



# Titus County Sheriff's Office

304 South Van Buren, Mount Pleasant, Texas, 75455

Phone (903) 572 - 6641

Fax (903) 577 - 8038

Timothy C. Ingram, Sheriff

To: Judge Brian Lee  
From: Sgt. Clint Bain  
Ref: Ringland Holding Addition-Tom Waltz

Date: 10202021

Sir,

I have reviewed the Overall Site Plan concerning On-Site Sewage for the Ringland Holdings Addition on US Hwy 271 north and CR1450. The property is being developed by Tom Waltz and his company, Ringland Holding. The site plan was completed by Professional Engineer George Sanford and meets the requirements set forth in TAC 285.4. The proposed subdivision as shown on the original preliminary plat consists of 19.39 acres being divided into 5 lots. These lots are identified on the preliminary plat as lots 7-11 with lot 7 having frontage on both US Hwy 271 and CR1450. Lots 8-11 have adequate frontage for access on CR1450.

While reviewing the plat observed that the survey measurements were made from the pins located in the center of CR1450 and did not reflect that the road right of way was not usable property. This reduced the lot size of each lot and greatly affected lot 11 reducing it from 1.22 acres to 0.80 of an acre. I notified Tom Waltz and his surveyor, Justin Kleam of the issue. Justin has since worked on rectifying the issue and has sent me another pre-plat showing an addition 0.25 of an acre being added to lot 11 from an adjoining parcel owned by Ringland Holdings.

I see not to prevent this development from proceeding. I have notified Tom Waltz and Justin Kleam that upon approval by the commissioners' court they will need to submit the corrected final plats for signing.

Respectfully,

Sgt. Clint Bain

Cc: Commissioner Jeff Parchman

George Sanford, P.E.  
226 CR 4224  
Mt Pleasant, Texas 75455

September 29, 2021

Site Address  
CR 1450  
Mt Pleasant, Texas 75455

Ringland Holdings Addition

A) Site Plan

The attached site plan is for the following legal description:  
Owner: Ringland Holdings LLC

Parcel ID: 7886  
GEO ID 00477-00000-00400  
Tract 400  
Legal Description: Robertson, Wm J ABS 00477  
Situs: County Road 1450  
Mt Pleasant, Texas 75455  
Acreage: 19.39 acres

B) Topographic Map  
See Attached

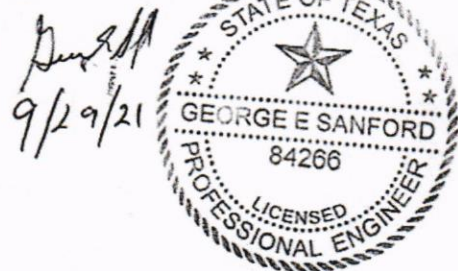
C) 100 year Floodplain Map  
See Attached

D) Soil Survey  
See Attached

Based on Table V Criteria for Standard Subsurface Absorption Systems, the area is unsuitable for standard subsurface absorption systems due to presence of Class IV soils along the sidewall or within two feet below the bottom of the excavation (except for pumped effluent and ET)

E) Location of Water Wells

There are no private water wells within the restrictive guidelines as described in Table 285.91(10).



F) Locations of Easements

These easements include utilities and road maintenance. Overhead line requires a 1 foot easement as described in Table 285.91(10).

G) Drainage Plan

Drainage for the property consists of road ditches and natural overland drainage. Construction processes will not hamper drainage of the property.

H) OSF Systems Meeting Requirements

The following systems are suitable for the Class IV soils as found on the property.

