



SHAFFER ENVIRONMENTAL CONSULTING, LLC

August 5, 2021

To: Clint Bain, Designated Representative, Titus County OSSF Program

This document is a "Review of Subdivision Plans", as required in Title 30, Texas Administrative Code, Chapter 285 – Onsite Sewage Facilities, and more specifically: §TAC 285.4(c) "Review of Subdivision or Development Plans"

Proposed Development/Subdivision Site: LostPinesTX LLC "Lost Pines" Subdivision, Titus County, Texas

Contact Person: Larry Short, 214-215-7403

Scope of Work: This document, prepared for submission to Titus County OSSF Program Designated Representative, includes the following:

1. An overall site plan that provides individual lot sizes and any existing water well locations.
2. A topographic map with the proposed subdivision super-imposed on the map (original or legible copy of a "7.5 degree" map with 5 foot contour intervals),
3. A subdivision plat with surface drainage and direction of drainage influenced by slope and other improvements planned for the subdivision indicated on the map.
4. A FEMA 100-year flood plain map, with Lost Pines overlaid upon it
5. A soil survey which includes:
 - a. An original or legible copy of an existing official USDA Natural Resources Conservation Soil Custom Soils Report survey report and map, with the proposed subdivision location imposed on the map and documentation of each major soil association (USDA) in accordance with the current 30 TAC Chapter 285 rules for *class* and *texture*.
 - b. Soil drainage and groundwater information and soil limitations that could affect OSSF disposal, as identified by soil scientists in any official soil survey
 - c. Four (4) soil borings to the appropriate depth, and subsequent visual and textural analysis detailed in the "OSSF Site and Soil Evaluation."
6. The types of OSSF disposal systems suitable for the soils in the proposed subdivision
7. A road map with directions to the proposed subdivision

Please see the attached index.

John M. Shaffer, RS
TCEQ Certified Site Evaluator No. 11646



INDEX

Subdivision/Development Review for On-Site Sewage Facilities

Lost Pines (LostPinesTX LLC) at Lake Bob Sandlin, Titus County, Texas

Index	Page
Overview of Soil Class Suitability for OSSF Systems – <i>Lost Pines</i>	1
Table: General Summary of Soil Suitability for On-Site Sewage Facilities, <i>Lost Pines</i> at Lake Bob Sandlin	2
OSSF Site and Soil Evaluations – <i>Lost Pines</i>	3
Summary: <i>Lost Pines</i>	5
Location of Soil Borings on <i>Lost Pines</i> , Map	Exhibit A
Location of Water Wells on <i>Lost Pines</i> , Map	Exhibit B
USGS Topo Map: From Monticello Quadrant, with overlay of <i>Lost Pines</i>	Exhibit C
USDA Custom Soils Report for <i>Lost Pines</i> , with Soils Map	Exhibit D
FEMA Flood Hazard Map, with overlay of <i>Lost Pines</i>	Exhibit E
Plat of <i>Lost Pines</i> , with Surface Drainage and Storm-Water Run-off Shown	Exhibit F
Road Map: Portion of Titus County Map, with <i>Lost Pines</i> indicated	Exhibit G
Overall Site Plan with individual lots, <i>Lost Pines</i> (Preliminary)	Exhibit H

Overview of Soil Class Suitability for OSSF Systems

For

Lost Pines at Lake Bob Sandlin (Larry Short, Developer dba LostPinesTx, LLC),
Titus County, Texas

The soil map for Titus County shows only one major soil type in the area occupied by Lost Pines LLC's Lost Pines. The major soils encountered are Woodtell-Freestone. These soils are nearly level to moderately steep. Permeability is moderate to very slow. The dominant native vegetation on the addition is mainly pasture grasses with mixed hardwoods and with some pine. Woodland is mainly oak, elm, gum, hickory and a few scattered pine. These soils are suited to most urban and recreational uses; however, slope, shrinking and swelling, and seasonal wetness are limiting factors.

Surface drainage is related to Big Cypress Creek, which traverses from north-west to south-east along the south side of the property. and which is now inundated and the main tributary of Lake Bob Sandlin. Most of the property is located along the edges of the peninsular ridges, with drainage to the lake on both sides of each ridge.

The Soils:

The Woodtell-Freestone soils in general are gently sloping to moderately steep, moderately well-drained loamy soils. The Woodtell soils are found on ridge-tops and side slopes adjacent to streams and Freestone soils on stream divides, foot slopes, and at the head of drainage-ways. The Woodtell soils are gently sloping to moderately steep and are very slowly permeable.

Typically, the Woodtell soils have a dark brown fine sandy loam surface layer about three inches thick. The sub-surface layer is a dark yellowish brown fine sandy loam to a depth of six inches. The sub-soil to a depth of 55 inches is red clay that grades to a yellowish brown clay loam in the lower part. This soil is medium to very strongly acidic. Erosion is a severe hazard in these soils. Seasonal wetness, very slow permeability, and slope are limiting factors for sanitary facilities.

See below the "**Table: General Summary of Soil Suitability for On-Site Sewage Facilities**" and soil textural analysis for the four soil borings.

**General Summary of Soil Suitability for On-Site Sewage Facilities,
 Lost Pines, LLC Development** (parts excerpted from USDA Soil Survey of Camp, Franklin,
 Morris, and Titus Counties)

Soil Symbol	Soils Name	USDA Texture @ 24-48"	General Suitability for Conventional Septic System Absorption Field	Alternative OSSF System May be Required
WoC	Woodtell fine sandy loam, 2 to 5% slopes	Clay to clay loam to clay	Severe: Slow permeability	Unsuitable for Soil Treatment
WoE	Woodtell find sandy loam, 5 to 20% Slopes	Clay to clay loam to clay	Severe: poor permeability, slope	Unsuitable for Soil Treatment

OSSF Soil and Site Evaluation

Date Performed: July 29, 2021

Property: *LostPinesTx LLC Subdivision*, Titus County, Texas

Site Location: Off CR 2938, W of Hopes Landing, on Lake Bob Sandlin

See the attached Exhibit A site drawing for location of the soil borings.

Soil Boring Number # 1 of 4 See Exhibit for Location					
Depth (Ft.)	Texture Class	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 Ft.	II – Sandy Clay Loam to 24"	N/A		N/A	High seasonal groundwater;
2 Ft	III – Sandy Clay				Unsuitable for std. septic systems
3 Ft.	IV-Clay		Common mottles At 24" and below		
4 Ft.	N/A				
5 Ft.					

Soil Boring Number # 2 of 4					
Depth (Ft.)	Texture Class	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 Ft.	III–Sandy Clay	N/A			Unsuitable for standard septic systems:
2 Ft	III- Sandy Clay				clay and high seasonal groundwater
3 Ft.	IV-Clay at 30"		Common mottles at 24" and below	Yes - at 30"	
4 Ft.	N/A				
5 Ft.	N/A				

**Soil and Site Evaluation: *Lost Pines LLC Subdivision* at Lake Bob Sandlin,
Titus County, TX July 29, 2021**

Soil Boring Number # 3 of 4					
Depth (Ft.)	Texture Class	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 Ft.	III-Sandy Clay Loam	N/A			Generally unsuitable for std. septic systems;
2 Ft.	IV - Clay		Common mottles at 24" and below	Yes a5 24"	
3 Ft.	Iv-Clay				
4 Ft.	IV-Clay			"	
5 Ft.	N/A				

Soil Boring Number # 4 of 4					
Depth (Ft.)	Texture Class	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 Ft.	IV- clay (red) at surface	N/A	Common mottles at 12 to 16"	N/A	Unsuitable for std. septic systems;
2 Ft.	IV-clay				Clay and high seasonal groundwater
3 Ft.	N/A				
4 Ft.	N/A				

--	--	--	--	--	--

Lost Pines LLC Subdivision at Lake Bob Sandlin, Summary:

This parcel of land, designated as "Lost Pines," and approximately 18.86 acres in size, out of a larger 69.67 acres parcel in the Barnett Hicklin Survey, Abstract 277, Titus County, was first settled circa 1840 within one mile west of the Republic of Texas' Fort Sherman, located on the Cherokee Trace. The parcel was first cleared of timber at the turn of the last century, then used in succession for cotton farming, and in more recent years, for raising beef cattle, before re-turning to a "re-growth" forested area. This parcel is the remaining remnant of a larger parcel of 333 acres conveyed to Barnett Hicklin in 1849, most of which was inundated by Lake Bob Sandlin when it filled.

In general, the sub-soils encountered are clayey with significant seasonal groundwater, which severely limits the use of conventional septic systems and dictates the use of alternative on-site sewage systems. All four test boring sites showed that, in general, these particular sites are not suitable for standard or conventional sub-septic systems. Where seasonal groundwater is at 18 to 24 inches and below, aerobic treatment followed by drip irrigation is an alternative, but cost prohibitive and maintenance-intensive.

A detailed site evaluation of each lot, when conducted with reference to the actual house site, size of house planned, slope of the terrain, planned landscaping, planned disposal area, and setbacks required by the flowage easement and by rule, will show that the only alternative on-site sewage treatment system, i.e., aerobic treatment followed by surface application, is acceptable or preferable.

Approval of this OSSF overall site suitability by Titus County Designated Representative does not permit the construction of any OSSF systems in the development. Each specific lot must be addressed with an individual site and soil evaluation prior to any on-site sewage facility (OSSF) design. A registered sanitarian (RS) or professional engineer (PE) should work with the developer, homeowner, or installer before new home construction to ensure proper location of the OSSF. Each respective lot owner is responsible for retaining a RS or PE to design and submit a site specific technical report detailing the proposed OSSF system recommended for the site.

