

#589

LEGAL DESCRIPTION - TRACT 1

Being a lot, tract or parcel of land situated in the Joseph Reed Survey, Abstract No. 461, Titus County, Texas, and being part of the remainder of that certain 30.81 acre tract of land conveyed from Raymond Vinyard et al to Sandlin Ranch, LP, by Warranty Deed, as recorded in Volume 1838, Page 244, Real Property Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner of a Northeast corner of the remainder of said 30.81 acre tract, a Northeast corner of Sandlin Ranch, as recorded in Plat Cabinet Side No. 558, Plat Records, Titus County, Texas, and the Northeast corner of a Private Road, (Variable Width R.O.W.), said point lying in the South line of the remainder of a 71.557 acre tract of land conveyed to Hagan Farmer, by deed recorded in File #20155047, Real Property Records, Titus County, Texas, and in County Road No. 2720;

THENCE, South 66 Degrees 32 Minutes 06 Seconds East, along a North line of the remainder of said 30.81 acre tract, the South line of the remainder of said 71.557 acre tract, and said County Road No. 2720, a distance of 44.27 feet to a point for angle point in a North line of the remainder of said 30.81 acre tract, and an angle point in the South line of said 71.557 acre tract;

THENCE, South 60 Degrees 02 Minutes 53 Seconds East, continuing along a North line of the remainder of said 30.81 acre tract, the South line of the remainder of said 71.557 acre tract, and said County Road No. 2720, a distance of 242.30 feet to a point for angle point in a North line of the remainder of said 30.81 acre tract, and an angle point in the South line of said 71.557 acre tract;

THENCE, South 65 Degrees 07 Minutes 60 Seconds East, continuing along a North line of the remainder of said 30.81 acre tract, the South line of the remainder of said 71.557 acre tract, and said County Road No. 2720, a distance of 563.10 feet to a point for corner of a Northeast corner of the remainder of said 30.81 acre tract, and the Northeast corner of a 1.563 acre tract of land conveyed to Tommy Blair et al, by deed recorded in Volume 1320, Page 184, Real Property Records, Titus County, Texas, from said point, a 5/8 inch iron rod found, bears South 01 Degree 51 Minutes 12 Seconds East, a distance of 46.00 feet;

THENCE, South 01 Degree 51 Minutes 12 Seconds East, along an East line of the remainder of said 30.81 acre tract, and the West line of said 1.563 acre tract, and passing at a distance of 20.42 feet, a 5/8 inch iron rod found for witness, and continuing on for a total distance of 827.73 feet to a 1/2 inch iron rod found marked (CBC INC) at a Southeast corner of the remainder of said 30.81 acre tract, and a Northeast corner of said Sandlin Ranch;

THENCE, South 88 Degrees 08 Minutes 26 Seconds East, along a South line of the remainder of said 30.81 acre tract, and a North line of said Sandlin Ranch, a distance of 16.00 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBC INC) on a South line of the remainder of said 30.81 acre tract, in a North line of said Sandlin Ranch, in a North line of said Private Road, and in a curve to the left, with a radius of 60.00 feet, a delta angle of 145 Degrees 00 Minutes 00 Seconds, the chord of which bears North 74 Degrees 28 Minutes 06 Seconds East, for a chord distance of 96.41 feet;

THENCE, continuing along a South line of the remainder of said 30.81 acre tract, a North line of said Sandlin Ranch, a North line of said Private Road, and along the arc of said curve for an arc length of 126.07 feet to a 1/2 inch iron rod found marked (CBC INC) at the beginning of a curve to the right, with a radius of 20.00 feet, a delta angle of 56 Degrees 09 Minutes 00 Seconds, the chord of which bears South 00 Degree 33 Minutes 06 Seconds West, for a chord distance of 18.62 feet;

THENCE, continuing along a South line of the remainder of said 30.81 acre tract, a North line of said Sandlin Ranch, a North line of said Private Road, and along the arc of said curve for an arc length of 18.26 feet to a 1/2 inch iron rod found marked (CBC INC) at the end of said curve;

THENCE, South 88 Degrees 08 Minutes 26 Seconds East, continuing along a South line of the remainder of said 30.81 acre tract, a North line of said Sandlin Ranch, and a North line of said Private Road, a distance of 38.96 feet to a 1/2 inch iron rod found marked (CBC INC) at the beginning of a curve to the right, with a radius of 16.00 feet, a delta angle of 53 Degree 04 Minutes 55 Seconds, the chord of which bears North 65 Degree 19 Minutes 08 Seconds West, for a chord distance of 22.34 feet;

THENCE, continuing along a South line of the remainder of said 30.81 acre tract, a North line of said Sandlin Ranch, a North line of said Private Road, and along the arc of said curve for an arc length of 23.18 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBC INC) at the end of said curve;

THENCE, North 30 Degree 48 Minutes 40 Seconds East, continuing along a South line of the remainder of said 30.81 acre tract, a North line of said Sandlin Ranch, and a North line of said Private Road, a distance of 270.70 feet to a 1/2 inch iron rod found marked (CBC INC) at the beginning of a curve to the left, with a radius of 60.00 feet, a delta angle of 87 Degree 01 Minutes 12 Seconds, the chord of which bears North 87 Degree 17 Minutes 16 Seconds West, for a chord distance of 97.38 feet;

THENCE, continuing along a South line of the remainder of said 30.81 acre tract, a North line of said Sandlin Ranch, a North line of said Private Road, and along the arc of said curve for an arc length of 110.07 feet to a 1/2 inch iron rod found marked (CBC INC) at the end of said curve;

THENCE, South 44 Degree 12 Minutes 00 Seconds West, continuing along a South line of the remainder of said 30.81 acre tract, a North line of said Sandlin Ranch, and a North line of said Private Road, a distance of 287.91 feet to a 1/2 inch iron rod found marked (CBC INC) at the beginning of a curve to the left, with a radius of 50.00 feet, a delta angle of 17 Degree 56 Minutes 33 Seconds, the chord of which bears North 79 Degree 20 Minutes 20 Seconds West, for a chord distance of 16.68 feet;

THENCE, continuing along a South line of the remainder of said 30.81 acre tract, a North line of said Sandlin Ranch, a North line of said Private Road, and along the arc of said curve for an arc length of 15.04 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBC INC) for corner at the end of said curve, a Southwest corner of the remainder of said 30.81 acre tract, an all corner of said Sandlin Ranch, and on all corner of said Private Road;

THENCE, North 03 Degree 34 Minutes 15 Seconds East, along a West line of the remainder of said 30.81 acre tract, an East line of said Sandlin Ranch, and an East line of said Private Road, a distance of 219.89 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBC INC) at the beginning of a curve to the left, with a radius of 320.00 feet, a delta angle of 18 Degree 58 Minutes 37 Seconds, the chord of which bears North 06 Degree 54 Minutes 03 Seconds West, for a chord distance of 106.38 feet;

THENCE, continuing along a West line of the remainder of said 30.81 acre tract, an East line of said Sandlin Ranch, an East line of said Private Road, and along the arc of said curve for an arc length of 106.80 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBC INC) at the end of said curve;

THENCE, North 15 Degree 22 Minutes 21 Seconds West, continuing along a West line of the remainder of said 30.81 acre tract, an East line of said Sandlin Ranch, and an East line of said Private Road, a distance of 232.78 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBC INC) at the beginning of a curve to the right, with a radius of 380.00 feet, a delta angle of 36 Degree 51 Minutes 12 Seconds, the chord of which bears North 02 Degree 33 Minutes 16 Seconds East, for a chord distance of 233.93 feet;

THENCE, continuing along a West line of the remainder of said 30.81 acre tract, an East line of said Sandlin Ranch, an East line of said Private Road, and along the arc of said curve for an arc length of 237.70 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBC INC) at the end of said curve;

THENCE, North 80 Degree 28 Minutes 51 Seconds East, continuing along a West line of the remainder of said 30.81 acre tract, an East line of said Sandlin Ranch, and an East line of said Private Road, and passing at a distance of 262.63 feet, a 1/2 inch iron rod set with a yellow plastic cap stamped (CBC INC) for witness, and continuing on for a total distance of 292.63 feet to the POINT OF BEGINNING and containing 688,661 Square Feet or 13.06 acres of land.

