



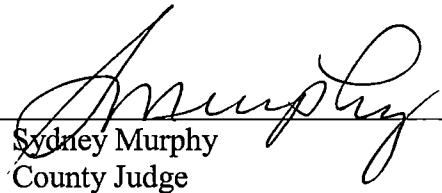
COUNTY OF POLK, TEXAS

CERTIFICATE OF EXEMPTION
FROM SUBDIVISION REGULATIONS

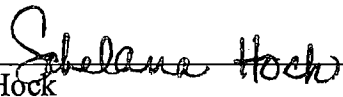
This Certificate of Exemption attests that Cecil Krueger, Jr., Owner of the property located at ABST 970 Peter Whitaker Survey (15.07 acres) located in Precinct 4, is approved for a discretionary exemption of these Regulations for the subdivision of this tract into two tracts to create one 5.3-acre tract and one 9.77-acre tract for the purpose of selling both tracts.

TO CERTIFY WHICH, this Certificate of Exemption will be recorded in the minutes of the Court along with a copy of the developer's plat or survey to document the exemption.

APPROVED DECEMBER 14, 2021, BY THE POLK COUNTY COMMISSIONERS COURT.

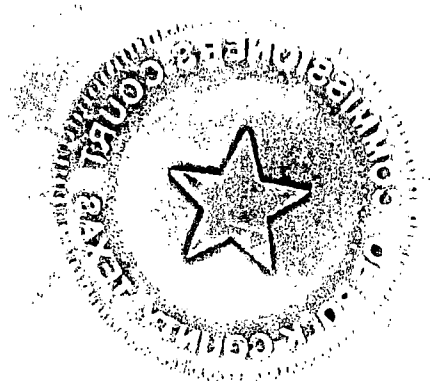


Sydney Murphy
County Judge



Schelana Hock
County Clerk

(seal)





C.T. (Tommy) Overstreet
County Commissioner
Precinct 4

POLK COUNTY

LIVINGSTON, TEXAS

(936) 327-6866
Fax: (936) 327-6863

P.O. Box 2312
Livingston, TX 77351

December 8, 2021

Commissioners Court
Livingston, TX 77351

Greetings,

I am requesting a Discretionary Exception for Cecil Krueger, Jr, for the property at ABST 970, situated in the Peter Whitaker Survey, a 15.507 acre tract. The exception is for the 5.30 acres located on Bracewell Cemetery road. It is in the best interest of the land owner to grant this exception, if not it will cause undue hardship for the land owner. The entire 5.30 acres is being sold to one person for a homestead.

The Courts consideration of this will be greatly appreciated.

Sincerely,

Tommy Overstreet
Commissioner, Pct 4
Polk County, Texas



LOWER TRINITY GROUNDWATER CONSERVATION DISTRICT

602 E. Church St. #150
Livingston, TX 77351
Office: (936) 327-9531
Fax: (936) 327-9532

Website: WaterWells.Info
Email: Groundwater@Livingston.net

November 18, 2021

RE: Residential Water Well Permits

Cecil Krueger Jr.
6350 Ruth Circle
Bryan, TX 77807
979-218-3170

Dear Mr. Krueger

Regarding your inquiry concerning residential water wells for your proposed new land development project located in Polk County at 1902 Bracewell Cemetery Rd. Livingston TX 77351 in the Tamarack Timberco TX LP, Abstract No 412 Volume 2310, Page 379 and consisting of 2 Lots.

The current water district requirements for residential, (non-exempt) water well permits are based solely on placement, as it pertains to the Property lines, Septic tank, Soil absorption, Livestock and Poultry yards. The minimum is 50 feet for property lines, unless pressure cemented to the waterline, then up to 5 feet is allowed. Septic tanks minimum horizontal distance is 50 feet with 100 feet being the minimum distance required for Soil Absorption fields. All livestock and Poultry yards are also 100 feet minimum. If the above requirements are met, the district will approve applications for non-exempt water wells as long as they do not exceed 25,000 gallons a day for private use.