In accordance with Titus County "Engineering Guidelines for On-Site Sewage Facilities" as adopted in January, 2020, all lots have a least a minimum of one (1) acre of usable property, exclusive of any easements or rights-of way.

This planning material has been reviewed to meet the minimum requirements of the Texas Commission on Environmental Quality at the time of this summary. Before installation of any OSSF system, a comprehensive site and soils evaluation must be done

in accordance with TAC 285.30 (TCEQ Rules and Regulatory Guidance). Any problems arising from improper installation of an OSSF are the responsibility of the individual lot site evaluator, designer, and/or installer, and is not the responsibility of this reviewer.

Note on Exhibit E – This area of Titus County has been recently been “mapped” by FEMA and as such, FEMA Flood Zone Maps are available, but do not now show the area prior to inundation by Lake Bob Sandlin. Please be aware of the 342’ MSL contour and the line marked as “flowage easement” by Titus County Fresh Water District No. 1 are at different elevations.. The 342” MSL is the emergency overflow level of the Fort Sherman Dam. As Lake Bob Sandlin was being constructed (1974), an engineering firm established this “flowage easement: line as the demarcation below which inundation may occur under flood conditions. By TCFWD rule, Section IV(A)(4) reads as follows: “No septic tanks or other facilities or uses which might bring about pollution of the reservoir shall be permitted within the confines of the easement.”

This subdivision review of LostPinesTX LLC “Lost Pines” is provided in accordance with 30 TAC §285.4(c) related to “Review of subdivision or development plans.”

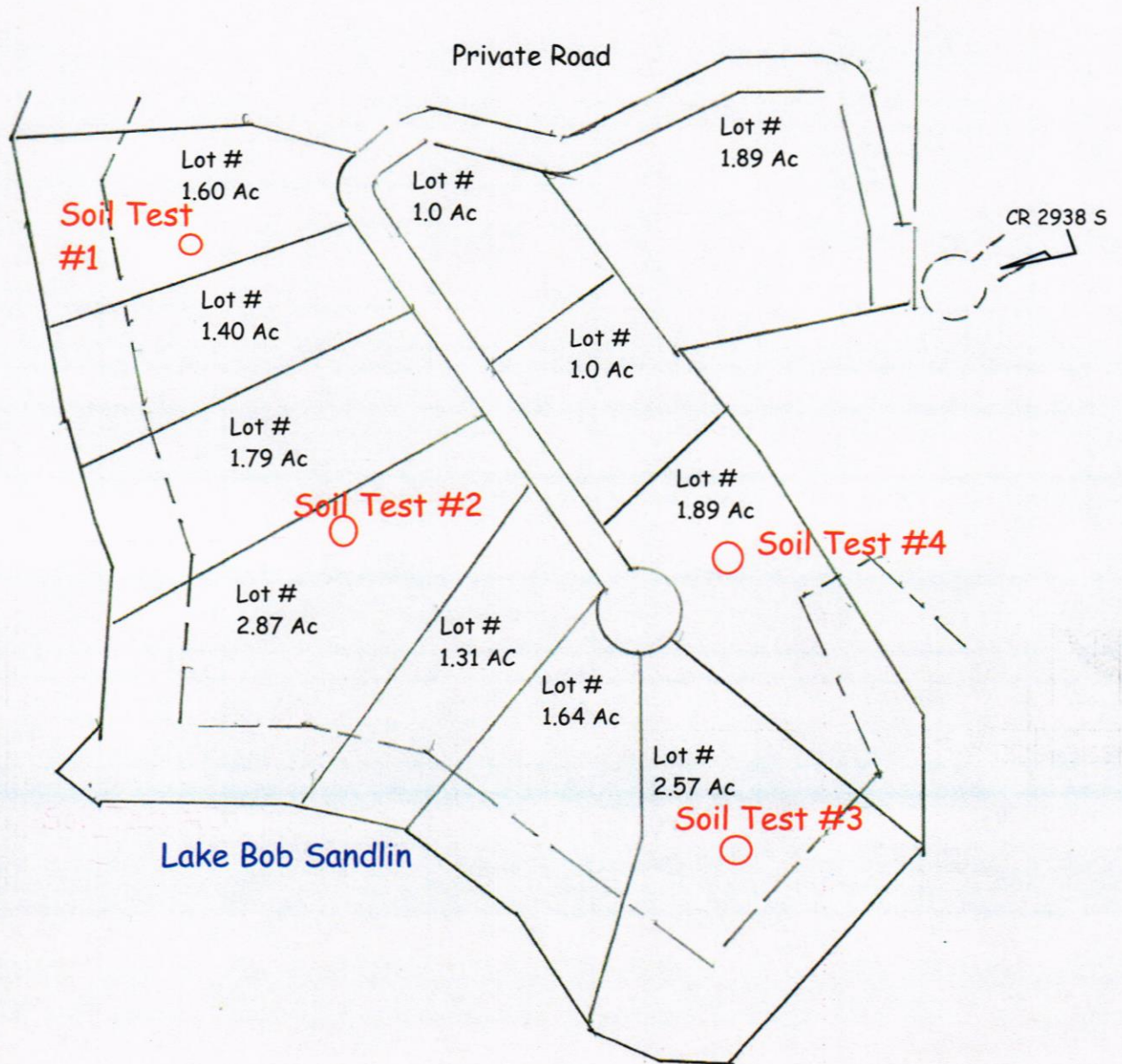
 

Site Evaluator:

John M. Shaffer, RS
OS No. 11646 SE

EXHIBIT A

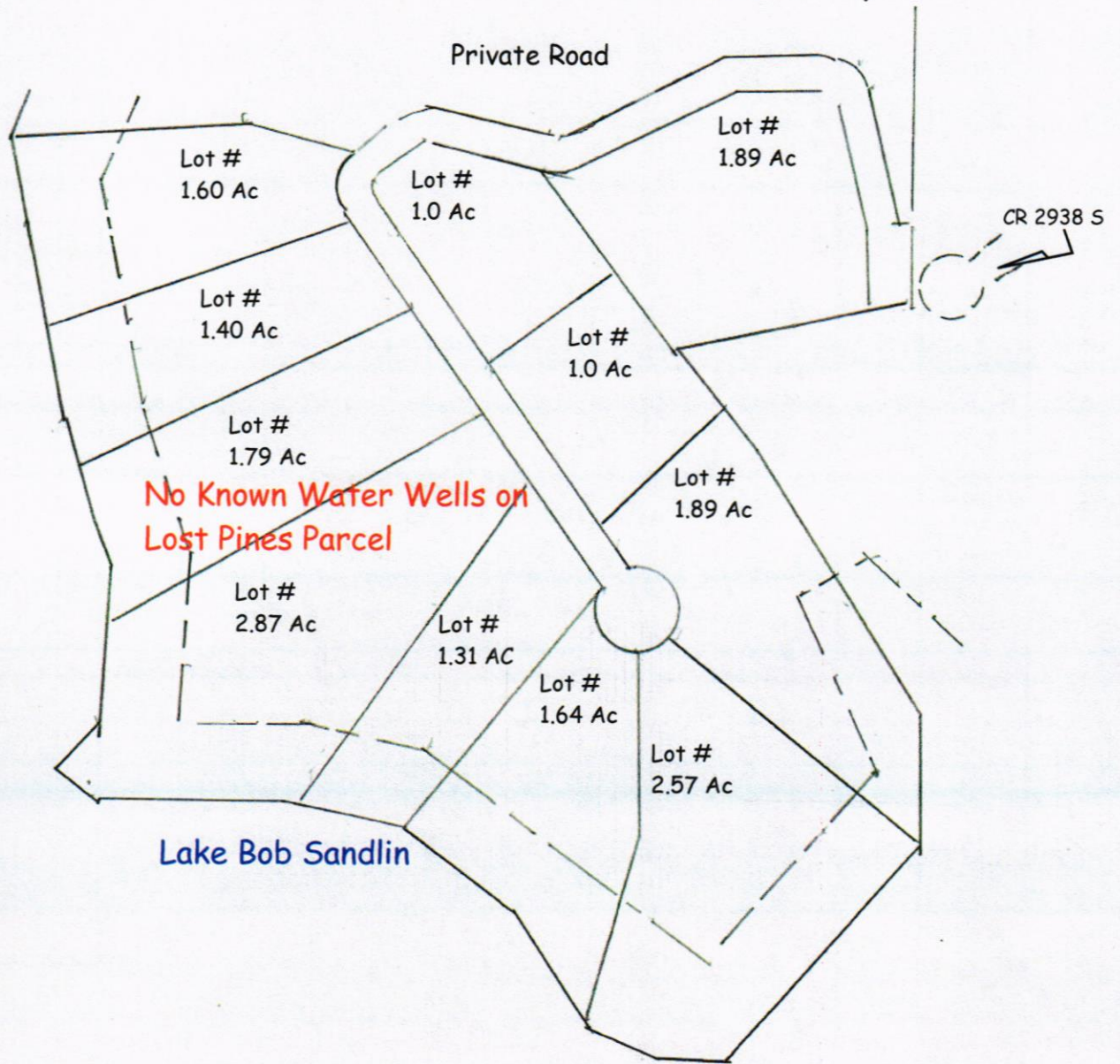
LostPinesTx LLC
in the B. Hicklin Survey
Titus County



Soil Test Locations

EXHIBIT B

LostPinesTX LLC
in the B. Hicklin Survey
Titus County



Water Well Locations



Lost Pines

Lake Bob Sandlin

Lost Pines Overlaid on
USGS Topographic Map
(5-Ft Contours)



