



COUNTY OF POLK, TEXAS

CERTIFICATE OF EXEMPTION
FROM SUBDIVISION REGULATIONS


Pursuant to Section 232.0015, Texas Local Government Code, certain divisions of land are exceptions provided by state law from Polk County Subdivision Regulations. This Certificate of Exemption attests that Douglas Lilley, Owner of the property located at I & GN RR Section 62 Abstract 650 6.258 ac, qualifies for exemption under Item 5(h) of these Regulations.

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.

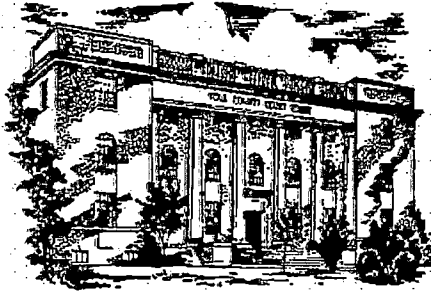
APPROVED February 18, 2023 BY THE POLK COUNTY COMMISSIONERS COURT.



Sydney Murphy
County Judge



Schelana Hock
County Clerk



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

February 9, 2022

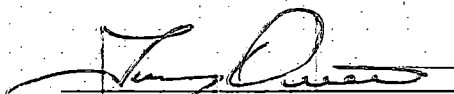
Commissioners Court
Livingston, TX 77351

Greetings,

I am requesting a Discretionary Exception for Douglas Lilley, for the property at I & GN RR Section 62 Abstract 650 a 6.258 acre tract. The exception is for the 1 acre located on Isaac Lane. Mr. Lilley has previously sold 3.258 acres to a family. The one acre was being sold to the elderly parents of the aforementioned family and construction had already started before Mr. Lilley was aware of the Subdivision Regulations. It is in the best interest of the land owner to grant this exception. If not it will cause undue hardship for both parties involved.

The Courts consideration of this will be greatly appreciated.

Sincerely,


Tommy Overstreet
Commissioner, Pct 4
Polk County, Texas

January 18th, 2022

Lilley Industrial Construction, Inc.

7899 US Hwy 190 West

Livingston, Tx 77351

Variance Request Letter

To: Polk County – Commissioner Overstreet

From: Douglas Lilley – Owner/President Lilley Industrial Construction, Inc.

CC: Commissioners Court – County Judge

Hello Mr. Overstreet,

Please take this Variance Request Letter into consideration regarding our property located on Isaac Lane in Livingston, Texas.

We originally purchased this 6.258 acres of land in 2021 with the intentions to divide the land evenly into 2 sections. Following the division and construction on the first 3.258 acre section (left side section on plat), the purchasers of this property informed us that their elderly parents wanted to build right next to them. Being elderly though the parents are not in the physical conditions to care for the additional 3 acres and requested that we sell them only 1.00 acres of land. Selling them only 1 acre has awkwardly left us with a 2 acre section to the far right of the plat that in understanding cannot be used due to the subdivision regulations. Brent Caddenhead (Brother to Colby Lilley) is seeking property in Livingston as a first time home buyer and wants to purchase said remaining 2 acres and have Lilley Industrial Construction build him a new construction home on the location as well. We are requesting variance to the standard guidelines to allow us to build a 3rd new construction home for Brent Caddenhead on the remaining 2 acres.

SODA WATER SUPPLY CORPORATION

P. O. BOX 136

LIVINGSTON, TEXAS 77351

(936) 328-5660

February 4, 2022

C. T. "Tommy" Overstreet
Commissioner Precinct 4
Livingston, TX 77351

RE: Water service lines for Douglas Lilley

Dear Mr. Overstreet:

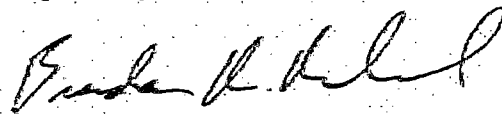
Soda Water Supply Corporation has been contacted by Douglas Lilley of Metal Buildings of Texas & Lilley Industrial Construction, Inc., to provide water service for 2 connections on Isaac Lane. After discussing with Buddy Smith, our system operator, and the Board of Directors, Soda feels that there will be ample water supply to service these connections.

Soda is currently at the 85% capacity rule with the Texas Commission on Environmental Quality <TCEQ> and is making plans for additional storage to rectify this problem. This affects the entire system but there should be no pressure problems where the subdivision will be located.

