



JAMES G WEBSTER JR
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 05/27/23
NOTARY ID 12457276-5



(Symbol)	1/2" IRON ROD
(Symbol)	1/4" IRON ROD
(Symbol)	3/8" IRON ROD
(Symbol)	5/8" IRON ROD
(Symbol)	1" IRON ROD
(Symbol)	1 1/2" IRON ROD
(Symbol)	2" IRON ROD
(Symbol)	3" IRON ROD
(Symbol)	4" IRON ROD
(Symbol)	5" IRON ROD
(Symbol)	6" IRON ROD
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(Symbol)	24" IRON ROD
(Symbol)	30" IRON ROD
(Symbol)	36" IRON ROD
(Symbol)	42" IRON ROD
(Symbol)	48" IRON ROD
(Symbol)	54" IRON ROD
(Symbol)	60" IRON ROD
(Symbol)	66" IRON ROD
(Symbol)	72" IRON ROD
(Symbol)	78" IRON ROD
(Symbol)	84" IRON ROD
(Symbol)	90" IRON ROD
(Symbol)	96" IRON ROD
(Symbol)	102" IRON ROD
(Symbol)	108" IRON ROD
(Symbol)	114" IRON ROD
(Symbol)	120" IRON ROD
(Symbol)	126" IRON ROD
(Symbol)	132" IRON ROD
(Symbol)	138" IRON ROD
(Symbol)	144" IRON ROD
(Symbol)	150" IRON ROD
(Symbol)	156" IRON ROD
(Symbol)	162" IRON ROD
(Symbol)	168" IRON ROD
(Symbol)	174" IRON ROD
(Symbol)	180" IRON ROD

FINAL PLAT OF WOODLAKE PARK PHASE 2

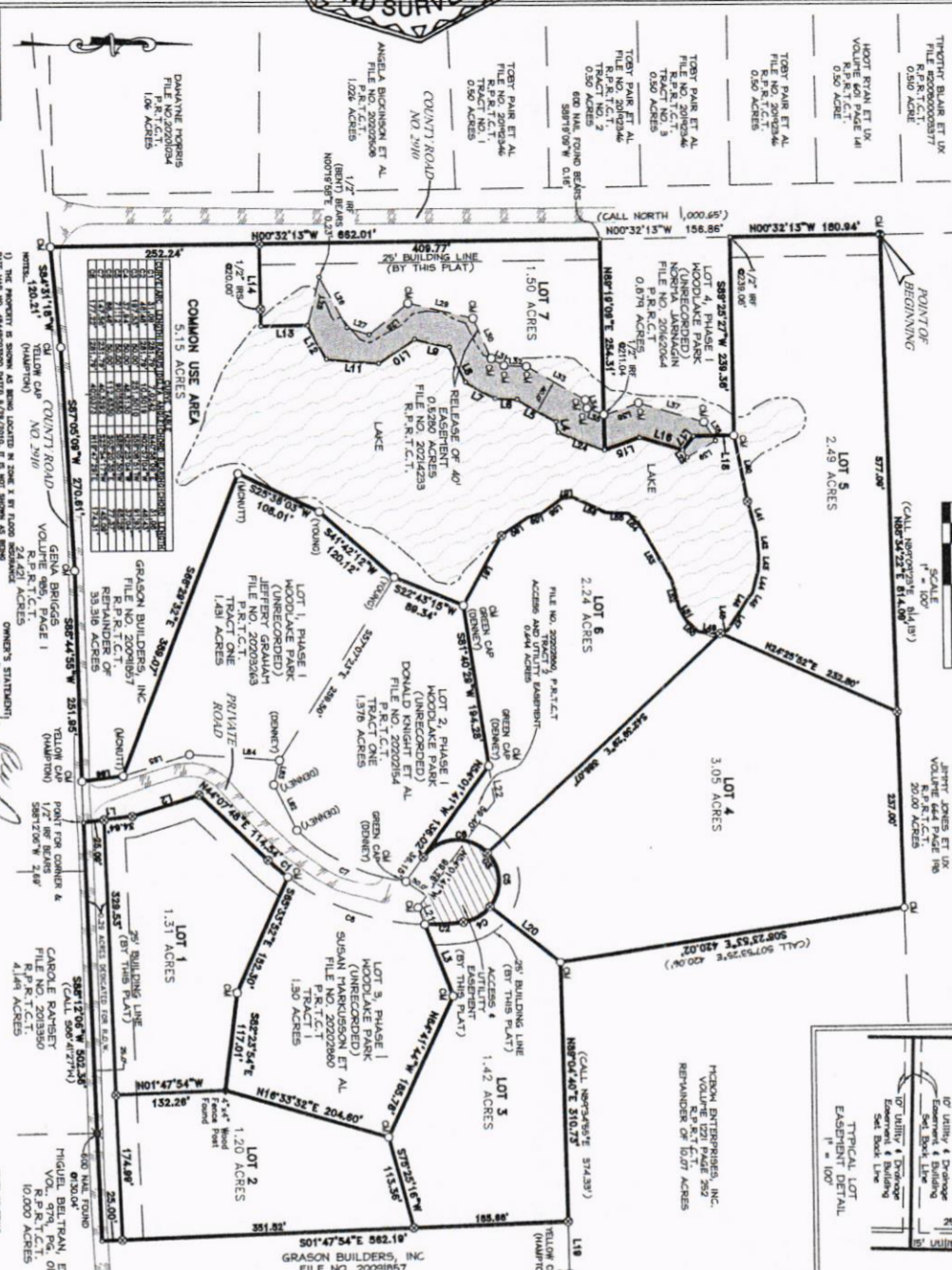
AN ADDITION TO QUINN COUNTY, TEXAS

WARREN P. DAVIS SURVEY ABSTN. NO. 169

SCALE: 1" = 100'
SCALE: 1" = 200'

