

Rusty Turpin
2029 FM 273
Bonham, TX 75418
Phone: (903) 227-5240
Email: office@turpinseptic.com

OSSF
Registered Sanitarian
State of Texas
RS# 4777

REPLAT SUBDIVISION REPORT

February 25, 2025

Owner: **NTX Land, LLC**

Address: 19366 Hwy 78
Leonard, TX 75452
Perkins Estates
Property ID: 82193

Phone: (945) 600-5687

Location: 3.1 Miles West of Leonard, TX

OSSF Suitability Requirements:

- (A) Overall Site Plan
- (B) Topographical Map
- (C) 100 Year Flood Plain Map
- (D) Soil Survey
- (E) Location of Water Wells
- (F) Location of Easements
- (G) Comprehensive Drainage Plan
- (H) Complete report detailing types of OSSFs to be considered

SITE EVALUATOR (License # OS32836):


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(A) Overall Site Plan

- Project Description: This project consists of platting the existing 12.01 acre property into 6 tracts. The existing property ID is 82193. Tract A will consist of 5.038 acres. Lot 1 will consist of 2.079 acres. Lot 2 will consist of 1.039 acres. Lot 3 will consist of 1.852 acres. Lot 4 will consist of 1.00 acres. Lot 5 will consist of 1.00 acres.
- See property survey for proposed property boundaries, easements, right of ways, and soil test bore locations.

(B) Topographical Map

- See topographical map taken from the Fannin Central Appraisal District interactive map.

(C) 100 Year Flood Plain Map

- See 100 year flood plain map taken from the FEMA National Flood Hazard Layer FIRMette.
- See 100 year flood plain map taken from the Fannin Central Appraisal District interactive map with proposed property boundaries outlined, plat name, and proposed acreage.

(D) Soil Survey

- Class IV soil will necessitate the use of an alternative septic system. A conventional septic system is not suitable for this type of soil.
- See 'replat site evaluation' sheet for a comprehensive description of site and soil survey.
- See property survey for location of test bores.

(E) Location of Water Wells

- See property survey for well locations. There are two existing cisterns on the property. One is located in Tract A. The second is located in Lot 1.

(F) Location of Easements

- See property survey for location of easements.

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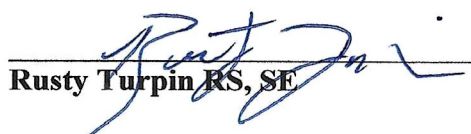
(G) Comprehensive Drainage Plan

- Property slopes are mainly from west to east, but it also has a slope from the northwest corner to the southeast corner. The slope averages between 1 and 5 percent. Water flows through a small drainage ditch during rain events. The drainage ditch passes from west to east through roughly the center of Lot 1, the southern portion of Lot 2, and northern portion of Lot 3. The drainage ditch feeds into a pond on Lot 3. The pond spillway overflows to the northeast corner and into the bar ditch. A culvert at the southeast corner of the property collects water and flows from west to east under FM 981. The future installation of septic systems must take the drainage ditch into consideration in order to not interfere with the drainage of the property.

(H) Complete report detailing types of OSSFs to be considered

- A conventional septic system is not suitable due to the soil being a Class IV.
- Alternative system options include:
 - Aerobic treatment with surface irrigation.
 - Aerobic treatment with drip emitter disposal.
 - Low pressure dosing is not recommended due to fairly steep slope.
- Of the above alternatives, the aerobic treatment with surface irrigation is recommended. Sizing will be determined by the number of bedrooms, total living area, and other considerations.

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Perkins Estates - Topographical Map



2/25/2025, 2:59:23 PM

Parcels

Abstracts

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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