Of course, the developer has agreed to pay for the improvements to deliver water to this area.

If you have any questions, please feel free to contact me at the above number.

Respectfully submitted,



Brandon K. Knebel
General Manager



SAM HOUSTON
ELECTRIC COOPERATIVE

January 20, 2022

In Re: 6.258 Acres: I & GN RR Section 62, Abstract 650
Fronting Isaac Lane
Polk County, Texas

To Whom it May Concern:

Our firm, Sam Houston Electrical Cooperative, Inc., is the certified electrical provider for the above referenced location.

Our firm has reviewed the construction of the overhead power grid for location and have accepted the same into our electrical distribution network. There will be services provided to the location and all electrical utility work will be done in accordance with our drawings and the standards of our firm.

Thank you, in advance.

Respectfully,

Gretchen S. Rushing
Engineer & Operation Support Specialist

Application for Plat Approval
Polk County Commissioner's Court
 (Please print or type and submit in duplicate)

(Note: Plat applications will only be accepted for consideration every Wednesday between 8:00 AM - 12:00 PM and 1:00 PM - 4:30 PM in the County Judge's Office - 101 W. Church Street, Ste. 300, Livingston, TX 77351. Incomplete applications and those submitted outside of the normal acceptance day will be returned to the Applicant for resubmittal on the next available date.)

PLAT NAME: N/A
 (Need the complete subdivision name, section - and if replat, use replat number)

COURT ACTION REQUESTED: (Check One)

Final **Replat** **Amending** **Partial Replat**

PLAT LOCATION: E.T.J. _____ Name of Survey(s) & Abstract No(s) IAGN RR NO. 62 A-650
 Geographic Location (Major St.):
 North of _____ East of _____
 South of _____ West of _____ School District _____
 Commissioner Precinct # 4 Contact made with Commissioner? YES _____ NO X

PLAT DATA Plat Type: (Check the appropriate box after each description)

Single Family Residential Detached Special Lot Subdivision _____
 Street Dedication _____ Other _____ Explain _____
 Apartment _____ Commercial _____ Industrial _____ Replat _____ S.P.O. _____

NEW DEVELOPMENT

<u>Proposed</u>		<u>Existing</u>	<u>FOR REPLAT ONLY</u>	<u>Proposed</u>
<u>Yes</u>	Water/Sewer Utilities			
<u>6.258</u>	Total No. Acres			
<u>N/A</u>	Tract / Blocks			
<u>3</u>	D.U.s / Lots			
<u>Zero</u>	Acres in Reserve			
<u>100 - 3.258acre</u>	Typical Lot Size			
<u>Isaac Ln.</u>	Street Footage			
<u>N/A</u>	Parking Provided			

PLANNED IMPROVEMENTS

Streets: Public Private _____ Concrete C&G _____ Open Ditch _____
Storm Sewers: Storm Sewer _____ Open Ditch _____ Combination _____ N/A
Sanitary System: City _____ Septic Tanks District _____
Water System: City System _____ Private Wells Soda Water District _____
Is a Preliminary Engineering Report Required YES _____ NO

Continued on Next Page

IDENTIFYING INFORMATION

Owner of Record:

Name: Douglas Lilley
Company Name: Lilley Construction
Address: 7899 US HWY 190 W
Livingston, Tx 77351
Phone / Email: 281-622-0520 lilley.industrial@gmail.com

Developer:

Name: Lilley Construction
Company Name: _____
Address: _____
Phone / Email: _____

Architect or Engineer:

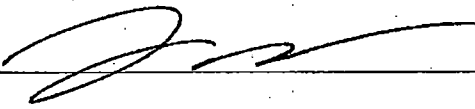
Name: _____
Company Name: _____
Address: _____
Phone / Email: _____

Applicant (Person responsible to receive communications regarding the plat application):

Name: _____
Company Name: _____
Address: _____
Phone / Email: _____

CERTIFICATION

This is to certify that the information on this form is **COMPLETE, TRUE and CORRECT** and the undersigned is authorized to make this application.

 _____ Signature of Applicant
_____ Date Submitted

BEARINGS ARE BASED ON AN ADJACENT SURVEY.
 CM DENOTES CONTROLLING MONUMENT.
 -O- DENOTES 1/2" IRON ROD FOUND, EXCEPT AS NOTED.
 -E- DENOTES ELECTRIC LINE.

