



Notes:

- (1) No underground utilities shown.
- (2) Bearings are based on grid north in NAD83(2011), Texas Coordinate System, North Central Zone (No. 4202).
- (3) The property shown was surveyed based on a provided deed and/or legal description. It is possible one or more tracts have been severed from the subject, and this survey does not intend to describe ownership of all or any part of the subject.

Roberto Monroy and Yolanda Monroy to Nicki Roberts
 0.6342 acres
 Instrument No. 20154218
 Public Records, Titus County, Texas

Roberto Monroy and Yolanda Monroy to Nicki Roberts
 0.3658 acre remainder tract
 Instrument No. 20160023
 Public Records, Titus County, Texas

George Clapham Survey, Abstract No. 102
 Titus County, Texas

Bruce Russell Clark, Trustee to Randy T. Clark, Trustee
 remainder of called 60 acres
 Instrument No. 20131280
 Real Property Records, Titus County, Texas

Gaylon Thompson and Helen Thompson to Rebecca Daniel and Todd Daniel
 called 15.327 acres
 Volume 1252, Page 186
 Real Property Records, Titus County, Texas

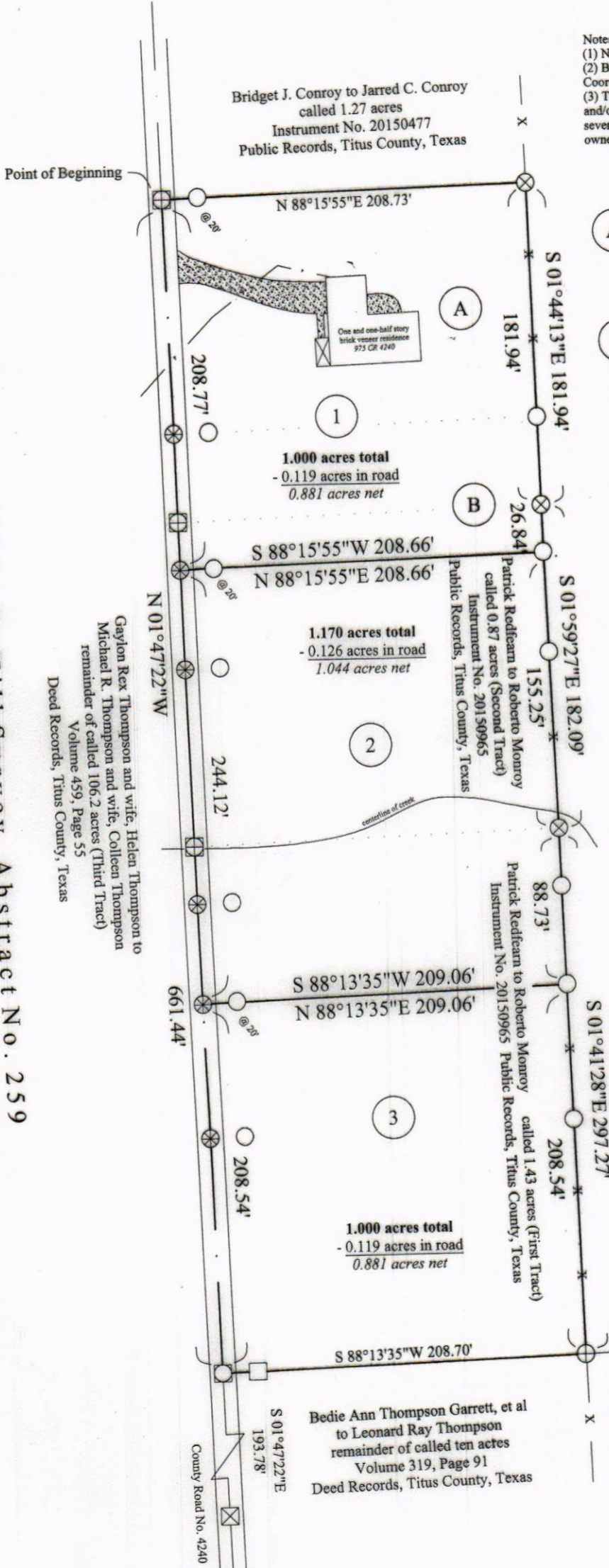
Bridget J. Conroy to Jarred C. Conroy
 called 1.27 acres
 Instrument No. 20150477
 Public Records, Titus County, Texas

1.000 acres total
 - 0.119 acres in road
 0.881 acres net

1.170 acres total
 - 0.126 acres in road
 1.044 acres net

1.000 acres total
 - 0.119 acres in road
 0.881 acres net

Bedie Ann Thompson Garrett, et al to Leonard Ray Thompson
 remainder of called ten acres
 Volume 319, Page 91
 Deed Records, Titus County, Texas



Joshua B. Hill Survey, Abstract No. 259
 Titus County, Texas

Gaylon Rex Thompson and wife, Helen Thompson to Michael R. Thompson and wife, Colleen Thompson remainder of called 106.2 acres (Third Tract) Volume 459, Page 55 Deed Records, Titus County, Texas

Monroy Subdivision

20162808 PLAT
07/25/2016 11:54:51 AM Total Pages: 2 Fee: 71.00
Joan Newman County Clerk - Titus County, Texas

#584

STATE OF TEXAS
COUNTY OF TITUS

Denney Land Surveying, LLC does hereby certify that the following plat and description were prepared from an actual survey made on the ground during the month of February, A.D. 2016.

DESCRIPTION OF PROPERTY

Being a tract of land located in the George Clapham Survey, Abstract No. 102, Titus County, Texas, and being all of a 0.6342 acre tract conveyed to Nicki Roberts in a Deed known as Instrument No. 20154218 of the Public Records of Titus County, Texas, all of a 0.3658 acre remainder tract conveyed to Nicki Roberts in a Deed known as Instrument No. 20160023 of the Public Records of Titus County, Texas (these two tracts comprising all of Lot No. 1 shown hereon), all of the remainder of a called 0.87 acre tract (Second Tract) and all of a called 1.43 acre tract (First Tract) conveyed to Roberto Monroy in a Deed known as Instrument No. 20150965 of the Public Records of Titus County, Texas, and being more particularly described as follows:

Beginning at a 5/8" iron rod found, in the centerline of County Road No. 4240, at the northwest corner of said 0.6342 acre tract and Lot No. 1 and the southwest corner of a called 1.27 acre tract conveyed to Jarred C. Conroy in a Deed known as Instrument No. 20150477 of the Public Records of Titus County, Texas, the same lying in the west line of said Clapham Survey, the east line of a called 106.2 acre tract (Third Tract) conveyed to Michael R. Thompson and wife, Colleen Thompson in a Deed found in Volume 459, Page 55 of the Deed Records of Titus County, Texas, and the east line of the Joshua B. Hill Survey, Abstract No. 259, Titus County, Texas;

Thence North 88°15'55" East along the north line of said 0.6342 acre tract and Lot No. 1 and the south line of said 1.27 acre tract, and at a distance of 20.00 feet passing a 1/2" iron rod with a cap marked "Denney" found, then continuing on for a total distance of 208.73 feet to a 5/8" iron rod with a cap marked "DCA" found at the northeast corner of said 0.6342 acre tract and Lot No. 1 and the southeast corner of said 1.27 acre tract, the same lying in the west line of the remainder of a called 60 acre tract conveyed to Randy T. Clark, Trustee in a Deed known as Instrument No. 20131280 of the Real Property Records of Titus County, Texas;

Thence South 01°44'13" East, generally along a fence, along the east line of said 0.6342 acre tract and Lot No. 1 and a west line of said Clark tract, and at a distance of 132.39 feet passing a 1/2" iron rod with a cap marked "Denney" found at the southeast corner of said 0.6342 acre tract and the northeast corner of said 0.3658 acre tract, then continuing on along the east line of said 0.3658 acre tract for a total distance of 181.94 feet to a 5/8" iron rod with a cap marked "DCA" found at the northeast corner of said Second Tract;