TYPICAL LOT: 10' Utility & Drainage Easement & Building Footprint, 5' Sidewalk, 5' Utility & Drainage Easement, 25' Building Line, 15' Utility & Drainage Easement, 10' Sidewalk, 10' Utility & Drainage Easement, 10' Sidewalk, 10' Utility & Drainage Easement, 10' Sidewalk

BY-LINE SURREYING, LLC
2021-12-22



- 1) THESE SHALL BE A 10' WIDE EASEMENT FOR THE ROAD ALONG THE SOUTHWEST CORNER OF ALL LOTS WITH THE BACK PROPERTY LINE AS SHOWN ON THIS PLAT.
- 2) NO EXISTING RECORDS SEARCH WAS MADE OF THIS PLAT.
- 3) ALL LOTS SHALL HAVE A 1/2" IRON ROD WITH A YELLOW CAP PLACED THEREON.
- 4) ALL LOTS SHALL BE 10' WIDE EASEMENT FOR THE ROAD ALONG THE SOUTHWEST CORNER OF ALL LOTS WITH THE BACK PROPERTY LINE AS SHOWN ON THIS PLAT.
- 5) THESE SHALL BE A 10' WIDE EASEMENT FOR THE ROAD ALONG THE SOUTHWEST CORNER OF ALL LOTS WITH THE BACK PROPERTY LINE AS SHOWN ON THIS PLAT.
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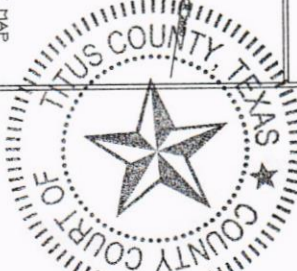
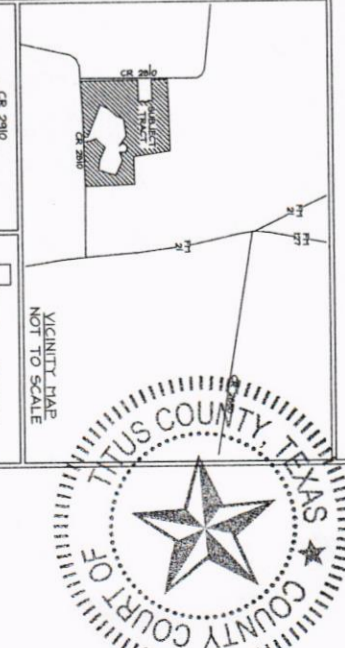
OWNERS STATEMENT:
I, Tina Ballard, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an original survey made by me and my assistants in the presence of a duly qualified referee. The plat is true and correct, and I am a duly qualified referee.

Dated: 10/25/2021

James P. Davis
Warren P. Davis Survey
169

Tina Ballard
Tina Ballard, R.L.S. 6746
DATE: 10/25/2021

CR 2910	BY-LINE
PITTSBURG	SURREYING, LLC
TTUUS COUNTY, TEXAS	PO BOX 834
	ELMO, TX 75840
	Phone No. 409-4233
	WWW.BYLINE-SURREYING.COM
DATE: 10/04/2021	CLIENT: LIGHTHOUSE REALTY
SCALE: 1:100	TECHNICIAN: TTU
JOB NO.: 2021-1222	





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: Wood Lake Park Subdivision-Richard Graham

Date: 10182021

Sir,

I have reviewed the Overall Site Plan for Onsite Sewage submitted by Richard Graham for his development of the Wood Lake Park Subdivision. The site plan was completed by Professional Engineer George Sanford and meets the requirements detailed in TAC 285.4. The proposed subdivision survey plats identifies 7 lots to be recorded in the new subdivision plat and 4 lots previously sold with prior to the adoption of our subdivision requirements and a common area to be retained by Richard Graham (Grayson Properties) until it is given to the Wood Lake Park Home Owners Association. All lots meet or exceed the minimum lot size of 1 acre with the exception of one of the preexisting lots that is listed as 0.88 acres and has a home and permitted OSSF in place. All lots have road frontage along either CR2910 or an existing private road with cul-de-sac.

I recommend that the development of this subdivision be allowed to proceed. Commissioner John Fitch and I have met with Richard Graham and I feel that he is making an effort to correct the mistakes previously made during the development and sale property and have a proper plat recorded.

Respectfully,


Sgt. Clint Bain

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

September 21, 2021

Site Address
County Road 2910
Pittsburg, Texas 75686

Wood Lake Park Subdivision



George E. Sanford
9/21/21

A) Site Plan

The attached site plan is for the following legal description:

Owner: Grason Builders

Parcel ID: 2491

GEO ID 00169-00000-00500

Tract 500

Legal Description: Davis, Warren P ABS

Situs: County Road 2910

Pittsburg, Texas 75686

Acreage: 27.95 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 14.74 acre tract in Titus County. The property is acceded by County Road 2910.