Lined E-T

Unlined E-T

Pumped Effluent Drainfield

Drip Irrigation Septic Tank/Filter

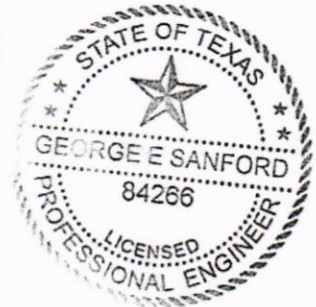
Low Pressure Dosing Secondary Treatment

Surface Application Secondary Treatment

Surface Application Non-standard Treatment

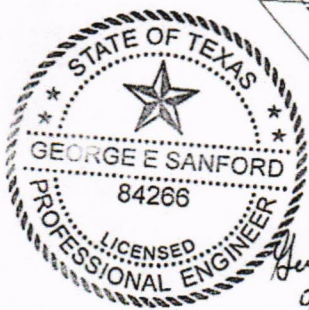
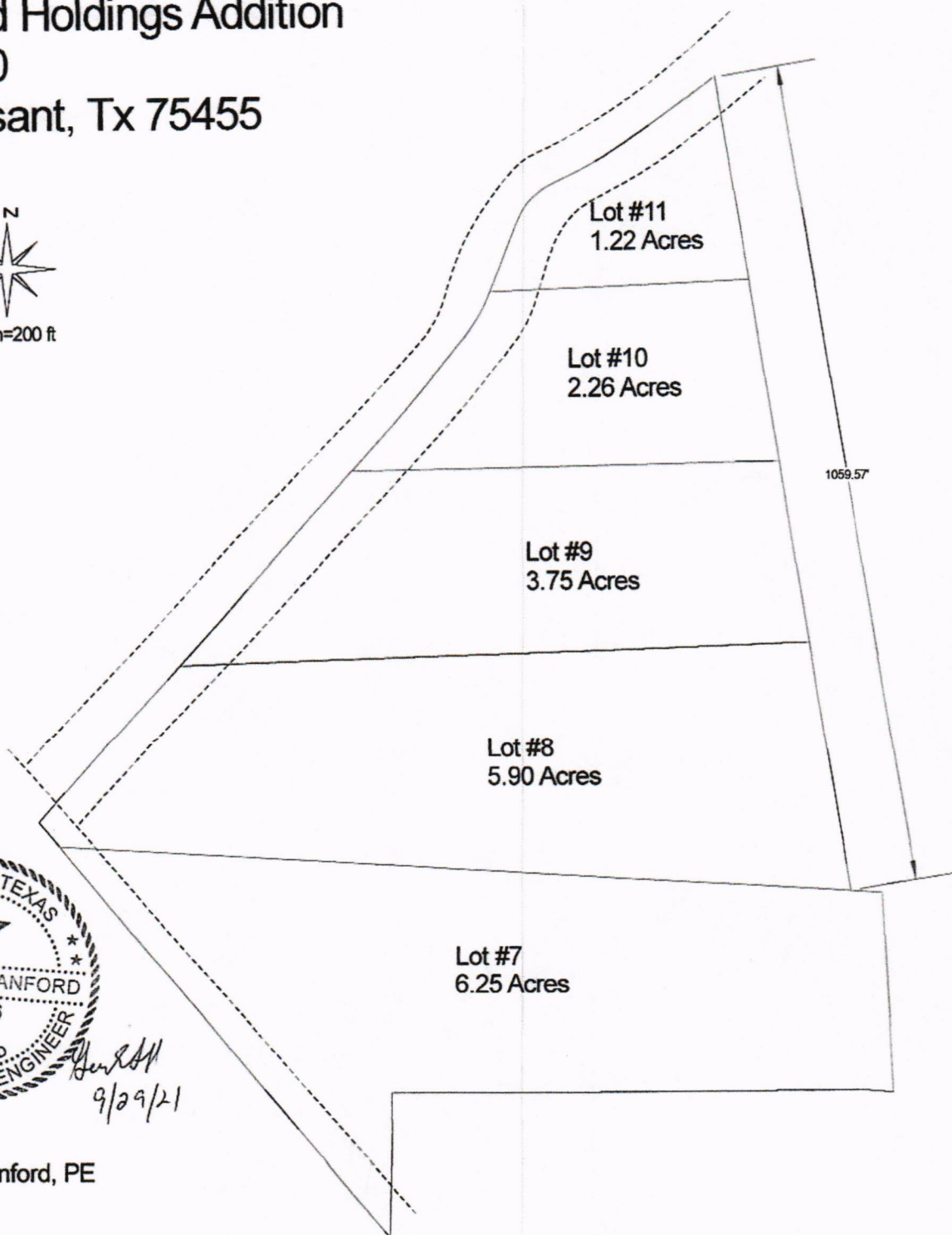
The purposed plated subdivision is a 19.39 acre tract in Titus County. The property is accessed by County Road 1450.