Thence South 01°59'27" East, continuing along a west line of said Clark tract and an east line of said 0.3658 acre tract and said Second Tract, and at a distance of 26.84 feet passing a 1/2" iron rod with a cap marked "Denney" found at the southeast corner of said 0.3658 acre tract and Lot No. 1 and the northeast corner of Lot No. 2 shown hereon and the remainder of said Second Tract, then continuing on along the east line of Lot No. 2 and said Second Tract and at a distance of 82.84 feet passing a 1/2" iron rod with a cap marked "Denney" previously set, then continuing on for a total distance of 182.09 feet to a 5/8" iron rod with a cap marked "DCA" found at the southeast corner of said Second Tract and the northeast corner of said First Tract;

Thence South 01°41'28" East, continuing along a west line of said Clark tract and an east of said First Tract and Lot No. 2, and at a distance of 32.89 feet passing a 1/2" iron rod with a cap marked "Denney" previously set, then continuing on and at a distance of 88.73 feet passing a 1/2" iron rod with a cap marked "Denney" set at the southeast corner of Lot No. 2 and the northeast corner of Lot No. 3 shown hereon, then continuing on along the east line of Lot No. 3 and at a distance of 165.04 feet passing a 1/2" iron rod with a cap marked "Denney" previously set, then continuing on for a total distance of 297.27 feet to a 1 1/2" iron pipe found at a southwest corner of said Clark tract, the southeast corner of said First Tract and Lot No. 3, the northeast corner of the remainder of a called ten acre tract conveyed to Leonard Ray Thompson in a Deed found in Volume 319, Page 91 of the Deed Records of Titus County, Texas, and the northwest corner of a called 15.327 acre tract conveyed to Rebecca Daniel and Todd Daniel in a Deed found in Volume 1252, Page 186 of the Real Property Records of Titus County, Texas;

Thence South 88°13'35" West along the north line of said ten acre tract and the south line of Lot No. 3 and said First Tract, and at a distance of 188.20 feet passing a 10" wooden fence post, then continuing on for a total distance of 208.70 feet to a 60d nail found, beside a 1/2" iron rod previously set, at the southwest corner of Lot No. 3 and said First Tract and the northwest corner of said ten acre tract, the same lying in the centerline of CR 4240, the west line of said Clapham Survey, and the east line of said Hill Survey and said 106.2 acre tract, from which a 1/2" iron rod found at the southwest corner of the remainder of said ten acre tract bears South 01°47'22" East a distance of 193.78 feet;

Thence North 01°47'22" West, generally along the centerline of CR 4240, along the west line of said Clapham Survey and said First Tract and Lot No. 3 and the east line of said Hill Survey and said 106.2 acre tract, and at a distance of 132.37 feet passing a bridge nail previously set, then continuing on and at a distance of 208.54 feet passing a bridge nail set at the northwest corner of Lot No. 3 and the southwest corner of Lot No. 2, then continuing on along the west line of Lot No. 2 and at a distance of 264.53 feet passing a bridge nail previously set, then continuing on and at a distance of 297.40 feet passing a 5/8" iron rod found at the northwest corner of said First Tract and the southwest corner of said Second Tract, then continuing along the west line of said Second Tract and at a distance of 396.66 feet passing a bridge nail previously set, then continuing on and at a distance of 452.67 feet passing a bridge nail found at the northwest corner of Lot No. 2 and the remainder of said Second Tract and the southwest corner of Lot No. 1 and said 0.3658 acre tract, then continuing on along the west line of Lot No. 1 and said 0.3658 acre tract and at a distance of 479.42 feet passing a 5/8" iron rod found at the northwest corner of said Second Tract, then continuing on and at a distance of 529.05 feet passing a bridge nail found at the northwest corner of said 0.3658 acre tract and the southwest corner of said 0.6342 acre tract, then continuing on along the west line of said 0.6342 acre tract for a total distance of 661.44 feet to the place of beginning, and containing a total of 3.170 acres of land, with approximately 0.364 acres lying in said road, leaving a net acreage of 2.806 acres.



ty" set/found

' found

to underground utilities shown.
readings are based on grid north in NAD83(2011), Texas
Coordinate System, North Central Zone (No. 4202).
The property shown was surveyed based on a provided deed
or legal description. It is possible one or more tracts have been
red from the subject, and this survey does not intend to describe
ownership of all or any part of the subject.

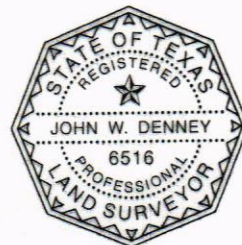
Roberto Monroy and Yolanda Monroy
to Nicki Roberts
0.6342 acres
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Bruce Russell Clark, Trustee to Randy T. Clark, Trustee
remainder of called 60 acres
Instrument No. 20131280
Real Property Records, Titus County, Texas

George Clapham Survey, Abstract
Titus County, Texas

John W. Denney
John W. Denney
Registered Professional Land Surveyor No. 6516
Denney Land Surveying, LLC
Firm Registration No. 10194010
PO Box 451
Mount Pleasant, TX 75456
Office: 903-577-0424
Fax: 903-577-0425
Email: john@denneylandsurveying.com
Job No. 2016-D001
CRD 2015-D070



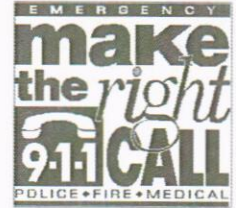
Owner's Dedication:

We, Nicki Roberts, the undersigned owner of the land shown on this plat as Lot No. 1, and Roberto Monroy and wife, Yolanda Monroy, the undersigned owner of the land shown on this plat as Lot Nos. 2 & 3, within the area described by metes and bounds hereon, and designated as shown, and whose names are subscribed hereto, do hereby accept this plat as a plan for subdividing same, and hereby offer the same for recording in the Plat Records of Titus County, Texas and dedicate to the use of the public forever all streets, alleys, parks, easement, rights-of-way and public places shown hereon.

Nicki Roberts
Nicki Roberts
Roberto Monroy
Roberto Monroy
Yolanda Monroy C.
Yolanda Monroy

STATE OF TEXAS
COUNTY OF TITUS

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Nicki Roberts known to me to be the person whose



TO: Redfearn Real Estate Co.
FROM: Karen Gregory, 9-1-1 Program Technician
DATE: March 28, 2016
SUBJECT: **9-1-1 Address Notification for 2 new constructions to be built by Roberto Monroy**

The Ark-Tex Council of Governments provides 9-1-1 addressing for Titus County.

The 9-1-1 address that was assigned for these residences to be constructed are 983 & 991 CR 4240, Mt Pleasant, TX.

The purpose of the addressing system is to allow fire departments, EMS providers and law enforcement officials to reach someone as quickly as possible in the event of an emergency.

In the event of an emergency, please provide the following address to the 9-1-1 dispatcher to assist emergency personnel in finding your location.

**983 & 991 COUNTY ROAD 4240
MT PLEASANT, TEXAS 75455
NOTE: Please notify us when someone moves into
these residences. We need to know who lives there.**

Because of the critical nature and the potential for saving a life, the county requires each resident to post their address in a location where it can be clearly seen by drivers of emergency vehicles. If you have any questions, please feel free to call the Emergency Communications personnel at the Ark-Tex Council of Governments at 888-373-9028 or (903) 832-8636.

**“PLEASE KEEP THIS PAGE AND INFORMATION
FOR YOUR RECORDS AND FUTURE USE.”**

**SUBDIVISION FINAL PLAT APPLICATION FORM
TITUS COUNTY, TEXAS**

Please Type or Print Information

This form shall be completed by the Property Owner or Applicant and submitted to the Titus County Precinct Commissioner along with the required number of copies of the respective plat, fees, and all other required information.

