



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 Kent Cooper
From: Sgt. Clint Bain
Ref: Big Hill Estates [Taylor and Trey Smith (dba: JSMTP llc)]

Date: 12262023

Sir,

Recently Taylor Phillips Smith has submitted an OSSF Site Plan for their proposed subdivision on CR4340. The current legal description for the property is Thomas Hill survey ABS 00260 TR 705 (6.0 acres) GEO # 00260-00000-00705. After survey the total usable acreage was reduced to 5.73 acres. The proposed Big Hill Estates will be established by dividing the property into two tracts or parcels with lot #1 being 4.73 acres and lot #2 being 1 acre. Both lots have road frontage for ingress and egress and there will not be a need for interior road construction.

The OSSF Site plan was completed by Professional Engineer George Sanford and meets the requirements listed in TAC 285.4 and my approval.

Respectfully,

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

Sgt. Clint Bain

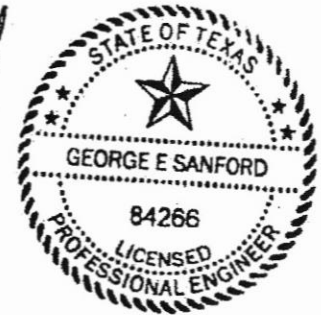
George Sanford, P.E.
226 CR 4224
Mt Pleasant, Texas 75455

November 10, 2023

Site Address
1403 CR 4340
Omaha, Texas 75571

JSMTP LLC

Gen. R. Hill
11/10/23



A) Site Plan

The attached site plan is for the following legal description: Hill, Thomas ABS 00260

Owner: JSMTP LLC

Parcel ID: 323584
GEO ID 00260-00000-00705
Tract 2900
Legal Description: Hill, Thomas ABS 00260
Situs: 1403 CR 4340
Omaha, Texas 75571
Acreage: 5.73 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 6.00 acre tract in Titus County. The property is accessed by FM 1000. The proposed division is for two tracts of land.

