

# 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

Kent Cooper, Titus County Judge  
Ref: Johnson-Cano Subdivision #2 CR1725 and FM1402

Date: 07022024

Sir,

Jyl Ann Johnson-Cano has proposed subdividing parcel 105248 (GEO ID 00156-00400-00026), which has the legal description as Dew, Joseph J Abstract 00156 block 400 tract 26 and is 10.79 acres. The subdivision is located at the intersection of FM1402 and CR1725. The subdivision will consist of 7 individual lots, with each lot being over one (1) acre of usable property. Lot 1 has road frontage along FM1402 and CR1725. Lots 2-7 will have frontage along the south side of CR1725. As submitted there is not a need or requirement for interior road construction.

This proposed subdivision of property is completely separate and in a different part of Titus County as Jyl Ann's previous subdivision on FM1000, which is also identified as the Johnson-Cano Subdivision and was approved in 2020. **That said, I have identified this subdivision as Johnson-Cano Subdivision #2 for this report.**

An Overall Site Plan for On-Site Sewage was completed by Professional Engineer George Earl Sanford which I have reviewed and confirmed his findings. The site plan meets the requirements listed in TAC 285.4 and my approval.

Respectfully,

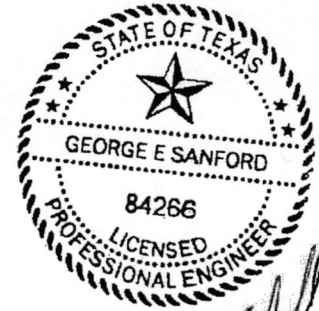
A handwritten signature in black ink, appearing to read "Clint Bain", written over a horizontal line.

Sgt. Clint Bain  
Environmental Investigator  
Titus County Sheriff's Office  
304 S. Van Buren  
Mt. Pleasant, TX 75455  
(903)572-6641  
Fax (903)577-8038

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

December 11, 2023

Site Address  
FM 1402  
Mt Pleasant, Texas 75455



*George Sanford*  
12/11/23

A) Site Plan

The attached site plan is for the following legal description: Dew, Joseph J ABS

Owner: Jyl Ann Johnson-Cano

Parcel ID: 105248

GEO ID 00156-00400-00026

Tract 26

Legal Description: Dew, Joseph J ABS

Situs: FM 1402

Mt Pleasant, Texas 75455

Acreage: 10.79 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 10.79 acre tract in Titus County. The property is accessed by FM 1402 and CR 1725. The proposed division is for seven tracts of land.

Tract 1-1.38 Acres

Tract 2-1.38 Acres

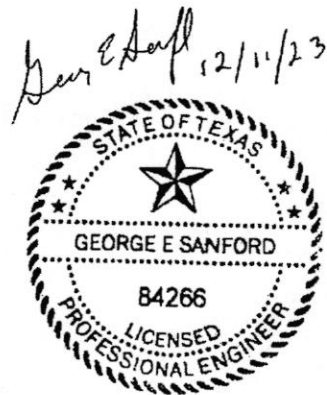
Tract 3-1.38 Acres

Tract 4-1.38 Acres

Tract 5-1.52 Acres

Tract 6-1.13 Acres

Tract 7-1.19 Acres

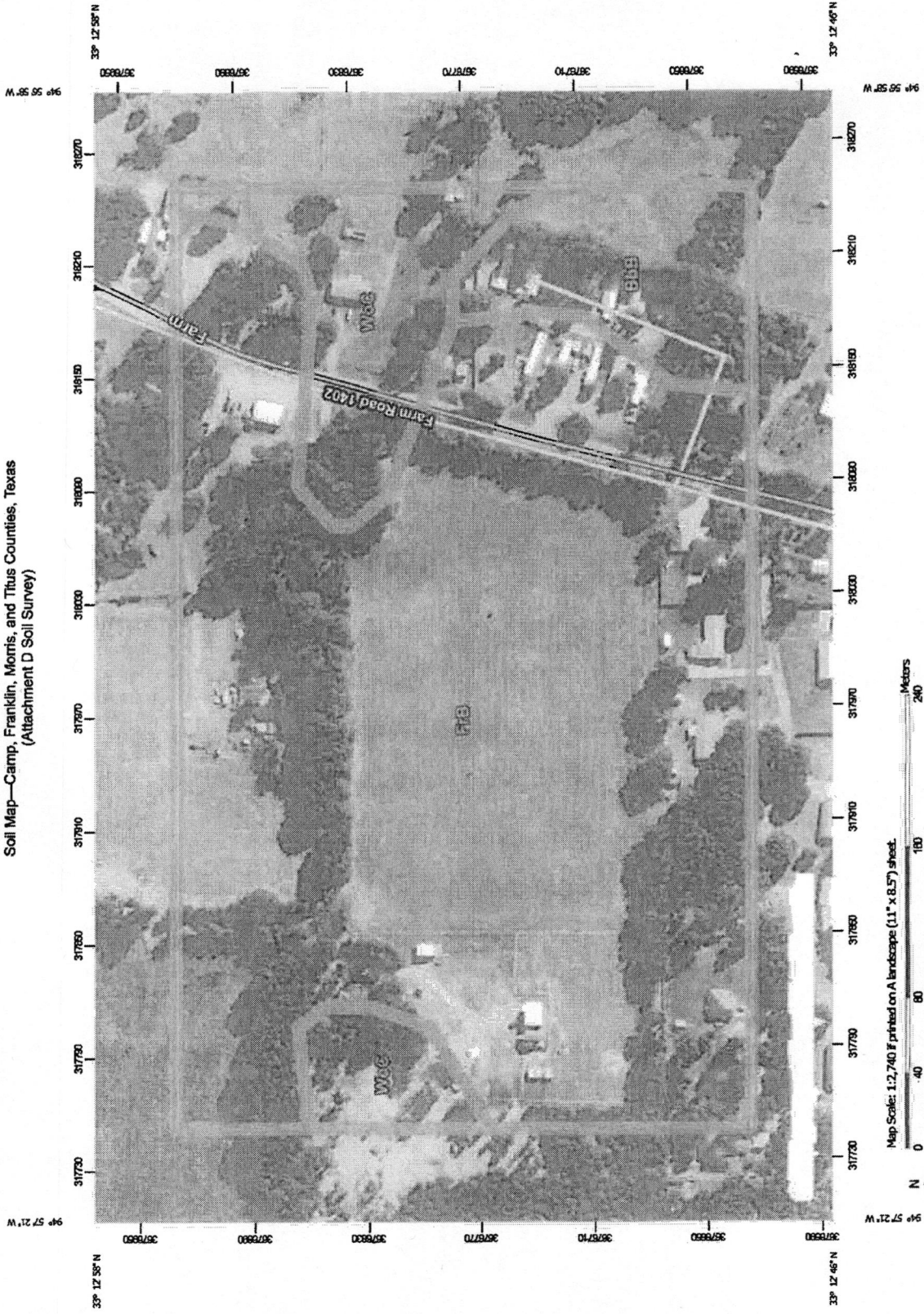


## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BbB	Bernaldo fine sandy loam, 1 to 3 percent slopes	3.0	7.9%
FrB	Freestone fine sandy loam, 1 to 3 percent slopes	29.8	79.3%
WoC	Woodtell fine sandy loam, 2 to 5 percent slopes	4.8	12.8%
<b>Totals for Area of Interest</b>		<b>37.6</b>	<b>100.0%</b>



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







































Map Scale: 1:2,740 if printed on A landscape (11" x 8.5") sheet.



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

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

**MAP LEGEND**

<b>Area of Interest (AOI)</b>	 Area of Interest (AOI)	 Spoil Area
<b>Soils</b>	 Soil Map Unit Polygons	 Stony Spot
	 Soil Map Unit Lines	 Very Stony Spot
	 Soil Map Unit Points	 Wet Spot
<b>Special Point Features</b>		 Other
	 Blowout	 Special Line Features
	 Borrow Pit	<b>Water Features</b>
	 Clay Spot	 Streams and Canals
	 Closed Depression	<b>Transportation</b>
	 Gravel Pit	 Ralls
	 Gravelly Spot	 Interstate Highways
	 Landfill	 US Routes
	 Lava Flow	 Major Roads
	 Marsh or swamp	 Local Roads
	 Mine or Quarry	<b>Background</b>
	 Miscellaneous Water	 Aerial Photography
	 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.

