



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:

Physical

Legal Description of Property:

Applicant/Property Owner's Name:

Mailing Address:

City: Sachse State: TX Zip: 75048

Phone #: 214-356-3529 E-mail: dymke@verizon.net

Total Acreage of Development: 0.07 Total number of lots: 1

Surveyor/Engineer's Name: Justin Klean

Company: By-Line Surveying, LLC

Address: 109 Prosperity Pkwy

City: Emory State: TX Zip: 75440

Phone #: 934-73-5150 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 Salem SUD 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: M. Leeper

Date Received: 9/8/2024

Fee Paid (Amount): \$1130.00 Check #: 3789

Receipt #: 262464

Diana Wolfe

From: Jason Jarrett <jason@jarrettcommercial.com>
Sent: Tuesday, August 18, 2026 1:44 PM
To: Jim Jones
Cc: Misty Ferguson; Diana Wolfe
Subject: Fw: 2026-921 Rains Plat for Review- PR 7720, Steamboat Shores Unit 2
Attachments: PLAT APPLICATION PR 7720 STEAMBOAT SHORES.pdf; 2026-921 PRELIMINARY REPLAT.pdf; ELECTRIC BILL-41 STEAMBOAT SHORES.jpg; WATER WILL SERVE LETTER.pdf

Good afternoon, Jim,

The attached, is another replat in Steamboat Shores has been reviewed and meets our regulations. If you have any questions, please feel free to give me a call. I will have someone get the plat dropped off at the Clerk's office with the supporting documentation and all of the fees. Please add this to the agenda when you are ready. Thank you!

Jason Jarrett - CEO

Ph. 903-269-6467

www.jarrettcommercial.com



From: Laura Teague <laura@bylinesurveying.com>
Sent: Tuesday, August 18, 2026 9:52 AM
To: Jason Jarrett <jason@jarrettcommercial.com>
Cc: Crystal Hernandez <crystal@bylinesurveying.com>; Jaycee Couch <jaycee@bylinesurveying.com>
Subject: 2026-921 Rains Plat for Review- PR 7720, Steamboat Shores Unit 2

Jason,

I have attached the preliminary plat, application, and utility bill & will serve letter for email review. Please let us know once you get the okay and we will print the final plat and have them come into sign.

The customers will not be able to come sign the plat for next week's meeting so this will need to be put on the agenda for the 9/10 meeting instead.

Thanks,

YNNN



Farmers Electric Cooperative

2000 Interstate 30 East, Greenville, TX 75402

Account #: 3341889101

Electric Energy Usage

0		
This Month	Last Month	Last Year
Current Month's		
kWh Per Day	Cost Per Day	
	0.48	

4080 1 AB 0.641
 RICHARD H DYMKE
 6121 PARKVIEW DR
 GARLAND TX 75048-3395

5 4080
 C-12

Report an Outage 24/7: 903-455-1715
 Online Payment: www.farmerselectric.coop
 Pay by Phone: 1-855-940-3942
 Bill Question: 903-455-1715, Mon - Fri, 8 a.m. to 5 p.m.
 Bill is deemed correct unless you contact us within 30 days.

Physical Address: **41 STEAMBOAT SHORES**
 Service Desc.

5% penalty after due date.

PREVIOUS HISTORY		BILLING SUMMARY AS OF 06/29/2026	
PREVIOUS BALANCE:	25.00	MONTHLY BILL	
PAYMENT 06/12/2026	-25.00	METER #342020 - RATE 1 - RESIDENTIAL	
BALANCE FORWARD	0.00	06/22/2026 PRES READING (Actual)	1292
		05/22/2026 PREV READING (Actual)	1292
		kWh USED IN 31 DAYS	0
		CHARGES FOR ELECTRICITY USED:	
		BASE CHARGE (does not include usage)	15.00
		RATE MINIMUM	10.00
		CURRENT CHARGES	25.00
		DRAFT DATE 07/15/2026 FOR BILL DUE 07/15/2026	25.00
CO-OP NEWS			

Retain this copy for your records.

