



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: Piney Woods Estates Subdivision

Date: 09202022

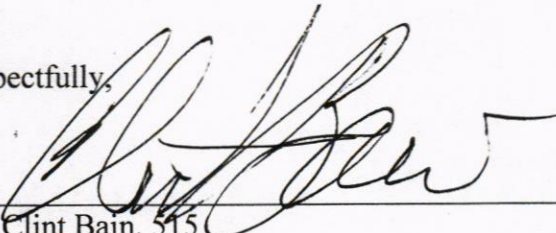
Sir,

I have reviewed the overall site plan for on-site sewage and accompanying documents submitted by Roberto Figueroa for the proposed subdivision of property he owns in the south east portion of Titus County. The site plan for OSSF was completed by Registered Professional Sanitarian James C. Hester and meets the requirements of TAC 285.4 and my approval.

Roberto's initial division of his property designated as Piney Woods subdivision section 1 lots 1 and 2 consists of 2 lots each totaling an acre of usable property on CR4690. These two lots are being separated from an approximately 29.5 acre parcel owned by Roberto that will be developed further at a later date. The two lots have adequate road frontage for each and there will not be any need for interior roads until further development of the property is begun. That said, further development of this property beyond the initial two lots will require further review and approval by the court.

In short I feel that the court should allow the initial development of this property or phase of the Piney Woods subdivision.

Respectfully,


Sgt. Clint Bain, 515

East Texas Onsite Insights

James Hester R.S. #3720

SUBDIVISION REVIEW FOR PINEY WOODS ESTATES SECTION 1

The proposed subdivision is located off the intersection off County Road 4960 close to the intersection of FM 2348 and Highway 11 near Pittsburg in Titus County, Texas. The 2.078 acres of land will be divided into two-1.024 acre tracts of land; lot 1 and lot 2, that residential houses will be built on. This property is a part of that 31.27 acres tract of land conveyed to Roberto Figueroa and is found in the T. Rutherford Survey, Abstract No. 467 and the R. Short Survey, A-157, in Titus County, Texas. Future development as section 2 with more residential lots is being planned.

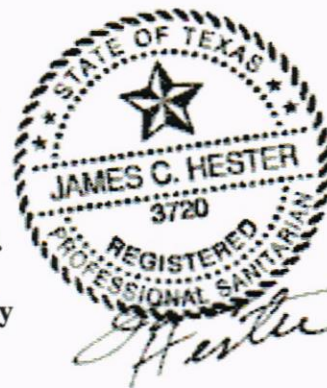
This property has an existing new house on lot 2 where an aerobic system has been installed. Public water is supplied by Bi County Water Supply. There is an overhead electric line that goes thru the back of lot 1. No wells were found on site.

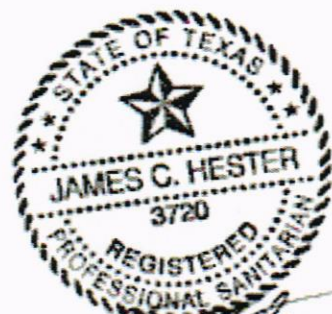
Soil classification in the proposed subdivision is generally unsuitable for conventional type of septic systems with clay soil found generally at 30-60 inches with signs of mottling indicating a seasonal high water table as high as 36 inches. Suitable OSSF's recommended include aerobic systems with surface or drip disposal. An aerobic system with surface application is proposed for a 3 bedroom mobile home on lot 2 as shown on the attached design. This will meet minimum standards as proposed in the Texas Administrative Code Chapter 285 for On-Site Sewage Facilities.

No portion of the property is located in a flood zone according to the FEMA map panel 0400D attached below. Drainage is well on this property with a gentle slope of 2-3 % generally from north to south.

Attachments:

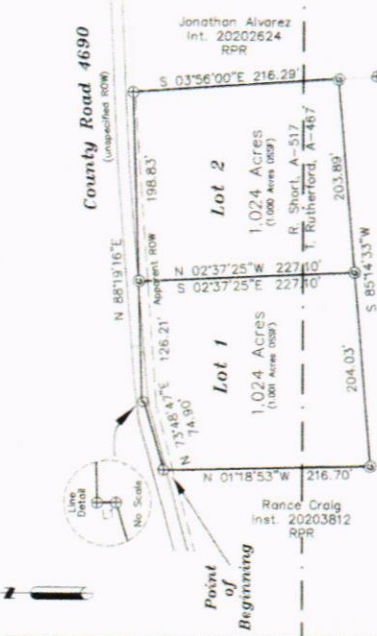
- (1) **Survey of Subdivision**
- (2) **Proposed Aerobic System Design on Lot 2**
- (3) **FEMA Map showing location of property.**
- (4) **NRCS Soil Survey Map with development located.**
- (5) **NRCS Soil Map Unit Descriptions**
- (6) **Topographic Map showing location of the property**