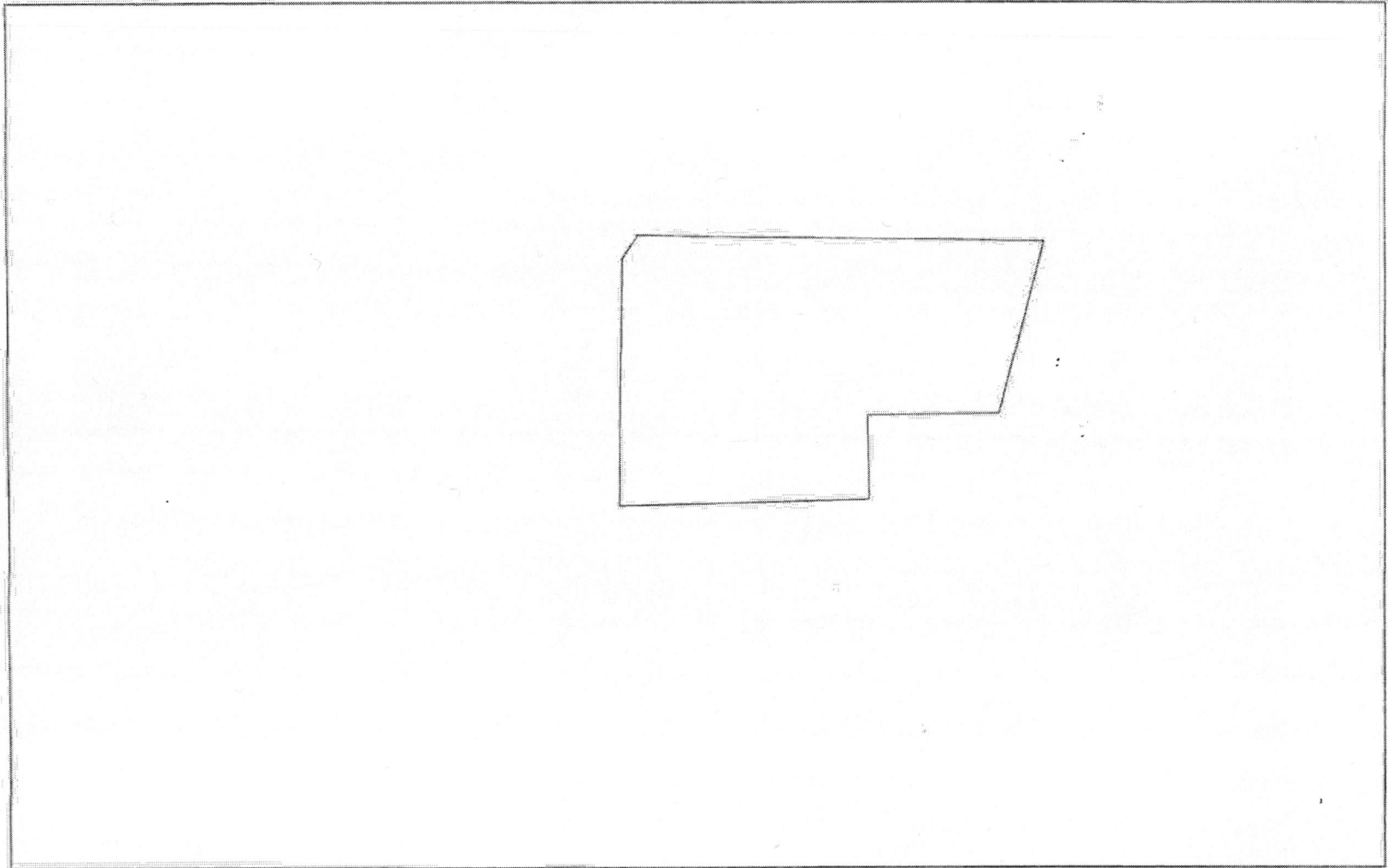
Soil Survey Area: Camp, Franklin, Morris, and Titus Counties, Texas  
Survey Area Data: Version 20, Sep 5, 2023

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

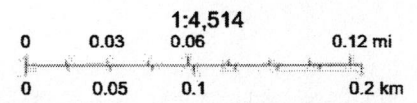
Date(s) aerial images were photographed: Data not available.

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.

Attachment B Topographic Map  
Titus CAD Web Map



12/11/2023, 3:53:05 PM



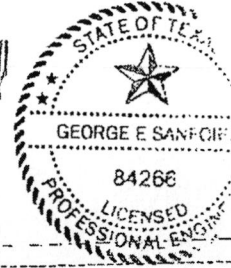
Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA.

Attachment A  
Site Plan

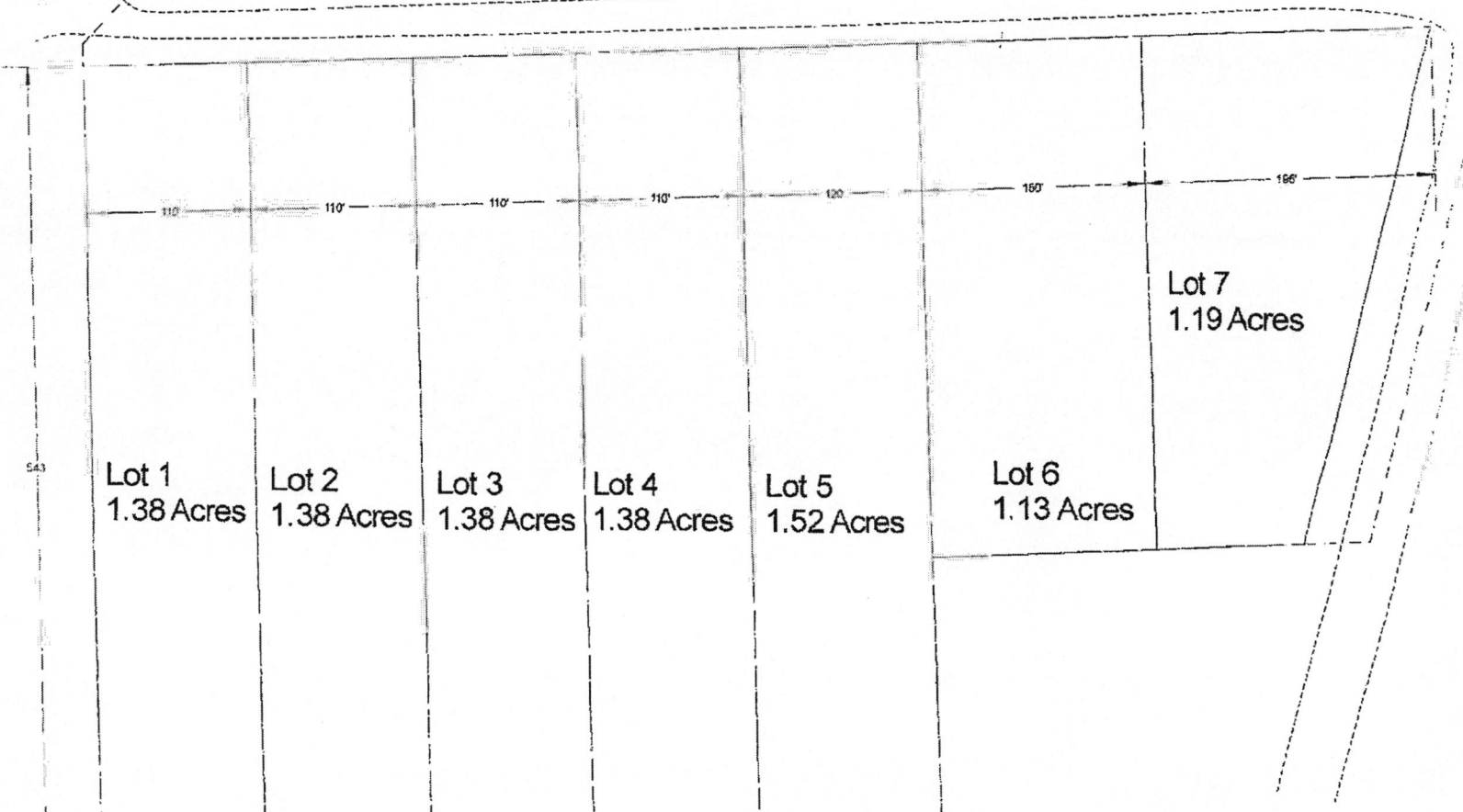
Jyl Ann Johnson-Cano  
FM 1402  
Mt Pleasant, Tx 75455



