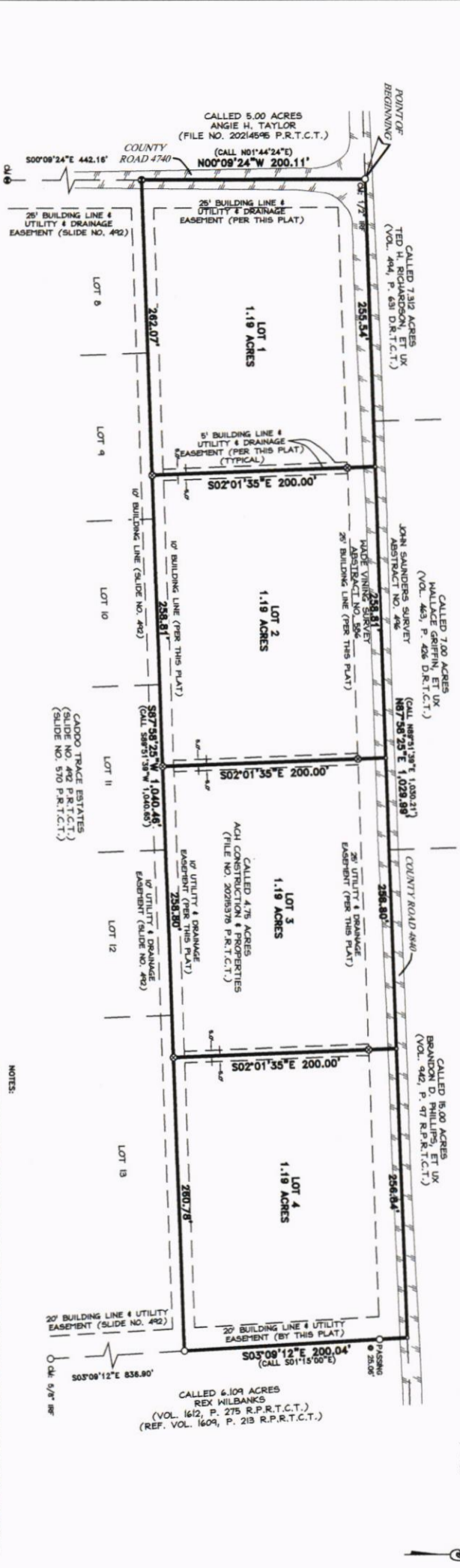


- LEGEND**
- 1/2" CONCRETE FINISHED
  - 1/2" FINISH ROAD FLOOR (GRADE TRACE 507)
  - 1/2" FINISH ROAD SET (BY-LINE)
  - POINT FOR CORNER
  - COTTON SPRINKLE FLOOR
  - ASPHALT ROAD



**MAGNOLIA ESTATES**  
**AN ADDITION TO TITUS COUNTY, TEXAS**  
**WADE VINING SURVEY ABST. NO. 586**



**SURVEYOR'S CERTIFICATE:**

I, Tina Ballard, Registered Professional Land Surveyor, do hereby certify that this Plat was prepared from an original ground survey under my supervision.

Tina Ballard  
 The Ballard, P.L.L.C., 6746  
 DATE: 02/16/2022



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: I, James Arledge, County Judge of Titus County, Texas, do hereby certify that this final plat, with all the proper records of the County Clerk of Titus County, Texas, and that the plat is authorized to be registered and recorded.

Approved this the 14 day of February, 2022, by the Commissioners Court of Titus County, Texas.

County Judge James Arledge Date: 3/14/22  
 County Clerk Jean Newman  
 County Clerk Jean Newman Deputy

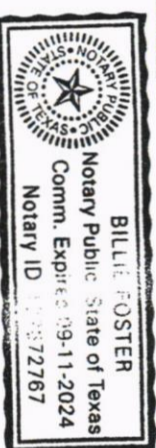
STATE OF TEXAS  
 COUNTY OF TITUS  
 I hereby certify that the foregoing instrument of writing with its Certificate of Authentication was filed for record in my office on this the 14 day of February, 2022, at 10:00 o'clock AM, as shown by my hand and seal of office on the date last written above.

STATE OF TEXAS  
 COUNTY OF TITUS  
 Notary Public  
Billie Foster  
 Notary Public State of Texas  
 Comm. Expires 09-11-2024  
 Notary ID: 008972767

**OWNER'S STATEMENT:**

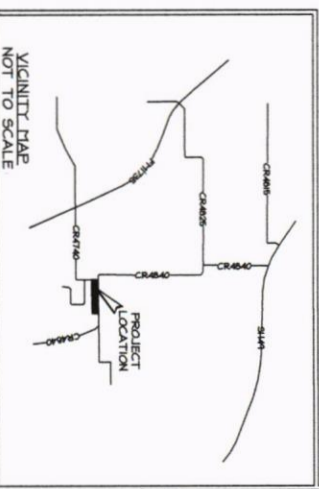
I, James Arledge, a representative for ACH CONSTRUCTION & PROPERTIES, do hereby adopt this plat, designating the heretofore described property as MAGNOLIA ESTATES, and do accept this plat as my plan for, on or after the date of recording, to divide this land and do dedicate to the public forever the streets, alleys and easements, as shown on this plat, and do hereby certify that the streets, alleys and easements, my hand, this the 14 day of February, 2022.

By: James Arledge  
 SUGGESTED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the 14 day of February, 2022.



