



APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED:
CHECK ONE: Preliminary Plat x 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.
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@jdsurvey.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.

Signature of Owner/Applicant

Austin Crabill Authorized Signer
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: 3/17/22

TAX CERTIFICATE

ACCT # 65-0263-000-002-00
 DATE 02/14/2022
 SP



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

Cert# 211065
 FEE 10.00

Property Description			
ABS: 263, TR: 2, SUR:	DOWNING GEO W	PROP TYPE-D1	PCT OWNER-100.000
TOWN -	LOCATION-	CR 1120	
ACRES -	56.925		

Values			
LAND MKT VALUE	136,170	IMPR/PERS MKT VAL	
LAND AGR VALUE	7,020	MKT. BEFORE EXEMP	7,020
EXEMPTIONS GRANTED:	NONE	LIMITED TXBL. VAL	

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 02/2022 .00
				TOTAL DUE 03/2022 .00

ACCT # 65-0263-000-002-00

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

 * SUBJECT TO ROLLBACK *
 * SUBJECT TO ROLLBACK *

REQUESTED BY:
 SUMMIT RANCH INVESTMENTS

Debbie Mitchell *sp*
 Signature of authorized officer of collecting office



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.

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.

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.

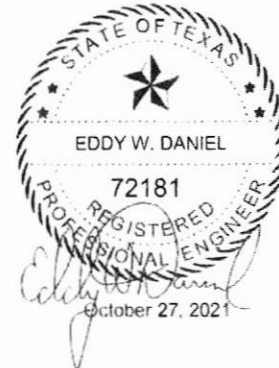
Thank you,

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



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

Appendix M

LIENHOLDER'S ACKNOWLEDGEMENT

I (We), (Name of Lienholder(s)) Crockett National Bank

owner(s) and holder(s) of a lien(s) against the property described within the Revision to Plat, said lien(s) being evidenced by instrument of record in ^{Instrument No.} Volume _____ Page _____

20216664 of the Real Property Records of Hopkins County, Texas, do hereby in all things subordinate to said Revision of Plat said lien(s), and I (we) hereby confirm that I am (we are) the present owner(s) of said lien(s) and have not assigned the same nor any part thereof.

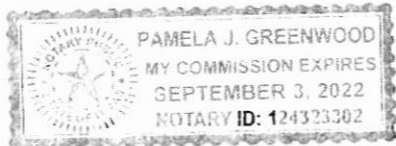
Alissa ITZ
(Signature of Lienholder(s))

Alissa ITZ
Assistant Vice President
(Printed name(s))

THE STATE OF TEXAS §

Tom Green
COUNTY OF HOPKINS §

SWORN TO AND SUBSCRIBED before me by Alissa ITZ, Assistant Vice President,
Crockett National Bank on the 16th day of February, 2022.



Pamela J. Greenwood
Notary Public in and for
The State of Texas

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

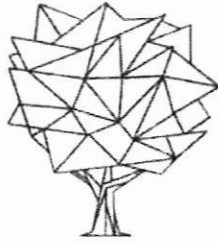
March 7, 2022
Date

License No. 050034831

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.

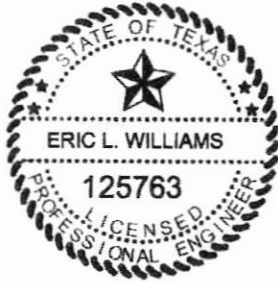
Additional Information

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

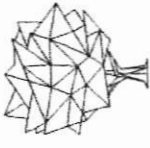
- Drawing Package
- NRCS data

1/25/2022



A handwritten signature in cursive script, appearing to read "Eric L. Williams".