Hester

Course	Bearing	Distance
LT	N 04°04'47" W	2.57'



DESCRIPTION OF PROPERTY SURVEYED:
Being a part of that called 31.27 acres tract of land conveyed to Roberto Figueroa by deed recorded as Instrument No. 20170378 in the Public Records of Tarrant County, Texas RPR. This property is in the City of Irving, Texas. This property is in the R. Short Survey A-467 and the R. Short Survey A-512. The survey is more specifically described by metes and bounds, to-wit:

POINT OF BEGINNING (POB): Being 1/2" Steel Rod Found for witnesses corner of the tract being the northwest corner of said Figueroa tract. This POB is in the southern edge of County Road 4690, being the southeast corner of a tract of land conveyed to Rance Craig by deed recorded as Instrument No. 20203812, RPR with said County 1/2" Steel Rod Found.

THENCE: North 73 degrees 48 minutes 47 seconds East with said County 1/2" Steel Rod Found.

DENCE: North 04 degrees 04 minutes 47 seconds West with said road for 207 feet to a 1/2" Steel Rod Found.

THENCE: North 88 degrees 19 minutes 16 seconds East, generally within the apparent right of way of said County Road 4690, to the southeast corner of said County Road 4690, being the southeast corner of a tract of land conveyed to Rance Craig by deed recorded as Instrument No. 20203812, RPR.

THENCE: South 03 degrees 56 minutes 00 seconds East for a distance of 216.29 feet to a CSRS for the southeast corner of this tract, said Alvarez tract.

THENCE: South 85 degrees 14 minutes 23 seconds West with said County 1/2" Steel Rod Found for a distance of 407.92 feet to a CSRS for the northwest corner of this tract, being a point in the east line of said Craig tract.

THENCE: North 01 degree 16 minutes 33 seconds West for a distance of 216.70 to the POINT OF BEGINNING.

This tract contains 2.078 acres of land.

NOTES:

1. Bearings are based on NAD 83 Texas North Central, as observed.
2. This survey was made under the supervision of this office.
3. This Survey was made without the benefit of a Title Commitment and may be subject to record evidence which was not available for consideration.
4. OSR: Meets On Site Storage Facility address requirements.

T. Rutherford Survey
Abstract No. 467
R. Short Survey
Abstract No. 517

PINEY WOODS ESTATES
Section 1

Lots 1-2
2.078 Acres
Subdivided

Piney Woods Estates
Section 2
FUTURE DEVELOPMENT

STATE OF TEXAS
COUNTY OF TARRANT

OWNERS DEDICATION:
I, Roberto Figueroa, do hereby adopt this plat, designating the herein above described property as a public street, to be known as County Road 4690. This plat is my plan for dedicating this lot to the public, forever for the streets, alleys and easements, if any, as shown.

Witness my hand this _____ day of _____, 2022.

Roberto Figueroa
ROBERTO FIGUEROA

STATE OF TEXAS
COUNTY OF TARRANT

CERTIFICATE OF ENVIRONMENTAL INSPECTOR
Approved by the Tarrant County Environmental Inspector, this the _____ day of _____, 2022.

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

STATE OF TEXAS
COUNTY OF TARRANT

CERTIFICATE OF COMMISSIONERS COURT
Approved by the Commissioners Court of Tarrant County, Texas, this the _____ day of _____, 2022.

COUNTY JUDGE _____
ATTEST _____
County Clerk _____

STATE OF TEXAS
COUNTY OF TARRANT

CERTIFICATE OF COMMISSIONERS COURT
Approved by the Commissioners Court of Tarrant County, Texas, this the _____ day of _____, 2022.

STATE OF TEXAS
COUNTY OF TARRANT

SURVEYOR'S CERTIFICATION
I, William M. Green, do hereby certify that this plat was prepared from the original of said survey on the ground and under my supervision, of the property shown. This plat was made in accordance with the laws of the State of Texas, and is true and correct by the Texas Board of Land Surveyors, Practice Act, as amended.

GIVEN UNDER MY HAND AND SEAL, this 31st day of June, 2022.