Type of Plat Submittal: _____ Preliminary Plat _____ Final Plat _____ Revision _____ Cancellation _____

Proposed Name of Subdivision: Monroy Subdivision

Applicant/Property Owner's Name: Roberto Monroy

Mailing Address: 3313 N Jefferson Ave

City: Mt Pleasant State: Tx Zip: 75455

Telephone No: 903-285-2990 Fax No: _____

Surveyor/Engineer's Name: John Denney

Company: Denney Land Surveying LLC

Address: PO Box 451

City: Mt Pleasant State: Tx Zip: 75456

Telephone No: 903-577-0424 Fax No: 903-577-0425

Total Acreage of Development: 3.17 acres Total Number of Lots: 2

Physical Location of Property: CR 4240 Mt Pleasant, Tx 75455

Legal Description of Property: 3.17 acres George Clapham Survey, ABST 102

Intended Use of Lots: (Check all those that apply)

Residential (Single Family) _____ Residential (Multi-Family)

_____ Other _____
(Please specify)

Property Located Within City ETJ: _____ Yes No

If Yes, Name of City _____

Water Supply: Tri-Specialty Electric Service: Bowie-Cass

Sewage Disposal: Clear Water System Gas Service: N/A

REASON FOR REVISION: _____

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.

**SUBDIVISION FINAL PLAT APPLICATION FORM
TITUS COUNTY, TEXAS**

Please Type or Print Information

This form shall be completed by the Property Owner or Applicant and submitted to the Titus County Precinct Commissioner along with the required number of copies of the respective plat, fees, and all other required information.

Type of Plat Submittal: Preliminary Plat Final Plat Revision Cancellation

Proposed Name of Subdivision: Monroy Estate

Applicant/Property Owner's Name: Roberto Monroy

Mailing Address: 3313 N Jefferson

City: Mt Pleasant State: TX Zip: 75455

Telephone No: 903-285-2990 Fax No: _____

Surveyor/Engineer's Name: George Sanford

Company: _____

Address: 226 CR 4224

City: Mt Pleasant State: TX Zip: 75455

Telephone No: 903-572-8882 Fax No: _____

Total Acreage of Development: 2.289 Total Number of Lots: 2

Physical Location of Property: County Road 4240

Legal Description of Property: 2.289 acres George Clapham Survey AB 102 Tract 4515

Intended Use of Lots: (Check all those that apply)

Residential (Single Family) Residential (Multi-Family)

Other _____
(Please specify)

Property Located Within City ETJ: Yes No

If Yes, Name of City _____

Water Supply: Tri-Specialty Electric Service: Bowie Cass

Sewage Disposal: Aerobic Septic System Gas Service: Ma

REASON FOR REVISION: _____

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.*



7/15/16

RE: Subdivision on County Road 4240, Titus County

To Whom It May Concern:

This letter is to attest that the Mt. Pleasant Fire Department is aware that you are putting in a subdivision in the area of County Road 4240. This property is located within the Nortex Fire Department's primary response district.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry McRae".

Larry McRae, Fire Chief
Mt. Pleasant Fire Dept.

TRI SPECIAL UTILITY DISTRICT

300 WEST 16TH

MOUNT PLEASANT, TEXAS 75455

PH 903-572-3676 FAX 903-572-4701

June 23, 2016

Re: Water service availability
CR 4240

Per our engineering study conducted in May, 2016, service is available for (2) meters on County Road 4240 for our customer, Mr. Roberto Monroy.

Please contact me if you need additional information.

Sincerely,



Aaron Gann
General Manager

J.F. FONTAINE & ASSOCIATES, INC.

CONSULTING ENGINEERS

**P.O. Box 4187
Palestine, Texas 75802**

**Telephone (903) 729-6005
Fax (903) 729-7310**

May 9, 2016

Mr. Aaron Gann, Manager
Tri Special Utility District
300 West 16th
Mt. Pleasant, Texas 75455-2425

Re: Two short services to be installed for Mr. Roberto Mowroy.

Dear Mr. Gann:

As per your request, we have studied the feasibility of furnishing 2 additional water meters for Mr. Mowroy on C.R. 4240.

A minimum pressure of 35 psi should be available for the proposed meter locations. The proposed additions will have minor affect on the existing customers service within the area.

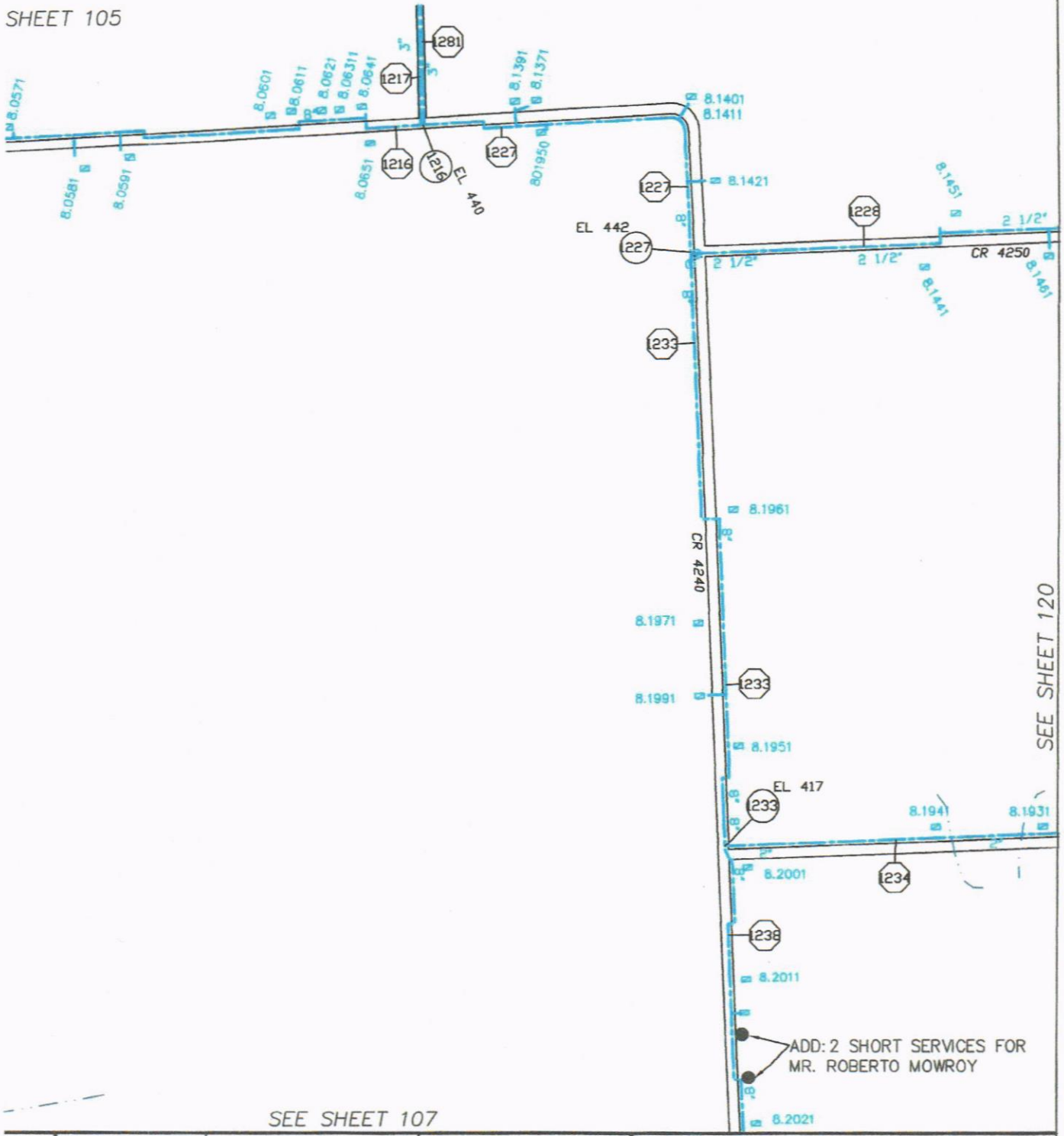
Enclosed is a breakdown of the estimated cost to provide water service for the proposed meters for Mr. Mowroy. The total estimated cost to construct the proposed additions is \$4,100.00.