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



WILCO ENGINEERING
 2847 HIGHLAND LAKES DR.
 MISSOURI CITY, TX 77459
 PHONE: 713-502-0650
 TEXAS FIRM F-18639
 ERIC@WILCOENGINEERING.COM
 www.wilcoengineering.com

CUSTOMER:
 OAK GROVE SUBDIVISION
 CR 4120 & CR 1126
 HOPKINS CO TX

CONTRACTOR:



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

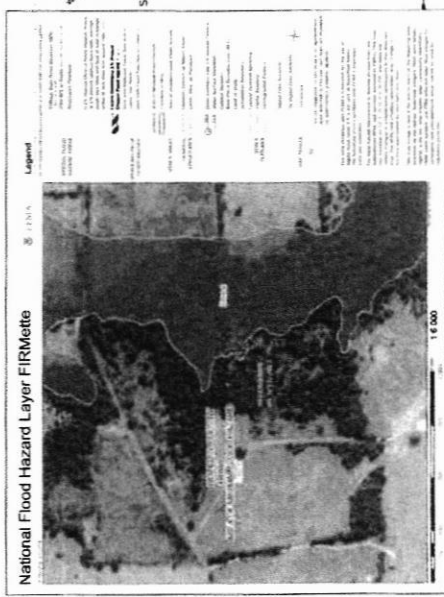
DATE:	2022-01-25
PROJECT:	0-2770
SCALE:	1"=300'-0"
SHEET#:	1 of 2
REV:	0

OSSF SUBDIVISION STUDY

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

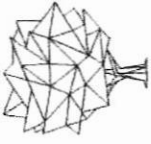
- 285.4(C) NOTES:**
- ITEM A: SEE SHEET 1.2 AND PROPOSED PLAT. BASED ON PROPOSED PLAT PROVIDED.
 - ITEM B: SEE SHEET 1.2. BASED ON TOPOGRAPHIC INFORMATION FROM CUSTOMER.
 - ITEM C: SEE SHEET 1 AND PROPOSED PLAT. FLOOD ZONE INFORMATION BASED ON PLAT PROVIDED - PORTIONS OF PROPOSED SUBDIVISION LIE WITHIN FEMA ZONE "X".
 - ITEM D: SEE ATTACHED FOR NRCS SOIL DATA FOR SITE AS WELL AS OVERLAY SOIL INFORMATION ON SHEET 1 AND ATTACHED REPORT.
 - ITEM E: EACH HOME TO BE SERVED BY PUBLIC WATER.
 - ITEM F: SEE PROPOSED PLAT FOR EASEMENT INFORMATION.
 - ITEM G: TO BE PROVIDED BY OTHER PARTIES.
 - ITEM H: SEE ATTACHED REPORT.
 - ITEM I: N/A FOR THIS STUDY - PROPOSED PROPERTIES DO NOT LIE WITHIN LAKE ON EACH PER TCCD GIS DATA.

1. 1894' (567') side area on the side of each Lot that shows a common boundary line with a lot of Public Road.
2. 1114' (338') side area on the side of each Lot that shows a common boundary line with another lot.
3. 1114' (338') side area on the side of each Lot that do not share a common boundary line with another lot.



TOPOGRAPHY NOTES:

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



WILCO ENGINEERING
 2847 HIGHLAND LAKES DR
 MISSOURI CITY, TX 77459
 PHONE: 713-902-0650
 TEXAS PERM F-19839

ERIC@WILCOENGINEERING.COM
 www.WilcoEngineering.com

CUSTOMER:

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

CONTRACTOR:



PRELIMINARY. RELEASED
 FOR PERMIT REVIEW
 PURPOSES. BY ERIC
 WILLIAMS, PE (125763)
 ON 1/23/2022. NOT
 TO BE USED FOR
 CONSTRUCTION OR ANY
 OTHER PURPOSE.

DRAWING TITLE:

EXAMPLE OSSF LAYOUTS

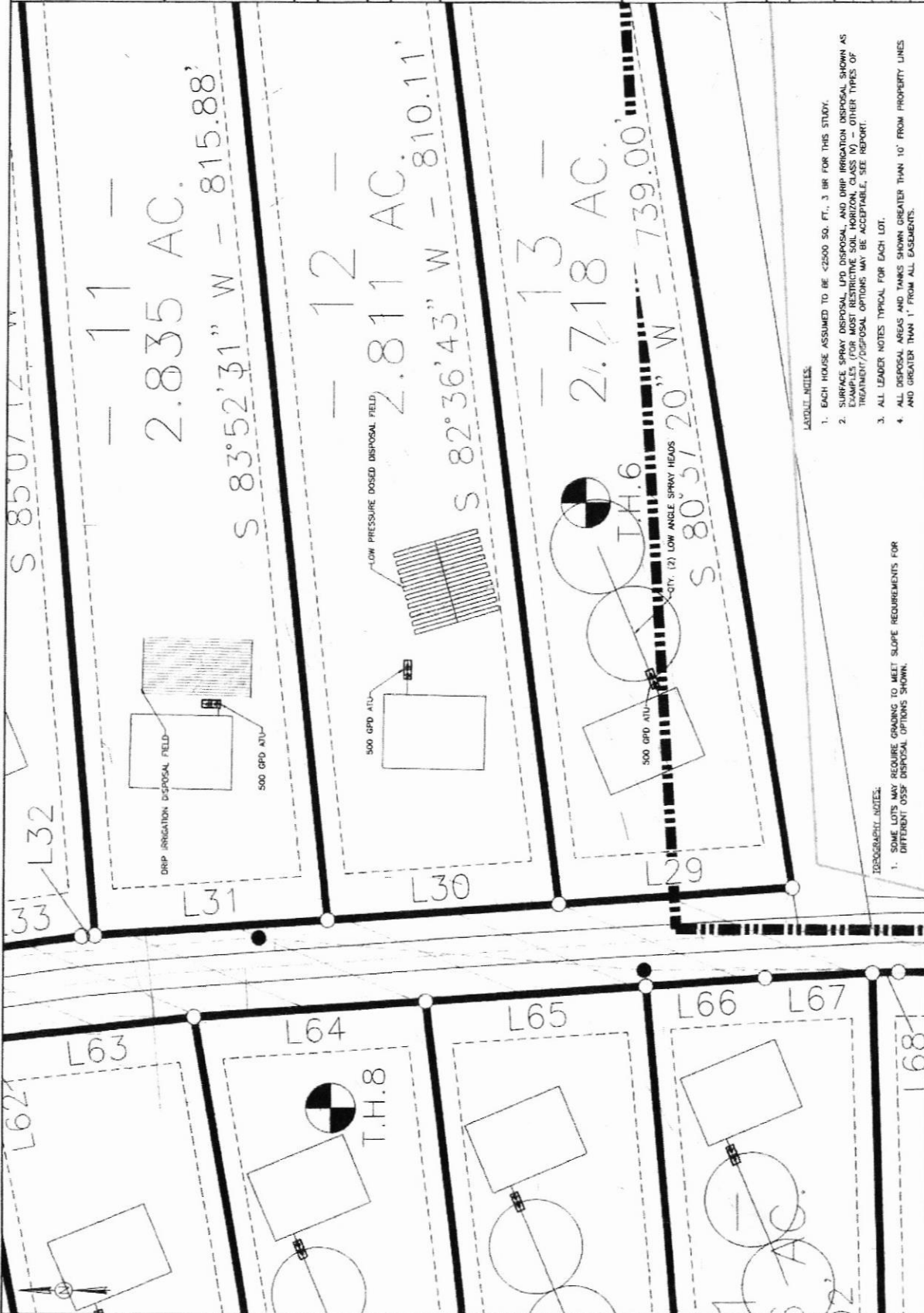
DATE: 2022-01-25

PROJECT: 0-2770

SCALE: 1"=60'-0"