9/29/21  
George Sanford



# Attachment A Site Plan

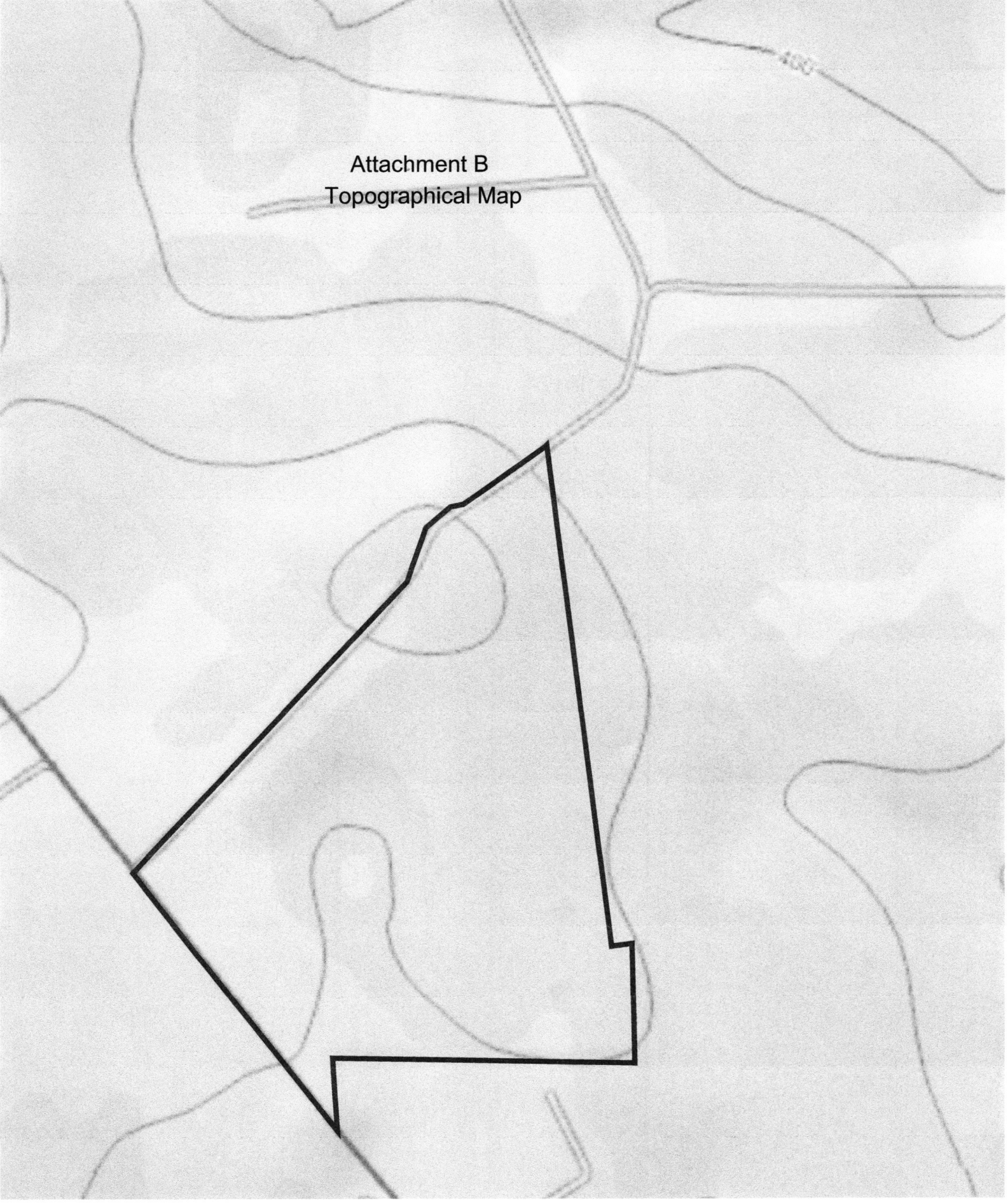
Ringland Holdings Addition  
CR 1450  
Mt Pleasant, Tx 75455



