

BOUNDARY CALLS

Course	Bearing	Distance
L1	N 69°59'18" E	34.06'
L2	S 89°10'01" E	32.63'
L3	S 78°02'05" E	65.14'
L4	S 58°39'29" E	59.07'
L5	S 52°34'32" E	44.57'
L6	S 30°33'36" W	39.89'
L7	S 59°05'55" E	30.81'
L8	S 59°05'55" E	35.49'

DESCRIPTION OF PROPERTY SURVEYED:

Being all of that certain property conveyed to Cassie Osborne by deed recorded as Inst. No. 20204541, Real Property Records Titus County, Texas (RPR). This property is situated in the Seth Pryor Survey, Abstract No. 435, Titus County, Texas. This property is more specifically described by metes and bounds, to-wit:

POINT OF BEGINNING (POB): Being a Nail with Survey Marker Set in the paved portion of County Road 3070 (unspecified ROW) for the southwest corner of this tract, same being the northwest corner of the Hector Escobar tract (Deed: Vol. 1810 Page 76, RPR).

THENCE: North 04 degrees 41 minutes 23 seconds West with said road for a distance of 329.67 feet to a Nail with Survey Marker Set in the paved portion of said road for the northwest corner of this tract, same being the most westerly southwest corner of the Mosies Rameriz, et al tract (Deed: Inst. No. 20122595, RPR).

THENCE: With the southwesterly by westerly line of said Rameriz tract the following calls:
 North 69 degrees 59 minutes 18 seconds East, 34.06 feet to a Fence Corner Post held (FCP) for corner;
 South 89 degrees 10 minutes 01 seconds East, 32.63 feet to a FCP for corner;
 South 78 degrees 02 minutes 05 seconds East, 65.14 feet to a FCP for corner;
 South 58 degrees 39 minutes 29 seconds East, 59.07 feet to a FCP for corner;
 South 52 degrees 34 minutes 32 seconds East, 44.57 feet to a FCP for corner;
 South 30 degrees 33 minutes 36 seconds West, 39.89 feet to a FCP for corner;
 South 59 degrees 05 minutes 55 seconds East, 30.81 feet to a FCP for corner;
 South 57 degrees 04 minutes 48 seconds East, 122.40 feet to a FCP for corner;

South 30 degrees 05 minutes 29 seconds West for a distance of 190.99 feet to a FCP for the southeast corner of this tract, same being an angle corner in the north line of said Escobar tract.

THENCE: North 82 degrees 10 minutes 18 seconds West with a fence for a distance of 233.01 feet to the POB.

This tract contains 2.007 acres of land.

NOTES:

1. Bearings are based on NAD 83, Texas North Central, as observed.
2. No easement records search was made by this office.
3. This Survey made without the benefit of a current Title Commitment and may be subject to record evidence which was not available for consideration.

Cassie Osborne
 630 County Road 3070
 Mount Pleasant, Texas
 Titus County

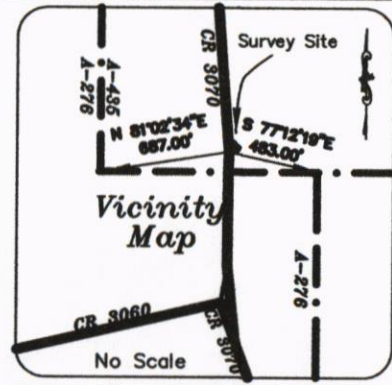
SURVEYOR'S CERTIFICATION:

I, the undersigned, do hereby certify, that this plat was prepared from the findings of a Survey, made on the ground and under my supervision, of the property shown. This plat was made in accordance with the procedures and practices as established by the Texas Board of Land Surveying Practices Act, as amended.

GIVEN UNDER MY HAND AND SEAL, this May 23rd, 2022.

William Mark Green
 WILLIAM MARK GREEN
 Texas Registered Professional Land Surveyor, No. 6020

Lots 1 & 2
 2.007 Acres
 Subdivided



STATE OF TEXAS
 COUNTY OF TITUS

OWNER'S DEDICATION:

I Cassie Osborne, do hereby adopt this plat, designating the herein described property as the Osborne Lane, and do accept this plat as my 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:
 24 day of May 2022.
Cassie Osborne
 CASSIE OSBORNE

OSBORNE LANE
 An Addition to Titus County, Texas

STATE OF TEXAS
 COUNTY OF TITUS

Before me the undersigned, a notary public in and for the State of Texas on this day personally appeared Cassie Osborne, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

