

#585

20163188 PLAT
08/22/2016 02:27:48 PM Total Pages: 2 Fee: 71.00
Joan Newman, County Clerk - Titus County, Texas

Little Lake Subdivision #1

(Being a subdivision of part of a called 10.19 acre tract described in Instrument No. 20162007 of the Public Records of Titus County, Texas)

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 May, A.D. 2016.

DESCRIPTION OF PROPERTY

Being a tract of land located in the William H. Welch Survey, Abstract No. 599, Titus County, Texas, and being a part of a called 10.19 acre tract conveyed to Texas Bonarrico Homes, LLC in a Deed known as Instrument No. 20162007 of the Public Records of Titus County, Texas, and being more particularly described as follows:

Beginning at a concrete monument found at a southeast corner of said 10.19 acre tract, the southwest corner of a called 0.857 acre tract (Parcel 2) conveyed to the State of Texas in a Deed found in Volume 406, Page 353 of the Deed Records of Titus County, Texas, and the southwest corner of Texas State Farm to Market Road No. 1735, the same lying in the north line of a called 21.996 acre tract conveyed to the State of Texas in a Deed found in Volume 203, Page 199 of the Deed Records of Titus County, Texas, and in the northern right-of-way line of Texas State Highway No. 11;

Thence South 89°32'46" West, generally along a fence, along a south line of said 10.19 acre tract, the north line of said 21.996 acre tract, and the northern right-of-way line of SH 11 for a distance of 70.41 feet to a 1/2" iron rod with a cap marked "Denney" set, from which a 1" iron pipe found at a southwest corner of said 10.19 acre tract and the southeast corner of a called one acre tract conveyed to James A. Clements in a Deed known as Instrument No. 20104060 of the Real Property Records of Titus County, Texas bears South 89°32'46" West a distance of 649.48 feet;

Thence North 00°25'00" West, across said 10.19 acre tract, for a distance of 448.26 feet to a 1/2" iron rod with a cap marked "Denney" set in the north line of said 10.19 acre tract and the south line of a called 20 acre tract conveyed to Billy Dwan McNeil in a Deed found in Volume 425, Page 1 of the Deed Records of Titus County, Texas, from which a 1/2" iron rod with a cap marked "CBG" found at the southwest corner of said 20 acre tract and the northwest corner of said 10.19 acre tract, the same lying in the west line of said Welch Survey, the east line of the Thomas M.G. Rutherford Survey, Abstract No. 467, Titus County, Texas, and an east line of the remainder of a called 51.978 acre tract conveyed to Shrum Family Trust, et al in a Deed known as Instrument No. 20141101 of the Public Records of Titus County, Texas bears South 88°10'35" West a distance of 974.26 feet;

Thence North 88°10'35" East, generally along a fence, along the north line of said 10.19 acre tract and the south line of said 20 acre tract, and at a distance of 97.73 feet passing a 1/2" iron rod with a cap marked "Denney" set, then continuing on for a total distance of 211.70 feet to a point, inside a 6" wooden fence corner, at the northeast corner of said 10.19 acre tract, the southeast corner of said 20 acre tract, the northwest corner of said 0.857 acre tract, and the southwest corner of a called 0.831 acre tract conveyed to the State of Texas in a Deed found in Volume 407, Page 34 of the Deed Records of Titus County, Texas, the same lying in the western right-of-way line of FM 1735, from which a concrete monument found bears North 01°35'36" West a distance of 609.79 feet;

Thence South 01°35'36" East, generally along a fence, along an east line of said 10.19 acre tract, the west line of said 0.857 acre tract, and the western right-of-way line of FM 1735 for a distance of 315.30 feet to a concrete monument found at a southeast corner of said 10.19 acre tract;

Thence South 46°29'25" West, generally along a fence, along a southeast line of said 10.19 acre tract, continuing along the west line of said 0.857 acre tract and FM 1735, and at a distance of 104.89 feet passing a 1/2" iron rod with a cap marked "Denney" set, then continuing on for a total distance of 202.26 feet to the place of beginning, and containing 2,000 acres of land.

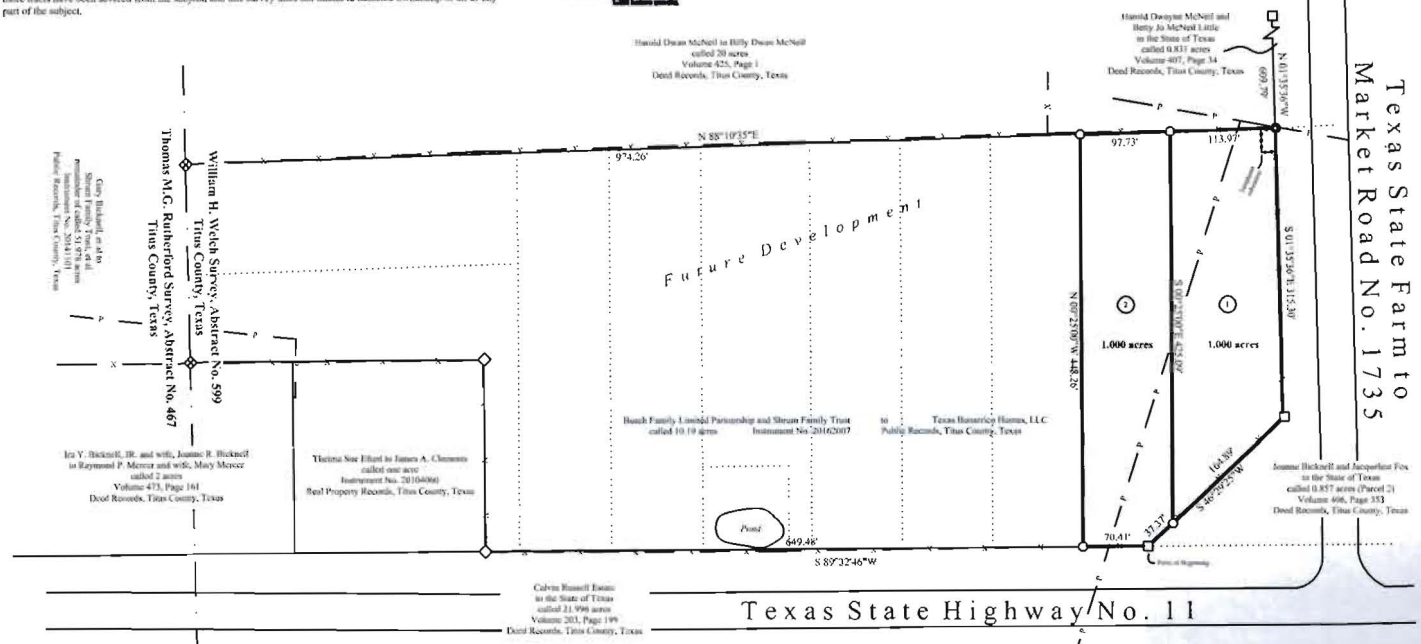
Preliminary - this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

