

Guess Subdivision #1
(Being a subdivision of a 5.244 acre tract described in
Instrument No. 20161496 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 June, A.D. 2016.

DESCRIPTION OF PROPERTY

Being a tract of land located in the Thomas Hunt Survey, Abstract No. 270, Titus County, Texas, and being all of a called 5.237 acre tract conveyed to Guess Investment Properties, LLC in a Deed known as Instrument No. 20161496 of the Public Records of Titus County, Texas, and being more particularly described as follows:

Beginning at a 5/8" iron rod with a cap marked "7756" found at the northeast corner of said Guess tract and the northwest corner of a called 1.70 acre tract (Tract Two) conveyed to Jean Jeff in a Deed known as Instrument No. 20111096 of the Real Property Records of Titus County, Texas, the same being in a south line of the remainder of a called 23.70100 acre tract conveyed to Texas Utilities Mining Company in a Deed found in Volume 781, Page 141 of the Deed Records of Titus County, Texas, from which a 5/8" iron rod found at the northeast corner of said 1.20 acre tract and a southeast corner of the remainder of said 23.70100 acre tract bears South 74°42'29" East a distance of 208.96 feet;

Thence South 80°13'32" East, generally along a fence, along the east line of said Guess tract and the west line of said 1.20 acre tract for a distance of 280.42 feet to a PK nail found in the top of a 10" wooden fence corner at the southeast corner of said Guess tract, the southwest corner of said 1.20 acre tract, the northwest corner of a called 2.80 acre Tract (Tract One) described in second said Deed, and the northeast corner of a called 7.87 acre tract conveyed to David Guerrero and Silvia Guerrero in a Deed known as Instrument No. 20131138 of the Public Records of Titus County, Texas, from which a 5/8" iron rod found at the southeast corner of said 1.20 acre tract and the northeast corner of said 2.80 acre tract bears South 81°52'07" East a distance of 208.20 feet;

Thence North 83°36'30" West, generally along a fence, along the south line of said Guess tract and the north line of said 7.87 acre tract, and at a distance of 624.02 feet passing a 1/2" iron rod with a cap marked "Denney" set in the eastern right-of-way line of County Road No. 1535, then continuing on for a total distance of 646.25 feet to a spindille found, in the pavement of CR 1535, at the southwest corner of said Guess tract and the northwest corner of said 7.87 acre tract, the same being in the east line of a called 8.876 acre tract conveyed to Stanley Wilson Stradt and wife, Carol Gail Stradt in a Deed found in Volume 1173, Page 39 of the Real Property Records of Titus County, Texas;

Thence North 20°30'01" West, generally along the pavement of CR 1535, along the west line of said Guess tract and the east line of said 8.876 acre tract for a distance of 176.29 feet to a spindille found, the same lying approximately 12 feet west of the centerline of CR 1535;

Thence North 05°42'47" East, continuing along the west line of said Guess tract and the east line of said 8.876 acre tract, generally along the pavement of CR 1535, for a distance of 183.15 feet to a spindille found at the northeast corner of said 8.876 acre tract and the southeast corner of a called 0.13 acre tract (Tract Two) conveyed to Maricela Martinez Resendiz in a Deed known as Instrument No. 20092135 of the Real Property Records of Titus County, Texas;

Thence North 06°22'42" East, continuing along the west line of said Guess tract and generally along the pavement of CR 1535, along the east line of said 0.13 acre tract for a distance of 47.06 feet to a spindille found at the northwest corner of said Guess tract and a southeast corner of the remainder of said 23.70100 acre tract;

Thence South 74°31'52" East along the north line of said Guess tract and the south line of the remainder of said 23.70100 acre tract, and at a distance of 23.25 feet passing a 1/2" iron rod with a cap marked "Denney" set in said right-of-way line, then continuing on for a total distance of 699.53 feet to the place of beginning, and containing a total of 5.244 acres of land, with approximately 0.243 acres lying in said road, leaving a net acreage of 5.001 acres.