Enclosed also is the Engineering Bill for this study. If you need additional information regarding service to the proposed meters, please let us know. Thank you!

Yours very truly



Gary Bengé



SEE SHEET 107



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JERRY F. FONTAINE P.E. #20318 ON AUGUST 25, 2010.

This drawing is an instrument of service and the ENGINEER will retain ownership and property interest therein. The OWNER may make and retain copies for information and reference; however, this drawing shall not be reused without written authorization by the ENGINEER.

SCALE: 1" = 800' PLOT SCALE 1:800
 DESIGNED BY GB DATE: 8-01-09
 DRAWN BY GB DATE: 8-01-09
 REVISED BY GB DATE: 5-28-2010

TRI
SPECIAL UTILITY DISTRICT
 TITUS, FRANKLIN & MORRIS COUNTIES
 DISTRIBUTION SYSTEM

prepared by
J.F. FONTAINE & ASSOCIATES, INC.
 Palestine, Texas

Tri Special Utility District
Cost Estimate of Facilities Required for installing 2 meters
for Mr. Roberto Mowroy

The estimated cost of service has been calculated as follows:

- (1) Required Improvements based on recent
bid item prices.

2 Ea. Short Side Services with 5/8"x 3/4"meter @ \$ 2,050.00 Ea.= \$ 2,050.00
and meter box including tie-in, piping, fittings,
deposit and inspection.

= \$ _____

Total Cost of Water Service = \$ 4,100.00



Titus County Sheriff's Office

304 South Van Buren, Mount Pleasant, Texas, 75455

Phone (903) 572 - 6641

Fax (903) 577 - 8038

Timothy C. Ingram, Sheriff

Date: 06232016

To: Stacie Nelson (agent for Roberto Monroy)
George Sanford Professional Engineer
From: Sgt. Clint Bain Designated Representative for Titus County
Ref: Roberto Monroy Subdivision on CR4240

On or about May 6, 2016 I received the subdivision/development plan for the Roberto Monroy Subdivision on CR4240. I reviewed the subdivision/development plan completed by Professional Engineer George Sanford and found the following deficiencies: [requirements listed in TAC 285.4(c)(1)]

an overall site plan- *The overall site plan should indicate the purpose or intended use of the subdivision. (residential single family dwellings, commercial, etc.)*

(E) location of water wells- *The location of existing water wells or lack thereof should be noted.*

(G) comprehensive drainage plan- *This was not addressed in the documents submitted to me.*

(H) a complete report detailing the types of OSSFs to be considered and their compatibility with the area-wide drainage and ground water- *This was not adequately addressed in the documents submitted to me.*

On Thursday June 9, 2016 I emailed written notification of my denying the submitted subdivision/development plan to both George Sanford and Stacie Nelson, Monroy's agent with Redfearn Real Estate. Once the required information is added to the document it may be resubmitted to me and should meet my approval.

On Monday June 13, 2016 (email dated Sunday June 12, 2016) I received an email from George Sanford with the additional information required for the Subdivision/Development plan. **The requirements listed in 30 TAC 285.4(c)(1) have now been met and my approval granted.** Roberto Monroy and his agent Stacie Nelson may proceed with meeting the remainder of the platting procedures required by Titus County and submit their subdivision to the Titus County Commissioners' Court.

If you have any questions feel free to contact me.

Respectfully,

A handwritten signature in black ink, appearing to read "Clint Bain", written over a horizontal line.

Sgt. Clint Bain
Environmental Investigator
Titus County Sheriff's Office
304 S. Van Buren
Mt. Pleasant, TX 75455
(903)572-6641 ext 313

SUBDIVISION APPLICATION REPORT

George Sanford, PE
Texas Registration #84266

226 CR 4224
Mt Pleasant, Tx 75455

Telephone
903-572-8882

June 10, 2016
Site Address: 975 CR 4240
Mt Pleasant, Tx 75455

The purposed subdivision is a 3.17 acre property consisting of three individual tracts in Titus County. The property is owned by Roberto Monroy. The property will be divided into 3 tracts of approximately 1.00 acre. The tracts will be developed and sold for residential single family dwellings. All tracts will be accessed from County Road 4240. Each residence will have a dedicated OSSF located on the property.

The soil type is classified as class IV and will require OSSF systems to be other than standard sub surface absorption systems. There are also indications of seasonal ground water within 24 inches of the surface.

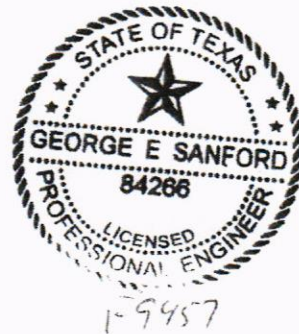
There are no water wells on this property or adjoining properties. Water will be provided from a public water supply and groundwater permits will not be required.

There is a natural drainage feature on the property. It is a small tributary with intermittent flow. There will be a required 50 ft offset from the stream to any spray disposal area.

Placement of any structure should consider requirements for onsite disposal in reference to the tributary. A downstream area of the tributary lies within an area designated as a 100 year flood plain. No portion of the flood plain extends into the described property.

Other drainage of the property consists of the road ditch for County Road 4240. Grade on the property is 1 percent and less. Sprays should not be placed in any depression area to prevent pooling.

George Sanford
6/10/16



George Sanford, P.E.
226 CR 4224
Mt Pleasant, Texas 75455

February 6, 2016

Site Address:
CR
Mt Pleasant, Texas 75455

A) Site Plan

The attached site plan is for the following legal description:

Owners: Roberto Monroy

Parcel ID: 320236

320255

610023173

Legal Description: Clapham, Geo ABS

Situs: County Road 4240

Addr: County Road 4240

B) Topographic Map

See attached

C) 100 year Floodplain Map

See attached

D) Soil Survey

See attached General Soil Map

Based on Table V Criteria for Standard Subsurface Absorption Systems, the area is unsuitable for standard subsurface absorption systems due to presence of Class IV soils along the sidewall or within two feet below the bottom of the excavation (except for pumped effluent and ET).

E) Locations of Water Wells

There are no public or private water wells on the described or adjoining properties within the restrictive guidelines as described in Table 285.91(10)

F) Locations of easements

There are no public easements.

The proposed platted subdivision is comprised of three tracts. The property is accessed by County Road 4240. There are no further proposed roads for the subdivision. Public water, electricity, and communication facilities are located beside the road.

Easements as identified in Chapter 285.91(10) include an Overhead Easement that requires a 1 foot offset. There are no identified underground easements.

There is a single drainage feature crossing the property without any area located in flood plain.



