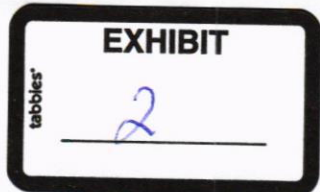


**SUBDIVISION FINAL PLAT APPLICATION FORM
HOPKINS COUNTY, TEXAS**



Please Type or Print Information

This form shall be completed by the Property Owner or Applicant and submitted to the Subdivision Coordinator's Office along with the required number of copies of the respective plat, fees, and all other required information.

Type of Plat Submittal: Final Plat _____ Revision _____ Cancellation

Proposed Name of Subdivision: RYNN ESTATES

Applicant/Property Owner's Name: MARGARET R. RYNN

Mailing Address: 2878 F.M. 2297

City: Sulphur Springs State: TX Zip: 75482

Telephone No.: 903-348-3354 Fax No.: —

Surveyor/Engineer's Name: HAYES ENGINEERING, INC. - STANLEY HAYS

Company: Hayas Engineering, Inc. (Stanley R. Hayes, PE.)

Address: 2126 ALPINE ST.

City: Longview State: TX Zip: 75601-3401

Telephone No.: 903-758-2010 Fax No.: 903-758-2099

Total Acreage of Development: 43.77 acres Total Number of Lots: 10

Physical Location of Property: 2878 FM 2297 Sulphur Springs TX 75482

Legal Description of Property: ABST: 688, TRCT: 48-11, SUR: MORRIS THOMAS

Intended Use of Lots : (Check all those that apply)

Residential (Single Family) _____ Residential (Multi-family)

_____ Other (mini RANCH)
(please specify)

Property Located Within City ETJ: _____ Yes No

If Yes, Name of City: _____

Water Supply: PLEASANT HILL Electric Service: FEC ELECTRIC

Sewage Disposal: CLEARWATER SYSTEM Gas Service: PROPANE Companies

REASON FOR REVISION: _____

Note: The submission of plans/drawings, calculations, etc., along with this application makes such items public record, and the Applicant understands that they may be viewed and/or reproduced (copied) by the general public.

ON-SITE SEWAGE FACILITY (OSSF) PROGRAM

Subdivision Review Guidelines

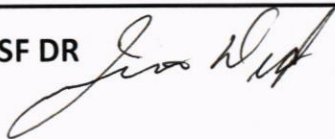
ALL PROPOSED SUBDIVISIONS OR DEVELOPMENT PLANS, wherein the wastewater is to be disposed of by means of On-Site Sewage Facilities (OSSF), are required to be reviewed by the permitting authority and

MUST HAVE THE FOLLOWING MINIMUM INFORMATION SUBMITTED.