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
Twin Registration No. 10194010
PO Box 451
Miami Placenta, TX 75456
Office: 903.577.0434
Fax: 903.577.0425
Email: jdenney@denneylandsurveying.com
Job No. 2016-1105



Owner's Dedication

Guess Investment Properties, LLC, the undersigned owner of the land shown on this plat, within the area described by notes and bounds hereon, and designated as shown, and whose name is subscribed hereon, do hereby accept this plat as a plan for subdividing same, and hereby offer the same for recording in the Public Records of Titus County, Texas and dedicate to the use of the public forever all streets, alleys, parks, easements, rights of way, and public places shown hereon.

And Delyn Guess
Guess Investment Properties, LLC

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 _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is the owner of the same for the purpose and consideration therein expressed.

Maricela Orona
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF TITUS

Approved by the Commissioner's Office of Titus County, Texas this _____ day of _____, A.D. 2016, at _____ o'clock _____ M. as _____ day of _____

County Judge
County Clerk

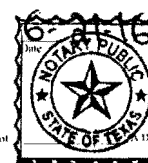
STATE OF TEXAS
COUNTY OF TITUS

I hereby certify that the foregoing instrument of writing with its Certificate of Authentication was filed for record in my office on this day of _____, A.D. 2016, at _____ o'clock _____ M. as _____ day of _____ of the Public Records of Titus County, Texas.