Based on the submitted plans to the district office for subdividing the current property into 2 lots and with the specific locations of all water wells, septic tanks, and septic fields being identified as currently non-existent. **Due to the size and shape of the lots, it is probable that future property owners would be issued authorization for new water wells if the properties minimum guidelines are still met due to neighboring wells and septic system placements in the future.**

The District does not directly project the availability of water for either exempt or non-exempt well placements; rather we would refer you to a licensed Hydrologist Engineer for assessments of groundwater availability. I will note that the Gulf Coast aquifer that currently supports Polk County has a high availability of water present for use in the area you identified. Gaining access to it will depend on many variables as determined by a State Licensed Water Well Driller.

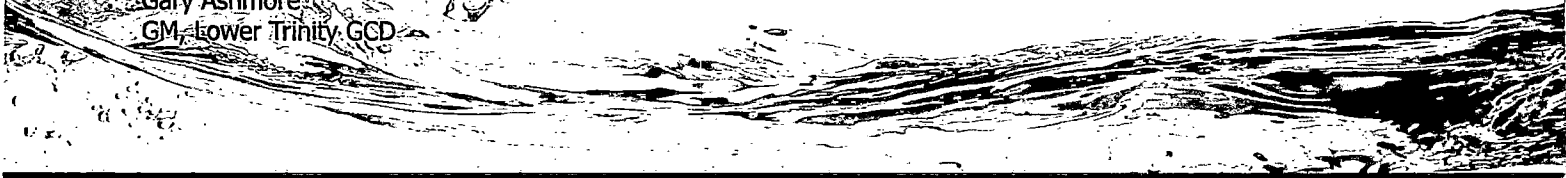
The District has no charge for issuing residential permits or for any water usage by residential wells.

I hope this satisfies your current requirements, please don't hesitate to contact this office if you need further information.

Regards,

Gary Ashmore

Gary Ashmore
GM, Lower Trinity GCD



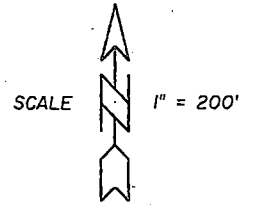
NUMBER	DIRECTION	DISTANCE
L1	N 14°55' W	51.44'
L2	N 02°18' W	287.30'

BEARINGS ARE BASED ON DEED CALL.

CM DENOTES CONTROLLING MONUMENT.

⊗ DENOTES POINT.

