EXHIBIT
tabbies
9

APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: _____

CHECK ONE: x Preliminary Plat _____ Final Plat _____ Replat _____ Amended _____ Cancellation

1. PROPOSED SUBDIVISION NAME: Oak Grove UNIT NO. _____
   LOCATION DESCRIPTION/NEAREST COUNTY ROAD CR 4120, CR 1126
   ACREAGE 61.5 NO. OF LOTS: EXISTING None PROPOSED 23
   REASON(S) FOR PLATTING/REPLATTING Create Residential Subdivision
2. OWNER/APPLICANT*: Summit Ranch Investments, LTD
   (*If applicant is person other than owner, a letter of authorization must be provided from owner)
   ADDRESS: P.O. Box 1249 San Marcos, TX 78667
   TELEPHONE: (512) 396-5115 FAX: _____ MOBILE: _____
   EMAIL: austin@tx-land.com
3. LICENSED ENGINEER/SURVEYOR: JDS Surveying
   MAILING ADDRESS: 159 W. Main, Van, TX 75790
   TELEPHONE: (903) 963-2333 FAX: _____ MOBILE: _____
   EMAIL ADDRESS: ryan@jdssurvey.com
4. LIST ANY VARIANCES REQUESTED: None
   REASON FOR REQUEST (LIST ANY HARDSHIPS): _____
5. PRESENT USE OF THE PROPERTY: Agricultural
   INTENDED USE OF LOTS: (CHECK ALL THOSE THAT APPLY)
   x RESIDENTIAL (SINGLE FAMILY) _____ RESIDENTIAL (MULTI-FAMILY)
   _____ OTHER (SPECIFY) _____
6. PROPERTY LOCATED WITHIN CITY ETJ: _____ YES x NO
   If yes, Name of City: _____
7. IS ANY PART OF THE PROPERTY IN A FLOODPLAIN? x YES _____ NO

WATER SUPPLY: Miller Grove WSC ELECTRIC SERVICE: Farmers Electric Cooperative

SEWAGE DISPOSAL: OSSF GAS SERVICE: N/A

8. Is the property subject to any liens, encumbrances, or judgments? If so, give details. (Provide separate sheet if needed) Permission from any lien holders and/or removal of any encumbrances or judgments will be necessary prior to filing of said plat with the County Clerk's Office.
9. See platting requirements. All necessary documents to reflect compliance must be complete before application will be deemed complete.
10. I agree to comply with all platting and subdivision requirements of Hopkins County, Texas. I understand that the plat will NOT be forwarded to the Commissioners' Court unless all documentation is satisfactorily filed with the County Clerk's Office correction due date.

_____ Austin Crabill Authorized Signer

Signature of Owner/Applicant Print Name & Title

**If applicant is person other than owner, a letter of authorization must be provided from owner. Signature indicates authorization for plat application and acceptance of waiver statement.

DATE: 2/16/22

TAX CERTIFICATE

ACCT # 65-0263-000-002-00
DATE 11/19/2021
SP

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

Cert# 210500
FEE 10.00

Property Description

ABS: 263, TR: 2, SUR: DOWNING GEO W — PROP TYPE-D1
PCT OWNER-100.000

TOWN -
ACRES - 56.925
LOCATION- CR 1120

Values

LAND MKT VALUE	136,170	IMPR/PERS MKT VAL	
LAND AGR VALUE	7,020	MKT. BEFORE EXEMP	7,020
		LIMITED TXBL. VAL	

EXEMPTIONS GRANTED: NONE

JUNELL DONNIE F
1778 FM 275 S

CUMBY TX 75433

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.

	LEVY	P&I	ATTY FEES	AMT DUE
TAXES 2020	.00	.00	.00	.00
TAXES 2021	.00	.00	.00	.00
	.00	.00	.00	.00

TOTAL DUE 11/2021 **.00**
ACCT # 65-0263-000-002-00 TOTAL DUE 12/2021 .00

BREAKDOWN OF TAX DUE BY JURISDICTION

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

(CERTIFICATE MAY NOT INCLUDE ALL TAXING JURISDICTIONS)

TAX LEVY FOR THE CURRENT ROLL YEAR: COUN	41.00
TAX LEVY FOR THE CURRENT ROLL YEAR: HOSP	15.44
TAX LEVY FOR THE CURRENT ROLL YEAR: 0031	99.71
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	156.15

****
* S U B J E C T T O R O L L B A C K *
* S U B J E C T T O R O L L B A C K *
****

REQUESTED BY:
SUMMIT RANCH INVESTMENTS

Debbie Mitchell DP

Signature of authorized officer of collecting office

ND811-HCLR

RECEIPT

DATE 11/19/2021
SP

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

	AMOUNT PAID
TAX CERTIFICATES	10.00

ACCOUNT NO	NAME	CERT #
65-0263-000-002-00	JUNELL DONNIE F	210500

CHECK # 1424

TOTAL PAID **10.00**

REMITTED BY: SUMMIT RANCH INVESTMENTS

Farmers Electric Cooperative

2000 I-30 E - Greenville, TX 75402
(903) 455-1715

12/2/2021

Re: Availability of Electric Service to CR 1120

Mr. Austin Crabill:

This letter certifies that Farmers Electric Cooperative is a Certified Electrical Service Provider at the above referenced property.

___X__YES, Farmers Electric Cooperative is a Certified Electrical Service Provider at the above referenced subdivision.
_____NO, Farmers Electric Cooperative is not a Certified Electrical Service Provider at the above referenced subdivision.

___X__YES, Farmers Electric Cooperative is available to each individual residential lot.
_____NO, Farmers Electric Cooperative is not available to each individual residential lot.

NOTE: Electrical service will be provided to the subdivision upon contractual agreement and receipt of payment of any Developer Aid to Construction cost which may be assessed. Electrical service will then be provided to each individual residential lot upon the completion of installation of new electrical infrastructure in the subdivision.

Should you have any questions, please feel free to contact me.

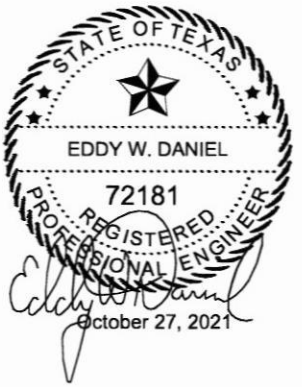
NOTE: Confirmation that Farmers Electric Cooperative can service the above-mentioned property does not mean that electricity is readily available at the location. Easements from adjoining property owners may be needed to construct Farmers Electric facilities. If these easements cannot be obtained by the person requesting the service, this may hinder or prevent Farmers Electric from constructing the service lines to the property in question.

Thank you,

Patrick Covington
Project Coordinator
Farmers Electric Cooperative
Office: 903-455-1715, ext. 4065
Cell: 903-513-1331
pcovington@farmerselectric.coop

DUNAWAY | DBI

October 27, 2021



Mr. Mac Garrett, General Manager
Miller Grove Water Supply Corporation
14966 FM 1567 W
Cumby, Texas 75433

RE: Water Utility Service to the CR 4120/ CR 1126 Development

Dear Mac:

Miller Grove Water Supply Corporation (MGWSC) has received a request for water utility service to a proposed development from Summit Ranch Investments LTD. The development is generally located on the east and west side of CR 1126 and south of CR 4120. The drawing indicates 23 lots within the development.

It appears the development is located within the certificated service area (CCN # 11279) of MGWSC and as such, MGWSC will be the retail water utility provider. There is not currently any water service to the proposed development. In order to provide adequate water service to the development, I recommend extending a minimum 4-inch waterline from the existing 4-inch waterline located at the intersection of FM 275 and CR 4120 easterly on CR 4120 to the last lot of the development. A 4-inch waterline extension will also need to be made from the existing 3-inch on CR 1126 and looped into the proposed 4-inch extension on CR 4120. The existing pump station that will serve this development have limited capacity and I recommend the Developer pay an additional $1500.00 per lot pump station improvement fee.

