

I-45
← 8 MILES

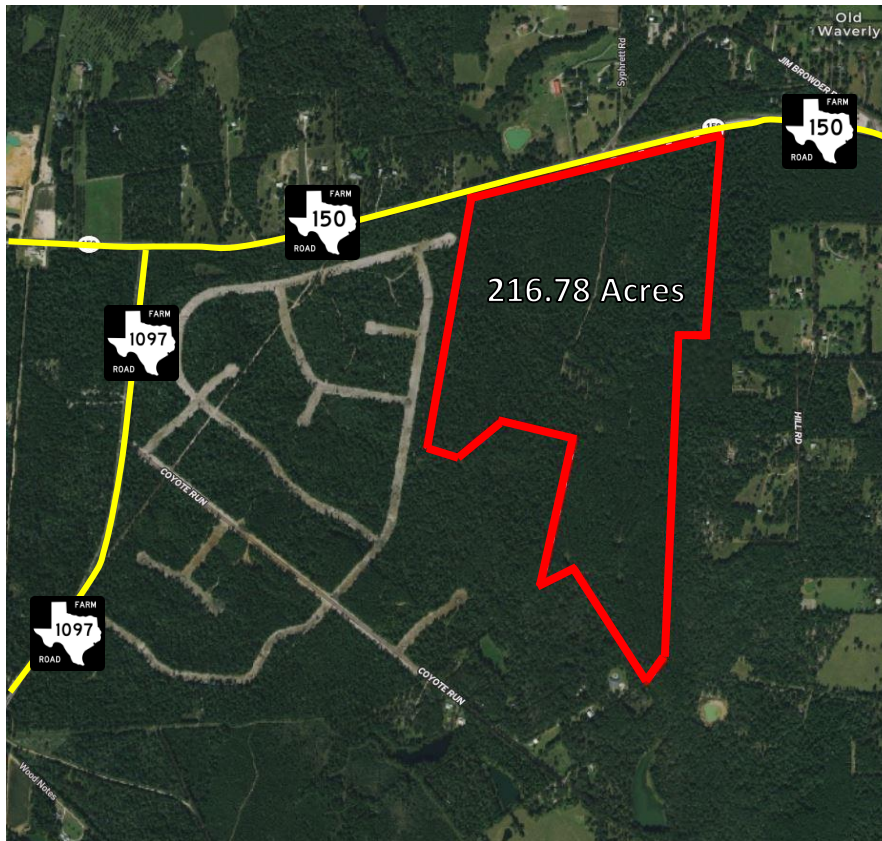


Chris Wren, (281) 705-6416
cwren@treatyoakdev.com

216.78 Acres

Waverly, TX

216.78 Acres Waverly, TX



Property Information	Walker County
Size	216.78 Acres
Appraisal District	www.walkercad.org
Jurisdiction	Walker County
Water	MUD #1
Sewer	MUD #1
Electric	Sam Houston Electric Co-Op
Schools	New Waverly I.S.D
Google Earth File	www.treatyoakdev.com/pcf

2021 Tax Rates

FB - Walker County ESD 2	0.1000
NI - New Waverly ISD	1.1503
WC - Walker County	0.4799
WH - Walker County Hospital Di	0.1136
Proposed MUD #1	1.0000
Total	2.8438

Description

NEW 216-acre development in Waverly, TX with 809 50-foot lots. This property has great visibility with over 2,200 feet of frontage on FM 150, and is adjacent to the acreage developments Deer Forest and Republic Grand Ranch. The property lies in Walker County. This forested property is bisected by the meandering Peach Creek. The gradual topography of this land with a deep creek bed makes this development very efficient.