*Handwritten:*  
12/11/15



George E Sanford, PE  
F9457

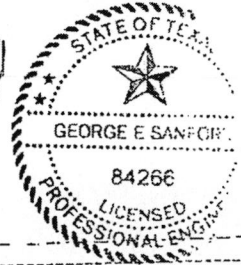


Attachment A  
Site Plan

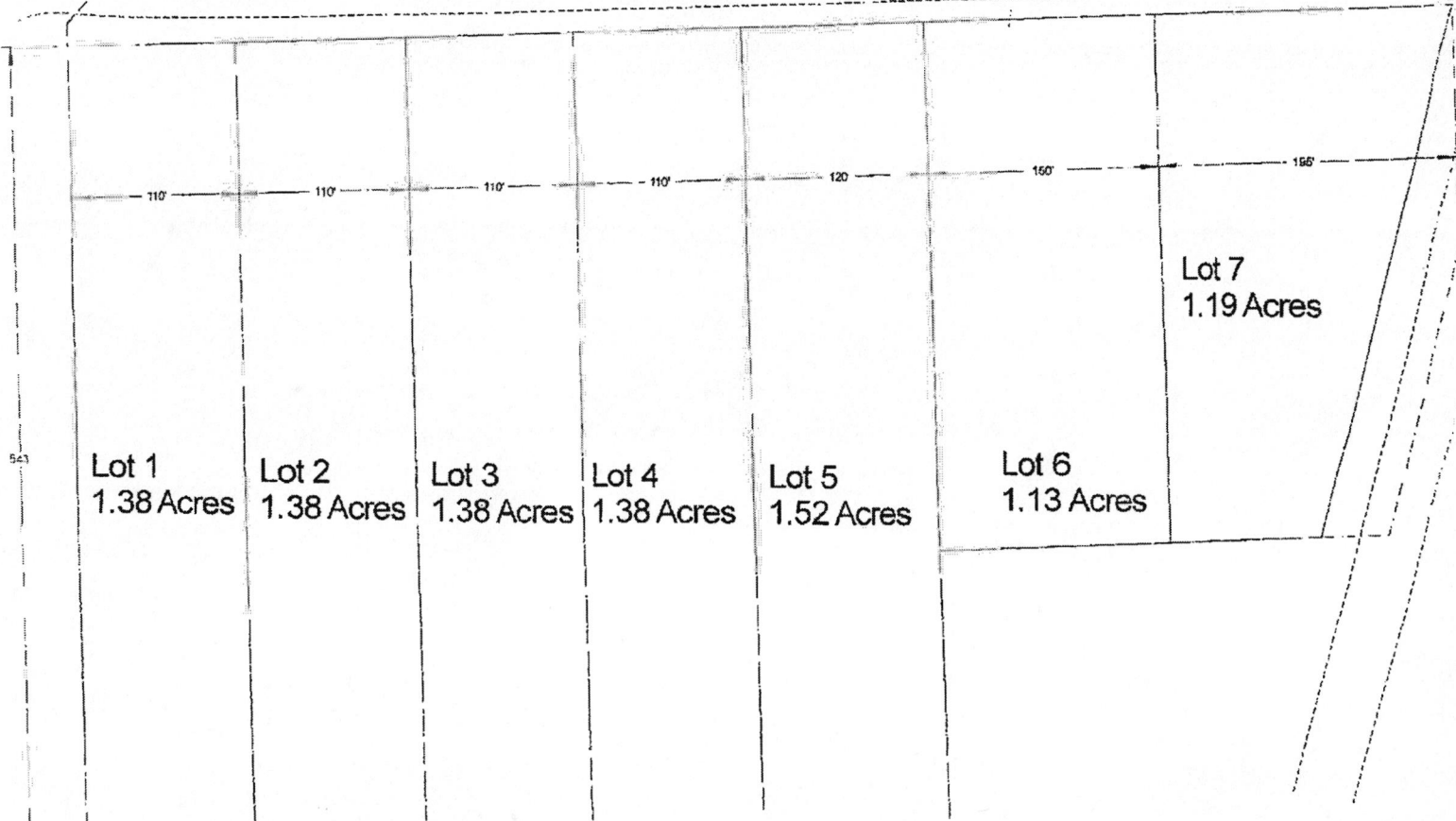
Jyl Ann Johnson-Cano  
FM 1402  
Mt Pleasant, Tx 75455



*Handwritten:*  
Blair Hill  
12/11/05



George E Sanford, PE  
F9457



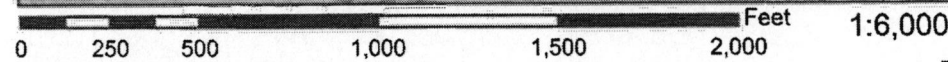


# National Flood Hazard Layer FIRMette

Attachment C



94°57'31"W 33°13'7"N



94°56'54"W 33°12'37"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, 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
  
- GENERAL STRUCTURES**
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
  
- OTHER FEATURES**
  - Cross Sections with 1% Annual Chance Water Surface Elevation**
    - 26.2
    - 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 12/11/2023 at 5:01 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.

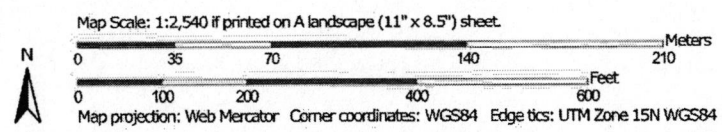


Bain

Septic System; Disinfection, Surface Application (TX)—Camp, Franklin, Morris, and Titus Counties, Texas  
(John-Cano Subdivision #2)



Soil Map may not be valid at this scale.




Bein


Septic System; Disinfection, Surface Application (TX)—Camp, Franklin, Morris, and Titus Counties, Texas  
(John-Cano Subdivision #2)

### MAP LEGEND

#### Area of Interest (AOI)





 Area of Interest (AOI)

#### Background





 Aerial Photography

#### Soils





##### Soil Rating Polygons

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available


##### Soil Rating Lines

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available






##### Soil Rating Points

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

#### Water Features

 Streams and Canals

#### Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

### MAP INFORMATION

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Web Soil Survey URL:  
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Survey Area Data: Version 20, Sep 5, 2023

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

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*Bain*

### Septic System; Disinfection, Surface Application (TX)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
BbB	Bernaldo fine sandy loam, 1 to 3 percent slopes	Very limited	Bernaldo (90%)	pH < 6.0 or > 9.0 (1.00)	0.1	0.6%
FrB	Freestone fine sandy loam, 1 to 3 percent slopes	Not limited	Freestone (85%)		24.9	94.6%
WoC	Woodtell fine sandy loam, 2 to 5 percent slopes	Very limited	Woodtell (90%)	pH < 6.0 or > 9.0 (1.00)	1.3	4.9%
<b>Totals for Area of Interest</b>					<b>26.3</b>	<b>100.0%</b>

Rating	Acres in AOI	Percent of AOI
Not limited	24.9	94.6%
Very limited	1.4	5.4%
<b>Totals for Area of Interest</b>	<b>26.3</b>	<b>100.0%</b>





## Description

The Septic System; Disinfection, Surface Application (TX) interpretation is a tool for assessing soil limitations for surface septic systems designed to treat household effluent. Suburban dwellings and farm and ranch homesteads, outbuildings, and recreational facilities require a means to safely dispose of effluent. The ratings are not intended to substitute for or replace the need for an onsite soil investigation to determine a site's soil restrictions and suitability. The interpretation ratings simply identify limiting soil features that can be found in the soil mapping unit and that may exist on site.

The Texas Commission on Environmental Quality publishes criteria and rules governing the location and installation of Disinfection, Surface Application systems. These rules and criteria are contained in "Texas Commission on Environmental Quality - TCEQ; Chapter 285: On-Site Sewage Facilities". Onsite investigation, evaluation, and system design must be conducted by a qualified professional in compliance with TCEQ policy, rules, and design guidelines.

Septic System; Disinfection, Surface Applications are surface application systems consisting of small diameter pressurized lines containing pressure reducing emitters that distribute disinfected effluent on the soil surface. The system is an evapotranspiration system that utilizes vegetation and evaporation for treatment and utilization of effluent.

Soil properties and qualities that affect the treatment of the effluent are surface pH, depth to a seasonal high water table, depth to bedrock, depth to a cemented pan, and susceptibility to flooding or ponding. Shallow depth to bedrock, ice, or a cemented pan interferes with installation. Excessive slope may result in lateral seepage and surfacing of the effluent in down-slope areas. In addition, soil erosion is a hazard where absorption fields are installed in steep soils.

Ratings are both numerical and verbal. Numerical ratings or values indicate the relative severity or degree of limitation for individual soil restrictive (limiting) features. Ratings are shown for limiting soil features as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00), and the point at which the soil feature is not a limitation (0.00). Non-limiting soil features with a numerical rating of zero are not listed.

Rating class terms indicate the extent to which the soils are limited by the soil features that affect the soil interpretation. Verbal soil rating classes are based on the highest numerical rating for the most limiting soil feature(s) considered in the rating process. The "not limited" class (numerical value for the most restrictive feature = 0) indicates that the soil has no limiting features for the specified use. The "somewhat limited" class (numerical value for the most restrictive feature .01 to .99) indicates that the soil has limiting features for the specified use that can be overcome with proper planning, design, installation, and management. The effort required to overcome a soil limitation increases as the numerical rating increases. The "very limited" class (numerical value for the most restrictive feature = 1.00) indicates that the soil has one or more very limiting features that

can only be overcome with special planning, major soil modification, special design, or significant management practices.