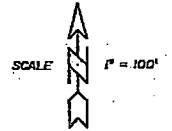
NOTE: THE ADDRESS SHOWN HEREON IS FOR REFERENCE PURPOSES ONLY.

OWNER:
 LILLEY INDUSTRIAL LLC
 301 ISAAC LANE
 LIVINGSTON, TX 77351

ANGELINA COATINGS & INSPECTIONS, LLC
 11.550 AC.
 Volume 2260, Page 698 O.R.

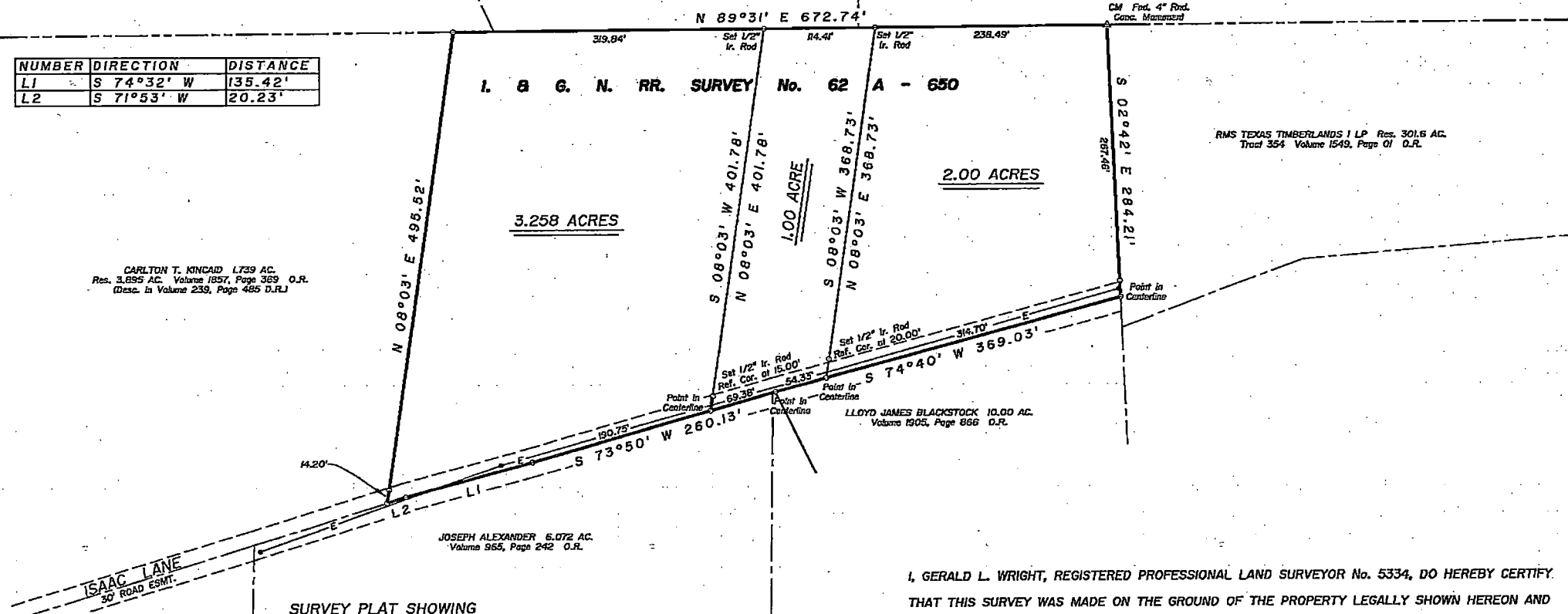
YOUNGBLOOD CREEK, LTD. Res. 13.938 AC.
 Volume 2207, Page 764 O.R.

RMS TEXAS TIMBERLANDS I LP Res. 650 AC.
 Tract 249 Volume 1543, Page 01 O.R.



SAMUEL MAYS SURVEY A - 419

NUMBER	DIRECTION	DISTANCE
L1	S 74°32' W	135.42'
L2	S 71°53' W	20.23'



CARLTON T. KINCAD 1.739 AC.
 Res. 3,895 AC. Volume 1857, Page 369 O.R.
 Desc. in Volume 2339, Page 485 D.R.J.