The developer will be required to meet the non-standard service requirements of MGWSC and other conditions of service as may be provided in the corporation's tariff. All improvements would be at the expense of the developer. This evaluation will be valid for 6 months after which a re-evaluation may be required.

Please let me know if there are any questions.

Sincerely,

Eddy Daniel, P.E.
Corporation Engineer

118 McKinney Street // PO Box 606 // Farmersville, Texas 75442
972.784.7777 | dunaway.com
Firm Registration No: F-1114

Appendix O

CERTIFICATE OF ON-SITE SEWAGE FACILITY INSPECTOR'S APPROVAL

THE STATE OF TEXAS §

COUNTY OF HOPKINS §

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, a Licensed On-Site Sewage Facility Inspector in the State of Texas, hereby certify that I have inspected the On-Site Sewage Facilities for this plat, and the same complies with the related requirements of the Hopkins County Subdivision Regulations and the TCEQ.

Kristy Springfield
On Site Inspector

March 7, 2022
Date

License No. OS0034831

Seal:

[NOTE: *The inspector may be required to be present for questioning at the presentation of the plat to the Commissioners' Court.*]

WILLCO ENGINEERING

WillCo Engineering, PLLC
2947 Highland Lakes Dr.
Missouri City, TX 77459
713-502-0650
eric@willcoengineering.com
www.willcoengineering.com

OSSF Subdivision Study Summary

Overview

This OSSF subdivision study pertains to the proposed Oak Grove Subdivision in Hopkins County. This subdivision study follows the outline of TCEQ 285.4(c):

A. See attached drawing package for site plan, also see the proposed plat for the overall site plan information.
B. See attached drawing package for topographic information (provided by customer).
C. Portions of the proposed subdivision are within FEMA Zone 'A' per the attached information and proposed plat.
D. See attached NRCS soil data and on-site soil boring information for the soil survey.
E. Public water service to serve proposed lots.
F. Easements are noted in the attached drawing package and plat.
G. Comprehensive drainage plan to be provided by other parties.
H. See below and in attached drawing for details on types of OSSFs to be considered.
I. Proposed subdivision does not lie within EARZ or EACZ per TCEQ GIS data.

Soil Survey Results

The soil survey was performed using both NRCS soil data for the site and test holes bored on site using an auger. Class IV soils with are prevalent (with <30% gravel) throughout the proposed area (no season groundwater or restrictive horizons noted to depths surveyed). The results for the test hole borings area below (locations shown on attached drawing package and correspond with the numbers on this list):

1. Clay to 60". Some gravel (<30%). No signs of seasonal groundwater to depth.
2. Clay to 60". Some gravel (<30%). No signs of seasonal groundwater to depth.

3. Clay to 60". Some gravel (<30%). No signs of seasonal groundwater to depth.
4. Clay to 60". Some gravel (<30%). No signs of seasonal groundwater to depth.
5. Clay to 60". No signs of seasonal groundwater to depth.
6. Clay to 60". No signs of seasonal groundwater to depth.
7. Clay to 60". No signs of seasonal groundwater to depth.
8. Clay to 60". No signs of seasonal groundwater to depth.
9. Clay to 60". Some gravel (<30%). No signs of seasonal groundwater to depth.
10. Clay to 60". Some gravel (<30%). No signs of seasonal groundwater to depth.

Possible OSSF Types

Possible OSSF disposal methods with conventional treatment:

- Drip irrigation (mounding may be required)
- ET bed (mounding may be required)
- LPD bed or laterals (mounding may be required)

Possible OSSF disposal methods with aerobic treatment:

- Surface spray
- LPD bed or laterals (mounding may be required)
- Drip irrigation (mounding may be required)

Some lots may require more planning/grading work prior to building to allow for proper treatment and/or disposal. Mounding may be required where restrictive horizons exist (including hard packed gravel).

The information contained within this report and attachments are based on general information of the area and proposed layout, each lot has specific design considerations that may differ from the information provided herein and may result in different systems and/or disposal methods being used. Each lot should be reviewed individually with careful planning prior to any construction to comply with OSSF requirements.

Additional Information

This lots within the tract as shown are adequate to support single family dwellings of typical size and an OSSF. Careful planning is required to determine feasibility of improvements, size of home, water source, and OSSF. The study considered TCEQ Ch. 285 rules governing OSSFs and local order information as on file with TCEQ. Local standards, policies, building practices, etc. will need to be reviewed for each tract as part of the design and planning process and cannot all be considered in this study.

