN ITS USE AS SPECIFIED UNDER THE TERMS AND CONDITIONS OF RESTRICTIONS FILED SEPARATELY. A COPY OF SAID RESTRICTIONS WILL BE FURNISHED BY THE AFORESAID TIMOTHY J. PHELAN TO THE PURCHASER OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO CULMINATION OF EACH SALE.

3. OWNER'S RELEASE

I, TIMOTHY J. PHELAN, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE MAP OF TIMBER GROVE, MAKE SUBDIVISION OF THE PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS AS SHOWN, AND DEDICATE TO THE PUBLIC, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN, FOREVER, AND WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO THE GRADES, AND BIND MYSELF, MY 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 LANY 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 MINIMUM 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 QUARTER (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 IN _____ OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. A COPY OF SAID RESTRICTIONS WILL BE FURNISHED BY THE AFORESAID TIMOTHY J. PHELAN, 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.

WITNESS MY HAND IN WALLER, WALLER COUNTY, TEXAS, THIS _____ DAY OF _____, 2015.

_____
TIMOTHY J. PHELAN

STATE OF TEXAS }
COUNTY OF WALLER }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIMOTHY J. PHELAN, 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 _____, 2015

_____
NOTARY PUBLIC
IN AND FOR WALLER COUNTY, TEXAS

LIENHOLDER'S SUBORDINATION

I, CYNTHIA POWERS, PRESIDENT, PROSPERITY BANK, OWNER AND HOLDER OF A LIEN AGAINST THE DESCRIBED PROPERTY, THE LIEN BEING EVIDENCED BY AN INSTRUMENT OF RECORD IN CLERK'S FILE 2015051720 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, SUBORDINATE THE LIEN AND I CONFIRM THAT I AM THE PRESENT OWNER OF THE LIEN AND HAVE NOT ASSIGNED THE SAME, NOR ANY PART.

_____
CYNTHIA POWERS, PRESIDENT
PROSPERITY BANK

CERTIFICATE OF COMMISSIONERS' COURT

APPROVED BY COMMISSIONERS' COURT OF WALLER COUNTY, TEXAS, THIS _____ DAY OF _____, 2015.

_____
CARBETT "TREY" DUHON III, COUNTY JUDGE

_____ _____
JOHN A. AMSLER, COMMISSIONER PRECINCT 1
RUSSELL KLECKA, COMMISSIONER PRECINCT 2

_____ _____
JERON BARNETT, COMMISSIONER PRECINCT 3
JUSTIN BECKENDORFF, COMMISSIONER PRECINCT 4

CERTIFICATE OF COUNTY CLERK

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 _____, 2015, A.D., AT _____ O'CLOCK, ___M. IN VOLUME _____, PAGE _____ 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

FLOODPLAIN CERTIFICATION

STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAIN SHALL BE ELEVATED 18 INCHES ABOVE THE BASE FLOOD ELEVATION. NO BUILDING PERMITS WILL BE ISSED IN A FLOOD HAZARD AREA BELOW THE BASE FLOOD ELEVATION. (B.F.E.) CONTACT TH E COUNTY ENGINEER'S OFFICE FOR SPECIFIC INFORMATION.

NO PIPE LINES OR PIPELINE EASEMENTS EXISTING WITHIN THE BOUNDARIES OF THIS PLAT, EXCEPT AS MAY BE SHOWN HEREON.

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, WALTER E. SMITH, A REGISTERED PROFESSIONAL LAND SRUVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THI GROUND AND THAT ALL BLOCK CORNERS, LOT CORNERS AND PERMANENT REFRENCED MONUMENTS WILL BE SET AT COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, OR AREA OF EXTRATERRITORIAL JURISDICTION
NO PORTION OF THIS SUBDIVISION LIES WITH THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100 YEAR) FLOOD PLAIN AS DEFINED ON WALLER COUNTY COMMUNITY PANEL #480640010D, EFFECTIVE FEBRUARY 18, 2009.

STATE OF TEXAS
REGISTERED
WALTER E. SMITH
1982
PROFESSIONAL LAND SURVEYOR

_____
WALTER E. SMITH, PE, RPLS
ARBORLEAF ENGINEERING & SURVEYING, INC.
TBPE 7705 TBPLS 100543-00
1002 VILLAGE SQUARE DRIVE, SUITE B
TOMBALL, TEXAS 77375
281-655-0634
WWW.ARBORLEAF.COM

CERTIFICATE OF COUNTY ENGINEER

I, ORVAL RHOADS, PE, COUNTY ENGINEER OF WALLER COUNTY, CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF WALLER COUNTY.

_____ _____
DATE COUNTY ENGINEER

METES AND BOUNDS DESCRIPTION FOR A 77.715 ACRE TRACT

Being out of and a part of the Preston Pevehouse Survey, A-234, also referred to as the Upper Pevehouse Survey, Waller County, Texas, and being composed of that portion of that called 50 acre tract conveyed to W. E. Kendred by J. J. Parker, et us, in Volume 38, Page 138 of the Deed Records of Waller County, Texas (WCDR), lying south of Pinewood Valley Drive, and of that certain tract described in deed to Mildred Williams Abshier in Volume 169, Page 244, WCDR, and that certain called 25 acre tract conveyed to Jon F. Abshier and Katherine Abshier (75%) and Patricia Alice Abshier and Shirley A. Abshier (25%) in Volume 622, Page 313, WCDR, and a 2.368 acre tract that falls between the north line of the called 25 acre tract and the south line of the called 50 acre tract, and being more particularly described by metes and bounds as follows:

NOTE: The bearings in this description are based on the Texas State Plane Coordinate System, Central Zone, NAD 83, as determined using LEICA GPS equipment.