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-D088



- 1/2" iron rod with a cap marked "Denney" set
- Concrete monument found
- ◇ 1" iron pipe found
- ◆ 1/2" iron rod with a cap marked "CBG" found
- Point inside 6" wooden fence corner
- x --- x --- Wire fence line
- ? --- ? --- Power line (overhead)
- o --- o --- Chain link fence
- - - - - - Original land grant boundary line
- Prior/future tract boundary line

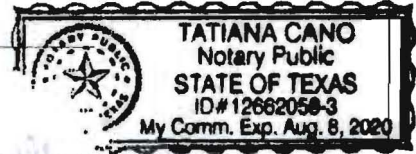
Notes:
(1) No underground utilities shown.
(2) Bearings are based on grid north in NAD83(2011), Texas Coordinate System, North Central Zone (No. 4202).
(3) The property shown was surveyed based on a provided deed and/or legal description. It is possible one or more tracts have been severed from the subject,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



Owner's Dedication:

Texas Bonarrico Homes, LLC, the undersigned owner of the land shown on this plat as Lot Nos. 1 & 2, within the area described by metes and bounds hereon, and designated as shown, and whose name is 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.

Texas Bonarrico Homes, LLC
by: *[Signature]*



Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Carlos Bonarrico, of Texas Bonarrico Homes, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purpose and considerations therein expressed.

[Signature]
Notary Public in and for the State of Texas

08/10/16
Date

STATE OF TEXAS
COUNTY OF TITUS

Approved by the Commissioner's Court of Titus County, Texas this 22 day of August, A.D. 2016.

[Signature]
County Judge
[Signature]
County Clerk

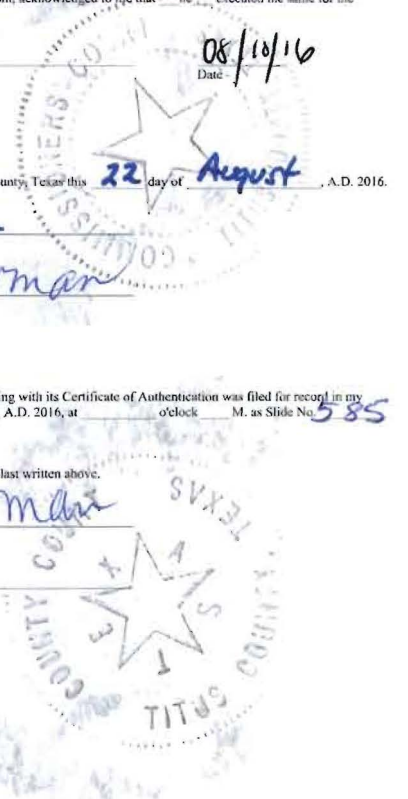
STATE OF TEXAS
COUNTY OF TITUS

I hereby certify that the foregoing instrument of writing with its Certificate of Authentication was filed for record in my office on this the 22 day of Aug, A.D. 2016, at o'clock M. as Slide No. 585 of the Plat Records of Titus County, Texas

Given under my hand and seal of office on the date last written above.

[Signature]
County Clerk

by _____, Deputy



Texas State Farm to Market Road No. 1735

Texas State Highway No. 11



Scale: 1" = 100'

FILED AND RECORDED

Instrument Number: 20163188

Filing and Recording Date: 08/22/2016 02:27:48 PM Pages: 2 Recording Fee: \$71.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the PUBLIC RECORDS of Titus County, Texas.



Joan Newman

Joan Newman, County Clerk
Titus County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

TITUS COUNTY SUBDIVISIONS CHECK-OFF LIST

- Contact the County Clerk's Office for a copy of the Titus County Platting Procedures, Subdivisions Regulations and an Application: 903 577-6796 or 100 W. 1st Street, Suite 204, Mt. Pleasant, TX 75455.
- Contact Titus County Environmental Quality for requirements pertaining to on-site sewage facilities and floodplain. The contact number is 903 572-6641. Plat requirements pertaining to on-site sewage facilities and floodplain information must be approved by this department prior to submittal to Commissioners' Court.
- Contact Ark-Tex Council of Government for 9-1-1 rural addressing for approval of road names to be used in proposed subdivision. The contact number is 888 373-9028. Road names must be approved by 9-1-1 addressing prior to submittal to Commissioners' Court (**a copy of the plat (8 ½ X 14) must be submitted to Ark-Tex before they will issue an approval of road names**).

SUBMIT THE FOLLOWING DOCUMENTATION AT LEAST 14 DAYS PRIOR TO THE CONSIDERATION FOR APPROVAL BY THE COMMISSIONERS' COURT.