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

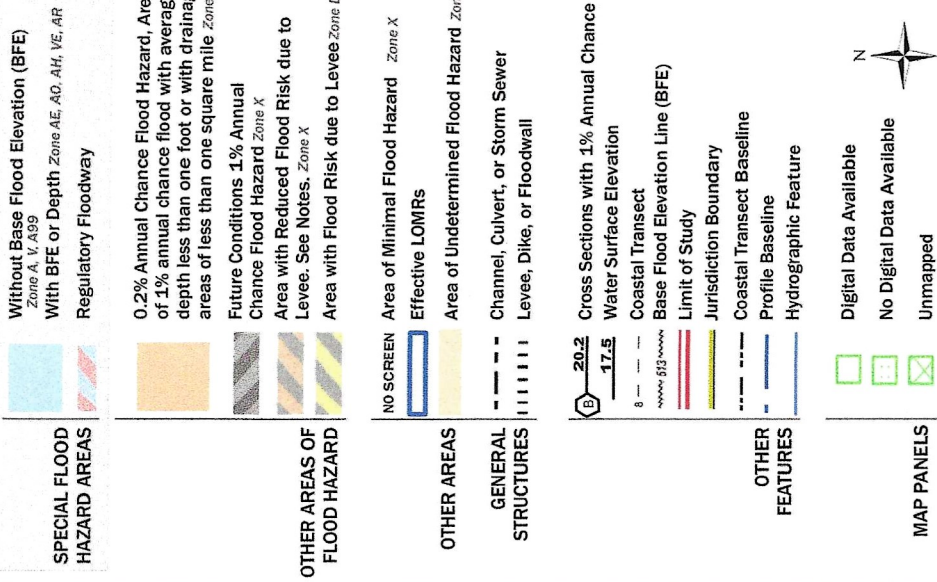
National Flood Hazard Layer FIRMette

96°18'12"W 33°22'47"N



Legend

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