Tract 1-4.73 Acres

Tract 2-1.00 Acres



Attachment A Site Plan

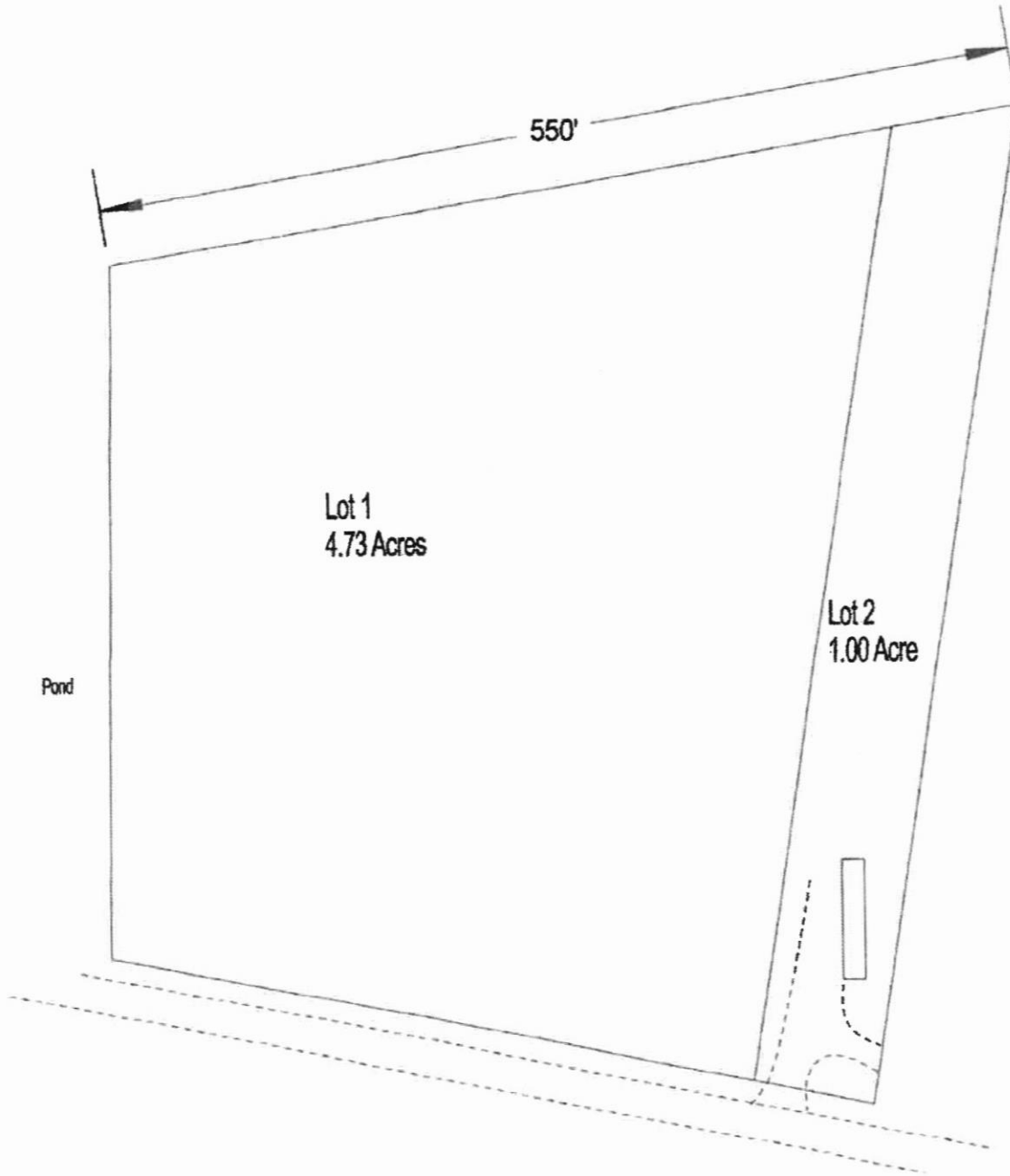
JSMTP LLC
1403 CR 4340
Omaha, Tx 75571



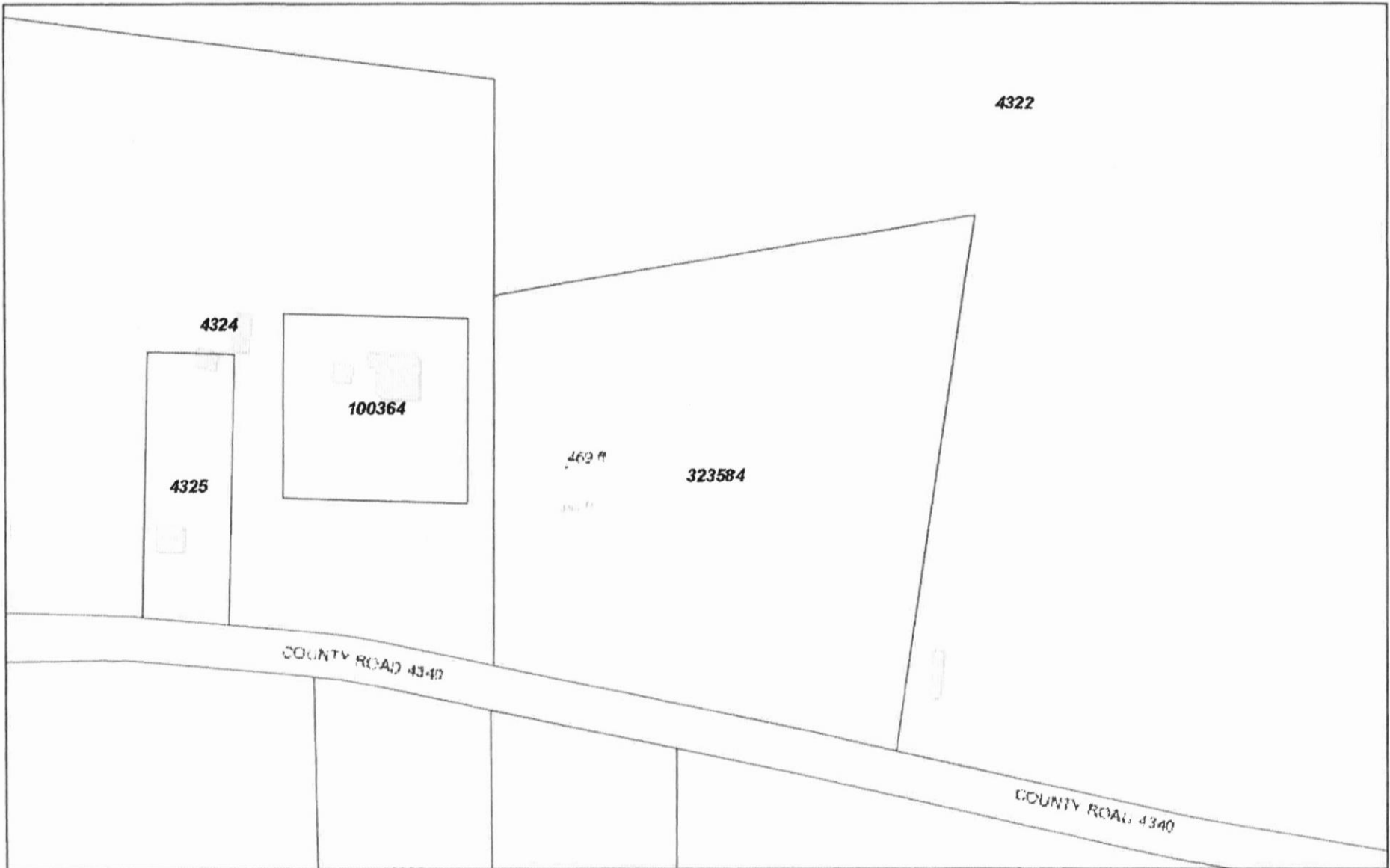
Geo Sanford
11/10/23




George Sanford
F9457

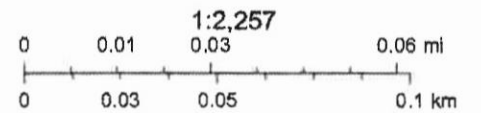


Attachment B Topographic Map Titus CAD Web Map



11/30/2023, 2:10:10 PM

 Parcels



Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

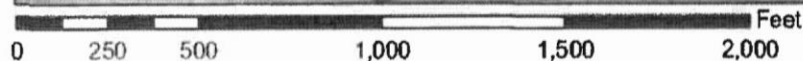
Titus County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

National Flood Hazard Layer FIRMette