Lesser soil restrictive features have a lower numerical value than the maximum used to rate the soil. They are identified to provide the user with additional information about soil limitations for the specific use. Lesser soil restrictive features also need to be considered in planning, design, installation, and management.

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen, which is displayed on the report. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the Selected Soil Interpretations report with this interpretation included from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation is needed to validate these interpretations and to confirm the identity of the soil on a given site.

## Rating Options

*Aggregation Method: Dominant Condition*

*Component Percent Cutoff: None Specified*

*Tie-break Rule: Higher*







### Property Details

#### Account

<b>Property ID:</b>	105248	<b>Geographic ID:</b>	00156-00400-00026
<b>Type:</b>	Real	<b>Zoning:</b>	
<b>Property Use:</b>		<b>Condo:</b>	

#### Location

<b>Situs Address:</b>	FM 1402 TX		
<b>Map ID:</b>	HBISD 16	<b>Mapsc0:</b>	
<b>Legal Description:</b>	DEW, JOSEPH J ABS 00156 BLK 400 TR 26 10.79 AC		
<b>Abstract/Subdivision:</b>	00156 - DEW, JOSEPH J		
<b>Neighborhood:</b>	HBISD		
<b>Owner</b>			
<b>Owner ID:</b>	161414		
<b>Name:</b>	JOHNSON-CANO JYL ANN		
<b>Agent:</b>			
<b>Mailing Address:</b>	3138 CR 4315 NAPLES, TX 75568		
<b>% Ownership:</b>	100.00%		

**Exemptions:**

For privacy reasons not all exemptions are shown online.

**Property Values**

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$105,364 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$105,364 (=)
<b>Agricultural Value Loss: ?</b>	\$0 (-)
<b>Appraised Value:</b>	\$105,364 (=)
<b>Homestead Cap Loss: ?</b>	\$0 (-)
<b>Assessed Value:</b>	\$105,364
<b>Ag Use Value:</b>	\$0

**VALUES DISPLAYED ARE 2024 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.**

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**

**Owner:** JOHNSON-CANO JYL ANN **%Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value
225	Titus County	0.369000	\$105,364	\$105,364
230	Titus Regional Medical Center	0.182037	\$105,364	\$105,364
231	NTX Community College	0.110000	\$105,364	\$105,364
907	Harts Bluff ISD	0.669200	\$105,364	\$105,364
CAD	Central Appraisal District	0.000000	\$105,364	\$105,364

**Total Tax Rate:** 1.330237

**Property Land**

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
AP2	NATIVE PAST 2	10.7900	470,012.40	0.00	0.00	\$105,364	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$105,364	\$0	\$105,364	\$0	\$105,364
2023	\$0	\$104,986	\$1,039	\$1,039	\$0	\$1,039
2022	\$0	\$106,743	\$1,191	\$1,191	\$0	\$1,191
2021	\$0	\$68,985	\$1,324	\$1,324	\$0	\$1,324
2020	\$0	\$57,408	\$1,473	\$1,473	\$0	\$1,473
2019	\$0	\$53,820	\$1,454	\$1,454	\$0	\$1,454
2018	\$0	\$39,217	\$1,506	\$1,506	\$0	\$1,506
2017	\$0	\$39,217	\$1,506	\$1,506	\$0	\$1,506
2016	\$0	\$39,217	\$1,289	\$1,289	\$0	\$1,289
2015	\$0	\$39,217	\$1,103	\$1,103	\$0	\$1,103
2014	\$0	\$39,217	\$1,138	\$1,138	\$0	\$1,138

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/4/2023	WDVL	WARRANTY DEED WITH VENDOR'S LIEN	ACKER RANDY D	JOHNSON-CANO JYL ANN			20234387
1/25/2012	SWD	SPECIAL WARRANTY DEED					20121363

## 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:



\* Property taxes in question have been legally deferred or abated

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fee
2023	Harts Bluff ISD	0.669200	\$104,986	\$1,039	\$6.95	\$6.95	\$0.00	\$0.00	\$0.0
	2023 Total:	0.669200			\$6.95	\$6.95	\$0.00	\$0.00	\$0.0
2022	Harts Bluff ISD	0.854600	\$106,743	\$1,191	\$10.18	\$10.18	\$0.00	\$0.00	\$0.0
	2022 Total:	0.854600			\$10.18	\$10.18	\$0.00	\$0.00	\$0.0
2021	Harts Bluff ISD	0.886400	\$68,985	\$1,324	\$11.74	\$11.74	\$0.00	\$0.00	\$0.0
	2021 Total:	0.886400			\$11.74	\$11.74	\$0.00	\$0.00	\$0.0
2020	Harts Bluff ISD	0.966400	\$57,408	\$1,473	\$14.24	\$14.24	\$0.00	\$0.00	\$0.0
	2020 Total:	0.966400			\$14.24	\$14.24	\$0.00	\$0.00	\$0.0
2019	Harts Bluff ISD	0.970000	\$53,820	\$1,454	\$14.10	\$14.10	\$0.00	\$0.00	\$0.0
	2019 Total:	0.970000			\$14.10	\$14.10	\$0.00	\$0.00	\$0.0
2018	Harts Bluff ISD	1.040000	\$39,217	\$1,506	\$15.66	\$15.66	\$0.00	\$0.00	\$0.0
	2018 Total:	1.040000			\$15.66	\$15.66	\$0.00	\$0.00	\$0.0



2017	Harts Bluff ISD	1.040000	\$39,217	\$1,506	\$15.66	\$15.66	\$0.00	\$0.00	\$0.0
	2017 Total:	1.040000			\$15.66	\$15.66	\$0.00	\$0.00	\$0.0
2016	Harts Bluff ISD	1.040000	\$39,217	\$1,289	\$13.41	\$13.41	\$0.00	\$0.00	\$0.0
	2016 Total:	1.040000			\$13.41	\$13.41	\$0.00	\$0.00	\$0.0
2015	Harts Bluff ISD	1.040000	\$39,217	\$1,103	\$11.47	\$11.47	\$0.00	\$0.00	\$0.0
	2015 Total:	1.040000			\$11.47	\$11.47	\$0.00	\$0.00	\$0.0
2014	Harts Bluff ISD	1.040000	\$39,217	\$1,138	\$11.84	\$11.84	\$0.00	\$0.00	\$0.0
	2014 Total:	1.040000			\$11.84	\$11.84	\$0.00	\$0.00	\$0.0





12/15/2023

**RE: Fire Services in Titus County**

To Whom It May Concern:

Based upon the submitted site plan of the proposed subdivision in 7, one-acre plats, to be around CR 1402 and CR 1725. 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.

**Tri Special Utility District**

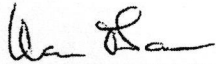
300 West 16<sup>th</sup> Street • Mount Pleasant TX • 75455

903-572-3676

June 13, 2024

To Whom it May Concern:

We have completed the required water service study for Jyl Johnson Cano at the property on County Road 1735, Titus County. Water is available for the 7 meters requested. She has agreed to a line extension on the property to satisfy requirements.



---

Aaron Gann, General Manager

# **J.F. FONTAINE & ASSOCIATES, INC.**

**CONSULTING ENGINEERS**

**P.O. Box 4187**

**Palestine, Texas 75802**

**Telephone (903) 729-6005**

**Fax (903) 729-7310**

October 23, 2023

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

Re: Seven (7) water meters at the Cano's property on CR 1725.

Dear Mr. Gann:

As per your request, we have studied the feasibility of providing water service to the Cano property. A waterline extension will be required since to facilitate the additional connections, since the line currently placed along the road would exceed capacity. The Cano's are requesting 7-standard water meters at the property to be sub-divided.

This property is served by Master Meter #12. A 4-inch supply line runs from Master Meter #12 to Plant #5 along FM-1402 approximately 10,000 L.F. along the west side of the property where the property in question is. The line is below the TCEQ threshold of 100 max connections on a 4-inch line (50 connections). Head loss per 1,000 feet was analyzed to determine whether the additional demand would cause significant impacts to the current customers. A result of +0.9 of HL/1000 FT while the line stayed below 5.0 HL/1000 FT confirmed that the existing customers would see little effect from the additional meters. With the proposed improvements, the service is recommended.