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BEGINNING at a Northeast corner of the remainder of said 30.81 acre tract, and the Northeast corner of a 0.27 acre tract of land conveyed to Four Stars, LLC, by deed recorded in File #20142444, Public Records, Titus County, Texas, said point lying in the South line of the remainder of a 71.557 acre tract of land conveyed to Hagan Farmer, by deed recorded in File #20155047, Real Property Records, Titus County, Texas, in County Road No. 2720, and in a curve to the right, with a radius of 350.40 feet, a delta angle of 01 Degree 45 Minutes 63 Seconds, the chord of which bears South 83 Degree 45 Minutes 00 Seconds East, for a chord distance of 10.70 feet;

THENCE, along a North line of the remainder of said 30.81 acre tract, the South line of the remainder of said 71.557 acre tract, said County Road No. 2720, and along the arc of said curve for an arc length of 10.70 feet to point at the end of said curve;

THENCE, South 69 Degree 18 Minutes 48 Seconds East, continuing along a North line of the remainder of said 30.81 acre tract, the South line of the remainder of said 71.557 acre tract, and said County Road No. 2720, a distance of 87.87 feet to a point for angle point in a North line of the remainder of said 30.81 acre tract, and an angle point in a South line of the remainder of said 71.557 acre tract;

THENCE, South 69 Degree 43 Minutes 26 Seconds East, continuing along a North line of the remainder of said 30.81 acre tract, the South line of the remainder of said 71.557 acre tract, and said County Road No. 2720, a distance of 174.53 feet to a point for angle point in a North line of the remainder of said 30.81 acre tract, and an angle point in a South line of the remainder of said 71.557 acre tract;

THENCE, South 80 Degree 68 Minutes 31 Seconds East, continuing along a North line of the remainder of said 30.81 acre tract, the South line of the remainder of said 71.557 acre tract, and said County Road No. 2720, a distance of 68.10 feet to a point for corner at a Northeast corner of the remainder of said 30.81 acre tract, a Northwest corner of said Sandlin Ranch, as recorded in Plat Cabinet Side No. 558, Plat Records, Titus County, Texas, and the Northeast corner of a Private Road, (Variable Width R.O.W.);

THENCE, South 12 Degree 50 Minutes 11 Seconds East, along an East line of the remainder of said 30.81 acre tract, the West line of said Sandlin Ranch, and the West line of said Private Road, and passing at a distance of 30.08 feet, a 1/2 inch iron rod set with a yellow plastic cap stamped (CBC INC) for witness, and continuing on for a total distance of 188.23 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBC INC) at the beginning of a curve to the right, with a radius of 160.00 feet, a delta angle of 33 Degree 19 Minutes 02 Seconds, the chord of which bears South 03 Degree 49 Minutes 20 Seconds West, for a chord distance of 88.00 feet;

THENCE, continuing along an East line of the remainder of said 30.81 acre tract, the West line of said Sandlin Ranch, the West line of said Private Road, and along the arc of said curve for an arc length of 87.22 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBC INC) at the end of said curve;

THENCE, South 20 Degree 28 Minutes 51 Seconds West, continuing along an East line of the remainder of said 30.81 acre tract, the West line of said Sandlin Ranch, and the West line of said Private Road, a distance of 87.84 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBC INC) at the beginning of a curve to the left, with a radius of 480.00 feet, a delta angle of 36 Degree 51 Minutes 12 Seconds, the chord of which bears South 02 Degree 33 Minutes 16 Seconds West, for a chord distance of 268.66 feet;

THENCE, continuing along an East line of the remainder of said 30.81 acre tract, the West line of said Sandlin Ranch, the West line of said Private Road, and along the arc of said curve for an arc length of 208.92 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBC INC) at the end of said curve;

THENCE, South 16 Degree 22 Minutes 21 Seconds East, continuing along an East line of the remainder of said 30.81 acre tract, the West line of said Sandlin Ranch, and the West line of said Private Road, a distance of 232.18 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBC INC) at the beginning of a curve to the right, with a radius of 300.00 feet, a delta angle of 18 Degree 58 Minutes 37 Seconds, the chord of which bears South 06 Degree 54 Minutes 03 Seconds East, for a chord distance of 92.13 feet;

THENCE, continuing along an East line of the remainder of said 30.81 acre tract, the West line of said Sandlin Ranch, the West line of said Private Road, and along the arc of said curve for an arc length of 92.68 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBC INC) at the end of said curve;

THENCE, South 03 Degree 34 Minutes 15 Seconds West, continuing along an East line of the remainder of said 30.81 acre tract, the West line of said Sandlin Ranch, and the West line of said Private Road, a distance of 241.02 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBC INC) at the beginning of a curve to the left, with a radius of 60.00 feet, a delta angle of 128 Degree 56 Minutes 37 Seconds, the chord of which bears South 84 Degree 30 Minutes 09 Seconds East, for a chord distance of 89.40 feet;

THENCE, continuing along an East line of the remainder of said 30.81 acre tract, the West line of said Sandlin Ranch, the West line of said Private Road, and along the arc of said curve for an arc length of 110.78 feet to a 1/2 inch iron rod found marked (CBC INC) at the end of said curve;

THENCE, South 08 Degree 28 Minutes 47 Seconds East, continuing along an East line of the remainder of said 30.81 acre tract, and the West line of said Sandlin Ranch, a distance of 275.90 feet to a 1/2 inch iron rod found marked (CBC INC) at a Southeast corner of the remainder of said 30.81 acre tract, and the Southwest corner of said Sandlin Ranch, said point lying in a North line of Lake Bob Sandlin;

THENCE, South 88 Degree 28 Minutes 16 Seconds West, along a South line of the remainder of said 30.81 acre tract, and a North line of said Lake Bob Sandlin, a distance of 181.28 feet to a point for angle point in a South line of the remainder of said 30.81 acre tract, and angle point in a North line of said Lake Bob Sandlin;

THENCE, North 15 Degree 17 Minutes 36 Seconds West, continuing along a South line of the remainder of said 30.81 acre tract, and a North line of said Lake Bob Sandlin, and passing at a distance of 110.41 feet, a 1/2 inch iron rod set with a yellow plastic cap stamped (CBC INC) for witness, and continuing on for a total distance of 219.96 feet to a 5/8 inch iron rod found at a Southwest corner of the remainder of said 30.81 acre tract, and the Southwest corner of a 32.15 acre tract of land conveyed to FEMM Development Group, LP, by deed recorded in File #20120000019, Real Property Records, Titus County, Texas;