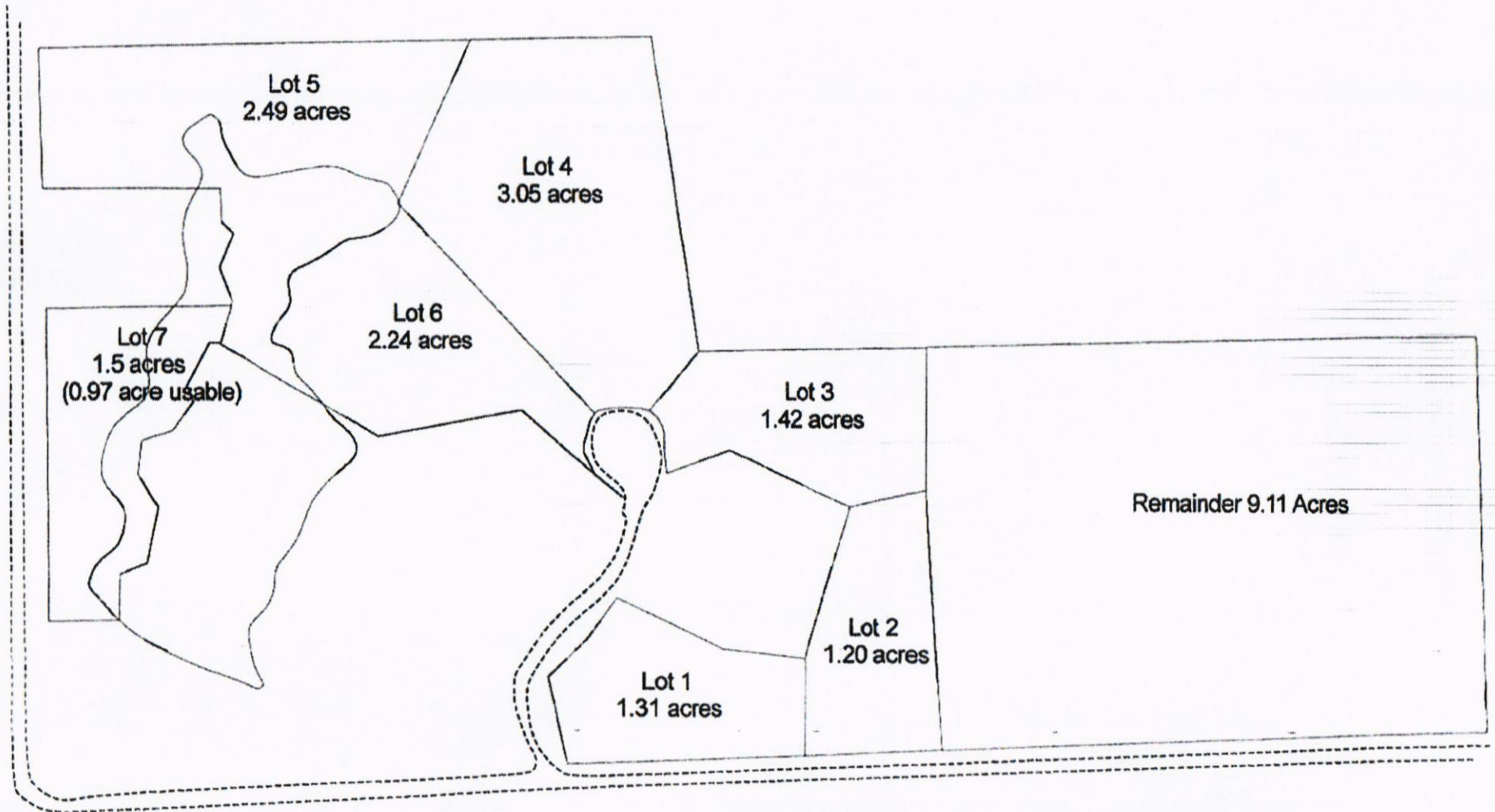
Attachment A Site Plan

Wood Lake Park
CR 2910
Pittsburg, Tx 75686

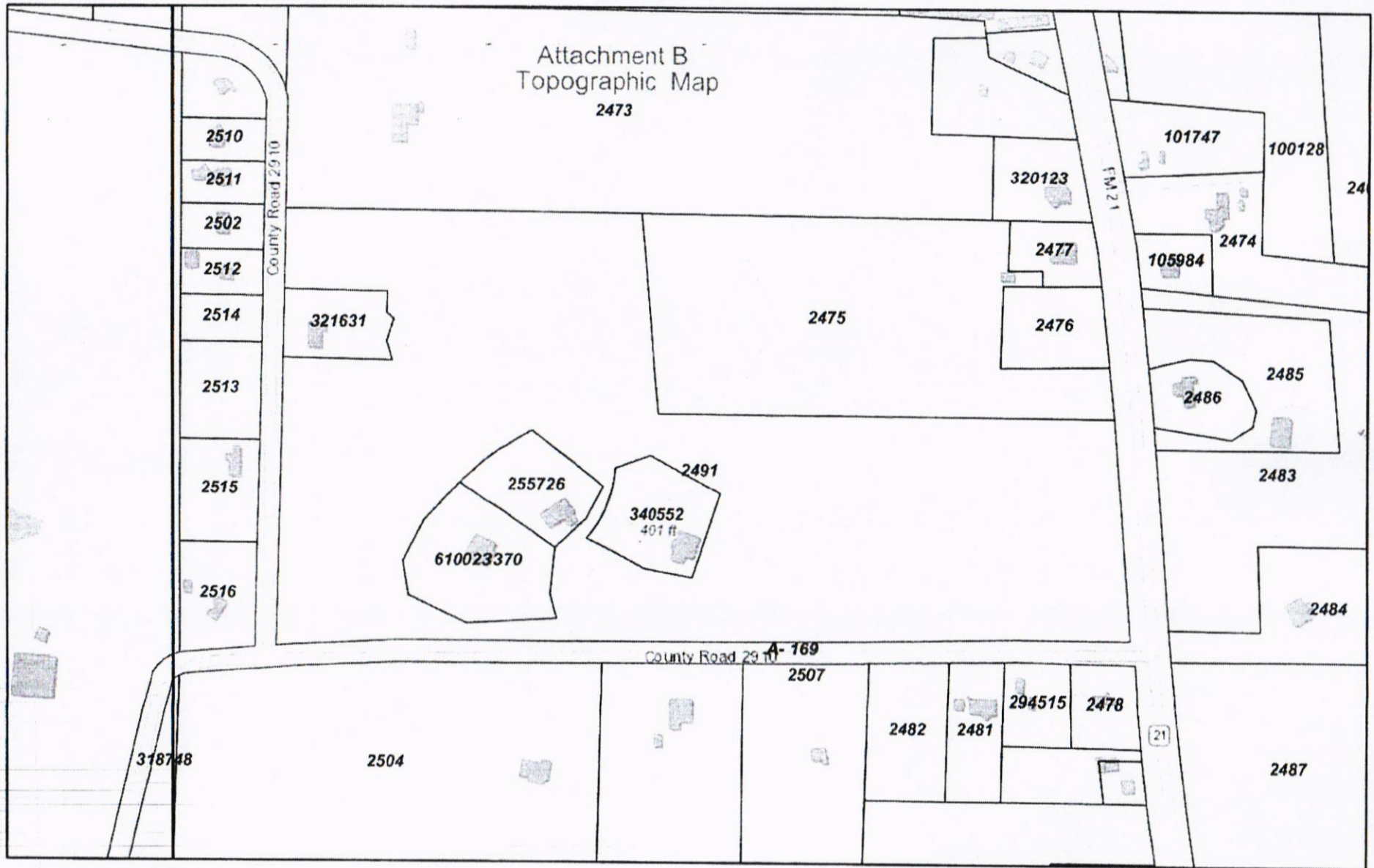


John E. A. P.
9/21/21

George E Sanford, PE 84266
F9457

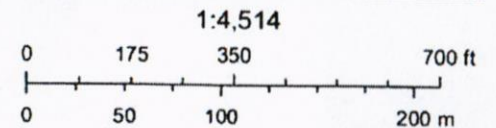


Titus CAD Web Map



9/21/2021, 8:07:53 PM

- Abstracts
- Parcels



Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA,

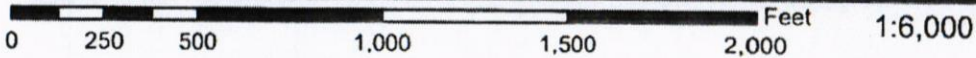
Titus County Appraisal District, BIS Consulting - www.bisconsulting.com

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National Flood Hazard Layer FIRMMette



95°71'W 33°48'N



95°6'24"W 33°3'38"N

Legend

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

SPECIAL FLOOD HAZARD AREAS		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		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone
		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		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.8 Coastal Transect
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