- On-Site Sewage Facility (OSSF) Program Form from Titus County Environmental Quality Control.
- Letter from the Titus County Fire Department.
- Letter from Water Supply District.
- Letter from Ark-Tex Council of Governments for 9-1-1 addressing.
- Plat size shall be 18" X 24"; three (3) Mylar original plats and six (6) reduced paper copies of plat on legal size 8 ½" X 14" are required.
- Original Tax Certificate from each taxing entity with jurisdiction of the real property must be attached at time of submittal.
- Deed Restrictions and/or Covenants, if applicable.
- Bond or Letter of Credit, if applicable.
- Application for Preliminary and/or Final Plat and Application Fee.
- Filing Fee must be paid at time of filing approved plat in the County Clerk's Office.

TEXAS BONARRICO HOMES

8023 FM 1735 Pittsburg, TX 75686 / 903-563-4712

Little Lake Subdivision #1

Check-off List

- ✓ On-Site Sewage Facility (OSSF) Program Form from Titus County Environmental Quality Control
- ✓ Letter from the Titus County Fire Department
- ✓ Letter from Water Supply District
- ✓ Letter from Ark-Tex Council of Governments for 9-1-1 addressing
- ✓ Plat size shall be 18" x 24"; three (3) original plats and six (6) reduced paper copies of plats on legal size 8 ½" x 14"
- ✓ Original Tax Certificate
- ✓ Deed Restrictions
- ✓ Letter of Credit



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: August 9, 2016

To: The Titus County Commissioners' Court

Carlos Bonarrico

Emi Rodriguez

From: Sgt. Clint Bain

Ref: Texas Bonarrico Homes development State Hwy 11 at FM 1735 in Titus County

The Subdivision Review/OSSF Site Plan prepared by Professional Engineer George E. Sanford meets the requirements listed in Texas Administrative Code 285.4(c) and my approval. Texas Bonarrico Homes may continue with the Subdivision/Platting Procedures and submit their development to the Titus County Commissioners' Court for approval.

The subdivision is intended for the construction of 1 single family dwelling on each single tract of not less than 1 acre. Overhead power line easements are noted in the plan and there are no identified underground easements. There are no public or private fresh water wells present on the property or surrounding land. Due to the soil classification for the property (class IV soil), the area is **unsuitable for standard subsurface absorption systems**. The area has no major drainage features and is of minimal flood hazard. Interior roads are not designated in the Site Plan submitted to my office and from speaking with Carlos Bonarrico and Emi Rodriguez interior roads are not anticipated. In the event that interior public or private roads are required, the roads must be constructed to meet the minimum standards listed in the Titus County Platting Procedures.

If you have any questions feel free to contact me. A complete report documenting the Subdivision Review/Site Plan is retained at the Titus County Sheriff's Office, case number SO164625.

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

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

June 12, 2016

Site Address:
State Highway 11 and Farm Market 1735
Mt Pleasant, Texas 75455

A) Site Plan

The attached site plan is for the following legal description:

Owners: Texas Bonarrico Homes, LLC

Parcel ID: 9888

Legal Description: Welch, Wm ABS 00599

Situs: SH 11 SE Corner of Titus County

Addr: 4747 FM 1735

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

See attached

The proposed un-plated subdivision is a 10.25 acre tract in Titus County. The property is accessed by US Highway 11 and Farm Road 1735. There is a proposed private road to access a single tract in the upper northwest corner. The remaining eight tracts will be accessed from SH 11 and FM 1735. Public water, electricity, and communication facilities are located beside the road. The proposed division is for nine lots with all lots being larger than the required one acre.

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

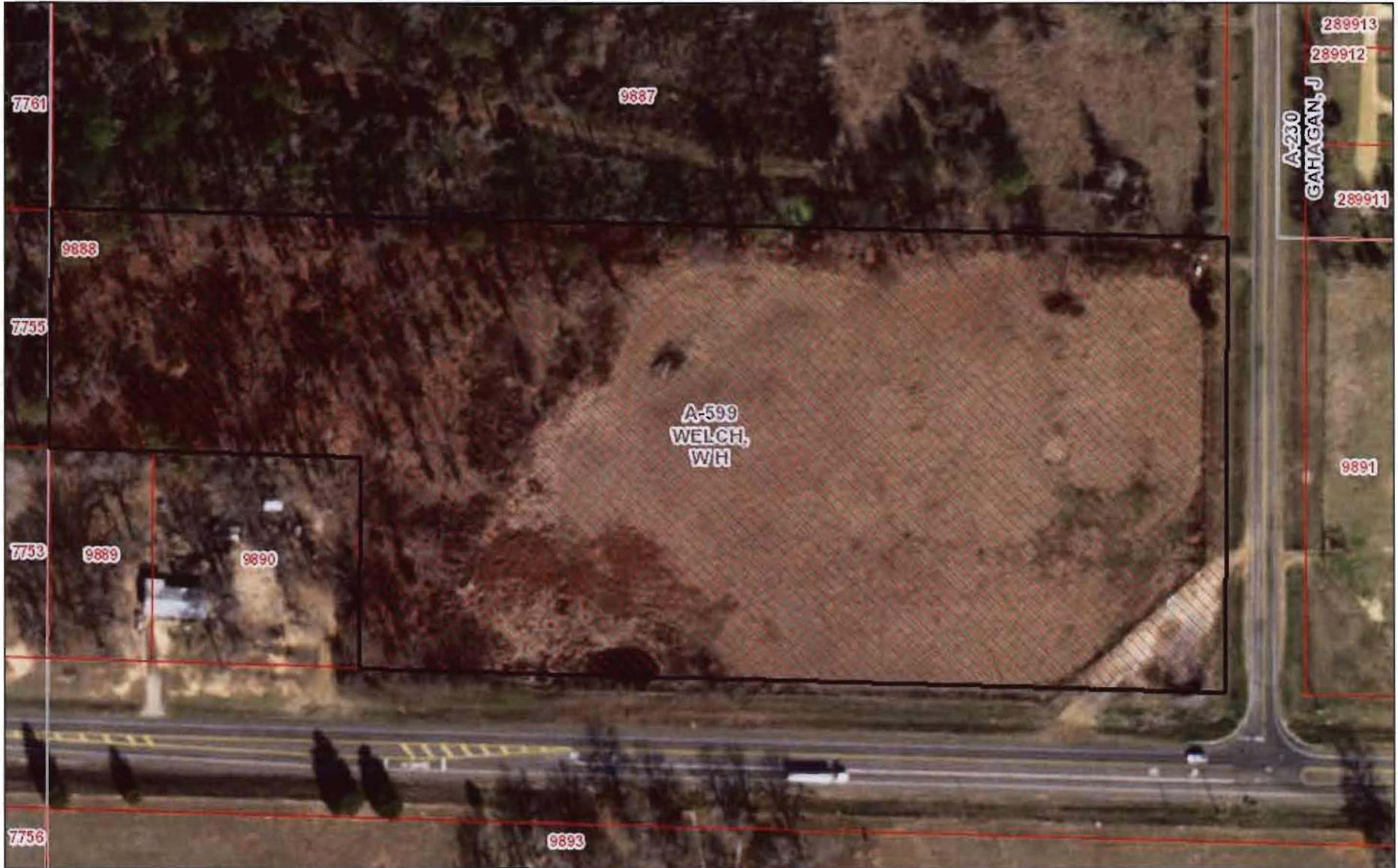
The area has no major drainage features. Road ditched drainage features will be maintained into the property.