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

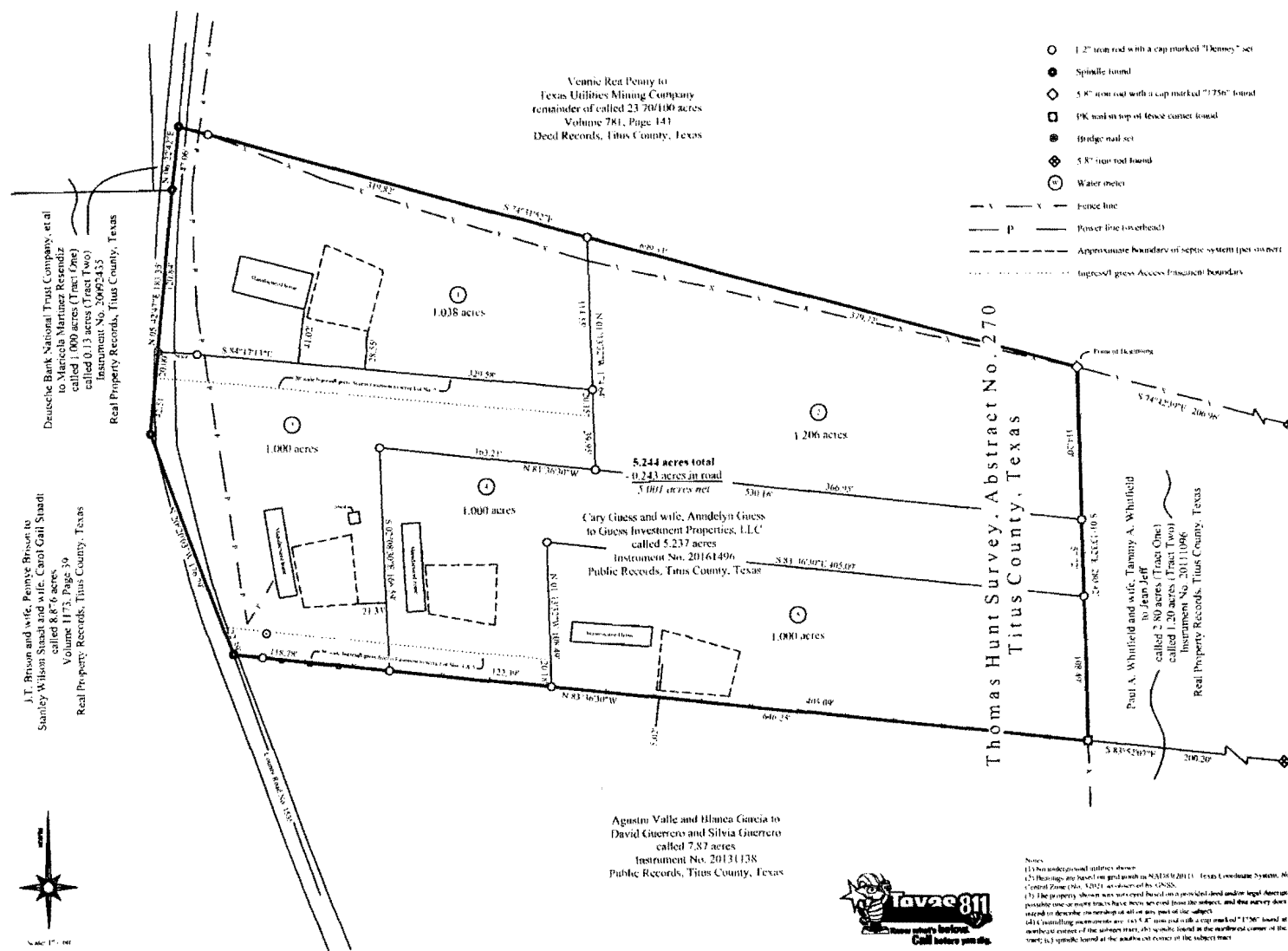
County Clerk

by _____ Deputy



MARICELA ORONA
NOTARY PUBLIC
STATE OF TEXAS
ID # 12605974-4
My Comm. Expires 04-18-2019

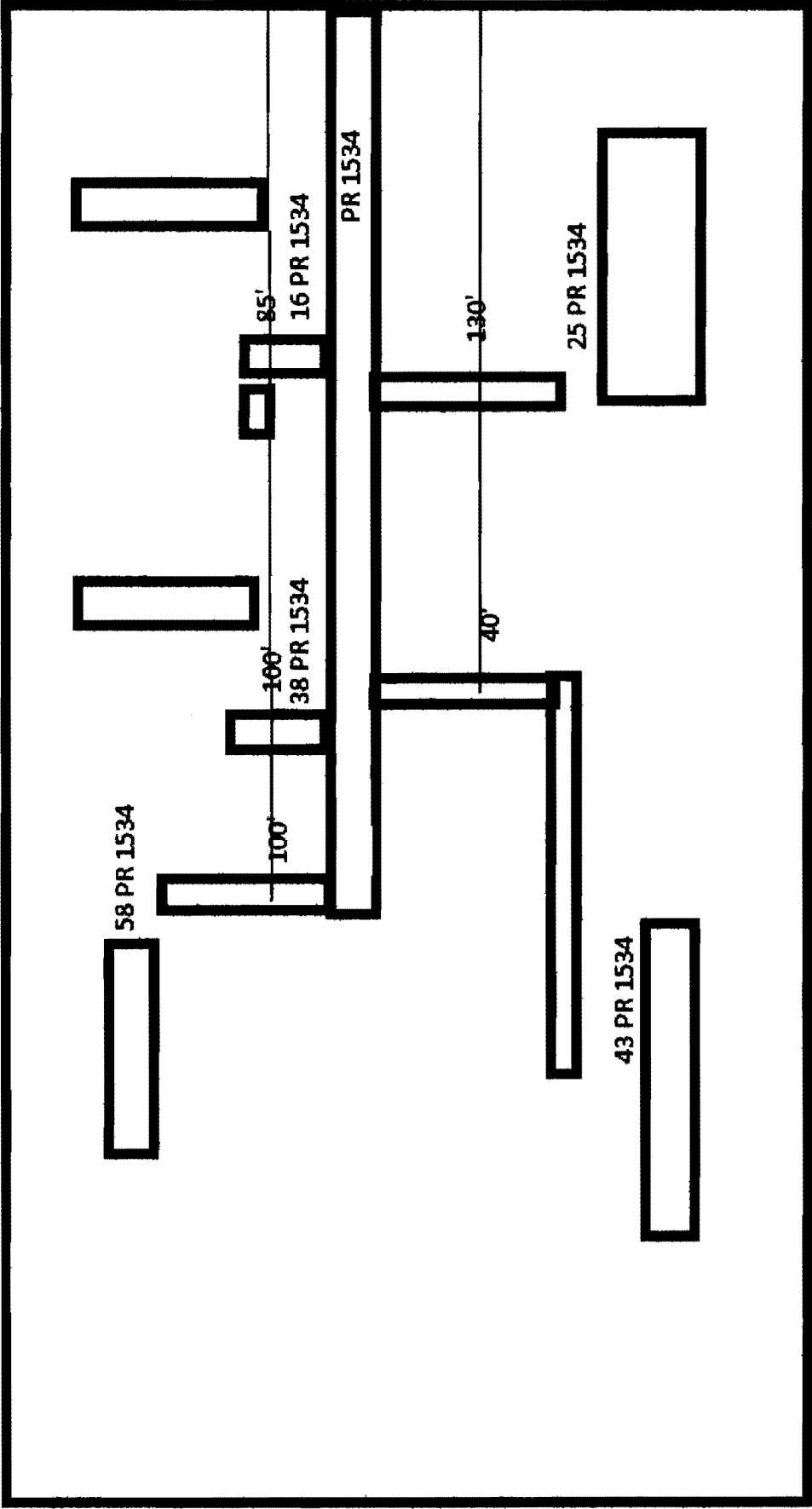
Vennic Real Property to
Texas Utilities Mining Company
remainder of called 23.70100 acres
Volume 781, Page 141
Deed Records, Titus County, Texas



