



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: Bradley Estates Subdivision

Date: 09212022

Sir,

I have reviewed the overall site plan for on-site sewage and accompanying documents for the Bradley Estates subdivision located at US Hwy 271 and CR1450. The site plan was completed by Registered Professional Sanitarian George Sanford and the property is being developed by the owners David and Criselda Bradley. The proposed subdivision encompasses 22.24 acres and will be divided into 6 individual lots each well in excess of 1 acre usable property. All lots have road access and the construction of interior roads is neither required nor permitted by the proposed deed restrictions. The site plan meets the requirements of TAC 285.4 and my approval.

A bit of back story to this property is that it was originally to be developed last year by Craig Clemons and Tom Walsh as part of Ringland Holdings subdivision, however it was purchased in whole by the Bradleys and not included in the Ringland Holdings subdivision which neighbors it along the south side of CR1450. Since then the Bradleys have chosen to develop their property. All documentation requirements have been met with the exception of the letter from Tri SUD. The property was originally included with the engineering study conduct by Tri SUD in 2021, regrettably due to changes in construction cost and materials Tri SUD only honors the engineering study for 30 days. Aaron Gann with Tri SUD has advised me that a new engineering study has been ordered however it has not been completed and submitted to him. Aaron advised that water is available to the proposed subdivision and that the engineering study is in this case less about the availability of water but more about the cost to the developer in regards to running lines and setting meters.

I feel that the court should accept the proposed subdivision with the understanding that the developers must provide documentation of the completed engineering study from Tri SUD and letter of approval so that it may be included with my files and that of the court.

Respectfully,

A handwritten signature in black ink, appearing to read "Clint Bain".

Sgt. Clint Bain, 515

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

August 26, 2022

Site Address
942 CR 1450
Mt Pleasant, Texas 75455

Bradley Estates

A) Site Plan

The attached site plan is for the following legal description:
Owner: David & Criselda Bradley Revocable Trust

Parcel ID: 341438
GEO ID 00477-00000-00401
Tract 401
Legal Description: Robertson, Wm J ABS
Situs: 942 County Road 1450
Mt Pleasant, Texas 75455
Acreage: 22.24 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 Sanford
8/26/22



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 22.24 acre tract in Titus County. The property is accessed by County Road 1450.