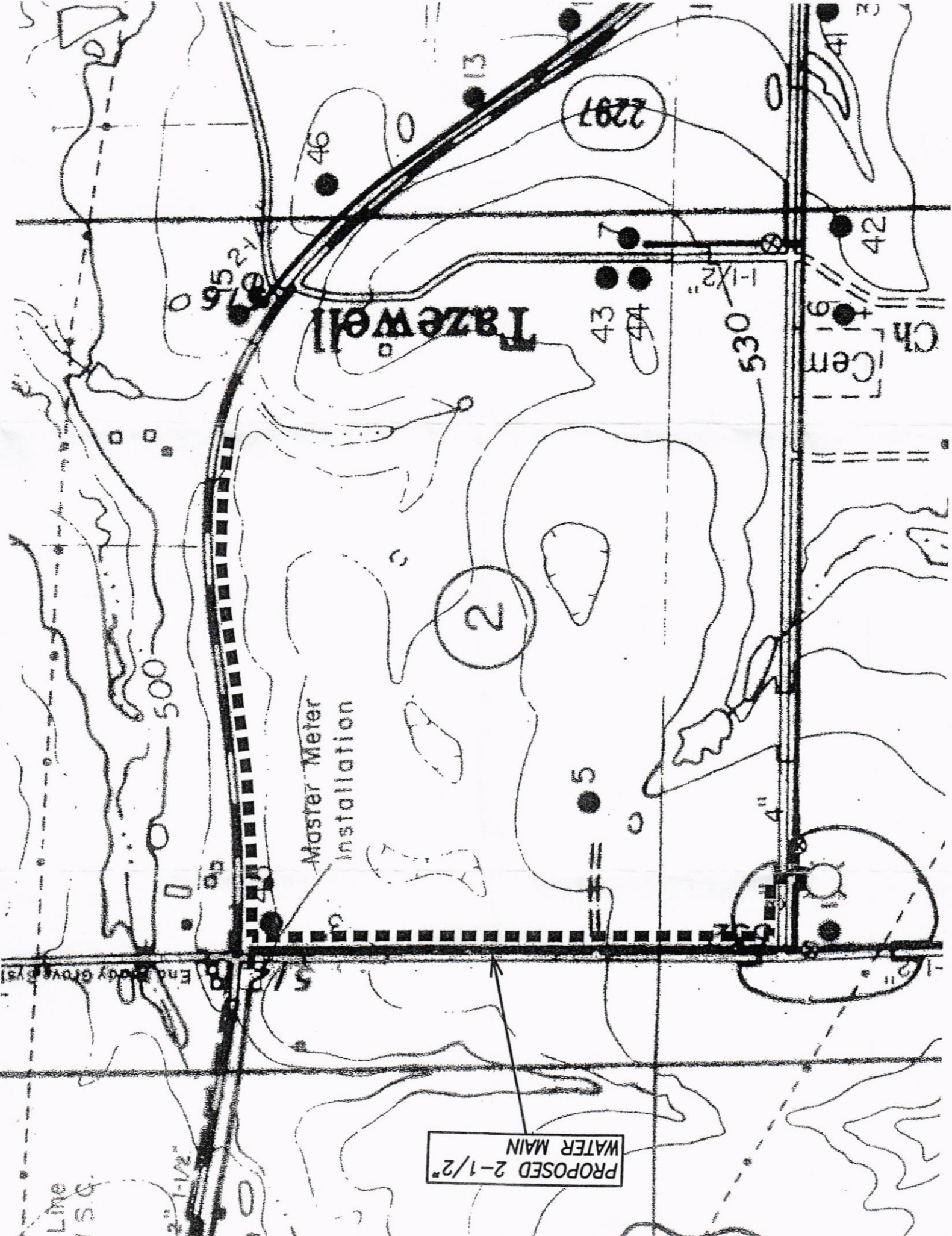
- An overall site plan that provides individual lot sizes and any existing water well locations. Areas for replacement OSSF systems are generally considered adequate when minimum lot sizes, as required by the TCEQ's OSSF rules (30 Texas Administrative Cod (TAC) Chapter 285) are provided. However, if ground surface features or topographies limit a lot's suitable area for an OSSF system smaller than the minimum lot size, then the replacement OSSF area on impacted lots needs to be addressed
- A topographic map with the proposed subdivision location imposed on the map. The map shall be an original or legible copy of a "7.5 degree" map (Department of the Interior Geological Survey map with 10 foot contour intervals). Surface drainage and direction of drainage influenced by slope and other improvements planned for the subdivision shall be indicated on the map.
- A Federal Emergency Management Agency (FEMA) 100-year flood plain map with the proposed subdivision location imposed on the map. The map will be an original or legible copy. A statement regarding whether the proposed subdivision is located in the floodplain of floodway is needed from the local flood plain coordinator/administrator if a FEMA 100-year flood plain map for the area where the proposed subdivision is located is not available or if the subdivision is not in a floodplain or floodway. There's no local flood plain coordinator/administrator, then a statement is needed from the TCRQ Floodplain Management Section regarding the location of the proposed development in the floodplain or floodway.
- A deed restriction requiring an aerobic OSSF or a soil survey which includes:
- An original or legible copy of an existing official USDA Natural Resources Conservation Service soil survey map, if one has been completed, with the proposed subdivision location imposed on the map. The soil class and texture information must be in accordance with current 30 TAC Chapter 285 rules for *class and texture*. If there is no official Natural Resources Conservation Service soil survey information available, then soils information as described in the current 30 TAC Chapter 285 rules must be submitted by *class and texture*. This includes a soil texture analysis for each different WSDA *soil association*.
 - Soil drainage and groundwater information and soil limitations that could affect OSSF disposal, identified by soil scientists in any official soil surveys.
 - The types of OSSF disposal systems suitable for the soils in the proposed subdivision. A statement may be included to the effect that individual OSSF system selection will be made in conjunction with the site evaluation with respect to the individual site permitting process, in accordance with the 30 TAC Chapter 285 OSSF rules.
- An official county road map with directions to the proposed subdivision

Submittals including all of the above information will be considered administratively complete. Only upon determination that the submittal is administratively complete, staff will provide a technical review of the submittal to determine compliance with 30 TAC Chapter 285 regarding individual lot size requirements and overall site suitability. We will provide a written response to the sender regarding approval within 45 days of receipt of administratively complete planning materials.