SHEET#: 2 of 2

REV: 0



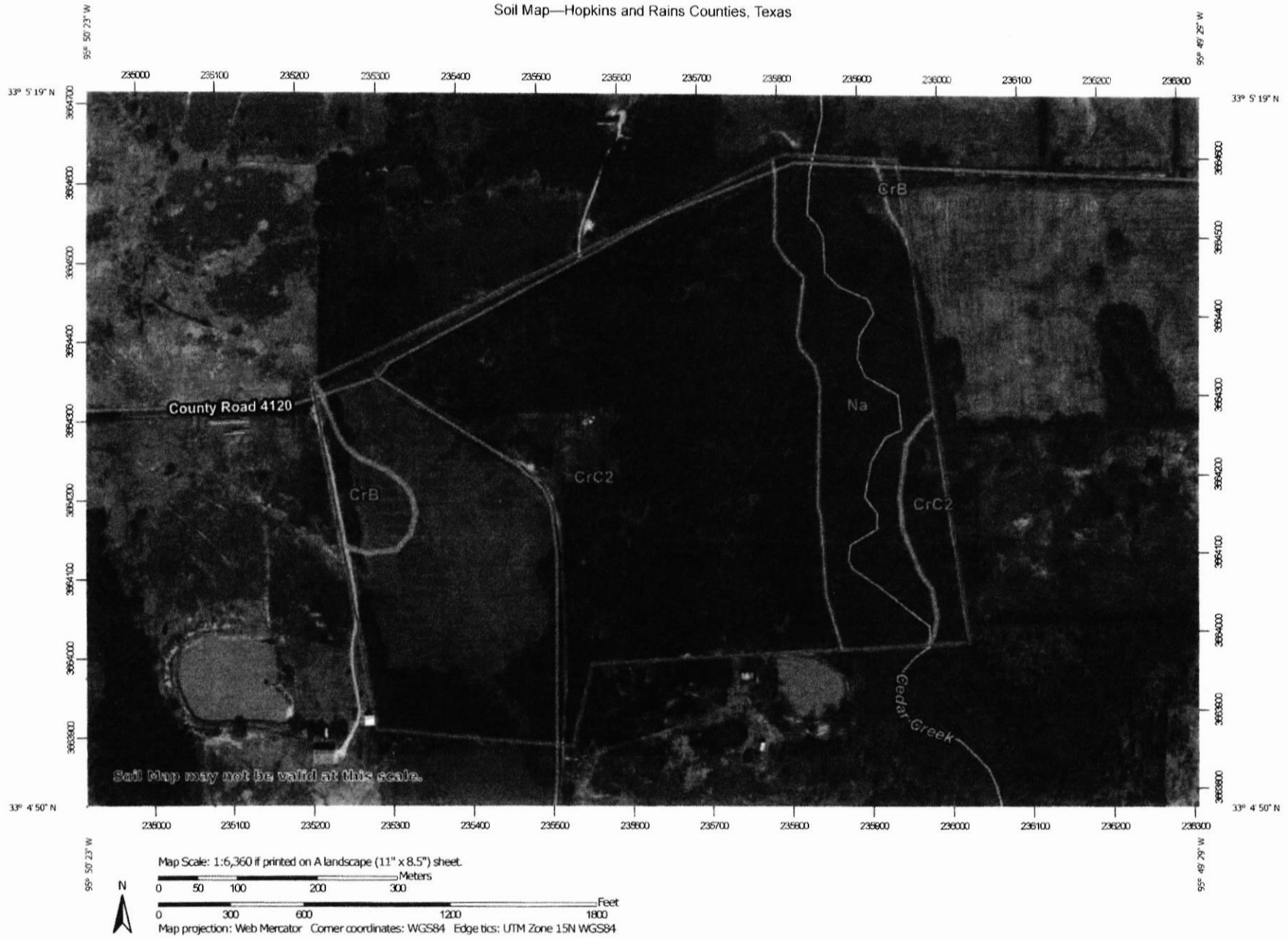
LAYOUT NOTES:

1. EACH HOUSE ASSUMED TO BE 42500 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.

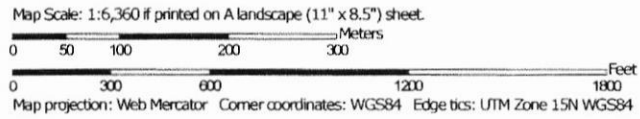
TOPOGRAPHY NOTES:

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

Soil Map—Hopkins and Rains Counties, Texas




Soil Map may not be valid at this scale.




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 slopes, eroded	81.3	77.5%
Na	Nahatche soils, frequently flooded	20.2	19.2%
Totals for Area of Interest		104.8	100.0%

Septic Tank, Gravity Disposal (TX)—Hopkins and Rains Counties, Texas



MAP LEGEND

Area of Interest (AOI)	Background
 Area of Interest (AOI)	 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

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.