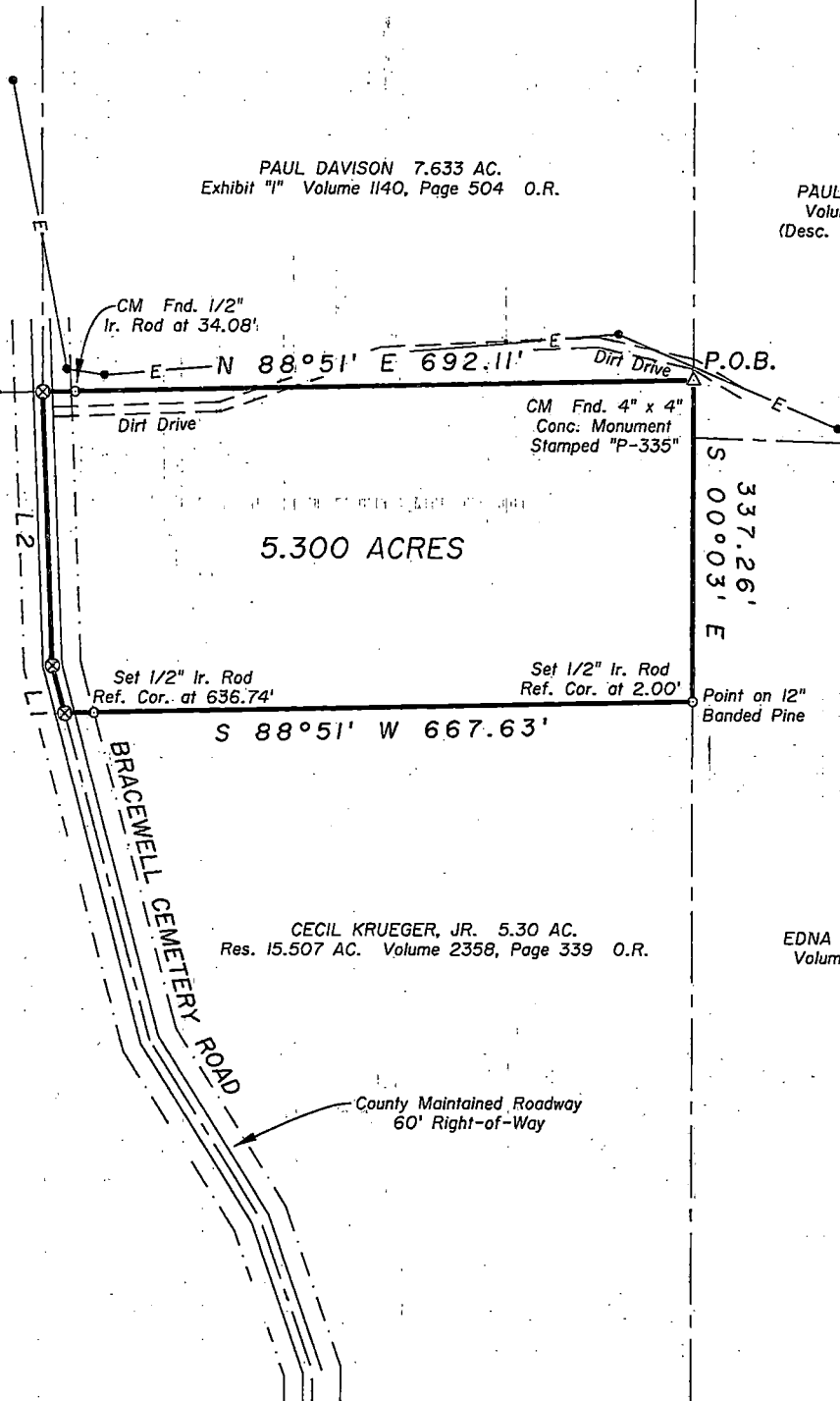
-E- DENOTES ELECTRIC LINE.



RICHARD L. MASSEY 3.340 AC.
Volume 1174, Page 885 O.R.

PAUL DAVISON 7.633 AC.
Exhibit "I" Volume 1140, Page 504 O.R.

PAUL E. DAVISON 45.58 AC.
Volume 874, Page 350 O.R.
(Desc. in Vol. 327, Pg. 626 D.R.)



TAMARACK TIMBERCO TX LP Res. 30.43 AC.
Tract 412 Volume 2310, Page 379 O.R.
(Polk County Tract No. 3 Vol. 317, Pg. 38 D.R.)

CECIL KRUEGER, JR. 5.30 AC.
Res. 15.507 AC. Volume 2358, Page 339 O.R.

EDNA LEE KILLION 34.19 AC.
Volume 725, Page 250 O.R.

SURVEY PLAT SHOWING

5.300 ACRES OF LAND SITUATED IN THE PETER WHITAKER SURVEY, A-970, POLK COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 15.507 ACRES DESCRIBED IN A DEED FROM TAMARACK TIMBERCO TX LP TO CECIL KRUEGER JR., DATED AUGUST 23, 2021 AND RECORDED IN VOLUME 2358, PAGE 339 OF THE OFFICIAL RECORDS OF SAID POLK COUNTY, TEXAS.

I, GERALD L. WRIGHT, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5334, DO HEREBY CERTIFY