George Sanford 6/12/16



129457

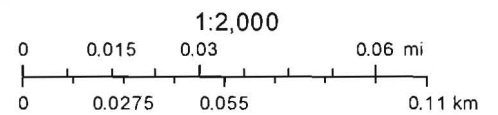
Texas Bonarrico Homes, LLC



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

Texas Bonarrico Homes, LLC
Subdivision

1735

2348

Zone A
Zone A

County Road 4690

County Road 4690

CM-1735

PANEL
48449C0400D
eff. 9/29/2010

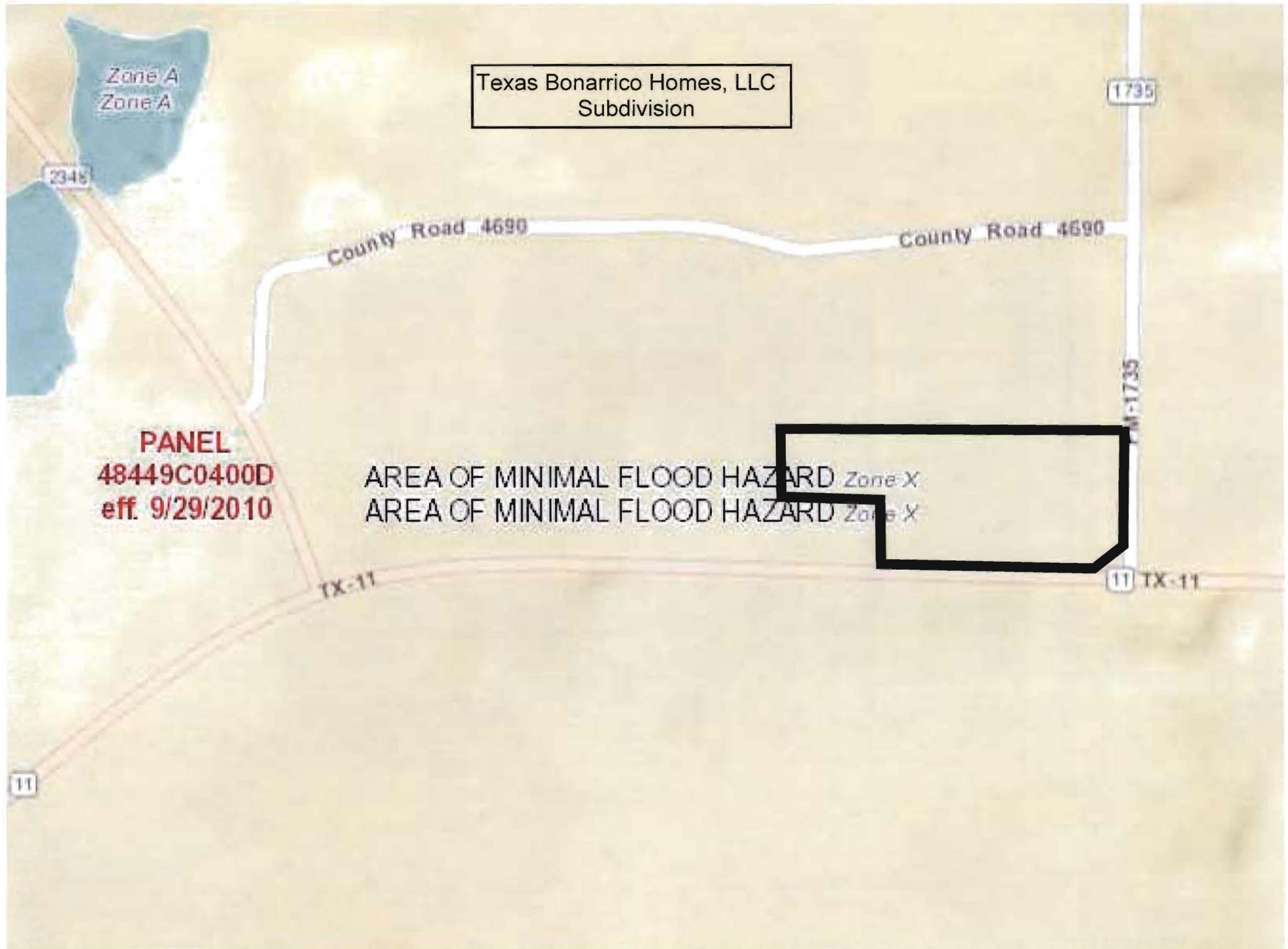
AREA OF MINIMAL FLOOD HAZARD Zone X
AREA OF MINIMAL FLOOD HAZARD Zone X