OSSF DR



9/29/17



2297

Tazewell

2

Master Meter Installation

PROPOSED 2-1/2" WATER MAIN

Line
1 S.G.

2" 1-1/2"

500

530

1-1/2"

Ch Cem

16

42

43

44

46

13

9521
16

4"

10"

5

End of Grovesys

FEMA's National Flood Hazard Layer (Official)

NFHL (click to expand)

LOMRS

Effective

LOMAS

•

FIRM Panels



Cross-Sections



Flood Hazard Boundaries

— Limit Lines

— SFHA / Flood Zone Boundary

— Other Boundaries

Flood Hazard Zones

1% Annual Chance Flood Hazard

Regulatory Floodway

Special Floodway

Area of Undetermined Flood Hazard

0.2% Annual Chance Flood Hazard

Future Conditions 1% Annual Chance Flood Hazard

Area with Reduced



Data from Flood Insurance Rate Maps (FIRMs) where available digitally. New NFHL FIRMette Print app available: <http://tinyurl.com/j4xwp5e>

USGS The National Map: Orthoimagery | National Geospatial-Intelligence Agency (NGA); Delta State University; Esri | Print here instead: <http://tinyurl.com/j4xwp5e> Support: FEMAMapSpecialist@riskmapcds.com | USDA FSA, DigitalGlobe, Microsoft, CNES/Airbus DS | Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, NPS, US Census Bureau, USDA

Hopkins County Fire Department



1286 S. Texas St. Sulphur Springs TX, 75482

Phone: 903-439-6217

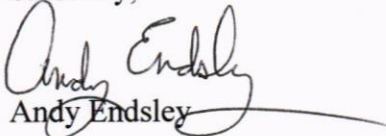
To whom it may concern,

The preliminary plat for Mrs. Margaret Rynn 2878 FM 2297 Sulphur Springs Texas 75482 has been reviewed in my office. Upon the review with the Hopkins County Fire Marshal's office and Mrs. Rynn we have agreed upon these revisions:

- 1) A fire hydrant be placed in the center part of the said proposed plat on or near the middle of lot 8 and lot 9 for fire protection.
- 2) If line one is not able to be obtained due to the rural water system ,then a dry hydrant must be installed on the property with an all-weather road and 24 access area.

With these said change order to the original preliminary plat that are in accordance with NFPA 1141 I, Andy Endsley Fire Chief of Hopkins County Fire Department recommend to proceed with requested sub division.

Sincerely,


Andy Endsley

Hopkins County Fire Chief

Hopkins County Fire Department

September 12, 2017

Ms. Margaret Rynn
2878 FM 2297
Sulphur Springs, TX 75482


RE: Rynn Estates 43.77 Acres – Pleasant Hill WSC

Dear Ms. Rynn:

The Pleasant Hill WSC has reviewed your proposed 10 lot subdivision on FM 2297 and has determined they have the capacity to serve the subdivision provided you as the developer comply fully with the Tarriff. The subdivision is currently not served with water mains and the developer will be responsible for making the necessary improvements and funding all cost associated with providing water service including permits and utility easements.

In order to provide service to the proposed 10 lots on FM 2297, a new distribution line from the standpipe to the site would have to be installed, approximately 4,500 lf of 2.5" water main. A preliminary estimate of probable cost of installing 4,500 lf of 2.5" water main would be \$42,250. No services will be allowed to connect until all improvements have been installed and inspected and approved by the Pleasant Hill WSC Board of Directors.