The total estimated cost to construct the proposed additions is \$30,375.00. This total includes a \$2,550.00 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\*\*\***

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Palestine, Texas 75802

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Fax (903) 729-7310

Tri-Special Utility District  
Cost Estimate of Facilities Required for  
Additional Meters for Cano Property on CR 1725

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

## PROPOSED IMPROVEMENTS:

820 L.F. - 2" PVC Pipe	@ \$	10.00	L.F.	= \$	8,200.00
1 - Hot Tap Prop. 2" PVC to Ex.	@ \$	2,000.00	Ea.	= \$	2,000.00
4" Carrier Pipe					
1 - Flush Valve	@ \$	2,500.00	Ea.	= \$	2,500.00

## METER FEES:

7 - 5/8" x 3/4" Residential Meters	@ \$	2,525.00	Ea.	= \$	17,675.00
------------------------------------	------	----------	-----	------	-----------

**TOTAL IMPROVEMENTS \$ 30,375.00**

## ENGINEERING FEES:

Feasibility Study Fee (7- Standard Meters)	@ \$	50.00	Ea.	= \$	350.00
Engineering Fee (Design, Permits, Construction, etc.)	@ \$	3,000.00	Ea.	= \$	3,000.00

**TOTAL ENGINEERING FEES \$ 3,350.00**

**TOTAL PROJECT COST \$ 33,725.00**

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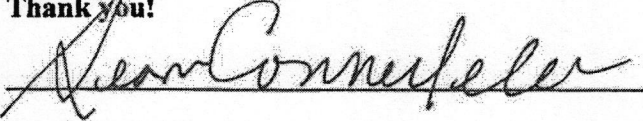
October 23, 2023

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

<b>For Professional Services:</b>	
<b>Feasibility Study for Meters at Cano Property:</b>	
<b>Feasibility Study Fee:</b>	<b>\$ 350.00</b>
<b>Engineering Fees:</b>	<b>\$ 3,000.00</b>
<b>Total Engineering Fees:</b>	<b>\$ 3,350.00</b>
<b>Amount Now Due:</b>	<b><del>\$ 500.00</del></b>

\$ 350.00

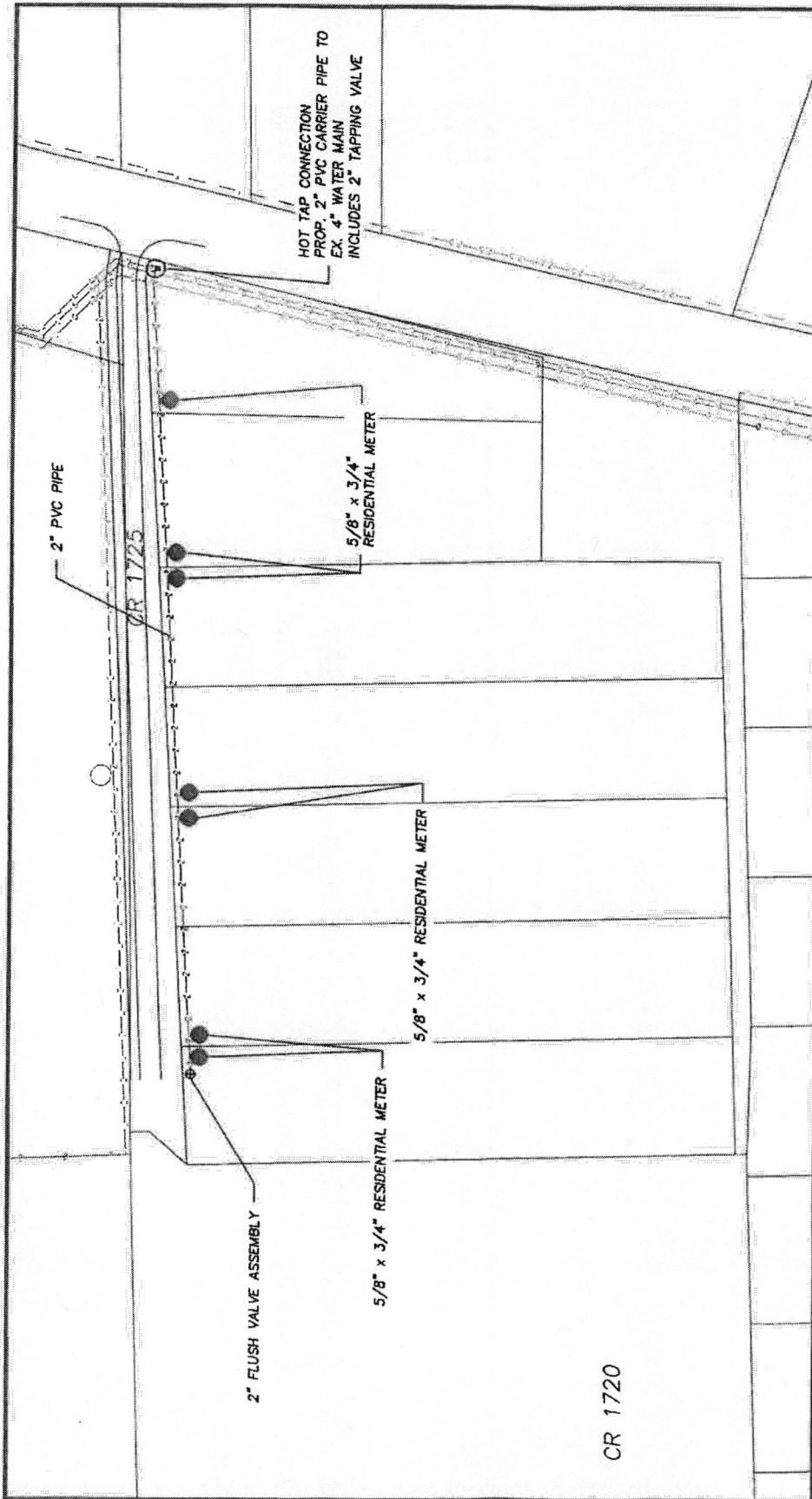
Thank you!



Sean Conner

J. F. Fontaine & Associates, Inc.





HOT TAP CONNECTION  
 PROP. 2" PVC CARRIER PIPE TO  
 EX. 4" WATER MAIN  
 INCLUDES 2" TAPPING VALVE

2" PVC PIPE

CR 1725

5/8" x 3/4"  
 RESIDENTIAL METER

5/8" x 3/4"  
 RESIDENTIAL METER

5/8" x 3/4"  
 RESIDENTIAL METER

2" FLUSH VALVE ASSEMBLY

CR 1720

<p><b>TRI</b>  <b>SPECIAL UTILITY DISTRICT</b>          FEASIBILITY STUDY          CANO</p>		<p>DESIGNED BY: J. F. FONTAINE &amp; ASSOCIATES, INC.          DRAWN BY: J. F. FONTAINE &amp; ASSOCIATES, INC.          CHECKED BY: J. F. FONTAINE &amp; ASSOCIATES, INC.          DATE: 10-23-23</p>																	
<p>SCALE: 1" = 100'          0 25 50 100          FEET</p>		<p>THE SEAL REPORTING ON THIS          PLAN IS VALID FOR THE STATE OF          TEXAS. THE SEAL IS VALID FOR THE          STATE OF TEXAS. THE SEAL IS VALID FOR THE          STATE OF TEXAS.</p>																	
<p>LEGEND:</p> <table border="0"> <tr> <td>EXISTING WATER LINE</td> <td>PROPOSED WATER LINE</td> <td>EXISTING 2" FLUSH VALVE</td> <td>PROPOSED 2" FLUSH VALVE</td> </tr> <tr> <td>EXISTING 5/8" x 3/4" RESIDENTIAL METER</td> <td>PROPOSED 5/8" x 3/4" RESIDENTIAL METER</td> <td>EXISTING AIR RELEASE VALVE</td> <td>PROPOSED AIR RELEASE VALVE</td> </tr> <tr> <td>EXISTING PROPERTY LINE</td> <td>PROPOSED PROPERTY LINE</td> <td>EXISTING CITY LIMITS / COUNTY LINES</td> <td>PROPOSED CITY LIMITS / COUNTY LINES</td> </tr> <tr> <td>EXISTING PLANT SITES</td> <td>PROPOSED PLANT SITES</td> <td>EXISTING WATER METERS</td> <td>PROPOSED WATER METERS</td> </tr> </table>		EXISTING WATER LINE	PROPOSED WATER LINE	EXISTING 2" FLUSH VALVE	PROPOSED 2" FLUSH VALVE	EXISTING 5/8" x 3/4" RESIDENTIAL METER	PROPOSED 5/8" x 3/4" RESIDENTIAL METER	EXISTING AIR RELEASE VALVE	PROPOSED AIR RELEASE VALVE	EXISTING PROPERTY LINE	PROPOSED PROPERTY LINE	EXISTING CITY LIMITS / COUNTY LINES	PROPOSED CITY LIMITS / COUNTY LINES	EXISTING PLANT SITES	PROPOSED PLANT SITES	EXISTING WATER METERS	PROPOSED WATER METERS	<p>PROPERTY OF J. F. FONTAINE &amp; ASSOCIATES, INC. ALL RIGHTS RESERVED. THIS PLAN IS VALID FOR THE STATE OF TEXAS. THE SEAL IS VALID FOR THE STATE OF TEXAS.</p>	
EXISTING WATER LINE	PROPOSED WATER LINE	EXISTING 2" FLUSH VALVE	PROPOSED 2" FLUSH VALVE																
EXISTING 5/8" x 3/4" RESIDENTIAL METER	PROPOSED 5/8" x 3/4" RESIDENTIAL METER	EXISTING AIR RELEASE VALVE	PROPOSED AIR RELEASE VALVE																
EXISTING PROPERTY LINE	PROPOSED PROPERTY LINE	EXISTING CITY LIMITS / COUNTY LINES	PROPOSED CITY LIMITS / COUNTY LINES																
EXISTING PLANT SITES	PROPOSED PLANT SITES	EXISTING WATER METERS	PROPOSED WATER METERS																



## FILED AND RECORDED

**Instrument Number: 20242525**

Filing and Recording Date: 07/08/2024 09:54:40 AM Pages: 3 Recording Fee: \$120.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the PUBLIC RECORDS of Titus County, Texas.