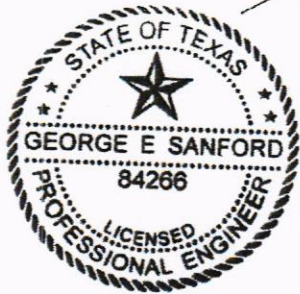
George E. Sanford
2/6/16

Monroy Subdivision Drainage

Roberto Monroy
975 CR 4240
Mt Pleasant, Texas 75455



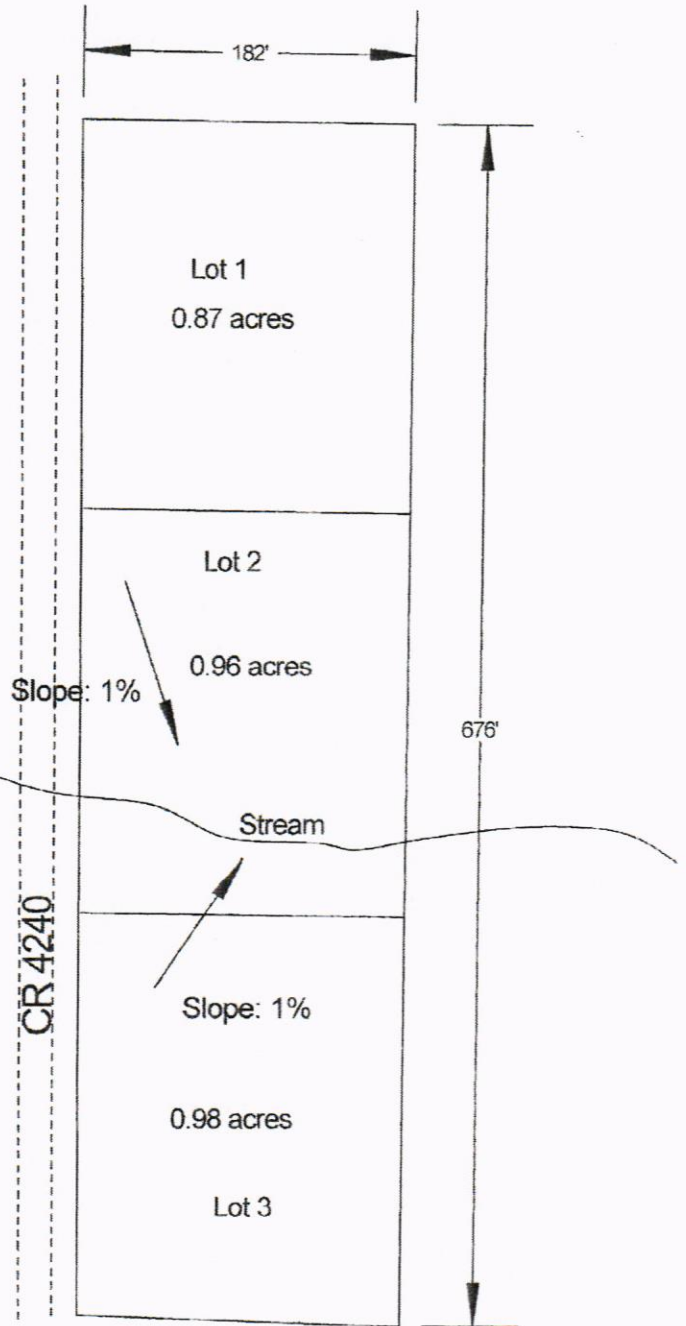
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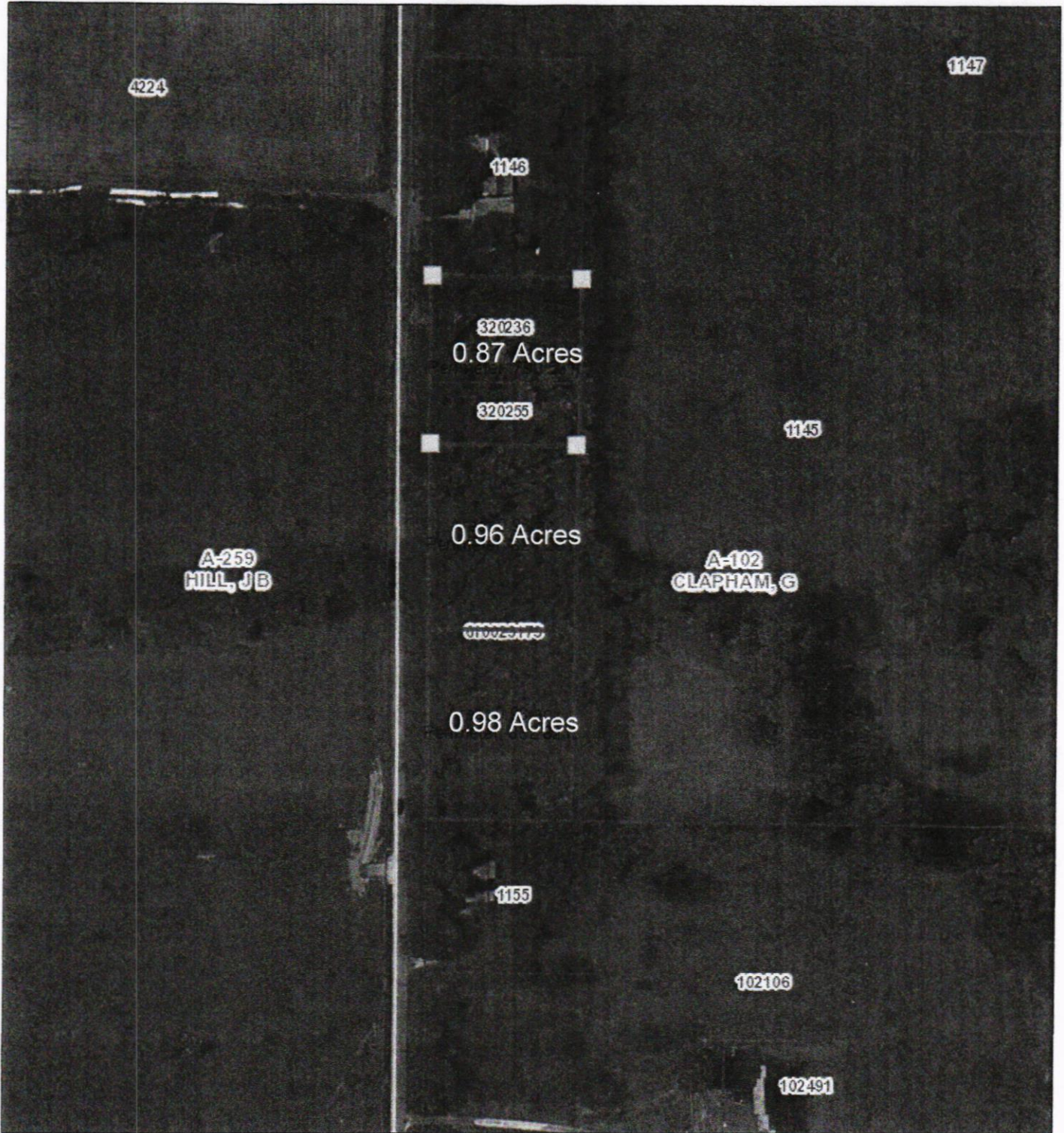
George E. Sanford
6/10/16