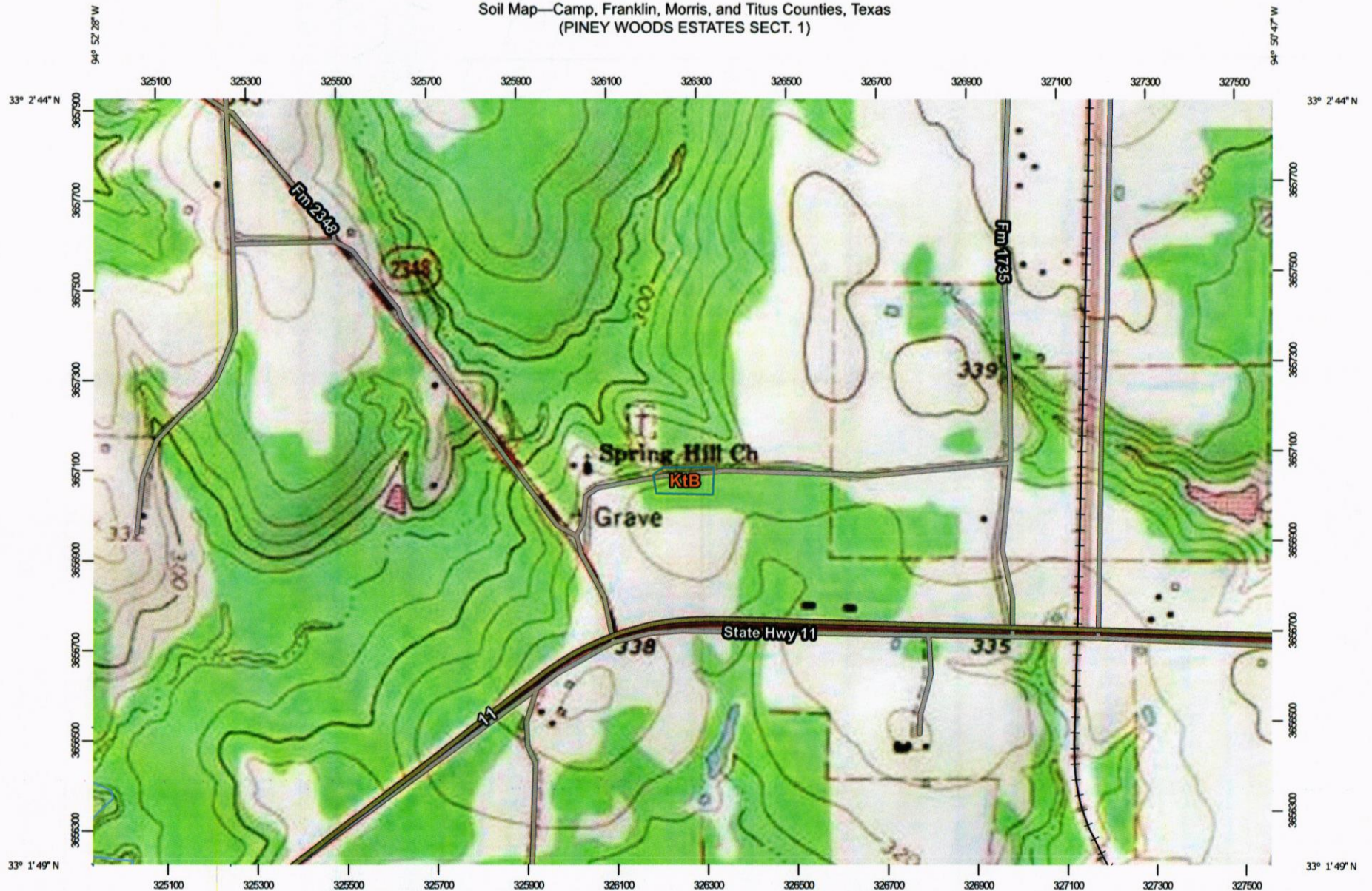
William M. Green
WILLIAM M. GREEN
Registered Professional Land Surveyor, No. 6020



Green Land Surveying
1584 CR 3318
Pittsburg, Texas

"In God We Trust"

Soil Map—Camp, Franklin, Morris, and Titus Counties, Texas
(PINEY WOODS ESTATES SECT. 1)



Map Scale: 1:12,000 if printed on a landscape (11" x 8.5") sheet.


0 150 300 600 900 Meters
0 500 1000 2000 3000 Feet

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


Soil Map—Camp, Franklin, Morris, and Titus Counties, Texas
(PINEY WOODS ESTATES SECT. 1)

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



Topographic Map



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

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.