**NOTES:**

- 1) THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 48446G04000 DATED 7/27/2011. IT IS NOT SHOWN AS BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INDICATED BY 100-YEAR FLOOD.
- 2) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4302, AS OBSERVED BY GPS AREA AND DISTANCES SHOWN HEREON ARE AT GROUND.
- 3) ALL LOT CORNERS HAVE A SET 1/2" INCH IRON ROD WITH A YELLOW CAP STAMPED "BY-LINE".
- 4) SEPTIC SYSTEMS-INDIVIDUAL FACILITIES LICENSED BY TITUS COUNTY AND INSTALLED PRIOR TO OCCUPANCY; IMPROVEMENTS AND SEPTIC TANK PERMITS (IF NECESSARY) ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON THE PROPERTY.
- 5) NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON ANY LOT.
- 6) THERE SHALL BE A 5' DRAINAGE & UTILITY EASEMENT ALONG THE ROAD FRONTAGE OF ALL LOTS, A 10' DRAINAGE & UTILITY EASEMENT ALONG THE REAR OF ALL LOTS, AND A 5' BUILDING LINE AND DRAINAGE & UTILITY EASEMENT ALONG THE SIDE LINES OF ALL LOTS.
- 7) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE OR THIS FIRM CONCERNING THIS PROPERTY.
- 8) ASTRICAL LINE SHOWN HEREON IS APPROXIMATE IN LOCATION.
- 9) WATER SERVICE PROVIDER: TRI-SPECIAL UTILITY DISTRICT; 300 W. 16TH ST. APT. #22424401, TX 75465; 803-972-5819
- 10) ELECTRIC SERVICE PROVIDER: BOWE CASS ELECTRIC; 1100 W. 16TH ST. SUITE 100, APT. 100, W. 16TH ST. LINE STAB, TX 75668; 903-656-3251



VICINITY MAP NOT TO SCALE	
DATE	02/16/2022
SCALE	1:60
JOB NO.	2021-295
CLIENT	ACH CONSTRUCTION
TECHNICIAN	ATN

BY-LINE SURVEYING LLC  
 P.O. BOX 314  
 Edmon, TX 75740  
 Ph: (903) 713-5150  
 Fax: (903) 713-5150  
 WWW.BY-LINESURVEYING.COM





# 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: ACH Construction Magnolia Estates

Date: 03092022

Sir,

I reviewed the Overall Site Plan Regarding On-Site Sewage submitted by James Arledge (ACH Construction). The site plan was completed by Profession Engineer George E. Sanford and meets the requirements listed in Texas Administrative Code 285.4.

The property in question is currently identified by legal description as Parcel ID 251512, GEO ID 00586-00000-03001 in the Vining, Wade H survey ABS 00586 and totals 4.75 acres. Previously this land was subdivided by Mike and David Edwards and was part of and identified as Caddo Trace Lots 1-7. During their development of the Caddo Trace subdivision the Edwards brothers found themselves unable to sale the seven lots and petitioned the Commissioners Court to consolidate the lots as one 4.75 acre tract. Since then the property has been sold to different owners with ACH construction being the current owner. Due to our current Development Requirements and Local Orders for On-Site Sewage stipulating a minimum lot size of 1 acre usable property, the developer proposes the property be subdivided into 4 lots with each being slightly over 1 acre.

I have carefully reviewed these planning material and find no reason to prevent the development from proceeding.

Respectfully,

Sgt. Clint Bain, 515

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 proposed platted subdivision is a 4.75 acre tract in Titus County. The property is accessed by County Road 4840.

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

February 15, 2022

Site Address  
1220 CR 4840  
Mt Pleasant, Texas 75455

ACH Construction & Properties LLC

A) Site Plan

The attached site plan is for the following legal description:  
Owner: ACH Construction & Properties LLC

Parcel ID: 251512  
GEO ID 00586-00000-03001  
Tract 400  
Legal Description: Vining Wade H ABS 00586  
Situs: 1220 County Road 4840  
Mt Pleasant, Texas 75455  
Acreage: 4.75 acres



*George E. Sanford*  
2/17/22

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)