Lot 01-3.45 Acres Measured 3.06 Acres Available

Lot 02-3.78 Acres Measured 3.51 Acres Available

Lot 03-4.00 Acres Measured 3.18 Acres Available

Lot 04-6.20 Acres Measured 5.83 Acres Available

Lot 05-2.93 Acres Measured 2.59 Acres Available

Lot 06-1.88 Acres Measured 1.41 Acres Available



George E. Sanford
8/26/22

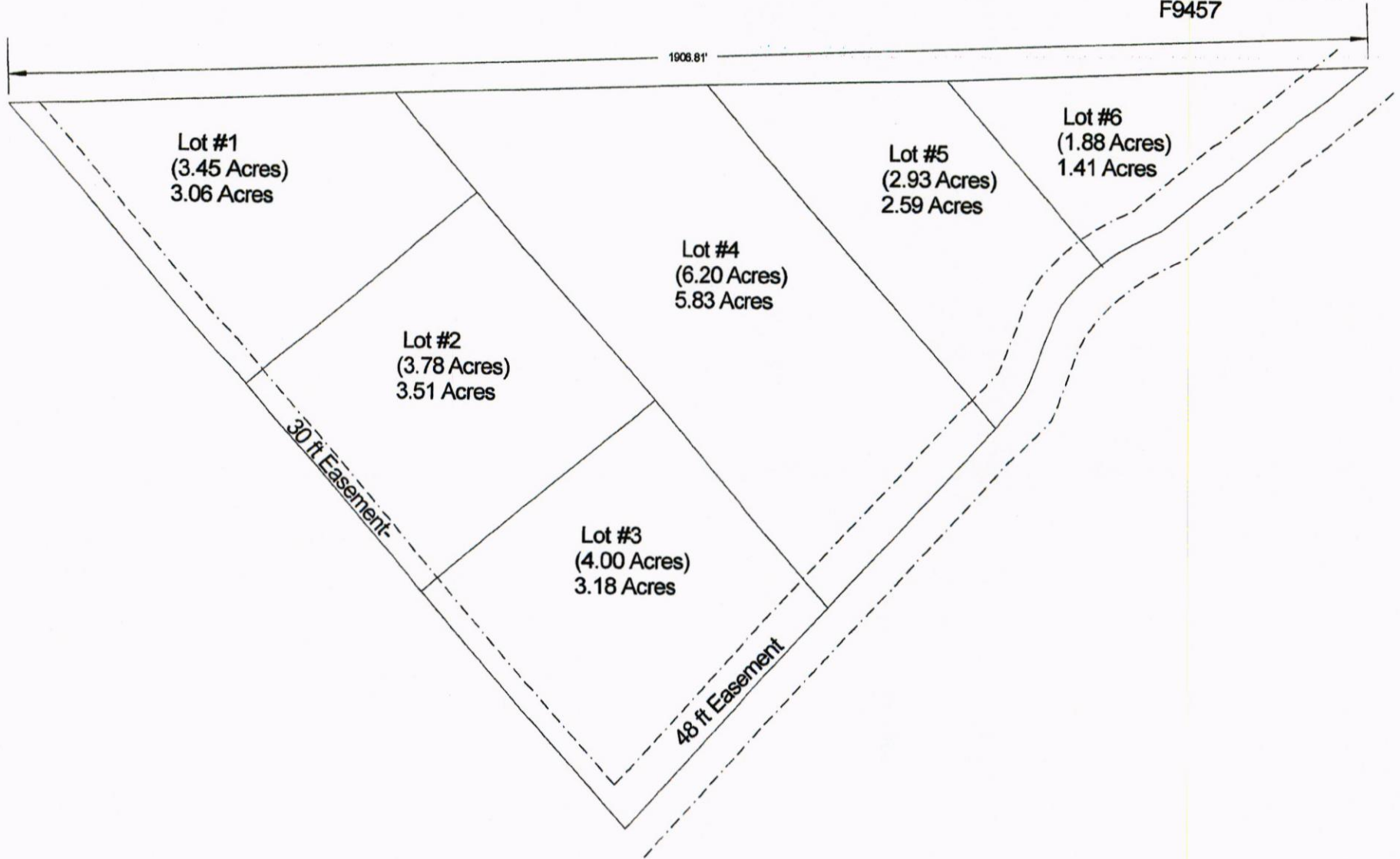
Bradley Estates
226 CR 1450
Mt Pleasant, Tx 75455

Attachment A Site Plan



Dev. A
8/26/22

George E Sanford, PE
F9457



Attachment B Topographical Map



National Flood Hazard Layer FIRMette

Attachment C Floodplain Map

95°2'46"W 33°15'29"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

- | | | |
|------------------------------------|--|---|
| 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 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 Coastal Transect |
| | | 513 Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| 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 8/27/2022 at 9:05 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.

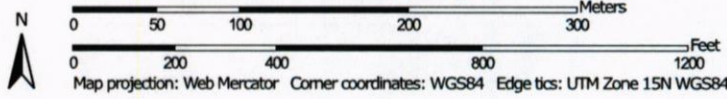
95°2'8"W 33°14'59"N

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







































Soil Map may not be valid at this scale.

Map Scale: 1:4,330 if printed on A landscape (11" x 8.5") sheet.



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

MAP LEGEND

- | | | |
|-------------------------------|--|---|
| Area of Interest (AOI) |  Area of Interest (AOI) |  Spoil Area |
| Soils |  Soil Map Unit Polygons |  Stony Spot |
| |  Soil Map Unit Lines |  Very Stony Spot |
| |  Soil Map Unit Points |  Wet Spot |
| Special Point Features |  Blowout |  Other |
| |  Borrow Pit |  Special Line Features |
| |  Clay Spot | Water Features |
| |  Closed Depression |  Streams and Canals |
| |  Gravel Pit | Transportation |
| |  Gravelly Spot |  Rails |
| |  Landfill |  Interstate Highways |
| |  Lava Flow |  US Routes |
| |  Marsh or swamp |  Major Roads |
| |  Mine or Quarry |  Local Roads |
| |  Miscellaneous Water | Background |
| |  Perennial Water |  Aerial Photography |
| |  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 30, 2021—Dec 6, 2021

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	58.1	59.1%
TaA	Talco-Raino complex, 0 to 1 percent slopes	1.5	1.5%
WoC	Woodtell fine sandy loam, 2 to 5 percent slopes	24.1	24.5%
WoE	Woodtell fine sandy loam, 5 to 20 percent slopes	1.5	1.6%
WrB	Woodtell-Raino complex, 1 to 3 percent slopes	13.2	13.4%
Totals for Area of Interest		98.4	100.0%



09/13/2022

RE: Fire Services in Titus County

To Whom It May Concern:

Based upon the submitted plat and diagram of the proposed Bradley Estates subdivision in six, one to six-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.