Agustin Valle and Blanca Garcia to
David Guerrero and Silvia Guerrero
called 7.87 acres
Instrument No. 20131138
Public Records, Titus County, Texas



Notes:
1) This is a preliminary plat and should not be used for any purpose other than to show the location of the property.
2) The property shown was surveyed based on a provided deed and/or legal description. It is possible one or more tracts have been used from the subject, and the survey does not map to the description in the deed or legal description.
3) All existing easements are shown on this plat and are not to be construed as a part of the survey.
4) The survey was made on the ground and the surveyor is not responsible for any errors or omissions in the survey.



[Print](#)[Close](#)

RE: Guess diagram of PR 1534

From: **Judy Shaddix** (jshaddix@atcog.org)
Sent: Wed 9/21/16 1:02 PM
To: Andie Guess (andiegues@outlook.com)

That map was very helpful. Here is the list of new addresses;

2053 CR 1535 is now 43 PR 1534, #5 on your map

2057 CR 1535 is now 25 PR 1534, # 4

2071 CR 1535 is now 16 PR 1534, #1

2075 CR 1535 is now 38 PR 1534, #2

2077 CR 1535 is now 58 PR 1534, #3

Thanks so much for your help, it's been a pleasure working with you.

From: Andie Guess [mailto:andiegues@outlook.com]
Sent: Wednesday, September 21, 2016 1:21 PM
To: Judy Shaddix <jshaddix@atcog.org>
Subject: Guess diagram of PR 1534

Sent from [Outlook Mobile](#)

TO: Andie Guess with Guess Investment Properties
FROM: Karen Gregory, 9-1-1 Program Technician
DATE: June 20, 2016
SUBJECT: **9-1-1 Address Notification**

The Ark-Tex Council of Governments provides 9-1-1 addressing for Titus County.
The 9-1-1 address that was assigned for this rental property is 2053 CR 1535 Mt Pleasant, TX 75455.

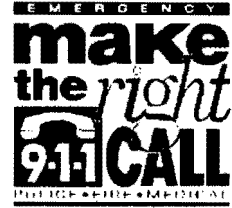
The purpose of the addressing system is to allow fire departments, EMS providers and law enforcement officials to reach someone as quickly as possible in the event of an emergency.