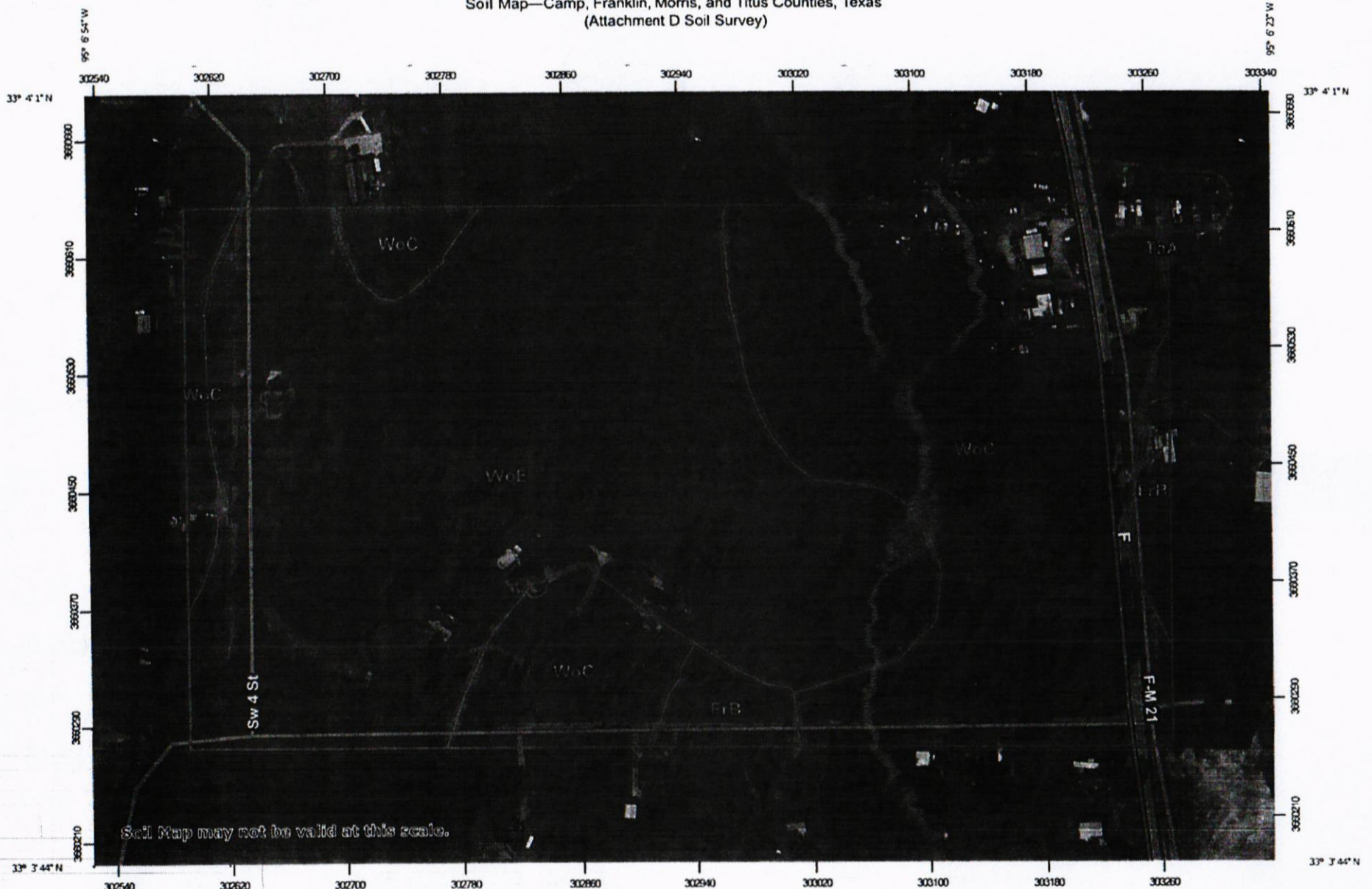
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 9/21/2021 at 9:19 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 Survey)



Map Scale: 1:3,720 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters


0 150 300 600 900 Feet

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

Soil Map—Camp, Franklin, Morris, and Titus Counties, Texas
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MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)


Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines

 Soil Map Unit Points


Special Point Features

 Blowout

 Borrow Pit


 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 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

 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

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.

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Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
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TaA	Talco-Raino complex, 0 to 1 percent slopes	0.1	0.1%
WoC	Woodtell fine sandy loam, 2 to 5 percent slopes	27.1	43.8%
WoE	Woodtell fine sandy loam, 5 to 20 percent slopes	32.7	52.7%
Totals for Area of Interest		62.0	100.0%

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

September 21, 2021

Site Address
County Road 2910
Pittsburg, Texas 75686

Wood Lake Park Subdivision

A) Site Plan

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Parcel ID: 2491

GEO ID 00169-00000-00500

Tract 500

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Acreage: 27.95 acres

B) Topographic Map

See Attached

C) 100 year Floodplain Map

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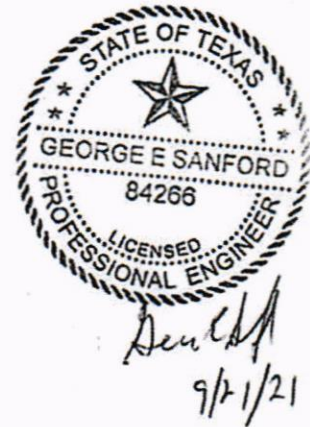
D) Soil Survey