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB No. 2502-0265

B. Type of Loan

1. <input type="checkbox"/> REA	2. <input type="checkbox"/> FHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number 03-112787YC	7. Loan Number	8. Mortgage Ins. Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.	6. <input type="checkbox"/> Seller Finance			
7. <input checked="" type="checkbox"/> Cash Sale					

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)*" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower David C. Bradley and Criselda Bradley 2003 Glenmore Drive Allen, TX 75013	E. Name & Address of Seller Ringland Holdings, LLC 2217 50th Water Ct Southlake, TX 76092	F. Name & Address of Lender
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G. Property Location Bridges, J A-65 & Robertson, Was A-477, 22.24 acres +/-, Mount Pleasant, Titus County, TX U.S. 271 - CR 1458 Mount Pleasant, TX 75455	H. Settlement Agent Name Homeland Title 801 North Madison Mt. Pleasant, TX 75455 Tax ID: 26-3418887 Underwritten By: Stewart	I. Settlement Date 9/28/2021 Fwd: 10/1/2021
	Place of Settlement Homeland Title 801 North Madison Mt. Pleasant, TX 75455	

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller	
101. Contract Sales Price	\$322,500.00	401. Contract Sales Price	
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$2,366.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City Property Taxes		406. City Property Taxes	
107. County Property Taxes 09/29/21 thru 12/31/21	\$4.47	407. County Property Taxes 09/29/21 thru 12/31/21	
108. Assessment Taxes		408. Assessment Taxes	
109. School Property Taxes 09/29/21 thru 12/31/21	\$7.16	409. School Property Taxes 09/29/21 thru 12/31/21	
110. HOA Dues		410. HOA Dues	
111. Other Taxes		411. Other Taxes	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower	\$324,877.63	420. Gross Amount Due to Seller	
200. Amounts Paid By Or in Behalf Of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money	\$10,000.00	501. Earnest Deposit	
202. Principal amount of new loan(s)		502. Settlement Charges to Seller (line 1400)	
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Loan Amount 2nd Lien		504. Payoff of first mortgage loan to	
205.		505. Payoff of second mortgage loan to	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City Property Taxes		510. City Property Taxes	
211. County Property Taxes		511. County Property Taxes	
212. Assessment Taxes		512. Assessment Taxes	
213. School Property Taxes		513. School Property Taxes	
214. HOA Dues		514. HOA Dues	
215. Other Taxes		515. Other Taxes	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$10,000.00	520. Total Reduction Amount Due Seller	
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$324,877.63	601. Gross Amount due to seller (line 420)	
302. Less amounts paid by/for borrower (line 220)	\$10,000.00	602. Less reductions in amt. due seller (line 520)	
303. Cash From Borrower	\$314,877.63	603. Cash To Seller	

Section 3 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper. The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information requested does not lead itself to confidentiality.