94°49'58"W 33°8'N



1:6,000

94°49'21"W 33°7'30"N

Basemap Imagery Source: USGS National Map 2023

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, AP3
 - With BFE or Depth Zone AE, AO, AH, VE, AP
 - 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 Levees. 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 I

- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

- OTHER FEATURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - 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

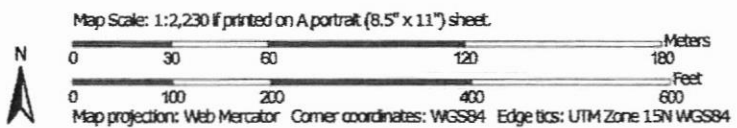
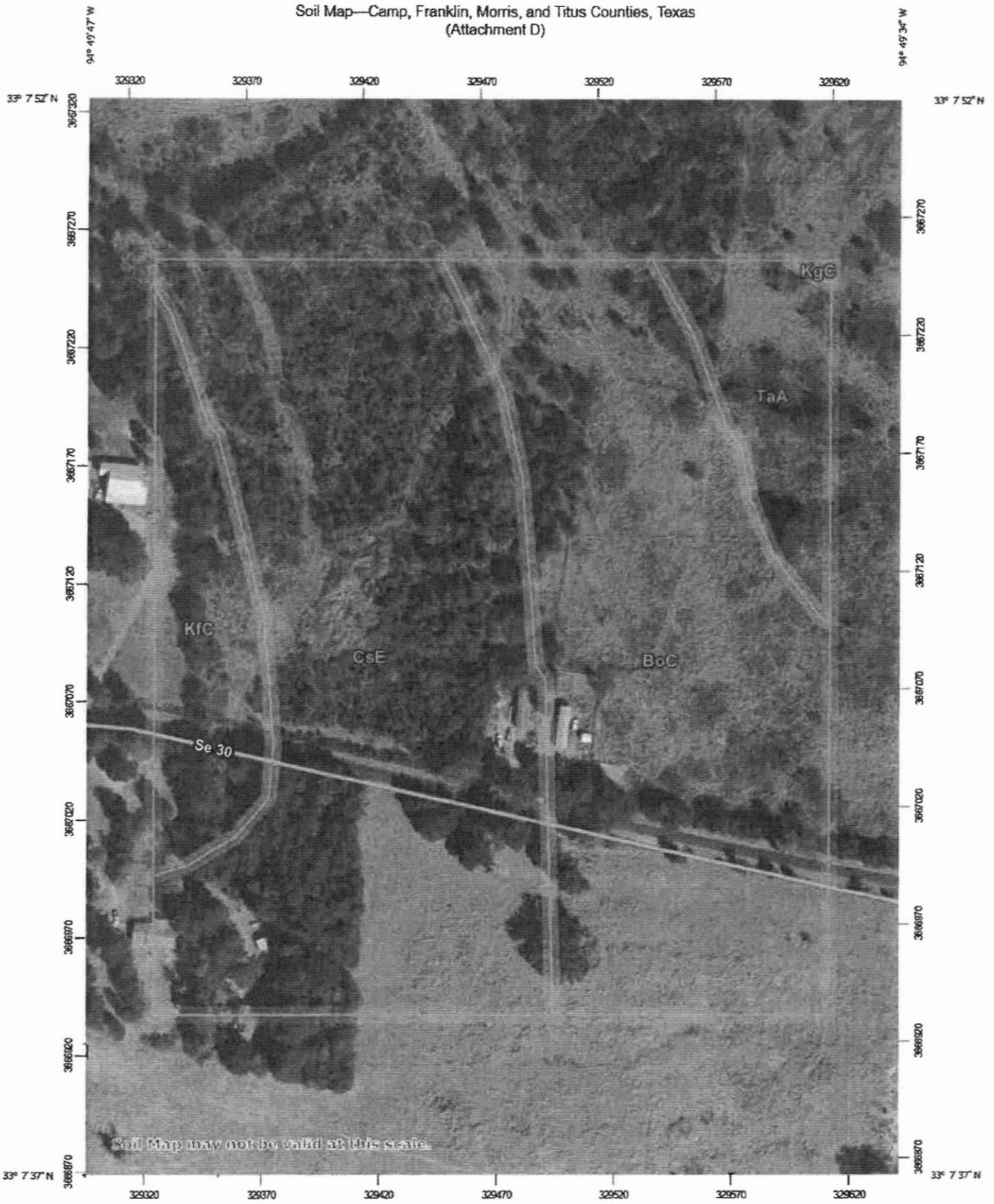