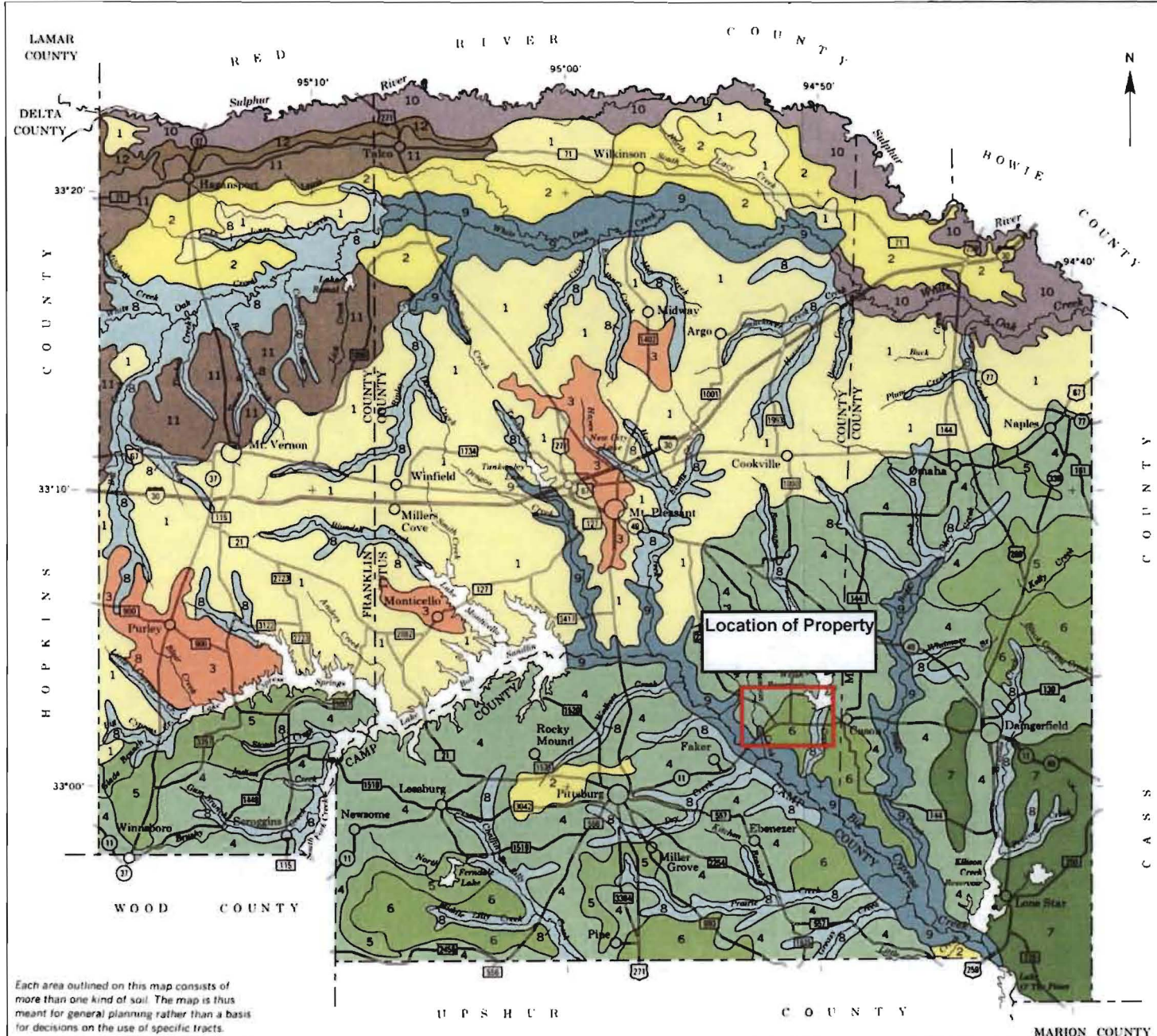
17

TX-11

TX-11

11





LEGEND

(NOT ALL SOIL UNITS OCCUR IN ALL COUNTIES)

SANDY AND LOAMY SOILS: ON SAVANNAHS

- 1 Woodtoll Freestone: Gently sloping to moderately steep, moderately well drained, loamy soils
- 2 Derly Rano 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 Bowe Cuthbert-Kirvin: Gently sloping to steep, moderately well drained and well drained, loamy soils
- 5 Libert Darco: Gently sloping, well drained, sandy soils
- 6 Kulit 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 Iuka: Nearly level, somewhat poorly drained and moderately well drained, loamy soils
- 9 Estes: Nearly level, somewhat poorly drained, loamy soils
- 10 Kaulman Gladewater: Nearly level, somewhat poorly drained and poorly drained, clayey soils

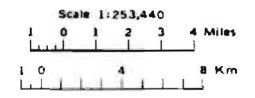
LOAMY AND CLAYEY SOILS: ON PRAIRIES

- 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.

Texas Bonarrico Homes, LLC
Subdivision



Universal Transverse Mercator (UTM) Projection Zone 15
North American Datum of 1983

