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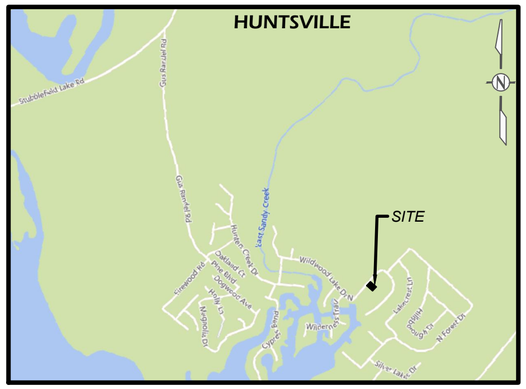
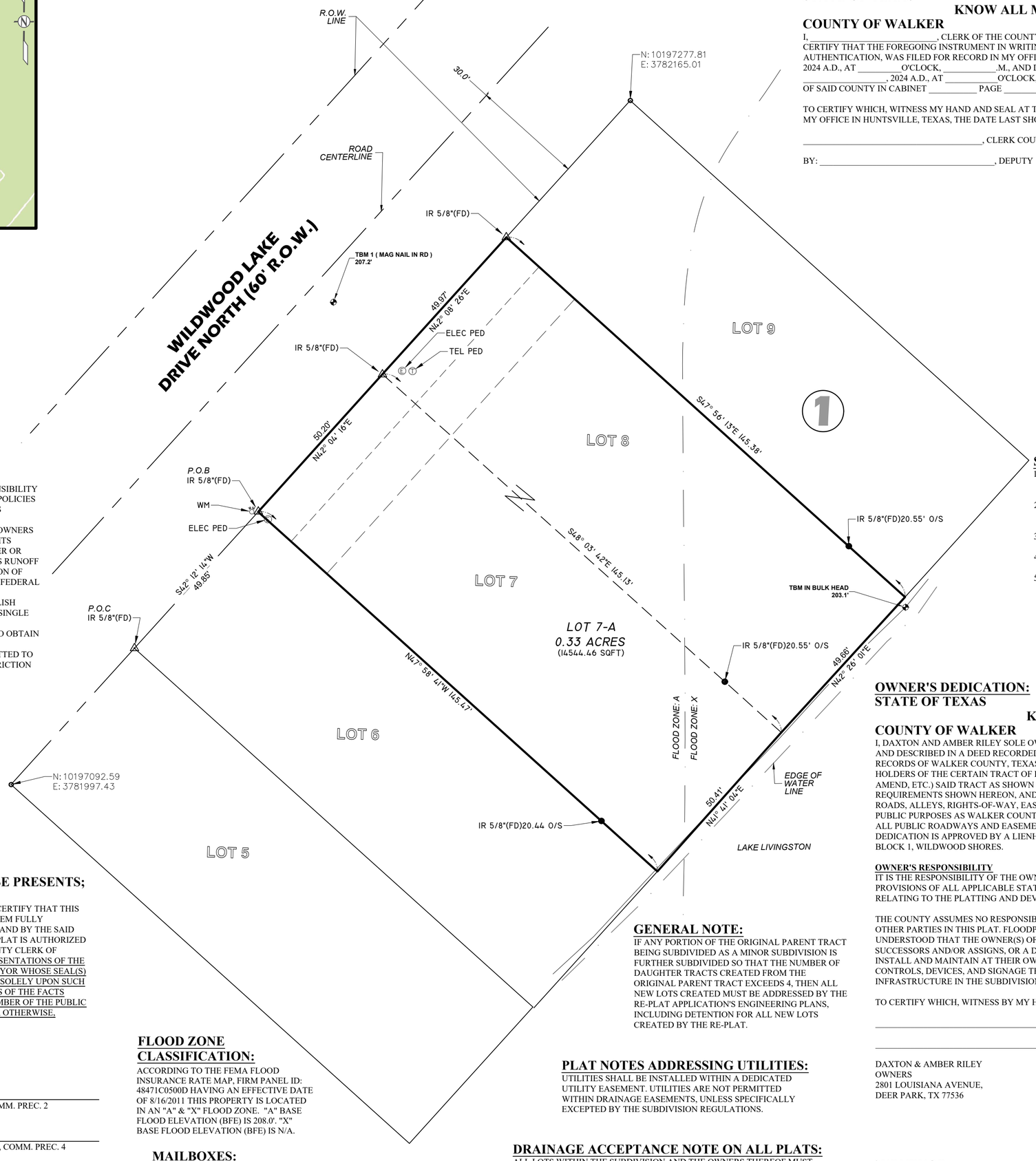


VICINITY MAP

SCALE: 1" = 2000'



PLAT NOTES ADDRESSING AREA DRAINAGE:

NOTE FOR MINOR SUBDIVISION PLAT

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 THE 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.