BEGINNING at a 1" iron pipe found at the southwest corner of the Mildred Williams Abshier Tract referred to above, said point also being the southeast corner of that certain called 24.2271 acre tract described in deed to Michael W. Edwards and Hrminia Edwards, recorded in Volume 1211, Page 670, WCDR, and being in the north line of that certain called 32.777 acre tract described in deed to R. B. Hyde, Jr. and Dorothy Hyde in Volume 383, Page 183, WCDR;

THENCE N04°25'37"W a distance of 874.90 feet (called N00°53'E 875.0 feet) along the common line to the Mildred Williams Abshier Tract and the Edwards Tract to a ½" iron rod with plastic cap stamped "RPLS 2058" for angle point in said line;

THENCE N07°17'45"W a distance of 329.24 feet (called N01°45'E 329.0 feet) continuing along said common line to a ½" iron rod with plastic cap stamped "RPLS 2058" found for angle point in said line;

THENCE N07°25'06"W along said common line a distance of 45.37 feet to a 5/8" iron rod with plastic cap stamped "ALEE" set for the northwest corner of the tract herein described, falling in the south line of Pinewood Valley Drive, a 60 foot wide right of way create by plat of Pinewood Valley Subdivision, the map of which is recorded in Volume 156, Pages 276 and 277, WCDR, from which a 1" iron pipe was found bearing N07°25'06"W 5.72 feet, said pipe being the northeast corner of the Edwards Tract;

THENCE N87°06'36"E along the south line of Pinewood Valley Drive at a distance of 1,783.69 feet pass a wooden fence post in the west line of that certain right of way easement granted to Waller County in Volume 226, Page 331, WCDR, for the widening of Joseph Road (variable width), and continuing for a total distance of 1, 793.69 feet to the northeast corner of the tract herein described;

THENCE along the east line of said roadway easement S01°52'39"E a distance of 1,174.20 feet (called S03°15'E 1,171.5 feet) to a point for corner;

THENCE continuing along the east line of said roadway easement S02°36'43"E a distance of 728.50 feet (called S03°17'E 728.5 feet) to a point for corner;

THENCE S02°08'31"E 596.68 feet (called S02°49'E 598.0 feet) to the southeast corner of said easement;

THENCE S84°08'22"W (called WEST) along the south line of the called 25 acre tract and the north line of that certain called 5.0021 acre tract conveyed to Lawton G. Whatley and Georgia Lee Whatley in Volume 176, Page 318, WCDR, at a distance of 17.00 feet pass a fence post in the west line of said road easement and continuing for a total distance of 904.15 feet (called 947.20 feet) to a 1" iron pipe found at the southwest corner of the called 25 acre tract and the northwest corner of the called 5.0021 acre tract, same being in the east line of that certain called 32.777 acre tract referred to as Tract Two in deed to Charles R. Brown and Pauline R. Brown recorded in Volume 383, Page 183, WCDR;

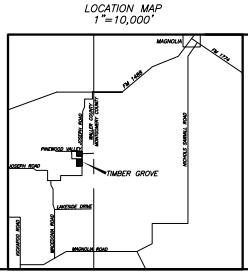
THENCE N04°53'58"W (called N01°53'13"W) along the west line of the called 25 acre tract and the east line of the said Brown Tract a distance of 282.06 feet to a 5/8" iron rod found for corner at the northeast corner of the Brown Tract, same being a southeast corner of the Hyde Tract;

THENCE N04°26'18"W 1,007.77 feet (called N01°53'13"W 1,008.29 feet) along the west line of the called 25 acre tract and the east line of the Hyde Tract to a 1" iron pipe found at the northeast corner of said Hyde Tract, in the south line of the called 50 acre tract;

THENCE S87°47'01"W 780.73 feet (called N88°42'11"W 781.00 feet) along the south line of the called 50 acre tract and the south line of the Mildred Williams Abshier Tract and the north line of the Hyde Tract to the point of BEGINNING, containing 77.715 acres, of which 0.652 acres lies within the Waller County Right of Way Easement.

NOTE: 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ARBORLEAF" SET AT ALL CORNERS UNLESS NOTED OTHERWISE

LOCATION MAP
1"=10,000'



Final Plat of Timber Grove

BEING A SUBDIVISION OF A PORTION OF THAT CERTAIN CALLED 77.715 ACRE TRACT CONVEYED TO TIMOTHY J. PHELAN BY DEED RECORDED IN WALLER COUNTY CLERK'S FILE 2015051172, DEED RECORDS OF WALLER COUNTY, TEXAS, AND LOCATE IN THE UPPER PRESTON PEVEHOUSE SURVEY, ABSTRACT 234, WALLER COUNTY, TEXAS

Developer: Timothy J. Phelan
P. O. Box 1274
Waller, Texas 77484
936-372-9181

Engineer/Surveyor: Arborleaf Engineering & Surveying, Inc.
TBPE 7705 TBPLS 100543-00
1002 Village Square Drive, Suite B
Tomball, Texas 77375
281-655-0634
www.Arborleaf.com

ALES Proj # 15-5029-001