JOSEPH ALEXANDER 6.072 AC.
 Volume 965, Page 242 O.R.

LLOYD JAMES BLACKSTOCK 10.00 AC.
 Volume 1505, Page 866 O.R.

RMS TEXAS TIMBERLANDS I LP Res. 301.6 AC.
 Tract 354 Volume 1549, Page 01 O.R.

SURVEY PLAT SHOWING

6.258 ACRES OF LAND SITUATED IN THE I. & G. N. RR. SECTION No. 62 SURVEY, A-650, POLK COUNTY, TEXAS, AND BEING THE SAME AS THAT CERTAIN CALLED 6.290 ACRE TRACT DESCRIBED IN A DEED FROM ISAAC P. ALEXANDER, SR., ET AL, TO HILTON ALEXANDER AND WIFE, GLORIA ALEXANDER, DATED MARCH 16, 1995 AND RECORDED IN VOLUME 965, PAGE 248 OF THE OFFICIAL RECORDS OF SAID POLK COUNTY, TEXAS.

I, GERALD L. WRIGHT, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5334, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY SHOWN HEREON AND IS TRUE AND CORRECT.

SURVEYED: MAY 12, 2021 & OCTOBER 8, 2021

BY: *Gerald L. Wright*
 GERALD L. WRIGHT, R.P.L.S. No. 5334, TEXAS
 FIRM REGISTRATION No. 10128600





Polk County Permits Department
 602 E. Church St, Suite 141
 Livingston, TX 77351
 (936) 327-6820

Receipt Number: 2022-10017

1/12/2022 11:56 AM

Descriptions:

1.	\$25.00	911 Address
2.	\$100.00	Development - Residential
3.		
4.		

Received From:

LILLEY CONSTRUCTION
 PO BOX 1111 LIVINGSTON TX 77351

Shepherd 71371
 Amount Received:

\$125.00

Payment Information:

Check 001

Permit:

35210

Signature: [Illegible]

1/12/2022 11:56 AM



POLK COUNTY PERMIT DEPARTMENT
 602 E. CHURCH STREET, SUITE 141, LIVINGSTON, TEXAS 77351
 OFFICE: (936) 327-6820 EXT. 1 FAX: (936) 327-6867
 permits@co.polk.tx.us

Office use only: Permit # 35216 Precinct 4 Receipt# _____ Permit Fees Total 125.00

This Permit is valid for 1 year from the issue date unless revoked. Upon signing this Application, Property Owner (or his/her designee) authorizes Polk County, Texas to enter upon the described property for the purpose of lot/land evaluation, septic system inspections, flood hazard evaluation, or for any reason consistent with the water quality programs of the Texas Commission on Environmental Quality. County officials and staff will make all reasonable efforts to coordinate inspection date and time with the property owner. If any portion of the referenced property is located in the 100-year floodplain, Applicant is responsible for building outside the floodplain or following the floodplain guidelines of the NFIP and Polk County, Texas.

Applicant: Lilley Construction Owner Name (if different): Lucy Osinga

Current Mailing Address: PO Box 1111 Shepherd TX Cell Phone: 281-627-0520

*911 Site Address: 319 ISAAC Ln Livingston Tx 77351 Phone: _____

Email Address: lilley_industrial@gmail.com

Legal Description: _____

Subdivision: _____ Lot #: _____ Blk #: _____ Section #: _____

Type of Permit: (check all that apply)

911 Address Development Septic Septic Repair Aerobic Maintenance Meter Loop

Cellular Tower Oil & Gas Well High Pressure Gas Line Solar Farms

Elevation Certificate (BFE)? Yes No If you check Yes, attach BFE, your lender will require it*

Is All or Portion of Property in the Floodplain? Yes No

Are you Placing Structure in the Floodplain? Yes No Aerobic Maintenance Provider: _____

Do you have an existing On-Site Septic Facility? Yes No 10-Acre Exempt To be purchased

If no, who will install septic _____ Electric Company: Sam Houston Electric Entergy

Type of Home/Building: (Check all that apply) New Existing Commercial Building Residential Building

IF YOU CHECKED COMMERCIAL BUILDING, SEE BELOW

Upon signature of this application, you are acknowledging that Commercial Plan Review is required by the Polk County Fire Marshal. If you are planning to erect a commercial building or structure, or are adding to an existing commercial building or structure. Furthermore, if you are changing an existing residential structure into a commercial building, it must also be reviewed by the Polk County Fire Marshal.