Property Highlights

- Next door to Deer Forest and Republic Grand Ranch
- 1 mile East of FM 1097
- 8 miles East of I-45
- 12 miles to Kroger and New HEB in Willis
- 17 miles to Lake Conroe
- 17 miles to Walmart in Conroe

Due Diligence Checklist

Study / Permit	In Progress	Complete	Notes
Phase 1		X	Completed by Earth Engineering, Inc.
Wetlands Study		X	Completed by SMC Consulting, Inc.
Drainage Study		X	Drainage study submitted to Walker County.
Traffic Study		X	Completed by s+v+traffic.
MUD Market Study		X	Completed by Zonda Advisory.
MUD Reimbursement Model		X	Completed by The GMS Group. Estimated reimbursement total of \$21,564,500.
Engineer Cost Estimate		X	Completed by Bleyl Engineering.
Section 1 Plat	X		Preliminary plat submitted to Walker County.
Discharge Permit		X	Discharge permit has been completed with TCEQ. Permit No. WQ0016159001.
MUD Creation	X		TCEQ MUD creation is in process with Rob Seale, Attorney at ABHR. Walker County MUD No. 1.
TxDOT Driveway Permits	X		Submitted to TxDot.



NEW WAVERLY



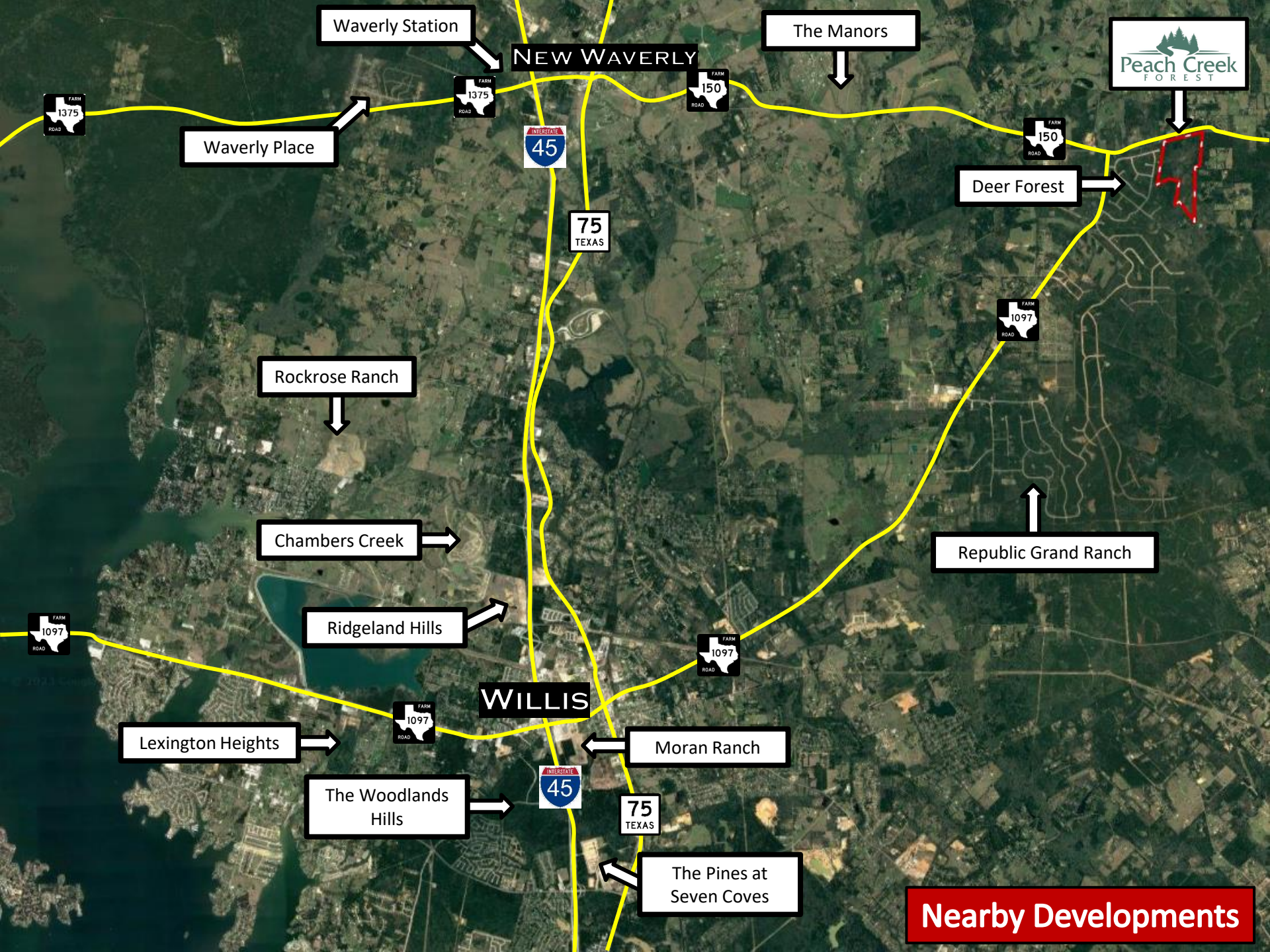
WILLIS



Coming Soon



Surrounding Aerial



Waverly Station

The Manors

Peach Creek
FOREST

FARM
ROAD
1375

Waverly Place

FARM
ROAD
1375

NEW WAVERLY

FARM
ROAD
150

INTERSTATE
45

75
TEXAS

FARM
ROAD
150

Deer Forest

Rockrose Ranch

Chambers Creek

Ridgeland Hills

Republic Grand Ranch

FARM
ROAD
1097

WILLIS

FARM
ROAD
1097

Lexington Heights

FARM
ROAD
1097

The Woodlands
Hills

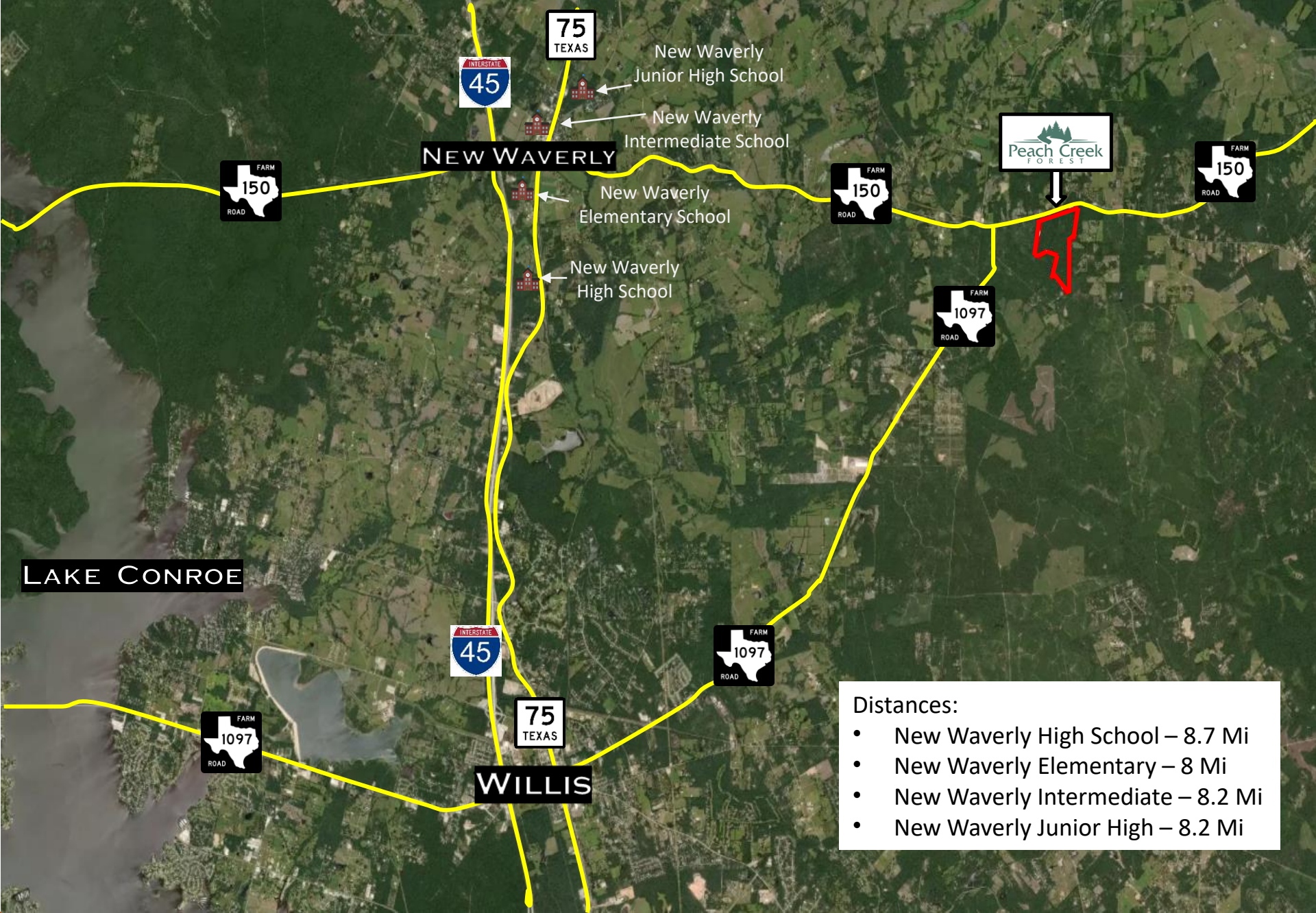
INTERSTATE
45

75
TEXAS

Moran Ranch

The Pines at
Seven Coves

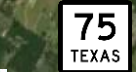
Nearby Developments



NEW WAVERLY

WILLIS

LAKE CONROE



New Waverly Junior High School

New Waverly Intermediate School

New Waverly Elementary School

New Waverly High School

- Distances:
- New Waverly High School – 8.7 Mi
 - New Waverly Elementary – 8 Mi
 - New Waverly Intermediate – 8.2 Mi
 - New Waverly Junior High – 8.2 Mi



LAND USE SUMMARY

RESIDENTIAL	± 125.65 Ac
50' X 120'	± 125.65 Ac