THENCE, North 04 Degree 37 Minutes 59 Seconds East, along a West line of the remainder of said 30.81 acre tract, and an East line of said 32.15 acre tract, passing at a distance of 283.12 feet, a 1/2 inch iron rod found, and continuing the same course along a West line of the remainder of said 30.81 acre tract, and an East line of said 32.15 acre tract, passing at a distance of 266.22 feet, a 1/2 inch iron rod found marked (DCA), and continuing the same course along a West line of the remainder of said 30.81 acre tract, and an East line of said 32.15 acre tract in all a total distance of 1,208.42 feet to a 1/2 inch iron rod found marked (DCA) at an all corner of the remainder of said 30.81 acre tract, and a Northeast corner of said 32.15 acre tract;

THENCE, North 80 Degree 20 Minutes 40 Seconds West, along a South line of the remainder of said 30.81 acre tract, and a North line of said 32.15 acre tract, a distance of 366.18 feet to a 1/2 inch iron rod found at a Southwest corner of the remainder of said 30.81 acre tract, and an all corner of said 32.15 acre tract;

THENCE, North 09 Degree 42 Minutes 54 Seconds East, along a West line of the remainder of said 30.81 acre tract, and an East line of said 32.15 acre tract, a distance of 212.30 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBC INC) at a Northwest corner of the remainder of said 30.81 acre tract, and the Southwest corner of said 0.27 acre tract;

THENCE, South 80 Degree 17 Minutes 08 Seconds East, along a North line of the remainder of said 30.81 acre tract, and the South line of said 0.27 acre tract, a distance of 110.00 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBC INC) at an all corner of the remainder of said 30.81 acre tract, and the Southwest corner of said 0.27 acre tract;



**BG Development
Group, Inc.**

Please find attached our application for a new Plat for Sandlin Ranch, a subdivision of property located in Titus County, Texas. The items included in this package are as follows:

2 each Mylar Proposed Plats sized 18" X 24", signed by owner representative, Richard Grandy, and Notarized; also signed by Justin Klean RPLS No 5871, also stamped with his seal.

6 each Legal sized copy of the Proposed Plat, shrunk in size to fit the 8.5" X 14" paper.

1 copy of an email from Mr. Aaron Gann, of Tri Special Utility District, stating sufficiency of 4" line to service the proposed new subdivision.

1 copy of email from Judy Shaddix from Ark-Tek Council of Governments, forwarding an email regarding the Private Road 2724, which has already been recorded and named by said agency in 2012, as proved by the email Dated May 7, 2012 from Yvonne Lubiejewski with the Ark-Tek Council of Governments.

Enclosed you will find Tax certificates copies (Property ID 7551, 7552) from the Titus County Appraisal District indicating that the affected properties are fully paid and in good standing with said tax agency.

Enclosed you will find Tax certificates copies (Property ID 7551, 7552) from the Titus County Tax Office indicating that the affected properties are fully paid and in good standing with said tax agency.

Thanks,

A handwritten signature in blue ink, appearing to read 'Richard Grandy', is written over the typed name.

Richard Grandy
President of BG Development Group, Inc.
General Partner of Sandlin Ranch, LP



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

To: Judge Brian Lee
From: Sgt. Clint Bain
Cc: Richard Grandy, Scott Hand, John M. Shaffer and Mike Fields
Ref: Sandlin Ranch No. 2 Subdivision

03202017

On February 27, 2017 Richard Grandy with BG Developers appeared at the Titus County Commissioners' Court to propose the expanded development of a subdivision his company owns on CR2720 in Titus County (Sandlin Ranch #2).

I had spoken with Richard **days prior** and explained that the site plan for the property concerning on-site sewage would need to be submitted to me and that he would need to acquire the other needed surveys and plats to present to the commissioners' court. I advised him that the new development procedures, which were put in place in **October of 2015** must be met including the construction of roads inside the development. Richard informed me that John Shaffer had completed the previous site plan or subdivision review for the adjoining developments and that his company would have John complete the site plan for this development. Richard further advised that the roads were already in place and that it is to be a gated development. I advised him that I was aware of that, but that they were not constructed to standard and that one of the goals of the Development Requirements in place is to insure adequate roads are constructed.

As of the time of the Commissioners' meeting that morning on February 27, 2017, I had yet to receive the proposed site plan from John Shaffer, however I had received multiple phone calls from the county clerk's office informing me that Richard Grandy was making attempts to file the plat for the subdivision. During the meeting I learned that Richard Grandy had previously met with Precinct 2 Commissioner Mike Fields and provided him with a copy of the surveys. It further appeared that Richard Grandy had obtained Fields' blessing for the development despite my concerns regarding the construction of the roads. To paraphrase Commissioner Fields, "The roads are good." From there it appears that the commissioners approved the subdivision pending the results of my review of the site plan. I informed the court that I had yet to receive the site plan and that once received I would have 45

days to review. The procedures adopted by the commissioners' court in October 2015, and later amended, appear were all but ignored as the steps for approval seems are being made in reverse.

On Tuesday afternoon February 28, 2017 I received the site plan for Sandlin Ranch No. 2 Subdivision, completed by Register Professional Sanitarian John M. Shaffer. Upon my initial reading of the document I found a minor error in John Shaffer's letter to me in that he identifies the Proposed Development/Subdivision Site as Sandlin Ranch, **Franklin County, Texas**. This is a minor error as the site is correctly identified throughout the site plan on all other documents and is clearly inside the borders of Titus County.

On Tuesday March 7, 2017 I drove to the Sandlin Ranch Subdivision #1 and #2. The road into the development is identified as PR2724 and there is only one house in the development thus far. The road(s) appear to be a gravel mix not near the standard to which CR2720 is constructed, which is the county road the development is off of. The main entrance PR2724 runs south from CR2720 making a cul-de-sac or turn around in front of the one solely construct home at 200 PR2724. The developers have made an off shoot of the road to the north and east that ends in a cul-de-sac at 300 PR2724. The proposed new or expansion of the subdivision will create new lots on the east and west side of the main entrance and on the north side of the final section of road. I attempted to drive to the end of the road, however it had rained the previous night and the tires of my patrol car began to spin and dig into the road. I stopped and backed out for fear of becoming stuck in the middle of the road.

After backing to a solid point I exited my patrol unit and took photographs of the road and the ruts made by my vehicle. I am by no means an engineer or skilled in road construction, however **I do not believe that the roads in Sandlin Ranch Subdivision are constructed to any standard at this time.** I do not feel the material that is in place is suitable as a base for a true all season road and it will not hold up to the weight of construction equipment that will be present as homes sites are sold and built.

As of Monday March 20, 2017 I have completed my review of the Site Plan submitted for Sandlin Ranch No. 2 Subdivision. John Shaffer has met in his Subdivision/Development Review all the requirements set forth in TAC 285.4. (requirements for this area of the state).

(A) an overall site plan;

(B) a topographic map;

(C) a 100-year floodplain map;

(D) a soil survey;

(E) the locations of water wells;

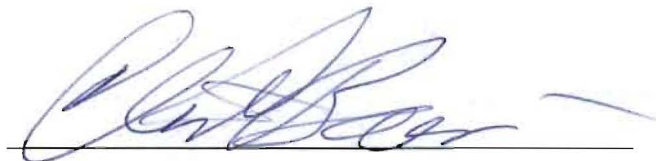
- (F) the locations of easements, as identified in §285.91(10) of this title (relating to Tables);*
(G) a comprehensive drainage plan;
(H) a complete report detailing the types of OSSFs to be considered and their compatibility with area-wide drainage and groundwater; and
(I) other requirements, including Edwards Aquifer requirements that are pertinent to the proposed OSSF.

