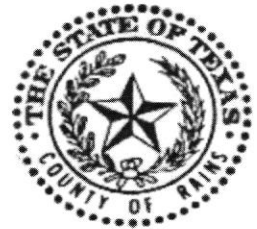




Rains County Application for Subdivision Development and other Park and Rental Communities



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:

Greenfield Estates

Physical

Location

of

Property:

Legal Description of Property:

A lot, tract, parcel situated in W. Hewitt Survey, A.B. No. 105, Rains, & called 17.95 ac.

Applicant/Property Owner's Name:

Sunrise Group Property Management LLC

Mailing Address:

12100 Ford Rd. Ste 304

City:

Farmers Branch

State:

TX

Zip:

75234

Phone #:

281-654-1071

E-mail:

txcsinvestments2023@gmail.com

Total Acreage of Development:

17.95 ac.

Total number of lots:

17

Surveyor/Engineer's Name:

Tina Hoguel

Company:

Byline Surveying, LLC

Address:

P.O. Box 834

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:

City of Emory

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)



2000 I-30 E
Greenville, TX 75402

4/17/2026

Re: Availability of Electric Service to 17 Lots on CR 4220 in Emory, TX

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.

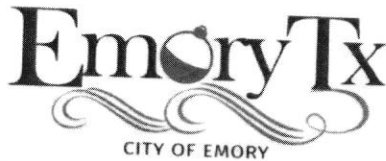
NOTE: Electrical service will be provided to the subdivision upon contractual agreement and receipt of payment of any Developer Aid to Construction cost which may be assessed. Electrical service will then be provided to each individual residential lot upon the completion of installation of new electrical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



City of Emory
PO Box 100, 399 N. Texas St.
Emory, Texas 75440
(903) 473-2465 x112

Date: May 5, 2026

RE: Will Serve Letter – Water Utility Service

To Whom It May Concern,

This letter is to confirm that the City of Emory is capable of providing water utility service to the property described below, subject to compliance with all applicable City ordinances, regulations, and standard utility requirements.

Property Information:

Property ID: 2089

Project Applicant: Peter Ballibher

Property Location: Rains County Road 4220

The City of Emory currently has adequate capacity within its water system to serve this property. Water service will be made available upon completion of all required applications, payment of applicable fees, and installation of necessary infrastructure in accordance with City standards and specifications.

This "Will Serve" letter does not constitute a guarantee of service until all City requirements have been met and formally approved. Any extension of water lines or additional infrastructure improvements required to serve the property will be the responsibility of the owner/developer unless otherwise approved by the City.

If you have any questions or require additional information, please contact our office at (903) 473-2465.

Sincerely,

A handwritten signature in cursive script that reads "Leah Drown".

Leah Drown

City of Emory City Administrator