Sincerely,
Pleasant Hill WSC


Dwight Clayton, President of the Board

903-485-2441

TAX CERTIFICATE

ACCT # 65-0688-000-048-11
 DATE 04/27/2017
 JL



HOPKINS COUNTY TAX OFFICE
 PO BOX 481
 SULPHUR SPRINGS, TX 75483
 (903) 438-4063

Cert# 161323
 FEE 10.00

Property Description
 ABST: 688, TRCT: 48-11, SUR: NORRIS THOMAS

TOWN - LOCATION- 2878 FM 2297
 ACRES - 50.286

MH Info - Model: Label: S/N: CSS004591TXAB

Values

LAND MKT VALUE	140,880	IMPR/PERS MKT VAL	84,300
LAND AGR VALUE	6,410	MKT. BEFORE EXEMP	93,590
		LIMITED TXBL. VAL	54,760

EXEMPTIONS GRANTED: H S
 (REMOVAL OF EXEMPTIONS MAY RESULT IN ADDITIONAL TAXES DUE)

RYNN MARGARET R
 2878 FM 2297

SULPHUR SPRINGS TX 75482

hereby certify and otherwise guarantee that the tax levies, penalties, and attorney fees due in the current month for the above described property are as listed below.

TAXES 2016	LEVY	P&I	ATTY FEES	AMT DUE
	.00	.00	.00	.00
	-----	-----	-----	-----
	.00	.00	.00	.00
				=====
				.00
				.00
				=====
				.00
				.00

ACCT # 65-0688-000-048-11

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
COUNTY	.00	.00	.00	.00
HOSPITAL	.00	.00	.00	.00

(CERTIFICATE MAY NOT INCLUDE ALL TAXING JURISDICTIONS)

TAX LEVY FOR THE CURRENT ROLL YEAR: COUN 392.99
 TAX LEVY FOR THE CURRENT ROLL YEAR: HOSP 233.98
 TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR 626.97

 * SUBJECT TO ROLLBACK *
 * SUBJECT TO ROLLBACK *

REQUESTED BY:
 MARGARET RYNN

Margaret Rynn

Signature of authorized officer of collecting office

TAX CERTIFICATE

ACCT # 65-0688-000-048-11
 DATE 09/29/2017
 FC



SULPHUR SPRINGS ISD
 631 CONNALLY
 SULPHUR SPRINGS, TX 75482
 (903) 885-2153

Cert# 170096
 FEE 4.00

Property Description
 ABST: 688, TRCT: 48-11, SUR: NORRIS THOMAS

TOWN - LOCATION- 2878 FM 2297
 ACRES - 50.286
 MH Info - Model: Label: S/N: CSS004591TXAB

Values

LAND MKT VALUE	140,880	IMPR/PERS MKT VAL	84,300
LAND AGR VALUE	6,410	MKT. BEFORE EXEMP	93,590
		LIMITED TXBL. VAL	54,760

EXEMPTIONS GRANTED: H S
 (REMOVAL OF EXEMPTIONS MAY RESULT IN ADDITIONAL TAXES DUE)

RYNN MARGARET R
 2878 FM 2297

SULPHUR SPRINGS TX 75482

I, SANDRA GIBBY, TAX COLLECTOR FOR THE SULPHUR SPRINGS INDEPENDENT SCHOOL DISTRICT DO HEREBY CERTIFY AND OTHERWISE GUARANTEE THAT THE TAX LEVYS, PENALTIES/INTEREST AND ATTORNEY FEES DUE IN THE CURRENT MONTH FOR THE ABOVE DESCRIBED PROPERTY ARE AS LISTED BELOW:

TAXES 2016	LEVY	P&I	ATTY FEES	AMT DUE
	.00	.00	.00	.00
	-----	-----	-----	-----
	.00	.00	.00	.00
				=====
				.00
				.00
				.00

ACCT # 65-0688-000-048-11

BREAKDOWN OF TAX DUE BY JURISDICTION

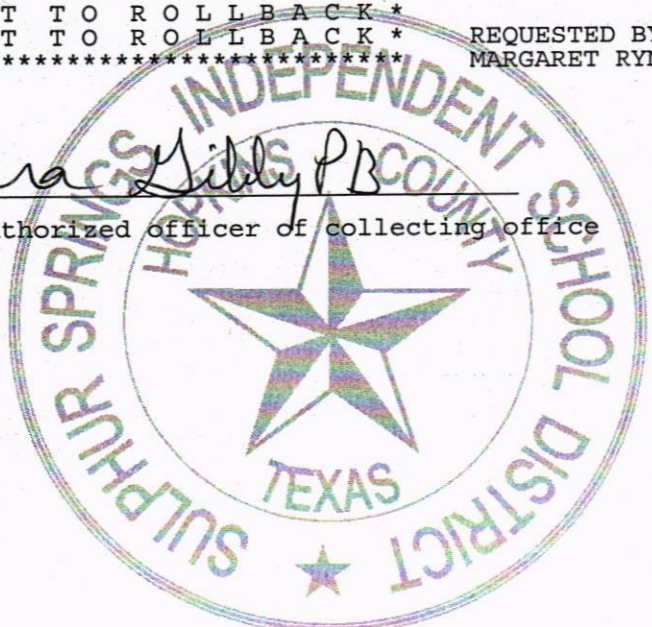
JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
SULPHUR SPRINGS ISD	.00	.00	.00	.00