From the standpoint of the DR for Titus County, Shaffer's report clearly outlines the drainage for the property in relation to Lake Bob Sandlin and Cypress Creek as well as the soil compatibility with On Site Sewage Facilities. The OSSF construction on lots in this proposed subdivision will be limited to alternative septic systems as the soil is not suitable for installation and use of standard septic systems (conventional septic systems with subsurface absorption field).

The Sandlin Ranch No. 2 Subdivision has my authorization to continue with the development procedures as required by Titus County. I strongly urge the Titus County Commissioners' Court to carefully review the developer's proposal and to scrutinize the construction of the roads inside the development. The prospective buyers of the lots of inside the subdivision are potentially residents of Titus County and are due to the same services and protection as every resident of Titus County. Services and protection that will require properly constructed roads for access by fire and emergency medical vehicles and personnel and law enforcement as well as school buses and garbage collection vehicles. These are things that keep us all safe and make civilization civilized.

If you have any questions feel free to contact me.

Respectfully,

A handwritten signature in blue 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

Subdivision/ Development Review

For

On-site Sewage Facilities

And

Overall Site Suitability Summary

for

Sandlin Ranch No. 2 Subdivision

Titus County, Texas

Prepared and Submitted by

John M. Shaffer, RS, MS
TCEQ Certified Site Evaluator

and

Ginger L. Shaffer, RS, MS
TCEQ Certified Site Evaluator

Shaffer Environmental Consulting
16714 Fallen Leaf Way
Houston, TX 77058

February 24, 2017

95°4'

95°3'55"

95°3'50"

95°3'45"

33°4'50"

33°4'45"

33°4'40"

33°4'35"

33°4'50"

33°4'45"

33°4'40"

33°4'35"



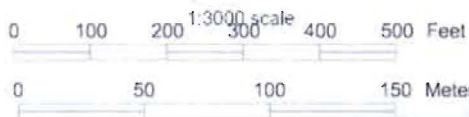
95°4'

95°3'55"

95°3'50"

95°3'45"

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



Sandlin Ranch No. 2

Magnetic declination of 3E at center of map
on March 1st 2011



SHAFFER ENVIRONMENTAL CONSULTING, LLC

February 24, 2017

To: Clint Bain, Designated Representative, Titus County, Texas

This document is a "Review of Subdivision Plans", as required in Title 30, Texas Administrative Code, Chapter 285 – Onsite Sewage Facilities, and more specifically: §TAC 285.4(c) "Review of Subdivision or Development Plans"

Proposed Development/Subdivision Site: Sandlin Ranch, Franklin County, Texas

Contact Person: Scott Hand, BG Development Group, Inc; 214-918-6468

Scope of Work: This document, prepared for submission to Titus County includes the following:

1. An overall site plan that provides individual lot sizes and any existing water well locations.
2. A topographic map with the proposed subdivision super-imposed on the map (original or legible copy of a "7.5 degree" map with 5 foot contour intervals),
3. A subdivision plat with surface drainage and direction of drainage influenced by slope and other improvements planned for the subdivision indicated on the map.
4. In lieu of a FEMA 100-year flood plain map, a plat map of the addition with the 342' elevation contours marked as "flood elevations."
5. A soil survey which includes:
 - a. An original or legible copy of an existing official USDA Natural Resources Conservation Soil survey map, with the proposed subdivision location imposed on the map and documentation of each major soil association (USDA) in accordance with the current 30 TAC Chapter 285 rules for *class* and *texture*.
 - b. Soil drainage and groundwater information and soil limitations that could affect OSSF disposal, as identified by soil scientists in any official soil survey
 - c. Four (4) soil borings to a depth of 48 inches, and subsequent visual and textural analysis detailed in the "OSSF Site and Soil Evaluation."
6. The types of OSSF disposal systems suitable for the soils in the proposed subdivision
7. An official county road map with directions to the proposed subdivision

Please see the attached index.

John M. Shaffer, RS
TCEQ Certified Site Evaluator No. 11646



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Subdivision/Development Review for On-Site Sewage Facilities Sandlin Ranch No. 2 Subdivision, Titus County, Texas

Letter of Submittal

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USDA Custom Soils Report: Sandlin Ranch No. 2	Exhibit C
Plat of Sandlin Ranch No. 2 Subdivision, with TCFWD #1 “Flowage Easement”	Exhibit D
FEMA Flood Map, with Overlay of Sandlin Ranch No. 2	Exhibit E
Plat of Sandlin Ranch No. 2 Subdivision, with Surface Drainage Shown	Exhibit F
Road Map: Titus County, indicating Sandlin Ranch No. 2 Subdivision	Exhibit G
Overall Site Plan/Proposed Survey with individual lots (11 x 17)	Exhibit H

Overview of Soil Class Suitability for OSSF Systems

For Sandlin Ranch No. 2 Subdivision, Titus County, Texas

The soils map for Titus County shows two major soil types in the area occupied by Sandlin Ranch No. 2 Subdivision Sub-Division. The major soils encountered are Freestone, and Woodtell. They are dominantly on broad inter-stream divides, convex ridge-tops, and side slopes along drainage-ways. They have sandy or loamy surface layer and a clayey subsoil. They are acid throughout. The dominant native vegetation on the addition is shortleaf pine and various hardwoods. Native hardwoods consist mainly of red oak, post oak, sweetgum, and hickory. The dominant native vegetation on the addition is mainly pasture grasses with mixed hardwoods and with some pine. The Woodtell-Freestone soils are nearly level to moderately steep. Permeability is moderate to very slow. These soils are suited to most urban and recreational uses; however, slope, shrinking and swelling, and seasonal wetness are limiting factors.

Surface drainage is related to Big Cypress Creek, which traverses from west to east generally along the south boundary of the property. Big Cypress Creek is the main tributary of, and was inundated to form, Lake Bob Sandlin. Most of the property in the northern one-third is located along a peninsular ridge, with drainage from north to south to the lake.

The Soils:

The Woodtell-Freestone soils are gently sloping to moderately steep, moderately well-drained loamy soils. The Woodtell soils are found on ridge-tops and side slopes adjacent to streams and Freestone soils on stream divides, foot slopes, and at the head of drainage-ways. The Woodtell soils are gently sloping to moderately steep and are very slowly permeable. The Freestone soils are gently sloping and slowly permeable.

Typically, the Woodtell soils have a dark brown fine sandy loam surface layer about three inches thick. The sub-surface layer is a dark yellowish brown fine sandy loam to a depth of six inches. The sub-soil to a depth of 55 inches is red clay that grades to a yellowish brown clay loam in the lower part. The Freestone soils, typically, have a dark brown fine sandy loam surface layer about five inches thick, with a subsurface layer of yellowish brown loam to a depth of 11 inches. The sub-soil to a depth of 27 inches is yellowish brown loam and clay loam that has red and gray mottles. (indicative of seasonal wetness and saturation). To a depth of 73 inches, the sub-soil is mottled grayish brown, red, and yellowish brown clay. These soils are medium to very strongly acidic. Erosion is a severe hazard in these soils. Seasonal wetness, very slow permeability, and slope are limiting factors for sanitary facilities.