Laura A. Valentino
 Notary Public

STATE OF TEXAS
 COUNTY OF TITUS

Laura A. Valentino
 Notary Public, State of Texas
 Comm. Expires 01-28-2025
 Notary ID 5181545

STATE OF TEXAS
 COUNTY OF TITUS

CERTIFICATE OF COMMISSIONERS COURT:

Approved by the Commissioners Court of Titus County Texas, this the
 13 day of June 2022

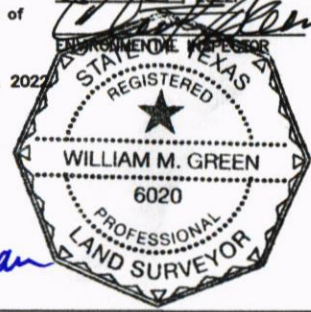
Brian Lee
 COUNTY JUDGE

ATTEST
Joan Newman
 COUNTY CLERK

Seth Pryor Surveyor
 Abstract No. 435
 Titus County, Texas

CERTIFICATE OF ENVIRONMENTAL INSPECTOR

Approved by the Titus County Environmental Officer, this the 2022 day of



903-856-0021
 greenpointssurvey@aol.com

Green Land Surveying
 "In God We Trust"

1584 C.R. 3318
 Pittsburg, Texas



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

Date: 006072022

To: Judge Brian Lee
From: Sgt. Clint Bain
Ref: Osborne Lane Subdivision

Sir,

Over the past several weeks I have been assisting or guiding Cassie Osborne through the proper procedures for subdivision development. What had occurred is, that in 2020 Cassie had purchased 2.025 acres in the 400 block of CR3070. More recently, Cassie and her partner constructed two site built homes on the property with the intent to divide the property into 2 lots of an acre each. This development was not discovered until the need permitting OSSF for the two homes resulting in my involvement. Once I became involved I informed Cassie of the need to subdivide the property and submit an Overall Site Plan for On-Site Sewage. Since then it has been found that the 2.025 acres was created when it was separated from an approximately 10.25 acre track possibly following a divorce of previous owners back in the early to mid 2000's, and was surveyed and calculated by measurements to the original pins in the center of the road and there for not allowing for deduction of road frontage easement.

In short, what we are looking at is a subdivision of two lots with lot #1 having a total area of 0.945 acres and usable area of 0.808. Lot #2 will have a total area of 1.060 acres with a usable area of 1.000 acres. A variance request was submitted with the Overall Site Plan for On-Site Sewage completed by Professional Engineer George Sanford in regards to the County's minimum lot size requirement of 1 acre for lot #1. I normally am not in favor of allowing a variance in the development process however in this case I feel an exception should be made. Lot #1 has a total area only slightly less than 1 acre and a usable area well over the state minimum lot size of 0.50 acre.

Respectfully,

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

Sgt. Clint Bain, 515

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

March 24, 2022

Site Address
630 CR 3070
Mt Pleasant, Texas 75455

Cassie Osborne

- A) Site Plan
The attached site plan is for the following legal description:
Owner: Cassie Osborne

Parcel ID: 7283
GEO ID 00435-00000-00620
Tract 620
Legal Description: Pryor, Seth ABS 00435
Situs: 630 County Road 3070
Mt Pleasant, Texas 75455
Acreage: 2.02 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). There are multiple oil and gas pipelines with no lines in service.

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 2.02 acre tract in Titus County. The property is accessed by County Road 3070. The proposed division is for two tracts of land.