This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/30/2023 at 3:20 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.


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



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


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 20, Sep 5, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

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
BoC	Bowie fine sandy loam, 1 to 5 percent slopes	8.7	38.0%
CsE	Cuthbert fine sandy loam, 8 to 25 percent slopes	10.5	45.9%
KfC	Kirvin very fine sandy loam, 3 to 8 percent slopes	2.1	9.2%
KgC	Kirvin gravelly fine sandy loam, 2 to 8 percent slopes	0.0	0.1%
TaA	Talco-Raino complex, 0 to 1 percent slopes	1.6	6.8%
Totals for Area of Interest		22.9	100.0%

FEE RECEIPT

11/7/2023 1:05:34PM

Tax Office
TITUS COUNTY TAX OFFICE 110 S MADISON SUITE A MOUNT PLEASANT, TX 75455

Receipt Number
3577207

Payer Name and Address
JSMTP LLC 1403 CR 4330 OMAHA, TX 75571

Fee ID	Fee Description	Fee Date	Year	Amount Due	Amount Paid
10319	TAX CERTIFICATES	11/7/2023	2023	10.00	10.00

Operator	Batch ID	Batch Description	Date Paid	Payment Type	Total Paid
AMY	9303	AMY11/17/2023	11/7/2023	P	10.00

Tender Type	Details	Description	Amount
Credit Card	AM EX XX-6818 Conv. Charge 0.00		10.00



All Transactions Approved

Bureau: 6806269 - Titus County, TX Prop Tax WEB

Property ID Number	Amount	Qty	Conv. Fee	Result
Property Taxes: TAX CERT Payment ID: 100281706818 Payment	\$10.00	1	\$2.00	Approved
Total Amounts + All Fees:	\$12.00			

BILLING INFORMATION

Payment will be billed to:

KANDIS T SMITH

Card ending in ...2012 (American Express)

Processed at 11/07/2023 1:04:46 PM CST

LEGAL NOTICE

Certified Payments provides a service for consumers and businesses to make payments via their credit card for various types of services and taxes. By utilizing Certified Payments, you, the cardholder, are subject to the following terms and conditions. By submitting your payment through Certified Payments, you are agreeing to the terms and conditions listed in the Legal Notices link below. Please read all terms and conditions carefully.