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) Depth to bedrock (0.10)	3.4	3.2%
CrC2	Crockett loam, 2 to 5 percent slopes, eroded	Very limited	Crockett, eroded (100%)	Clayey (1.00) Depth to bedrock (0.71)	81.3	77.5%
Na	Nahatche soils, frequently flooded	Very limited	Nahatche (95%)	Flooding (1.00) Depth to saturated zone (1.00)	20.2	19.2%
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): Interfluvium

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): Interfluvium

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



95°50'14"W 33°5'20"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000 95°49'36"W 33°4'50"N
 Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

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

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
	With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
	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 <i>Zone X</i>
	Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
	Area with Reduced Flood Risk due to Levee. See Notes, <i>Zone X</i>
	Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
	Effective LOMRs
GENERAL STRUCTURES	Area of Undetermined Flood Hazard <i>Zone D</i>
	--- Channel, Culvert, or Storm Sewer
OTHER FEATURES	Levee, Dike, or Floodwall
	⊕ 29.2 Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS	⊖ 17.5 Coastal Transect
	⊖ 97 Base Flood Elevation Line (BFE)
	==== Limit of Study
	==== Jurisdiction Boundary
	--- Coastal Transect Baseline
	--- Profile Baseline
	==== Hydrographic Feature
	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

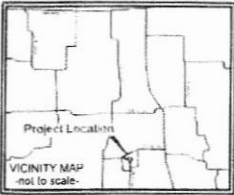
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/1/2021 at 6:38 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by 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.

OAK GROVE SUBDIVISION
HOPKINS COUNTY, TEXAS

S R CHERRY SURVEY
A-145

CALLED 20.84 ACRES (TRACT ONE)
SARAH JANE JORDAN
KEVIN GARY AND WIFE,
DANA GARY
FEBRUARY 17, 2010
VOLUME 171, PAGE 751



G W DOWNING SURVEY
A-263

CALLED 113.875 ACRES (TRACT B)
BILLY B BLUNT AND WIFE,
PATR C BLUNT
TO
HAROLD GENE HARTS AND WIFE,
CAROL KAY HARTS
SEPTEMBER 30, 2000
VOLUME 341, PAGE 701

RIGHT-OF-WAY DESIGNATION
TO HOPKINS COUNTY
13.183 AC. OF 156.000 AC. IS

1/2" of Front Setback
1/2" of Front Setback
1/2" of Front Setback

CALLED 43.836 ACRES (TRACT 1)
WALTER L. GREEN AND SPOUSE,
JERRY A. GREEN
TO
TRAVIS WAINNE MITCHELL
AND CATRINE DALE DROUPE
OCTOBER 4, 2000
VOLUME 349, PAGE 11

CALLED 81-218 ACRES (TRACT 2)
WALTER L. GREEN AND SPOUSE,
JERRY A. GREEN
TO
TRAVIS WAINNE MITCHELL
AND CATRINE DALE DROUPE
OCTOBER 4, 2000
VOLUME 349, PAGE 11

CALLED 24.836 ACRES
CAROL D. REED
EDWARD D. HANDBOOK, JR.
AND JONNA HANDBOOK
JUNE 7, 2012
VOLUME 353, PAGE 203

CALLED 43.251 ACRES
KEVANA LINDA BROWN OF
THE STATE OF TEXAS
RALPH EDWARD DUSMAN
JULY 23, 1984
VOLUME 440, PAGE 712

CALLED 51.62 ACRES
JAMES C. POPE, ET AL
TAMAR JO POPE
FRED WATKINS, JR.
FEBRUARY 8, 1978
VOLUME 338, PAGE 515

TRACT	ACRES	OWNER	DATE	VOLUME	PAGE
L1	15	49,535.3	1/25/84	155	19,375-27
L2	15	49,535.3	1/25/84	155	19,375-27
L3	15	49,535.3	1/25/84	155	19,375-27
L4	15	49,535.3	1/25/84	155	19,375-27
L5	15	49,535.3	1/25/84	155	19,375-27
L6	15	49,535.3	1/25/84	155	19,375-27
L7	15	49,535.3	1/25/84	155	19,375-27
L8	15	49,535.3	1/25/84	155	19,375-27
L9	15	49,535.3	1/25/84	155	19,375-27
L10	15	49,535.3	1/25/84	155	19,375-27
L11	15	49,535.3	1/25/84	155	19,375-27
L12	15	49,535.3	1/25/84	155	19,375-27
L13	15	49,535.3	1/25/84	155	19,375-27
L14	15	49,535.3	1/25/84	155	19,375-27
L15	15	49,535.3	1/25/84	155	19,375-27
L16	15	49,535.3	1/25/84	155	19,375-27
L17	15	49,535.3	1/25/84	155	19,375-27
L18	15	49,535.3	1/25/84	155	19,375-27
L19	15	49,535.3	1/25/84	155	19,375-27
L20	15	49,535.3	1/25/84	155	19,375-27
L21	15	49,535.3	1/25/84	155	19,375-27
L22	15	49,535.3	1/25/84	155	19,375-27
L23	15	49,535.3	1/25/84	155	19,375-27
L24	15	49,535.3	1/25/84	155	19,375-27
L25	15	49,535.3	1/25/84	155	19,375-27
L26	15	49,535.3	1/25/84	155	19,375-27
L27	15	49,535.3	1/25/84	155	19,375-27
L28	15	49,535.3	1/25/84	155	19,375-27
L29	15	49,535.3	1/25/84	155	19,375-27
L30	15	49,535.3	1/25/84	155	19,375-27
L31	15	49,535.3	1/25/84	155	19,375-27
L32	15	49,535.3	1/25/84	155	19,375-27
L33	15	49,535.3	1/25/84	155	19,375-27
L34	15	49,535.3	1/25/84	155	19,375-27