L. Settlement Charges			Paid From	Paid From	
700. Total Sales/Broker's Commission based on price @ % =			Borrower's Funds at Settlement	Seller's Funds at Settlement	
Division of Commission (line 700) as follows:					
701.	to				
702.	to				
703.					
704.	The following parties, persons, firms or	to			
705.	corporations have received a portion	to			
706.	of the real estate commission	to			
707.	shown above,	to			
800. Items Payable in Connection with Loan					
801.	Loan Origination Fee	%	to		
802.	Loan Discount	%	to		
803.	Appraisal Fee		to		
804.	Credit Report		to		
805.	Lender's Inspection Fee		to		
806.	Mortgage Insurance Application		to		
807.	Assumption Fee		to		
900. Items Required by Lender To Be Paid in Advance					
901.	Interest from	10/1/2021 to 11/1/2021 @ 50/day			
902.	Mortgage Insurance Premium for months	to			
903.	Hazard Insurance Premium for years	to			
1000. Reserves Deposited With Lender					
1001.	Hazard insurance	months @	per month	\$0.00	
1002.	Mortgage insurance	months @	per month	\$0.00	
1003.	City Property Taxes	months @	per month	\$0.00	
1004.	County Property Taxes	months @	per month	\$0.00	
1005.	Assessment Taxes	months @	per month	\$0.00	
1006.	School Property Taxes	months @	per month	\$0.00	
1007.	HOA Dues	months @	per month	\$0.00	
1008.	Other Taxes	months @	per month	\$0.00	
1011.	Aggregate Adjustment				
1100. Title Charges					
1101.	Settlement or closing fee	to			
1102.	Abstract or title search	to	Homeland Title		
1103.	Title examination	to			
1104.	Title insurance binder	to			
1105.	Document preparation	to	Cross Law Firm		
1106.	Notary fees	to			
1107.	Attorney's fees	to			
(includes above items numbers)					
1108.	Title insurance	to	Homeland Title	\$739.00	
(includes above items numbers)					
1109.	Lender's coverage	\$0.00/\$0.00			
1110.	Owner's coverage	\$221,500.00/\$1,478.00			
1111.	Escrow fee	to	Homeland Title - Escrow	\$350.00	
1112.	State of Texas Policy Guaranty Fee	to	State of Texas Policy Guaranty Fee	\$0.00	
1113.	Courier Fees	to	Homeland Title - Courier	\$40.00	
1114.	Wire Fee	to	Homeland Title Company Wire Fee	\$10.00	
1115.	Tax Certificates	to	ECM Tax Services		
1200. Government Recording and Transfer Charges					
1201.	Recording Fees	Doc# 554.00 ; Mortgage ; Ref	to	Homeland Title - Recording	\$54.00
1202.	City/county tax/stamps	Doc# ; Mortgage	to		
1203.	State tax/stamps	Doc# ; Mortgage	to		
1204.		to			
1205.		to			
1300. Additional Settlement Charges					
1301.	Survey	to	By-Line Land Surveying, LLC	\$1,175.00	
1302.	Post Inspection	to			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				\$1,546.00	

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

David C. Bradley Ringland Holdings LLC

Criselda Bradley
Criselda Bradley
By: Rebecca A. Waltz
Title: Manager

SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate
represent of this transaction. I have caused the funds to be disbursed in
accordance with this statement.

Thomas J. Waltz 10-04-1011
Settlement Agent Date

Warning: It is a crime to knowingly make false statements to the United
States on this or any other similar form. Penalties upon conviction can
include a fine and imprisonment. For details see Title 18 U.S. Code Section
1001 and Section 1010.

Previous Editions are Obsolete.

TRI SPECIAL UTILITY DISTRICT

300 WEST 16TH

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

BRADLEY ESTATES
RESTRICTIONS

1. Homes and all buildings to be set back a minimum of 100 feet from all property lines.
2. Homes seen from any perimeter of any property must meet the following requirements:
 - a. Be a minimum of 1500 sq feet. Old Victorian Style Homes may be placed on the property if the exterior is restored within one (1) year of placement.
 - b. All new building exteriors or improvements must be completed as to finish and appearance within nine (9) months from date construction commences.
3. Mobile/manufactured homes are NOT allowed on the property.
4. Travel trailers, tine homes, recreational vehicles used as a permanent residence are permitted on the property provided said homes/vehicles are not visible year-round from the road frontage of the property.
5. It is understood and agreed that there are NO interior roads to the Bradley Estate subdivision. All entrances to the properties will be installed and maintained by the homeowner. Depending on the lot acquired entrances will either be placed from Highway 271 or County Road 1450.
6. In NO instance shall the tract be developed into a mobile home park or commercial business.
7. All sanitation arrangements must comply with all state and local health laws, ordinances, and regulations. All septic tanks must be installed in accordance with Titus County and Texas State Health Department standards.
8. Property is restricted against commercial feedlot operations. No pit bulls, game cocks allowed on property.
9. Property is not to be used as a junk or wrecking yard, salvage, or a dump ground. All inoperable and/or unlicensed vehicles are to be stored in a building designed for that purpose. In no case will anything be stored that is a nuisance to the neighbors, detracts from the appearance of the neighborhood, or creates an odor or causes a health or safety hazard.
10. All driveways' culverts must be approved by the County Commissioner and be installed in accordance with the policies of Titus County.
11. The Grantor shall retain an easement twelve (12) feet in width along the perimeter of said tract to be used for purposes of utilities. Exact location to be determined by the utility companies.
12. The covenants and agreements herein contained shall inure to the benefit of and be binding upon the parties hereto, their respective heirs, legal representatives, successors, and assigns.
13. Enforcement of these restrictions are enforceable by any landowner of the subdivision of the property and shall not be the sole responsibility of the Seller therein.