For a detailed explanation of the soils encountered on this parcel, please see **Exhibit C**: "USDA/NRCS Custom Soil Resource Report-Sandlin Ranch Subdivision ." The two soils present moderate to severe limitations for conventional septic systems due to high seasonal ground-water and/or slow percolation, i.e., clay. The attached report also shows an aerial view of the parcel with the soils type overlaid on the photo.

See below the “**Table: General Summary of Soil Suitability for On-Site Sewage Facilities**” and soil textural analysis for the four soil borings.

**General Summary of Soil Suitability for On-Site Sewage Facilities,
Sandlin Ranch Subdivision Sub-Division** (parts excerpted from USDA Soil Survey of Camp,
Franklin, Morris, and Titus Counties)

Map Sym-bol	Soil Name	USDA Texture @ 24-48 inches	General Suitability for Convention Septic System Absorption Field	Alternative OSSF System May be Required? Y or N
FrB	Freestone fine sandy loam 1 to 3% Slopes	Sandy clay to clay loam	Severe: seasonal wetness	Yes
WoE	Woodtell Fine Sandy Loam 5 to 20% slopes	Clay	Severe; seasonal wetness	Yes

OSSF Soil and Site Evaluation

Date Performed: February 23, 2017

Property: Sandlin Ranch No. 2 Subdivision, Titus County, Texas

See the attached site drawing, labeled Exhibit A for location of the soil sampling sites

Soil Boring Number # 1 of 4 On Lot 10					
Depth (Ft.)	Texture Class	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 Ft.	IV- Clay	N/A	Common mottles At 18" and below	N/A	Clay + High seasonal groundwater
2 Ft	IV -Clay				Unsuitable for std. septic systems
3 Ft.	IV- Clay				
4 Ft.	N/A				
5 Ft.					

Soil Boring Number # 2 of 4 On Lot 19					
Depth (Ft.)	Texture Class	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 Ft.	III- Clay Loam	N/A	Common mottles At 18" and below	N/A	Unsuitable for standard septic systems:
2 Ft	IV -Clay		"		clay + high seasonal groundwater
3 Ft.	IV- Clay		"		
4 Ft.	N/A		"		
5 Ft.	N/A				

Soil and Site Evaluation: Sandlin Ranch No. 2 Subdivision, Titus County, TX



Soil Boring Number # 3 of 4 On Lot 15					
Depth (Ft.)	Texture Class	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 Ft.	IV-Clay	N/A		N/A	Clay and high seasonal groundwater;
2 Ft.	IV-Clay		Common mottles at 18"		Unsuitable for std. septic systems
3 Ft.	IV-Silty Clay				
4 Ft.	N/A				
5 Ft.					



Soil Boring Number # 4 of 4 On Lot 13					
Depth (Ft.)	Texture Class	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 Ft.	III-Clay Loam	N/A		None observed	Clay and high seasonal groundwater;
2 Ft.	IV-Clay		Common mottles At 16" and below		Unsuitable for std. septic systems
3 Ft.	IV-Clay				
4 Ft.	N/A				

Sandlin Ranch No. 2 Subdivision, General Summary and Commentary

Sandlin Ranch No. 2 Subdivision is located within the Joseph Reed Survey, Abstract 461, Titus County, Texas. Previous usage of the land includes cotton farming, dairying, and most recently, hay production and cattle grazing. Foundation of the previous farm and ranch usage dates to 1895. The area was settled at the time of the Republic of Texas.

Comments: In general, the sub-soils encountered are clayey with significant seasonal groundwater, which severely limits the use of conventional septic systems and dictates the use of alternative on-site sewage systems. The lower one-quarter third of the subdivision is Woodtell fine sandy loam. The area is subject to hydrostatic pressure from the lake, and the probability of seasonal high ground-water and "free" water in the soil profile, is high during the "wet" portions of the year. None of the four test holes showed that any of the specific sites is suitable for a standard or conventional septic systems. A detailed site evaluation of each lot, when conducted with reference to the actual house site, size of house planned, slope of the terrain, planned landscaping, planned disposal area, and setbacks required by easement and by rule, may show that only alternative on-site sewage treatment systems, i.e., aerobic treatment, is acceptable or preferable. It would appear that aerobic treatment followed by spray application is the only viable alternative on any of the four lots.

Note on 100-Year Floodplain – This area of Titus County, until recently, was "unmapped" by FEMA and as such, FEMA Flood Zone Maps were not available. Please see **Exhibit E**, for the most current flood mapping from FEMA, which shows an overlay of the subdivision upon the FEMA prepared map. A review of the Monticello Quadrangle topographical map appears to indicate that the area occupied by Sandlin Ranch No. 2 Subdivision is in the drainage area for Big Cypress Creek with drainage away to the east and south. The normal pool conservation level for Lake Bob Sandlin is 337.5' MSL (above mean-sea-level). **Exhibit D** shows the relative location of 342' MSL. Please be aware of the higher contour marked as "flowage easement" by Titus County Fresh Water District No. 1. As Lake Bob Sandlin was being constructed (1974), an engineering firm established this line (generally about 100 feet back from normal pool level) as the demarcation below which inundation may occur under flood conditions. By TCFWD rule, Section IV(A)(4) reads as follows: "No septic tanks or other facilities or uses which might bring about pollution of the reservoir shall be permitted within the confines of the easement."

Flooding of this area by rising waters to the flood levels of 342' MSL (emergency spillway height) would appear to be of low probability. However, setting of elevations by a Professional Land Surveyor would be prudent. Any professional engineer or registered sanitarian planning an on-site sewage facility for one of these lots should consider the requirements of 30 TAC 285 relating to flood-plains. For any on-site sewage system within a 100-year floodplain, planning materials must indicate how tank flotation is to be eliminated, if in the regulated floodway, and

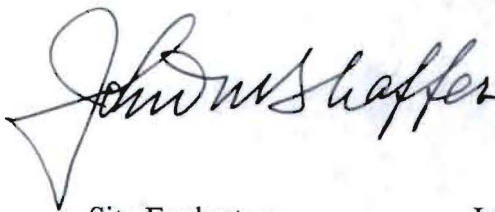
- (a) all components, with the exception of risers, chlorinators, clean-outs, sprinklers, and inspection ports, must be completely buried without adding fill, and
- (b) the non-buried components (e.g., alarms, junction boxes, and compressors) must be elevated above the 100-year flood elevation.

Note on Water Wells - No Public or Private water wells were encountered.

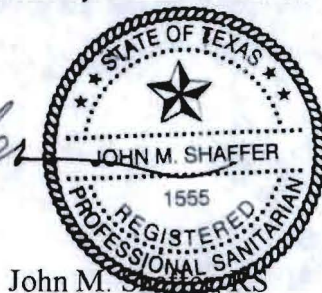
Note on Easements - The survey plat for Sandlin Ranch No. 2 Subdivision does not show any easement to TRI SUD for placement of a water distribution main and other utilities. There is an existing TRI SUD water line parallel to and along CR 2720 and an easement is assumed to exist.

Summary: Approval of this On-Site Sewage Facility (OSSF) Development Review for overall site suitability by the Designated Representative (DR) for Titus County does not permit the construction of any OSSF systems in the development. Each specific lot must be addressed with an individual site and soil evaluation prior to any OSSF design. A Registered Sanitarian (RS) or Professional Engineer (PE) should work with the developer, homeowner, or installer before new home construction to ensure proper location of the structure and the OSSF. Each respective lot owner is responsible for retaining a RS or PE to design and submit a site specific technical report detailing the proposed OSSF system recommended for the site. Each lot shall constitute a separate permit submittal to Titus County DR.

