



Titus County Sheriff's Office

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Timothy C. Ingram, Sheriff

To: Judge Brian Lee
From: Sgt. Clint Bain
Ref: Carolina Way Subdivision-Lance Hinson developer

Date: 10192021

Sir,

I have reviewed the OSSF Site Plan completed by Professional Engineer George Sanford for the proposed Carolina Way subdivision on FM1734. The property is being developed by Lance Hinson. The proposed subdivision will consist of 28 lots, each over the minimum lot size of 1 acre and will encompass 32.42 acres including the proposed new road. Mr. Sanford's report meets the requirements listed in TAC 285.4 and documents that soil in the proposed subdivision is not suitable for standard subsurface disposal of sewage and therefore on-site sewage systems with secondary treatment and surface application, low pressure dosing with secondary treatment, or other nonstandard OSSF will be required.

I have not seen a preliminary survey plat for the proposed subdivision, only a miniaturized survey from John Denney. None of the lots are identified by lot numbers, so I will highlight my concerns on a copy of the drawing and include with this letter.

My first concern is the entrance to the property or proposed subdivision from FM1734. Entrance is made via Lot 12 of the Cedar Point Estates Phase 2, which is **an unrecorded subdivision plat**. Lot 12 as it is shown on the Titus County Appraisal District map is listed as being 0.69 of an acre. It would be considered an existing small lot in regards to OSSF at this time, however once the road entrance to the proposed subdivision is constructed it will no longer be a viable lot for onsite sewage. I would recommend that the remainder of the lot be absorbed by the adjoining property owned by the Billy Hinson Estate or be given as a common use area to the home owners association for the proposed subdivision.

My second point of concern is that a pond located on and crosses the boundary line of two lots. This pond, based on how it is situated on the two lots reduces the area of usable property in regards to onsite sewage.

My third concern is over one of the water front lots listed as 1.030 acres which takes in over half of the existing cul-de-sac at the end of CR1130. This will reduce the property to less than 1 acre of

usable property and causes me to suspicion that the survey was measured to the original property line markers that are possibly located in the center of the road therefor reducing the size of the proposed lots with road frontage on CR1130 to less than one acre of usable property.

My forth concern is in regards to the proposed new road's intersection with CR1130. The proposed new road is listed as having a 60' right of way easement as it should, however my concern is that if the intersection from it to CR1130 is allowed it will create a bottle neck for large vehicles (ie: 18 wheeler moving vans, trash trucks, construction equipment, cement trucks, firetrucks, school buses etc.) to have to negotiate should through traffic be permitted.

These are merely some areas of concern I have noted. I leave the approval or denial of this subdivision up to your judgement and the judgement of commissioners.

Respectfully,

A handwritten signature in black ink, appearing to read "Sgt. Clint Bain", written over a horizontal line.

Sgt. Clint Bain