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TAX RECEIPT

11/07/2023 01:03PM

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

Receipt Number

3577206

Date Posted	11/07/2023
Payment Type	P
Payment Code	Full
Total Paid	\$40.56

PAID BY:

SMITH, KANDIS TAYLOR
 405 CR 3095
 COOKVILLE, TX 75558

Property ID	Geo	Legal Acres	Owner Name and Address
323584	00260-00000-00705	6.0000	COOK JOHN LOWELL 1403 COUNTY ROAD 4340 OMAHA, TX 75571
Legal Description			
HILL, THOMAS ABS 00260 TR 705 6.0 AC			
Situs	DBA Name		
1403 CR 4340			

Entity	Year	Rate	Taxable Value	Stmt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
NTX Community											
College	2023	0.11000	7,923	5514	N	8.71	0.00	0.00	0.00	0.00	8.71
Titus County											
Hospital	2023	0.18204	5,860	5514	N	10.67	0.00	0.00	0.00	0.00	10.67
Titus County	2023	0.36900	5,860	5514	N	21.62	0.44	0.00	0.00	0.00	21.18
											40.56

Balance Due As Of 11/07/2023: .00

Tender	Details	Description	Amount
Credit Card	AM EX XX-6380 Conv.Charge 0.00		40.56
			40.56

Operator	Batch	Total Paid
AMY	9303 (AMY11/17/2023)	40.56



All Transactions Approved

Bureau: 6806269 - Titus County, TX Prop Tax WEB

Property ID Number	Amount	Qty	Conv. Fee	Result
Property Taxes: 323584 Payment ID: 100281706380 Payment	\$40.56	1	\$2.00	Approved
Total Amounts + All Fees:	\$42.56			

BILLING INFORMATION

Payment will be billed to:

KANDIS T SMITH

Card ending in ...2012 (American Express)

Processed at 11/07/2023 1:02:20 PM CST

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Legal Notice - www.certifiedpayments.net/LegalNotices.aspx

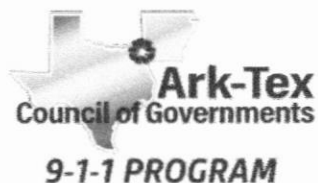
From: Angelique Jennings
Sent: Wednesday, September 6, 2023 3:50 PM
To: taylorphillips07@yahoo.com; mela.t.frazier@usps.gov
Subject: New Address Issued

Angelique Jennings
9-1-1 Addressing Technician
ajennings@atcog.org | www.atcog.org
Main : (903) 832-9636 | Direct: (903) 255-3537
Ark-Tex Council of Governments
4808 Elizabeth St. Texarkana, TX 75503



From: Ark-Tex Council of Governments <noreply@formresponse.com>
Sent: Wednesday, September 6, 2023 1:31 PM
To: Angelique Jennings <ajennings@atcog.org>
Subject: New 9-1-1 Address Request - County: Titus - ID: 5698342441615801613

CAUTION: External email. Do not click links or open attachments unless verified.



Ark-Tex Council of Governments
9-1-1 Address Request
Submission ID: **5698342441615801613**

ATCOG Issued Address: 1365 County Road 4340 Omaha, TX 75571

Coordinates:	33.12868, -94.82852
Requestor Name:	Mrs. Taylor Smith
Organization:	JSMTF LLC
Residence:	Yes
Phone Number:	903-573-4922
Phone Number Type:	Cell/Mobile
Secondary Phone Number:	903-573-4922
Phone Number Type:	Cell/Mobile
Email Address:	taylorphillips07@yahoo.com
County:	Titus
Type of Request:	New Structure
Property Developer:	No
Single Address in Subdivision:	No

Type of Structure:	House - Single Story
Road Name:	4340
Location Information (New Structure):	Property ID-323633 Geo #-00260-00000-00706

Added to ATCOG Map: Yes

Submission Timestamp: 2023-09-06 13:30:44

Ark-Tex Council of Governments

P.O. Box 5307
Texarkana, TX 75505-5307

Main: +1 903-832-9636 9-1-1 Addressing: +1 888-373-9028

Fax: +1 903-832-3441

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J.F. FONTAINE & ASSOCIATES, INC.

CONSULTING ENGINEERS

P.O. Box 4187

Palestine, Texas 75802

Telephone (903) 729-6005

Fax (903) 729-7310

September 12, 2023

Mr. Aaron Gann, Manager
Tri Special Utility District
300 West 16th
Mt. Pleasant, Texas 75455-2425

Re: Two water meters to be installed at Mr. Smith's property on CR 4340.

Dear Mr. Gann:

As per your request, we have studied the feasibility of furnishing additional meters at Mr. Smith's property on CR 4340.


The property on CR 4340 currently has a 6" distribution line running through a private easement on the same side of the road as the Smith property. The area is served by Plant #12. A short side service meter setting will be required for both meters. The additional meters will have little to no effect on the system, and the service is recommended.

The total estimated cost to construct the proposed additions is \$5,050.00. This total includes a \$2,350.00 installation fee, \$100.00 deposit, \$50.00 inspection, and \$25.00 easement fee per meter. The price does not include additional piping for a specific meter location.