This planning material has been reviewed to meet the minimum requirements of the Texas Commission on Environmental Quality at the time of this summary. Before installation of any OSSF system, a comprehensive site and soils evaluation must be done in accordance with 30 TAC 285.30. Any problems arising from improper installation of an OSSF are the responsibility of the individual lot site evaluator, designer, and/or installer, and is not the responsibility of this reviewer.

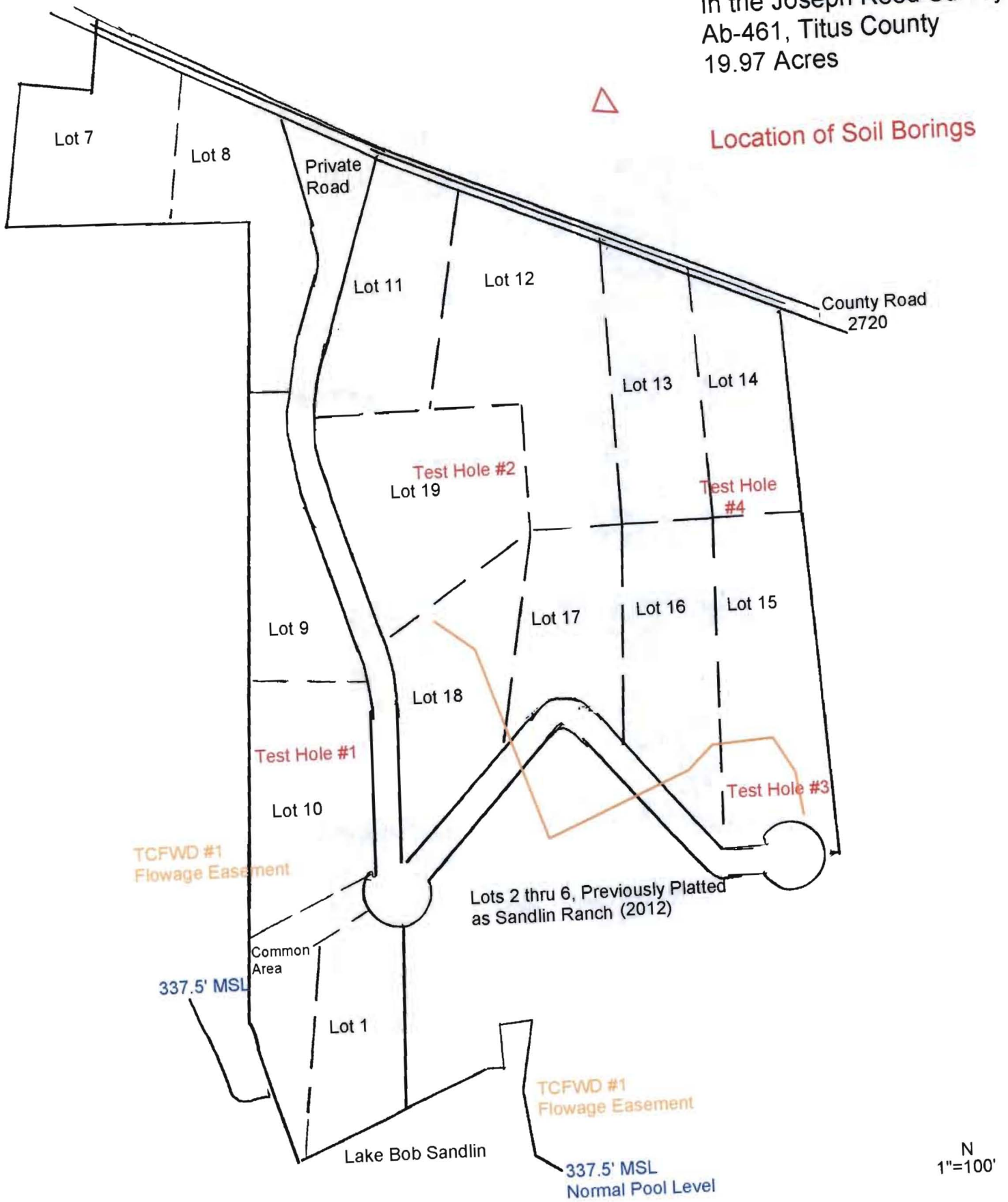


Site Evaluator:



John M. Shaffer
OS No. 11646 SE

Sandlin Ranch No. 2
In the Joseph Reed Survey
Ab-461, Titus County
19.97 Acres



Prepared by Shaffer Environmental Consulting LL
16714 Fallen Leaf Way
Houston, TX 77058
903-767-0914

95°4'

95°3'55"

95°3'50"

95°3'45"

33°4'50"

33°4'45"

33°4'40"

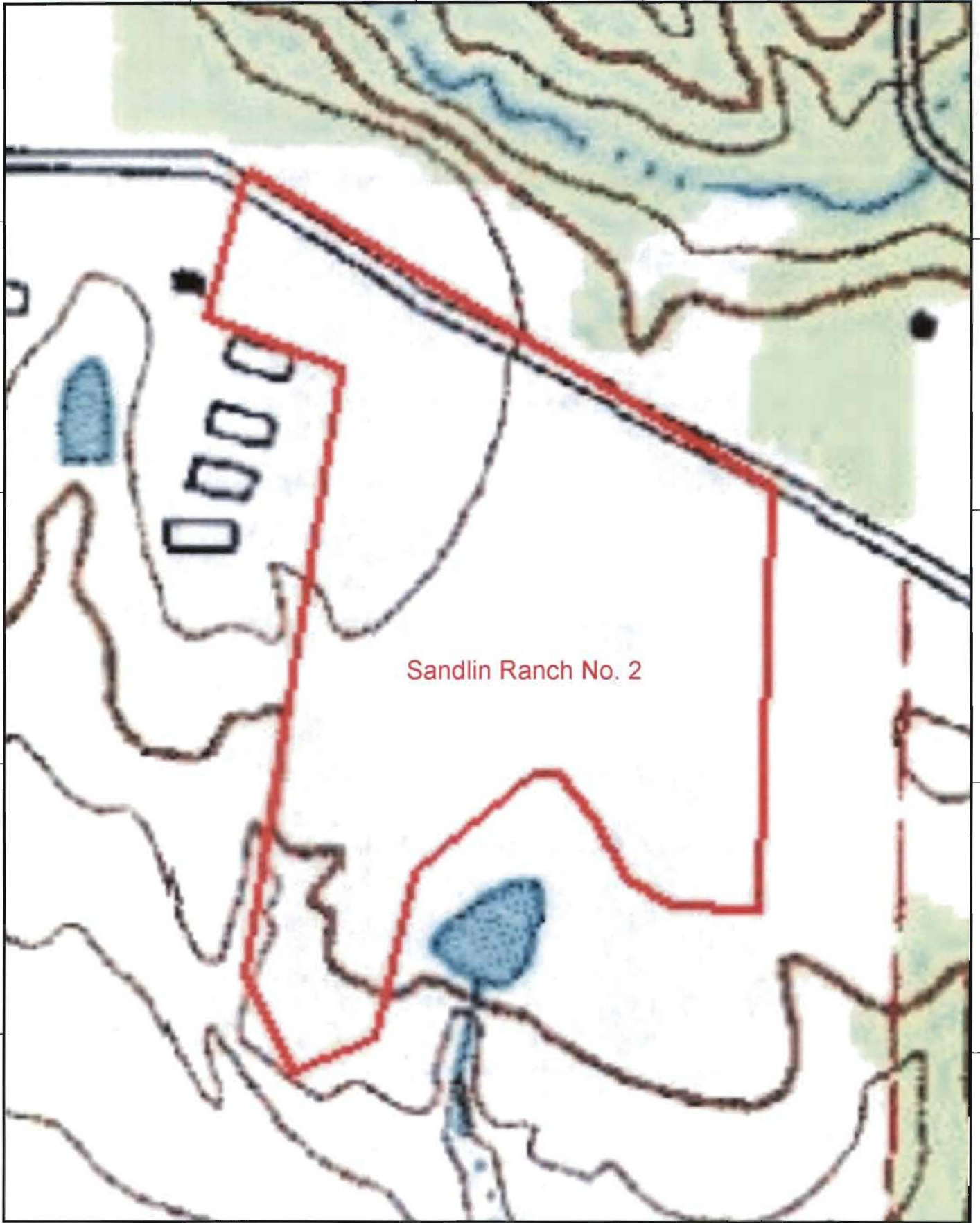
33°4'35"