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.

**2053 COUNTY ROAD 1535
MT PLEASANT, TEXAS 75455**

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.”**



TO: Andie Guess with Guess Investment Properties
FROM: Karen Gregory, 9-1-1 Program Technician
DATE: June 20, 2016
SUBJECT: **9-1-1 Address Notification**

The Ark-Tex Council of Governments provides 9-1-1 addressing for Titus County.
The 9-1-1 address that was assigned for this rental property is 2057 CR 1535 Mt Pleasant, TX 75455.

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.

**2057 COUNTY ROAD 1535
MT PLEASANT, TEXAS 75455**

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.”**

TO: Andie Guess with Guess Investment Properties
FROM: Karen Gregory, 9-1-1 Program Technician
DATE: June 20, 2016
SUBJECT: **9-1-1 Address Notification**

The Ark-Tex Council of Governments provides 9-1-1 addressing for Titus County.
The 9-1-1 address that was assigned for this rental property is 2071 CR 1535 Mt Pleasant, TX 75455.

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.

**2071 COUNTY ROAD 1535
MT PLEASANT, TEXAS 75455**

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.”**

TO: Andie Guess with Guess Investment Properties
FROM: Karen Gregory, 9-1-1 Program Technician
DATE: June 20, 2016
SUBJECT: **9-1-1 Address Notification**

The Ark-Tex Council of Governments provides 9-1-1 addressing for Titus County.
The 9-1-1 address that was assigned for this rental property is 2075 CR 1535 Mt Pleasant, TX 75455.

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.

**2075 COUNTY ROAD 1535
MT PLEASANT, TEXAS 75455**

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.”**

TO: Andie Guess with Guess Investment Properties
FROM: Karen Gregory, 9-1-1 Program Technician
DATE: June 20, 2016
SUBJECT: **9-1-1 Address Notification**

The Ark-Tex Council of Governments provides 9-1-1 addressing for Titus County.
The 9-1-1 address that was assigned for this rental property is 2077 CR 1535 Mt Pleasant, TX 75455.

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.

**2077 COUNTY ROAD 1535
MT PLEASANT, TEXAS 75455**

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.”**



6/20/16

RE: Subdivision on County Road 1535, 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 1535. This property is located within the Mt. Pleasant Fire Department's primary response district.

Sincerely,

Larry McRae

Larry McRae, Fire Chief
Mt. Pleasant Fire Dept.

TRI SPECIAL UTILITY DISTRICT

300 WEST 16TH

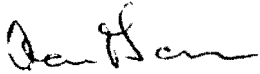
MOUNT PLEASANT, TEXAS 75455

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

June 16, 2016

To Whom it May Concern:

Customer Cary Guess has water service availability for 10 meters on County Road 1535.



Aaron Gann
General Manager

It is my understanding that Guess Investment Properties does not intend to build interior roads on the property, but will have two (2) 20' easements for ingress and egress for lots 2, 4, and 5. Clarification should be made as to whether these easements are to fall under the designation and requirements of public/private **roads** or private **driveways**. These questions may be resolved upon presentation to the Titus County Commissioners' Court by representatives from Guess Investment Properties.

If you have any questions feel free to contact me.

Respectfully,

A handwritten signature in black ink, appearing to read "Clint Bain", is 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



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: 08162016

To: Judge Brian Lee and the Titus County Commissioners' Court
Cary Guess and Andy Guess-Guess Investment Properties LLC.
From: Sgt. Clint Bain
Ref: Guess Subdivision #1 CR1535.

On or about July 19, 2016 Cary and Andy Guess submitted a Subdivision/Development Review for On-Site Sewage Facilities and Overall Site Suitability Summary for Guess Investment Properties LLC. The proposed development is located in 2000 block of CR1535 in Titus County and consists of approximately 5.244 acres (5.237 as listed on Titus County Appraisal District records). The property is to be identified on plat as Guess Subdivision #1. It is my understanding that the property is to be kept as whole by the Guess Investment Properties and used as rental property with five individual lots each of a minimum area of 1 acre including easements.