PARKS/RECREATION/OPEN SPACE	± 45.77 Ac
PARKS	± 11.38 Ac
DRAINAGE/DETENTION	± 16.25 Ac
LANDSCAPE/OPEN SPACE	± 18.14 Ac
UTILITIES & EASEMENTS	± 8.32 Ac
WP	± 0.79 Ac
WWTP	± 4.53 Ac
DRILL SITE	± 3.0 Ac
PUBLIC RIGHT OF WAY	± 37.04 Ac
COLLECTOR & LOCAL STREETS	± 37.04 Ac
PROJECT TOTAL	± 216.79 Ac

Prepared for



TREATY OAK DEVELOPERS, LLC



100 Nugent Street
Corroco, Texas 77301
(936) 441-7833



THIS REPRESENTS A CONCEPTUAL DEPICTION FOR ILLUSTRATIVE PURPOSES ONLY. NOT INTENDED TO ACCURATELY DEPICT ACTUAL OR ESTIMATED CONDITIONS OR LOT CONDITIONS.
www.bleyl-engineering.com

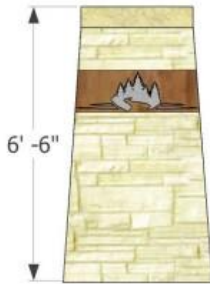


East Monument



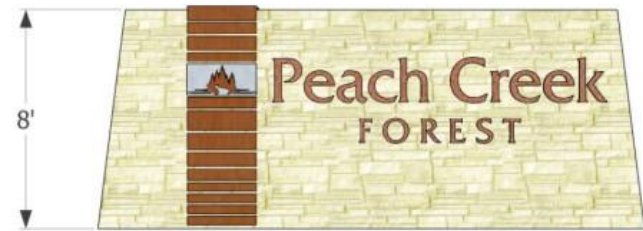


Entry Tower

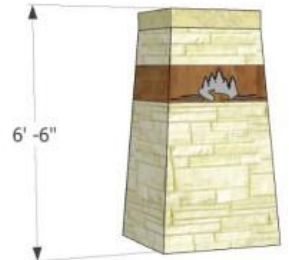
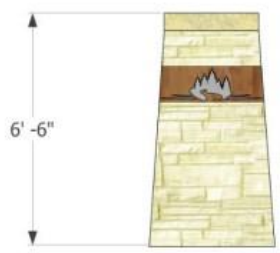


Site Column





East Monument



Site Column







6/17/2022 3:04:14 PM
 40094
 P:\12050\12050 PRACH CREEK FOREST - 505 AND 605 PRELIMINARY ENGINEERING\04 CAD\CONCEPTUAL\OPTION B 305\305001 PRACH CREEK FOREST ALL SCS HOURLING