*George E. Sanford*  
9/29/21

George E Sanford, PE  
F9457

Attachment B  
Topographical Map



# National Flood Hazard Layer FIRMette



95°2'42"W 33°15'22"N



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

## Legend

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

<b>SPECIAL FLOOD HAZARD AREAS</b>	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
<b>OTHER AREAS OF FLOOD HAZARD</b>	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
<b>OTHER AREAS</b>	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D
<b>GENERAL STRUCTURES</b>	- - - - Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
<b>OTHER FEATURES</b>	20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
	17.5 Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
<b>MAP PANELS</b>	Profile Baseline
	Hydrographic Feature
	Digital Data Available
	No Digital Data Available
	Unmapped

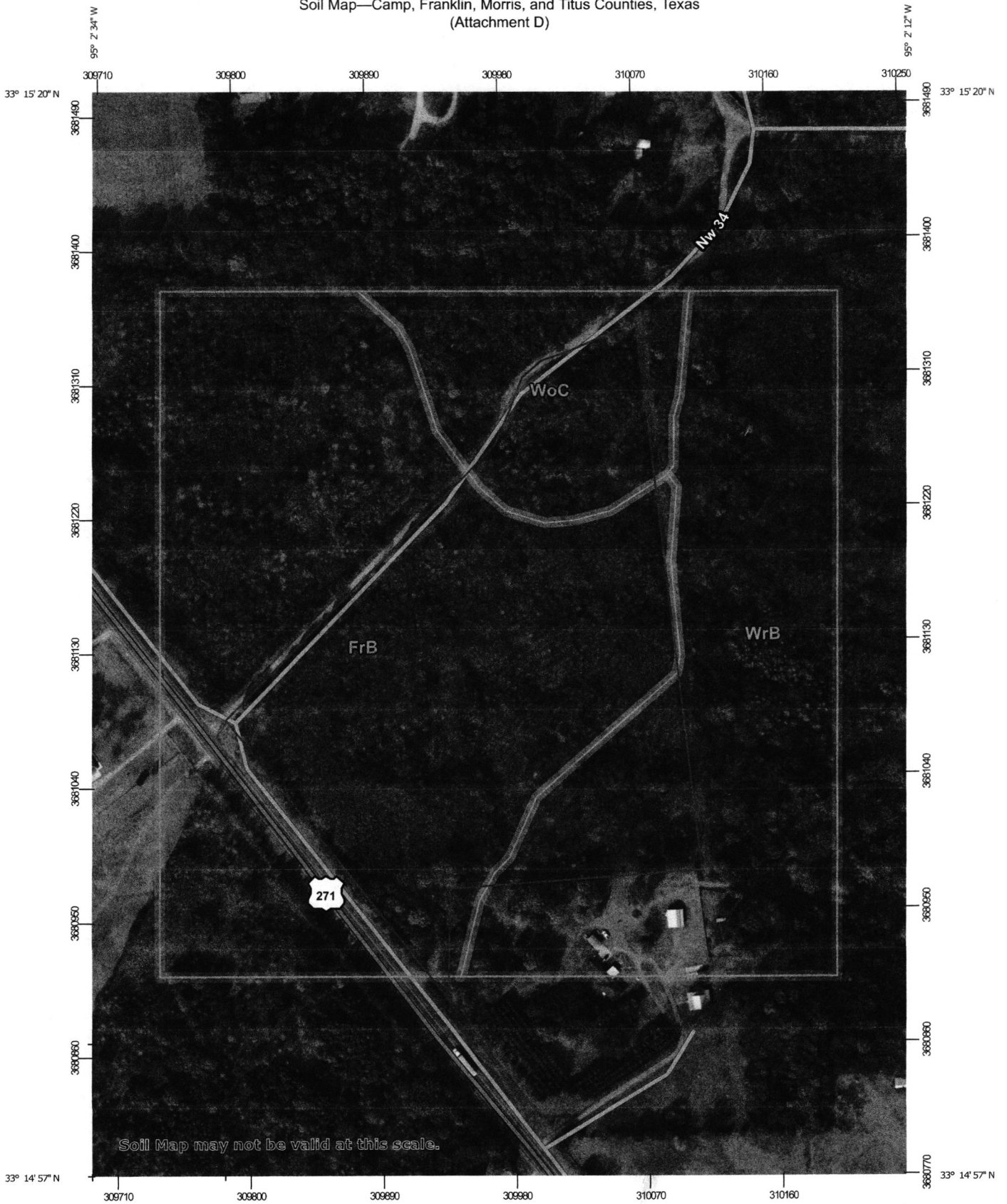
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 9/29/2021 at 5:48 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.