Attachments

- Drawing Package
- NRCS data

1/25/2022

Eric Williams, P.E.
WillCo Engineering, PLLC
Texas Engineering Firm F-18639

OSSF SUBDIVISION STUDY

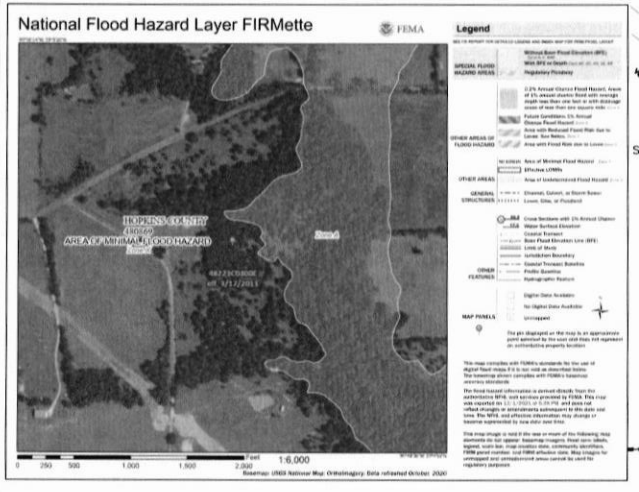
PROJECT LOCATION:
CR 4120 & CR 1126
HOPKINS CO ,TX

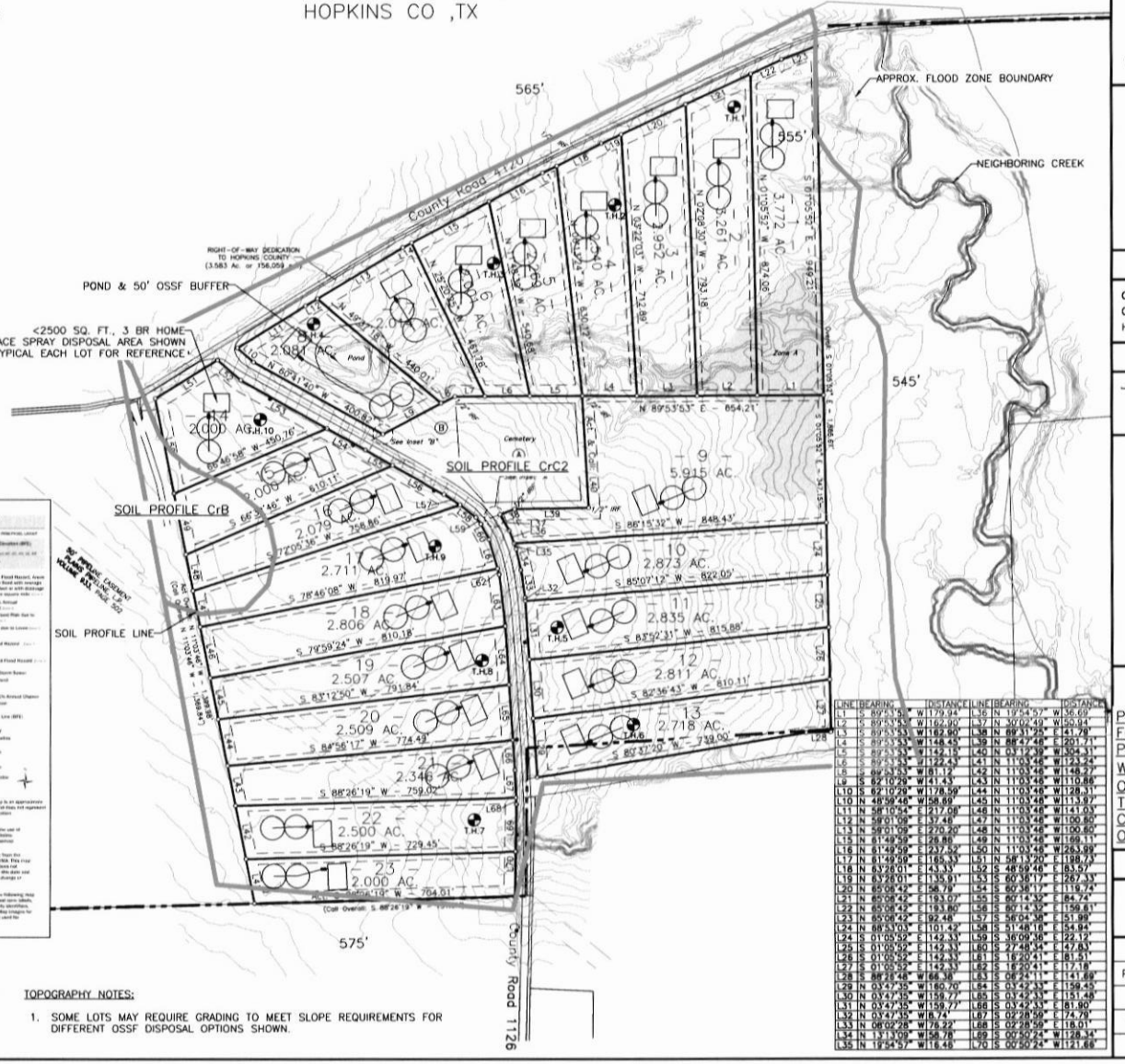
285.4(c) NOTES:

1. ITEM A: SEE SHEET 1,2, AND PROPOSED PLAT. BASED ON PROPOSED PLAT PROVIDED.
2. ITEM B: SEE SHEET 1,2. BASED ON TOPOGRAPHIC INFORMATION FROM CUSTOMER.
3. ITEM C: SEE SHEET 1 AND PROPOSED PLAT. FLOOD ZONE INFORMATION BASED ON PLAT PROVIDED – PORTIONS OF PROPOSED SUBDIVISION LIE WITHIN FEMA ZONE 'A'.
4. ITEM D: SEE ATTACHED FOR NRCS SOIL DATA FOR SITE AS WELL AS OVERLAY SOIL INFORMATION ON SHEET 1 AND ATTACHED REPORT.
5. ITEM E: EACH HOME TO BE SERVED BY PUBLIC WATER.
6. ITEM F: SEE PROPOSED PLAT FOR EASEMENT INFORMATION.
7. ITEM G: TO BE PROVIDED BY OTHER PARTIES.
10. ITEM H: SEE ATTACHED REPORT.
11. ITEM I: N/A FOR THIS STUDY – PROPOSED PROPERTIES DO NOT LIE WITHIN EARZ OR EACZ PER TCEQ GIS DATA.

The public utility easement and building setback lines are defined as:

1. Thirty foot (30') wide area on the sides of each Lot that share a common boundary line with a Main or Public Road.
2. Fifteen foot (15') wide area on the sides of each Lot that share a common boundary line with another Lot.
3. Thirty foot (30') wide area on the sides of each Lot that do not share a common boundary line with another Lot, for the benefit of utilities.





LINE	BEARING	DISTANCE
L1	S 89°53'53" W	179.94'
L2	S 89°53'53" W	164.00'
L3	S 89°53'53" W	182.90'
L4	S 89°53'53" W	148.45'
L5	S 89°53'53" W	142.15'
L6	S 89°53'53" W	122.43'
L7	S 89°53'53" W	81.12'
L8	S 62°10'29" W	41.43'
L9	S 62°10'29" W	178.59'
L10	N 48°59'48" W	58.89'
L11	N 58°10'54" E	1317.08'
L12	N 58°01'09" E	37.46'
L13	N 58°01'09" E	270.20'
L14	N 61°49'59" E	28.86'
L15	N 61°49'59" E	277.52'
L16	N 61°49'59" E	165.33'
L17	N 63°28'01" E	43.33'
L18	N 63°28'01" E	135.81'
L19	N 65°08'42" E	58.78'
L20	N 65°08'42" E	193.07'
L21	N 65°08'42" E	193.80'
L22	N 65°08'42" E	92.48'
L23	N 65°08'42" E	81.12'
L24	S 01°05'52" E	142.33'
L25	S 01°05'52" E	142.33'
L26	S 01°05'52" E	142.33'
L27	S 01°05'52" E	142.33'
L28	S 88°21'48" W	66.38'
L29	N 03°47'35" W	160.70'
L30	N 03°47'35" W	159.77'
L31	N 03°47'35" W	101.43'
L32	N 03°47'35" W	159.74'
L33	N 08°02'28" W	76.22'
L34	N 13°13'09" W	58.78'
L35	N 19°54'57" W	116.48'

LINE	BEARING	DISTANCE
L36	N 19°54'57" W	58.68'
L37	N 00°02'40" W	350.84'
L38	N 89°01'25" E	41.78'
L39	N 88°47'48" E	201.71'
L40	N 03°12'39" W	304.31'
L41	N 11°03'46" W	133.24'
L42	N 11°03'46" W	148.27'
L43	N 11°03'46" W	110.86'
L44	N 11°03'46" W	128.31'
L45	N 11°03'46" W	113.97'
L46	N 11°03'46" W	141.03'
L47	N 11°03'46" W	100.80'
L48	N 11°03'46" W	100.80'
L49	N 11°03'46" W	100.11'
L50	N 58°13'20" E	263.99'
L51	N 58°13'20" E	128.73'
L52	S 48°59'48" E	83.57'
L53	S 60°38'17" E	267.33'
L54	S 89°14'32" E	119.74'
L55	S 89°14'32" E	84.74'
L56	S 89°14'32" E	59.61'
L57	S 36°04'38" E	51.99'
L58	S 01°48'18" E	54.89'
L59	S 36°09'36" E	22.12'
L60	S 27°48'34" E	47.83'
L61	S 16°20'41" E	81.5'
L62	S 16°20'41" E	17.19'
L63	S 08°21'11" E	141.69'
L64	S 03°42'33" E	139.45'
L65	S 03°42'33" E	151.48'
L66	S 03°42'33" E	81.90'
L67	S 02°28'56" E	74.79'
L68	S 02°28'56" E	118.01'
L69	S 00°50'24" W	128.34'
L70	S 00°50'24" W	121.66'

TOPOGRAPHY NOTES:

1. SOME LOTS MAY REQUIRE GRADING TO MEET SLOPE REQUIREMENTS FOR DIFFERENT OSSF DISPOSAL OPTIONS SHOWN.

WILLCO ENGINEERING
2947 HIGHLAND LAKES DR.
MISSOURI CITY, TX 77459
PHONE: 713-502-0650
TEXAS FIRM F-18639
ERIC@WillCoENGINEERING.COM
www.WillCoEngineering.com

CUSTOMER:

OAK GROVE SUBDIVISION
CR 4120 & CR 1126
HOPKINS CO ,TX

CONTRACTOR:

STATE OF TEXAS
ERIC L. WILLIAMS
125763
LICENSED
PROFESSIONAL ENGINEER

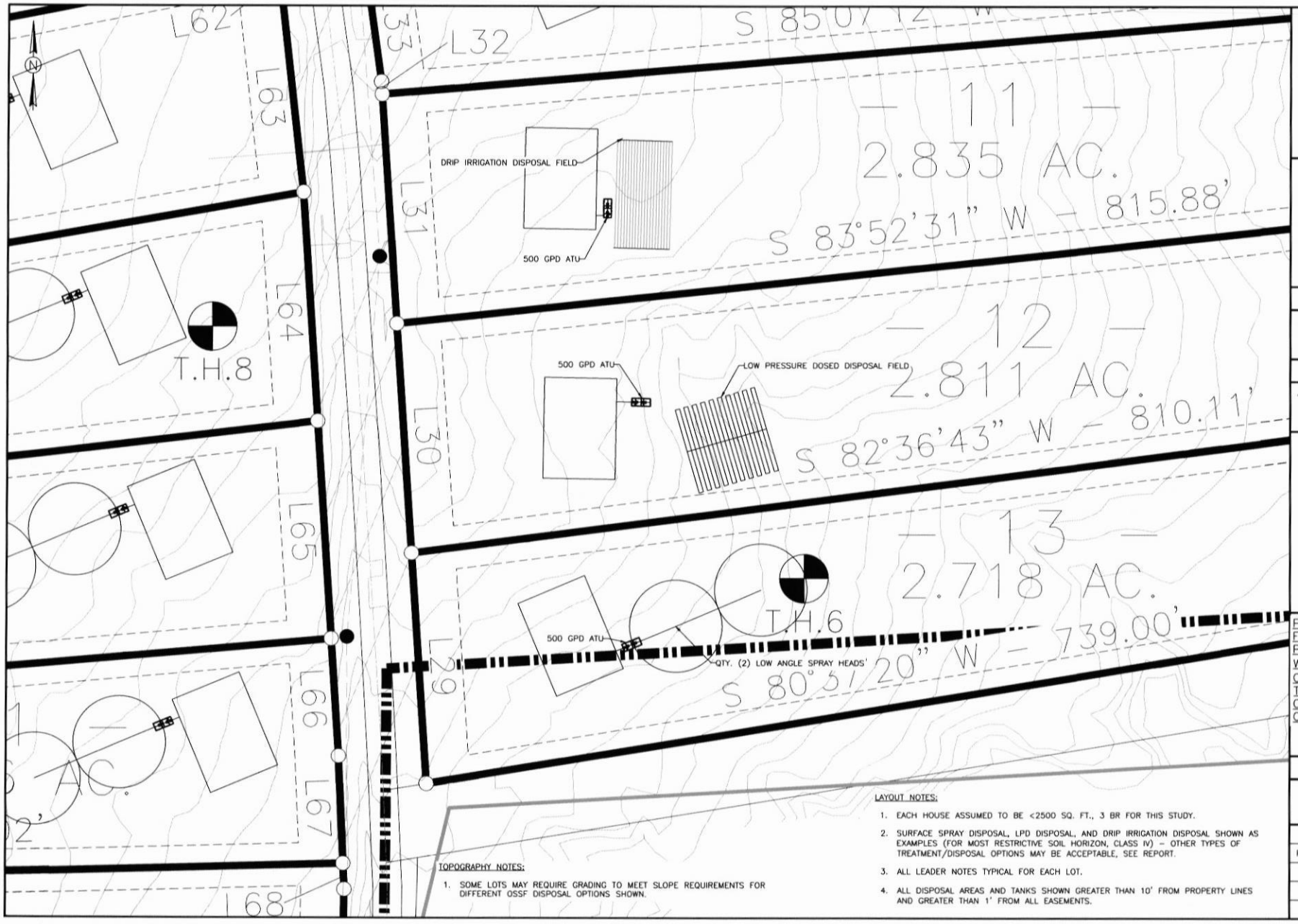
1/25/2022

PRELIMINARY: RELEASED FOR PERMIT REVIEW PURPOSES BY ERIC WILLIAMS, PE (125763) ON 1/25/2022. NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE.

DRAWING TITLE:

SITE OVERVIEW

DATE:	2022-01-25
PROJECT:	0-2770
SCALE:	1"=300'-0"
SHEET#:	1 of 2
REV:	0



TOPOGRAPHY NOTES:

1. SOME LOTS MAY REQUIRE GRADING TO MEET SLOPE REQUIREMENTS FOR DIFFERENT OSSF DISPOSAL OPTIONS SHOWN.

LAYOUT NOTES:

1. EACH HOUSE ASSUMED TO BE <2500 SQ. FT., 3 BR FOR THIS STUDY.
2. SURFACE SPRAY DISPOSAL, LPD DISPOSAL, AND DRIP IRRIGATION DISPOSAL SHOWN AS EXAMPLES (FOR MOST RESTRICTIVE SOIL HORIZON, CLASS IV) – OTHER TYPES OF TREATMENT/DISPOSAL OPTIONS MAY BE ACCEPTABLE, SEE REPORT.
3. ALL LEADER NOTES TYPICAL FOR EACH LOT.
4. ALL DISPOSAL AREAS AND TANKS SHOWN GREATER THAN 10' FROM PROPERTY LINES AND GREATER THAN 1' FROM ALL EASEMENTS.

WILLCO ENGINEERING

2947 HIGHLAND LAKES DR.
MISSOURI CITY, TX 77459

PHONE: 713-502-0650

TEXAS FIRM F-18639

ERIC@WillCoENGINEERING.COM

www.WillCoEngineering.com

CUSTOMER:

OAK GROVE SUBDIVISION
CR 4120 & CR 1126
HOPKINS CO ,TX

CONTRACTOR:

STATE OF TEXAS
ERIC L. WILLIAMS
125763
LICENSED PROFESSIONAL ENGINEER

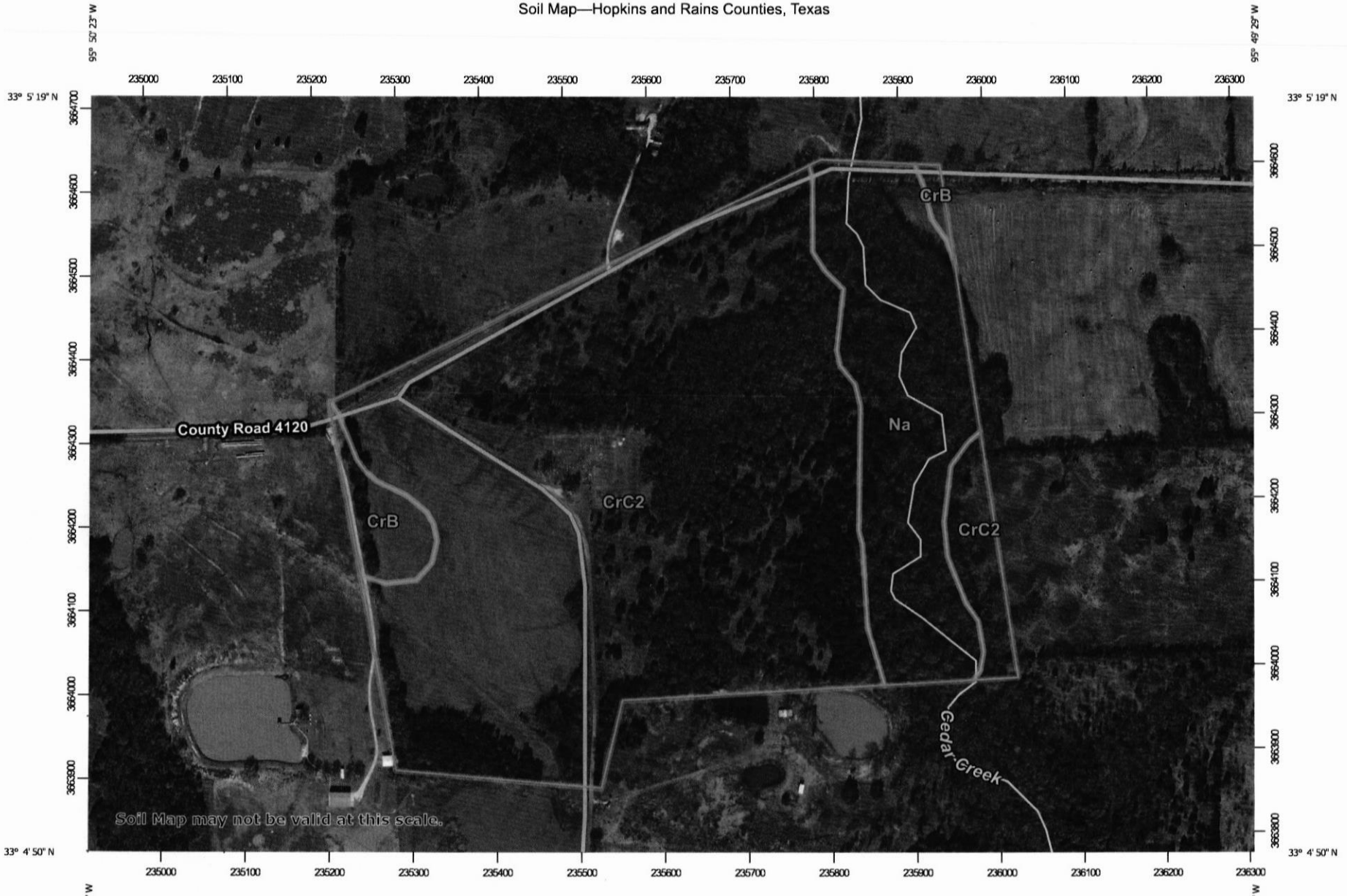
PRELIMINARY: RELEASED FOR PERMIT REVIEW PURPOSES BY ERIC WILLIAMS, PE (125763) ON 1/25/2022. NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE.