Site Built Home Mobile Home Storage Building Shop RV Other _____

Bldg. Sq. Ft. 1400 Number of Bedrooms 3 Number of Bathrooms 2 Number of Occupants 2

(Check all that apply) Garbage Disposal Dishwasher Washing Machine

Well or Water Co. Soda Number of Structures to be Placed on Property 1

Lucy Osinga
 (Signature of Owner/Applicant)

12/20/21
 (Date)

CIRCLE Y SEPTIC DESIGNS

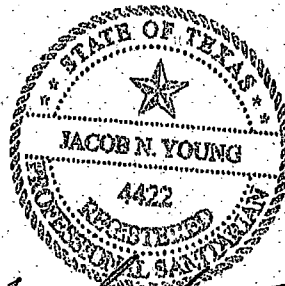
2304 TRAM RD.
LIVINGSTON, TEXAS 77351
936-329-1705

Douglas Lilley
TBD Isaac Ln
Livingston, Texas

This is 3-bedroom, 1400 sf located at TBD Isaac Ln, Polk County.

DESIGN CRITERIA

Water Source:	Public
Type/Sq. Ft of Dwellings:	1400 SF- Barn Do House
Estimated Flow:	240 gpd
Type of System Required:	Aerobic Spray System
Land Disposal Application Rate:	.041
Area Required:	5854 sq ft - 3-25' R



Jacob N. Young
1-3-2022

Total Spray Area: 5888 SF Total Area

Soil Information: Class II- Sandy Loam

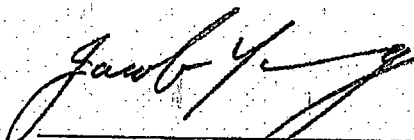
Effluent from the home will gravity flow into the trash tank, into an Aerobic Treatment Plant and into the pump tank. Treated effluent will be pumped to the spray field.

Trash Tank:	500 or larger gal.
Manufacturer/Model No:	500 gpd, TCEQ approved.
Pump Tank:	Aerobic Treatment Plant
Pump:	500 or larger gal.
Chlorination	Approved ½ HP or equiv.
Alarms:	Approved tablet/liquid Chlorinator
Final Disposal:	1- Audible/visible high-water alarm, on a separate circuit from pump Surface Irrigation 3 approved sprinklers

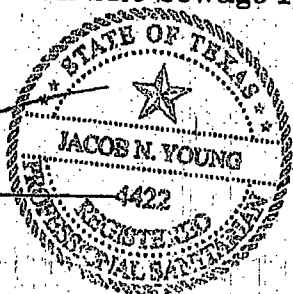
Installer: Licensed by TCEQ (Installer II)

This system must be installed and maintained in accordance with all standards set by the Texas Commission on Environmental Quality and Polk County. This designer does not represent or warrant the material, installation, operation, or proper performance of this system for any period. Every attempt has been made to accurately depict the location of lines, plants, tanks, sprinklers, etc. Construction realities may necessitate minor design changes. Any major changes will be submitted before construction. This report and attached drawings are based on an on-site inspection of the property.

All construction methods must be in accordance with all State and Local Codes effecting the installation of On-Site Sewage Facilities.



Jacob Young, R.S.