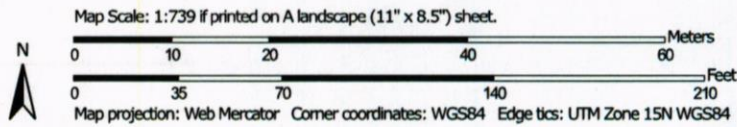
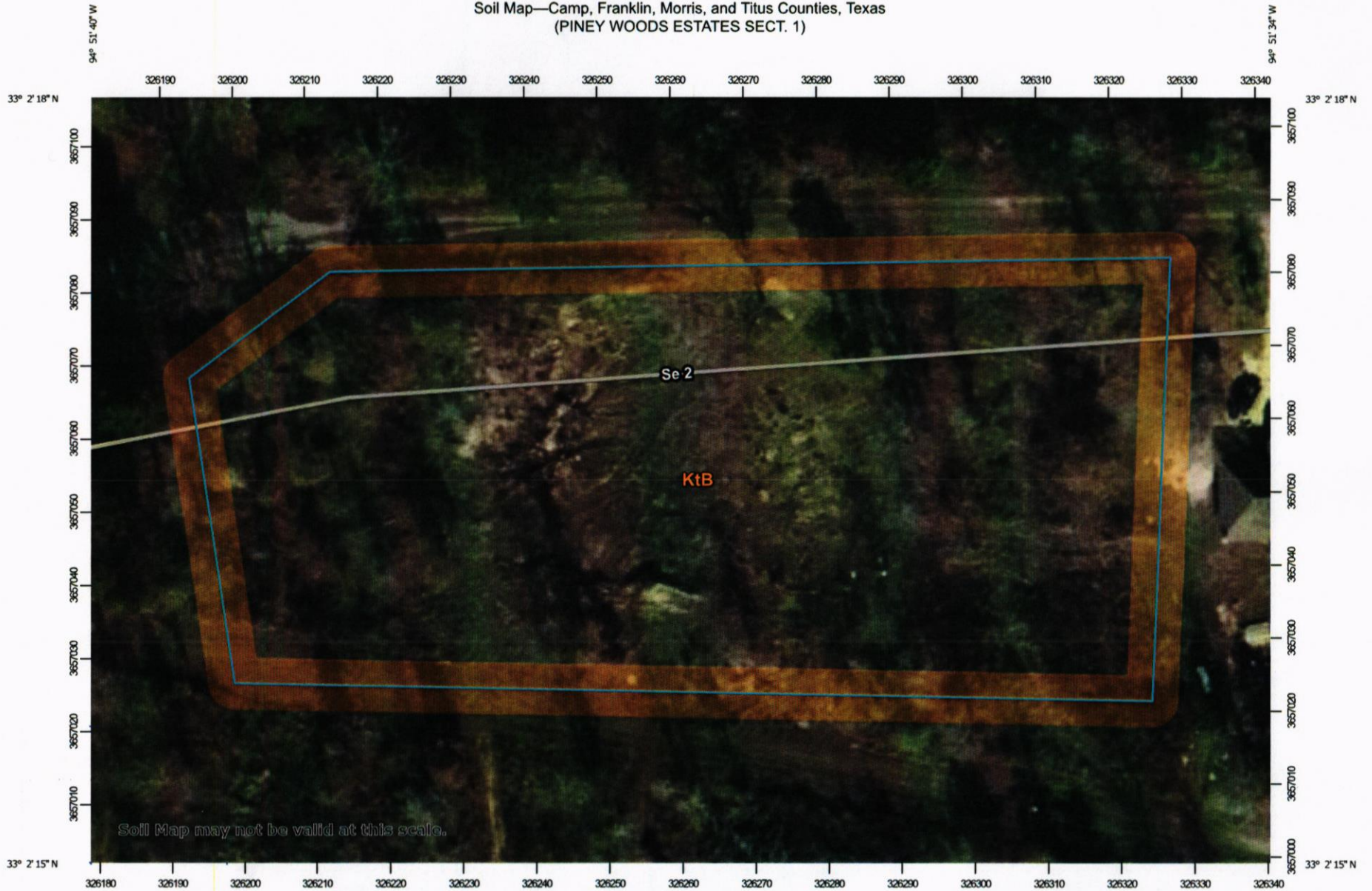
Date(s) aerial images were photographed: Nov 24, 2019—Dec 7, 2019

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
KtB	Kullit very fine sandy loam, 1 to 3 percent slopes	1.9	100.0%
Totals for Area of Interest		1.9	100.0%

Soil Map—Camp, Franklin, Morris, and Titus Counties, Texas
(PINEY WOODS ESTATES SECT. 1)



Soil Map—Camp, Franklin, Morris, and Titus Counties, Texas
(PINEY WOODS ESTATES SECT. 1)

MAP LEGEND

Area of Interest (AOI)			Spoil Area
	Area of Interest (AOI)		Stony Spot
Soils			Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
Special Point Features		Water Features	
	Blowout		Streams and Canals
	Borrow Pit	Transportation	
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow	Background	
	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.