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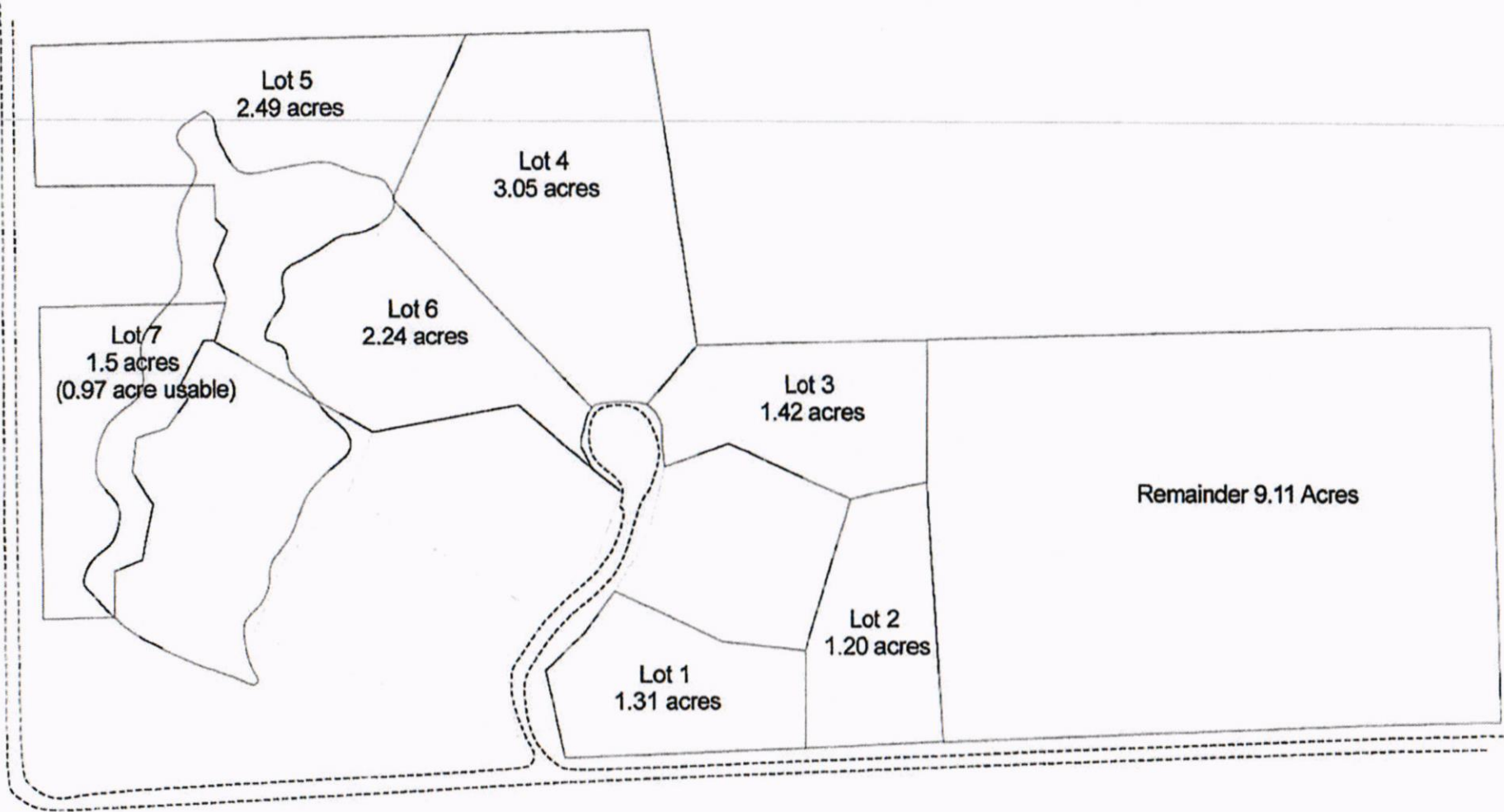
Attachment A Site Plan

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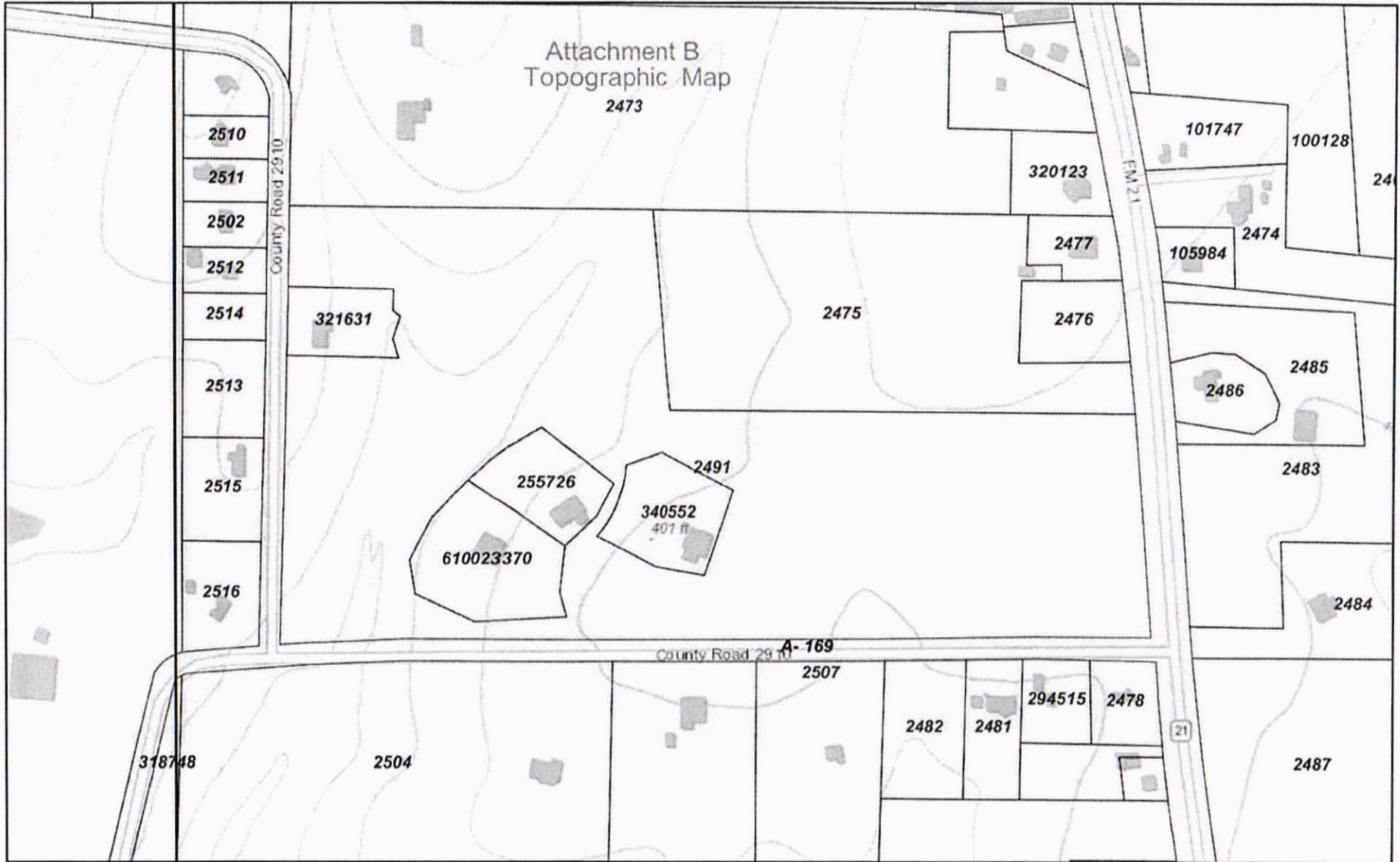