Magnetic declination of 1E at center of map
on March 17, 2011

Texas Bonarrico Homes, LLC
FM 1735
Mt Pleasant, Texas 75455



North

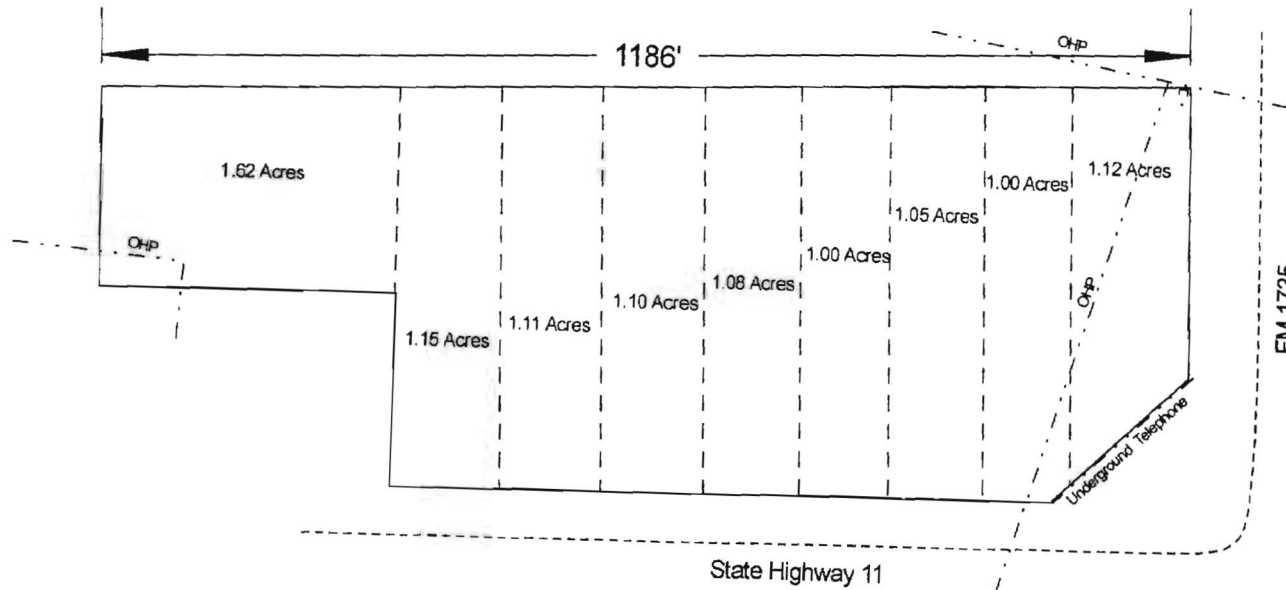
Scale: 1in=200ft

George Earl Sanford
6/12/16



29457

George Earl Sanford
PE 84266



SUBDIVISION APPLICATION REPORT

George Sanford, PE
Texas Registration #84266

226 CR 4224
Mt Pleasant, Tx 75455

Telephone
903-572-8882

June 12, 2016
Site Address: 975 CR 4240
Mt Pleasant, Tx 75455

The purposed subdivision is a 10.25 acre property consisting of 9 individual tracts in Titus County. The property is owned by Texas Bonarrico Homes, LLC. The property will be divided into 9 tracts of approximately 1.00 to 2.00 acres. The tracts will be developed and sold for residential single family dwellings. Dwellings may be manufactured housing or constructed on site. All structures will be privately owned. All tracts will be accessed from SH 11 or FM 1735. 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. The property is not located in a 100 year flood plain.

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 are no natural drainage features on the property. Grade on the property is 1 to 2 percent.

George E. Sanford
6/12/16



F9417



6/20/16

RE: Fire Services in Titus County

To Whom It May Concern:

Based upon the submitted Plat and diagram of the proposed subdivision to be located at Highway 11 and FM 1735, referred to as the "Little Lake" area, the Mt. Pleasant Fire Department is aware that you are putting in a subdivision in that area.

Sincerely,

Larry McRae, Fire Chief
Mt. Pleasant Fire Dept.

BI-COUNTY WATER SUPPLY CORPORATION

P.O. Box 848
Pittsburg, Texas

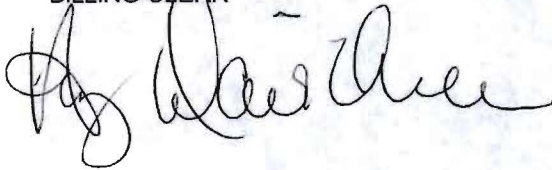
Office (903) 856-5840
Fax (903) 856-1385

AUGUST 9, 2016

TO WHOM IT MAY CONCERN;
RE: ACCOUNT 00884

THIS LETTER IS TO INFORM YOU THAT BI COUNTY WATER IS AVAILABLE AND BEING SERVICED TO 8226 FM 1735, PITTSBURG, TX. THE ACCOUNT IS IN TH NAME OF TEXAS BONARRICO HOMES. SHOULD YOU NEED ANY FURTHER INFORMATION PLEASE FEEL FREE TO GIVE ME A CALL AT 903-856-5840

THANK YOU,
AMY DAVIDSON
BILLING CLERK



In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, age, disability, religion, sex, and familial status. To file a complaint of discrimination, write USDA, Director of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800)-795-3272 (voice) or (202) 720-6382 (TDD).



TO: Texas Bonarrico Homes
FROM: Karen Gregory, 9-1-1 Program Technician
DATE: July 13, 2016
SUBJECT: **9-1-1 Address Notification for New Construction**

The Ark-Tex Council of Governments provides 9-1-1 addressing for Titus County. The 9-1-1 address that has been assigned for this new residence currently being built is 8226 FM 1735, Pittsburg, TX 75686.

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.

**8226 FARM ROAD 1735
MT PLEASANT, TEXAS 75455
**ATCOG WILL NEED TO BE NOTIFIED
WHEN SOMEONE MOVES INTO HOME.**

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.”**

Issued By:

Titus County Appraisal District
2404 W. Ferguson
PO Box 528
Mount Pleasant, TX 75456-0528

Property Information

Property ID: 9888 Geo ID: 00599-00000-00400
Legal Acres: 10.2500
Legal Desc: WELCH, WM H ABS 00599 TR 400 10.25 AC
Situs: FM 1735 TX
DBA:
Exemptions:

Owner ID: 124042 100.00%
TEXAS BONARRICO HOMES LLC
8023 FARM ROAD 1735
PITTSBURG, TX 75686

For Entities

Chapel Hill ISD

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 0
Land NHS: 0
Productivity Market: 25,625
Productivity Use: 897
Assessed Value 897

Property is receiving Ag Use

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
06/10/2016	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00
Effective Date: 06/10/2016		Total Due if paid by: 06/30/2016
		10.00

Tax Certificate Issued for: Chapel Hill ISD Taxes Paid in 2015 10.28

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 06/10/2016
Requested By: TEXAS BONARRICO HOMES LLC
Fee Amount: 10.00
Reference #: REQUESTED

Krystal G
Signature of Authorized Officer of Collecting Office

**RESTRICTIVE COVENANTS FOR LOTS IN LITTLE LAKE SUBDIVISION # 1 AN ADDITION
IN TITUS COUNTY, TEXAS.**

STATE OF TEXAS

COUNTY OF TITUS

THAT TEXAS BONARRICO HOMES, LLC is the owner of certain real property located in the W. Welch Survey, Abstract No. 599, in Titus County, Texas, from which said TEXAS BONARRICO HOMES, LLC has platted and developed the LITTLE LAKE ADDITION, as per Plat duly recorded in Vol. _____, Page _____ in Titus County Plat Records, and that the lots of said Little Lake Addition shall be restricted, as hereafter set out, with restrictions that shall be binding upon all of the owners or purchasers of the lots in said addition, as well as their heirs, executors, administrators and assigns.

