

M. ROAD NO. 899 (VARIABLE WIDTH R.O.W.)

20171698 PLAT  
 05/15/2017 09:40:09 AM Total Pages: 2 Fee: 121.00  
 Joan Newman, County Clerk - Titus County, Texas

SEE PLAT #591

Environmental  
 STATE OF TEXAS  
 COUNTY OF TITUS  
 SURVEYOR'S CE  
 I, Justin Klearm  
 this plat was p  
 during the mor  
 Justin Klearm,  
 DATE:

**SURVEYOR'S NOTES:**

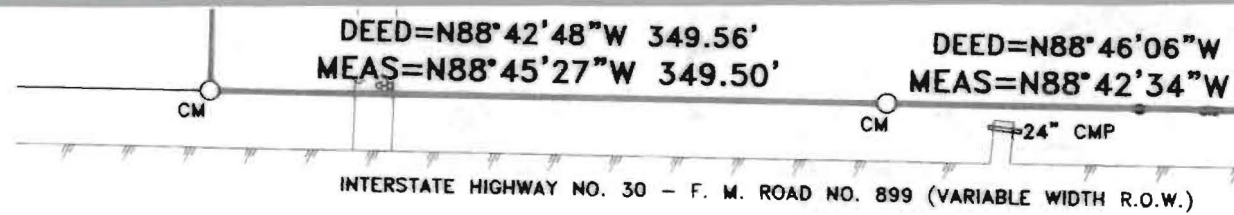
- 1) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL, AS OBSERVED BY GPS.
- 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
- 3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION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



Know what's below.  
 Call before you dig.

CM CONTROLLING MONUMENT	● POW
○ 1/2" IRON ROD FOUND MARKED (HAMPTON)	● A/C
⊗ 1/2" IRON ROD SET MARKED (CBG INC)	⊗ WA
⬡ 1" IRON PIPE FOUND	⊙ GA
□ FENCE POST CORNER	⊖ WA
▲ UNDERGROUND ELECTRIC	⊙ CONCR
△ OVERHEAD ELECTRIC	⊗ 60D
////	ASPHALT PAV
⊗	GRAVEL/ROC
	ROAD OR DR

<b>CASE HOMES</b>						
RACHEL WHITE SURVEY, ABSTRACT NO. 598						
TITUS COUNTY, TEXAS						
INTERSTATE HIGHWAY NO. 30 - F. M. ROAD NO. 8						
SCALE	DATE	JOB NO.	G.F. NO.	DRAWN	REV	BY
1" = 100'	05/08/17	1611564-01		LER		



**LEGAL DESCRIPTION**

Being a lot, tract or parcel of land situated in the Rachel White Survey, Abstract No. 598, Titus County, Texas, and being all of that certain 10.78 acre tract of land conveyed from Michael Russ et ux to Case Mobile Homes, LLC, by Warranty Deed, as recorded in File #20163259, Public Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found marked (Hampton) at the Northwest corner of said 10.78 acre tract, and the Northeast corner of a 10.779 acre tract of land conveyed to Birchie Rigney, Jr. et ux, by deed recorded in Volume 1028, Page 109, Real Property Records, Titus County, Texas, said point lying in the South line of a St. Louis Southwestern Railroad, (Variable Width R.O.W.);

THENCE, North 84 Degrees 22 Minutes 49 Seconds East, along the North line of said 10.78 acre tract, and the South line of said Railroad, a distance of 616.21 feet to a 1/2 inch iron rod found marked (Hampton) at the Northeast corner of said 10.78 acre tract, and the Northwest corner of a 10.79 acre tract of land conveyed to Case Mobile Homes, LLC, by deed recorded in File #201200003209, Real Property Records, Titus County, Texas;

THENCE, South 01 Degrees 14 Minutes 34 Seconds West, along the East line of said 10.78 acre tract, and the West line of said 10.79 acre tract, a distance of 804.38 feet to a 1/2 Inch iron rod found marked (Hampton) at the Southeast corner of said 10.78 acre tract, and the Southwest corner of said 10.79 acre tract, said point lying in the North line of Interstate Highway No. 30 - F. M. Road No. 899, (Variable Width R.O.W.);

THENCE, North 88 Degrees 42 Minutes 34 Seconds West, along the South line of said 10.78 acre tract, and the North line of said Interstate Highway No. 30 - F. M. Road No. 899, a distance of 262.30 feet to a 1/2 inch iron rod found marked (Hampton) at an angle point in the South line of said 10.78 acre tract, and an angle point in the North line of said Interstate Highway No. 30 - F. M. Road No. 899;

THENCE, North 88 Degrees 45 Minutes 27 Seconds West, continuing along the South line of said 10.78 acre tract, and the North line of said Interstate Highway No. 30 - F. M. Road No. 899, a distance of 349.50 feet to a 1/2 inch iron rod found marked (Hampton) at the Southwest corner of said 10.78 acre tract, and the Southeast corner of said 10.779 acre tract;

THENCE, North 01 Degrees 14 Minutes 34 Seconds East, along the West line of said 10.78 acre tract, and the East line of said 10.779 acre tract, a distance of 730.53 feet to the POINT OF BEGINNING and CONTAINING 469,487 Square Feet or 10.78 acres of land.