FG457

George Earl Sanford
PE 84266



Roberto Monroy Subdivision



February 8, 2016

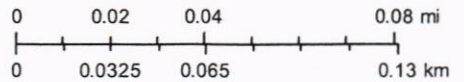


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Abstracts

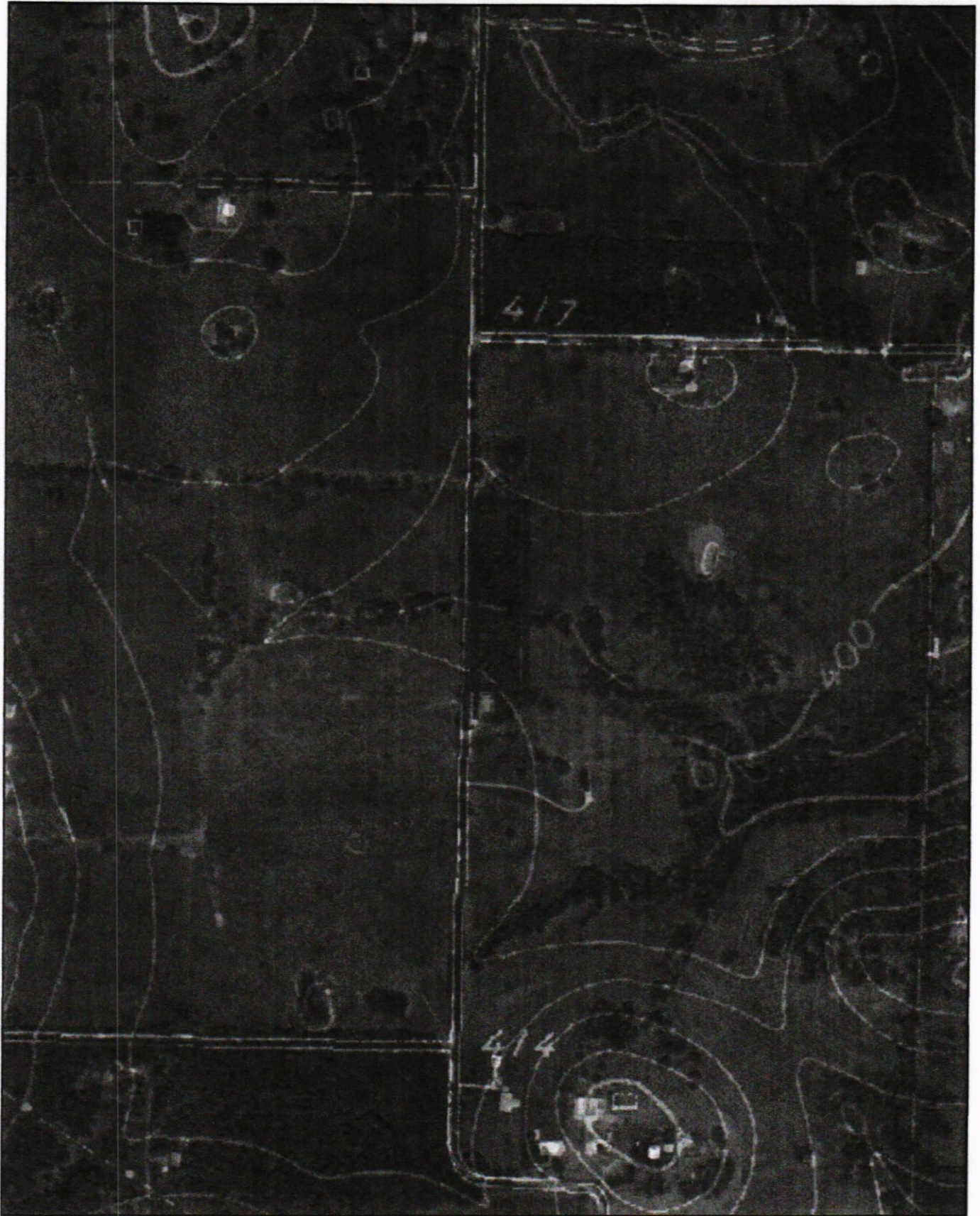
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries

1:2,500



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Roberto Monroy Topo



1:8000 scale

Universal Transverse Mercator UTM Projection Zone 14
North American Datum of 1983

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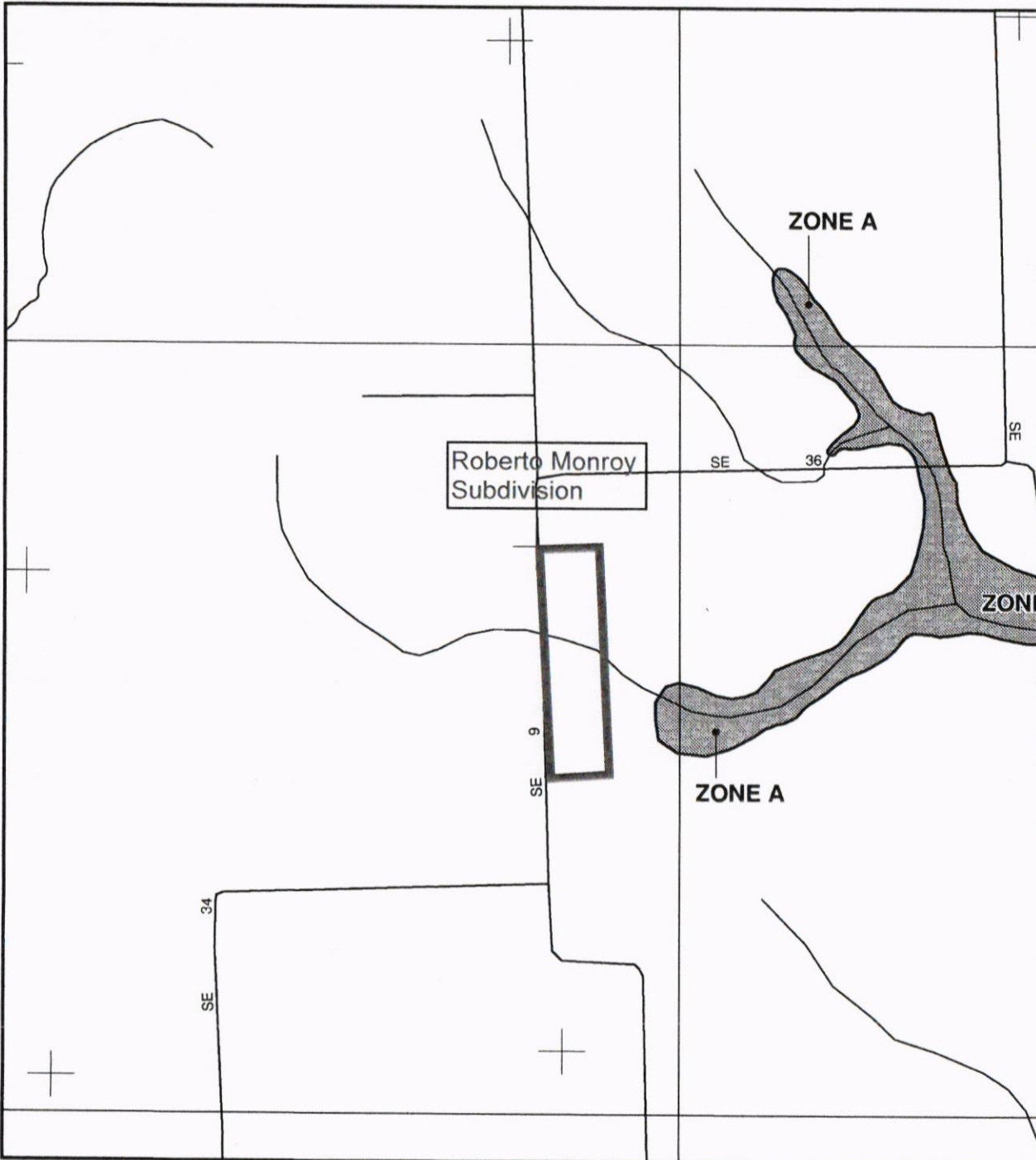
GN
14
17
W
8
N
The geographic coordinates of the center of the map
are 14°17'W, 17°08'N.

Roberto Monroy Topo



Universal Transverse Mercator UTM Projection Zone 18
North American Datum of 1983

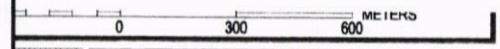




the Flood Insurance Study report for this jurisdiction.
 ce is available in this community, contact your insurance
 d Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 1000'



PANEL 0270D

FIRM
FLOOD INSURANCE RATE MAP
TITUS COUNTY,
TEXAS
AND INCORPORATED AREAS

PANEL 270 OF 425
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
TITUS COUNTY	481023	0270	D
MOUNT PLEASANT, CITY OF	480621	0270	D

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
48449C0270D
EFFECTIVE DATE
SEPTEMBER 29, 2010

