



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: Greenhill Meadow Estates Subdivision

Sir,

Local developer Jace Merritt has proposed the subdivision of his property located at the southwest corner of CR1400 and FM2152 (35.19 acres in the Joseph Dew survey ABS 00156). The proposed Greenhill Meadow Estates will consist of six lots, each over 5.6 acres. There is not a need for interior roads to be construct as the lots will have frontage on either CR1400 or FM2152. The development is in the Extra Territorial Jurisdiction of the City of Mt. Pleasant, however they are aware of the development and do not have plans to extend city services (water and sewage) to the area in the immediate future.

Aaron Gann with Tri Special Utility District has provided a letter acknowledging that water service is available to the proposed subdivision at this time and that the City of Mt. Pleasant has waived the requirement of increasing the water main size to 6" line which would be at great expense to the developer.

Being that city sewer is not provided to the area, On-Site Sewage Facilities will be required. Professional Engineer George Sanford has completed an Overall Site Plan for On-Site Sewage. The site plan meets the requirements of TAC 285.4 and my approval.

I recommend that the court approve the proposed Greenhill Meadow Estates subdivision and accept the plat for recording.

Respectfully,

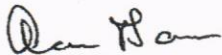
Sgt. Clint Bain
Environmental Investigator
Titus County Sheriff's Office
304 S. Van Buren
Mt. Pleasant, TX 75455
(903)572-6641

Tri Special Utility District

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

To Whom it May Concern:

Jase Merritt has completed a water study for six lots on F.M. 2152 and County Road 1400. This is in the City of Mt. Pleasant's E.T.J. The City has allowed Mr. Merritt to forego their 6" line and fire protection rules on this development, so with the running of a 2" water main on County Road 1400 and the use of existing water mains on F.M. 2152, Mr. Merritt will have water availability. We can only guarantee availability and pricing 60 days from today's date, January 23, 2023.



Aaron Gann
General Manager

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

November 21, 2022

Site Address
FM 2152
Mt Pleasant, Texas 75455

Greenhill Meadow Estates

A) Site Plan

The attached site plan is for the following legal description:
Owner: Robert Jase & Marissa Meritt

Parcel ID: 341482
GEO ID 00156-00000-01639
Tract 1639
Legal Description: Dew, Joseph J ABS
Situs: FM 2152
Mt Pleasant, Texas 75455
Acreage: 16.6 acres

Parcel ID: 341563
GEO ID 00156-00000-01700
Tract 1631
Legal Description: Dew, Joseph J ABS
Situs: FM 2152
Mt Pleasant, Texas 75455
Average: 18.59

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).

G) There is a 40 easement for FM 2152 and a 30 ft easement on County Road 1400.

H) Drainage Plan

Drainage for the property consists of road ditches and natural overland drainage. Construction processes will not hamper drainage of the property.

I) 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 35.19 acre tract in Titus County. The property is accessed by County Road 1400 and FM 2152.

