



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: 02082023

To: Judge Kent Cooper
From: Sgt. Clint Bain
Ref: Marroquin Estates Subdivision

Sir,

The proposed Marroquin Estates Subdivision is located on the southwest corner of the intersection of CR1660 and CR1670. The developer, Maria Marroquin proposes to divide her 7.72 acre tract (described as **Property ID:** 102169 **GEO ID:** 00229-00000-01245 **Legal Description:** GREEN, JAMES W ABS 00229 TR 1245 7.720 AC TXU-1969B) into six individual residential lots. Five of the proposed lots will front on CR1670 and the sixth lot will front on CR1660. Each lot is over one acre as shown on the survey plat. Due to road frontage being available, there is not a need for interior roads to be construct to serve the subdivision.

An overall Site Plan for On-Site Sewage was completed by Professional Engineer George Sanford, which has met the requirements of TAC 285.4 and my approval.

Aaron Gann with Tri Special Utility District has provided a letter advising that water service is available for the 6 new lots at this time.

It is my recommendation that the proposed development be approved and that the plat be recorded as Marroquin Estates.

Respectfully,

Sgt. Clint Bain
Environmental Investigator
Titus County Sheriff's Office
304 S. Van Buren
Mt. Pleasant, TX 75455
(903)572-6641 ext 313

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

August 29, 2022

Site Address
CR 1660
Mt Pleasant, Texas 75455

Maria Marroquin

A) Site Plan

The attached site plan is for the following legal description:
Owner: Maria Marroquin

Parcel ID: 102169
GEO ID 00229-00000-01245
Tract 1245
Legal Description: Green, James w ABS
Situs: County Road 1660
Mt Pleasant, Texas 75455
Acreage: 7.72 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
8/29/22



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 7.72 acre tract in Titus County. The property is accessed by County Road 1660 and CR 1670.