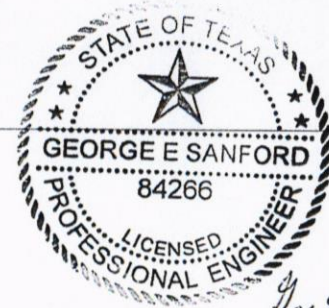
E) Location of Water Wells

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



# Attachment A Site Plan

ACH Construction & Properties LLC  
1220 CR 4840  
Mt Pleasant, Tx 75455



*George E. Sanford*  
2/17/22

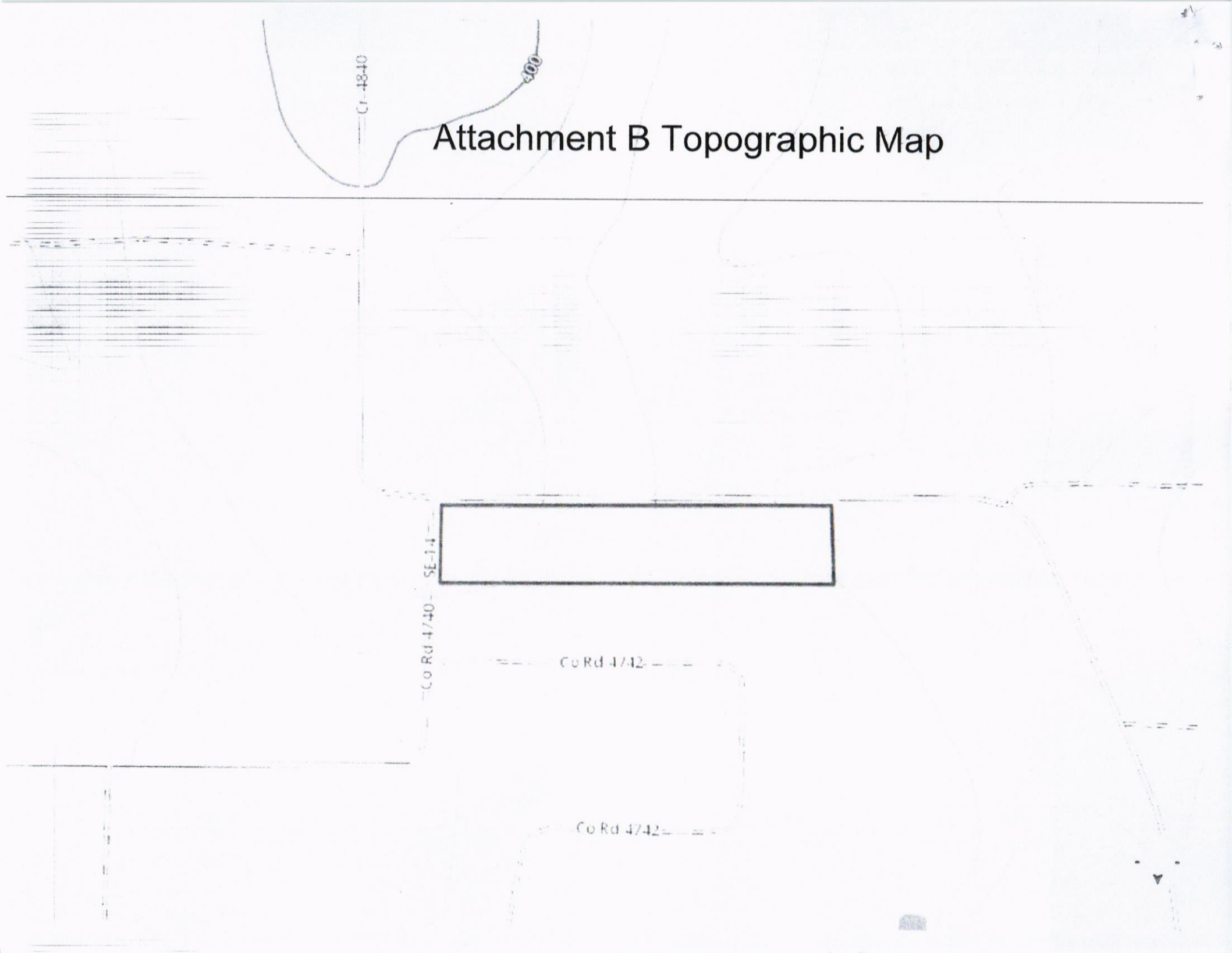
George E Sanford, PE  
F9457

CR 4840

CR 4740

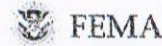
<p>Borehole #1 ○</p> <p>Lot #1 1.18 Acres</p>	<p>Lot #2 1.19 Acres</p>	<p>Slope: 2%</p> <p>Lot #3 1.19 Acres</p> <p>Borehole #2 ○</p>	<p>Lot #4 1.18 Acres</p>
---	------------------------------	--	------------------------------

# Attachment B Topographic Map

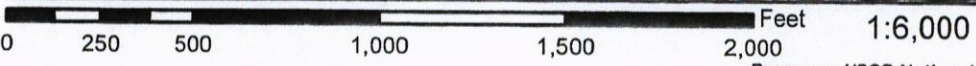
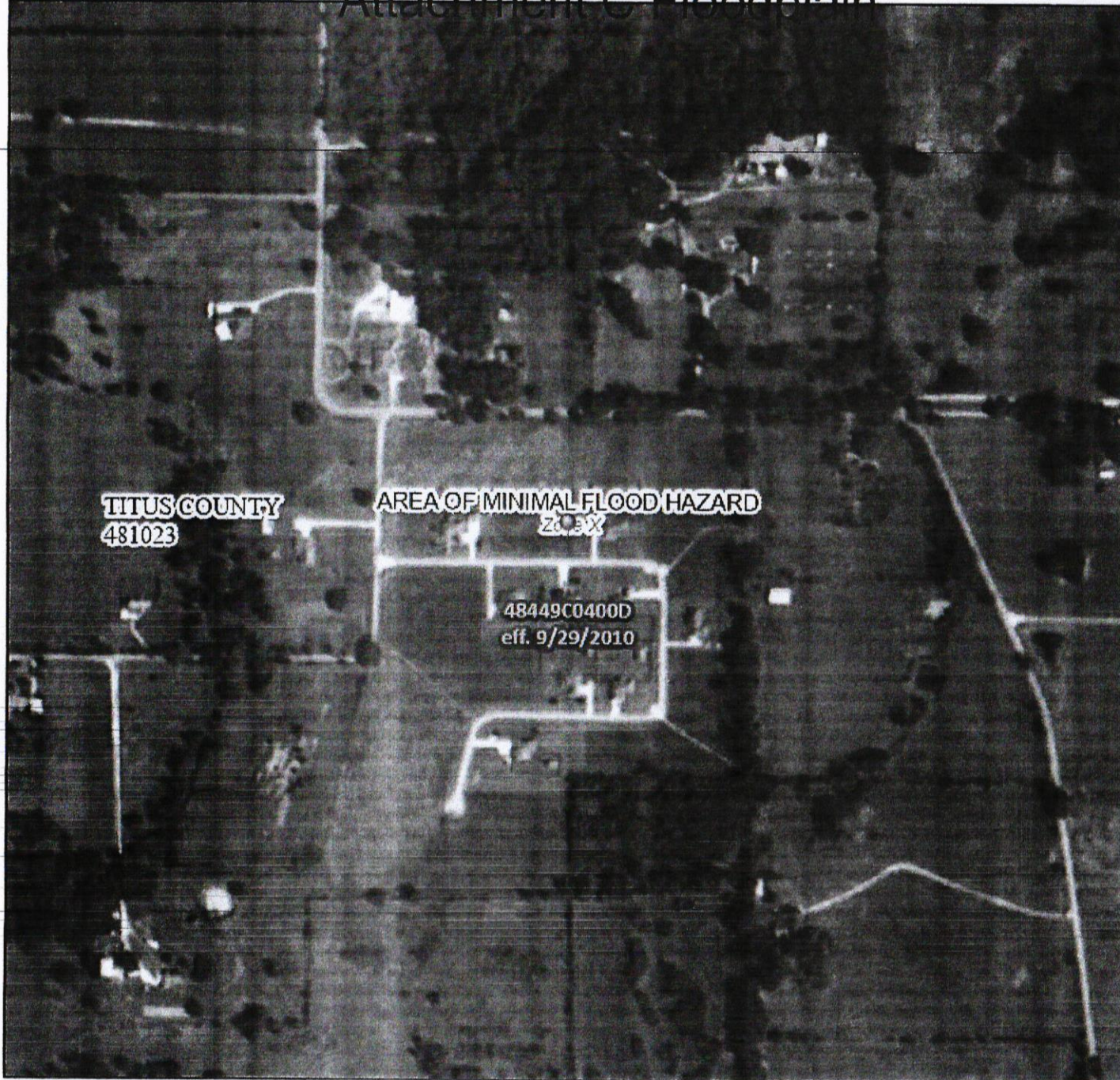