Lot 01-5.64 Acres

Lot 02-5.65 Acres

Lot 03-5.65 Acres

Lot 04-5.65 Acres

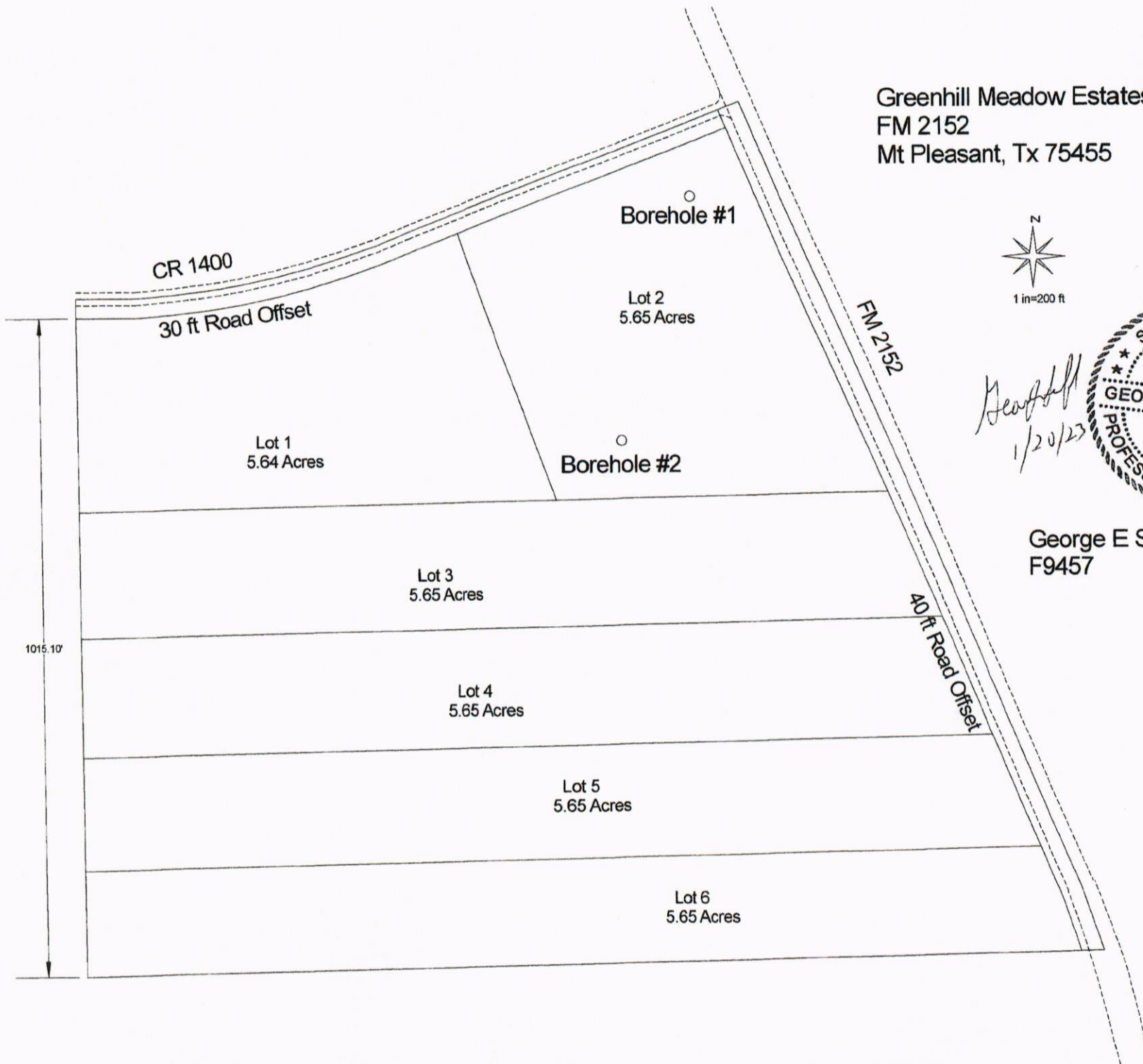
Lot 05-5.65 Acres

Lot 06-5.65 Acres



George E Sanford
1/12/23

Greenhill Meadow Estates
FM 2152
Mt Pleasant, Tx 75455



Greenhill
1/20/23



George E Sanford, PE
F9457

Attachment B Topographical Map

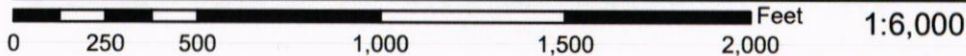


National Flood Hazard Layer FIRMette

Attachment C Floodplain Map



94°59'33"W 33°13'1"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 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		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 **11/21/2022 at 9:28 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)

Date Performed: 11/22/22

Property Owner: Robert & Marissa Merrit

Site Location: FM 2152 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.