TAX LEVY FOR THE CURRENT ROLL YEAR: 0086 637.63
 TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR 637.63

 * SUBJECT TO ROLLBACK *
 * SUBJECT TO ROLLBACK *

 REQUESTED BY:
 MARGARET RYNN

Sandra Gibby PB
 Signature of authorized officer of collecting office



RESTRICTIONS

- 1) Sewage must be an Aerobic Wastewater Treatment System.
- 2) The Driveway must be maintained for 911 Emergency Vehicles Access & turn around.
- 3) House must be over 1200 square feet

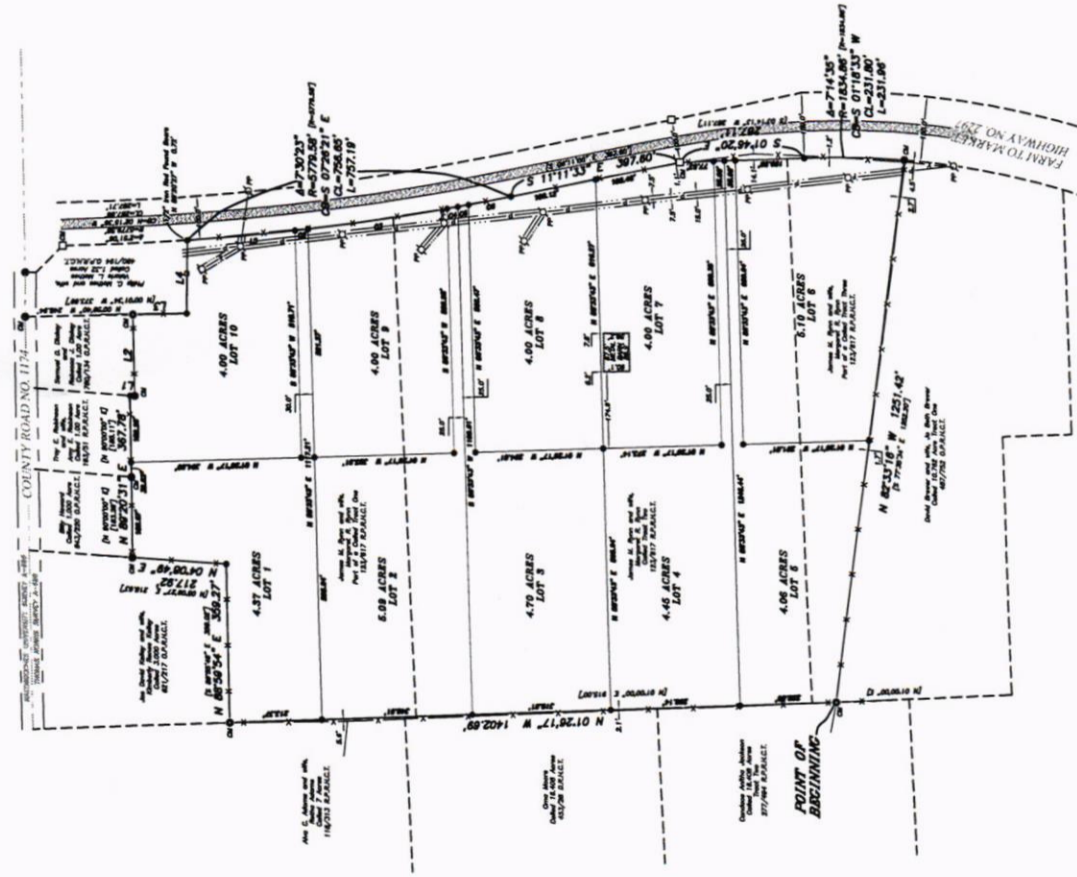
Margaret Ryan

Easements for RYNN Estate

Water and Utilities Easement
on 10 lots.