Lot 01-1.32 Acres

Lot 02-1.11 Acres

Lot 03-1.11 Acres

Lot 04-1.11 Acres

Lot 05-1.10 Acres

Lot 06-1.31 Acres



George E. Sanford
8/19/22

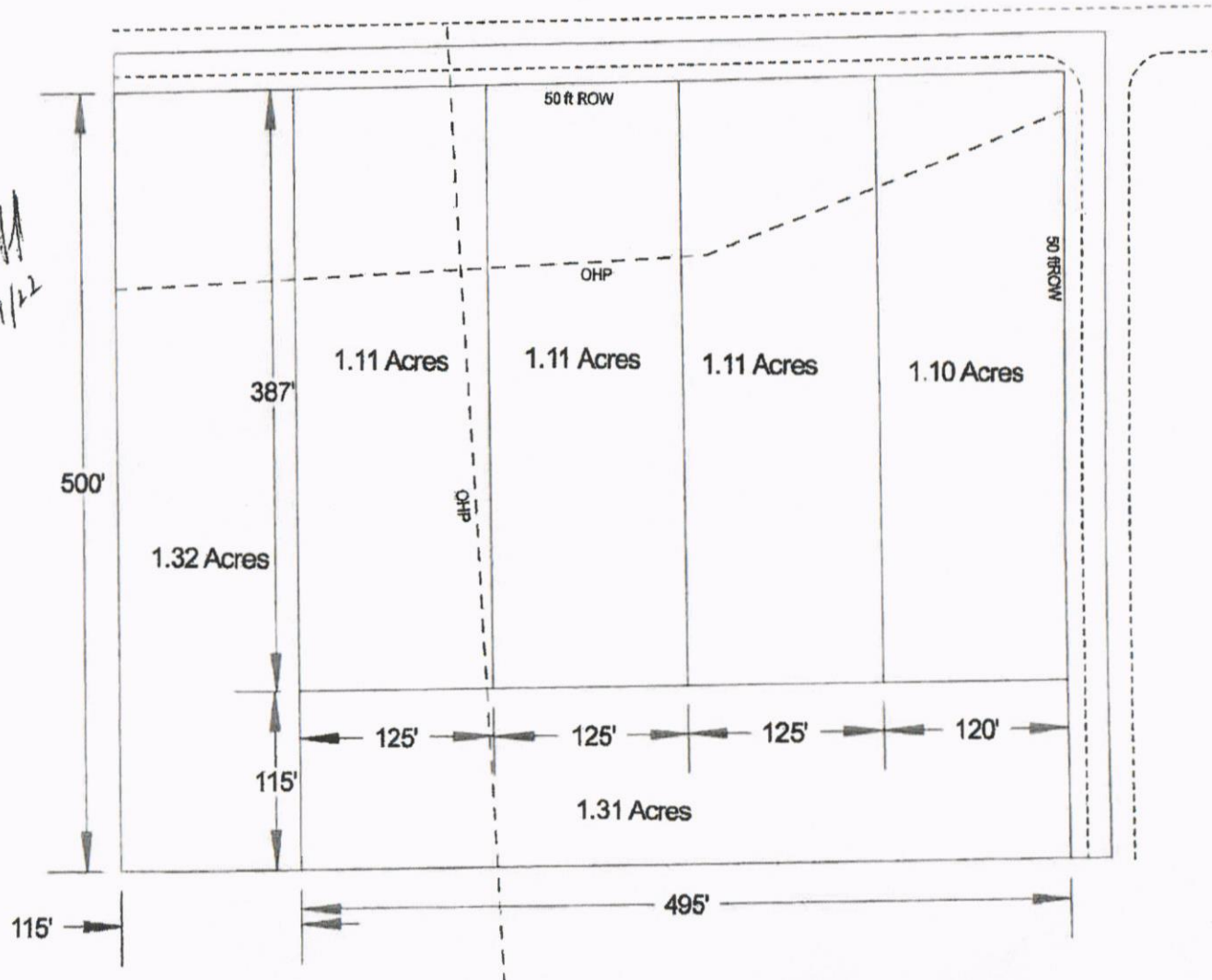
Attachment A Site Plan

Maria Marroquin
County Road 1660
Mt Pleasant, Tx 75455







































*Gen P/A
8/29/22*

George Sanford
F9457



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

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
Special Point Features	 Special Line Features
 Blowout	Water Features
 Borrow Pit	 Streams and Canals
 Clay Spot	Transportation
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	Background
 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 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
BbB	Bernaldo fine sandy loam, 1 to 3 percent slopes	20.4	71.8%
FrB	Freestone fine sandy loam, 1 to 3 percent slopes	8.0	28.2%
Totals for Area of Interest		28.5	100.0%



National Flood Hazard Layer FIRMette



Attachment C Flood Plain

94°58'49"W 33°16'7"N



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
OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway
		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
OTHER AREAS		Area with Flood Risk due to Levee Zone D
		Area of Minimal Flood Hazard Zone X
GENERAL STRUCTURES		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
OTHER FEATURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
MAP PANELS		20.2 17.6 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Hydrographic Feature
		Digital Data Available
MAP PANELS		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 8/29/2022 at 8:57 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.

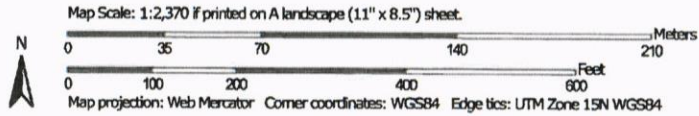
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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

0 250 500 1,000 1,500 2,000 Feet 1:6,000 94°58'12"W 33°15'37"N
Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