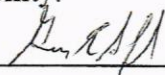
Soil Boring Number: 1					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Tables)	Restrictive Horizon	Observations
1 FT.	II	N/A	None	No	Sandy Loam
2 FT.	IV	N/A	None	Yes	Clay

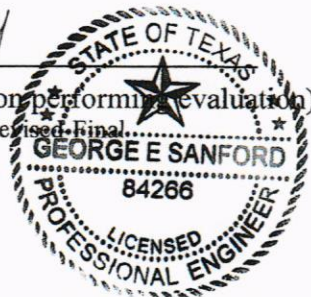
Soil Boring Number: 2					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Tables)	Restrictive Horizon	Observations
1 FT.	II	N/A	None	No	Sandy Loam
2 FT.	IV	N/A	None	Yes	Clay

FEATURES OF SITE AREA

Presence of 100 year flood zone	<u>No</u>
Presence of upper water shed	<u>No</u>
Presence of adjacent ponds, streams, water impoundments	<u>Yes</u>
Existing or proposed water well in nearby area (within 100 feet)	<u>No</u>
Ground Slope	<u>2-4%</u>

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

 _____ (Signature of person performing evaluation)	11/22/22 _____ (Date)	84266 PE _____ Registration Number and Type
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Date Performed: 11/22/22

Site Location: FM 2152

Subsurface Disposal

Surface Disposal

Mt Pleasant, Texas 75455

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: 35.19 acres

SITE DRAWING

See Attached

Attachment D Soil Survey

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



Map Scale: 1:5,540 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 250 500 1000 1500 Feet

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



Natural Resources
Conservation Service


Web Soil Survey
National Cooperative Soil Survey

11/21/2022
Page 1 of 3


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 19, Aug 24, 2022

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
Na	Nahatche loam, 0 to 1 percent slopes, frequently flooded	19.1	11.6%
PkC	Pickton fine sand, 2 to 5 percent slopes	9.7	5.9%
TaA	Talco-Raino complex, 0 to 1 percent slopes	8.3	5.0%
WdC	Wolfpen loamy fine sand, 2 to 5 percent slopes	109.3	66.0%
WoE	Woodtell fine sandy loam, 5 to 20 percent slopes	19.2	11.6%
Totals for Area of Interest		165.6	100.0%

ECM Tax Service

Certified Tax Certificate

Certificate Fee: \$48.71

Order #: 03-222504TC

11/15/2022

CAD Account #'s (2): 341482, 341563

Order Notes

- Texas taxes are usually billed for the calendar year on or around October 1st. Taxes are delinquent on February 1st. Additional penalties apply to current year delinquencies on July 1st.

Summary of All Accounts

Entity	Year	Base Tax	Due 11/2022	Due 12/2022
Titus County	2022	\$1,245.12	\$1,220.22	\$1,232.67
Mt Pleasant ISD	2022	\$3,385.76	\$3,385.76	\$3,385.76
Northeast Texas Comm College	2022	\$350.50	\$350.50	\$350.50
Titus County Hospital District	2022	\$575.08	\$575.08	\$575.08
Totals		\$5,556.46	\$5,531.56	\$5,544.01

ECM Tax Service

Certified Tax Certificate

Certificate Fee: \$48.71
 Order #: 03-222504TC

11/15/2022

Property ID/CAD #: 341482
 Situs Address: **FM 2152 TX**
 Owner(s): **MERRITT ROBERT JASE & MARISSA**
 Mailing Address: 942 CR 1330 MT, PLEASANT TX 75455

Geographic ID: 00156-00000-01639
 Assessor Account #: 341482

Legal Description	
Deed:	INT 20224134

Assessment	2022	2023
Impr Market (+)	\$0.00	Not Available
Land Market (+)	\$137,780.00	Not Available
Homestead Cap (-)	\$0.00	Not Available
Market Total (=)	\$137,780.00	Not Available
Assessed Total (=)	\$137,780.00	Not Available
Certified Exemptions	Yes None	No None
2022 W/O Exemptions Estimate:		\$2,621.12

Account Comments

- County assessor offers discounts on taxes paid for this property prior to January 1st. November - 2% December - 1 %

Summary for Account #: 341482

Entity	Year	Base Tax	Due 11/2022	Due 12/2022
Titus County	2022	\$1,023.98	\$1,012.23	\$1,018.11
Mt Pleasant ISD	2022	\$1,597.15	\$1,597.15	\$1,597.15
Totals		\$2,621.13	\$2,609.38	\$2,615.26