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

NATIONAL FLOOD INSURANCE PROGRAM

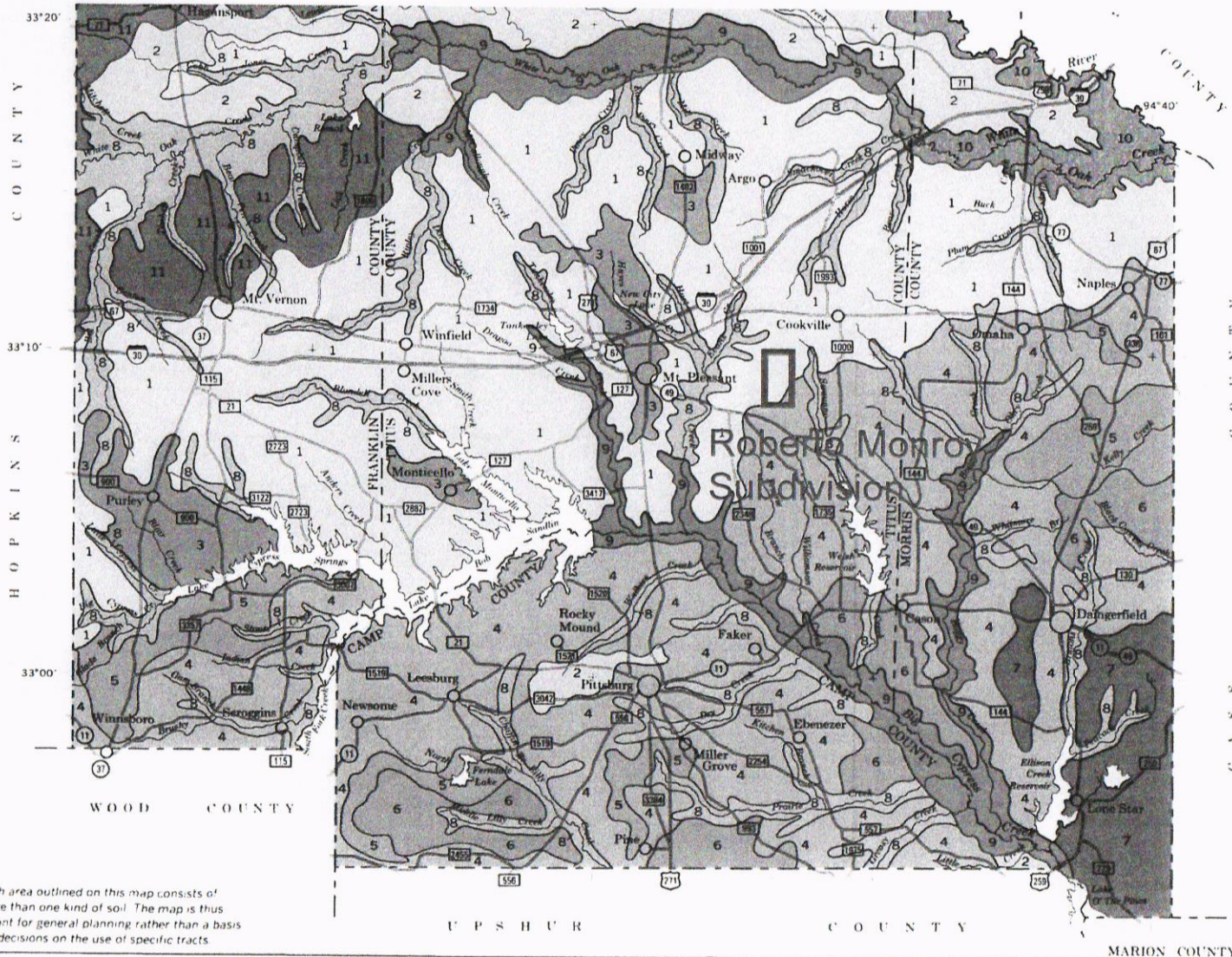
Roberto Monroy
Flood Zone

PANEL

48449C0270D
eff. 9/29/2010

AREA OF MINIMAL FLOOD HAZ ARD Zone X
AREA OF MINIMAL FLOOD HAZ ARD Zone X



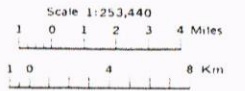


- 2 Derly Rains Talco. Nearly level, poorly drained to moderately well drained, loamy soils
- 3 Wolfpen Pickton. Gently sloping to moderately steep, well drained, sandy soils
- SANDY AND LOAMY SOILS. IN TIMBERLAND
- 4 Bowie Cuthbert Kirvin. Gently sloping to steep, moderately well drained and well drained, loamy soils
- 5 Libert Darco. Gently sloping, well drained, sandy soils
- 6 Kullit Sacul. Gently sloping to moderately steep, moderately well drained, loamy soils
- 7 Cuthbert Redsprings. Strongly sloping to steep, well drained, loamy soils
- LOAMY AND CLAYEY SOILS. ON FLOOD PLAINS
- 8 Nahatche luka. Nearly level, somewhat poorly drained and moderately well drained, loamy soils
- 9 Estes. Nearly level, somewhat poorly drained, loamy soils
- 10 Kaufman Gladewater. Nearly level, somewhat poorly drained and poorly drained, clayey soils
- LOAMY AND CLAYEY SOILS. ON PRAIRIES
- 11 Crockett. Nearly level to gently sloping, moderately well drained, loamy soils
- 12 Normangee Crockett Ellis. Gently sloping to strongly sloping, moderately well drained and well drained, loamy and clayey soils

COMPILED 1987

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
TEXAS AGRICULTURAL EXPERIMENT STATION
TEXAS STATE SOIL AND WATER CONSERVATION BOARD

GENERAL SOIL MAP
CAMP, FRANKLIN, MORRIS
AND TITUS COUNTIES
TEXAS



Each area outlined on this map consists of more than one kind of soil. The map is thus meant for general planning rather than a basis for decisions on the use of specific tracts.

Note: No utilities

Bearing Basis: C
Plane Coordinates

Bridget J. Conroy to Jarred C. Conroy
called 1.27 acres
Instrument No. 20150477
Real Property Records, Titus County, Texas

N 88°15'55"E 208.73'

Patrick Redfeam to Roberto Monroy
called 0.87 acres (Third Tract)
Instrument No. 20150965
Real Property Records, Titus County, Texas

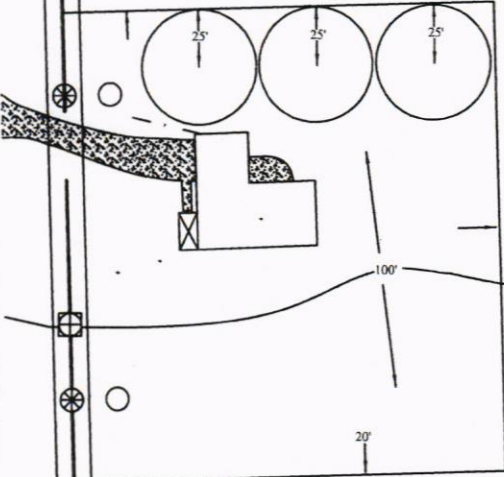
One and one-half story
brick veneer residence
975 CR 4240

called 0.87 acres (Second Tract)
Instrument No. 20150965
Real Property Records, Titus County, Texas

Instrument No. 20131280
Real Property Records, Titus County, Texas

Patrick Redfeam to Roberto Monroy
called 1.43 acres (First Tract)
Instrument No. 20150965 Real Property Records, Titus County, Texas

Gaylon Rex Thompson and wife, Helen Thompson to
Michael R. Thompson and wife, Colleen Thompson
remainder of called 106.2 acres (Third Tract)
Volume 459, Page 55
Deed Records, Titus County, Texas



County Road No. 4240

S 88°13'35"W 208.70'

Bodie Ann Thompson Garrett, et al
to Leonard Ray Thompson
remainder of called ten acres
Volume 319, Page 91
Deed Records, Titus County, Texas

S 01°47'22"E
193.78'

Gaylon
Re
Real Pr

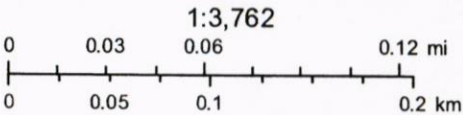
Map Title



June 9, 2016

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

- Parcels
- Abstracts



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and

Property Search Results > 320236 ROBERTS NICKI for Year 2016

Property

Account

Property ID: 320236 Legal Description: CLAPHAM, GEO ABS 00102 TR 4516 .5583 AC
 Geographic ID: 00102-00000-04516 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 975 CR 4240 Mapsco:
 TX
 Neighborhood: CHAPEL HILL ISD Map ID: S
 Neighborhood CD: CH