33°4'50"

33°4'45"

33°4'40"

33°4'35"



Sandlin Ranch No. 2

95°4'

95°3'55"

95°3'50"

95°3'45"

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

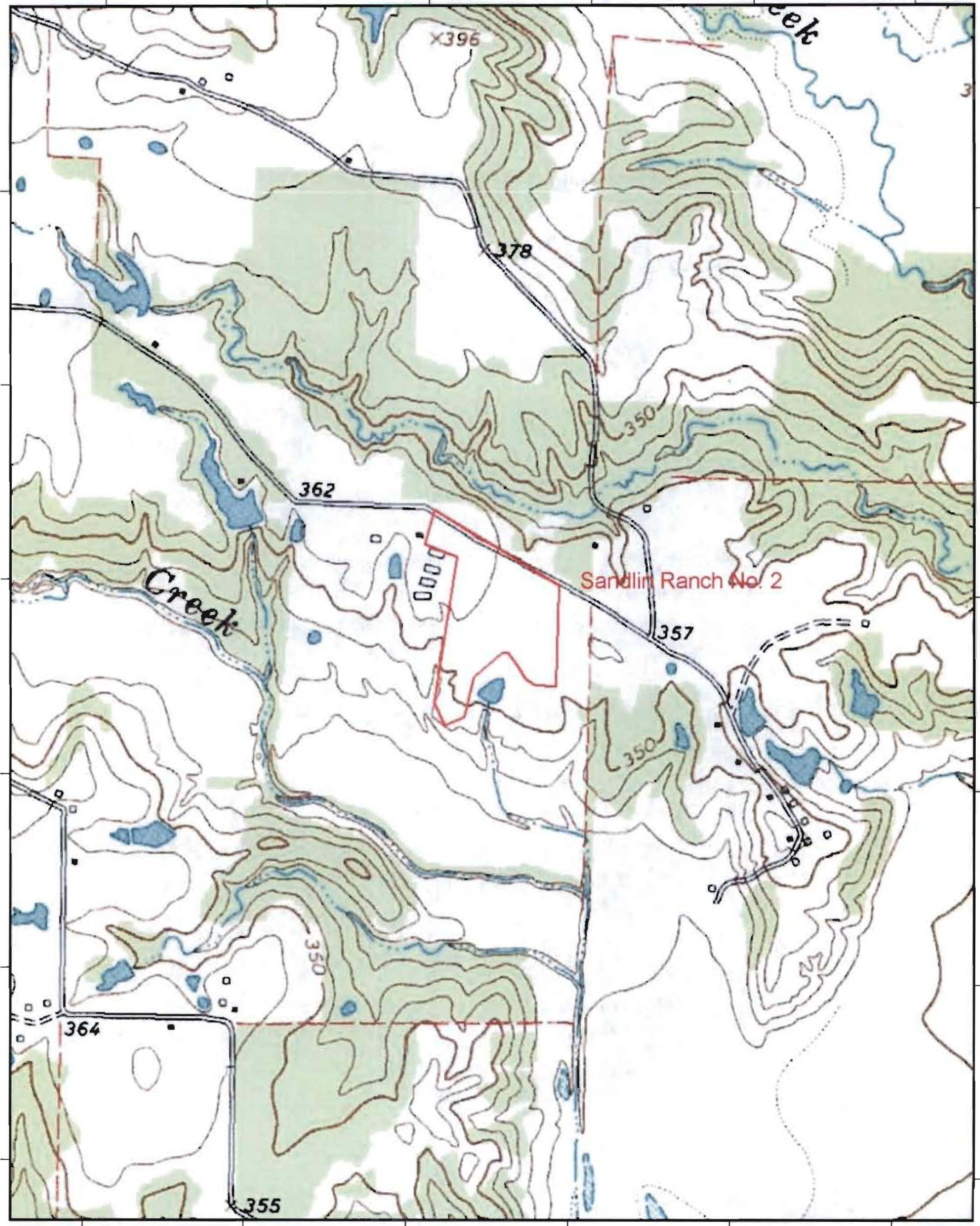


Magnetic declination of SE at center of map
on March 17, 2011

95°4'30" 95°4'15" 95°4' 95°3'45" 95°3'30" 95°3'15"

33°5'15"
33°5'
33°4'45"
33°4'30"
33°4'15"
33°4'

33°5'15"
33°5'
33°4'45"
33°4'30"
33°4'15"
33°4'



95°4'30" 95°4'15" 95°4' 95°3'45" 95°3'30" 95°3'15"

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



Magnetic declination of 3E at center of map
on March 17, 2011

Virginia Hudson

From: Becki Brantley <becki@trisud.com>
Sent: Tuesday, February 21, 2017 11:28 AM
To: vhudson@BGDevelopment.com
Cc: Aaron Gann
Subject: Sandlin Ranch #2

Per your inquiry, there is a 4" line on Private Road 2724 sufficient to serve all existing lots at Sandlin Ranch #2.

Sincerely,

Aaron Gann
General Manager
Tri Special Utility District
300 West 16th Street
Mount Pleasant, Texas 75455
PH 903-572-3676
Fax 903-572-4701

This message is intended exclusively for the individual or entity to which it is addressed. This communication may contain information that is proprietary, privileged or confidential or otherwise legally exempt from disclosure. If you are not the named addressee, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you have received this message in error, please notify the sender immediately by e-mail and delete all copies of the message.

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This email was Virus checked by Astaro Security Gateway. <http://www.sophos.com>

Yvonne Lubiejewski

From: Yvonne Lubiejewski
Sent: Monday, May 07, 2012 9:55 AM
To: 'Larry McRae'
Cc: L.D. Williamson; 'Lee, Brian (titusjudge@gmail.com)'; 'randy.coppedge@titus-cad.org'; 'acummins@bgdevelopment.com'; 'jonathan@thepeninsulas.com'; Sandie Embrey
Subject: RE: Sandlin Ranch Plat

Chief McRae,

I apologize for the wording in my email that led to your concerns. When I said that our maps were not up to date I was not referring to existing road data, I was speaking of our aerial images. Our aerial images do not show these two roads, which is why I could not locate the exact location until we received more information.