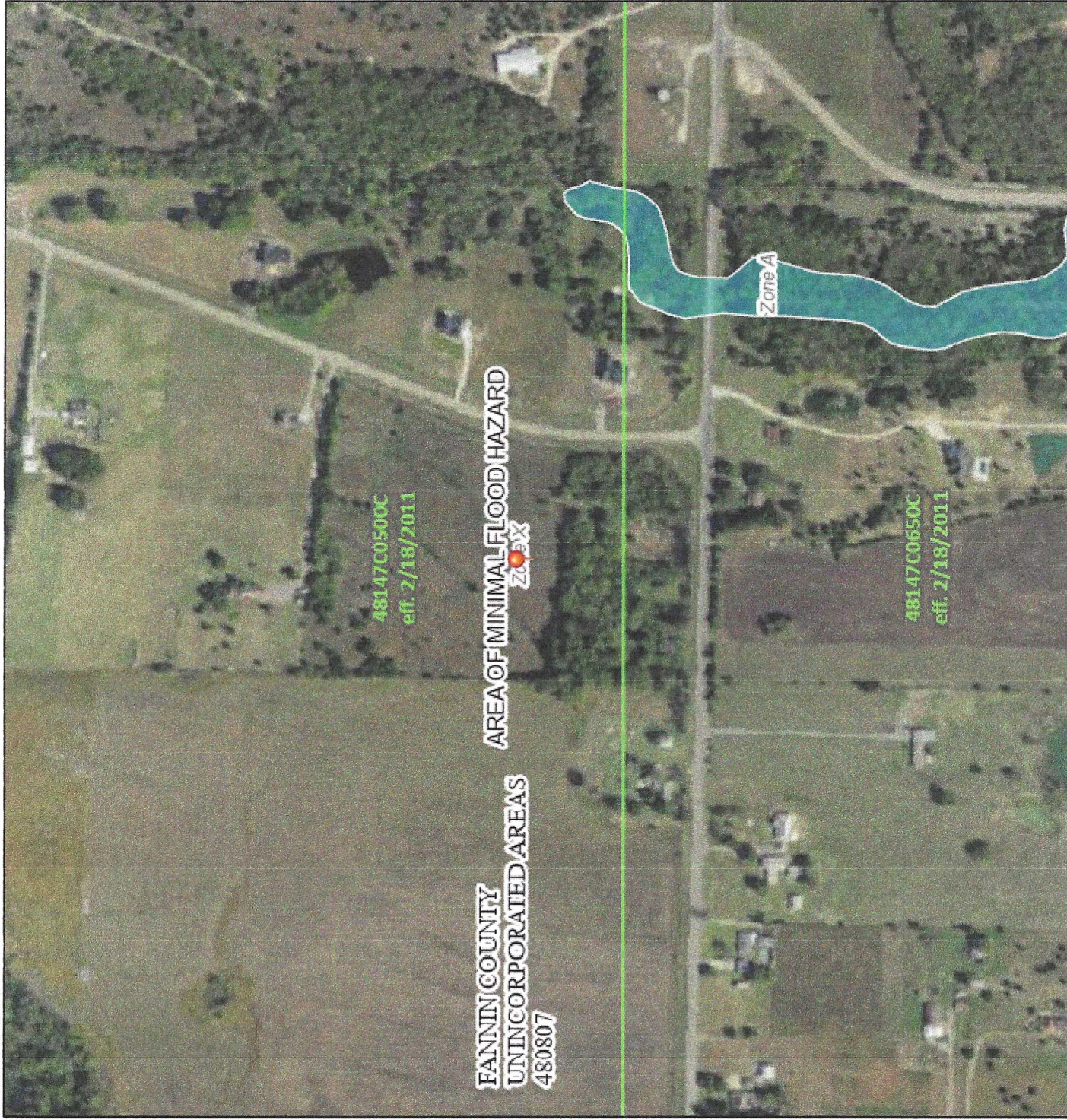


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

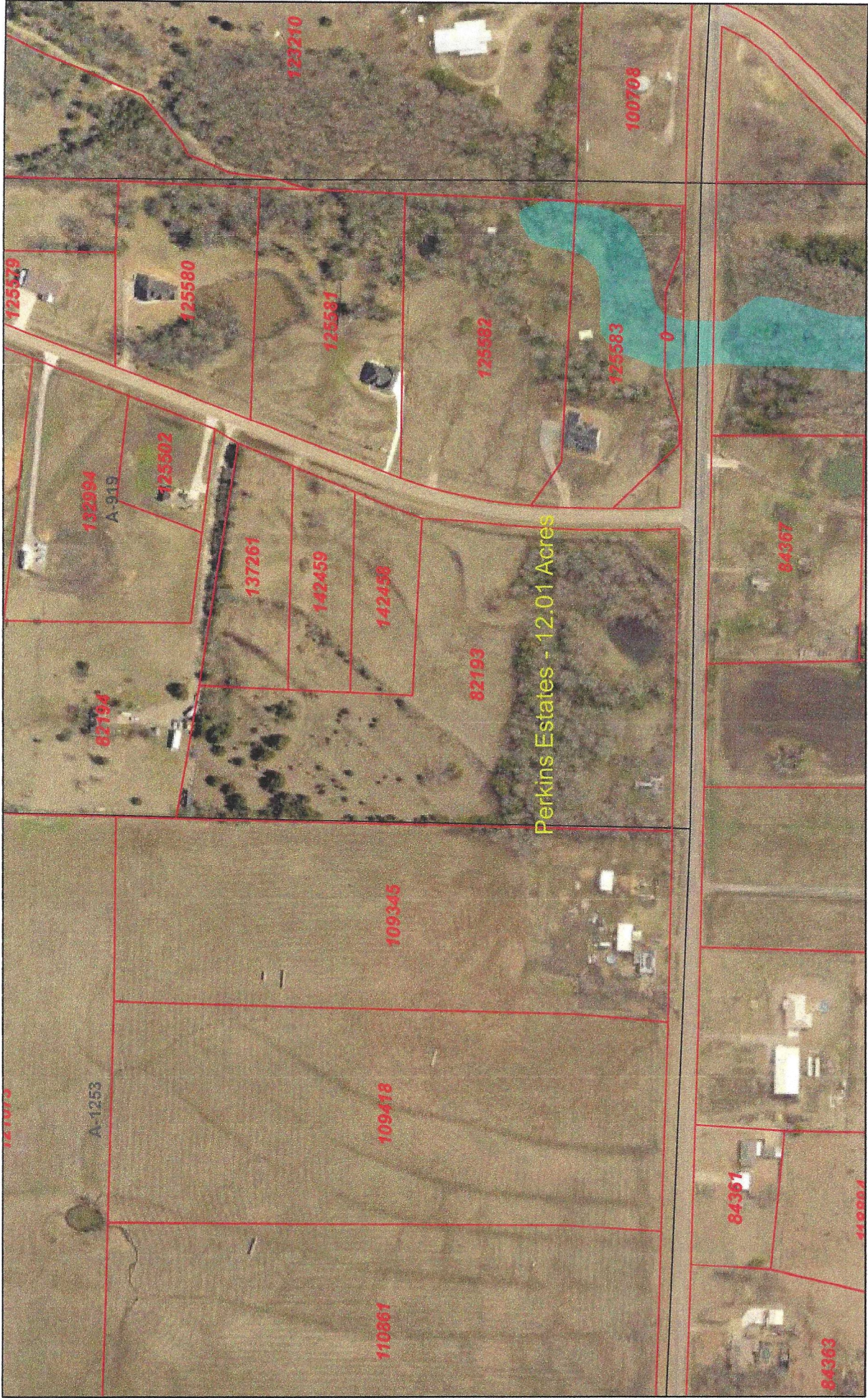
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/25/2025 at 9:01 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