Owner

Name: ROBERTS NICKI Owner ID: 143124
 Mailing Address: 975 CR 4240 % Ownership: 100.000000000000%
 MT PLEASANT, TX 75455

Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: ROBERTS NICKI
 % Ownership: 100.000000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
225	Titus County	N/A	N/A	N/A	N/A
230	Titus County Hospital District dba Titus Regional Medical Center	N/A	N/A	N/A	N/A
231	NTX Community College	N/A	N/A	N/A	N/A
906	Chapel Hill ISD	N/A	N/A	N/A	N/A
CAD	Central Appraisal District	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			

Taxes w/Current Exemptions: N/A
 Taxes w/o Exemptions: N/A

Improvement / Building

Improvement #1:	Residential	State Code:	A1	Living Area:	1560.0 sqft	Value:	N/A
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
MA	Main Area	M3		2015	1560.0		
AGF2	ATT FINISHED 2 CAR GARAGE	*		2015	420.0		
PC	COVERED PORCH	*		2015	128.0		
OP	OPEN PORCH SLAB ONLY	PO		2015	160.0		

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	RESIDENTIAL	0.5583	24319.55	0.00	0.00	N/A	N/A

Roll Value History


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016		N/A	N/A	N/A	N/A	N/A

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/29/2015 12:00:00 AM	WDVL	WARRANTY DEED WITH VENDOR'S LIEN	MONROY ROBERTO	ROBERTS NICKI			20154218

Tax Due

Property Tax Information as of 06/09/2016

Amount Due if Paid on:  -

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call. (903) 572-7939

This year is not certified and ALL values will be represented with "N/A".

Property Search Results > 320255 ROBERTS NICKI for Year 2016

Property

Account

Property ID: 320255 Legal Description: CLAPHAM, GEO ABS 00102 TR 4521 0.3227 AC
 Geographic ID: 00102-00000-04521 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: CR 4240 Mapsco:
 TX
 Neighborhood: CHAPEL HILL ISD Map ID: S
 Neighborhood CD: CH

Owner

Name: ROBERTS NICKI Owner ID: 143124
 Mailing Address: 975 CR 4240 % Ownership: 100.0000000000%
 MT PLEASANT, TX 75455
 Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: ROBERTS NICKI
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
225	Titus County	N/A	N/A	N/A	N/A
230	Titus County Hospital District dba Titus Regional Medical Center	N/A	N/A	N/A	N/A
231	NTX Community College	N/A	N/A	N/A	N/A
906	Chapel Hill ISD	N/A	N/A	N/A	N/A
CAD	Central Appraisal District	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			

Taxes w/Current Exemptions: N/A
 Taxes w/o Exemptions: N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	RESIDENTIAL	0.3227	14056.81	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016		N/A	N/A	N/A	N/A	N/A

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/4/2016 12:00:00 AM	WD	WARRANTY DEED	MONROY ROBERTO	ROBERTS NICKI			20160023

Tax Due

Property Tax Information as of 06/09/2016

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call. (903) 572-7939

This year is not certified and ALL values will be represented with "N/A".

Property Search Results > 610023173 MONROY ROBERTO for Year 2016

Property

Account

Property ID: 610023173 Legal Description: CLAPHAM, GEO ABS 00102 TR 4515 2.289 AC
 Geographic ID: 00102-00000-04515 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: CR 4240 Mapsco:
 TX
 Neighborhood: CHAPEL HILL ISD Map ID: S
 Neighborhood CD: CH

Owner

Name: MONROY ROBERTO Owner ID: 124870
 Mailing Address: 3313 N JEFFERSON % Ownership: 100.0000000000%
 MOUNT PLEASANT, TX 75455

Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: MONROY ROBERTO
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
225	Titus County	N/A	N/A	N/A	N/A
230	Titus County Hospital District dba Titus Regional Medical Center	N/A	N/A	N/A	N/A
231	NTX Community College	N/A	N/A	N/A	N/A
906	Chapel Hill ISD	N/A	N/A	N/A	N/A
CAD	Central Appraisal District	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			

Taxes w/Current Exemptions: N/A
 Taxes w/o Exemptions: N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	RESIDENTIAL	2.2890	99708.84	0.00	0.00	N/A	N/A

Roll Value History


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016		N/A	N/A	N/A	N/A	N/A
2015		\$0	\$12,141	0	12,141	\$0 \$12,141
2014		\$0	\$12,141	0	12,141	\$0 \$12,141
2013		\$0	\$12,141	0	12,141	\$0 \$12,141
2012		\$0	\$11,888	0	11,888	\$0 \$11,888
2011		\$0	\$11,888	0	11,888	\$0 \$11,888
2010		\$0	\$11,888	0	11,888	\$0 \$11,888
2009		\$0	\$11,888	0	11,888	\$0 \$11,888
2008		\$0	\$14,266	0	14,266	\$0 \$14,266
2007		\$0	\$11,888	0	11,888	\$0 \$11,888
2006		\$0	\$11,888	0	11,888	\$0 \$11,888
2005		\$0	\$0	0	0	\$0 \$0
2004		\$0	\$0	0	0	\$0 \$0
2003		\$0	\$0	0	0	\$0 \$0
2002		\$0	\$0	0	0	\$0 \$0
2001		\$0	\$0	0	0	\$0 \$0

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/27/2015 12:00:00 AM	WDVL	WARRANTY DEED WITH VENDOR'S LIEN	REDFEARN PATRICK	MONROY ROBERTO			20150965
2	1/13/2006 12:00:00 AM	OTH	OTHER	BELL MARTIN	REDFEARN PATRICK	1793	071	

Tax Due

Property Tax Information as of 06/09/2016

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2015	Chapel Hill ISD	\$12,141	\$139.13	\$139.13	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$139.13	\$139.13	\$0.00	\$0.00	\$0.00	\$0.00
	MONROY ROBERTO TOTAL:		\$139.13	\$139.13	\$0.00	\$0.00	\$0.00	\$0.00
2014	Chapel Hill ISD	\$12,141	\$139.13	\$139.13	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$139.13	\$139.13	\$0.00	\$0.00	\$0.00	\$0.00
2013	Chapel Hill ISD	\$12,141	\$139.13	\$139.13	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$139.13	\$139.13	\$0.00	\$0.00	\$0.00	\$0.00
2012	Chapel Hill ISD	\$11,888	\$135.28	\$135.28	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$135.28	\$135.28	\$0.00	\$0.00	\$0.00	\$0.00
2011	Chapel Hill ISD	\$11,888	\$135.35	\$135.35	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$135.35	\$135.35	\$0.00	\$0.00	\$0.00	\$0.00
2010	Chapel Hill ISD	\$11,888	\$135.16	\$135.16	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$135.16	\$135.16	\$0.00	\$0.00	\$0.00	\$0.00
2009	Chapel Hill ISD	\$11,888	\$135.96	\$135.96	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$135.96	\$135.96	\$0.00	\$0.00	\$0.00	\$0.00
2008	Chapel Hill ISD	\$14,266	\$163.72	\$163.72	\$0.00	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$163.72	\$163.72	\$0.00	\$0.00	\$0.00	\$0.00

2007	Chapel Hill ISD	\$11,888	\$137.31	\$137.31	\$0.00	\$0.00	\$0.00	\$0.00
2007 TOTAL:			\$137.31	\$137.31	\$0.00	\$0.00	\$0.00	\$0.00
2006	Chapel Hill ISD	\$11,888	\$169.41	\$169.41	\$0.00	\$0.00	\$0.00	\$0.00
2006 TOTAL:			\$169.41	\$169.41	\$0.00	\$0.00	\$0.00	\$0.00
REDFEARN PATRICK TOTAL:			\$1290.45	\$1290.45	\$0.00	\$0.00	\$0.00	\$0.00
GRAND TOTAL (ALL OWNERS):			\$1429.58	\$1429.58	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call. (903) 572-7939

This year is not certified and ALL values will be represented with "N/A".

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