Tract 1-1.043 Acres

Tract 2-0.964 Acres



George E. Sanford
4/27/22

Cassie Osborne
630 CR 3070
Mt Pleasant, Tx 75455

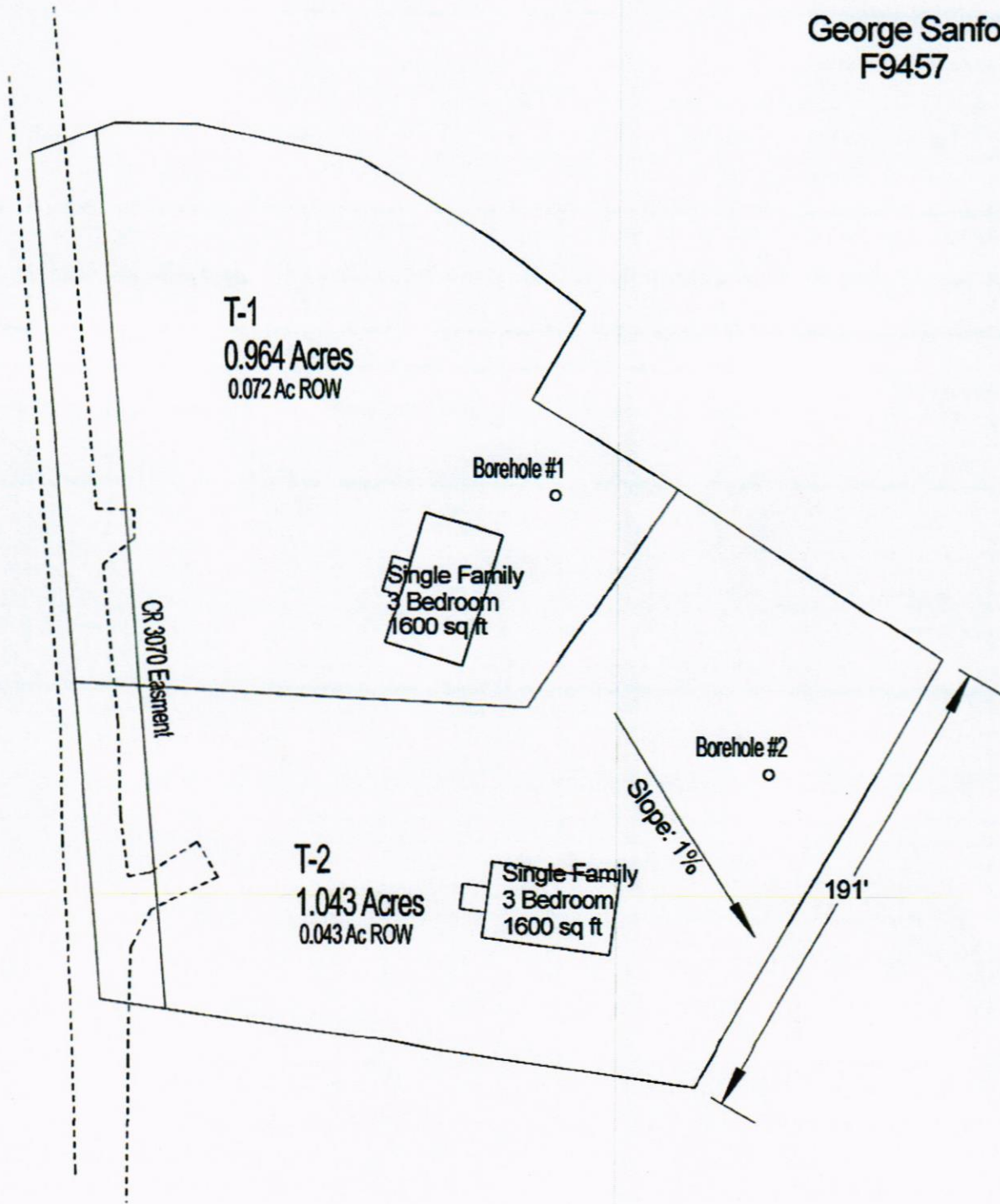
Attachment A Site Plan



George Sanford
4/27/22

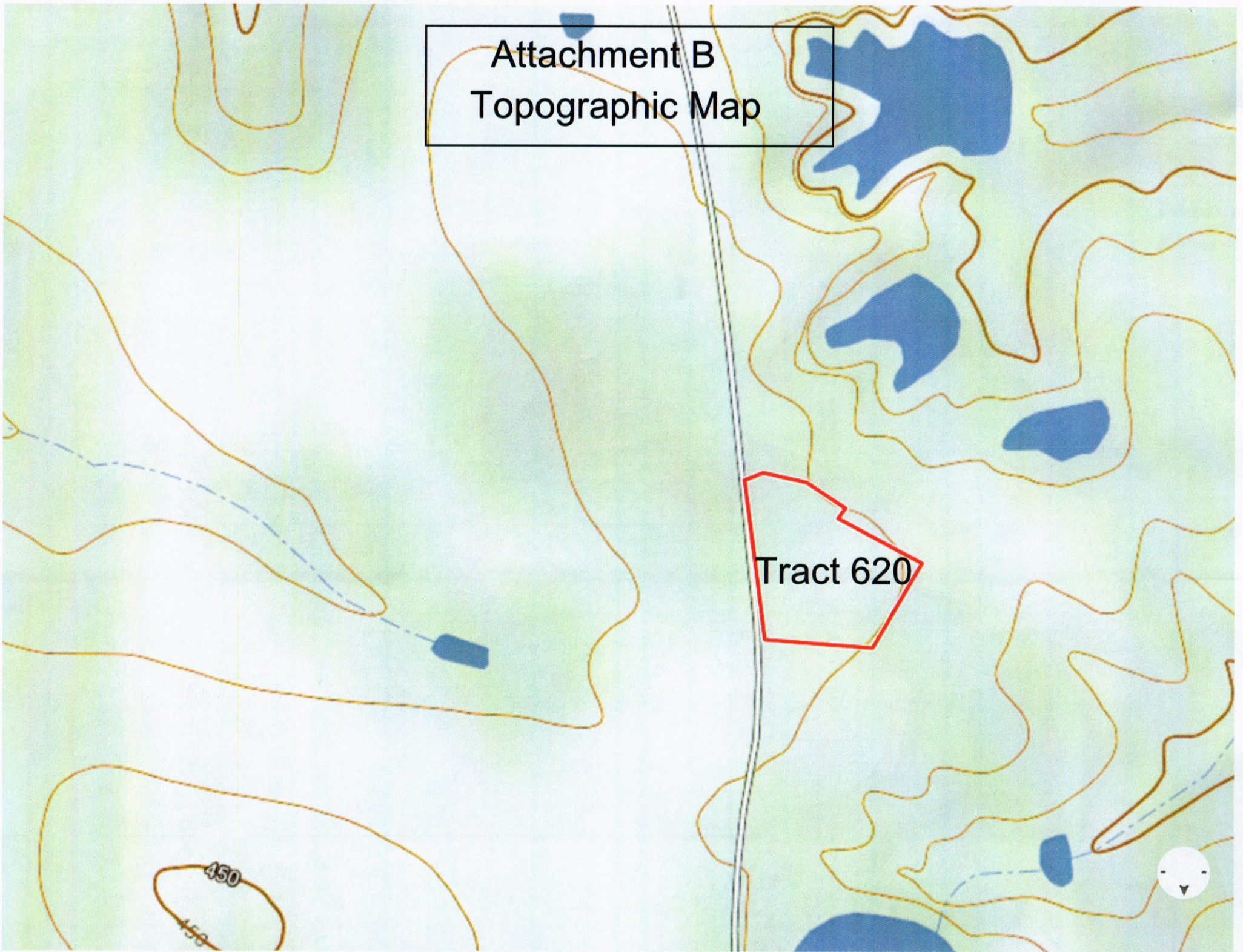


George Sanford
F9457



Attachment B
Topographic Map

Tract 620

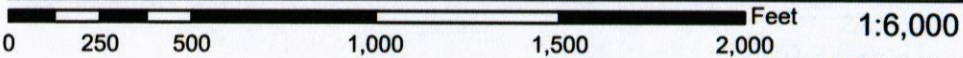
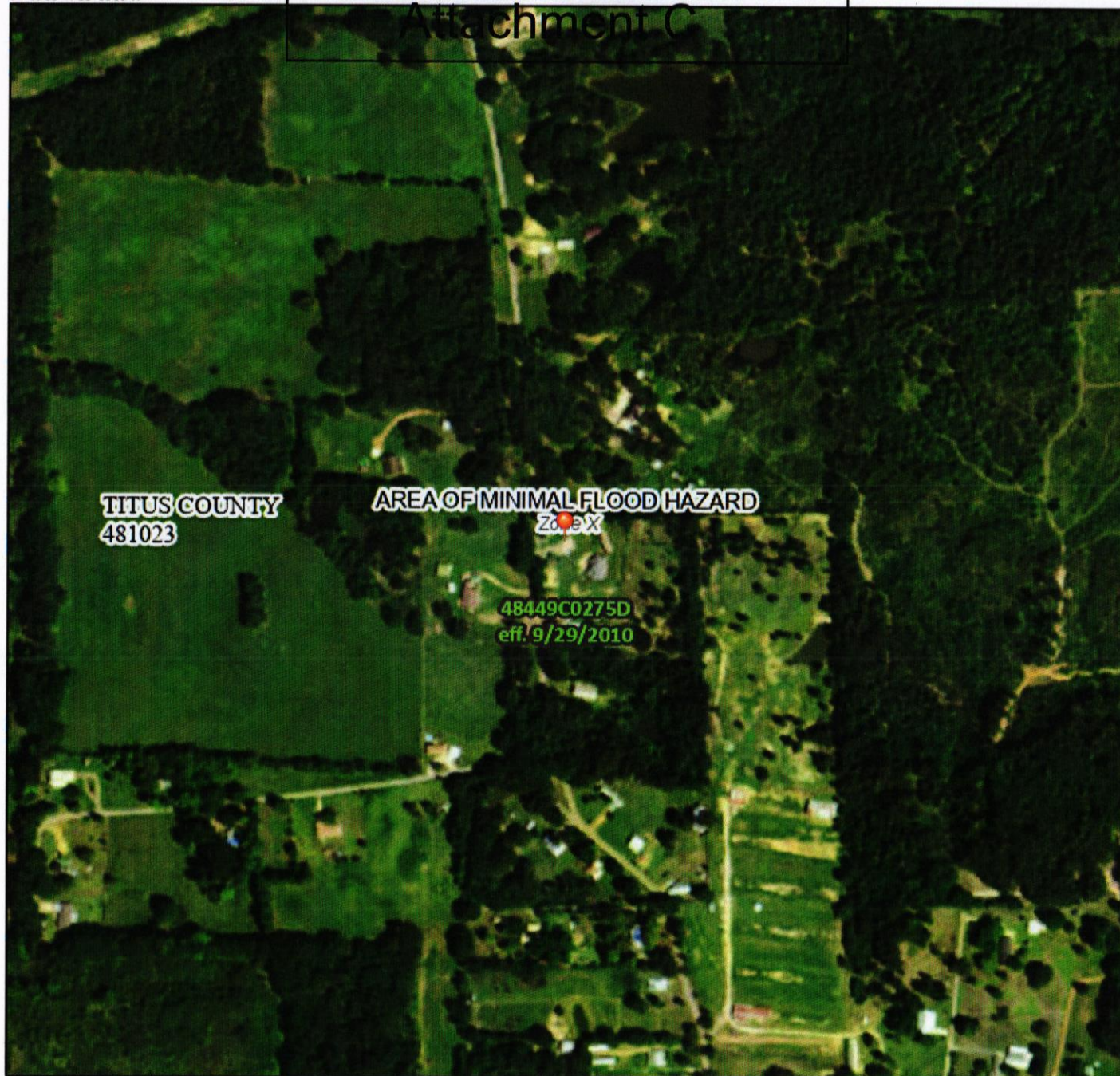


National Flood Hazard Layer FIRMette



94°53'39"W 33°11'59"N

Attachment C



94°53'1"W 33°11'28"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) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		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 <i>Zone X</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>

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.8 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
OTHER FEATURES		Profile Baseline
		Hydrographic Feature

MAP PANELS		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 3/24/2022 at 6:39 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.

OSSF SOIL & SITE EVALUATION

Page 1 (Soil & Site Evaluation)

Property Owner: Cassie Osborne

Date Performed: 3/24/22

Site Location: 630 CR 3070

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: 1%

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 4/27/22 84266 P.E.
 (Signature of person performing evaluation) (Date) Registration Number and Type
 Form #PA3/2-2004-Revised-4-11-11



Site Location: 630 CR 3070
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).