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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

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Totals for Area of Interest		1.9	100.0%

Camp, Franklin, Morris, and Titus Counties, Texas

KtB—Kullit very fine sandy loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: mbh8
Elevation: 200 to 700 feet
Mean annual precipitation: 40 to 52 inches
Mean annual air temperature: 63 to 64 degrees F
Frost-free period: 210 to 240 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Kullit and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kullit

Setting

Landform: Interfluves
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loamy residuum weathered from sandstone and shale

Typical profile

H1 - 0 to 14 inches: very fine sandy loam
H2 - 14 to 33 inches: loam
H3 - 33 to 73 inches: clay

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: About 24 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F133BY005TX - Loamy Upland
Hydric soil rating: No

Minor Components

Bowie

Percent of map unit: 5 percent
Landform: Interfluves
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: F133BY005TX - Loamy Upland
Hydric soil rating: No

Sacul

Percent of map unit: 5 percent
Landform: Interfluves
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Head slope
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F133BY003TX - Loamy Over Clayey Upland
Hydric soil rating: No

Talco

Percent of map unit: 5 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F133BY001TX - Depression
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Camp, Franklin, Morris, and Titus Counties, Texas
Survey Area Data: Version 18, Sep 10, 2021



06/27/2022

RE: Fire Services in Titus County

To Whom It May Concern:

Based upon the submitted plat and diagram of the proposed Piney Woods Estates subdivision, that will be developed in 2 - 1-acre plots located on FM 1735 and HWY 11

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.

Through Tax Year
2021

TAX CERTIFICATE

Certificate #
9659

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

Property Information

Property ID: 7755 Geo ID: 00467-00000-00200
Legal Acres: 29.5880
Legal Desc: RUTHERFORD, THOMAS M G ABS 00467 TR 200
29.588 AC
Situs: HWY 11
DBA:
Exemptions:

Owner ID: 557300 100.00%
FIGUEROA ROBERTO
447 CYPRESS ST
PITTSBURG, TX 75686

For Entitles

NTX Community College
Titus County
Titus County Hospital

Value Information

Improvement HS: 0
Improvement NHS: 75,523
Land HS: 0
Land NHS: 153,858
Productivity Market: 0
Productivity Use: 0
Assessed Value 229,381

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
			0.00	0.00	0.00	0.00
Totals:						

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
06/17/2022	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00
Effective Date: 06/17/2022		Total Due if paid by: 06/30/2022

Tax Certificate Issued for:	Taxes Paid in 2021
Titus County	1,060.27
Titus County Hospital	474.59
NTX Community College	298.20

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 06/17/2022
Requested By: FIGUEROA ROBERTO
Fee Amount: 10.00
Reference #: N/A


Signature of Authorized Officer of Collecting Office

BI-COUNTY WATER SUPPLY CORP.

P.O. BOX 848

PITTSBURG, TEXAS 75686

856-5840

1-800-499-6689

FAX 903-856-1385

NAME	PINEY WOODS ESTATES			
ADDRESS	CR 4960			
CITY-STATE	PITTSBURG, TEXAS	COUNTY	TITUS	6/16/2022
PROPERTY ID	7755			6/16/2022

LINE SIZE	TAP SIZE			
MAP#	SER.#	ACCT.#	PUMP#	
REF NO.	QTY	DESCRIPTION		TOTAL PRICE
	1	SERVICE TAP	80	\$80.00
	1	CORPORATION STOP	50	\$50.00
	8	3/4 SERVICE TUBING - PER FT.	0.5	\$4.00
	2	3/4 INSERT STIFFENERS	4	\$8.00
	1	3/4 ANGLE STOP VALVE	80	\$80.00
	1	5/8 X 3/4 WATER METER	230	\$230.00
	1	RESIDENTIAL DUAL CHECK VALVE	65	\$65.00
	1	3/4 X 12 IN. SCH. 80 NIPPLE	5	\$5.00
	1	3/4 IN. BALL VALVE	38	\$38.00
	1	METER BOX	25	\$25.00
	1	10 IN. BALL VALVE BOX	25	\$25.00
	1	LABOR & EQUIPMENT	250	\$250.00
	1	MEMBERSHIP	150	\$150.00
	1	AID TO FUTURE DEVELOPMENT	1400	\$1,400.00
	1	RECORDING FEES	25	\$25.00
	1	CUSTOMER SERVICE INSPECTION	45	\$45.00
	55	BORE	22.68	\$1,247.40
				\$0.00
TOTAL				\$3,727.40