Margaret Rynn

PLAT OF RYNN ESTATES



LINE	BEARING	DISTANCE	REMARKS
L1	S 02°54'13" W	10.71	IN EXTENSION OF
L2	N 85°43'05" E	15.71	IN EXTENSION OF
L3	S 89°20'29" E	17.24	IN EXTENSION OF
L4	S 89°20'29" E	17.24	IN EXTENSION OF
L5	S 89°20'29" E	17.24	IN EXTENSION OF
L6	S 89°20'29" E	17.24	IN EXTENSION OF
L7	S 89°20'29" E	17.24	IN EXTENSION OF
L8	S 89°20'29" E	17.24	IN EXTENSION OF
L9	S 89°20'29" E	17.24	IN EXTENSION OF
L10	S 89°20'29" E	17.24	IN EXTENSION OF

OWNER'S CERTIFICATE
I, Margaret R. Ryan, do hereby certify that I am the owner of this 43.77 acre tract in Hopkins County, Texas, and accept this plat of said tract and do hereby acknowledge the improvements on shown and do dedicate the easements and right of way as shown herein.

Margaret R. Ryan
STATE OF TEXAS
This instrument was acknowledged before me in the capacity above stated, a Notary Public, on this _____ day of _____ 2017, by _____
Notary Public, State of Texas

CERTIFICATE OF COMMISSIONER'S COURT
APPROVED by the Commissioner's Court of Hopkins County, Texas, on the _____ day of _____ 2017.

County Judge: Acting on behalf of the Commissioners Court of Hopkins County, Texas
Attorney: Hopkins County Clerk

SCALE: 1"=200'
DATE: 06/06/2017
SURVEYED BY: JAM
LIBRARY BY: TJB
SHEET
TECHNICALS: TB
JOB NO: 17-0113
REVISIONS:

LANDMARK LAND SURVEYING, INC.
101 Hill Bradford Road, Suite 13
Sulphur Springs, Texas 75482
Phone: 903.496.2400 Fax: 903.496.9935
E-mail: info@landmark-surveying.com

Overhead Powerline
Chain Link Fence
1/2" Iron Rod w/ Pink Cap
Surveyed Landmark LS
1/2" Iron Rod Found w/ Cap
Stamped "Survey"
Concrete Monument Found