DEVELOPMENT NOTES:

NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE DEVELOPED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WALKER COUNTY FLOODPLAIN ADMINISTER UNLESS THE PROPOSED DEVELOPMENT IS EXEMPT OR EXCEPTED FROM THE WALKER COUNTY FLOODPLAIN DEVELOPMENT REGULATIONS.

THE MINIMUM, LOWEST FINISHED FLOOR ELEVATION SHALL BE IN COMPLIANCE WITH THE LOCAL FLOODPLAIN REGULATIONS AND THE FINISHED FLOOR ELEVATION NOTED ON THE PLAT, WHICHEVER ELEVATION IS HIGHER.

COMMISSIONERS COURT APPROVAL:

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS;

COUNTY OF WALKER

THE COMMISSIONERS COURT OF WALKER COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEM FULLY PRESENTED TO THE COMMISSIONERS COURT OF WALKER COUNTY, TEXAS, AND BY THE SAID COURT DUTY CONSIDERED, WAS ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WALKER COUNTY, TEXAS. THIS CERTIFICATION IS BASED UPON THE REPRESENTATIONS OF THE DEVELOPER/DEVELOPER'S AGENT, ENGINEER, SANITARIAN, AND/OR SURVEYOR WHOSE SEAL(S) 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.

_____
COLT CHRISTIAN, COUNTY JUDGE

_____ _____
DANNY KUYKENDALL, COMM. PREC. 1 — RONNIE WHITE, COMM. PREC. 2

_____ _____
BILL DUGETTE, COMM. PREC. 3 — BRANDON DECKER, COMM. PREC. 4

CERTIFICATION:

I, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THE MAP/PLAT SHOWN HERON REPRESENTS A BOUNDARY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION WITH THE FOLLOWING MINIMUM STANDARDS SET FORTH IN A: CATEGORY: 1B - TEXAS STANDARD SURVEY CONDITION: III -SUBURBAN AND THAT NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.

FLOOD ZONE CLASSIFICATION:

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, FIRM PANEL ID: 48471C0500D HAVING AN EFFECTIVE DATE OF 8/16/2011 THIS PROPERTY IS LOCATED IN AN "A" & "X" FLOOD ZONE. "A" BASE FLOOD ELEVATION (BFE) IS 208.0'. "X" BASE FLOOD ELEVATION (BFE) IS N/A.

MAILBOXES:

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 WITH OR NEGATIVELY AFFECTS THE MAINTENANCE OR USE OF THE ROADS OR DRAINAGE SYSTEM MAY BE REMOVED BY WALKER COUNTY.

COUNTY CLERK'S CERTIFICATION:

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS;

COUNTY OF WALKER

I, _____, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____DAY OF _____, 2024 A.D., AT _____O'CLOCK, _____.M., AND DULY RECORDED THIS THE DAY OF _____, 2024 A.D., AT _____O'CLOCK, _____.M., IN THE PLAT RECORDS OF SAID COUNTY IN CABINET _____ PAGE _____

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN HUNTSVILLE, TEXAS, THE DATE LAST SHOWN ABOVE WITTEN.

_____, CLERK COUNTY COURT OF WALKER COUNTY, TEXAS

BY: _____, DEPUTY

SCALE: 1" = 20'

LEGEND:

R.O.W	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STM.S.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
U.E&A.E.	UTILITY & AERIAL EASEMENT
SP	SPRINKLER HEAD
ELE	ELECTRIC
SEP	SEPTIC
TPED	TELEPHONE PEDISTAL
PP	POWER POLE
WM	WATER METER

REFERENCE MAP:

PLAT OF WILDWOOD SHORES, SECTION FOUR, RECORDED IN VOLUME: 3, PAGE: 178 OF THE OFFICIAL PUBLIC RECORDS OF WALKER COUNTY, TEXAS.