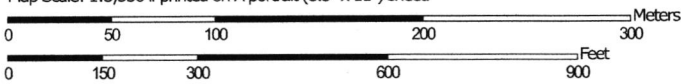
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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

Soil Map—Camp, Franklin, Morris, and Titus Counties, Texas  
(Attachment D)



Soil Map may not be valid at this scale.





































Map Scale: 1:3,550 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

Soil Map—Camp, Franklin, Morris, and Titus Counties, Texas  
(Attachment D)

**MAP LEGEND**

- |                                                                                                          |                                                                                                         |
|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
|  Area of Interest (AOI) |  Spoil Area            |
| <b>Soils</b>                                                                                             |  Stony Spot            |
|  Soil Map Unit Polygons |  Very Stony Spot       |
|  Soil Map Unit Lines    |  Wet Spot              |
|  Soil Map Unit Points   |  Other                 |
| <b>Special Point Features</b>                                                                            |  Special Line Features |
|  Blowout                | <b>Water Features</b>                                                                                   |
|  Borrow Pit             |  Streams and Canals    |
|  Clay Spot              | <b>Transportation</b>                                                                                   |
|  Closed Depression      |  Rails                 |
|  Gravel Pit           |  Interstate Highways  |
|  Gravelly Spot        |  US Routes           |
|  Landfill             |  Major Roads         |
|  Lava Flow            |  Local Roads         |
|  Marsh or swamp       | <b>Background</b>                                                                                       |
|  Mine or Quarry       |  Aerial Photography  |
|  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 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
FrB	Freestone fine sandy loam, 1 to 3 percent slopes	29.1	55.8%
WoC	Woodtell fine sandy loam, 2 to 5 percent slopes	6.1	11.6%
WrB	Woodtell-Raino complex, 1 to 3 percent slopes	17.0	32.6%
<b>Totals for Area of Interest</b>		<b>52.2</b>	<b>100.0%</b>



09/02/2021

**RE: Fire Services in Titus County**

To Whom It May Concern:

Based upon the submitted plat and diagram of the proposed Clemmons subdivision in four, one to five-acre plots, to be located at Hwy 271 and CR 1450, the Mt. Pleasant Fire Department is aware that you are putting in a subdivision in that location.

Sincerely,

Larry McRae, Fire Chief  
Mt. Pleasant Fire Dept.

**TRI SPECIAL UTILITY DISTRICT**

**300 WEST 16<sup>TH</sup>**

**MOUNT PLEASANT, TEXAS 75455**

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

September 29, 2021

Attn: Titus County Judge Brian Lee

Re: Ringland Holdings

Tri SUD has water availability for seven (7) lots at County Road 1450 & Highway 271.



Aaron Gann  
General Manager

# ECM Tax Service

## Certified Tax Certificate

Certificate Fee: \$48.71  
 Order #: 03-212767TC

08/20/2021

CAD Account #'s (1): **812**

### Order Notes

- Texas taxes are usually billed for the calendar year on or around October 1st. Taxes are delinquent on February 1st. Additional penalties apply to current year delinquencies on July 1st.