BLEYL ENGINEERING



PHASING PLAN	
SF-1	198 LOTS WTP/LIFT STATION WATER PLANT NORTH POND TRAIL/PLAYGROUND 2,335 LF COLLECTOR 6,600 LF LOCAL
SF-2	218 LOTS CENTRAL PARK TRAIL/DOG PARK 9,000 LF ROADWAY
SF-3	121 LOTS 3,500 LF ROADWAY
SF-4	122 LOTS SOUTH POND 4,900 LF ROADWAY
SF-5	150 LOTS 5,650 LF ROADWAY
809 LOTS TOTAL	

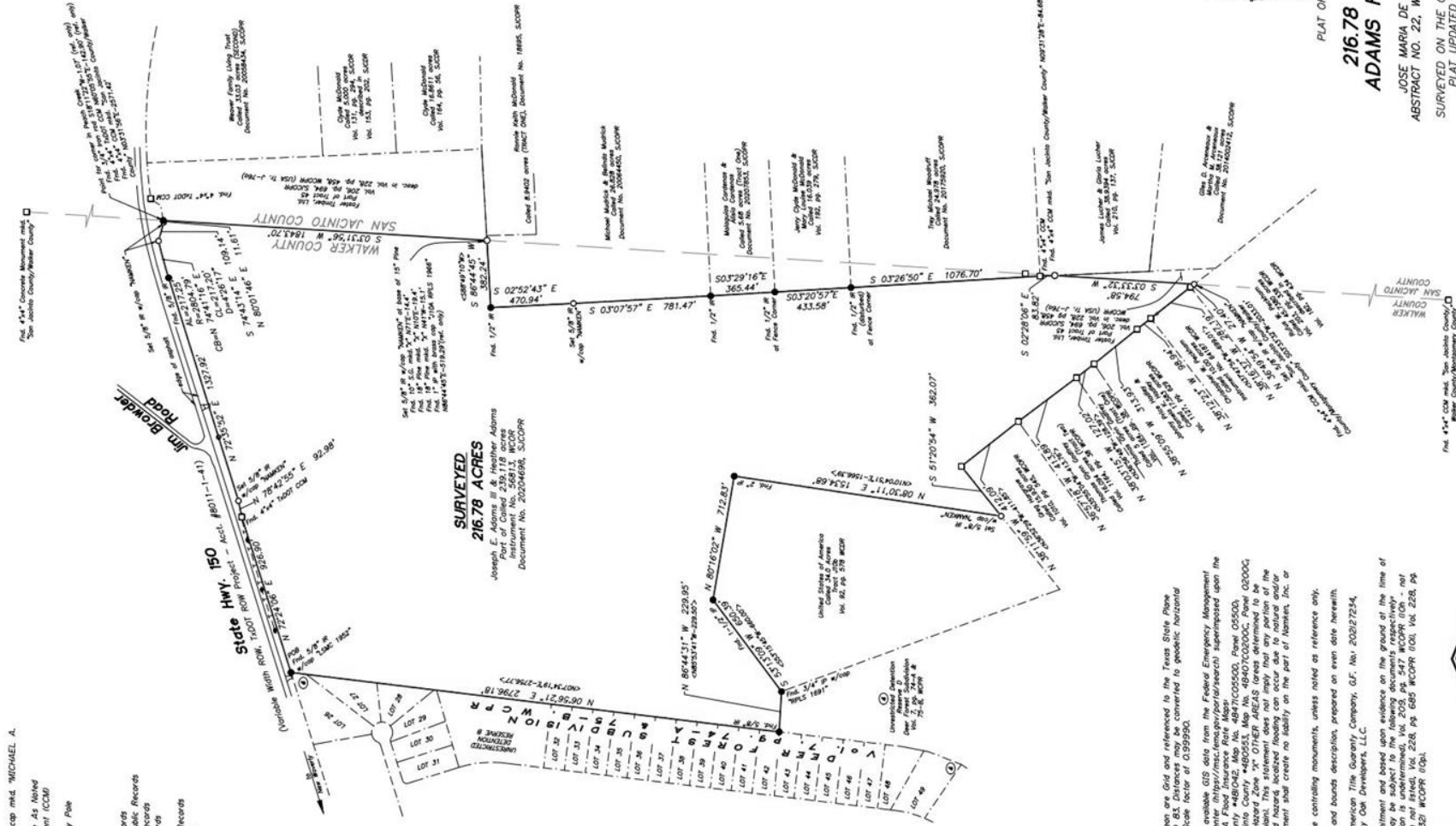


BLEYL ENGINEERING

PRACH CREEK FOREST PROJECT OVERVIEW MAP 214.78 ACRES OF LAND IN THE JOSE MARIA DE LA GARZA SURVEY, A-22 WALKER COUNTY, TEXAS	BLEYL ENGINEERING PLANNING • DESIGN • MANAGEMENT 100 Nugent Street, Conroe, TX 77380 Texas Firm Registration No. F-678 Tel: 936-441-7833 Fax: 936-766-3033 www.bleylengineering.com	PREPARED FOR: TREATY OAK DEVELOPERS, LLC CHRIS WREN 3440 RILEY FUZZELL STE 150 SPRING, TX 77386 281-364-7440
DESIGN: DEREK WIND, PE CAD: JRH RW: RVM PROJECT NO: 12908 SHEET: 1 OF 1	AUSTIN CONROE HOUSTON BRYAN CONROE HOUSTON	
REV: 1 DATE: BY: JPT/COMMENT		

LEGEND

- Set 5/9" Iron Rod (IR) with cap mkd. "MICHAEL A. NAMKEN RLS 6533"
- Set 1/2" x 1/4" Type A5 Marked Brass Monument (MB)
- Found 4"x4" Concrete Monument (CM)
- Telephone Pedestal
- Overhead Telephone with Utility Pole
- Fence Line
- Iron Pipe
- Iron Rod
- San Jacinto County Deed Records
- San Jacinto County Official Public Records
- San Jacinto County Official Records
- Walker County Deed Records
- Walker County Official Public Records
- Walker County Official Records
- Walker County Plat Records
- Walker County Plat Records



NOTES:

1. Bearings, Distances and Accrements hereon are Grid and referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83. Distances may be converted to geodesic horizontal distance by dividing by a Combined Scale factor of 0.999950.