DRAWING TITLE:

EXAMPLE OSSF LAYOUTS

DATE:	2022-01-25
PROJECT:	0-2770
SCALE:	1"=60'-0"
SHEET#:	2 of 2
REV:	0

Soil Map—Hopkins and Rains Counties, Texas



Map Scale: 1:6,360 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 300 600 1200 1800

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

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 1:20,000.

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: Hopkins and Rains Counties, Texas
Survey Area Data: Version 17, Sep 10, 2021

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

Date(s) aerial images were photographed: Nov 24, 2019—Dec 7, 2019

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
CrB	Crockett loam, 1 to 3 percent slopes	3.4	3.2%
CrC2	Crockett loam, 2 to 5 percent slops, eroded	81.3	77.5%
Na	Nahatche soils, frequently flooded	20.2	19.2%
Totals for Area of Interest		**104.8**	**100.0%**

Map Scale: 1:6,360 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 300 600 1200 1800

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

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

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

Background

- Aerial Photography

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Coordinate System: Web Mercator (EPSG:3857)

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Septic Tank, Gravity Disposal (TX)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
CrB	Crockett loam, 1 to 3 percent slopes	Very limited	Crockett (85%)	Clayey (1.00)	3.4	3.2%
				Depth to bedrock (0.10)		
CrC2	Crockett loam, 2 to 5 percent slops, eroded	Very limited	Crockett, eroded (100%)	Clayey (1.00)	81.3	77.5%
				Depth to bedrock (0.71)		
Na	Nahatche soils, frequently flooded	Very limited	Nahatche (95%)	Flooding (1.00)	20.2	19.2%
				Depth to saturated zone (1.00)		
Totals for Area of Interest					**104.8**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Very limited	104.8	100.0%
Totals for Area of Interest	**104.8**	**100.0%**

Description

The Septic Tank, Gravity Disposal (TX) interpretation is a tool for assessing soil limitations for 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 Septic Tank, Gravity Disposal 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 tanks, gravity disposal are gravity absorptive drain fields or bottomless chambers that are linked together with solid walled pipe. These gravity disposal systems allow effluent to percolate through an absorptive drain field for treatment. The centerline depth is assumed to be 18 inches or deeper. Only the soil between depths of 18 and 60 inches is considered in making the ratings. Soil properties and site features considered are those that affect the absorption of the effluent, those that affect the construction and maintenance of the system, and those that may affect public health.

Soil properties and qualities that affect the absorption of the effluent are 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.

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth less than 2 feet below the distribution lines. In these soils, the absorption field may not adequately filter the effluent, particularly when the system is new; consequently, ground water supplies may be contaminated.

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, and 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

Hopkins and Rains Counties, Texas

CrC2—Crockett loam, 2 to 5 percent slops, eroded

Map Unit Setting

National map unit symbol: dkl1
Elevation: 200 to 800 feet
Mean annual precipitation: 32 to 45 inches
Mean annual air temperature: 64 to 70 degrees F
Frost-free period: 230 to 275 days
Farmland classification: Not prime farmland

Map Unit Composition

Crockett, eroded, and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Crockett, Eroded

Setting

Landform: Ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Residuum weathered from shale of tertiary age

Typical profile

H1 - 0 to 4 inches: loam
H2 - 4 to 18 inches: clay
H3 - 18 to 35 inches: clay
H4 - 35 to 60 inches: clay loam

Properties and qualities

Slope: 2 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Gypsum, maximum content: 2 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: Low (about 4.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: D
Ecological site: R086AY003TX - Northern Claypan Prairie
Hydric soil rating: No

Data Source Information

Soil Survey Area: Hopkins and Rains Counties, Texas
Survey Area Data: Version 17, Sep 10, 2021

Hopkins and Rains Counties, Texas

Na—Nahatche soils, frequently flooded

Map Unit Setting

National map unit symbol: dklg
Elevation: 100 to 400 feet
Mean annual precipitation: 40 to 52 inches
Mean annual air temperature: 64 to 70 degrees F
Frost-free period: 235 to 270 days
Farmland classification: Not prime farmland

Map Unit Composition

Nahatche and similar soils: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Nahatche

Setting

Landform: Flood plains
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Loamy alluvium of holocene age

Typical profile

H1 - 0 to 7 inches: clay loam
H2 - 7 to 65 inches: loam
H3 - 65 to 80 inches: stratified loam to silty clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: FrequentNone
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Gypsum, maximum content: 2 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: High (about 9.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: B/D

Ecological site: R087BY007TX - Loamy Bottomland
Hydric soil rating: Yes

Minor Components

Unnamed
Percent of map unit: 5 percent
Hydric soil rating: No

Data Source Information

Soil Survey Area: Hopkins and Rains Counties, Texas
Survey Area Data: Version 17, Sep 10, 2021

Hopkins and Rains Counties, Texas

CrB—Crockett loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2ssh4
Elevation: 270 to 730 feet
Mean annual precipitation: 38 to 47 inches
Mean annual air temperature: 62 to 65 degrees F
Frost-free period: 230 to 235 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Crockett and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Crockett

Setting

Landform: Ridges
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Loamy residuum weathered from shale of cretaceous age

Typical profile

A - 0 to 8 inches: loam
Btss - 8 to 25 inches: clay
Btkss - 25 to 45 inches: clay
BCk - 45 to 53 inches: clay
Cdk - 53 to 72 inches: clay loam

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: 43 to 60 inches to densic bedrock
Drainage class: Moderately well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.03 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Gypsum, maximum content: 2 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0

Available water supply, 0 to 60 inches: Moderate (about 8.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: D
Ecological site: R086AY003TX - Northern Claypan Prairie
Hydric soil rating: No

Minor Components

Normangee

Percent of map unit: 10 percent
Landform: Ridges
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: R086AY003TX - Northern Claypan Prairie
Hydric soil rating: No

Wilson

Percent of map unit: 5 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: R086AY003TX - Northern Claypan Prairie
Hydric soil rating: No

Data Source Information

Soil Survey Area: Hopkins and Rains Counties, Texas
Survey Area Data: Version 17, Sep 10, 2021

National Flood Hazard Layer FIRMette

FEMA

95°50'14"W 33°5'20"N

95°49'36"W 33°4'50"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

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

OTHER FEATURES
- 20.2 / 17.5 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

N

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 12/1/2021 at 6:38 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.