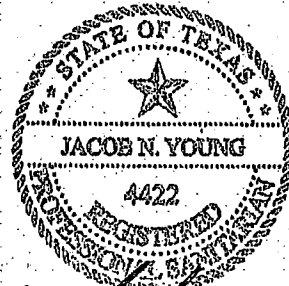
1-3-2012

Date

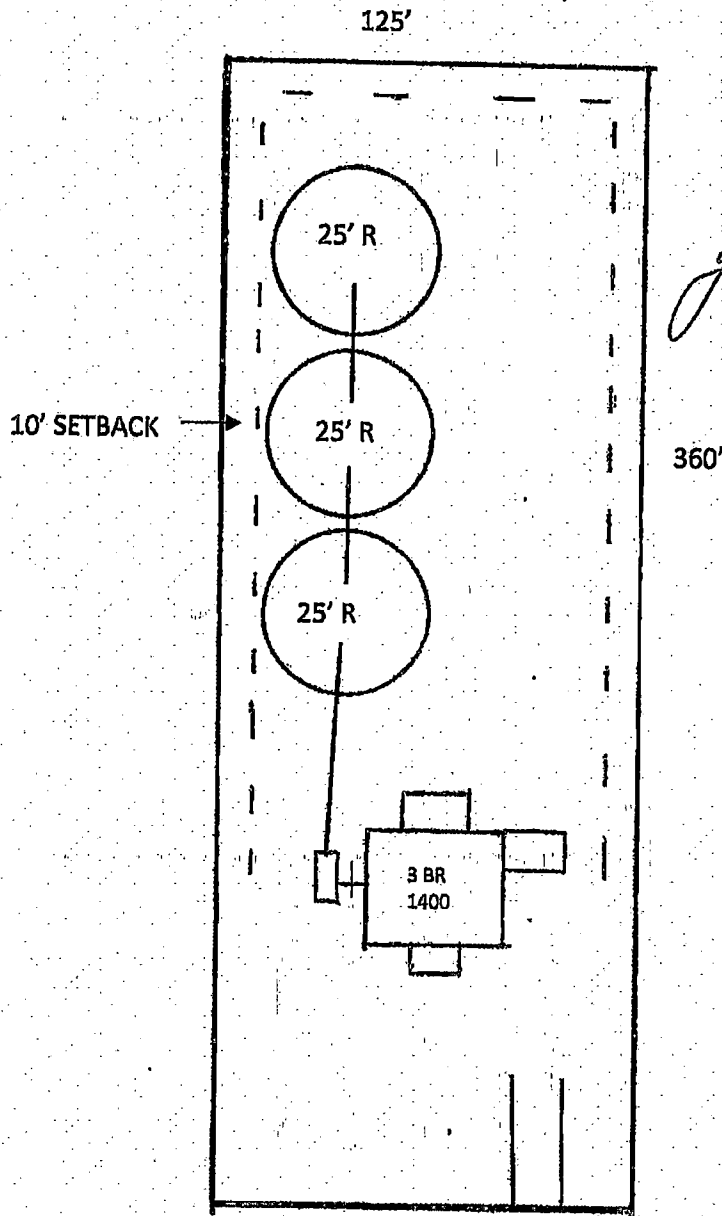
CIRCLE Y SEPTIC DESIGNS

2304 TRAM RD.
LIVINGSTON, TEXAS 77351
936-329-1705

DOUGLAS LILLEY
TBD ISAAC LN
LIVINGSTON, TEXAS



Jacob N. Young
1-3-2022



SCALE: 1" = 60'

ISAAC LN

SITE EVALUATION FORM

HOME/BUSINESS OWNER: Douglas Lilley

SUBDIVISION:

SURVEY: I. 8.G.N., R.R. Section, No. 62, A-650

STREET ADDRESS: TBD Isaac Ln., Livingston, Texas

ACREAGE/SQUARE FOOTAGE OF LOT: 1 Ac

TOPOGRAPHY

SLOPE

FLAT (0%-5%) SLIGHT (6%-15%) MODERATE (16%-29%) SEVERE (OVER 30%)

VEGETATION:

GRASSY GRASS/BRUSH LIGHTLY WOODED HEAVILY WOODED

SITE DRAINAGE

POOR ADEQUATE GOOD OTHER

FLOOD HAZARD: IN OUT

NOTE: IF ANY OF THE PROPERTY LIES WITHIN FLOOD HAZZARD IT MUST BE SHOWN ON THE SEPTIC DESIGN. THE PROPERTY IS NOT IN THE FEMA FLOODPLAIN.

WATER SUPPLY

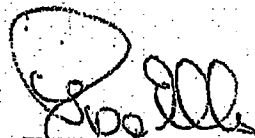
COMMUNITY PUBLIC PRIVATE

NOTE: IF ANY NEIGHBORING WELLS EXIST, THEY MUST BE SHOWN ON THE DESIGN

TYPE OF FACILITY

RESIDENTIAL COMMERCIAL

ESTIMATED WATER USAGE 240 GPD



Lisa Ellis, S.E.