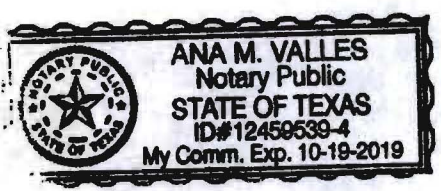
That the below listed restrictive covenants are enacted for the purpose of carrying out general plan of development for the Little Lake Addition. These restrictive covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of forty (40) years from the date these covenants are recorded, and after which time, such covenants shall be automatically extended for successive periods of five (5) years, unless an instrument signed by owners of 80% of the lots in the Little Lake Addition has been recorded, agreeing to change these covenants in whole or in part. If the persons owning an interest in any lots in the Little Lake Addition shall violate any of the covenants herein, it shall be lawful for any other person or persons owning lot(s) in the Little Lake Addition to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant and to either prevent him or them from so doing or to recover damages from such violation, with the cost of said litigation, including reasonable attorney's fees being borne by the party violating the restriction. Invalidation of any one of these restrictive covenants, or any portion thereof, by judgement or court order shall in no wise effect any of the other covenants contained herein.

- 1.) **Residential Purposes.** No lot shall be used except for residential purposes. No business shall be operated solely out of a residence constructed in the addition. Further, no lot owner shall operate any part time business from a residence constructed in the Addition, if such part time business is opened and/or visible to the other lot owners, such as an automotive garage, small machine repair shop, etc.
- 2.) **Dwelling Size and Construction.** The floor area of the main structure, exclusive of all exterior storage, open porches and garages, shall not be less than **2,000 square feet**. The structure must be constructed upon a concrete slab foundation.
- 3.) **Temporary Structures.** There shall be no temporary structures on any lot, including, but not limited to camper trailers, tents or shacks.
- 4.) **Subdivision of Lots.** No original lot may be divided except by developer herein.

- 5.) **Trash and Rubbish.** No property within this addition shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste. All such waste shall be kept in sanitary containers, and it shall be the responsibility of each lot owner to dispose of same in a manner consistent with the disposal of trash in Titus County, Texas.
- 6.) **Nuisance Activities.** No noxious or offensive activities shall be carried on upon any lot, nor anything done thereon, which may be or become an annoyance or nuisance to the other owners of lots in the addition.
- 7.) **Lot and Yard Maintenance.** Each owner of each lot shall keep the same clean and free of weeds and debris, and all grass and landscaping to be maintained in a condition consistent with the other lots located in the addition. Maintenance, repairs and yard care shall be performed on lot fences, easements, up to the limits of each lot and to the paved or unpaved roads close to each lot. Maintenance, repairs and care of the pond in the addition shall be performed by the lot owner(s) closer to the pond.
- 8.) **Easements.** The developer has impressed each lot, when applicable, with an easement for ingress and egress and utilities. Each lot owner maintains their entire lot, plus any area up to the paved or unpaved roads, and shall maintain any portion of their lot that is impressed with an easement. An easement has also been created to provide electric power to each post providing electricity to any lot. After no more than two (2) years after the lot owner(s) has acquired and/or moved in to his land or house, he shall pave his portion of the easements with concrete. This paving operation and construction shall be responsibility solely of the lot owner(s). The performer herein shall be not responsible or liable of this paving operation or any other operations and constructions for the entire lot or any other lots in the Addition after the lot(s) has been acquired by owner(s).

EXECUTED in Mount Pleasant, Texas on this the 10th day of June
of 2016

TEXAS BONARRICO HOMES, LLC.

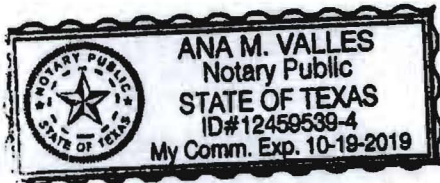


BY: [Signature]
CARLOS O. BONARRICO, Manager.

STATE OF TEXAS

COUNTY OF TITUS

This instrument was acknowledged before me on the 10th day of June of 2016, by CARLOS O. BONARRICO, Manager of TEXAS BONARRICO HOMES, LLC, a Texas Limited Liability Company, on behalf of said company.



BY: [Signature]
NOTARY PUBLIC in and for
State of Texas



BILLY MCNEIL
SOUTH 20 ACRES OF CALLED 50 ACRES
VOLUME 425, PAGE 001
D.R.T.C.T.

SHRUM FAMILY TRUST
BUSCH FAMILY LIMITED PARTNERSHIP
51.978 ACRES
FILE NO. 20141101
R.P.R.T.C.T.

RAYMOND MERCER ET UX
2 ACRES
VOLUME 473, PAGE 161
D.R.T.C.T.

JAMES CLEMENTS
1 ACRE
FILE NO. 2010004060
R.P.R.T.C.T.

443,838 SQ. FT.
10.19 ACRES

FARM TO MARKET NO. 1735
(VARIABLE WIDTH R.O.W.)

I, Justin Kream RPLS No. 5871, do hereby certify to Todd Busch, as client: That the Plat of Survey shown hereon is a correct and accurate representation of the property lines and dimensions as indicated; the location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

- SURVEYOR'S NOTES:**
- 1) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL, AS OBSERVED BY GPS.
 - 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
 - 3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THIS TIME.
 - 4) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
 - 5) SEE LEGAL DESCRIPTION THIS SAME DATE AND JOB NUMBER.