DATE 03/09/2022 HOPKINS COUNTY CLERK RECEIPT # 208482
128 JEFFERSON STREET, SUITE C
TIME 08:23 SULPHUR SPRINGS TEXAS 75482 FILE # M29828

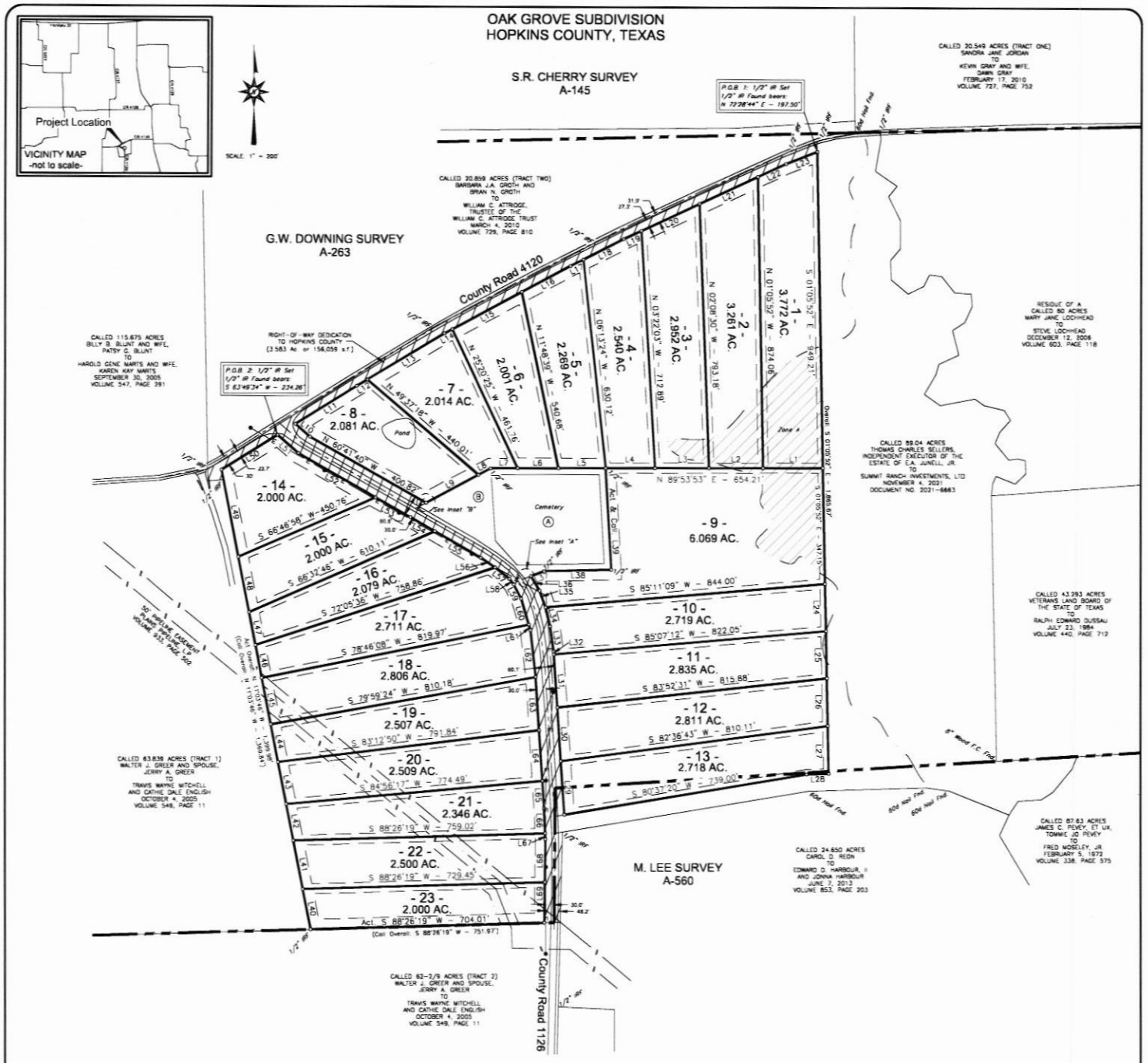
RECEIVED OF: SUMMIT RANCH INVEST

FOR: OAK GROVE SUBDIVISION

DESCRIPTION: PRELIMINARY SUBDIVISION APPLICATION FEE - 23 LOTS
W/OUT DESIGNATED FLOODPLAIN-PAID IN FULL/LC/LC

AMOUNT DUE	$1,230.00
AMOUNT PAID	$1,230.00
BALANCE	$.00

PAYMENT TYPE K
CHECK NO 1460
COLLECTED BY LC



0 200 400 600

LEGEND

- Right-of-way Dedication
- FEMA Floodplain Zone A
- Pipeline
- Overhead Electric Line
- Lot Lines
- County Road Centerline
- Existing Easement
- Proposed Utility Easement (widths as stated in notes)
- IRF: Iron Rod Found
- IRS: Iron Rod Set
- TSF: Timber Spike Found
- P.U.E.: Public Utility Easement
- Power Pole

OWNER: SUMMIT RANCH INVESTMENTS, LTD
ZACH POTTS
P.O. BOX 1249
SAN MARCOS, TEXAS 78667
(512) 396-3115

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 89°53'53" W	179.94'	L36	N 30°02'49" W	50.94'
L2	S 89°53'53" W	162.90'	L37	N 69°31'25" E	41.79'
L3	S 89°53'53" W	162.90'	L38	S 88°47'46" E	201.71'
L4	S 89°53'53" W	148.45'	L39	N 03°12'39" W	304.31'
L5	S 89°53'53" W	142.15'	L40	N 11°03'46" W	123.24'
L6	S 89°53'53" W	122.43'	L41	N 11°03'46" W	148.27'
L7	S 89°53'53" W	81.12'	L42	N 11°03'46" W	110.86'
L8	S 89°53'53" W	41.43'	L43	N 11°03'46" W	128.31'
L9	S 62°10'29" W	178.59'	L44	N 11°03'46" W	113.97'
L10	N 48°59'46" W	58.69'	L45	N 11°03'46" W	141.03'
L11	N 58°10'54" E	217.06'	L46	N 11°03'46" W	100.60'
L12	N 59°01'09" E	37.46'	L47	N 11°03'46" W	100.60'
L13	N 59°01'09" E	220.20'	L48	N 11°03'46" W	169.11'
L14	N 61°49'59" E	26.86'	L49	N 11°03'46" W	263.99'
L15	N 61°49'59" E	237.52'	L50	N 58°13'20" E	198.73'
L16	N 61°49'59" E	165.33'	L51	S 48°59'46" E	83.57'
L17	N 63°26'01" E	43.33'	L52	S 60°36'17" E	267.33'
L18	N 63°26'01" E	135.01'	L53	S 60°36'17" E	119.74'
L19	N 65°06'42" E	58.79'	L54	S 60°14'32" E	84.74'
L20	N 65°06'42" E	193.07'	L55	S 60°14'32" E	159.61'
L21	N 65°06'42" E	193.80'	L56	S 56°04'38" E	51.99'
L22	N 65°06'42" E	92.48'	L57	S 51°48'16" E	54.94'
L23	N 65°06'42" E	101.42'	L58	S 36°09'36" E	22.12'
L24	N 68°53'03" E	142.33'	L59	S 27°48'14" E	87.83'
L25	S 01°05'52" E	142.33'	L60	S 16°20'41" E	81.51'
L26	S 01°05'52" E	142.33'	L61	S 16°20'41" E	17.18'
L27	S 01°05'52" E	142.33'	L62	S 06°24'11" E	141.69'
L28	S 88°26'48" W	66.38'	L63	S 03°42'33" E	159.45'
L29	N 03°47'35" W	160.70'	L64	S 03°42'33" E	151.48'
L30	N 03°47'35" W	159.77'	L65	S 03°42'33" E	81.90'
L31	N 03°47'35" W	159.77'	L66	S 02°28'59" E	74.79'
L32	N 03°47'35" W	8.74'	L67	S 02°28'59" E	18.01'
L33	N 08°02'28" W	76.22'	L68	S 00°50'24" W	128.34'
L34	N 13°13'09" W	58.78'	L69	S 00°50'24" W	121.66'
L35	N 19°54'57" W	53.14'			