United States
Department of
Agriculture

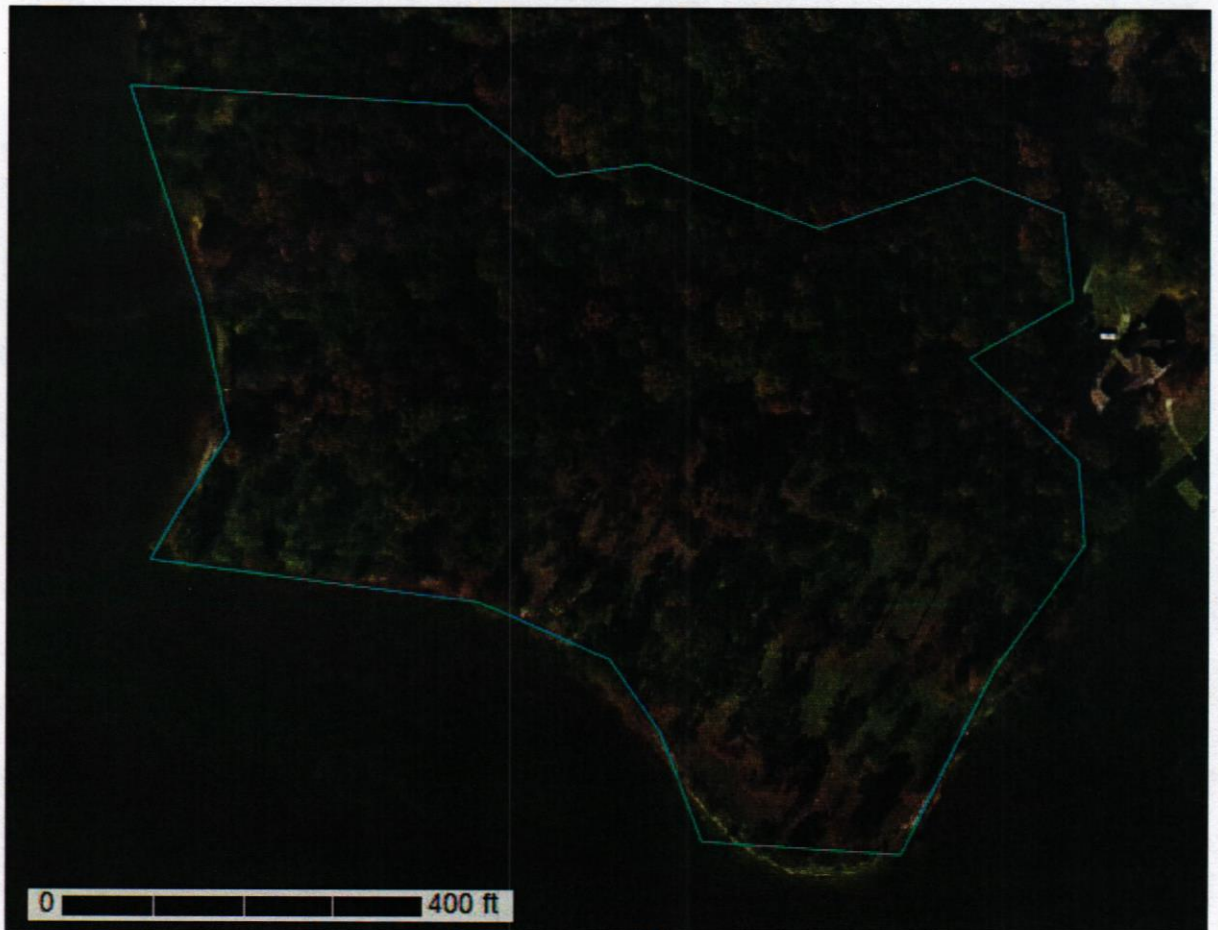
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Camp, Franklin, Morris, and Titus Counties, Texas

Larry Short dba Lost Pines,
Phase 1, Lake Bob Sandlin



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

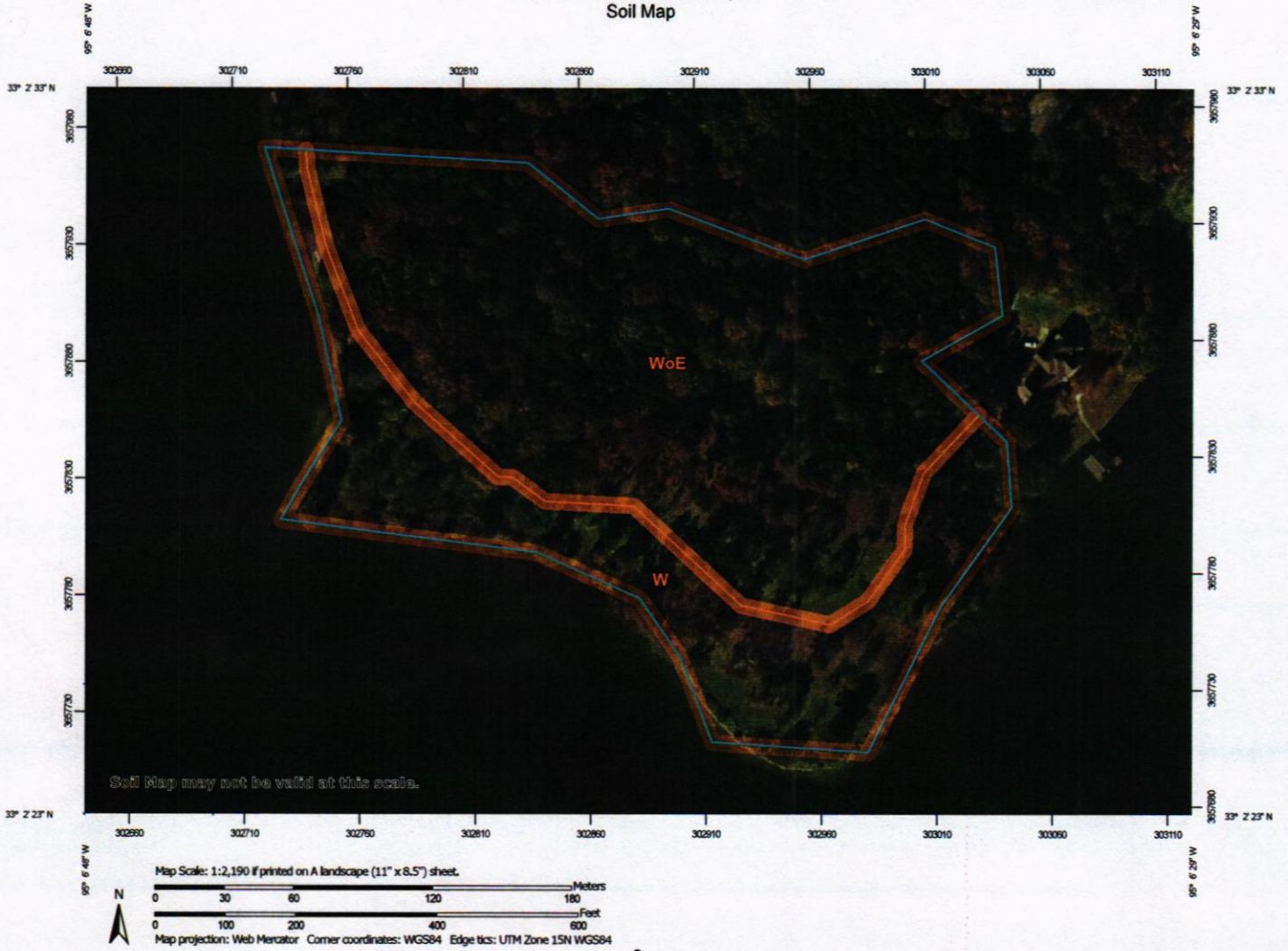
Contents

Preface.....	2
Soil Map	5
Soil Map.....	6
Legend.....	7
Map Unit Legend.....	9
Map Unit Descriptions.....	9
Camp, Franklin, Morris, and Titus Counties, Texas.....	11
W—Water.....	11
WoE—Woodtell fine sandy loam, 5 to 20 percent slopes.....	11

Soil Map





































The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)	 Area of Interest (AOI)	 Spoil Area
Soils	 Soil Map Unit Polygons	 Stony Spot
	 Soil Map Unit Lines	 Very Stony Spot
	 Soil Map Unit Points	 Wet Spot
Special Point Features		 Other
 Blowout		 Special Line Features
 Borrow Pit	Water Features	 Streams and Canals
 Clay Spot	Transportation	 Rails
 Closed Depression	 Interstate Highways	 US Routes
 Gravel Pit	 Major Roads	 Local Roads
 Gravelly Spot	Background	 Aerial Photography
 Landfill		
 Lava Flow		
 Marsh or swamp		
 Mine or Quarry		
 Miscellaneous Water		
 Perennial Water		
 Rock Outcrop		
 Saline Spot		
 Sandy Spot		
 Severely Eroded Spot		
 Sinkhole		
 Slide or Slip		
 Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Camp, Franklin, Morris, and Titus Counties, Texas
 Survey Area Data: Version 17, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 24, 2019—Dec 7, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

Custom Soil Resource Report

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
W	Water	4.2	32.0%
WoE	Woodtell fine sandy loam, 5 to 20 percent slopes	8.9	68.0%
Totals for Area of Interest		13.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Camp, Franklin, Morris, and Titus Counties, Texas

