



LEGEND

- CM CONTROLLING MONUMENT
- O.P.R.C.T. = OFFICIAL PUBLIC RECORDS,
RAINS COUNTY, TEXAS
- R.R.R.C.T. = REAL RECORDS,
RAINS COUNTY, TEXAS
- D.R.R.C.T. = DEED RECORDS,
RAINS COUNTY, TEXAS
- PRE = PUBLIC ROAD EASEMENT BY THIS PLAT
- PUE = PUBLIC UTILITY EASEMENT BY THIS PLAT
- BL = BUILDING LINE BY THIS PLAT
- ⊗ RAILROAD SPIKE FOUND
- 3/8" IRON ROD FOUND
- ⊗ 1/2" IRON ROD FOUND (BY-LINE)
- POINT FOR CORNER
- ⊗ WATER VALVE
- ⊗ WATER METER
- ⊗ TELE. PEDESTAL
- POWER POLE
- ← GUY WIRE
- DP—DP—DP—DP—DP— OVERHEAD ELECTRIC
- — — — — BARBED WIRE FENCE
- // — ASPHALT

LEGAL DESCRIPTION

Being an 8.57 acre tract or parcel of land situated in the E.N. Stringer Survey, Abstract No. 223, Rains County, Texas, and being all of Lots 8, 9, 10, 11, and 12, Oak Trails, an addition to Rains County, Texas, according to the plat thereof recorded in Volume 8, Page 2, Plat Records, Rains County, Texas, and in File No. 2025-1550, Official Public 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).

OWNER'S STATEMENT:

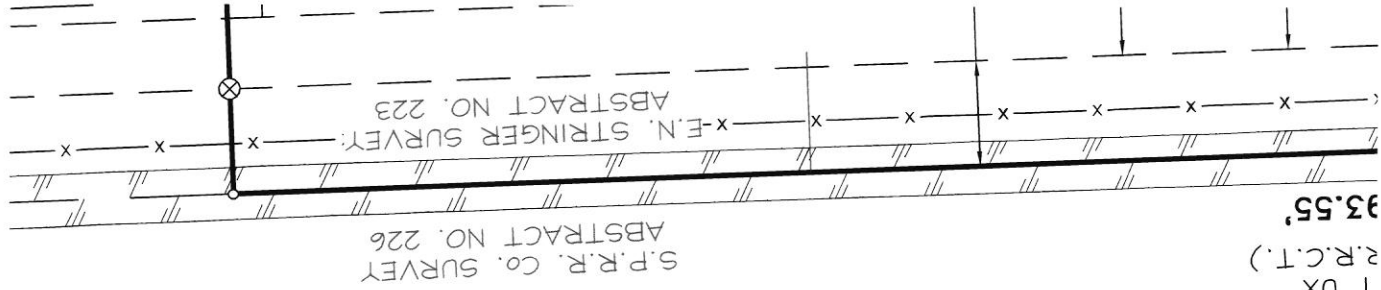
We, Scottie L. Smith and Amanda Smith, do hereby adopt this plat, designating the hereinabove described property as Lot 8R, Oak Trails, and do accept this plat as my plan for dividing into Lots and do dedicate to the public forever the streets, alleys and easements, if any, as shown.

Witness, my hand, this the _____ day of _____, 2026.

By: _____
Scottie L. Smith

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of

Texas, this the _____ day of _____, 2026.



(PFS
TX
R.C.T.)
93.55'



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: Lot 8R Oak Trails, A Replat of Lots 8, 9, 10, 11, & 12
Physical CR 2440 & CR 2470 Emory, TX

Legal Description of Property: Being on 8.5 ac Tract in E.N. Stringers Survey, AB No. 223, Rains County, All of lots 8, 9, 10, 11 & 12 of Oak Trails Location of Property:
Applicant/Property Owner's Name: Scottie Smith, Amanda Smith

Mailing Address: 181 RS CR 2440

City: Emory State: TX Zip: 75440

Phone #: 903-372-3898 E-mail: scottie1930@yahoo.com

Total Acreage of Development: 8.57 Total number of lots: 1

Surveyor/Engineer's Name: Tina Hogue

Company: By-Line Surveying, LLC

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: Bright Star S. Chen SWD 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 #: _____

BRIGHT STAR-SALEM SPECIAL UTILITY DISTRICT

Providing Quality Water Service to Wood and Rains Counties Since 1971

May 15, 2025

County Of Rains
Emory, Texas 75440

RE: Water Utility Service located on RCR 2440 & RCR 2470

Michael Phillips of Phillips Sousa Investments, LLC owns a 22.574-acre tract located at the corner of RCR 2440 and RCR 2470. This property is entirely located within the Certificate of Convenience and Necessity (CCN 10404) of Bright Star-Salem Special Utility District. Bright Star-Salem SUD will serve this property divided into 12 lots. Developer has paid for all water lines in full.

If you need further information, please feel free to contact our office.

Sincerely,



Sherree Latham
Assistant Manager
Bright Star-Salem SUD



2000 I-30 E
Greenville, TX 75402

4/1/2025

Re: Availability of Electric Service to property on RS CR 2440 & RS CR 2270

To Whom it May Concern:

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