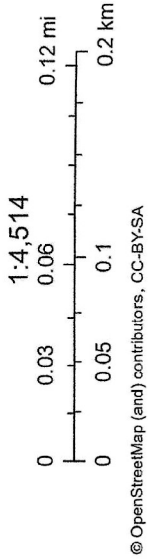


Perkins Estates - 100 Year Flood Plain Map



2/25/2025, 2:51:07 PM

- ☐ Parcels
- ☐ Abstracts
- ☐ FEMA Flood Hazard Zones
- ☐ 1% Annual Chance Flood Hazard



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Owner: **NTX Land, LLC**
Address: 19366 Hwy 78
Leonard, TX 75452
Perkins Estates
Property ID: 82193

Phone: (945) 600-5687
Lot Size: 12.01 Acres

Location: 3.1 Miles West of Leonard, TX

OSSF SOIL EVALUATION:

This is Class **IV** soil due to heavy clay content and low permeability. The state requires an alternative system (other than standard drain field system) for Class IV soils. This soil is defined as clay from 0 – 48 inches.

FEATURES OF THE SITE AREA:

Presence of 100-year flood zone	☐ Yes	☒ No
Presence of upper water shed	☐ Yes	☒ No
Presence of adjacent streams or water impoundments	☒ Yes	☐ No
Existing or proposed water well in nearby area	☒ Yes	☐ No
Organized sewage service available to the lot or tract	☐ Yes	☒ No
Gravel in excess of 30%	☐ Yes	☒ No
Ground Water within the top 24 inches of excavation	☐ Yes	☒ No

TOPOGRAPHY OF THE SITE AREA:

The soils in this area are on an upland slope that varies between 1 and 5 percent.

COMMENTS:

The property is not suitable for a conventional septic system. However, the property is suitable for an alternative septic system such as aerobic with spray. There is a pond and small drainage ditch on the property. There are two cisterns on the property as well. All necessary setback requirements must be met.

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LEGEND

DESCRIPTION

All that certain lot, tract or parcel of land situated in the P.K. Price Survey, Abstract No. 919, Fannin County, Texas, and being part of a tract of land described in a Deed to Bala Raju Addagatta as recorded in Doc. No. 2022006004 of the Official Public Records of Fannin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the North line of State Highway No. 78 and being at the Southwest corner of said Subject tract;

THENCE N. 01 deg. 44 min. 05 sec. E. with the West line of said Subject tract, a distance of 1102.34 feet to a 1/4" iron rod found for corner at the Northwest corner of said Subject tract;

THENCE S. 82 deg. 04 min. 15 sec. E. with the North line of said Subject tract, a distance of 293.42 feet to a 3/8"-iron rod with cap found for corner at the Northwest corner of Romeo Estates, an addition to Fannin County as recorded in Cabinet D, Slide 116 of the Plat Records of Fannin County, Texas;

THENCE S. 01 deg. 44 min. 05 sec. W. with the West line of said addition, a distance of 484.32 feet to a 3/8"-iron rod with cap found for corner at the Southwest corner of said addition;