W—Water

Map Unit Composition

Water: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

WoE—Woodtell fine sandy loam, 5 to 20 percent slopes

Map Unit Setting

National map unit symbol: 2wg9g

Elevation: 240 to 550 feet

Mean annual precipitation: 45 to 48 inches

Mean annual air temperature: 63 to 64 degrees F

Frost-free period: 233 to 248 days

Farmland classification: Not prime farmland

Map Unit Composition

Woodtell and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Woodtell

Setting

Landform: Ridges

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Convex

*Parent material: Stratified loamy residuum weathered from sandstone and shale
and/or stratified clayey residuum weathered from sandstone and shale*

Typical profile

A - 0 to 7 inches: fine sandy loam

Btss - 7 to 26 inches: clay

BC - 26 to 54 inches: clay loam

C - 54 to 72 inches: clay loam

Properties and qualities

Slope: 5 to 20 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Very high

*Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately
low (0.00 to 0.06 in/hr)*

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.0 mmhos/cm)

Available water capacity: High (about 9.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: D
Ecological site: R087BY002TX - Claypan Savannah
Hydric soil rating: No

Minor Components

Freestone

Percent of map unit: 10 percent
Landform: Stream terraces
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: R087BY003TX - Sandy Loam
Hydric soil rating: No

Wolfpen

Percent of map unit: 5 percent
Landform: Ridges
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R087BY004TX - Sandy
Hydric soil rating: No

National Flood Hazard Layer FIRMette



95°6'47"W 33°2'53"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000
 Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

EXHIBIT E

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | |
|------------------------------------|--|
| SPECIAL FLOOD HAZARD AREAS | <ul style="list-style-type: none"> Without Base Flood Elevation (BFE)
Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes, Zone X Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall |
| OTHER FEATURES | <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature |
| MAP PANELS | <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped |

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

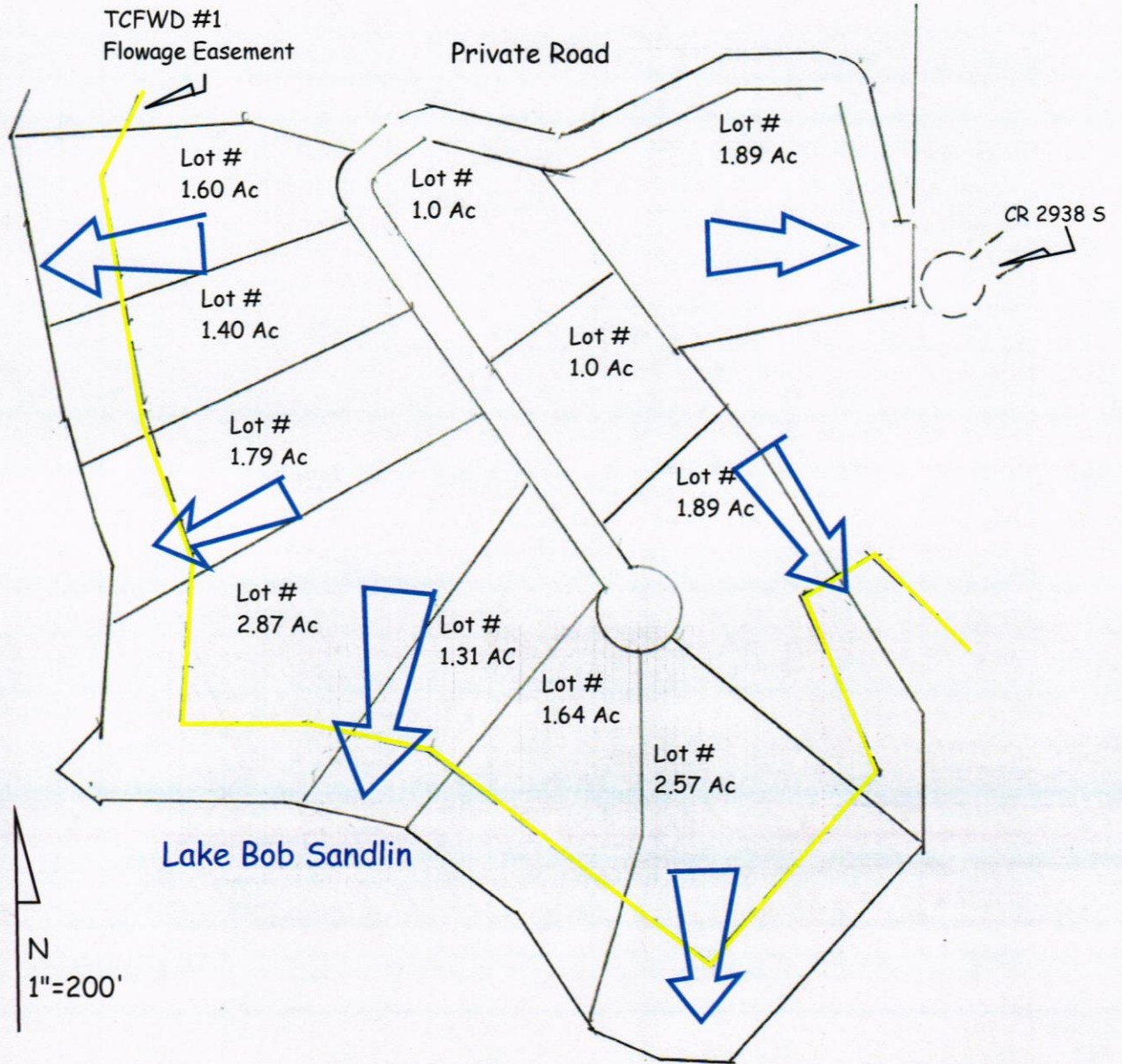
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/3/2021 at 2:17 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXHIBIT E