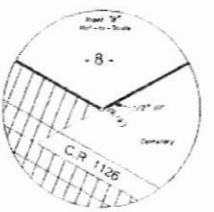
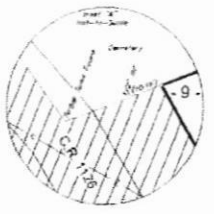
LEGEND

- Right-of-Way Designation
- FEMA Floodplain Zone A
- Highway
- 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

PREPARED BY: SUMMIT RANCH INVESTMENTS, LTD.
2705 POTTS
P.O. BOX 2498
SAN MARCOS, TEXAS 78667
(312) 386-5115

CALLER 1.0333 ACRES
E.A. AMMEL AND WIFE,
DORNE P. AMMEL
TO
THE LONG CENTURY
JULY 20, 1979
VOLUME 278, PAGE 718

CALLER 1.178 ACRES
E.A. AMMEL, JR.
TO
THE LONG CENTURY
NOVEMBER 13, 2008
VOLUME 719, PAGE 777



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

DATE: 03-21-2022
SCALE: 1" = 200'
SHEET: 1 OF 2
FILE NO: 2477-SUBDIVC

JDS SURVEYING, INC.
WWW.JDSURVEY.COM

PROFESSIONAL SURVEYING & MAPPING
18771 N. 17th September Rd. #204-18
Springtown, TX 76082-1800
(817) 746-1100 • Fax: (817) 746-1101

OAK GROVE SUBDIVISION
HOPKINS COUNTY, TEXAS

Legal Description:

38.04 ACRES - (LOTS 1-13)

All that certain lot, tract or parcel of land located within the C.M. Downing Survey, Westport No. 263 and the C.M. Downing Survey, Westport No. 264, both in Hopkins County, Texas, being a portion of a certain 89.4 acre tract as described in a deed from Thomas Charles Sellers, Independent Executor of the Estate of E.A. Jones, a 12 Survey Block, Block 1, Subdivision 4, 2021 and recorded as Document No. 2221-2223 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 "DS 1019416" set (hereinafter referred to as 1/2" iron Rod Set) for the Northwest corner of the herein described tract, same being in the Southwest 1/4 of a 3.583 acre right-of-way dedication to Hopkins County, set this 2nd day of March, 1972, and a 1/2" iron Rod found at the Northern most Northwest corner of said 3.583 acre tract being more fully described as follows:

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 1,863.67 feet to a 1/2" iron Rod Set for corner;
South 88 deg 20 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 759.00 feet to a 1/2" iron Rod Set for corner, same 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 three (3) courses and distances:

North 03 deg 47 min 35 sec West, a distance of 489.89 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 18 deg 54 min 57 sec West, a distance of 53.14 feet to a 1/2" iron Rod Set for corner;
North 23 deg 02 min 49 sec West, a distance of 55.14 feet to a 1/2" iron Rod Set for corner, same being in the South line of a certain 1.176 acre tract, as described in a deed from E.J. Jones, et al. to the Long Cemetery, dated November 13, 1909 and recorded as Volume 710 Page 777.