*Leslie Brosnan*

---

Leslie Brosnan, County Clerk  
Titus County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**WARRANTY DEED WITH VENDOR'S LIEN  
(Vendor's Lien Reserved and Assigned to Third Party Lender)**

THE STATE OF TEXAS                   §  
  §           KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TITUS                   §

THAT THE UNDERSIGNED, RANDY ACKER a/k/a RANDY D. ACKER, not joined herein by spouse as this constitutes as no part of my business or marital homestead, hereinafter called "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the sum of TWO HUNDRED TEN THOUSAND TWO HUNDRED AND 00/100 DOLLARS (\$210,200.00) to the undersigned paid by Jyl Ann Johnson-Cano, the receipt of which is hereby acknowledged, and which \$185,000.00, was advanced as a part of the purchase price of the herein described property at the specific request of the GRANTEE(S) herein, and to evidence which GRANTEE(S) did execute and deliver GRANTEE(S) promissory note(s) in the total principal sum of \$210,200.00, payable to the order of American National Bank, the payment of which note(s) is secured by a Vendor's Lien herein retained in favor of the holder of said note(s), and said note(s) being the same note(s) described in and secured by a Deed of Trust of even date therewith to Sheila Donnelly, TRUSTEE for American National Bank, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto Jyl Ann Johnson-Cano, of the State of Texas all of the following described real property in Titus County, Texas, to-wit:

**See Exhibit "A" attached hereto and made a part hereof.**

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Titus County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances lawfully accompanying it, by the Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors, and/or assigns to WARRANT AND

Prepared in the law office of Casey H. Cross  
801 N. Madison, Mt. Pleasant, TX 75455  
(903) 577-9500

GF #03-232337TC

20234387   WDVL3  
12/04/2023 03:32:16 PM Total Pages: 5 Fee: 38.00  
Leslie Brosnan, County Clerk - Titus County, Texas  


FOREVER DEFEND all the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above-described premises, is retained against the above-described property, premises, and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect, and reading thereof, when this Deed shall become absolute. American National Bank ("Lender"), at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lender, its successors and assigns.

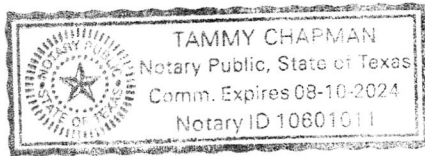
Current ad valorem taxes on the property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 4<sup>th</sup> day of December, 2023.

  
\_\_\_\_\_  
RANDY ACKER a/k/a RANDY D. ACKER

THE STATE OF TEXAS                   §  
   §  
COUNTY OF TITUS                   §

The foregoing instrument was acknowledged before me on the 4<sup>th</sup> day of December, 2023, by RANDY ACKER a/k/a RANDY D. ACKER.



  
\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

Grantee's Address:  
Jyl Ann Johnson-Cano  
3138 County Road 4315  
Naples TX 75568

**EXHIBIT "A"**

Being a lot, tract or parcel of land situated in the Joseph Dew Survey, Abstract No. 156, Titus County, Texas, and being part of the remainder of that certain called 4.51 acre tract of land, called Tract 1, Exhibit A, being all of that certain called 3.73 acre tract of land, called Tract Two, Exhibit A, and being all of that certain called 3.72 acre tract of land, called Tract 3, Exhibit A, all conveyed from Ronda Acker to Randy Acker, by Special Warranty Deed, as recorded in File #201100001363, Real Property Records, Titus County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GNSS. Area and distances reflected hereon are at grid), and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod found at the Southwest corner of said 3.72 acre tract, and the Southeast corner of a called 7.9099 acre tract of land conveyed to Alma Martinez et vir, by deed recorded in File #20231830, Public Records, Titus County, Texas, said point lying in the North line of Lot 5, Oak Lake Estates, as recorded in Volume 3, Page 12, Plat Cabinet Slide No. 212, Plat Records, Titus County, Texas;

**THENCE**, North 02 Degrees 03 Minutes 26 Seconds West, with a line common to said 3.72 acre tract, and said 7.9099 acre tract, a distance of 557.14 feet to a 5/8 inch iron rod found marked (Longview Surveying) for corner;

**THENCE**, North 41 Degrees 24 Minutes 59 Seconds East, continuing with a line common to said 3.72 acre tract, and said 7.9099 acre tract, a distance of 49.26 feet to a 1/2 inch iron rod found marked (Hampton) at the Northwest corner of said 3.72 acre tract, and the Southwest corner of a called 3.25 acre tract of land conveyed to Edd Martin et ux, by deed recorded in Volume 249, Page 205, Deed Records, Titus County, Texas, said point lying on the North side of what is signed as County Road No. 1725;

**THENCE**, North 87 Degrees 42 Minutes 02 Seconds East, with a line common to said 3.72 acre tract, said 3.25 acre tract, and the North side of said County Road No. 1725, and passing the Northeast corner of said 3.72 acre tract, and the Northwest corner of said 3.73 acre tract, and continuing the same course, and passing the Northeast corner of said 3.73 acre tract, and the Northwest corner of the remainder of said 4.51 acre tract, and continuing the same course, and passing the Southeast corner of said 3.25 acre tract, the Southwest corner of a called 0.275 acre tract of land, called Tract One, and the South corner of a called 0.047 acre tract of land, called Tract Two, both conveyed to Terry Mars, by deed recorded in File #20191381, Public Records, Titus County, Texas, and continuing the same course, and passing at a distance of 887.69 feet, a 1/2 inch iron rod found marked (Hampton) in the West line of F. M. Road No. 1402, (Variable Width R.O.W.), and continuing the same course for a total distance of 929.19 feet to a point for corner at the Northeast corner of the remainder of said 4.51 acre tract, said point lying in the centerline of said F. M. Road No. 1402;

**THENCE**, South 13 Degrees 10 Minutes 18 Seconds West, with an East line of the remainder of

said 4.51 acre tract, and the centerline of F. M. Road No. 1402, a distance of 412.14 feet to a point for corner;

THENCE, South 87 Degrees 35 Minutes 41 Seconds West, with a partition line, and passing at a distance of 41.52 feet, a 1/2 inch iron rod found marked (BY-LINE) at the Northeast corner of a called 1.00 acre tract of land conveyed to Cody Bradley, by deed recorded in File #20231144, Public Records, Titus County, Texas, and in the West line of F. M. Road No. 1402, and continuing the same course in all a total distance of 293.10 feet to a 1/2 inch iron rod found marked (BY-LINE) at an ell corner of the remainder of said 4.51 acre tract, and the Northwest corner of said 1.00 acre tract;

THENCE, South 02 Degrees 24 Minutes 54 Seconds East, with a line common to the remainder of said 4.51 acre tract, and said 1.00 acre tract, a distance of 194.08 feet to a 5/8 inch iron rod found at a Southeast corner of the remainder of said 4.51 acre tract, the Southwest corner of said 1.00 acre tract, the Northwest corner of Lot 1, and the Northeast corner of Lot 2;

THENCE, South 87 Degrees 36 Minutes 28 Seconds West, with a line common to the remainder of said 4.51 acre tract, and said Lot 2, and passing a Southwest corner of the remainder of said 4.51 acre tract, and the Southeast corner of said 3.73 acre tract, and continuing the same course, and passing the Northwest corner of said Lot 2, and the Northeast corner of Lot 3, and continuing the same course, and passing the Southwest corner of said 3.73 acre tract, and the Southeast corner of said 3.72 acre tract, and continuing the same course, and passing the Northwest corner of said Lot 3, and the Northeast corner of Lot 4, and continuing the same course, and passing the Northwest corner of said Lot 4, and the Northeast corner of said Lot 5, and continuing the same course in all a total distance of 562.94 feet to the POINT OF BEGINNING and CONTAINING 10.79 acres of land of which 0.38 acre lies within the right of way of F. M. Road No. 1402.



## FILED AND RECORDED

**Instrument Number: 20234387**

Filing and Recording Date: 12/04/2023 03:32:16 PM Pages: 5 Recording Fee: \$38.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the PUBLIC RECORDS of Titus County, Texas.