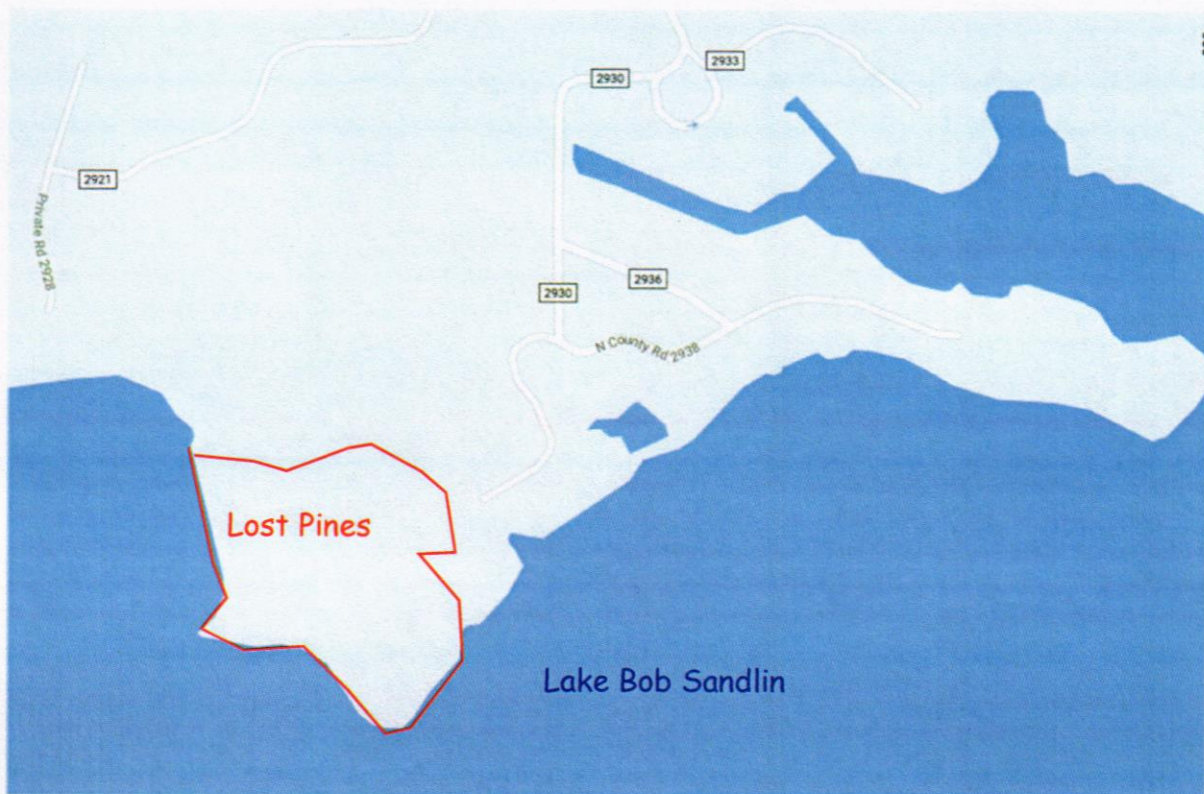
EXHIBIT F

LostPinesTX LLC Parcel
In the B. Hcklin Survey, A-277
Titus County



Surface Drainage and
Storm-Water Runoff

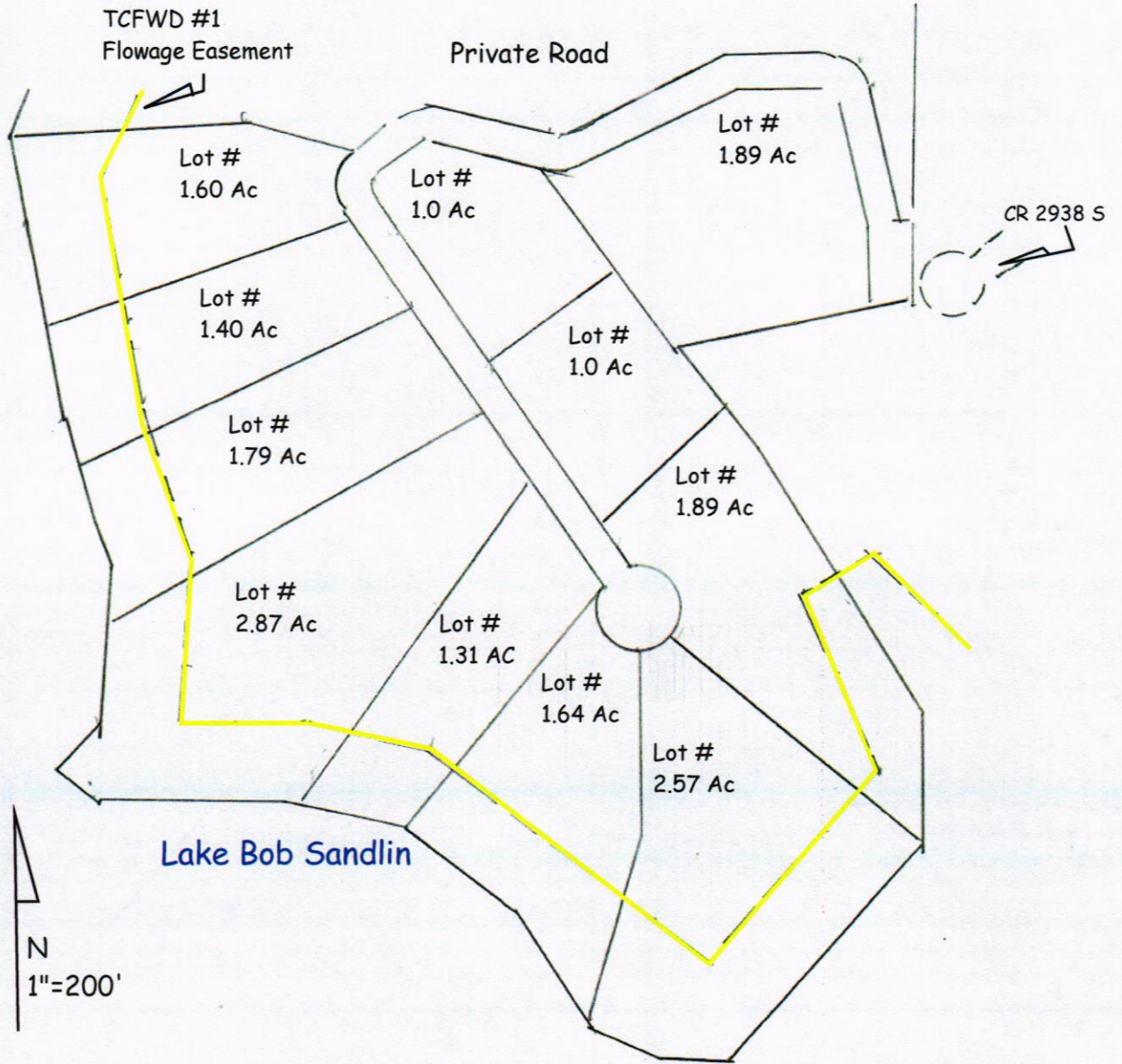
Road Map



Physical Location in SW Titus County,
off CR 2938 S

EXHIBIT H

LostPinesTX LLC Parcel
In the B. Hcklin Survey, A-277
Titus County



Subdivision Plat Layout
(Preliminary), with
Lot Acreages

Property Details

Account

Property ID: 4659
Legal Description: HICKLIN, BARNETT ABS 00277 TR 100 69.67 AC
Geographic ID: 00277-00000-00100

Agent:

Type: Real

Location

Address: CR 2921 TX
Map ID: MPISD 22
Neighborhood CD: WATERFRONT

Owner

Owner ID: 163019
Name: LOSTPINESTX LLC
Mailing Address: 18111 PRESTON RD #1000
DALLAS, TX 75252

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$0
Timber Market Valuation:	\$1,954,570
Market Value:	\$1,954,570
Ag or Timber Use Value:	\$21,092
Appraised Value:	\$21,092
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$21,092

VALUES DISPLAYED ARE 2021 CERTIFIED VALUES.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
225	Titus County	0.466900	\$1,954,570	\$21,092	\$98.48	
230	Titus Regional Medical Center	0.206900	\$1,954,570	\$21,092	\$43.64	
231	NTX Community College	0.130000	\$1,954,570	\$21,092	\$27.42	
902	Mount Pleasant ISD	1.259000	\$1,954,570	\$21,092	\$265.55	
CAD	Central Appraisal District	0.000000	\$1,954,570	\$21,092	\$0.00	

Total Tax Rate: 2.062800 **Estimated Taxes With Exemptions:** \$435.09 **Estimated Taxes Without Exemptions:** \$40,318.87

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ATM1	MIXED TIMBER I	20	871,200.00	0.00	0.00	\$1,777,248	\$6,055
ATM1	MIXED TIMBER I	49.67	2,163,625.20	0.00	0.00	\$177,322	\$15,037

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$1,954,570	\$21,092	\$21,092	\$0	\$21,092
2020	\$0	\$1,116,974	\$19,715	\$19,715	\$0	\$19,715
2019	\$0	\$1,116,974	\$18,093	\$18,093	\$0	\$18,093
2018	\$0	\$1,105,440	\$18,931	\$18,931	\$0	\$18,931
2017	\$0	\$1,105,440	\$18,931	\$18,931	\$0	\$18,931
2016	\$0	\$439,447	\$0	\$439,447	\$0	\$439,447
2015	\$0	\$461,047	\$0	\$461,047	\$0	\$461,047
2014	\$0	\$461,047	\$0	\$461,047	\$0	\$461,047
2013	\$0	\$461,047	\$0	\$461,047	\$0	\$461,047
2012	\$0	\$461,047	\$0	\$461,047	\$0	\$461,047
2011	\$0	\$461,047	\$0	\$461,047	\$0	\$461,047

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
2/1/2021	WDVL	WARRANTY DEED WITH VENDOR'S LIEN	PRINCE PHILLIP & ERICKA	LOSTPINESTX LLC			20210482
12/12/2016	WDVL	WARRANTY DEED WITH VENDOR'S LIEN	STEELECREEK DEV	PRINCE PHILLIP & ERICKA			20164617
4/8/1998	OTH	OTHER	TITUS CO FWD	STEELECREEK DEV	1179	263	
4/8/1998	OTH	OTHER	TITUS CO FWD	STEELECREEK DEV	1092	115	

2015	Titus Regional Medical Center	\$461,047	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	NTX Community College	\$461,047	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	Mount Pleasant ISD	\$461,047	\$5,587.89	\$5,587.89	\$0.00	\$0.00	\$0.00	\$0.00
	2015 Total:		\$5,587.89	\$5,587.89	\$0.00	\$0.00	\$0.00	\$0.00
2014	Titus County	\$461,047	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	Titus Regional Medical Center	\$461,047	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	NTX Community College	\$461,047	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	Mount Pleasant ISD	\$461,047	\$5,587.89	\$5,587.89	\$0.00	\$0.00	\$0.00	\$0.00
	2014 Total:		\$5,587.89	\$5,587.89	\$0.00	\$0.00	\$0.00	\$0.00
2013	Titus County	\$461,047	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	Titus Regional Medical Center	\$461,047	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	NTX Community College	\$461,047	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	Mount Pleasant ISD	\$461,047	\$5,546.40	\$5,546.40	\$0.00	\$0.00	\$0.00	\$0.00
	2013 Total:		\$5,546.40	\$5,546.40	\$0.00	\$0.00	\$0.00	\$0.00
2012	Titus County	\$461,047	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	Titus Regional Medical Center	\$461,047	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	NTX Community College	\$461,047	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	Mount Pleasant ISD	\$461,047	\$5,546.40	\$5,546.40	\$0.00	\$0.00	\$0.00	\$0.00
	2012 Total:		\$5,546.40	\$5,546.40	\$0.00	\$0.00	\$0.00	\$0.00
2011	Titus County	\$461,047	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	Titus Regional Medical Center	\$461,047	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	NTX Community College	\$461,047	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

2011	Mount Pleasant ISD	\$461,047	\$5,647.83	\$5,647.83	\$0.00	\$0.00	\$0.00	\$0.00
	2011 Total:		\$5,647.83	\$5,647.83	\$0.00	\$0.00	\$0.00	\$0.00