PRELIMINARY PLAT
OAK GROVE SUBDIVISION
G.W. DOWNING SURVEY, A-263 AND M. LEE SURVEY, A-560
HOPKINS COUNTY, TEXAS

DRAWN BY: AJS	SCALE: 1" = 200'
SURVEYED BY: JY	SHEET 1 OF 2
DATE: 01-24-2022	FILE NO. 2677-SUB.DWG

JDS SURVEYING, INC.
WWW.JDSSURVEY.COM
PROFESSIONAL SURVEYING & MAPPING
T.B.P.E.L.S. Firm Registration No. 10194118
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

OAK GROVE SUBDIVISION
HOPKINS COUNTY, TEXAS

PRELIMINARY

NOTES:

a. Part of the property shown in this subdivision is encroached by a special flood hazard area inundated by the 100-year (1% chance) flood as identified by the U.S. Federal Emergency Management Agency flood insurance rate map, community panel no. 48223C0300E, effective date March 17, 2011 for Hopkins County, Texas.

b. The bearings hereon were oriented to agree with grid north and were derived using g.p.s. equipment. (Texas North Central Zone – NAD 83).

c. All iron rods set are capped with plastic caps stamped (JDS 10194118).

d. "o" denotes 1/2" iron rod set with plastic cap stamped (JDS 10194118) unless otherwise noted

e. Electric service to be provided by Farmers Electric Cooperative. Sewer service for this subdivision will be provided by on-site sewage facilities. Water service to be provided by Brinker WSC.

f. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited; and, the existing creeks or drainage channels traversing along or across the subdivided tracts will remain as open channels, and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the creeks or drainage channels, and, Hopkins County will not be responsible for any property damage, property loss, personal injury, or loss of life by flooding or flooding conditions; and Hopkins County will not be responsible for the maintenance and operation of drainage ways for the control of erosion located on private property.

g. Acreage: Total: 61.50 Acres
Lots 1-13: 38.04 Acres
Lots 14-23: 23.46 Acres

h. It is the responsibility of the owner, not the county, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property.

h. The public utility easement and building setback lines are defined as

1. Thirty foot (30') wide area on the sides of each Lot that share a common boundary line with a Main or Public Road.
2. Fifteen foot (15') wide area on the sides of each Lot that share a common boundary line with another Lot.
3. Thirty foot (30') wide area on the sides of each Lot that do not share a common boundary line with another Lot, for the benefit of utilities.

OWNER: SUMMIT RANCH INVESTMENTS, LTD.
ZACH POTTS
P.O. BOX 1249
SAN MARCOS, TEXAS 78667
(512) 396-5115

PRELIMINARY PLAT
OAK GROVE SUBDIVISION
G.W. DOWNING SURVEY, A-263 AND M. LEE SURVEY, A-560
HOPKINS COUNTY, TEXAS

DRAWN BY: AJS	SCALE: 1" = 200'
SURVEYED BY: JY	SHEET 2 OF 3
DATE: 01-24-2023	FILE NO. 2677-SUB.DWG

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T.B.P.E.L.S. Firm Registration No. 10194118
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

CERTIFICATE OF DEDICATION BY OWNER

THE STATE OF TEXAS |

COUNTY OF HOPKINS |

KNOW ALL MEN BY THESE PRESENT, THAT SUMMIT RANCH INVESTMENTS, LTD., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT P.O. BOX 1249, SAN MARCOS, TEXAS 78667 AND OWNERS OF 89.04 ACRES OF LAND OUT OF THE G. W. DOWNING SURVEY, ABSTRACT NO. 263 AND THE M. LEE SURVEY, ABSTRACT NO. 560, IN HOPKINS COUNTY, TEXAS, AS CONVEYED TO IT BY DEED DATED NOVEMBER 4, 2021 AND RECORDED IN DOCUMENT NO. 2021-6663 OF THE REAL RECORDS OF HOPKINS COUNTY, DOES HEREBY SUBDIVIDE 61.50 ACRES OF LAND OUT OF SAID SURVEYS, TO BE KNOWN AS THE OAK GROVE SUBDIVISION, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF THE SAID _____ HAS CAUSED THESE PRESENT TO BE EXECUTED BY ITS _____, THEREUNTO DULY AUTHORIZED, THIS THE _____ DAY OF _____ A.D., 20_____.

_____
ZACHARY POTTS
PRESIDENT OF CHANAN CORP.
GENERAL PARTNER OF SUMMIT RANCH INVESMENTS, LTD.

THE STATE OF TEXAS |

COUNTY OF HOPKINS |

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS AN OFFICER OF _____ AND ACKNOWLEDGED TO ME THAT THE FOREGOING WAS EXECUTED IN SUCH CAPACITY AS THE ACT OF SAID CORPORATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ A.D., 20_____.

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

THE STATE OF TEXAS |

COUNTY OF HOPKINS |

KNOW ALL MEN BY THESE PRESENTS, THE I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY REQUIREMENTS OF THE HOPKINS COUNTY SUBDIVISION REGULATIONS AND I FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____ _____
RYAN J. MAKFIELD, R.P.L.S. DATE

LICENSE NO. 6763

Legal Description:

38.04 ACRES – (LOTS 1-13)

All that certain lot, tract or parcel of land located within the G.W. Downing Survey, Abstract No. 263 and the M. Lee Survey, Abstract No. 560 of Hopkins County, Texas, being a portion of a called 89.04 acre tract, as described in a deed from Thomas Charles Sellers, Independent Executor of the Estate of E.A. Junell, Jr. to Summit Ranch Investments, LTD. dated November 4, 2021 and recorded in Document No. 2021-6663 of the Official Public Records of Hopkins County, Texas, and this 38.04 acre tract being more fully described as follows:

BEGINNING at a 1/2" iron Rod with a blue cap stamped "JDS 10194118" Set (henceforth referred to as 1/2" iron Rod Set) for the Northeast corner of the herein described Tract 1, some being in the South line of a 3.583 acre right-of-way dedication to Hopkins County per this plat, from which a 1/2" iron Rod Found at the Northerly most Northeast corner of said 89.04 acre tract bears North 72 deg. 28 min. 44 sec. East, a distance of 197.50 feet;

THENCE across said 89.04 acre tract the following three (3) courses and distances:

South 01 deg. 05 min. 52 sec. East, a distance of 1,865.67 feet to a 1/2" iron Rod Set for corner;

South 88 deg. 26 min. 48 sec. West, a distance of 66.38 feet to a 1/2" iron Rod Set for corner;

South 80 deg. 37 min. 20 sec. West, a distance of 739.00 feet to a 1/2" iron Rod Set for corner, some being in an East line of said 3.583 acre right-of-way dedication;