*Leslie Brosnan*

---

Leslie Brosnan, County Clerk  
Titus County, Texas

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Issued By:

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

Property Information

Property ID: 105248    Geo ID: 00156-00400-00026  
Legal Acres: 10.9600  
Legal Desc: DEW, JOSEPH J ABS 00156 BLK 400 TR 26 10.96 AC  
Situs: FM 1402 TX  
DBA:  
Exemptions:

Owner ID: 161414                      100.00%  
JOHNSON-CANO JYL ANN  
3138 CR 4315  
NAPLES, TX 75568

For Entities

Value Information

Harts Bluff ISD	Improvement HS:	0
	Improvement NHS:	0
	Land HS:	0
	Land NHS:	0
	Productivity Market:	104,986
	Productivity Use:	1,039
	Assessed Value	1,039

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
06/27/2024	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00
<b>Effective Date: 07/31/2024</b>	<b>Total Due if paid by: 07/31/2024</b>	<b>10.00</b>

Tax Certificate Issued for: Harts Bluff ISD                      Taxes Paid in 2023                      6.95

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: 06/27/2024  
Requested By: CANO PEDRO  
Fee Amount: 10.00  
Reference #:

Signature of Authorized Officer of Collecting Office



911

**Fwd: Cano Subdivision**

Pedro Cano <pc@patrickredfearnrealty.com>

Fri 6/14/2024 2:57 PM

To: pedro cano <pedcan@hotmail.com>

Sent from my iPhone

Begin forwarded message:

**From:** Pedro Cano <pc@patrickredfearnrealty.com>

**Date:** June 14, 2024 at 2:09:45 PM CDT

**To:** Tiffany White <trwhite@atcog.org>

**Subject: Re: Cano Subdivision**

Thank you

Sent from my iPhone

On Jun 13, 2024, at 2:30 PM, Tiffany White <trwhite@atcog.org> wrote:

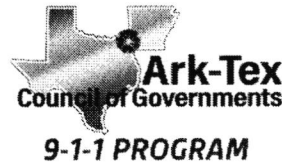
Mr. Cano,

Below is the address request form, at the top highlighted in yellow is the new address for Lot 1.

When you email me the signed copy of the plat, I will pre- address Lot 2-7

If you need any other information please let me know

Best regards,



Ark-Tex Council of Governments

9-1-1 Address Request - Submission ID:

**ATCOG ISSUED ADDRESS: 143 County Road 1725 Mt. Pleasant, Tx. 75455**

Coordinates:	33.21515, -94.95421
Requestor Name:	Mr. Pedro Cano
Organization:	Cano Subdivision
Residence:	Yes
Resident Name:	
Phone Number:	903-767-9700
Phone Number Type:	Cell/Mobile
Secondary Phone Number:	
Phone Number Type:	Work
Email Address:	pc@patrickredfearnrealty.com
County:	Titus
Type of Request:	Subdivision
Property Developer:	Yes
Single Address in Subdivision:	Yes
Type of Structure:	Subdivision
Road Name:	CR 1725
Location Information (New Structure):	Odd side of road. South side of CR 1725
Other Comments:	Parcel ID- 105248

**Help us improve! Click here to take a quick survey on your experience:**  
**[9-1-1 Address Request Form Feedback](#)**

**Added to ATCOG Database: 06/12/2024**

Submission Timestamp: 2024-12-06



**Ark-Tex Council of Governments**

PO Box 5307

Texarkana TX 75505-5307

*Main: +1 903-832-8636 9-1-1 Addressing: +1 888-373-9028*

*Fax: +1 903-832-3441*

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**Tiffany White**

9-1-1 Program Specialist

[trwhite@atcog.org](mailto:trwhite@atcog.org) | [www.atcog.org/addressing](http://www.atcog.org/addressing)

Main : (903) 832-9636 | Direct: (903) 255-3544

Ark-Tex Council of Governments

4808 Elizabeth St. Texarkana, TX 75503

## Tri Special Utility District

300 West 16<sup>th</sup> Street • Mount Pleasant TX • 75455  
903-572-3676

June 13, 2024

To Whom it May Concern:

We have completed the required water service study for Jyl Johnson Cano at the property on County Road 1735, Titus County. Water is available for the 7 meters requested. She has agreed to a line extension on the property to satisfy requirements.



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Aaron Gann, General Manager

# **J.F. FONTAINE & ASSOCIATES, INC.**

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**CONSULTING ENGINEERS**

**P.O. Box 4187**

**Palestine, Texas 75802**

**Telephone (903) 729-6005**

**Fax (903) 729-7310**

October 23, 2023

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

Re: Seven (7) water meters at the Cano's property on CR 1725.

Dear Mr. Gann:

As per your request, we have studied the feasibility of providing water service to the Cano property. A waterline extension will be required since to facilitate the additional connections, since the line currently placed along the road would exceed capacity. The Cano's are requesting 7-standard water meters at the property to be sub-divided.

This property is served by Master Meter #12. A 4-inch supply line runs from Master Meter #12 to Plant #5 along FM-1402 approximately 10,000 L.F. along the west side of the property where the property in question is. The line is below the TCEQ threshold of 100 max connections on a 4-inch line (50 connections). Head loss per 1,000 feet was analyzed to determine whether the additional demand would cause significant impacts to the current customers. A result of +0.9 of HL/1000 FT while the line stayed below 5.0 HL/1000 FT confirmed that the existing customers would see little effect from the additional meters. With the proposed improvements, the service is recommended.

The total estimated cost to construct the proposed additions is \$30,375.00. This total includes a \$2,550.00 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\*\*\***

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Tri-Special Utility District  
Cost Estimate of Facilities Required for  
Additional Meters for Cano Property on CR 1725

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

## PROPOSED IMPROVEMENTS:

820 L.F. – 2" PVC Pipe	@ \$	10.00	L.F.	= \$	8,200.00
1 – Hot Tap Prop. 2" PVC to Ex.	@ \$	2,000.00	Ea.	= \$	2,000.00
4" Carrier Pipe					
1 – Flush Valve	@ \$	2,500.00	Ea.	= \$	2,500.00

## METER FEES:

7 – 5/8" x 3/4" Residential Meters	@ \$	2,525.00	Ea.	= \$	17,675.00
<b>TOTAL IMPROVEMENTS</b>					<b>\$ 30,375.00</b>

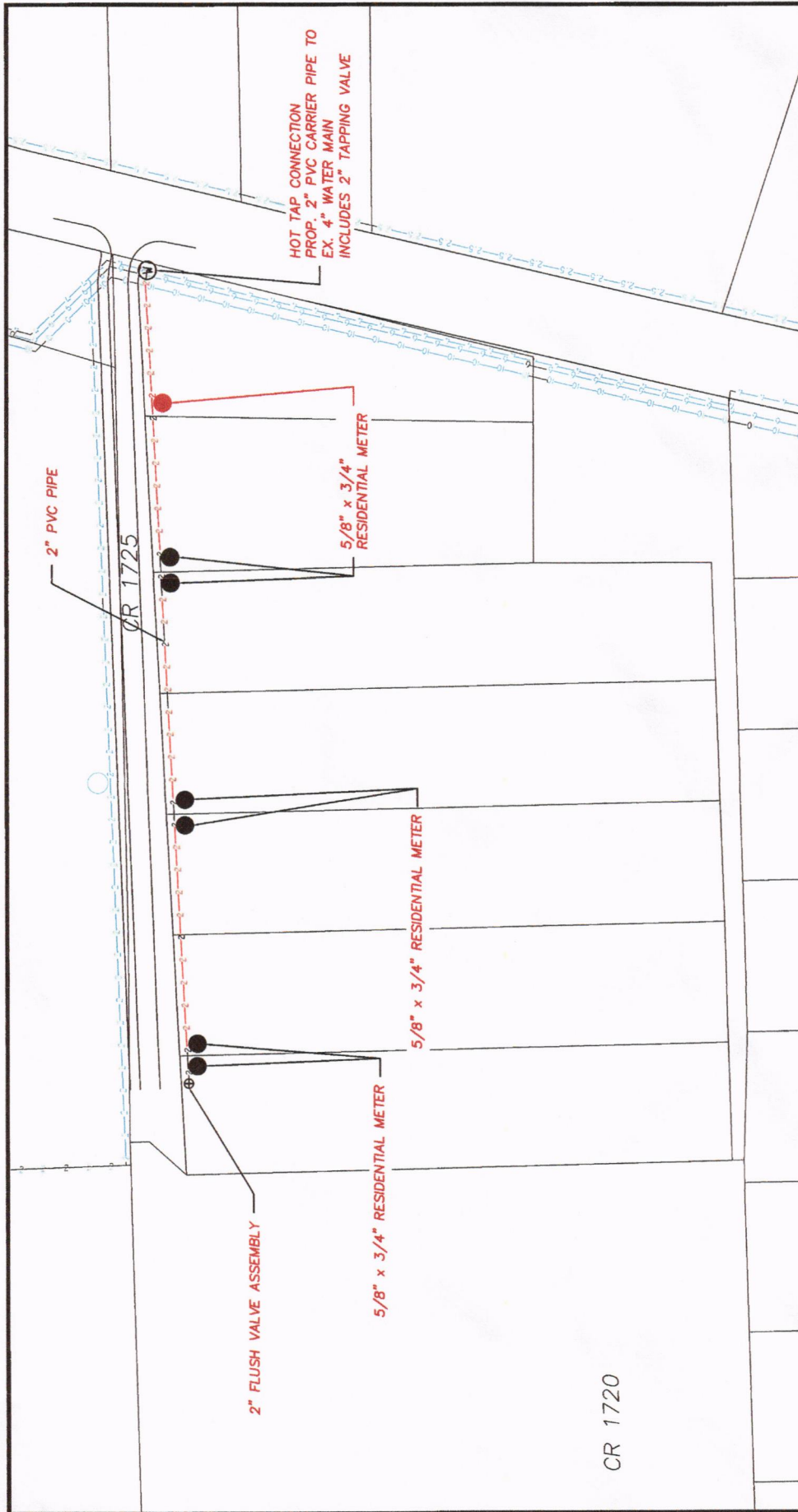
## ENGINEERING FEES:

Feasibility Study Fee (7- Standard Meters)	@ \$	50.00	Ea.	= \$	350.00
Engineering Fee (Design, Permits, Construction, etc.)	@ \$	3,000.00	Ea.	= \$	3,000.00
<b>TOTAL ENGINEERING FEES</b>					<b>\$ 3,350.00</b>

**TOTAL PROJECT COST \$ 33,725.00**







**LEGEND**

	WATER LINE		ABANDONED
	GATE VALVE (BY LINE SIZE)		EXISTING
	2" FLUSH VALVE		EXISTING
	PRESSURE REDUCING VALVE		EXISTING
	AIR RELEASE VALVE		EXISTING
	FIRE HYDRANT		EXISTING

**PROPOSED** (Red symbols)

- 2" PVC PIPE
- 5/8" x 3/4" Residential Meter
- 2" Flush Valve Assembly
- Hot Tap Connection

**EXISTING** (Blue symbols)

- Water Lines
- Plant Sites
- Water Meters

**DRY TAP**

- PROPOSED CUSTOMER
- PROPOSED LINE NUMBER
- PROPERTY LINE
- CITY LIMITS / COUNTY LINES
- R.O.W. LINES
- RAILROADS

**SCALE:** 1" = 50' FEET

**DATE:** 10-23-23

**DESIGNED BY:** JFT

**DRAWN BY:** JFG

**REVISION BY:** JFG

**DATE:** 10-23-23

**SEAL OF TEXAS PROFESSIONAL ENGINEER**

JERRY F. FONTAINE  
 00018  
 RESIDENTIAL

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JERRY F. FONTAINE, P.E. #00018 TYPE FIRM REGISTRATION #F-2-9822

**TRI SPECIAL UTILITY DISTRICT**

FEASIBILITY STUDY  
 CANO

PREPARED BY:  
**J. F. FONTAINE & ASSOCIATES, INC.**

DWG. NUMBER: CAS23MAP\_STUDY SHEET 1 OF 1 SHEETS

## LEGAL DESCRIPTION

Being a lot, tract or parcel of land situated in the Joseph Dew Survey, Abstract No. 156, Titus County, Texas, and being part of the remainder of that certain called 4.51 acre tract of land, called Tract 1, Exhibit A, being all of that certain called 3.73 acre tract of land, called Tract Two, Exhibit A, and being all of that certain called 3.72 acre tract of land, called Tract 3, Exhibit A, all conveyed from Ronda Acker to Randy Acker, by Special Warranty Deed, as recorded in File #201100001363, Real Property Records, Titus County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GNSS. Area and distances reflected hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the Southwest corner of said 3.72 acre tract, and the Southeast corner of a called 7.9099 acre tract of land conveyed to Alma Martinez et vir, by deed recorded in File #20231830, Public Records, Titus County, Texas, said point lying in the North line of Lot 5, Oak Lake Estates, as recorded in Volume 3, Page 12, Plat Cabinet Slide No. 212, Plat Records, Titus County, Texas;

THENCE, North 02 Degrees 03 Minutes 26 Seconds West, with a line common to said 3.72 acre tract, and said 7.9099 acre tract, a distance of 557.14 feet to a 5/8 inch iron rod found marked (Longview Surveying) for corner;

THENCE, North 41 Degrees 24 Minutes 59 Seconds East, continuing with a line common to said 3.72 acre tract, and said 7.9099 acre tract, a distance of 49.26 feet to a 1/2 inch iron rod found marked (Hampton) at the Northwest corner of said 3.72 acre tract, and the Southwest corner of a called 3.25 acre tract of land conveyed to Edd Martin et ux, by deed recorded in Volume 249, Page 205, Deed Records, Titus County, Texas, said point lying on the North side of what is signed as County Road No. 1725;

THENCE, North 87 Degrees 42 Minutes 02 Seconds East, with a line common to said 3.72 acre tract, said 3.25 acre tract, and the North side of said County Road No. 1725, and passing the Northeast corner of said 3.72 acre tract, and the Northwest corner of said 3.73 acre tract, and continuing the same course, and passing the Northeast corner of said 3.73 acre tract, and the Northwest corner of the remainder of said 4.51 acre tract, and continuing the same course, and passing the Southeast corner of said 3.25 acre tract, the Southwest corner of a called 0.275 acre tract of land, called Tract One, and the South corner of a called 0.047 acre tract of land, called Tract Two, both conveyed to Terry Mars, by deed recorded in File #20191381, Public Records, Titus County, Texas, and continuing the same course, and passing at a distance of 887.69 feet, a 1/2 inch iron rod found marked (Hampton) in the West line of F. M. Road No. 1402, (Variable Width R.O.W.), and continuing the same course for a total distance of 929.19 feet to a point for corner at the Northeast corner of the remainder of said 4.51 acre tract, said point lying in the centerline of said F. M. Road No. 1402;



THENCE, South 13 Degrees 10 Minutes 18 Seconds West, with an East line of the remainder of said 4.51 acre tract, and the centerline of F. M. Road No. 1402, a distance of 412.14 feet to a point for corner;

THENCE, South 87 Degrees 35 Minutes 41 Seconds West, with a partition line, and passing at a distance of 41.52 feet, a 1/2 inch iron rod found marked (BY-LINE) at the Northeast corner of a called 1.00 acre tract of land conveyed to Cody Bradley, by deed recorded in File #20231144, Public Records, Titus County, Texas, and in the West line of F. M. Road No. 1402, and continuing the same course in all a total distance of 293.10 feet to a 1/2 inch iron rod found marked (BY-LINE) at an ell corner of the remainder of said 4.51 acre tract, and the Northwest corner of said 1.00 acre tract;

THENCE, South 02 Degrees 24 Minutes 54 Seconds East, with a line common to the remainder of said 4.51 acre tract, and said 1.00 acre tract, a distance of 194.08 feet to a 5/8 inch iron rod found at a Southeast corner of the remainder of said 4.51 acre tract, the Southwest corner of said 1.00 acre tract, the Northwest corner of Lot 1, and the Northeast corner of Lot 2;

THENCE, South 87 Degrees 36 Minutes 28 Seconds West, with a line common to the remainder of said 4.51 acre tract, and said Lot 2, and passing a Southwest corner of the remainder of said 4.51 acre tract, and the Southeast corner of said 3.73 acre tract, and continuing the same course, and passing the Northwest corner of said Lot 2, and the Northeast corner of Lot 3, and continuing the same course, and passing the Southwest corner of said 3.73 acre tract, and the Southeast corner of said 3.72 acre tract, and continuing the same course, and passing the Northwest corner of said Lot 3, and the Northeast corner of Lot 4, and continuing the same course, and passing the Northwest corner of said Lot 4, and the Northeast corner of said Lot 5, and continuing the same course in all a total distance of 562.94 feet to the **POINT OF BEGINNING** and **CONTAINING** 10.79 acres of land of which 0.38 acre lies within the right of way of F. M. Road No. 1402.

I, Justin Kleam, RPLS No. 5871, do hereby certify to Jyl Cano, as client: that this legal description was prepared from an actual on the ground survey done under my supervision in the month of November 2023. Use of this legal description by any other person/parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.





Justin Klean, RPLS No. 5871

11/16/23 – 2023-1638

See survey plat this same date and job number.



12/15/2023

**RE: Fire Services in Titus County**

To Whom It May Concern:

Based upon the submitted site plan of the proposed subdivision in 7, one-acre plats, to be around CR 1402 and CR 1725. 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.