# National Flood Hazard Layer FIRMette Attachment C Floodplain



94°52'18"W 33°6'21"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

## 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, 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	NO SCREEN Area of Minimal Flood Hazard Zone X	
	Effective LOMRs Area of Undetermined Flood Hazard Zone D	
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer	
	Levee, Dike, or Floodwall	
OTHER FEATURES	20.2 17.5 Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature	
	Digital Data Available	
	No Digital Data Available	
	Unmapped	
	MAP PANELS	The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

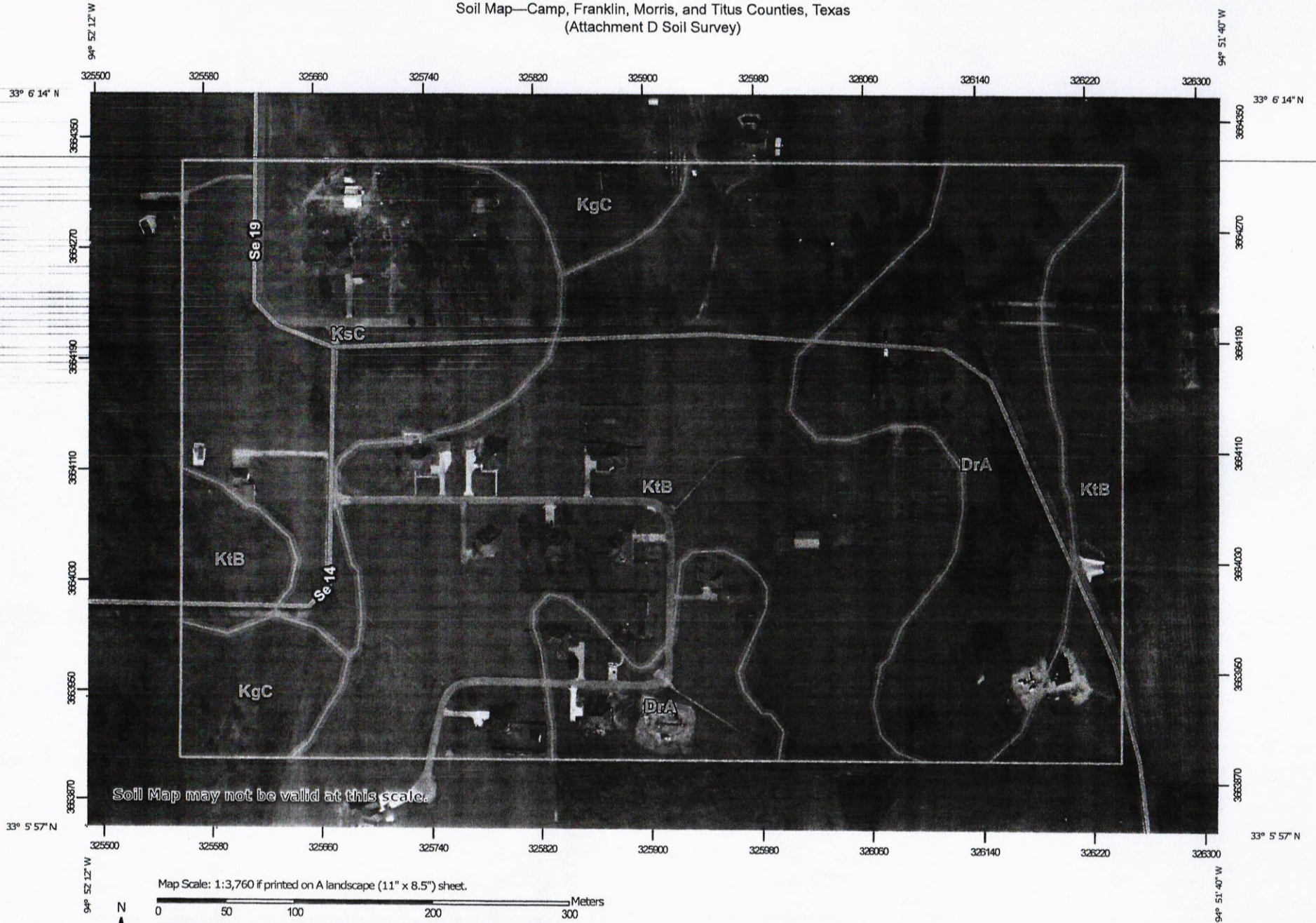
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/16/2022 at 8:28 AM 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.

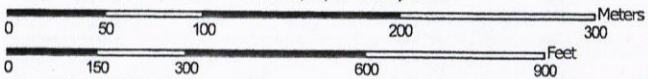
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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



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



Map Scale: 1:3,760 if printed on A landscape (11" x 8.5") sheet.