John E. A.
9/21/21



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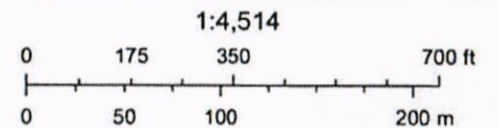


Titus CAD Web Map



9/21/2021, 8:07:53 PM

-  Abstracts
-  Parcels



Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA,

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95°71'W 33°48'N



Legend

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

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OTHER AREAS OF FLOOD HAZARD	<ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile <i>Zone</i> Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> Area with Flood Risk due to Levee <i>Zone D</i>
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MAP PANELS	<ul style="list-style-type: none"> <input type="checkbox"/> Digital Data Available <input type="checkbox"/> No Digital Data Available <input checked="" type="checkbox"/> Unmapped

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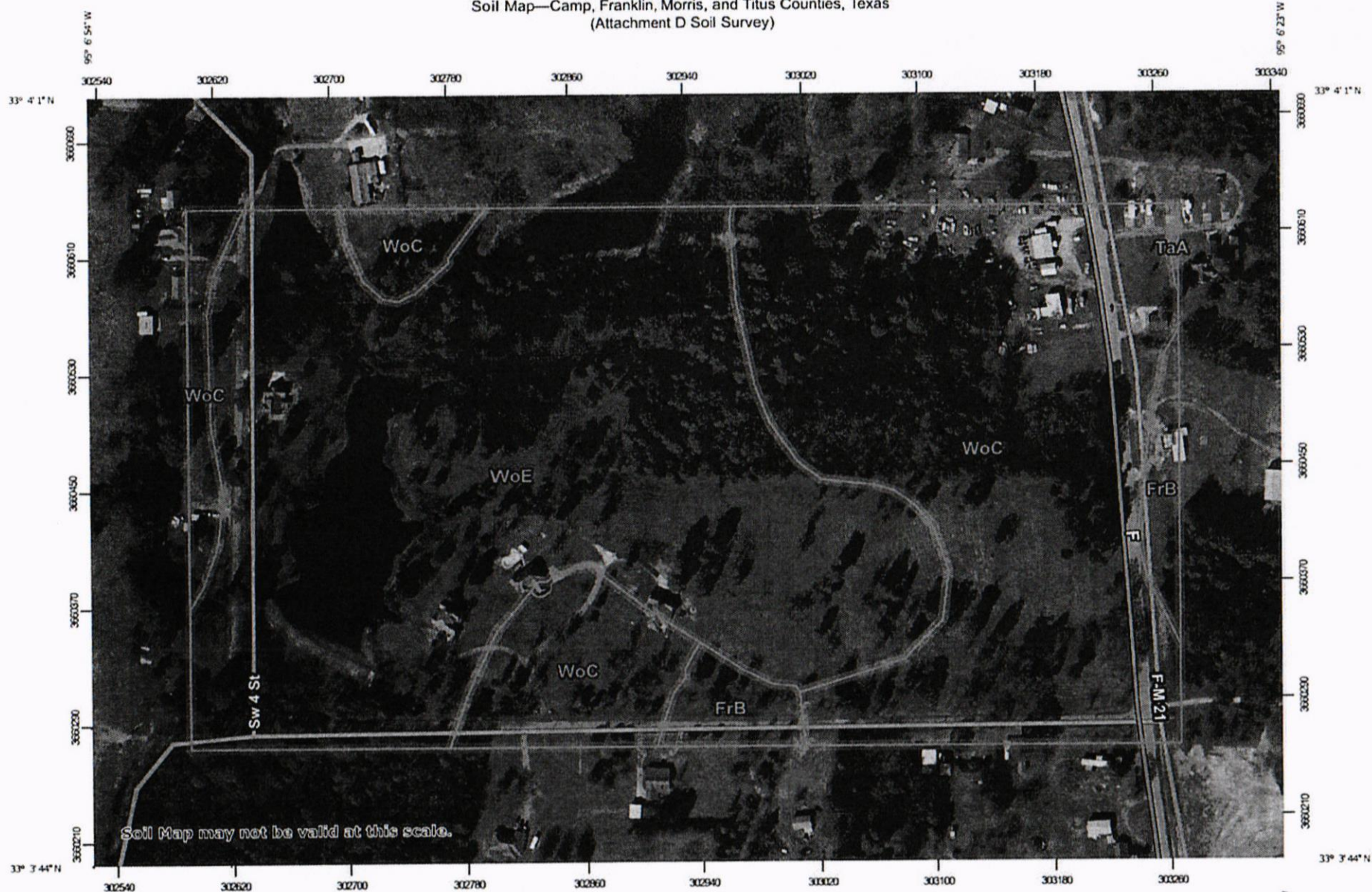
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0 250 500 1,000 1,500 2,000 Feet 1:6,000