THENCE North 59 deg 31 min 25 sec East, with the Southerly line of said 1.176 acre tract, a distance of 41.70 feet to a 1/2" iron Rod found at an angle corner of same;

THENCE North 58 deg 47 min 46 sec East, continuing with the Southerly line of said 1.176 acre tract, a distance of 207.71 feet to a 1/2" iron Rod found at the Southwest corner of same;

THENCE North 03 deg 12 min 30 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 Northwest corner of 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 24 sec West, continuing with the Northerly line of said 1.176 acre tract, a distance of 220.65 feet to a 1/2" iron Rod Set for corner, same being in a Northwesterly line of said 3.583 acre right-of-way dedication;

THENCE with a Northwesterly 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 50 deg 41 min 40 sec West, a distance of 400.62 feet to a 1/2" iron Rod Set for corner;
North 48 deg 58 min 46 sec West, a distance of 58.69 feet to a 1/2" iron Rod Set for corner, same being in a Southerly line of said 3.583 acre right-of-way dedication;

THENCE with a Southerly 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 06 sec East, a distance of 307.63 feet to a 1/2" iron Rod Set for corner;
North 61 deg 49 min 38 sec East, a distance of 429.71 feet to a 1/2" iron Rod Set for corner;
North 63 deg 26 min 03 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 506.14 feet to a 1/2" iron Rod Set for corner;
North 67 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:

23.48 ACRES - (LOTS 14-23)

All that certain lot, tract or parcel of land located within the C.M. Downing Survey, Westport No. 263 of Hopkins County, Texas, being a portion of a certain 89.04 acre tract, as described in a deed from Thomas Charles Sellers, Independent Executor of the Estate of E.A. Jones, a 12 Survey Block, Block 1, Subdivision 4, 2021 and recorded as Document No. 2221-2223 of the Official Public Records of Hopkins County, Texas, and this 23.48 acre tract being more fully described as follows:

BEGINNING at a 1/2" iron Rod with a blue cap stamped "DS 1019416" set (hereinafter referred to as 1/2" iron Rod Set) for the Northwest corner of the herein described tract, same being in the Southwest 1/4 of a 3.583 acre right-of-way dedication to Hopkins County, set this 2nd day of March, 1972, and a 1/2" iron Rod found at the Northern most Northwest corner of said 3.583 acre tract being more fully described as follows:

THENCE with an East 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 45 deg 59 min 46 sec East, a distance of 857.77 feet to a 1/2" iron Rod Set for corner;
South 50 deg 30 min 17 sec East, a distance of 207.97 feet to a 1/2" iron Rod Set for corner;
South 80 deg 14 min 32 sec East, a distance of 244.55 feet to a 1/2" iron Rod Set for corner;
South 56 deg 04 min 38 sec East, a distance of 51.90 feet to a 1/2" iron Rod Set for corner;
South 31 deg 48 min 18 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 27.12 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 18 deg 20 min 41 sec East, a distance of 56.69 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 02 deg 42 min 33 sec East, a distance of 382.92 feet to a 1/2" iron Rod Set for corner;
South 02 deg 20 min 59 sec East, a distance of 72.00 feet to a 1/2" iron Rod Set for corner;

THENCE 00 deg 50 min 24 sec West, a distance of 250.00 feet to a 1/2" iron Rod Set for corner in the Southwest most South line of said 89.04 acre tract, same being in the North line of a certain 72 and 2/3 acre tract, described in 1912 2 in a deed from Walter A. Gray and Thomas, et al. (Case 14) from Wayne Mitchell and Catherine English, Sides October 4, 1905 and recorded as Volume 349 Page 17, same being in a South line of said Downing Survey;

THENCE South 86 deg 26 min 19 sec West, with the common line of said 89.04 acre tract and said 82 and 2/3 acre tract, with the South line of said Downing Survey, a distance of 704.00 feet to a 1/2" iron Rod found in same being the midpoint corner of a certain 53.839 acre tract, described as Tract 1 in said deed to those named Mitchell and Catherine English;

THENCE North 11 deg 03 min 46 sec West, separating the South line of said Downing Survey, with the common line of said 89.04 acre tract and said 82 and 2/3 acre tract, on 3,209.52 feet along a 1/2" iron Rod found at an angle corner of same, same being in the Northwesterly 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 1,399.88 feet to a 1/2" iron Rod Set for corner;

THENCE North 01 deg 13 min 20 sec East, with a Southerly line of said 3.583 acre right-of-way dedication, a distance of 186.73 feet to the POINT OF BEGINNING AND CONTAINING 23.48 ACRES OF LAND, MORE OR LESS.