*** Estimate is only good for 30 days***

Enclosed also is the Engineering Bill for this study. If you need additional information regarding service to the proposed meters, please let us know. Thank you!

Yours very truly


Sean Conner

Add - 1403 CR 4340
meter set 10/25/2023

Tri SUD

J.F. FONTAINE & ASSOCIATES, INC.

CONSULTING ENGINEERS

P.O. Box 4187

Palestine, Texas 75802

Telephone (903) 729-6005

Fax (903) 729-7310

Tri-Special Utility District
Cost Estimate of Facilities Required for
Additional Meters for Mr. Smith

The estimated cost of service to the property has been calculated as follows:

PROPOSED IMPROVEMENTS:

There are No Proposed Improvements Required.

METER FEES:

2 - 5/8" x 3/4" Meter @ \$ 2,525.00 Ea. = \$ 5,050.00

TOTAL IMPROVEMENTS \$ 5,050.00

ENGINEERING FEES:

Feasibility Study Fee (2-Meters) @ \$ 50.00 Ea. = \$ 100.00

TOTAL ENGINEERING FEES \$ 100.00

TOTAL PROJECT COST \$ 5,150.00

Issued By:

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

Property Information

Property ID: 323584 Geo ID: 00260-00000-00705
Legal Acres: 6.0000
Legal Desc: HILL, THOMAS ABS 00260 TR 705 6.0 AC
Situs: 1403 CR 4340
DBA:
Exemptions: HS

Owner ID: 561819 100.00%
COOK JOHN LOWELL
1403 COUNTY ROAD 4340
OMAHA, TX 75571

For Entities

Value Information

NTX Community College	Improvement HS:	0
Titus County	Improvement NHS:	0
Titus County Hospital	Land HS:	15,300
	Land NHS:	0
	Productivity Market:	76,500
	Productivity Use:	450
	Assessed Value	8,920

Property is receiving Ag Use

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
Totals:			0.00	0.00	0.00	0.00

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
11/07/2023	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00

Effective Date: 12/01/2023

Total Due if paid by: 12/31/2023

10.00

Tax Certificate Issued for:	Taxes Paid in 2023
Titus County	21.18
Titus County Hospital	10.67
NTX Community College	8.71

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.

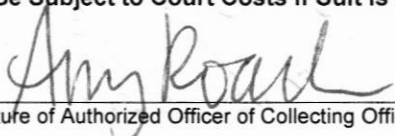
A tax certificate issued through fraud or collusion is void.

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: 11/07/2023
Requested By: JSMTPLLC
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office



TAX RECEIPT

11/07/2023 01:20PM

Titus County Appraisal District
 PO Box 528
 Mount Pleasant, TX 75456-0528

Receipt Number	
562056	
Date Posted	11/07/2023
Payment Type	P
Payment Code	Full
Total Paid	\$3.79

PAID BY:

SMITH TAYLOR
 PO BOX 843
 OMAHA, TX 75571

Property ID	Geo	Legal Acres	Owner Name and Address
323584	00260-00000-00705	6.0000	COOK JOHN LOWELL 1403 COUNTY ROAD 4340 OMAHA, TX 75571
Legal Description			
HILL, THOMAS ABS 00260 TR 705 6.0 AC			
Situs	DBA Name		
1403 CR 4340 TX			

Entity	Year	Rate	Taxable Value	Stmnt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
Chapel Hill ISD	2023	0.84047	450	4468	N	3.79	0.00	0.00	0.00	0.00	3.79
											3.79

Balance Due As Of 11/07/2023: .00

Tender	Details	Description	Amount
Cash			3.79
			3.79

Operator	Batch	Total Paid
MARY	12606 (11/07/2023 MT)	3.79

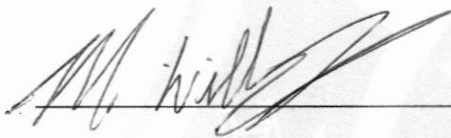
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Cookville Volunteer Fire Department

PO Box 97

Cookville, TX 75558-0097

The Cookville Volunteer Fire Department is aware of and welcomes the proposed subdivision of property in the 1400 block of CR4340 to the community. We will provide fire protection and first responders for the area where the subdivision is located. It is understood that the proposed subdivision is merely the division of 6 acres into a 5 acre track and a 1 acre track with each having only one home site.



11-30-23

Chief Marcus Williams

Cookville VFD

903 573 0960

