

DN-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 285, including but not limited to the suitability of the proposed lots to accommodate on-site sewage facilities within the proposed development considering all the requirements of Title 30, 285 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.

K&B TECHNOLOGY
JOHN KATAMBANI No. 3710
PROFESSIONAL SANITARIAN

APPROVAL OF COMMISSIONERS COURT
STATE OF TEXAS
COUNTY OF WALKER

The Commissioners Court of Walker County, Texas, does hereby certify that this map or plat, for a subdivision having been fully presented to the Commissioners Court of Walker County, Texas, and by the said Court duly 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.

Dated this 6th day of Nov., 2023.

Colt Christian
County Judge

Danny Kuykendall
Commissioner, Precinct 1

Bill Daugette
Commissioner, Precinct 3

Ronnie White
Commissioner, Precinct 2

Brandon Becker
Commissioner, Precinct 4



NOTES:
1. The purpose of this plat is to create THREE (3) tracts of land LOT 54, BLOCK 5, 4.43 ACRES HARMON CREEK RANCHETTES, recorded and shown on Map or Plat in Volume 174, Page 573 of the PLAT RECORDS of Walker County, Texas.

- Based on FEMA Insurance Maps, dated August 16, 2011, Walker County #481042, map #48471028730, Panel 02730, this tract is located within Flood Hazard Zone "X" (no base flood elevations determined). This flood statement shall create no liability on the part of the surveyor or the undersigned.
- Monuments shown hereon as found are controlling monuments, unless noted as reference only.
- This survey was completed without an Abstract of Title. There may be additional easements and other matters not shown hereon.
- All owners of tracts 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.
- 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 hereafter be developed without first obtaining a Development Permit from the Walker County Flood plain Administrator unless the proposed development is exempt or excepted from the Walker County Flood plain 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. Flood plain data, in particular, may change. It is further understood that the benefit 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.
- A Variance to Section 38.2 of the Subdivision Regulations of Walker County, Texas, to exceed the 3 to 1 depth to width ratio, was granted by Walker County Commissioners Court on _____ day of _____, 2023.
- This plat does not seek to change or amend any existing deed restrictions.
- A Variance to Section 4.23 of the Subdivision Regulations of Walker County, Texas, to dedicate the 5' right of way by easement was granted by Walker County Commissioners Court on _____ day of _____, 2023.

OWNER'S ACKNOWLEDGMENT AND DEDICATION
STATE OF TEXAS
COUNTY OF WALKER

I, DARREN MCCLAIN, owner of the certain tract of land shown hereon and described as LOT 54, BLOCK 5 (called 4.4288 ACRE TRACT) in a Deed recorded in Volume 1246, Page 78 of the Official Records of Walker County, Texas, and being a part of the HARMON CREEK RANCHETTES, a subdivision out of the James Dean Survey, A-159, Walker County, Texas according to Plat recorded in Volume 174, Page 573, Deed Records Walker County, Texas. I 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 or this dedication is approved by a lienholder.

TO CERTIFY WHICH, WITNESS by my hand this 9 day of 26, 2023.

DARREN MCCLAIN
10 PARK DRIVE
Huntsville, Texas 77320



LIENHOLDER SUBORDINATION
STATE OF TEXAS
COUNTY OF WALKER

I, Walter P. Sharum IRA # 1419111, owners and holders of a lien against the property described in the plat known as LOT 54, BLOCK 5, HARMON CREEK SUBDIVISION said lien being evidenced by a deed of trust of record under Volume 1246, Page 78 of the Official Records of Walker County, Texas, and do hereby ratify and confirm said subdivision and dedication, and do hereby in all things subordinate to said lien. We hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: Milan Gaskin
Print Name: Milan Gaskin
Title: Notes Supervisor



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

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 filed for record in my office on the 17th day of DECEMBER, 2023, at 1:31 o'clock, A.M., and duly recorded this on the 17th day of DECEMBER, 2023, at 1:31 o'clock, A.M., in the Plat Records of said County in Volume 8, Page 56.

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

By: Karla Sanchez Deputy

- LEGEND
- IR/IPF = IRON ROD/PIPE FOUND
 - IRS = 3/4" IRON ROD SET CAPPED
 - "ALBERT E. HALL, RPLS #377"
 - AC= AIR CONDITIONER
 - WV= WATER VALVE
 - WM= WATER METER
 - =SEPTIC
 - PP=POWER POLE
 - GUY = POWER POLE GUY
 - OHP=OVERHEAD POWER
 - MP=METER POLE
 - TP= TELE PEDESTAL
 - CO= CLEAN OUT
 - FOC=FIBER OPTIC
 - FENCE

GRAPHIC SCALE



SURVEYOR'S CERTIFICATION

I, ALBERT E. HALL, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINES AND DIMENSIONS OF THE LAND INDICATED THEREIN. SURVEYOR ALSO CERTIFIES THAT THERE ARE NO VISIBLE DISCREPANCIES, DEED LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE EASEMENTS OR ROADWAYS EXCEPT AS SHOWN ON SAID SURVEY AND SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC HIGHWAY.

ALBERT E. HALL
REGISTERED PROFESSIONAL LAND SURVEYOR
#377

DATE

REPLAT OF LOT 54, BLOCK 5
HARMON CREEK RANCHETTES,
JAMES DEAN SURVEY A-(159)