Checks Due for Account #: 341482

Entity	Year	Tax Rate	Due 11/2022	Due 12/2022	Status
Titus County	2022	0.74319600	\$1,012.23	\$1,018.11	Due
Titus CAD	2022	1.15920000	\$1,597.15	\$1,597.15	Due
Totals		1.90239600	\$2,609.38	\$2,615.26	

ECM Tax Service

Certified Tax Certificate

Certificate Fee: \$48.71
 Order #: 03-222504TC

11/15/2022

Titus County

Account #: 341482

Titus County Tax Assessor Collector
 Payable To: Judy Cook
 105 West First Street, Suite 101
 Mt. Pleasant, TX 75455
 Phone: 903-577-6712

Year	2021	2022
Tax Rate	0.4669	0.4263
W/O Exemption	Not Available	\$587.36

Tax Year	Exemptions	Base Tax	Due 11/2022	Due 12/2022
2022	None	\$587.36	\$575.61	\$581.49
Subtotals		\$587.36	\$575.61	\$581.49

Mt Pleasant ISD

Account #: 341482

Titus County Appraisal District
 P.O. Box 528, Mount Pleasant, TX 75456-0528
 For Fedex Mail send to - 2404 W. Ferguson
 Mount Pleasant, TX 75455
 Phone: 903-572-7939

Year	2021	2022
Tax Rate	1.259	1.1592
W/O Exemption	Not Available	\$1,597.15

Tax Year	Exemptions	Base Tax	Due 11/2022	Due 12/2022
2022	None	\$1,597.15	\$1,597.15	\$1,597.15
Subtotals		\$1,597.15	\$1,597.15	\$1,597.15

Northeast Texas Comm College

Account #: 341482

Titus County Tax Assessor Collector
 Payable To: Judy Cook
 105 West First Street, Suite 101
 Mt. Pleasant, TX 75455
 Phone: 903-577-6712

Year	2021	2022
Tax Rate	0.13	0.12
W/O Exemption	Not Available	\$165.34

Tax Year	Exemptions	Base Tax	Due 11/2022	Due 12/2022
2022	None	\$165.34	\$165.34	\$165.34
Subtotals		\$165.34	\$165.34	\$165.34

Titus County Hospital District

Account #: 341482

Titus County Tax Assessor Collector
 Payable To: Judy Cook
 105 West First Street, Suite 101
 Mt. Pleasant, TX 75455
 Phone: 903-577-6712

Year	2021	2022
Tax Rate	0.2069	0.196896
W/O Exemption	Not Available	\$271.28

Tax Year	Exemptions	Base Tax	Due 11/2022	Due 12/2022
2022	None	\$271.28	\$271.28	\$271.28
Subtotals		\$271.28	\$271.28	\$271.28

Exemption Information

Entity	HOM	OV65	DP	Disabled Veteran			
				10-30%	31-50%	51-70%	71-100%
Titus County	20%	15K	10K	5K	7.5K	10K	12K
Mt Pleasant ISD	40K	10K	10K	5K	7.5K	10K	12K
Northeast Texas Comm College	5K	10K	10K	5K	7.5K	10K	12K
Titus County Hospital District	20%	15K	10K	5K	7.5K	10K	12K

ECM Tax Service

Certified Tax Certificate

Certificate Fee: \$48.71
 Order #: 03-222504TC

11/15/2022

Property ID/CAD #: 341563
 Situs Address: **FM 2152 TX**
 Owner(s): **MERRITT ROBERT JASE & MARISSA**
 Mailing Address: 942 CR 1330 MT, PLEASANT TX 75455

Geographic ID: 00156-00000-01700
 Assessor Account #: 341563

Legal Description	
DEW, JOSEPH J ABS 00156 TR 1631 18.59 AC	
Deed: INT 20224134	

Assessment	2022	2023
Impr Market (+)	\$0.00	Not Available
Land Market (+)	\$154,297.00	Not Available
Homestead Cap (-)	\$0.00	Not Available
Market Total (=)	\$154,297.00	Not Available
Assessed Total (=)	\$154,297.00	Not Available
Certified	Yes	No
Exemptions	None	None
2022 W/O Exemptions Estimate:	\$2,935.34	