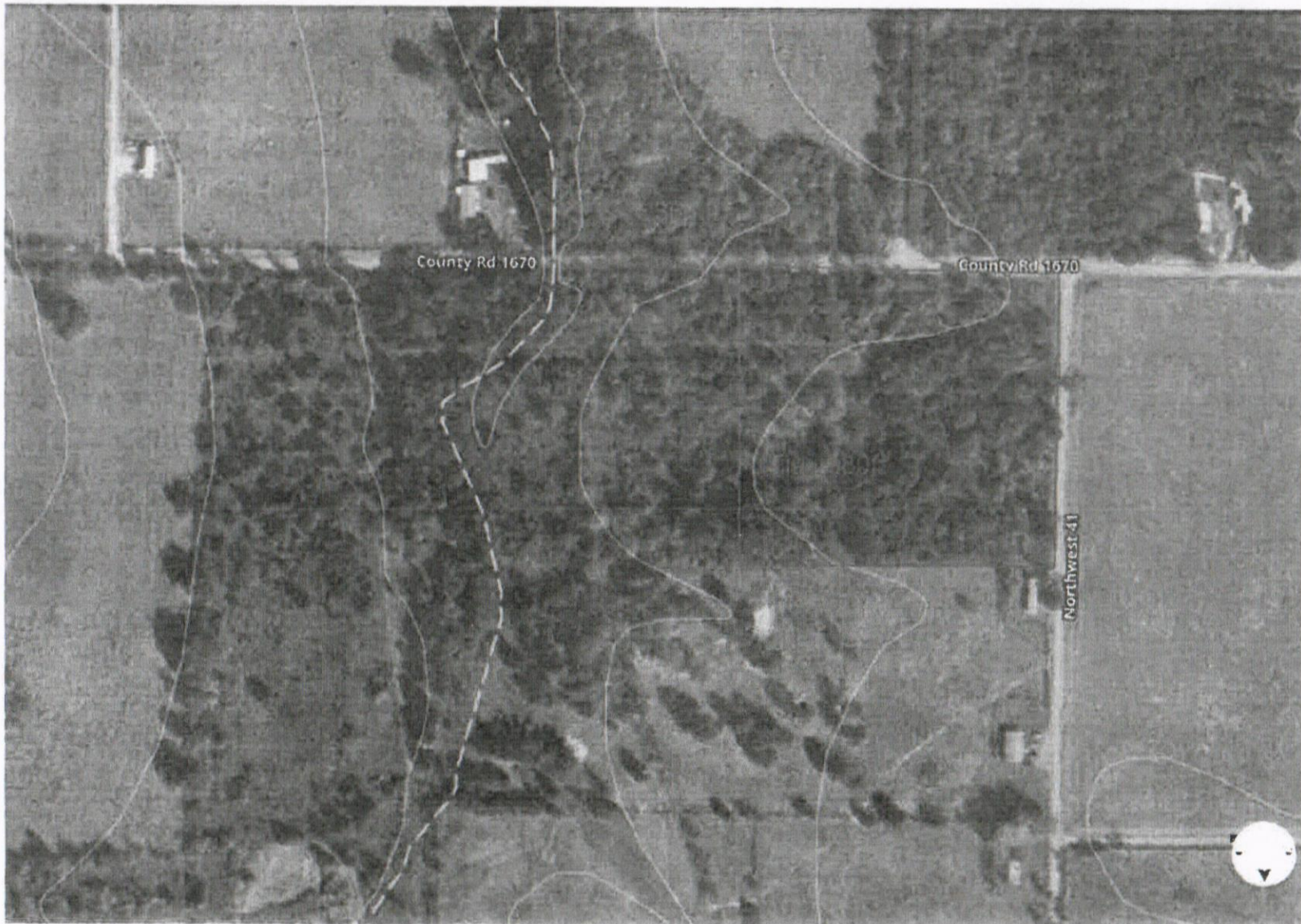
Soil Map—Camp, Franklin, Morris, and Titus Counties, Texas
(Attachment D Soil Survey)



Soil Map may not be valid at this scale.



Attachment B Topographical Map



Tri Special Utility District

300 West 16th Street • Mount Pleasant TX • 75455
903-572-3676

To Whom it May Concern:

Maria Marroquin has done the study for water availability on County Roads 1660 & 1670. At this time, water is available for her six lots. We can only guarantee availability and pricing 60 days from today's date, January 23, 2023.



Aaron Gann
General Manager

Map

Property Details

Account

Property ID:	102169
Legal Description:	GREEN, JAMES W ABS 00229 TR 1245 7.720 AC TXU-1969B
Geographic ID:	00229-00000-01245
Agent:	
Type:	Real

Location

Address:	CR 1660 TX
Map ID:	MPISD 7
Neighborhood ID:	MP

Owner

Owner ID:	25429
Name:	MARROQUIN MARIA
Mailing Address:	2491 COUNTY ROAD 1670 MOUNT PLEASANT, TX 75455-3825
Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: N/

Improvement Non-Homesite Value: N/

and Homesite Value: N/

and Non-Homesite Value: N/

Agricultural Market Valuation: N/

Market Value: N/

Ag Use Value: N/

Appraised Value: N/

Homestead Cap Loss: ? N/

Assessed Value: N/

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value
25	Titus County	N/A	N/A	N/A
30	Titus Regional Medical Center	N/A	N/A	N/A
31	NTX Community College	N/A	N/A	N/A
02	Mount Pleasant ISD	N/A	N/A	N/A
AD	Central Appraisal District	N/A	N/A	N/A