DISCLAIMER

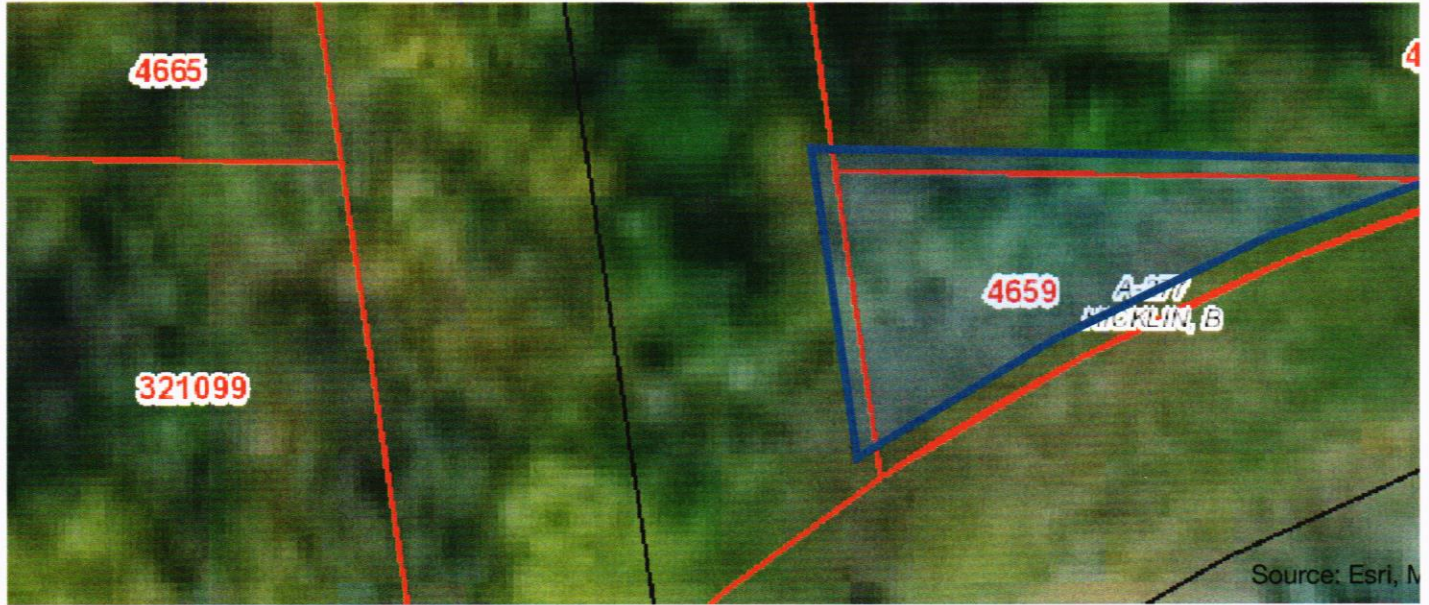
VALUES DISPLAYED ARE 2021 CERTIFIED VALUES.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Titus CAD Property Search

Property ID: 4659 For Year 2021

Map



TRI SPECIAL UTILITY DISTRICT

300 WEST 16TH

MOUNT PLEASANT, TEXAS 75455

PH 903-572-3676 FAX 903-572-4701

September 29, 2021

Attn: Titus County Judge Brian Lee

Re: Lost Pines/Larry Short

Tri SUD has water availability for twelve (12) lots at the above noted subdivision.

A handwritten signature in black ink, appearing to read 'A. Gann', with a horizontal line extending to the right.

Aaron Gann
General Manager



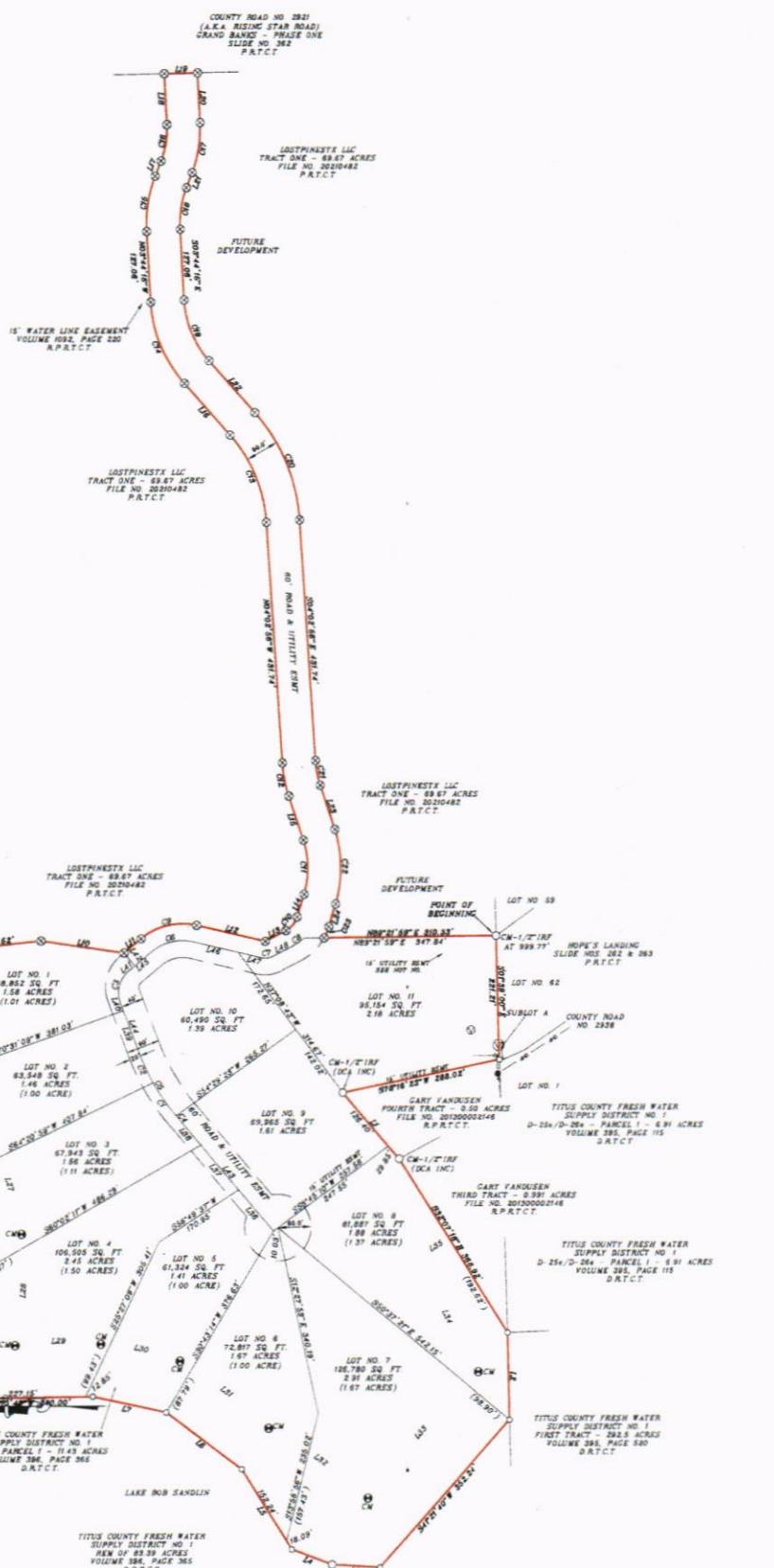
TRI LAKES VOLUNTEER FIRE DEPARTMENT
75 CR 2850
PITTSBURG, TX 75686
903-577-3900

To Whom It May Concern:

Tri Lakes Volunteer Fire Department mailing address is 75 CR 2850, Pittsburg, TX, but is actually in Titus County. We respond to calls within a five-mile radius of our station, and also has a mutual aid agreement with Camp County to assist Pittsburg Fire Department. Lost Pines TX, LLC development's address is in vicinity of County Road 2921, Pittsburg, TX 75686 falls under our ISO rating Class 4.

Respectfully,

Jerry Ward
Fire Chief



CONTROLLING MONUMENT	CONCRETE	WOOD
1/2" IRON ROD FOUND	CONCRETE CURB	CONCRETE CURB
1/2" IRON ROD SET (BY-LINE)	OVERHEAD TELEPHONE	OVERHEAD TELEPHONE
POINT FOR CORNER	UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
1/2" IRON PIPE FOUND	POWER POLE	POWER POLE
POWER POLE	NO CONDUITING	NO CONDUITING
NO CONDUITING	WATER METER	WATER METER
WATER METER	CONCRETE 1.5' x 4' WIDE	CONCRETE 1.5' x 4' WIDE
CONCRETE 1.5' x 4' WIDE	800 GAL. TANK	800 GAL. TANK
800 GAL. TANK	"T" FOUND IN CONCRETE	"T" FOUND IN CONCRETE
"T" FOUND IN CONCRETE	UNDERGROUND CLEVER	UNDERGROUND CLEVER
UNDERGROUND CLEVER	"T" - FIRE HYDRANT	"T" - FIRE HYDRANT
"T" - FIRE HYDRANT	WATER METER	WATER METER
WATER METER	WATER METER	WATER METER
WATER METER	ROAD OR DRIVE	ROAD OR DRIVE

OWNER'S STATEMENT:

We, LostPines LLC, do hereby adopt this plat, designating the hereinabove described property as Lost Pines, Phase One, and do accept this plat as my plan for dividing into lots and do dedicate to the public forever the streets, alleys and easements, if any, as shown.

Witness, my hand, this the _____ day of _____, 2021.

By: _____

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of _____, Texas, this the _____ day of _____, 2021.

Notary Public _____

STATE OF TEXAS
COUNTY OF TITUS
Approved by _____ Commissioner's Office of Titus County, on this the _____ day of _____, 2021.

County Judge _____

County Clerk _____

STATE OF TEXAS
COUNTY OF TITUS
Approved by _____ Titus County Environment Officer, on this the _____ day of _____, 2021.

County Environmental Officer _____

I hereby certify that the foregoing instrument of writing with its Certificate of Authentication was filed for record in my office on this the _____ day of _____, 2021. Slide No. _____ of the plat records of Titus County, Texas.

Given under my hand and seal of office on the date last written above.