Account Comments

- County assessor offers discounts on taxes paid for this property prior to January 1st. November - 2% December - 1 %

Summary for Account #: 341563

Entity	Year	Base Tax	Due 11/2022	Due 12/2022
Titus County	2022	\$1,146.72	\$1,133.57	\$1,140.14
Mt Pleasant ISD	2022	\$1,788.61	\$1,788.61	\$1,788.61
Totals		\$2,935.33	\$2,922.18	\$2,928.75

Checks Due for Account #: 341563

Entity	Year	Tax Rate	Due 11/2022	Due 12/2022	Status
Titus County	2022	0.74319600	\$1,133.57	\$1,140.14	Due
Titus CAD	2022	1.15920000	\$1,788.61	\$1,788.61	Due
Totals		1.90239600	\$2,922.18	\$2,928.75	

ECM Tax Service

Certified Tax Certificate

Certificate Fee: \$48.71
 Order #: 03-222504TC

11/15/2022

Titus County

Account #: 341563

Titus County Tax Assessor Collector
 Payable To: Judy Cook
 105 West First Street, Suite 101
 Mt. Pleasant, TX 75455
 Phone: 903-577-6712

Year	2021	2022
Tax Rate	0.4669	0.4263
W/O Exemption	Not Available	\$657.77

Tax Year	Exemptions	Base Tax	Due 11/2022	Due 12/2022
2022	None	\$657.76	\$644.61	\$651.18
Subtotals		\$657.76	\$644.61	\$651.18

Mt Pleasant ISD

Account #: 341563

Titus County Appraisal District
 P.O. Box 528, Mount Pleasant, TX 75456-0528
 For Fedex Mail send to - 2404 W. Ferguson
 Mount Pleasant, TX 75455
 Phone: 903-572-7939

Year	2021	2022
Tax Rate	1.259	1.1592
W/O Exemption	Not Available	\$1,788.61

Tax Year	Exemptions	Base Tax	Due 11/2022	Due 12/2022
2022	None	\$1,788.61	\$1,788.61	\$1,788.61
Subtotals		\$1,788.61	\$1,788.61	\$1,788.61

Northeast Texas Comm College

Account #: 341563

Titus County Tax Assessor Collector
 Payable To: Judy Cook
 105 West First Street, Suite 101
 Mt. Pleasant, TX 75455
 Phone: 903-577-6712

Year	2021	2022
Tax Rate	0.13	0.12
W/O Exemption	Not Available	\$185.16

Tax Year	Exemptions	Base Tax	Due 11/2022	Due 12/2022
2022	None	\$185.16	\$185.16	\$185.16
Subtotals		\$185.16	\$185.16	\$185.16

Titus County Hospital District

Account #: 341563

Titus County Tax Assessor Collector
 Payable To: Judy Cook
 105 West First Street, Suite 101
 Mt. Pleasant, TX 75455
 Phone: 903-577-6712

Year	2021	2022
Tax Rate	0.2069	0.196896
W/O Exemption	Not Available	\$303.80

Tax Year	Exemptions	Base Tax	Due 11/2022	Due 12/2022
2022	None	\$303.80	\$303.80	\$303.80
Subtotals		\$303.80	\$303.80	\$303.80

Exemption Information

Entity	HOM	OV65	DP	Disabled Veteran			
				10-30%	31-50%	51-70%	71-100%
Titus County	20%	15K	10K	5K	7.5K	10K	12K
Mt Pleasant ISD	40K	10K	10K	5K	7.5K	10K	12K
Northeast Texas Comm College	5K	10K	10K	5K	7.5K	10K	12K
Titus County Hospital District	20%	15K	10K	5K	7.5K	10K	12K

ECM Tax Service
Certified Tax Certificate

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Certificate Fee: \$48.71

Order #: 03-222504TC

11/15/2022

CONDITIONS AND DISCLAIMERS

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