

Notes:
Every document of record reviewed and considered as a part of this survey is noted hereon were supplied to the surveyor. No abstract of title, nor title commitments, nor results of title searches were furnished to the surveyor. There may exist other documents of records that would effect this parcel.

Basis of Bearings is the Texas State Plane Coordinate System, Texas Central Zone NAD83

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 re-plat application's engineering plans, including detention for all new lots created by the replat.

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, 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.

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.

No structure or land within this plat shall hereafter be developed without first obtaining a Development Permit from the Walker County Floodplain Administrator unless the proposed development is exempt or excepted from Walker County Floodplain Development Regulations.

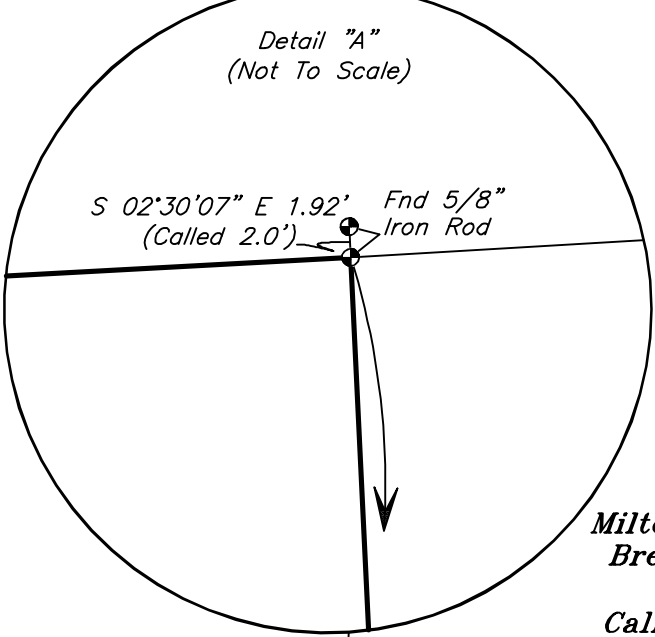
The minimum, lowest finished floor elevation shall be in compliance with the local floodplain regulations and the finished floor elevation noted on the plat, whichever elevation is higher.

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 the 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 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 the 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.

Utilities shall be installed within a dedicated utility easement. Utilities are not permitted within drainage easements, unless specifically excepted by the subdivision regulations.

This plat does not seek to amend/change any existing deed restrictions.



STATE OF TEXAS
COUNTY OF WALKER

I, Kari French, Clerk of the County Court of Walker County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 20____, at _____ o'clock, ____M., and duly recorded on _____, 20____, at _____ o'clock, ____M., in Cabinet _____, Sheet _____, of the plat records of _____ for said County.

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 written.

Kari French, Clerk County Court
of Walker County, Texas

By _____, Deputy

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/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.

Signed _____ Signed _____
Director of Planning and Development County Engineer

Before me _____, a notary public on this day personally appeared _____, Director of Planning and Development and/or _____, County Engineer, known to me (or approved to me) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and consideration therein expressed.

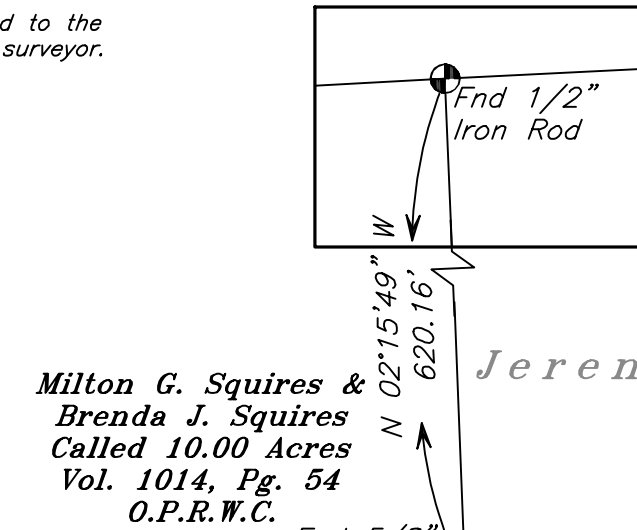
Given under my hand and seal of officer this _____ day of _____, 20____.

Notary of Public

Surveyor's Acknowledgment
I, Kenneth E. Savoy, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corner and angle points of the boundaries of the original tract to be subdivided of the reference have been marked with iron rods of which have a minimum diameter of five-eighths of an inch (5/8") diameter and length not less than three feet (3'), unless otherwise noted and that the plat boundary corners have been tied to the nearest survey corner.