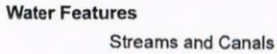


























Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84



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

**MAP LEGEND**

<b>Area of Interest (AOI)</b>			Spoil Area
	Area of Interest (AOI)		Stony Spot
<b>Soils</b>			Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
<b>Special Point Features</b>		<b>Water Features</b>	
	Blowout		Streams and Canals
	Borrow Pit	<b>Transportation</b>	
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow	<b>Background</b>	
	Marsh or swamp		Aerial Photography
	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 18, Sep 10, 2021

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
DrA	Derly, frequently ponded-Raino complex, 0 to 1 percent slopes	17.2	23.5%
KgC	Kirvin gravelly fine sandy loam, 2 to 8 percent slopes	4.3	5.9%
KsC	Kirvin soils, graded, 2 to 8 percent slopes	15.1	20.6%
KtB	Kullit very fine sandy loam, 1 to 3 percent slopes	36.8	50.1%
<b>Totals for Area of Interest</b>		<b>73.5</b>	<b>100.0%</b>



# OSSF SOIL & SITE EVALUATION

Page 1 (Soil & Site Evaluation)

Property Owner: ACH Constuction & Properties LLC

Date Performed: 2/17/22

Site Location: 1220 CR 4840

Proposed Excavation Depth: 2 ft

Mt Pleasant, Texas 75455

**REQUIREMENTS:**

At least two soil excavations must be performed on the site at opposite ends of the proposed disposal area. Locations of soil borings or dug pits must be shown on the drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed disposal field excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

Soil Boring Number: #1					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Tables)	Restrictive Horizon	Observations
1 FT.	II	N/A	N/A	No	Sandy Loam
2 FT.	IV	N/A	N/A	Yes	Clay

Soil Boring Number: #2					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Tables)	Restrictive Horizon	Observations
1 FT.	II	N/A	N/A	No	Sandy Loam
2 FT.	IV	N/A	N/A	Yes	Clay

## FEATURES OF SITE AREA

Presence of 100 year flood zone: No

Presence of upper water shed: No

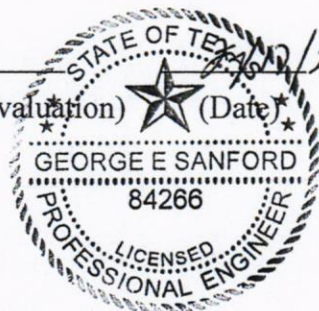
Presence of adjacent ponds, streams, water impoundments: No

Existing or proposed water well in nearby area (within 150 feet): No

Ground Slope: 2%

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability:

*George E Sanford*



2/17/22

84266 P.E.

(Signature of person performing evaluation)

(Date)

Registration Number and Type



Site Location: 1220 CR 4840  
Mt Pleasant, Texas 75455

Subsurface Disposal  Surface Disposal

Schematic of Lot or Tract

Show:

Compass North, adjacent streets, property lines, property dimensions, location of buildings, easements, swimming pools, water lines, and any other structures known.

Location of existing or proposed water wells within 100 feet of the property.

Indicate slope or provide contour lines from the structure to the farthest location of the proposed disposal field.

Location of soil boring or excavation pits (show location with respect to a known reference point).

Location of natural, constructed, or proposed drainage ways (ditches, streams, ponds, lakes, rivers, etc.) water impoundment areas, cut or fill bank, sharp slopes and breaks.

Lot Size: \_\_\_\_\_ or Acreage: 4.75 acres

SITE DRAWING

See Attached

TRI SPECIAL UTILITY DISTRICT

300 WEST 16<sup>TH</sup>

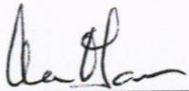
MOUNT PLEASANT, TEXAS 75455

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

February 14, 2022

To Whom it May Concern:

We have completed an engineering study for customer James Arledge and have determined water is available for four meters at Magnolia Estates on County Road 4840.



---

Aaron Gann  
General Manager





02/17/2022

**RE: Fire Services in Titus County**

To Whom It May Concern:

Based upon the submitted plat and diagram of the proposed Magnolia Estates subdivision in four, one acre plots, to be located at CR 4740 and CR4840, the Mt. Pleasant Fire Department is aware that you are putting in a subdivision in that location.

Sincerely,

A handwritten signature in cursive script that reads "Larry McRae".

Larry McRae, Fire Chief  
Mt. Pleasant Fire Dept.

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

February 15, 2022

Site Address  
1220 CR 4840  
Mt Pleasant, Texas 75455

ACH Construction & Properties LLC

A) Site Plan

The attached site plan is for the following legal description:  
Owner: ACH Construction & Properties LLC

Parcel ID: 251512  
GEO ID 00586-00000-03001  
Tract 400  
Legal Description: Vining Wade H ABS 00586  
Situs: 1220 County Road 4840  
Mt Pleasant, Texas 75455  
Acreage: 4.75 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).



*George E. Sanford*  
2/17/22

**COPY**



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

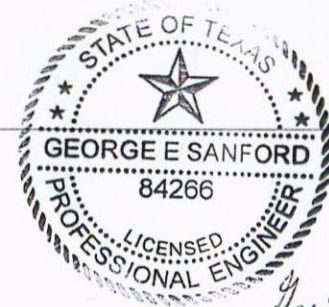
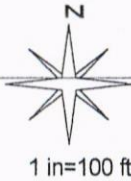
Surface Application Secondary Treatment

Surface Application Non-standard Treatment

The proposed plat subdivision is a 4.75 acre tract in Titus County. The property is accessed by County Road 4840.