NOTES:

- Part of the property shown in this subdivision is encumbered by a special Road Record and funded by the 100-year (18 chance) Bond as identified by the U.S. Federal Emergency Management Agency flood insurance rate map, community panel # 432203000, effective date March 17, 2011 for Hopkins County, Texas.
- Do through means were intended to open with old north and were derived using post adjustment. (East North Central Zone - NAD 83).
- All iron rods are capped with plastic caps stamped (DS 1019416).
- All 1/2" iron rods are capped with plastic caps stamped (DS 1019416) unless otherwise noted.
- 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 other utility.
- Nothing in this plat or construction of improvements or drainage easements and filing of certification of the finished subdivision map, the existing streets or drainage channels following along or across the subdivided tracts shall constitute an easement, and will be restricted by the individual owners of the lot or lots that are bounded by or adjacent to the streets 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 establishment and operation of drainage work for the lots of areas located on private property.
- Acres: Total: 61.50 Acres
Lots 1-13: 38.04 Acres
Lots 14-23: 23.48 Acres
- It is the responsibility of the owner, not the county, to secure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property.
- The public utility assessment 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 street 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.

CERTIFICATE OF DEDICATION BY OWNER

THE STATE OF TEXAS |
COUNTY OF HOPKINS |

KNOW ALL MEN BY THESE PRESENTS, THAT TRUST 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 MARCO, TEXAS 78672 AND OWNERS OF 23.48 ACRES OF LAND OUT OF THE C.M. DOWNING SURVEY, WESTPORT NO. 263, IN HOPKINS COUNTY, TEXAS, AS COME TO BY DEED DATED NOVEMBER 4, 2021 AND RECORDED AS DOCUMENT NO. 2221-2223 OF THE PUBLIC RECORDS OF HOPKINS COUNTY, DOES HEREBY CERTIFY TO 23.48 ACRES OF LAND OUT OF THE C.M. DOWNING SURVEY, SUBJECT TO AND WITH ALL EASEMENTS OF PREEXISTING HOMEOWNER GRANTEES AND SOME HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND CURBS THEREIN HEREON:

IN WITNESS WHEREOF THE SAID _____ HAS CAUSED THIS PRESENT TO BE SIGNED BY ITS _____ THEREUNTO DULY AUTHORIZED, THIS 21st DAY OF _____ A.D. 20__.

JACKSON POTT
PRESIDENT OF CHAMBER CORP
GENERAL PARTNER OF TRUST RANCH INVESTMENTS, 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 ENTERED IN THEIR CAPACITY AS THE ACT OF SAID CORPORATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st 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, THAT THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR BY 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 HEREIN PROPERLY PLACED UNDER MY SUPERVISION.

FRANK S. HANCOCK, P.L.S.
LICENSE NO. 8783

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

OWNER: TRUST RANCH INVESTMENTS, LTD.
JACKSON POTT
P.O. BOX 1249
SAN MARCO, TEXAS 78672
(512) 396-5115

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

DATE BY: JAS
DATE: 03/21/2023
SHEET 2 OF 2
FILE NO: 2023-0002

JDS SURVEYING, INC.
WWW.JDSURVEY.COM
PROFESSIONAL SURVEYING & MAPPING
7475 E. FM Highway No. 12, 94113
115 W. HAWKSWAY, TX 75749 (956) 943-7132

DATE 04/20/2022

HOPKINS COUNTY CLERK
128 JEFFERSON STREET, SUITE C
SULPHUR SPRINGS TEXAS 75482

RECEIPT # 208590

TIME 10:14

FILE # M29829

RECEIVED OF: SUMMIT RANCH INVESTM

FOR: SUMMIT RANCH INVESTMENTS LTD

DESCRIPTION: OAK GROVE SUBDIVISION - FINAL SUBDIVISION
APPLICATION FEE PAID/TS

AMOUNT DUE \$250.00

AMOUNT PAID \$250.00

BALANCE \$.00

PAYMENT TYPE K
CHECK NO 1480
COLLECTED BY TS