County Clerk _____

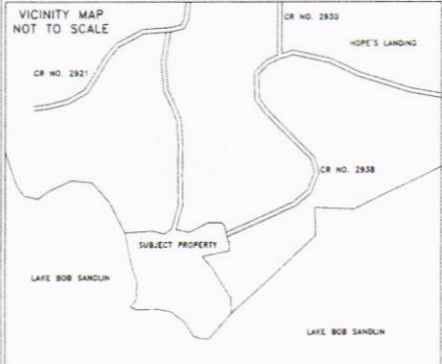
SURVEYOR'S CERTIFICATE:
I, Wayne Beets, II, Registered Professional Land Surveyor, do hereby certify that this Plat was prepared from an on the ground Survey under my supervision during the month of March 2021.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS AN ORIGINAL SURVEY DOCUMENT

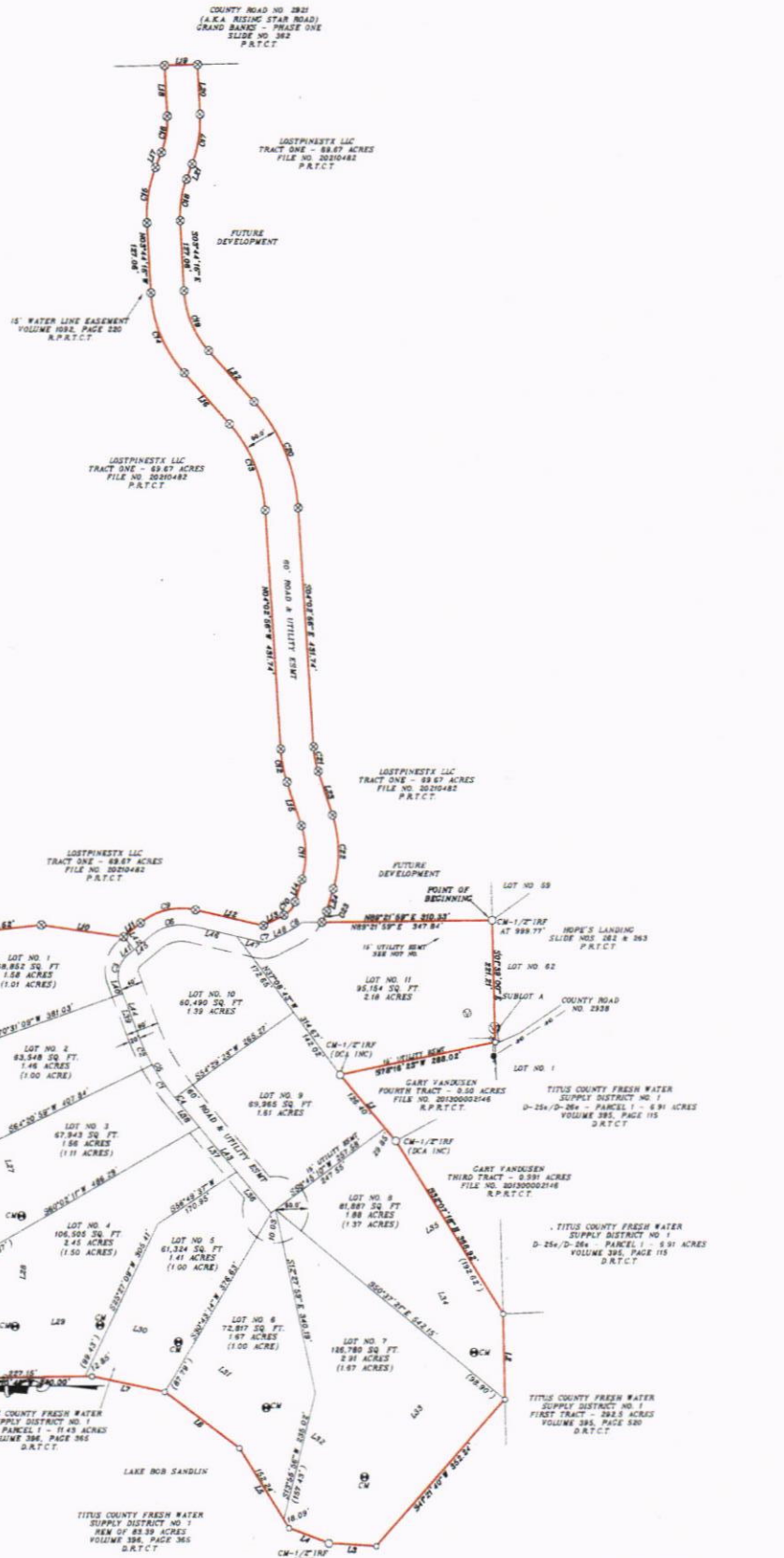
DATE: _____

**PRELIMINARY PLAT
LOST PINES, PHASE ONE
AN ADDITION TO TITUS COUNTY, TEXAS
BARNETT HICKLIN SUR. A-277**

- SURVEYOR'S NOTES:**
- 1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL ZONE, AS OBSERVED BY GNSS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
 - 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
 - 3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
 - 4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPAIRS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
 - 5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
 - 6) THERE IS A 12' BUILDING LINE ALONG THE FRONT, ROAD SIDE, OF ALL LOTS AND A 10 FOOT SIDE BUILDING LINE ALONG ALL SIDE LOT LINES.
 - 7) THERE IS A NET ACREAGE SHOWN IN PARENTHESES ON THE LAKE FRONT LOTS THAT IS THE AREA OUTSIDE OF THE EASEMENT FOR EACH LOT.
 - 8) THERE IS A 15 FOOT WIDE UTILITY EASEMENT ACROSS LOTS 11 & 12 DESCRIBED BY LINES L35 THRU L38 ON THE ASSOCIATED LINE TABLE. L35 BEGINS AT THE WEST CORNER OF SAID LOTS.



LOST PINES PHASE ONE TITUS CO, TEXAS B. HICKLIN SUR. A-277		<p>BY-LINE SURVEYING LLC P.O. BOX 834 Emory, TX 75440 Ph: (903) 473-5150 Firm No: 10194233 www.bylinesurveying.com</p>
DATE:	07/19/21	
SCALE:	1:100	
JOB NO.:	2021-269	
CLIENT:	SHORT	



CONCRETE	WOOD
1/2" IRON ROD FOUND	CONCRETE CURB
1/2" IRON ROD SET (2"-LINE)	WOOD SIGN, ETC.
POINT FOR CORNER	OVERHEAD TELEPHONE
1/2" IRON PIPE FOUND	ENHANCED ELECTRIC
POWER POLE	WPT STRUCT
ALSO 48' CONCRETE	WOOD SIGN
WATER METER	BARBED WIRE FENCE
CONCRETE K&K WHV	CHAINLINK FENCE
800 GAL. TANK	OVERHEAD ELECTRIC
800 GAL. TANK	800 WIRE
"T" FOUND IN CONCRETE	ELECTRIC POSTING
UNDERGROUND ELECTRIC	TELEPHONE PIPING
7" FWC HYDRANT	CLEANOUT @ SEPC-UB
400 WIRE	400 WIRE
WATER VALVE	BRACK/ROCK
	ROAD OF BENE.

OWNER'S STATEMENT:

We, Lostpines LLC, do hereby adopt this plat, designating the hereinabove described property as Lost Pines, Phase One, and do accept this plat as my plan for dividing into lots and do dedicate to the public forever the streets, alleys and easements, if any, as shown.

Witness, my hand, this the ____ day of _____, 2021.

By: _____

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the ____ day of _____, 2021.

Notary Public _____

STATE OF TEXAS COUNTY OF TITUS

Approved by the Commissioner's Office of Titus County, on this the ____ day of _____, 2021. *Byron Lee*

County Judge _____

County Clerk _____

STATE OF TEXAS COUNTY OF TITUS

Approved by the Titus County Environment Officer, on this the ____ day of _____, 2021.

County Environmental Officer _____

STATE OF TEXAS COUNTY OF TITUS

I hereby certify that the foregoing instrument of writing with its Certificate of Authentication was filed for record in my office on this the ____ day of _____, 2021. Slide No. _____ of the plat records of Titus County, Texas.

Given under my hand and seal of office on the date last written above.

County Clerk _____

SURVEYOR'S CERTIFICATE:

I, Wayne Beets, II, Registered Professional Land Surveyor, do hereby certify that this Plat was prepared from an on the ground Survey under my supervision during the month of March 2021.

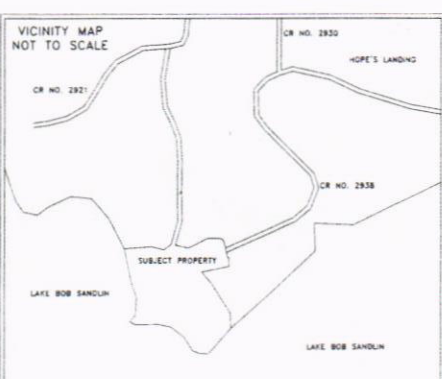
PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS AN OFFICIAL SURVEY DOCUMENT