# Attachment A Site Plan

ACH Construction & Properties LLC  
1220 CR 4840  
Mt Pleasant, Tx 75455



*George E. Sanford*  
2/17/22

George E Sanford, PE  
F9457

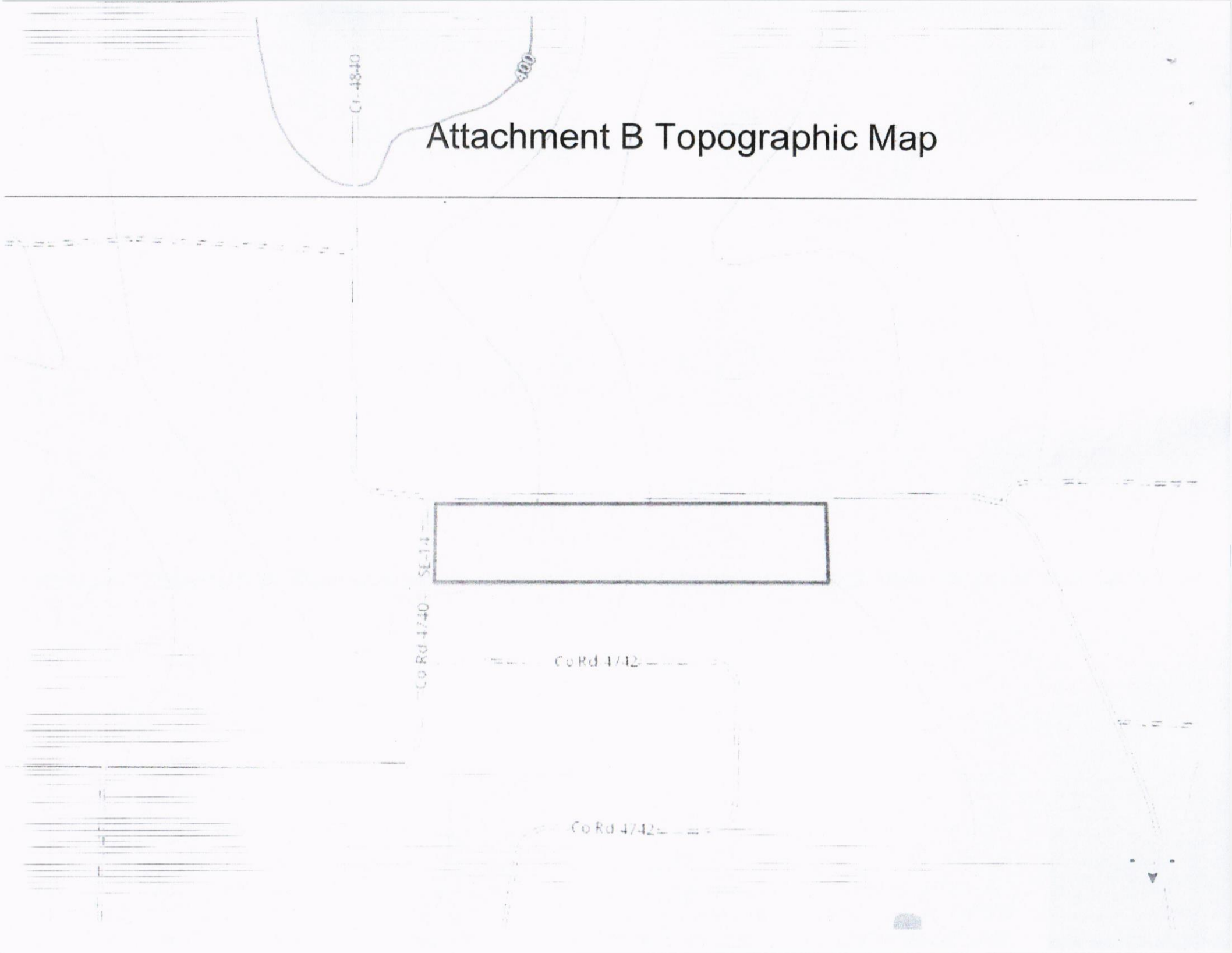
CR 4840

CR 4740

<p>Borehole #1 ○</p> <p>Lot #1 1.18 Acres</p>	<p>Lot #2 1.19 Acres</p>	<p>Slope: 2%</p> <p>Lot #3 1.19 Acres</p> <p>Borehole #2 ○</p>	<p>Lot #4 1.18 Acres</p>
---	------------------------------	--	------------------------------



