



# Rains County Application for Subdivision Development and other Park and Rental Communities



Please Type or Print Information

This form shall be completed by the Property Owner or Applicant and submitted to the County Clerks's office along with the required number of copies of the respective plat, \$995 application fee plus \$15 per lot made payable to Rains County, and all other required information.

Type of Plat submittal:  Subdivision Development  RV Park Development  
 Tiny Home Park Development  Manufactured Home Rental Community Development

Proposed Name of Subdivision: Final Plat Stockyard Farm Phase Two  
Physical: FM 779, Emory, TX 75440

Legal Description of Property: Being a 7.60 ac. parcel in L.J.F. Manuel Survey AB 164 Rains County, Texas, part of  
of certain called 30 ac. conveyed from Joe E. Weddle, Jr. et al, to Lyndon F. Ramsey, et al, by deed recorded in V.174 P.51 Rains County

Applicant/Property Owner's Name: Lyndon Ramsey  
Mailing Address: P.O. Box 592

City: Emory State: TX Zip: 75440

Phone #: 903 439-5240 E-mail: carlat87@hotmail.com

Total Acreage of Development: 7.60 ac. Total number of lots: 5

Surveyor/Engineer's Name: Tina Hogue

Company: By-Line Surveying

Address: 109 Prosperity Pkwy

City: Emory State: TX Zip: 75440

Phone #: 903 473 5150 Fax #: N/A

Intended Use of Lots: (Check all those that apply)  Residential (Single Family)  Residential (Multi-family)  
 Other (Please specify) \_\_\_\_\_

Water Supply: South Rains Sued Electric Service: FEC

Sewage Disposal: \_\_\_\_\_ Gas Service: \_\_\_\_\_

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

(County Staff Use Only)

Application Received by: \_\_\_\_\_ Date Received: \_\_\_\_\_

Fee Paid (Amount): \_\_\_\_\_ Check #: \_\_\_\_\_ Receipt #: \_\_\_\_\_

# South Rains Special Utility District

121 N. Dunbar Lane – P.O. Box 95 – Emory, Texas 75440-0095  
Phone (903) 473-2122 Fax (903) 474-1302



March 6, 2025

To whom it may Concern:

South Rains Special Utility District will be able to supply water service to the proposed Subdivision of property located off FM 779. Lyndon Ramsey is proposing to divide into 14 lots, and we do have an adequate water supply for this project. If you have any questions, please feel free to call me here at the office 903-473-2122.

Thank you,

A handwritten signature in black ink that reads "Rachel Webb".

Rachel Webb  
General Manager





2000 I-30 E  
Greenville, TX 75402

3/6/2025

Lyndon Ramsey  
PO Box 592  
Emory, TX 75440

Re: Availability of Electric Service to on S FM 779, Emory, TX

To Whom it May Concern:

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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  
Field Engineering Supervisor  
Farmers Electric Cooperative  
[pcovington@farmerselectric.coop](mailto:pcovington@farmerselectric.coop)

**LEGEND**

- CM CONTROLLING MONUMENT
- P.R.C.T. = PLAT RECORDS,  
RAINS COUNTY, TEXAS
- D.R.C.T. = DEED RECORDS,  
RAINS COUNTY, TEXAS
- PUE = PUBLIC UTILITY EASEMENT
- BL = BUILDING LINE
- 1/2" IRON ROD FOUND (BY-LINE)
- ⊗ 1/2" IRON ROD SET (BY-LINE)
- WATER METER
- POWER POLE
- TELE. PEDESTAL
- OHP — OVERHEAD ELECTRIC
- x — BARBED WIRE FENCE
- ▲ — GRAVEL
- // — ASPHALT
- CONCRETE

**OWNER - DEVELOPER**  
**LYNN RAMSEY**  
 Ph. 903-439-5240  
 Email: karlat87@hotmail.com  
 Contact: Karla Ramsey

**LEGAL DESCRIPTION**

Being a 7.60 acre tract or parcel of land situated in the L.J.F. Manuel Survey, Abstract No. 164, Rains County, Texas, and being part of the remainder of that certain called 30 acre tract of land conveyed from Joe E. Weddle, Jr., et ux, to Lyndon F. Ramsey, et ux, by Deed, as recorded in Volume 174, Page 51, Deed Records, Rains County, Texas and being part of the remainder of that certain called 60 acre tract of land conveyed from Daisy Gordon, et al, to Lyndon F. Ramsey, by Deed, as recorded in Volume 153, Page 418, Deed Records, Rains County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found capped (By-Line) at a Southwest corner of the remainder of said 30 acre tract, at the Northwest corner of Lot 1, Stockyard Farm, as recorded in Volume 8, Page 7, Plat Records, Rains County, Texas, and in the East line of Farm to Market Road No. 779, a 100' right-of-way, from which a Type I concrete right-of-way monument found bears South 01 degrees 08 minutes 14 seconds East, a distance of 684.44 feet and another Type I concrete right-of-way monument found bears South 07 degrees 09 minutes 59 seconds West, a distance of 691.69 feet;

THENCE North 01 degrees 08 minutes 14 seconds West, with the West line of the remainder of said 30 acre tract, with the West line of the remainder of said 60 acre tract, and with the East line of Farm to Market Road No. 779, a distance of 750.00 feet to a 1/2" iron rod set capped (By-Line) for corner, from which a Type I concrete right-of-way monument found bears North 06 Degrees 04 Minutes 42 Seconds West, a distance of 1,159.76 feet;

9 (100' R.O.W)