12/30/21

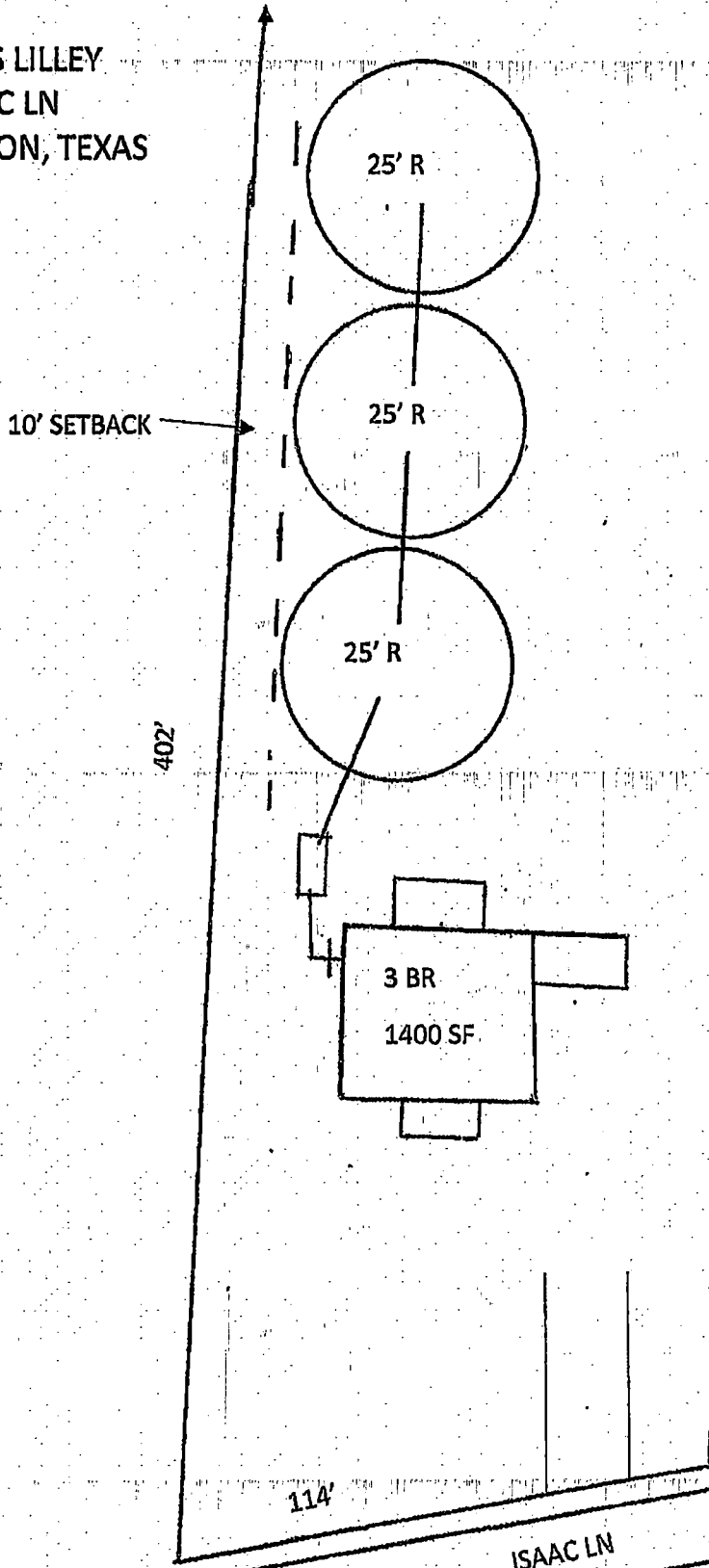
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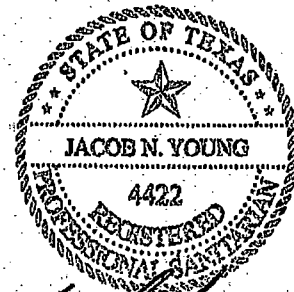
CIRCLE Y SEPTIC DESIGNS

2304 TRAM RD.
LIVINGSTON, TEXAS 77351
936-329-1705

DOUGLAS LILLEY
TBD ISAAC LN
LIVINGSTON, TEXAS



SCATTERED TREES
THROUGHOUT PROPERTY,
SOME CLEARING MAY BE
REQUIRED



Jacob N. Young

1-9-2022

SCALE: 1" = 40'