From the Subdivision/Development Review for On-Site Sewage Facilities and Overall Site Suitability Summary, completed by Register Sanitarian John M. Shaffer, and from the additional planning materials submitted it is my observation that only 4 of the 5 lots will be utilized for house sites. This is most likely due to the location of dense vegetation and a pond on the 1.206 acre lot (lot #2) in the southeast portion of the property and the classification of the soil on that tract **(See General Summary and Commentary on page 4 of Overview of Soil Class Suitability for OSSF Systems.)**

The Subdivision/Development Review for On-Site Sewage Facilities and Overall Site Suitability Summary completed by John Shaffer and submitted to me by Cary and Andy Guess is complete and detailed meeting the requirements set forth in the Texas Administrative Code Section 285.4(c)1. Shaffer notes that the minimum lot sizing requirement of 1 acre as listed in the Titus County Subdivision Platting Procedures is met save for easements. I feel that this is a reasonable variance to accept and allow as adequate surface application area for On-Site Sewage Facilities is present if needed. Standard Subsurface Septic Systems are proposed for installation for the planned 4 homes and site evaluation on the lots 1, 3, and 4 indicate the soil is suitable for conventional standard subsurface systems (soil classification 1b sand).

Issued By:

TITUS COUNTY TAX OFFICE
110 S MADISON SUITE A
MOUNT PLEASANT, TX 75455

Property Information

Property ID: 290060 Geo ID: 00270-00000-00102
Legal Acres: 5.2370
Legal Desc: HUNT, THOMAS ABS 00270 TR 102 5.237 AC
Situs: 2071 CR 1535
DBA:
Exemptions:Owner ID: 557306 100.00%
GUESS INVESTMENT PROPERTIES LLC
3064 CR 4215
MT PLEASANT, TX 75455

For Entities

NTX Community College
Titus County
Titus County Hospital

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 0
Land NHS: 23,043
Productivity Market: 0
Productivity Use: 0
Assessed Value 23,043

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
06/21/2016	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00
Effective Date: 06/21/2016	Total Due if paid by: 06/30/2016	10.00

Tax Certificate Issued for:	Taxes Paid in 2015
Titus County	103.12
Titus County Hospital	39.61
NTX Community College	29.95

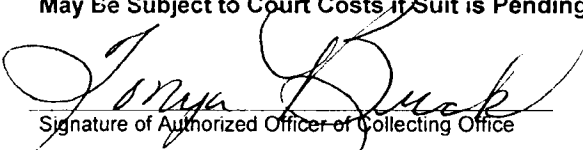
If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 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: 06/21/2016
Requested By: GUESS INVESTMENT PROPERTI
Fee Amount: 10.00
Reference #:
Signature of Authorized Officer of Collecting Office

Through Tax Year
2015

TAX CERTIFICATE

Certificate #
10164

Issued By:

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

Property Information

Property ID: 290060 Geo ID: 00270-00000-00102
Legal Acres: 5.2370
Legal Desc: HUNT, THOMAS ABS 00270 TR 102 5.237 AC
Situs: 2071 CR 1535 TX
DBA:
Exemptions:

Owner ID: 143857 100.00%
GUESS INVESTMENT PROPERTIES LLC
3064 CR 4215
MT PLEASANT, TX 75455

For Entities

Mount Pleasant ISD

Value Information

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	23,043
Productivity Market:	0
Productivity Use:	0
Assessed Value	23,043

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
06/20/2016	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00
Effective Date: 06/20/2016	Total Due if paid by: 06/30/2016	10.00

Tax Certificate Issued for: Mount Pleasant ISD
Taxes Paid in 2015: 279.28

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: 06/20/2016
Requested By: GUESS INVESTMENTS PROPERT
Fee Amount: 10.00
Reference #: REQUESTED

Signature of Authorized Officer of Collecting Office