# Attachment B Topographic Map



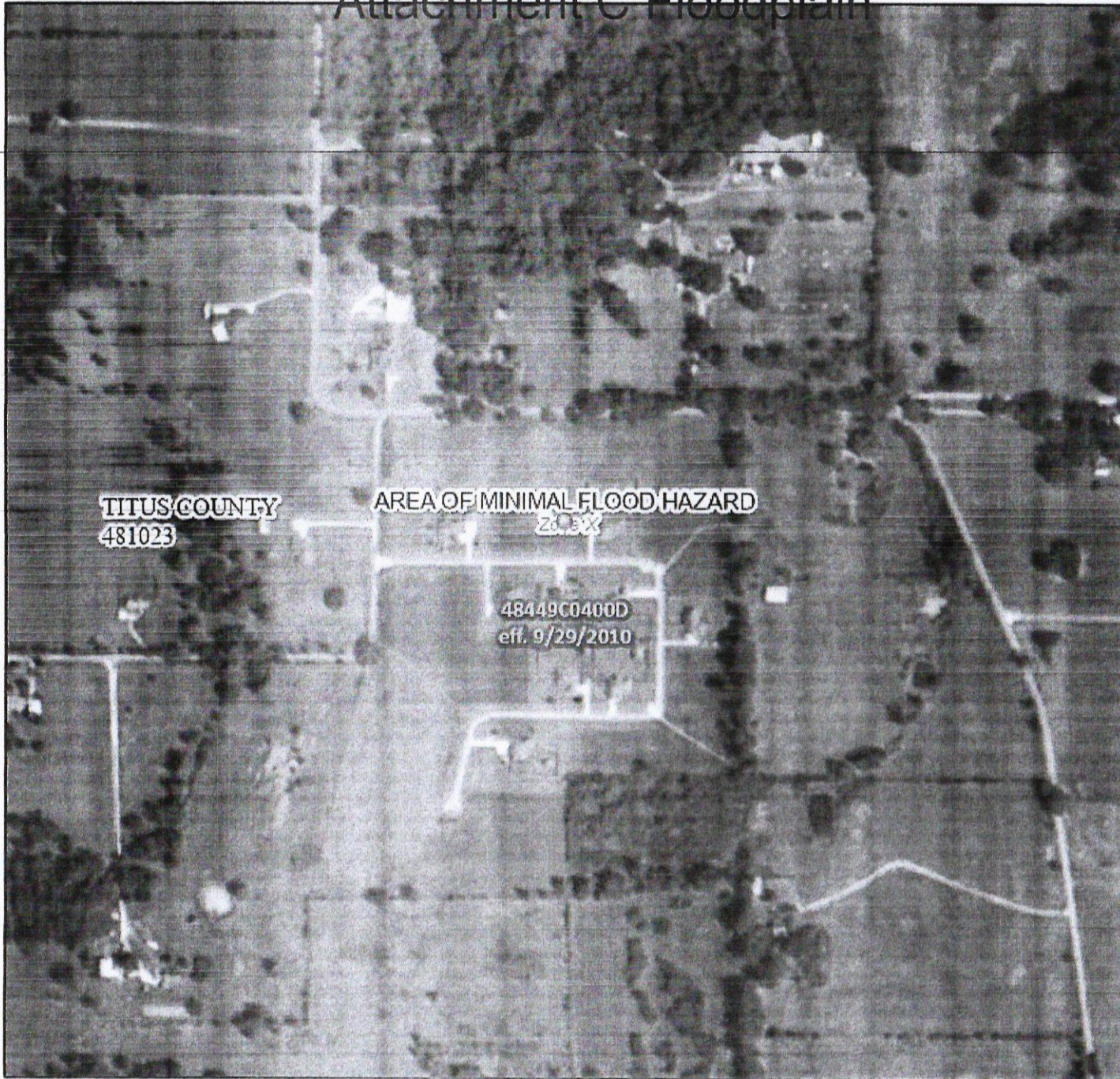


# National Flood Hazard Layer FIRMette

## Attachment C Floodplain



94°52'18"W 33°6'21"N



### Legend

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

- |                                    |   |
|------------------------------------|---|
| <b>SPECIAL FLOOD HAZARD AREAS</b>  | <ul style="list-style-type: none"> <li>Without Base Flood Elevation (BFE)<br/>Zone A, V, A99</li> <li>With BFE or Depth Zone AE, AO, AH, VE, AR</li> <li>Regulatory Floodway</li> </ul>   |
| <b>OTHER AREAS OF FLOOD HAZARD</b> | <ul style="list-style-type: none"> <li>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</li> <li>Future Conditions 1% Annual Chance Flood Hazard Zone X</li> <li>Area with Reduced Flood Risk due to Levee. See Notes. Zone X</li> <li>Area with Flood Risk due to Levee Zone D</li> </ul> |
| <b>OTHER AREAS</b>                 | <ul style="list-style-type: none"> <li>NO SCREEN Area of Minimal Flood Hazard Zone X</li> <li>Effective LOMRs</li> <li>Area of Undetermined Flood Hazard Zone D</li> </ul>  |
| <b>GENERAL STRUCTURES</b>          | <ul style="list-style-type: none"> <li>Channel, Culvert, or Storm Sewer</li> <li>Levee, Dike, or Floodwall</li> </ul>   |
| <b>OTHER FEATURES</b>              | <ul style="list-style-type: none"> <li>20.2 Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li>17.5 Coastal Transect</li> <li>Base Flood Elevation Line (BFE)</li> <li>Limit of Study</li> <li>Jurisdiction Boundary</li> <li>Coastal Transect Baseline</li> <li>Profile Baseline</li> <li>Hydrographic Feature</li> </ul>   |
| <b>MAP PANELS</b>                  | <ul style="list-style-type: none"> <li>Digital Data Available</li> <li>No Digital Data Available</li> <li>Unmapped</li> </ul>   |

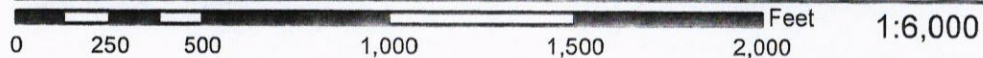


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 2/16/2022 at 8:28 AM 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.