2. Based on the graphic location of the available GIS data from the Federal Emergency Management Agency (FEMA) Flood Map Service Center (<https://msc.fema.gov/portal/search>) superimposed upon the revised 16 August 2010, Walker County #468042, Map No. 4947C00500, Panel 05000, this property is located within Flood Hazard Zone "X" OTHER AREAS (areas determined to be subject to flooding from other sources). OTHER AREAS (areas determined to be subject to flooding from other sources) is free of potential flood hazards, localized flooding can occur due to natural and/or man-made influences. This flood statement shall create no liability on the part of Namken, Inc. or the undersigned.
3. Monuments shown hereon as found are controlling monuments, unless noted as reference only.
4. The plat is accompanied by a metes and bounds description, prepared on an even date hereath.
5. This Commitment provided by First American Title Guaranty Company, GF, No. 200217234, -Effective Date: 12/07/2020 to Treaty Oak Developers, LLC.
6. Pursuant to Schedule B of said commitment and based upon evidence on the ground at the time of Vol. 228, Pgs. 458 WCCOR (00), Vol. 205, Pgs. 547 WCCOR (00), Vol. 228, Pgs. 440 WCCOR (00) and Vol. 215, Pgs. 321 WCCOR (00), not all encumbrances are shown hereon.

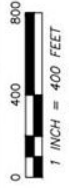
I, Michael A. Namken, certify that this plat represents a survey made on the ground under my supervision and that all corners and monuments are as shown hereon.

Signed: *Michael A. Namken* 12-21-2021
 Michael A. Namken
 Reg. Prof. Land Surveyor No. 6533



PLAT OF SURVEY

216.78 ACRES
ADAMS PROPERTY
 JOSE MARIA DE LA GARZA GRANT,
 ABSTRACT NO. 22, WALKER COUNTY, TEXAS
 SURVEYED ON THE GROUND AUGUST 2021
 PLAT UPDATED DECEMBER 2021



Namken, Inc.,
 P.O. Box 100, Brownsville, Texas, 77508
 IRLSLS Form No. 09-04090
 9346-661-3325