LEGEND	
CM CONTROLLING MONUMENT	● POWER POLE
○ 1/2" IRON ROD FOUND	⊕ SEPTIC TANK
⊙ 1/2" IRON ROD SET	⊗ SANITARY SEWER CLEAROUT
○ 1" IRON PIPE FOUND	— GUY WIRE
□ FENCE POST CORNER	⊕ WATER METER
⊗ FOUND IN CONCRETE	⊕ GAS METER
▲ UNDERGROUND ELECTRIC	⊕ WATER VALVE
△ OVERHEAD ELECTRIC	⊕ CONCRETE MONUMENT FOUND
⊕ ASPHALT PAVING	⊕ PK NAIL SET
⊕ GRAVEL/ROCK ROAD OR DRIVE	⊕ CONCRETE PAVING
	⊕ COVERED PORCH, DECK OR CARPORT
	⊕ WOOD DECK OR PORCH
	○ CHAIN LINK FENCE
	□ WOOD FENCE
	⊗ BARBED WIRE
	⊕ HIGH FENCE
	⊕ PIPE FENCE
	⊕ OVERHEAD ELECTRIC SERVICE
	⊕ OVERHEAD POWER LINE

10.19 ACRES							
W. WELCH SURVEY, ABSTRACT NO. 599							
TITUS COUNTY, TEXAS							
STATE HWY NO. 11 - F.M. NO. 1735							
SCALE	DATE	JOB NO.	G.F. NO.	DRAWN	REV	BY	BY
1:100	03/14/18	1408715-2	N/A	J.B.K.			

811 Know what's below. Call before you dig.

CBG SURVEYING INC. FIRM CERTIFICATE #1046581
458 HILLCREST DRIVE
SULPHUR SPRINGS, TEXAS 75482
PHONE: (803) 438-1200
FAX: (803) 438-1200
www.cbgsurvey.com

JUSTIN KREAM
5871
SURVEYOR

LEGAL DESCRIPTION

Being a lot, tract, or parcel of land situated in the W. Welch Survey, Abstract No. 599, Titus County, Texas, and being part of the remainder of that certain called 51.978 acre tract of land conveyed from Gary Bicknell, Executor of the Estate of Ira Young Bicknell, Jr to Shrum Family Trust and Busch Family Limited Partnership, by Warranty Deed, as recorded in File No. 20141101, Public Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 1/2 inch iron pipe found at a Southwest corner of the remainder of said 51.978 acre tract, and the Southeast corner of a called one acre tract conveyed to James Clements, by deed as recorded in File No. 2010004060, Real Property Records, Titus County, Texas, said point being in the North line of State Highway No. 11, (Variable Width R.O.W.), from said point, a Type I concrete right of way monument found, bears South 89 Degrees 34 Minutes 36 Seconds West, a distance of 788.95 feet;

THENCE, North 00 Degrees 24 Minutes 12 Seconds West, with a West line of the remainder of said 51.978 acre tract, and the East line of said one acre tract, a distance of 208.81 feet to a 1 1/2 inch iron pipe found at an ell corner of the remainder of said 51.978 acre tract, and the Northeast corner of said one acre tract;

THENCE, South 89 Degrees 32 Minutes 23 Seconds West, with a South line of the remainder of said 51.978 acre tract, and the North line of said one acre tract, and passing the Northwest corner of said one acre tract, and the Northeast corner of a called two acre tract conveyed to Raymond Mercer et ux, by deed as recorded in Volume 473, Page 161, Deed Records, Titus County, Texas, and continuing on for a total distance of 320.77 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC), from said point, a 2 1/2 inch iron pipe found, bears South 89 Degrees 32 Minutes 23 Seconds West, a distance of 305.23 feet;

THENCE, North 01 Degrees 20 Minutes 48 Seconds West, with a division line, a distance of 215.77 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) at the Southwest corner of a tract of land conveyed to Billy McNeil, by deed as recorded in Volume , Page 425, Page 001, Deed Records, Titus County, Texas, said point being in a North line of the remainder of said 51.978 acre tract, from said point, a 1/2 inch iron pipe found, bears North 01 Degrees 20 Minutes 48 Seconds West, a distance of 594.34 feet;

THENCE, North 88 Degrees 10 Minutes 24 Seconds East, with a North line of the remainder of said 51.978 acre tract, and the South line of said McNeil tract, a distance of 1,185.56 feet to a point for corner in an existing fence corner post at a Northeast corner of the remainder of said 51.978 acre tract, and the Southeast corner of said McNeil tract, said point being in the West line of Farm To Market No. 1735, (Variable Width R.O.W.), from said point, a Type I concrete right of way monument found, bears North 01 Degrees 36 Minutes 20 Seconds West, a distance of 609.69 feet;

THENCE, South 01 Degrees 36 Minutes 20 Seconds East, with an East line of the remainder of said 51.978 acre tract, and the West line of said Farm To Market No. 1735, a distance of 315.30 feet to a Type I concrete right of way monument found;

THENCE, South 46 Degrees 28 Minutes 12 Seconds West, with an East line of the remainder of said 51.978 acre tract, and the West line of said Farm To Market No. 1735, a distance of 202.17 feet to a Type I concrete right of way monument found;

THENCE, South 89 Degrees 34 Minutes 36 Seconds West, with a South line of the remainder of said 51.978 acre tract, and the North line of said State Highway No. 11, a distance of 719.94 feet to the POINT OF BEGINNING and containing 443,838 Square Feet or 10.19 acres of land, more or less.

I, Justin Kleam, RPLS No. 5871, do hereby certify that this legal description was prepared by me from an actual on the ground survey made under my supervision during the month of March 2016. Use of this legal description or survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.



Justin Kleam, RPLS No. 5871

03/14/16 - 1406715-2

See survey plat this same date and job number