Geographic ID: 00065-00000-00200

Property ID/CAD #: 812

Assessor Account #: 812

Situs Address: **CR 1450 MOUNT PLEASANT, TX 75455**

Owner(s): **RINGLAND HOLDINGS LLC**

Mailing Address: 2212 STILL WATER CT, SOUTHLAKE TX 76092

Legal Description	Assessment	2020	2021	
BRIDGES, JASPER N ABS 00065 TR 200 74.34 AC	Impr Market (+)	\$0.00	\$0.00	
	Land Market (+)	\$10,000.00	\$10,400.00	
	AG Market (+)	\$180,500.00	\$182,884.00	
	AG Loss (-)	\$173,538.00	\$175,607.00	
	AG Assessed (=)	\$6,962.00	\$7,277.00	
	Homestead Cap (-)	\$0.00	\$0.00	
	Market Total (=)	\$190,500.00	\$193,284.00	
	Assessed Total (=)	\$16,962.00	\$17,677.00	
	Certified Exemptions	AG	Yes	No
	2020 W/O Exemptions Estimate:		\$3,993.83	AG

Deed:	<b>INT 20211193</b>
Assessed As:	<b>74.34 Acreage</b>

### Account Comments

- This property may be subject to ag rollback taxes.

### Summary for Account #: 812

Entity	Year	Base Tax	Due 8/2021	Due 9/2021
Titus County	2020	\$136.50	\$0.00	\$0.00
Mt Pleasant ISD	2020	\$219.09	\$0.00	\$0.00
<b>Totals</b>		<b>\$355.59</b>	<b>\$0.00</b>	<b>\$0.00</b>

### Checks Due for Account #: 812

Entity	Year	Tax Rate	Due 8/2021	Due 9/2021	Status
Titus County	2020	0.80480000	\$0.00	\$0.00	<b>Paid</b>
Titus CAD	2020	1.29170000	\$0.00	\$0.00	<b>Paid</b>
<b>Totals</b>		<b>2.09650000</b>	<b>\$0.00</b>	<b>\$0.00</b>	

# ECM Tax Service

## Certified Tax Certificate

Certificate Fee: \$48.71  
 Order #: 03-212767TC

08/20/2021

Titus County		Account #: 812		
<b>Titus County Tax Assessor Collector</b> Payable To: Judy Cook 105 West First Street, Suite 101 Mt. Pleasant, TX 75455 Phone: 903-577-6712		Year	2019	2020
		Tax Rate	0.4742	0.4679
		W/O Exemption	Not Available	\$891.35
		<b>Base Tax</b>	<b>Due 8/2021</b>	<b>Due 9/2021</b>
2020	AG	\$79.36	\$0.00	\$0.00
<b>Subtotals</b>		<b>\$79.36</b>	<b>\$0.00</b>	<b>\$0.00</b>

Mt Pleasant ISD		Account #: 812		
<b>Titus County Appraisal District</b> P.O. Box 528, Mount Pleasant, TX 75456-0528 For Fedex Mail send to - 2404 W. Ferguson Mount Pleasant, TX 75455 Phone: 903-572-7939		Year	2019	2020
		Tax Rate	1.34	1.2917
		W/O Exemption	Not Available	\$2,460.69
		<b>Base Tax</b>	<b>Due 8/2021</b>	<b>Due 9/2021</b>
2020	AG	\$219.09	\$0.00	\$0.00
<b>Subtotals</b>		<b>\$219.09</b>	<b>\$0.00</b>	<b>\$0.00</b>

Northeast Texas Comm College		Account #: 812		
<b>Titus County Tax Assessor Collector</b> Payable To: Judy Cook 105 West First Street, Suite 101 Mt. Pleasant, TX 75455 Phone: 903-577-6712		Year	2019	2020
		Tax Rate	0.13	0.13
		W/O Exemption	Not Available	\$247.65
		<b>Base Tax</b>	<b>Due 8/2021</b>	<b>Due 9/2021</b>
2020	AG	\$22.05	\$0.00	\$0.00
<b>Subtotals</b>		<b>\$22.05</b>	<b>\$0.00</b>	<b>\$0.00</b>