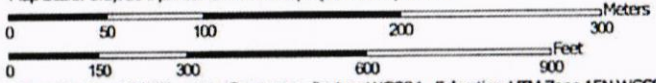
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


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 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

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Totals for Area of Interest		62.0	100.0%

RE: Preliminary Plat for new road name - Titus County

Judy Shaddix <jshaddix@atcog.org>

Thu 9/30/2021 2:39 PM

To: Christine Ballard <christine@cballardrealtor.com>

PRIVATE ROAD 2911 is available to use.

From: Christine Ballard <christine@cballardrealtor.com>

Sent: Thursday, September 30, 2021 2:11 PM

To: Judy Shaddix <jshaddix@atcog.org>

Cc: sugarbeargraham@gmail.com; jordash97@gmail.com

Subject: Preliminary Plat for new road name - Titus County

CAUTION: External email. Do not click links or open attachments unless verified.

Judy,

New subdivision off CR 2910, Titus County

Attached is the preliminary plat for the subdivision Mr. Graham is working on. He just spoke to you a few minutes ago.

Please let me know if you any anything else from me.

Christine Ballard
Lighthouse Realty
903-285-2569



Lighthouse Realty



09/02/2021

RE: Fire Services in Titus County

To Whom It May Concern:

Based upon the submitted plat and diagram of the proposed Graham subdivision in seven, one to three-acre plots, to be located at FM 21 and CR 2910, 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 16TH

MOUNT PLEASANT, TEXAS 75455

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

July 26, 2021

Attn: Judge Brian Lee

Grason Builders/Richard Graham
CR 2910

Water is available for seven (7) additional lots on County Road 2910.



Aaron Gann
General Manager

TAX RECEIPT

09/01/2021 01:02PM

Titus County Appraisal District
 PO Box 528
 Mount Pleasant, TX 75456-0528

Receipt Number	
530374	
Date Posted	06/21/2021
Payment Type	P
Payment Code	Full
Total Paid	\$123.33

PAID BY:

HOMELAND TITLE COMPANY
 801 N MADISON AVE
 MOUNT PLEASANT, TX 75455

Property ID	Geo	Legal Acres	Owner Name and Address								
2491	00169-00000-00500	28.3320	GRASON BUILDERS INC 299 COUNTY ROAD 2912 PITTSBURG, TX 75686								
Legal Description											
DAVIS, WARREN P ABS 00169 TR 500 28.332 AC											
Situs	DBA Name										
CR 2910 TX											
Entity	Year	Rate	Taxable Value	Stmt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
Mount Pleasant ISD	2019	1.34000	3,445	7548	N	46.17	0.00	13.39	11.91	0.00	71.47
Mount Pleasant ISD	2020	1.29170	3,491	7447	N	45.10	0.00	6.76	0.00	0.00	51.86
											123.33
Balance Due As Of 06/21/2021: .00											

Tender	Details	Description	Amount
Check	54468		123.33
			123.33

Operator	Batch		Total Paid
MARY	10946 (06/21/2021 MT)		123.33

TAX RECEIPT

09/01/2021 01:13PM

TITUS COUNTY TAX OFFICE
110 S MADISON SUITE A
MOUNT PLEASANT, TX 75455

Receipt Number

3544778

Date Posted 06/21/2021
Payment Type P
Payment Code Full
Total Paid \$32.31

PAID BY:

HOMELAND TITLE COMPANY ESCROW ACCT
801 NORTH MADISON
MT PLEASANT, TX 75455

Property ID	Geo	Legal Acres	Owner Name and Address								
2491	00169-00000-00500	28.3320	GRASON BUILDERS INC 299 COUNTY ROAD 2912 PITTSBURG, TX 75686								
Legal Description											
DAVIS, WARREN P ABS 00169 TR 500 28.332 AC											
Situs	DBA Name										
CR 2910											
Entity	Year	Rate	Taxable Value	Stmt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
NTX Community											
College	2020	0.13000	3,491	65739	N	4.54	0.00	0.68	0.00	0.00	5.22
Titus County											
Hospital	2020	0.20690	3,491	65739	N	7.22	0.00	1.08	0.00	0.00	8.30
Titus County	2020	0.46790	3,491	65739	N	16.34	0.00	2.45	0.00	0.00	18.79
Balance Due As Of 06/21/2021: .00											

Operator Batch
AMY 7620 (AMY6/21/2021)

Total Paid
32.31