Kenneth E. Savoy RPLS
Texas Registration No. 5730



Milton G. Squires &
Brenda J. Squires
Called 10.00 Acres
Vol. 1014, Pg. 54
O.P.R.W.C.

Jeremiah Lauderdale Survey,
A - 328

Williams Bell GP, LLC
Called 10 Acres
WCCF# 202392368
O.P.R.W.C.
More Fully Described in
Vol. 332, Pg. 501
D.R.W.C.

"Lot 1"
2.4987 Acres

"Lot 2"
2.4987 Acres

"Lot 3"
2.4987 Acres

"Lot 4"
2.4987 Acres

Milton G. Squires &
Brenda J. Squires
"Tract One"
Called 15.63 Acres
Vol. 403, Pg. 671
D.R.W.C.

Sugar Hill Road
(60' R.O.W.)
Called 6.66 Ac.
Vol. 326, Pg. 778
D.R.W.C.

STATE OF TEXAS
COUNTY OF WALKER

I, Williams Bell GP, LLC, sole owner of the certain tract of land shown hereon and described in an affidavit recorded in Walker County Clerk's File No. 202392368 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, 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 of this dedication is approved by a lienholder. This subdivision is to be known as Bell Ranch.

TO CERTIFY WHICH, WITNESS by my hand this _____ day of _____, 20____

Lowell Williams, Manager and authorized signer for Williams Bell GP, LLC

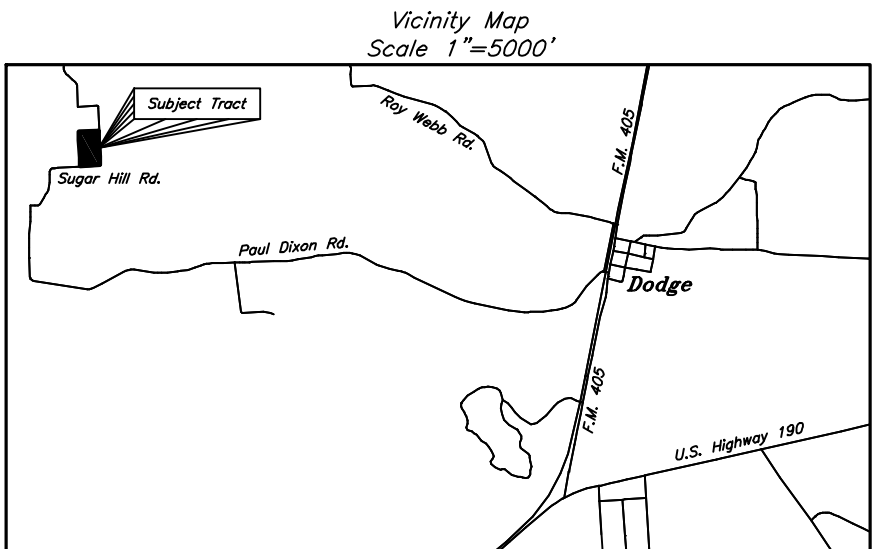
ATTEST

By _____
Secretary

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 of the requirements of Title 30, 285 TAC and any member of the public of independent verification of the representations, factual or otherwise, contained in this plat and documents associated with it.

Jay Churchwell R.s Lic. No. 2721 _____ Date

No portion of this subdivision lies within the boundaries of the 100-year floodplain as delineated on the FEMA Flood Insurance Rate Map for Walker County Community Panel #48471C0275D dated August 16, 2011.



LEGEND	
Fence Line	— x —
Overhead Powerline	— E —
Building Line	— — —
Utility Easement	— — —
Set 5/8" Iron Rod (Unless Noted)	⊙
Power Pole	⊗

0' 100' 200'
GRAPHIC SCALE IN FEET

Minor Plat of Bell Ranch

FOUR TRACTS OF LAND TOTALING 9.9950 ACRES, SITUATED IN THE JEREMIAH LAUDERDALE SURVEY, A-328, WALKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 10.00 ACRE TRACT DESCRIBED IN INSTRUMENT TO WILLIAMS BELL GP, LLC, IN WALKER COUNTY CLRK'S FILE NO. 202392368 OF THE OFFICIAL PUBLIC RECORDS OF WALKER COUNTY, AND BEING MORE FULLY DESCRIBED IN VOLUME 332, PAGE 501 OF THE DEED RECORDS OF WALKER COUNTY, WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83

WASHBURN COMPANY

LAND SURVEYORS

Residential, Commercial, Construction,
Industrial, Alta Surveys, Flood Certificates

P.O. Box 460
Cleveland, Texas 77328

P: 281-432-1665

F: 281-432-1462

awashburnsurvey@gmail.com

November 1, 2023

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File: 23090014 Williams

Firm No. 10104100