Titus County Hospital District		Account #: 812		
<b>Titus County Tax Assessor Collector</b> Payable To: Judy Cook 105 West First Street, Suite 101 Mt. Pleasant, TX 75455 Phone: 903-577-6712		Year	2019	2020
		Tax Rate	0.2069	0.2069
		W/O Exemption	Not Available	\$394.14
		<b>Base Tax</b>	<b>Due 8/2021</b>	<b>Due 9/2021</b>
2020	AG	\$35.09	\$0.00	\$0.00
<b>Subtotals</b>		<b>\$35.09</b>	<b>\$0.00</b>	<b>\$0.00</b>

Exemption Information				Disabled Veteran			
Entity	HOM	OV65	DP	10-30%	31-50%	51-70%	71-100%
Titus County	20%	15K	10K	5K	7.5K	10K	12K
Mt Pleasant ISD	25K	10K	10K	5K	7.5K	10K	12K
Northeast Texas Comm College	5K	10K	10K	5K	7.5K	10K	12K
Titus County Hospital District	20%	15K	10K	5K	7.5K	10K	12K

# ECM Tax Service

## Certified Tax Certificate

Page 3 of 3

Certificate Fee: \$48.71

Order #: 03-212767TC

08/20/2021

### CONDITIONS AND DISCLAIMERS

THIS REPORT IS PROVIDED SUBJECT TO THE LIMITATIONS AND EXCLUSIONS CONTAINED WITHIN THE ECM SUPPLIER AGREEMENT ("AGREEMENT"), AS MODIFIED FROM TIME TO TIME. IT IS EXPRESSLY UNDERSTOOD THAT THIS REPORT DOES NOT CONSTITUTE A REPORT UPON THE SUBJECT PROPERTY ON (i) THE STATUS OF TITLE, (ii) LIENS, (iii) MINERAL (WHETHER WORKING OR ROYALTY) INTERESTS, TAXES OR LEASES, (iv) PERSONAL PROPERTY TAXES, OR (v) OTHER FORMS OF NON-AD VALOREM TAXES WHICH MAY BE, OR HAVE BEEN, ASSESSED (EX. PAVING ASSESSMENTS AND/OR LIENS, HOMEOWNER ASSESSMENTS, MAINTENANCE ASSESMENT) AND NO REPRESENTATION OR WARRANTY IS PROVIDED WITH REGARD TO ANY OF SUCH MATTERS. ANY INFORMATION CONTAINED WITHIN ANY REPORT PROVIDED BY ECM REGARDING ANY OF FOREGOING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT BE COMPLETE, ACCURATE OR RELIED UPON BY ANY PARTY.

# ECM Tax Service

## Certified Tax Certificate

Certificate Fee: \$48.71  
 Order #: 03-212767TC

09/27/2021

CAD Account #'s (1): **7886**

### Order Notes

- Texas taxes are usually billed for the calendar year on or around October 1st. Taxes are delinquent on February 1st. Additional penalties apply to current year delinquencies on July 1st.

Geographic ID: 00477-00000-00400

Property ID/CAD #: 7886

Assessor Account #: 7886

Situs Address: **CR 1450 MOUNT PLEASANT, TX 75455**

Owner(s): **GRIFFITH KAREN JEAN LANE ETAL**

Mailing Address: 111 SHADYTRAIL, RED OAK TX 75154

Legal Description	Assessment	2020	2021	
ROBERTSON, WM J ABS 00477 TR 400 45.7 AC	Impr Market (+)	\$0.00	\$0.00	
	Land Market (+)	\$0.00	\$0.00	
	AG Market (+)	\$114,250.00	\$118,820.00	
	AG Loss (-)	\$109,843.00	\$114,092.00	
	AG Assessed (=)	\$4,407.00	\$4,728.00	
	Homestead Cap (-)	\$0.00	\$0.00	
	Market Total (=)	\$114,250.00	\$118,820.00	
	Assessed Total (=)	\$4,407.00	\$4,728.00	
	Certified Exemptions	Yes AG	Yes AG	
	2020 W/O Exemptions Estimate:		\$2,395.25	

Deed: **INT 20213034**

### Account Comments

- This property may be subject to ag rollback taxes.