SURVEYORS NOTE:

1. BEARINGS REFERENCED TO GRID NORTH: NAD83, TEXAS STATE PLANE ZONE 3 CENTRAL (5376). UNITS: USFT, GRID, COMBINED SCALE FACTOR IS 0.99991184.
2. THIS SURVEY IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND IS VALID FOR THIS TRANSACTION ONLY.
3. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY.
4. THIS PLAT DOES NOT SEEK TO CHANGE/AMEND ANY EXISTING DEED RESTRICTIONS.
5. THE SUBDIVISION PLAT AND RESTRICTIONS MUST CONTAIN A STATEMENT THAT WALKER COUNTY WILL AT NO POINT BE UNDER ANY OBLIGATION TO ACCEPT MAINTENANCE OF THE ROADS OR ASSOCIATED DRAINAGE FEATURES, AS THE ROADS AND ASSOCIATED DRAINAGE FEATURES WERE DEVELOPED AND APPROVED, BY REQUEST OF THE OWNER, SPECIFICALLY FOR PRIVATE MAINTENANCE.

OWNER'S DEDICATION:

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS;

COUNTY OF WALKER

I, DAXTON AND AMBER RILEY SOLE OWNERS OF THE CERTAIN TRACT OF LAND SHOW HEREON AND DESCRIBED IN A DEED RECORDED IN DEED# 100250 & DEED# 84884 OF THE OFFICIAL RECORDS OF WALKER COUNTY, TEXAS, "[AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND], AND DO HEREBY (SUBDIVIDE, RE-SUBDIVIDE, AMEND, ETC.) 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 OR THIS DEDICATION IS APPROVED BY A LIENHOLDER. THIS SUBDIVISION IS TO BE KNOWN AS LOT 7-A, BLOCK 1, WILDWOOD SHORES.

OWNER'S RESPONSIBILITY

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 OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT, ITS SUCCESSORS AND/OR ASSIGNS, OR A DESIGNATED PROPERTY OWNER'S ASSOCIATION MUST INSTALL AND MAINTAIN AT THEIR OWN EXPENSE ALL ROADS, STORMWATER MANAGEMENT CONTROLS, DEVICES, AND SIGNAGE THAT MAY BE REQUIRED UNTIL SUCH TIME, IF ANY, SAID INFRASTRUCTURE IN THE SUBDIVISION HAVE BEEN ACCEPTED FOR PUBLIC MAINTENANCE.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS_____DAY OF_____, 2024.

_____<OWNER'S SIGNATURE>

_____<OWNER'S SIGNATURE>

DAXTON & AMBER RILEY
OWNERS
2801 LOUISIANA AVENUE,
DEER PARK, TX 77536

GENERAL NOTE:

IF ANY PORTION OF THE ORIGINAL PARENT TRACT BEING SUBDIVIDED AS A MINOR SUBDIVISION IS FURTHER SUBDIVIDED SO THAT THE NUMBER OF DAUGHTER TRACTS CREATED FROM THE ORIGINAL PARENT TRACT EXCEEDS 4, THEN ALL NEW LOTS CREATED MUST BE ADDRESSED BY THE RE-PLAT APPLICATION'S ENGINEERING PLANS, INCLUDING DETENTION FOR ALL NEW LOTS CREATED BY THE RE-PLAT.

PLAT NOTES ADDRESSING UTILITIES:

UTILITIES SHALL BE INSTALLED WITHIN A DEDICATED UTILITY EASEMENT. UTILITIES ARE NOT PERMITTED WITHIN DRAINAGE EASEMENTS, UNLESS SPECIFICALLY EXCEPTED BY THE SUBDIVISION REGULATIONS.

DRAINAGE ACCEPTANCE NOTE ON ALL PLATS:

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.

SURVEYOR:

RYAN J. FUSELIER, P.E., P.L.S.
150 BELLE TERRE DR.
EUNICE, LA 70535
(337) 466-0684

STATE OF TEXAS REGISTERED RYAN FUSELIER 5989 LICENSED PROFESSIONAL SURVEYOR

10/30/2024

SHEET NUMBER 01

BOUNDARY LINE ADJUSTMENT

BY	REVISION DESCRIPTION	DATE

DESIGNED	R.J.F.	SURVEY DATE PREPARED	08/05/2024
DETAILED	D.M.C.	SHEET	09/10/2024 I OF I

A PRIVATE SUBDIVISION OF LOT 7 AND LOT 8 INTO LOT 7-A, SITUATED IN BLOCK 1 OF THE REPLAT OF WILDWOOD SHORES, SECTION FOUR, OF WALKER COUNTY, TEXAS.

Ryan J. Fuselier P.E., P.L.S.
150 Belle Terre Dr.
Eunice, La 70535
ryan@fuselierllc.com
337-466-0684

FUSELIER
SURVEYING + MAPPING
RJ FUSELIER & ASSOCIATES LLC
FIRM REG. #: LA (VF 790), TX (10194363)

24-TX-168 Combined Re-Plat REVISED.dwg Scale: 1"=100' Date: 10/30/24 @ 09:32 RF