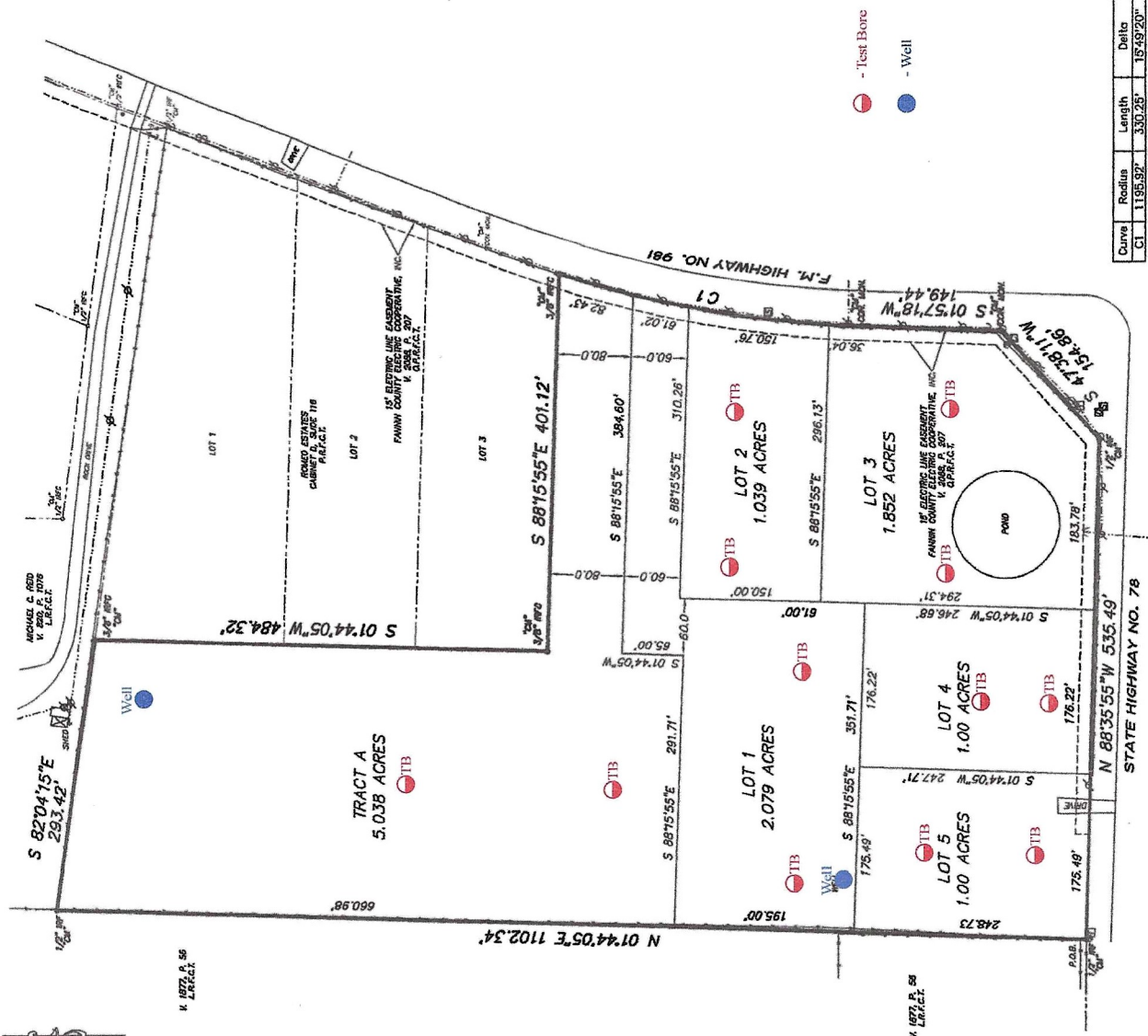
THENCE S. 88 deg. 15 min. 55 sec. E. with the South line of acid addition, a distance of 401.12 feet to a 3/8"-iron rod with cap found for corner at the Southeast corner of acid addition and being in a non-congent curve to the left in the West line of F.M. Highway No. 981;

THENCE in a Southerly direction with said curve to the left in the West line of said highway, having a radius of 1195.92 feet, a central angle of 15 deg. 49 min. 20 sec., a chord of S. 09 deg. 41 min. 20 sec. W. a distance of 329.21 feet and an arc length of 330.25 feet to a concrete monument found for corner at the end of said curve;

THENCE S. 01 deg. 57 min. 18 sec. W. with the West line of said highway, a distance of 149.44 feet to a concrete monument found for corner.

THENCE S. 47 deg. 38 min. 11 sec. W. with the West line of said highway, a distance of 154.86 feet to a 1/2" iron rod found for corner at the intersection of the West line of F.M. Highway No. 981 with the North line of State Highway No. 178 and being at the most Southerly Southeast corner of said Subject tract;

THENCE N. 88 deg. 35 min. 55 sec. W. with the North line of State Highway No. 78, a distance of 535.49 feet to the POINT OF BEGINNING and containing 12.008 acres of land more or less.



Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	1105.07'	330.25'	15°40'20"	320.21'	S 80°41'02" W

**PRELIMINARY LAYOUT
EVERLY ELEORA ADDITION
P.K. PRICE SURVEY, ABSTRACT NO. 919
FANNIN COUNTY, TEXAS
12008 ACRES TOTAL**

**FITE & ASSOCIATES
LAND SURVEYING LLC**

SEND 1" = 350' _____
 JOB NO. EA250275 _____
 DRAWN D.W.F. _____
 CHECKED D.W.F. _____
 P.O. BOX 1468
 GREENVILLE, TX 75403