Please detach and return bottom portion with payment.

ate any billing changes below

ce Address: 41 STEAMBOAT SHORES
 e Number: 972-495-2420

RD H DYMKE
 ARKVIEW DR
 ND TX 75048-3395

Account #: 3341889101

MONTHLY BIL

Amount Due Immediately	0.0
Current Amount Draft By 07/15/2026	25.0
Total as of 06/29/2026	25.0

Please use blue or black ink for checks.

FARMERS ELECTRIC COOPERATIVE
 PO BOX 5800
 GREENVILLE TX 75403-5800

BRIGHT STAR-SALEM SPECIAL UTILITY DISTRICT

Providing Quality Water Service to Wood and Rains Counties Since 1971

August 17, 2026

County Of Rains
Emory, Texas 75440

RE: Water Utility Service located in Steamboat Shores Subdivision

Richard and Alva Dymke are the owners of lots 40 & 41, located in the Steamboat Shores II Subdivision in Emory, Texas. This subdivision is currently being served by Bright Star-Salem Special Utility District and will continue to be served.

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

Sincerely,



Sherree Latham
Assistant Manager
Bright Star-Salem SUD

RESOLUTION #IV.B.4.092426

**RESOLUTION OF THE RAINS COUNTY COMMISSIONERS COURT
APPROVING REPLAT OF LOTS 40 AND 41, STEAMBOAT SHORES, UNIT 2**

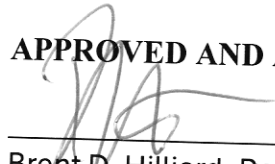
WHEREAS, Alva and Richard Dymke have submitted for approval a replat of Lots 40 and 41, Steamboat Shores, Unit 2, to be combined into **Lot 40R, Steamboat Shores, Unit 2**; and

WHEREAS, the property is located on Private Road 7720 Steamboat Shores Unit 2 and is more particularly described as that certain lot, tract, or parcel of land situated in the J. Pomroy Survey, Abstract No. 186, Rains County, Texas, being Lots 40 and 41, Steamboat Shores, Unit 2, as recorded in Volume 5, Page 30, Plat Records of Rains County, Texas; and

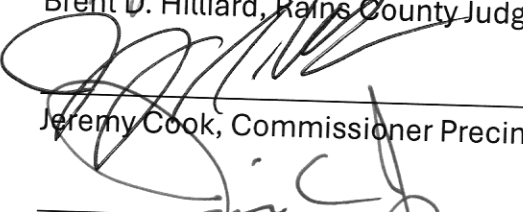
WHEREAS, the Commissioners' Court has reviewed the proposed replat and finds that it is in the best interest of Rains County.

NOW, THEREFORE, BE IT RESOLVED that the Rains County Commissioners Court hereby approves the replat of Lots 40 and 41, Steamboat Shores, Unit 2, into Lot 40R, Steamboat Shores, Unit 2, subject to compliance with all applicable county requirements and recording requirements.

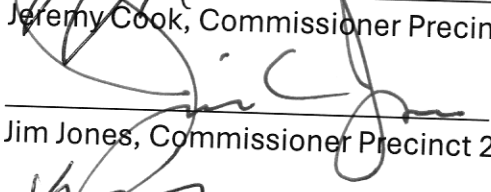
APPROVED AND ADOPTED this day this 24th day of September 2026.



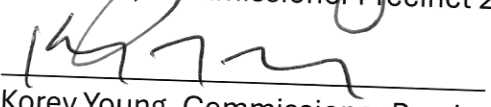
Brent D. Hilliard, Rains County Judge



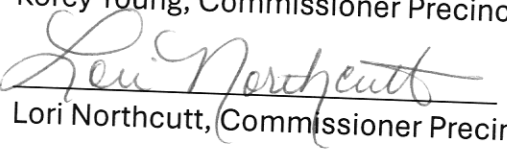
Jeremy Cook, Commissioner Precinct 1



Jim Jones, Commissioner Precinct 2



Korey Young, Commissioner Precinct 3



Lori Northcutt, Commissioner Precinct 4