### Summary for Account #: 7886

Entity	Year	Base Tax	Due 9/2021	Due 10/2021
Titus County	2020	\$35.47	\$0.00	\$0.00
Mt Pleasant ISD	2020	\$56.93	\$0.00	\$0.00
<b>Totals</b>		<b>\$92.40</b>	<b>\$0.00</b>	<b>\$0.00</b>

### Checks Due for Account #: 7886

Entity	Year	Tax Rate	Due 9/2021	Due 10/2021	Status
Titus County	2020	0.80480000	\$0.00	\$0.00	<b>Paid</b>
Titus CAD	2020	1.29170000	\$0.00	\$0.00	<b>Paid</b>
<b>Totals</b>		<b>2.09650000</b>	<b>\$0.00</b>	<b>\$0.00</b>	

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Titus County		Account #: 7886		
<b>Titus County Tax Assessor Collector</b> Payable To: Judy Cook 105 West First Street, Suite 101 Mt. Pleasant, TX 75455 Phone: 903-577-6712		Year	2019	2020
		Tax Rate	0.4742	0.4679
		W/O Exemption	Not Available	\$534.58
		<b>Subtotals</b>		
Tax Year	Exemptions	Base Tax	Due 9/2021	Due 10/2021
2020	AG	\$20.62	\$0.00	\$0.00
		<b>\$20.62</b>	<b>\$0.00</b>	<b>\$0.00</b>

Mt Pleasant ISD		Account #: 7886		
<b>Titus County Appraisal District</b> P.O. Box 528, Mount Pleasant, TX 75456-0528 For Fedex Mail send to - 2404 W. Ferguson Mount Pleasant, TX 75455 Phone: 903-572-7939		Year	2019	2020
		Tax Rate	1.34	1.2917
		W/O Exemption	Not Available	\$1,475.77
		<b>Subtotals</b>		
Tax Year	Exemptions	Base Tax	Due 9/2021	Due 10/2021
2020	AG	\$56.93	\$0.00	\$0.00
		<b>\$56.93</b>	<b>\$0.00</b>	<b>\$0.00</b>

Northeast Texas Comm College		Account #: 7886		
<b>Titus County Tax Assessor Collector</b> Payable To: Judy Cook 105 West First Street, Suite 101 Mt. Pleasant, TX 75455 Phone: 903-577-6712		Year	2019	2020
		Tax Rate	0.13	0.13
		W/O Exemption	Not Available	\$148.53
		<b>Subtotals</b>		
Tax Year	Exemptions	Base Tax	Due 9/2021	Due 10/2021
2020	AG	\$5.73	\$0.00	\$0.00
		<b>\$5.73</b>	<b>\$0.00</b>	<b>\$0.00</b>

Titus County Hospital District		Account #: 7886		
<b>Titus County Tax Assessor Collector</b> Payable To: Judy Cook 105 West First Street, Suite 101 Mt. Pleasant, TX 75455 Phone: 903-577-6712		Year	2019	2020
		Tax Rate	0.2069	0.2069
		W/O Exemption	Not Available	\$236.38
		<b>Subtotals</b>		
Tax Year	Exemptions	Base Tax	Due 9/2021	Due 10/2021
2020	AG	\$9.12	\$0.00	\$0.00
		<b>\$9.12</b>	<b>\$0.00</b>	<b>\$0.00</b>

Exemption Information				Disabled Veteran			
Entity	HOM	OV65	DP	10-30%	31-50%	51-70%	71-100%
Titus County	20%	15K	10K	5K	7.5K	10K	12K
Mt Pleasant ISD	25K	10K	10K	5K	7.5K	10K	12K
Northeast Texas Comm College	5K	10K	10K	5K	7.5K	10K	12K
Titus County Hospital District	20%	15K	10K	5K	7.5K	10K	12K



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