Wayne Beets, II, Registered Professional Land Surveyor

DATE: _____

PRELIMINARY PLAT LOST PINES, PHASE ONE AN ADDITION TO TITUS COUNTY, TEXAS BARNETT HICKLIN SUR. A-277

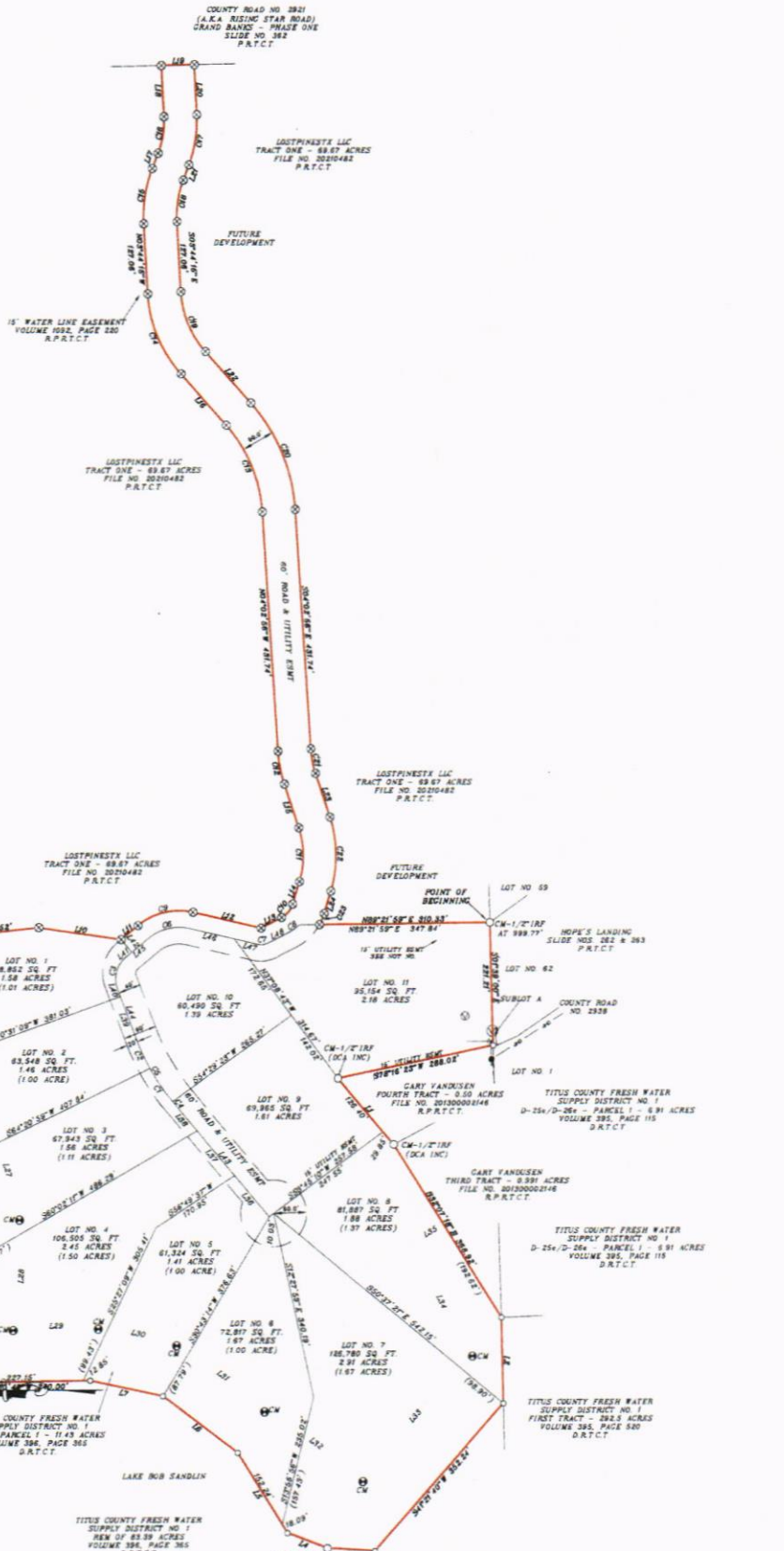
- SURVEYOR'S NOTES:
- 1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL ZONE, AS OBSERVED BY GNSS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
 - 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
 - 3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
 - 4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPAIRS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
 - 5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
 - 6) THERE IS A 25' BUILDING LINE ALONG THE FRONT, ROAD SIDE, OF ALL LOTS AND A 10 FOOT SIDE BUILDING LINE ALONG ALL SIDE LOT LINES.
 - 7) THERE IS A NET ACREAGE SHOWN IN PARENTHESES ON THE LAKE FRONT LOTS THAT IS THE AREA OUTSIDE OF THE FLOODING EASEMENT FOR EACH LOT.
 - 8) THERE IS A 15 FOOT WIDE UTILITY EASEMENT ACROSS LOTS 11 & 12 DESCRIBED BY LINES 135 THRU 138 ON THE ASSOCIATED LINE TABLE. L25 BEGINS AT THE WEST CORNER OF SAID LOTS.



LOST PINES PHASE ONE TITUS CO, TEXAS B. HICKLIN SUR. A-277

DATE:	07/19/21
SCALE:	1:100
JOB NO.:	2021-269
CLIENT:	SHORT

BY-LINE SURVEYING LLC
 P.O. BOX 834
 Emory, TX 75440
 Ph: (903) 473-5150
 Firm No: 10194233
 www.bylinesurveying.com



CONCRETE MANAGEMENT	CONCRETE	WOOD
1/2" IRON ROD FOUND	COVERED CEMENT	OVERHEAD ELECTRIC
1/2" IRON ROD SET (PT-1/2)	OVERHEAD TELEPHONE	OVERHEAD ELECTRIC
POINT FOR CORNER	1/2" IRON PINE FOUND	PT. TREE
1/2" IRON PINE FOUND	POWER POLE	WOOD POLE
1/2" IRON PINE FOUND	AIR CONDITIONING	BARBED WIRE FENCE
1/2" IRON PINE FOUND	WATER METER	CHAIN LINK FENCE
1/2" IRON PINE FOUND	CONCRETE 4.5" x 8" W/4"	OVERHEAD ELECTRIC
1/2" IRON PINE FOUND	CONCRETE 4.5" x 8" W/4"	CONCRETE 4.5" x 8" W/4"
1/2" IRON PINE FOUND	1" POLYMER IN CONCRETE	ELECTRIC POSTS
1/2" IRON PINE FOUND	UNDERGROUND ELECTRIC	TELEPHONE WIRE
1/2" IRON PINE FOUND	1" FIRE HOSE	CLEANOUT
1/2" IRON PINE FOUND	1" FIRE HOSE	SEWER LB
1/2" IRON PINE FOUND	1" FIRE HOSE	APPOINT POINT
1/2" IRON PINE FOUND	1" FIRE HOSE	DRIVE/PACK
1/2" IRON PINE FOUND	1" FIRE HOSE	ROAD OF BOND

OWNER'S STATEMENT:

We, Lastpinesx LLC, do hereby adopt this plat, designating the hereinabove described property as Last Pines, Phase One, and do accept this plat as my plan for dividing into lots and do dedicate to the public forever the streets, alleys and easements, if any, as shown.

Witness, my hand, this the _____ day of _____ 2021.

By: _____

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of _____

Texas, this the _____ day of _____ 2021.

Notary Public _____

STATE OF TEXAS
COUNTY OF TITUS

Approved by the Commissioner's Commission, County, on this the _____ day of _____ 2021.

County Judge _____

County Clerk _____

STATE OF TEXAS
COUNTY OF TITUS

Approved by the Titus County Environment Officer, on this the _____ day of _____ 2021.

County Environmental Officer _____

STATE OF TEXAS
COUNTY OF TITUS

I hereby certify that the foregoing instrument of writing with its Certificate of Authentication was filed for record in my office on this the _____ day of _____ 2021. Slide No. _____ of the plat records of Titus County, Texas.

Given under my hand and seal of office on the date last written above.

County Clerk _____

SURVEYOR'S CERTIFICATE:

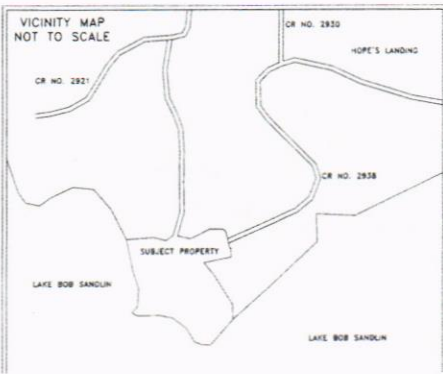
I, Wayne Beatz, II, Registered Professional Land Surveyor, do hereby certify that this Plat was prepared from an on the ground Survey under my supervision during the month of March 2021.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR REPRODUCED AS AN OFFICIAL SURVEY DOCUMENT

DATE: _____

**PRELIMINARY PLAT
LOST PINES, PHASE ONE
AN ADDITION TO TITUS COUNTY, TEXAS
BARNETT HICKLIN SUR. A-277**

- SURVEYOR'S NOTES:**
- 1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL ZONE, AS OBSERVED BY GNSS.
 - 2) AREA AND DISTANCES SHOWN HEREON ARE AT GROUND.
 - 3) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
 - 4) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
 - 5) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPAIRS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
 - 6) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
 - 7) THERE IS A 12' BUILDING LINE ALONG THE FRONT ROAD SIDE OF ALL LOTS AND A 10 FOOT SIDE BUILDING LINE ALONG ALL SIDE LOT LINES.
 - 8) THERE IS A NET ACRESAGE SHOWN IN PARENTHESES ON THE LAKE FRONT LOTS THAT IS THE AREA OUTSIDE OF THE EASEMENT FOR EACH LOT.
 - 9) THERE IS A 15 FOOT WIDE UTILITY EASEMENT ACROSS LOT NOS. 11 & 12 DESCRIBED BY LINES 138 THRU 148 ON THE ASSOCIATED LINC TABLE. 138 BEGINS AT THE WEST COMMON CORNER OF SAID LOTS.



LOST PINES PHASE ONE
TITUS CO, TEXAS
B. HICKLIN SUR. A-277

DATE: 07/19/21
SCALE: 1:100
JOB NO.: 2021-269
CLIENT: SHORT

BY-LINE SURVEYING LLC
P.O. BOX 834
Emory, TX 75440
Ph: (903) 473-5150
Firm No: 10194233
www.bylinesurveying.com