BOUNDARY DESCRIPTION
All that certain 43.77 acre tract, being a portion of land situated in the Thompson Heights Survey, 68A-1, 68B-1, 68C-1, 68D-1, 68E-1, 68F-1, 68G-1, 68H-1, 68I-1, 68J-1, 68K-1, 68L-1, 68M-1, 68N-1, 68O-1, 68P-1, 68Q-1, 68R-1, 68S-1, 68T-1, 68U-1, 68V-1, 68W-1, 68X-1, 68Y-1, 68Z-1, 68AA-1, 68AB-1, 68AC-1, 68AD-1, 68AE-1, 68AF-1, 68AG-1, 68AH-1, 68AI-1, 68AJ-1, 68AK-1, 68AL-1, 68AM-1, 68AN-1, 68AO-1, 68AP-1, 68AQ-1, 68AR-1, 68AS-1, 68AT-1, 68AU-1, 68AV-1, 68AW-1, 68AX-1, 68AY-1, 68AZ-1, 68BA-1, 68BB-1, 68BC-1, 68BD-1, 68BE-1, 68BF-1, 68BG-1, 68BH-1, 68BI-1, 68BJ-1, 68BK-1, 68BL-1, 68BM-1, 68BN-1, 68BO-1, 68BP-1, 68BQ-1, 68BR-1, 68BS-1, 68BT-1, 68BU-1, 68BV-1, 68BW-1, 68BX-1, 68BY-1, 68BZ-1, 68CA-1, 68CB-1, 68CC-1, 68CD-1, 68CE-1, 68CF-1, 68CG-1, 68CH-1, 68CI-1, 68CJ-1, 68CK-1, 68CL-1, 68CM-1, 68CN-1, 68CO-1, 68CP-1, 68CQ-1, 68CR-1, 68CS-1, 68CT-1, 68CU-1, 68CV-1, 68CW-1, 68CX-1, 68CY-1, 68CZ-1, 68DA-1, 68DB-1, 68DC-1, 68DD-1, 68DE-1, 68DF-1, 68DG-1, 68DH-1, 68DI-1, 68DJ-1, 68DK-1, 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68RY-1, 68RZ-1, 68SA-1, 68SB-1, 68SC-1, 68SD-1, 68SE-1, 68SF-1, 68SG-1, 68SH-1, 68SI-1, 68SJ-1, 68SK-1, 68SL-1, 68SM-1, 68SN-1, 68SO-1, 68SP-1, 68SQ-1, 68SR-1, 68SS-1, 68ST-1, 68SU-1, 68SV-1, 68SW-1, 68SX-1, 68SY-1, 68SZ-1, 68TA-1, 68TB-1, 68TC-1, 68TD-1, 68TE-1, 68TF-1, 68TG-1, 68TH-1, 68TI-1, 68TJ-1, 68TK-1, 68TL-1, 68TM-1, 68TN-1, 68TO-1, 68TP-1, 68TQ-1, 68TR-1, 68TS-1, 68TT-1, 68TU-1, 68TV-1, 68TW-1, 68TX-1, 68TY-1, 68TZ-1, 68UA-1, 68UB-1, 68UC-1, 68UD-1, 68UE-1, 68UF-1, 68UG-1, 68UH-1, 68UI-1, 68UJ-1, 68UK-1, 68UL-1, 68UM-1, 68UN-1, 68UO-1, 68UP-1, 68UQ-1, 68UR-1, 68US-1, 68UT-1, 68UU-1, 68UV-1, 68UW-1, 68UX-1, 68UY-1, 68UZ-1, 68VA-1, 68VB-1, 68VC-1, 68VD-1, 68VE-1, 68VF-1, 68VG-1, 68VH-1, 68VI-1, 68VJ-1, 68VK-1, 68VL-1, 68VM-1, 68VN-1, 68VO-1, 68VP-1, 68VQ-1, 68VR-1, 68VS-1, 68VT-1, 68VU-1, 68VV-1, 68VW-1, 68VX-1, 68VY-1, 68VZ-1, 68WA-1, 68WB-1, 68WC-1, 68WD-1, 68WE-1, 68WF-1, 68WG-1, 68WH-1, 68WI-1, 68WJ-1, 68WK-1, 68WL-1, 68WM-1, 68WN-1, 68WO-1, 68WP-1, 68WQ-1, 68WR-1, 68WS-1, 68WT-1, 68WU-1, 68WV-1, 68WW-1, 68WX-1, 68WY-1, 68WZ-1, 68XA-1, 68XB-1, 68XC-1, 68XD-1, 68XE-1, 68XF-1, 68XG-1, 68XH-1, 68XI-1, 68XJ-1, 68XK-1, 68XL-1, 68XM-1, 68XN-1, 68XO-1, 68XP-1, 68XQ-1, 68XR-1, 68XS-1, 68XT-1, 68XU-1, 68XV-1, 68XW-1, 68XX-1, 68XY-1, 68XZ-1, 68YA-1, 68YB-1, 68YC-1, 68YD-1, 68YE-1, 68YF-1, 68YG-1, 68YH-1, 68YI-1, 68YJ-1, 68YK-1, 68YL-1, 68YM-1, 68YN-1, 68YO-1, 68YP-1, 68YQ-1, 68YR-1, 68YS-1, 68YT-1, 68YU-1, 68YV-1, 68YW-1, 68YX-1, 68YY-1, 68YZ-1, 68ZA-1, 68ZB-1, 68ZC-1, 68ZD-1, 68ZE-1, 68ZF-1, 68ZG-1, 68ZH-1, 68ZI-1, 68ZJ-1, 68ZK-1, 68ZL-1, 68ZM-1, 68ZN-1, 68ZO-1, 68ZP-1, 68ZQ-1, 68ZR-1, 68ZS-1, 68ZT-1, 68ZU-1, 68ZV-1, 68ZW-1, 68ZX-1, 68ZY-1, 68ZZ-1.

NOTE: All record calls are denoted in [].
NOTE: This survey was prepared without the benefit of a title report or title commitment. There may be other interests in the land shown hereon. This survey does not constitute an acknowledgment of any interest in the land shown hereon, nor does it constitute a warranty of any kind. The property DOES NOT appear to be within a 100 year flood zone area, according to Flood Insurance Rate Map No. 4823303300E, dated March 17, 2011, published by the Federal Emergency Management Agency.

Stephen A. Hudson, R.P.L.S. NO. 4098
Date: 06/06/2017

STATE OF TEXAS
This instrument was acknowledged before me, a Notary Public, on the 6th day of June, 2017, by
Stephen A. Hudson.

Notary Public, State of Texas