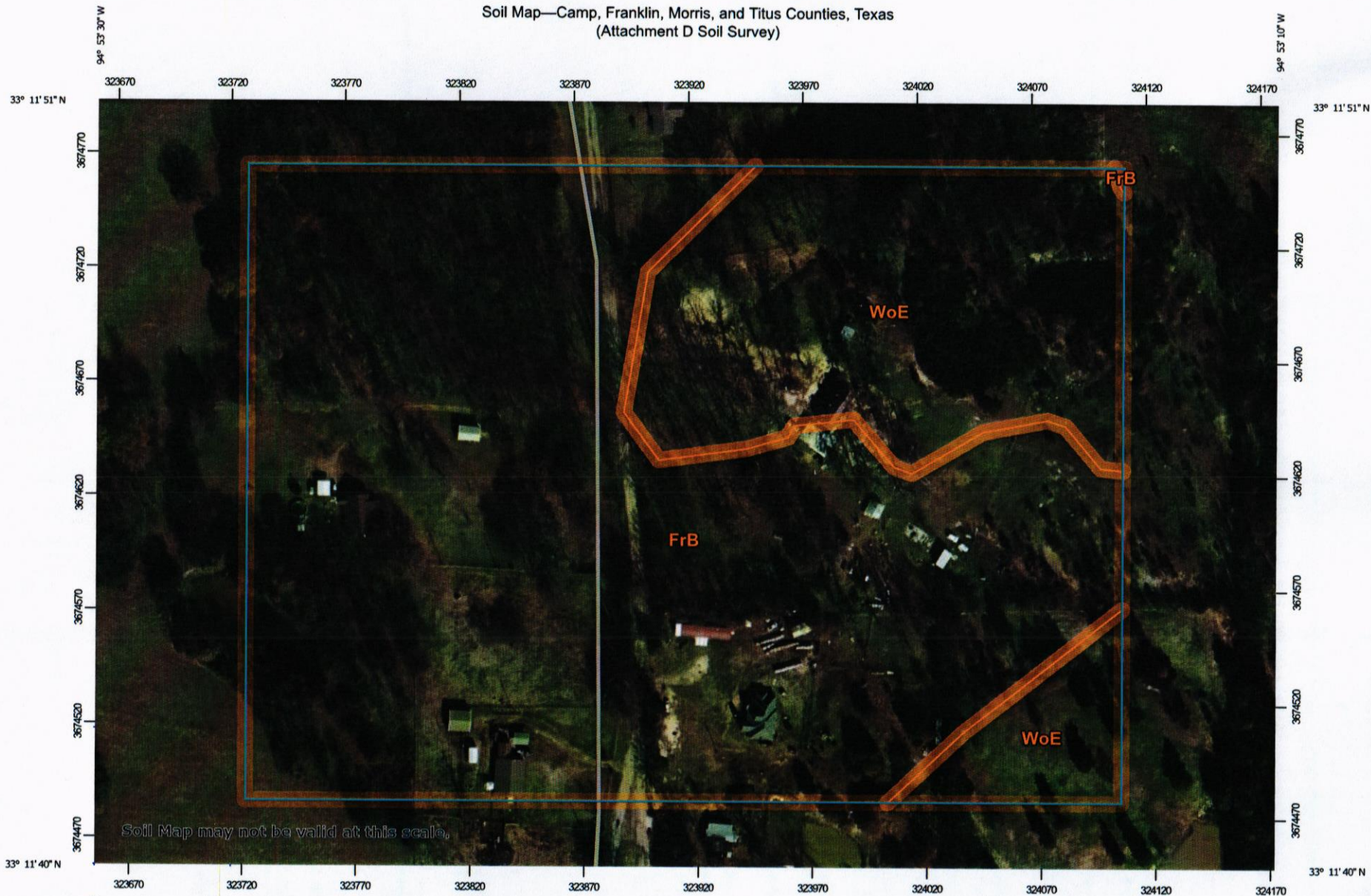
Location of natural, constructed, or proposed drainage ways (ditches, streams, ponds, lakes, rivers, etc.) water impoundment areas, cut or fill bank, sharp slopes and breaks.

Lot Size: _____ or Acreage: 1.8 acres

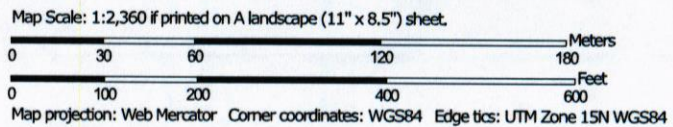
SITE DRAWING

See Attached

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




Soil Map may not be valid at this scale.



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

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.

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
FrB	Freestone fine sandy loam, 1 to 3 percent slopes	19.3	72.8%
WoE	Woodtell fine sandy loam, 5 to 20 percent slopes	7.2	27.2%
Totals for Area of Interest		26.5	100.0%

Cassie Osborne
399 CR 1048
Mt Pleasant, Texas 75455

March 24, 2022

Site Address
630 CR 3070
Mt Pleasant, Texas 75455

Request for Variance

Parcel ID: 7283
GEO ID 00435-00000-00620
Tract 620
Legal Description: Pryor, Seth ABS 00435
Situs: 630 County Road 3070
Mt Pleasant, Texas 75455
Acreage: 2.02 acres

A variance is requested for the one usable acre requirement for residential structures.

The tract listed above was listed as a two acre tract when purchased. It was purchased with the intend to divide the property into one acre tracts and construct residences on both properties. The one acre tracts would have complied with the Titus County requirements.

There was a misunderstanding on where the boundary lines where until after the survey was complete. The west boundary is in the middle of County Road 3070. The usable property without the easement is 1.892 acres. The following is the recalculated acres without the county road easement.

Tract 1-0.964 Acres – 0.072 Acres=0.892 Acres

Tract 2-1.043 Acres – 0.043 Acres=1.00 Acres