THENCE with an East line of said 3.583 acre right-of-way dedication and continuing across said 89.04 acre tract the following five (5) courses and distances:

North 03 deg. 47 min. 35 sec. West, a distance of 488.98 feet to a 1/2" iron Rod Set for corner;

North 08 deg. 02 min. 28 sec. West, a distance of 76.22 feet to a 1/2" iron Rod Set for corner;

North 13 deg. 13 min. 09 sec. West, a distance of 76.22 feet to a 1/2" iron Rod Set for corner;

North 19 deg. 54 min. 57 sec. West, a distance of 53.14 feet to a 1/2" iron Rod Set for corner;

North 30 deg. 02 min. 49 sec. West, a distance of 50.94 feet to a 1/2" iron Rod Set for corner, some being in the South line of a called 1.176 acre tract, as described in a deed from E.A. Junell, Jr. to The Long Cemetery, dated November 13, 2009 and recorded in Volume 718, Page 777;

THENCE North 69 deg. 31 min. 25 sec. East, with the Southerly line of said 1.176 acre tract, a distance of 41.79 feet to a 1/2" iron Rod Found at an angle corner of same;

THENCE North 88 deg. 47 min. 46 sec. East, continuing with the Southerly line of said 1.176 acre tract, a distance of 201.71 feet to a 1/2" iron Rod Found at the Southeast corner of same;

THENCE North 03 deg. 12 min. 39 sec. West, with the East line of said 1.176 acre tract, a distance of 304.31 feet to a 1/2" iron Rod Found at the Northeast corner same;

THENCE South 89 deg. 53 min. 53 sec. West, with the North line of said 1.176 acre tract, a distance of 345.70 feet to a 1/2" iron Rod Found at an angle corner of same;

THENCE South 82 deg. 10 min. 29 sec. West, continuing with the Northerly line of said 1.176 acre tract, a distance of 220.03 feet to a 1/2" iron Rod Set for corner, some being in a Northeasterly line of said 3.583 acre right-of-way dedication;

THENCE with a Northeasterly line of said 3.583 acre right-of-way dedication and continuing across said 89.04 acre tract the following two (2) courses and distances:

North 60 deg. 41 min. 40 sec. West, a distance of 400.82 feet to a 1/2" iron Rod Set for corner;

North 48 deg. 59 min. 46 sec. West, a distance of 58.69 feet to a 1/2" iron Rod Set for corner, some being in a Southeasterly line of said 3.583 acre right-of-way dedication;

THENCE with a Southeasterly line of said 3.583 acre right-of-way dedication and continuing across said 89.04 acre tract the following six (6) courses and distances:

North 58 deg. 10 min. 54 sec. East, a distance of 217.06 feet to a 1/2" iron Rod Set for corner;

North 59 deg. 01 min. 09 sec. East, a distance of 307.65 feet to a 1/2" iron Rod Set for corner;

North 61 deg. 49 min. 59 sec. East, a distance of 429.71 feet to a 1/2" iron Rod Set for corner;

North 63 deg. 26 min. 01 sec. East, a distance of 179.24 feet to a 1/2" iron Rod Set for corner;

North 65 deg. 06 min. 42 sec. East, a distance of 538.14 feet to a 1/2" iron Rod Set for corner;

North 68 deg. 53 min. 03 sec. East, a distance of 101.42 feet to the POINT OF BEGINNING AND CONTAINING 38.04 ACRES OF LAND, MORE OR LESS.

Legal Description:

23.46 ACRES – (LOTS 14-23)

All that certain lot, tract or parcel of land located within the G.W. Downing Survey, Abstract No. 263 of Hopkins County, Texas, being a portion of a called 89.04 acre tract, as described in a deed from Thomas Charles Sellers, Independent Executor of the Estate of E.A. Junell, Jr. to Summit Ranch Investments, LTD. dated November 4, 2021 and recorded in Document No. 2021-6663 of the Official Public Records of Hopkins County, Texas, and this 23.46 acre tract being more fully described as follows:

BEGINNING at a 1/2" iron Rod with a blue cap stamped "JDS 10194118" Set (henceforth referred to as 1/2" iron Rod Set) for the Northerly most corner of the herein described Tract 2, some being in a Southerly line of a 3.583 acre right-of-way dedication to Hopkins County per this plat, from which a 1/2" iron Rod Found at the Westerly most Northwest corner of said 89.04 acre tract bears South 63 deg. 49 min. 34 sec. West, a distance of 234.26 feet;

THENCE with the Southwesterly line of said 3.583 acre right-of-way dedication and across said 89.04 acre tract the following twelve (12) courses and distances:

South 48 deg. 59 min. 46 sec. East, a distance of 83.57 feet to a 1/2" iron Rod Set for corner;

South 60 deg. 36 min. 17 sec. East, a distance of 387.07 feet to a 1/2" iron Rod Set for corner;

South 60 deg. 14 min. 32 sec. East, a distance of 244.35 feet to a 1/2" iron Rod Set for corner;

South 58 deg. 04 min. 38 sec. East, a distance of 51.99 feet to a 1/2" iron Rod Set for corner;

South 51 deg. 48 min. 16 sec. East, a distance of 54.94 feet to a 1/2" iron Rod Set for corner;

South 36 deg. 09 min. 36 sec. East, a distance of 22.12 feet to a 1/2" iron Rod Set for corner;

South 27 deg. 48 min. 34 sec. East, a distance of 47.83 feet to a 1/2" iron Rod Set for corner;

South 16 deg. 20 min. 41 sec. East, a distance of 98.69 feet to a 1/2" iron Rod Set for corner;

South 08 deg. 24 min. 11 sec. East, a distance of 141.69 feet to a 1/2" iron Rod Set for corner;

South 03 deg. 42 min. 33 sec. East, a distance of 392.82 feet to a 1/2" iron Rod Set for corner;

South 02 deg. 28 min. 59 sec. East, a distance of 92.80 feet to a 1/2" iron Rod Set for corner;

South 00 deg. 50 min. 24 sec. West, a distance of 250.00 feet to a 1/2" iron Rod Set for corner in the Southerly most South line of said 89.04 acre tract, some being in the North line of a called 62 and 2/3th acre tract, described as Tract 2 in a deed from Walter J. Greer and spouse, Jerry A. Greer to Travis Wayne Mitchell and Cathie Dale English, dated October 4, 2005 and recorded in Volume 549, Page 11, some being in a South line of said Downing Survey;

THENCE South 88 deg. 26 min. 19 sec. West, with the common line of said 89.04 acre tract and said 62 and 2/9th acre tract, and with the South line of said Downing Survey, a distance of 704.01 feet to a 1/2" iron Rod Found in some, some being the Southeast corner of a called 63.839 acre tract, described as Tract 1 in said deed to Travis Wayne Mitchell and Cathie Dale English;

THENCE North 11 deg. 03 min. 46 sec. West, departing the South line of said Downing Survey, with the common line of said 89.04 acre tract and said 63.839 acre tract, at 1,369.52 feet pass a 1/2" iron Rod Found at an ell corner of same, some being at the Westerly most Southeast corner of said 3.583 acre right-of-way dedication, and continuing across said 89.04 acre tract and with an East line of said 3.583 acre right-of-way dedication, for a total distance of 1,399.98 feet to a 1/2" iron Rod Set for corner;

THENCE North 58 deg. 13 min. 20 sec. East, with a Southeasterly line of said 3.583 acre right-of-way dedication, a distance of 198.73 feet to the POINT OF BEGINNING AND CONTAINING 23.46 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF COMMISSIONER'S COURT

APPROVED by the Commissioner's Court of Hopkins County, Texas, on the ____ day of _____ 20_____

County Judge; Acting on behalf of the Commissioner's Court of Hopkins County, State of Texas.

_____
County Judge

Attest: Hopkins County Clerk

_____
County Clerk