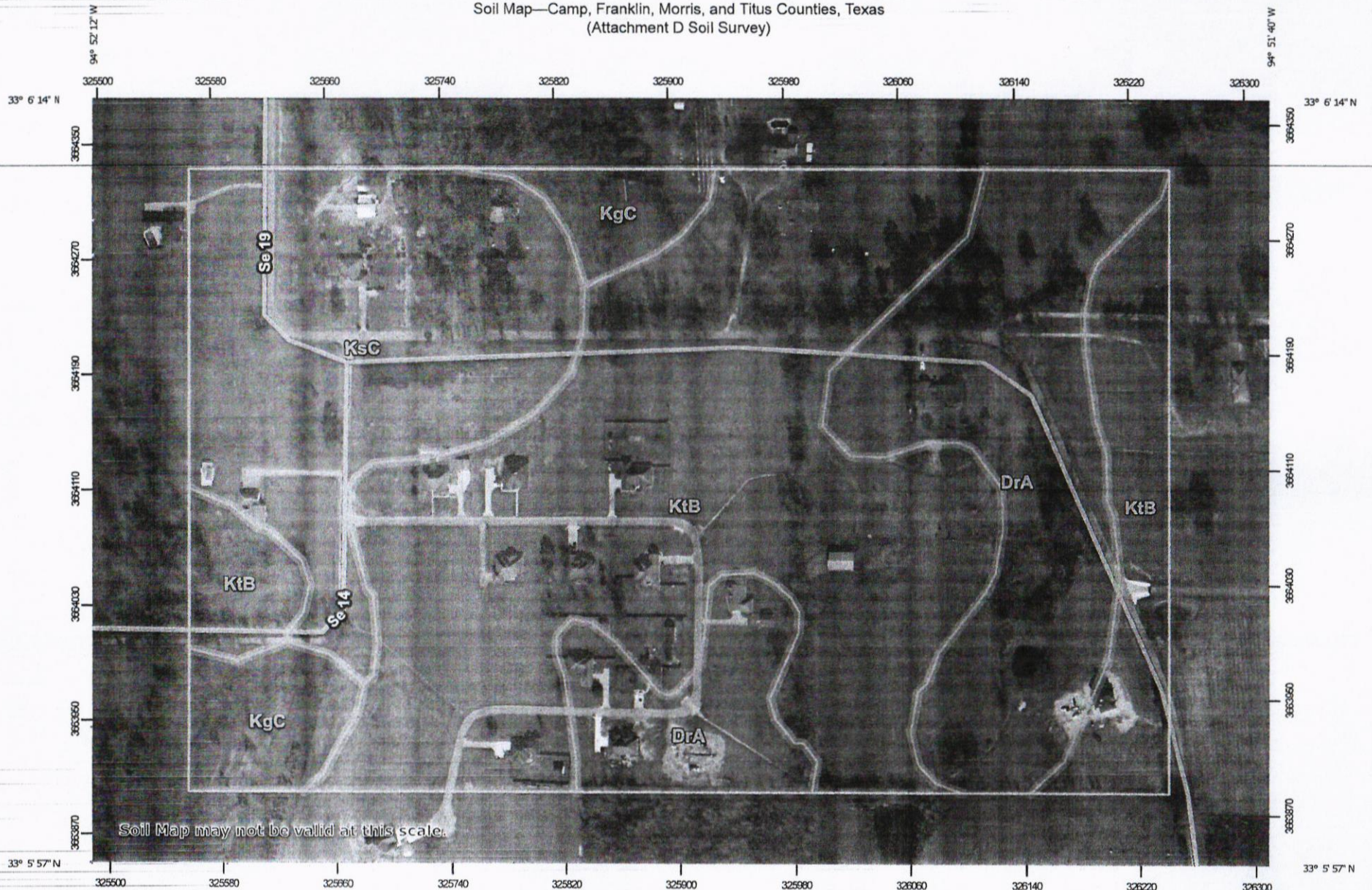


94°51'40"W 33°5'51"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020



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



Map Scale: 1:3,760 if printed on A landscape (11" x 8.5") 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 Soil Survey)

### 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 18, Sep 10, 2021

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
DrA	Derly, frequently ponded-Raino complex, 0 to 1 percent slopes	17.2	23.5%
KgC	Kirvin gravelly fine sandy loam, 2 to 8 percent slopes	4.3	5.9%
KsC	Kirvin soils, graded, 2 to 8 percent slopes	15.1	20.6%
KtB	Kullit very fine sandy loam, 1 to 3 percent slopes	36.8	50.1%
<b>Totals for Area of Interest</b>		<b>73.5</b>	<b>100.0%</b>

# OSSF SOIL & SITE EVALUATION

Page 1 (Soil & Site Evaluation)

Property Owner: ACH Constuction & Properties LLC

Date Performed: 2/17/22

Site Location: 1220 CR 4840

Proposed Excavation Depth: 2 ft

Mt Pleasant, Texas 75455

**REQUIREMENTS:**

At least two soil excavations must be performed on the site at opposite ends of the proposed disposal area. Locations of soil borings or dug pits must be shown on the drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed disposal field excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

Soil Boring Number: #1					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Tables)	Restrictive Horizon	Observations
1 FT.	II	N/A	N/A	No	Sandy Loam
2 FT.	IV	N/A	N/A	Yes	Clay

Soil Boring Number: #2					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Tables)	Restrictive Horizon	Observations
1 FT.	II	N/A	N/A	No	Sandy Loam
2 FT.	IV	N/A	N/A	Yes	Clay

### FEATURES OF SITE AREA

Presence of 100 year flood zone: No

Presence of upper water shed: No

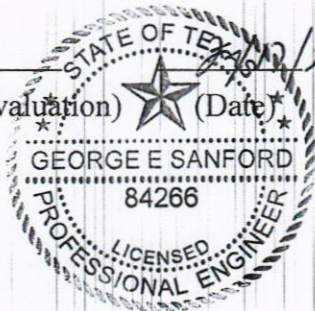
Presence of adjacent ponds, streams, water impoundments: No

Existing or proposed water well in nearby area (within 150 feet): No

Ground Slope: 2%

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability:

*George E Sanford*



2/17/22

84266 P.E.

(Signature of person performing evaluation)

(Date)

Registration Number and Type



Site Location: 1220 CR 4840  
Mt Pleasant, Texas 75455

Subsurface Disposal  Surface Disposal

Schematic of Lot or Tract

Show:

Compass North, adjacent streets, property lines, property dimensions, location of buildings, easements, swimming pools, water lines, and any other structures known.

Location of existing or proposed water wells within 100 feet of the property.

Indicate slope or provide contour lines from the structure to the farthest location of the proposed disposal field.

Location of soil boring or excavation pits (show location with respect to a known reference point).

Location of natural, constructed, or proposed drainage ways (ditches, streams, ponds, lakes, rivers, etc.) water impoundment areas, cut or fill bank, sharp slopes and breaks.

Lot Size: \_\_\_\_\_ or Acreage: 4.75 acres

SITE DRAWING

See Attached

TRI SPECIAL UTILITY DISTRICT

300 WEST 16<sup>TH</sup>

MOUNT PLEASANT, TEXAS 75455

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

February 14, 2022

To Whom it May Concern:

We have completed an engineering study for customer James Arledge and have determined water is available for four meters at Magnolia Estates on County Road 4840.



---

Aaron Gann  
General Manager





02/17/2022

**RE: Fire Services in Titus County**

To Whom It May Concern:

Based upon the submitted plat and diagram of the proposed Magnolia Estates subdivision in four, one acre plots, to be located at CR 4740 and CR4840, 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.