As for providing road numbers, our current protocol is to search the MSAG (Master Street Addressing Guide) for available numbers and then contact the road commissioner for approval. The roads are not added to the map until we speak to the commissioner, which is why I stated to Randy with Titus CAD and Alaina with BG Development that the roads and addresses would not be added to the map until this week. Although I should have specified that was pending the commissioner's approval. As of this morning the roads in question have been approved by Commissioner Mike Fields, the addresses assigned are valid 9-1-1 addresses, and a copy of the plat along with the addressing information will be sent to the commissioner's office.

Yvonne Lubiejewski
ALI Maintenance Technician
Ark-Tex Council of Governments
Phone: (903) 832-8636
Fax: (903) 832-3441
ylubiejewski@atcog.org

From: Larry McRae [mailto:LMcRae@mpcity.org]
Sent: Saturday, May 05, 2012 10:16 AM
To: ylubiejewski@atcog.org
Cc: LD Williamson (ldwilliamson@atcog.org); Lee, Brian (titusjudge@gmail.com); randy.coppedge@titus-cad.org; acummins@bgdevelopment.com; jonathan@thepeninsulas.com
Subject: FW: Sandlin Ranch Plat

Ms. Lubiejewski

I was forwarded this e-mail by our Chamber of Commerce Executive Director. I have some concerns about what is contained in it.

1. You said the maps are not up to date so you could not see where the road in question is suppose to be. Michael Catron with the COG sent us new county maps on January 24th of this year. A lot of work was done on our part to provide updated information for the map and a lot of time was spent reviewing the draft of the map before it was printed. We did this same process a few years when the last map was printed however, after the map was printed all the data for that map was lost causing us to have to recreate it for this one. Has the data been lost again?
2. You are providing road numbers for the new roads. The COG does not provide the road numbers, the county commissioners do. I talked with Commissioner Mike Fields and he said he had not provided the COG with any information for numbering new roads. He said you need to get with him before continuing with assigning road

Virginia Hudson

From: Judy Shaddix <jshaddix@atcog.org>
Sent: Tuesday, February 21, 2017 2:27 PM
To: vHUDSON@bgdevelopment.com
Subject: Sandlin Ranch
Attachments: XEROX_02_21_1714_21_21.pdf

I did some research and located an email date May 7, 2012 in which a previous employee stated that as of that morning the roads for this development had been approved by Road Commissioner Mike Fields. I hope this will work for you to confirm that the information was approved prior to our putting it on the map.

Through Tax Year
2016

TAX CERTIFICATE

Certificate
10415

Issued By:

Titus County Appraisal District
PO Box 528
Mount Pleasant, TX 75456-0528

Property Information

Property ID: 7552 Geo ID: 00461-00000-00151
Legal Acres: 1.0000
Legal Desc: REED, JOSEPH ABS 00461 TR 151 1.0 AC
Situs:
DBA:
Exemptions:

Owner ID: 100052 100.00%
SANDLINRANCH LP
10670 N CENTRAL EXPY STE 470
DALLAS, TX 75231-1074

For Entities**Value Information**

Mount Pleasant ISD
Improvement HS: 0
Improvement NHS: 0
Land HS: 0
Land NHS: 80,586
Productivity Market: 0
Productivity Use: 0
Assessed Value 80,586

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

Date	Description	Amount Due
02/22/2017	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00
Effective Date: 02/22/2017	Total Due if paid by: 02/28/2017	10.00

Tax Certificate issued for: Taxes Paid In 2016
Mount Pleasant ISD 976.70

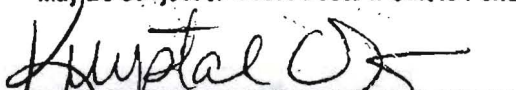
If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 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


Signature of Authorized Officer of Collecting Office

Date of Issue: 02/22/2017
Requested By: SANDLINRANCH LP
Fee Amount: 10.00
Reference #: REQUESTED

Through Tax Year
2016

TAX CERTIFICATE

Certificate #
10416

Issued By:
Titus County Appraisal District
PO Box 528
Mount Pleasant, TX 75456-0528

Owner ID: 100052 100.00%
SANDLINRANCH LP
10670 N CENTRAL EXPY STE 470
DALLAS, TX 75231-1074

Property Information:
Property ID: 7551 Geo ID: 00461-00000-00150
Legal Acres: 19.0250
Legal Desc: REED, JOSEPH ABS 00461 TR 150 19.025 AC
Situs: CR 2720 TX
DBA:
Exemptions:

For Entities	Value Information
Mount Pleasant ISD	Improvement HS: 0
NTX Community College	Improvement NHS: 43,615
Titus County	Land HS: 0
Titus Regional Medical Center	Land NHS: 236,295
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value: 279,910

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:

Date	Description	Amount Due
02/22/2017	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00
Effective Date: 02/22/2017		Total Due if paid by: 02/28/2017
		10.00

Tax Certificate issued for: Mount Pleasant ISD Taxes Paid in 2016: 3,392.51

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)].


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May Be Subject to Court Costs if Suit is Pending

Date of Issue: 02/22/2017
Requested By: SANDLINRANCH LP
Fee Amount: 10.00
Reference #: REQUESTED


Signature of Authorized Officer of Collecting Office

TAX CERTIFICATE

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

Property Information

Property ID: 7552 Geo ID: 00461-00000-00151
Legal Acres: 1.0000
Legal Desc: REED, JOSEPH ABS 00461 TR 151 1.0 AC
Situs:
DBA:
Exemptions:

Owner ID: 532874 100.00%
SANDLINRANCH LP
10670 N CENTRAL EXPY STE 470
DALLAS, TX 75231-1074

For Entities

Value Information

NTX Community College	Improvement HS:	0
Titus County	Improvement NHS:	0
Titus County Hospital	Land HS:	0
	Land NHS:	80,586
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	80,586

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
02/22/2017	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00

Effective Date: 02/22/2017

Total Due if paid by: 02/28/2017

10.00

Tax Certificate Issued for:	Taxes Paid in 2016	NA
Titus County	369.40	
Titus County Hospital	152.55	
NTX Community College	104.76	

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)].

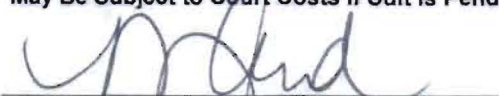
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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: 02/22/2017
Requested By: SANDLINRANCH LP
Fee Amount: 10.00
Reference #:



Signature of Authorized Officer of Collecting Office

TAX CERTIFICATE

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

Property Information

Property ID: 7551 Geo ID: 00461-00000-00150
Legal Acres: 19.0250
Legal Desc: REED, JOSEPH ABS 00461 TR 150 19.025 AC
Situs: CR 2720
DBA:
Exemptions:

Owner ID: 532874 100.00%
SANDLINRANCH LP
10670 N CENTRAL EXPY STE 470
DALLAS, TX 75231-1074

For Entities

NTX Community College
Titus County
Titus County Hospital

Value Information

Improvement HS: 0
Improvement NHS: 43,615
Land HS: 0
Land NHS: 236,295
Productivity Market: 0
Productivity Use: 0
Assessed Value 279,910

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
02/22/2017	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00

Effective Date: 02/22/2017

Total Due if paid by: 02/28/2017

10.00

Tax Certificate Issued for:	Taxes Paid in 2016	NA
Titus County	1,283.10	
Titus County Hospital	529.87	
NTX Community College	363.88	

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



Signature of Authorized Officer of Collecting Office

Date of Issue: 02/22/2017
Requested By: SANDLINRANCH LP
Fee Amount: 10.00
Reference #: