



# Titus County Sheriff's Office

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Timothy C. Ingram, Sheriff

To: Judge Brian Lee  
From: Sgt. Clint Bain  
Cc: Richard Grandy, Scott Hand, John M. Shaffer and Mike Fields  
Ref: Sandlin Ranch No. 2 Subdivision

03202017

**On February 27, 2017** Richard Grandy with BG Developers appeared at the Titus County Commissioners' Court to propose the expanded development of a subdivision his company owns on CR2720 in Titus County (Sandlin Ranch #2).

I had spoken with Richard **days prior** and explained that the site plan for the property concerning on-site sewage would need to be submitted to me and that he would need to acquire the other needed surveys and plats to present to the commissioners' court. I advised him that the new development procedures, which were put in place in **October of 2015** must be met including the construction of roads inside the development. Richard informed me that John Shaffer had completed the previous site plan or subdivision review for the adjoining developments and that his company would have John complete the site plan for this development. Richard further advised that the roads were already in place and that it is to be a gated development. I advised him that I was aware of that, but that they were not constructed to standard and that one of the goals of the Development Requirements in place is to insure adequate roads are constructed.

**As of the time of the Commissioners' meeting that morning on February 27, 2017**, I had yet to receive the proposed site plan from John Shaffer, however I had received multiple phone calls from the county clerk's office informing me that Richard Grandy was making attempts to file the plat for the subdivision. During the meeting I learned that Richard Grandy had previously met with Precinct 2 Commissioner Mike Fields and provided him with a copy of the surveys. It further appeared that Richard Grandy had obtained Fields' blessing for the development despite my concerns regarding the construction of the roads. To paraphrase Commissioner Fields, "The roads are good." From there it appears that the commissioners approved the subdivision pending the results of my review of the site plan. I informed the court that I had yet to receive the site plan and that once received I would have 45

days to review. The procedures adopted by the commissioners' court in October 2015, and later amended, appear were all but ignored as the steps for approval seems are being made in reverse.

**On Tuesday afternoon February 28, 2017** I received the site plan for Sandlin Ranch No. 2 Subdivision, completed by Register Professional Sanitarian John M. Shaffer. Upon my initial reading of the document I found a minor error in John Shaffer's letter to me in that he identifies the Proposed Development/Subdivision Site as Sandlin Ranch, **Franklin County, Texas**. This is a minor error as the site is correctly identified throughout the site plan on all other documents and is clearly inside the borders of Titus County.

**On Tuesday March 7, 2017** I drove to the Sandlin Ranch Subdivision #1 and #2. The road into the development is identified as PR2724 and there is only one house in the development thus far. The road(s) appear to be a gravel mix not near the standard to which CR2720 is constructed, which is the county road the development is off of. The main entrance PR2724 runs south from CR2720 making a cul-de-sac or turn around in front of the one solely construct home at 200 PR2724. The developers have made an off shoot of the road to the north and east that ends in a cul-de-sac at 300 PR2724. The proposed new or expansion of the subdivision will create new lots on the east and west side of the main entrance and on the north side of the final section of road. I attempted to drive to the end of the road, however it had rained the previous night and the tires of my patrol car began to spin and dig into the road. I stopped and backed out for fear of becoming stuck in the middle of the road.

After backing to a solid point I exited my patrol unit and took photographs of the road and the ruts made by my vehicle. I am by no means an engineer or skilled in road construction, however **I do not believe that the roads in Sandlin Ranch Subdivision are constructed to any standard at this time.** I do not feel the material that is in place is suitable as a base for a true all season road and it will not hold up to the weight of construction equipment that will be present as homes sites are sold and built.

**As of Monday March 20, 2017** I have completed my review of the Site Plan submitted for Sandlin Ranch No. 2 Subdivision. John Shaffer has met in his Subdivision/Development Review all the requirements set forth in TAC 285.4. (requirements for this area of the state).

- (A) an overall site plan;*
- (B) a topographic map;*
- (C) a 100-year floodplain map;*
- (D) a soil survey;*
- (E) the locations of water wells;*

- (F) the locations of easements, as identified in §285.91(10) of this title (relating to Tables);*
- (G) a comprehensive drainage plan;*
- (H) a complete report detailing the types of OSSFs to be considered and their compatibility with area-wide drainage and groundwater; and*
- (I) other requirements, including Edwards Aquifer requirements that are pertinent to the proposed OSSF.*

From the standpoint of the DR for Titus County, Shaffer's report clearly outlines the drainage for the property in relation to Lake Bob Sandlin and Cypress Creek as well as the soil compatibility with On Site Sewage Facilities. The OSSF construction on lots in this proposed subdivision will be limited to alternative septic systems as the soil is not suitable for installation and use of standard septic systems (conventional septic systems with subsurface absorption field).

The Sandlin Ranch No. 2 Subdivision has my authorization to continue with the development procedures as required by Titus County. I strongly urge the Titus County Commissioners' Court to carefully review the developer's proposal and to scrutinize the construction of the roads inside the development. The prospective buyers of the lots of inside the subdivision are potentially residents of Titus County and are due to the same services and protection as every resident of Titus County. Services and protection that will require properly constructed roads for access by fire and emergency medical vehicles and personnel and law enforcement as well as school buses and garbage collection vehicles. These are things that keep us all safe and make civilization civilized.

If you have any questions feel free to contact me.

Respectfully,

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Sgt. Clint Bain  
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