Total Tax Rate: N/A

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
TM2	MIXED TIMBER II	4.25	185,130.00	0.00	0.00	N/A	N/A
P3	NATIVE PASTURE III	3.47	151,153.20	0.00	0.00	N/A	N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assesse
2023	N/A	N/A	N/A	N/A	N/A	N/
2022	\$0	\$39,100	\$0	\$39,100	\$0	\$39,10
2021	\$0	\$29,750	\$0	\$29,750	\$0	\$29,75
2020	\$0	\$23,800	\$0	\$23,800	\$0	\$23,80
2019	\$0	\$24,650	\$0	\$24,650	\$0	\$24,65
2018	\$0	\$21,675	\$0	\$21,675	\$0	\$21,67
2017	\$0	\$10,675	\$0	\$10,675	\$0	\$10,67
2016	\$0	\$9,210	\$0	\$9,210	\$0	\$9,21
2015	\$0	\$9,210	\$0	\$9,210	\$0	\$9,21
2014	\$0	\$8,854	\$0	\$8,854	\$0	\$8,85
2013	\$0	\$8,854	\$0	\$8,854	\$0	\$8,85
2012	\$0	\$8,854	\$0	\$8,854	\$0	\$8,85

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/21/2022	SWD	SPECIAL WARRANTY DEED	LUMINANT MINING COMPANY LLC	MARROQUIN MARIA			2022288
1/1/2008	CC	CERTIFICATE OF CONVERSION	TXU MINING COMPANY LLC	LUMINANT MINING COMPANY LLC	1682	027	
1/28/1999	OT	OTHER	MINTER CLAXTON MRS	ALLEN THOMAS	1203	140	
1/28/1999	OT	OTHER	ALLEN THOMAS	FIRST SEC BANK OF UTAH	1204	149	


Estimated Tax Due

ATTENTION

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

PRIOR TO MAKING FULL OR PARTIAL PAYMENTS PLEASE CONTACT OUR OFFICE FOR A CURRENT AMOUNT DUE

WE CANNOT GUARANTEE THE ACCURACY OF THE AMOUNT DUE LISTED BELOW

If Paid: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2022	Titus County	\$39,100	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	Titus Regional Medical Center	\$39,100	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	NTX Community College	\$39,100	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	Mount Pleasant ISD	\$39,100	\$453.25	\$453.25	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:		\$453.25	\$453.25	\$0.00	\$0.00	\$0.00	\$0.00
2021	Titus County	\$29,750	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	Titus Regional Medical Center	\$29,750	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	NTX Community College	\$29,750	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	Mount Pleasant ISD	\$29,750	\$374.55	\$374.55	\$0.00	\$0.00	\$0.00	\$0.00
	2021 Total:		\$374.55	\$374.55	\$0.00	\$0.00	\$0.00	\$0.00
2020	Titus County	\$23,800	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	Titus Regional Medical Center	\$23,800	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	NTX Community College	\$23,800	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	Mount Pleasant ISD	\$23,800	\$307.42	\$307.42	\$0.00	\$0.00	\$0.00	\$0.00

015	NTX Community College	\$9,210	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
015	Mount Pleasant ISD	\$9,210	\$111.62	\$111.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2015 Total:		\$111.62	\$111.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
014	Titus County	\$8,854	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
014	Titus Regional Medical Center	\$8,854	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
014	NTX Community College	\$8,854	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
014	Mount Pleasant ISD	\$8,854	\$107.31	\$107.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2014 Total:		\$107.31	\$107.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
013	Titus County	\$8,854	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
013	Titus Regional Medical Center	\$8,854	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
013	NTX Community College	\$8,854	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
013	Mount Pleasant ISD	\$8,854	\$106.51	\$106.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2013 Total:		\$106.51	\$106.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
012	Titus County	\$8,854	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
012	Titus Regional Medical Center	\$8,854	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
012	NTX Community College	\$8,854	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
012	Mount Pleasant ISD	\$8,854	\$106.51	\$106.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2012 Total:		\$106.51	\$106.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00