**SURVEYOR'S NOTES:**

- 1) BEARINGS ARE BASED ON NAD 83, TEXAS
- 2) NO EASEMENT RECORD SEARCH WAS MADE ON THIS PROPERTY.
- 3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF RECORD EVIDENCE AND MAY BE SUBJECT TO RECORD EVIDENCE CONSIDERATION AT THIS TIME.
- 4) NO FLOOD INFORMATION WAS RESEARCHED.

## TITUS COUNTY DEVELOPMENT/ SUBDIVISION 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. 1<sup>st</sup> Street, Suite 204, Mt. Pleasant, TX 75455.
- Contact Titus County Environmental Quality (Designated Representative) 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 45 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.



# 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: 04192017

To: Titus County Judge Brian Lee  
Titus County Commissioner Mike Fields  
Robert Case dba Case Mobile Homes LLC  
George Sanford professional engineer

From: Sgt. Clint Bain Designated Representative for Titus County

Ref: Case Mobile Home Park-second development

In 2016 Robert Case notified me that he had purchased a 10+ acre tract of land adjoining the west side of his property at 2400 North Frontage Road. Case and I discussed his future plans for the property as minimum lot sizing requirements had changed to require that each home was on its own one acre lot. Robert considered the possibility of an RV park utilizing "Tiny House" trailers as RV and renting them for temporary stay.

Later it was decided that he want to construct a second trailer park placing manufactured homes owned by him into the park as rental units or on a rent to own basis (house only). The question of On Site Sewage was raised as newly in acted requirements would mandate that each home have its own OSSF rather that pair homes on one OSSF as was done previously at the trailer park he put in on the east side of his sales yard. Additionally requirements voted on and approved by the Titus County Commissioner's Court regarding Residential Subdivisions and Manufactured Home Rental Communities would require that the new park have roads constructed to county specifications.

In a Commissioner's Court meeting held **February 27, 2017** it was determined that since plans for the construction of the new trailer park were begun in 2016, Robert Case would be allowed to place two homes on one OSSF as long as he retains owner ship of the land. In the event that he sales any lots, the location would become a subdivision and additional septic system would be required (one for each home). Additionally the commissioners agreed to allow Robert Case to construct the interior road for his trailer park at a **lower** standard than is documented in the development requirements.

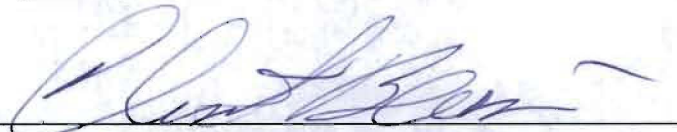
## Review /Approval

**On April 11, 2017** I received the development site plan for OSSF from George Sanford. In it George provided the required documentation as outlined in the Texas Administrative Code 285.4. George provided a scale drawing of the layout for the park including the location of the individual rental units, aerobic treatment systems and the locations of the surface application fields on each one acre lot. (This 10.779 acre tract is identified as Parcel ID 9871 and GEO 00598-00000-00100 and is located on the west side of Robert Case's sales lot at 2400 North Frontage Road)

**Having completed my review of the site plan, I grant my approval noting that it meets the requirements of TAC 285.4 and the variance granted in regards to the Titus County Local Orders for On Site Sewage, to Robert Case by the Titus County Commissioners' Court on February 27, 2017**

I must note that Robert Case has placed the road inside his development in such a way that in the event the individual lots are ever sold, an easement for the road to cross each lot will be required. Additionally the placement of the road will require that effluent lines from the OSSF systems to the surface application fields have to be plumbed under the road. This would have been much more easily accomplished had Robert **waited to construct his road until after the development was approved by the Commissioners' Court** and the OSSF systems were installed. I also believe that the motor vehicle traffic on the interior road may result in damage to the effluent lines and result in future OSSF violation will remain to be seen. From the placement of the houses in relationship to the road and west property line I am skeptical that there is sufficient area for tenants to park vehicles in front of the homes which may force them to park their vehicles in the road or across the road in or near the area designated for surface application.

Respectfully,

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

Sgt. Clint Bain, 515



## Texas Department of Insurance State Fire Marshal's Office

Mail Code 112-FM, 333 Guadalupe • P.O. Box 149221, Austin, Texas 78714-9104  
512-676-6800 telephone • 512-490-1063 fax • www.tdi.texas.gov

March 15, 2017

Mr. Jerry Ward  
Fire Chief of Tri Lakes VFD  
75 Cr 2850  
Pittsburg, Texas 75686

Place Code: Titus: 44928

Dear Mr. Ward:

Insurance Services Office (ISO) has submitted a recommendation concerning your community's Public Protection Classification (PPC). Currently, the Community's Public Protection Classification is a Class 06/10.

**Insurance Services Office is recommending that the classification be changed to a split Class 04/10, with an effective date of 08/01/2017.** The recommendation is based on a review of your community performed on 11/08/2016 and does include application of the Addendum to the Fire Suppression Rating Schedule.

With a split **Class 04/10**, all class-rated properties located within 5 miles of a fire station will use **Class 04**. All class-rated properties located farther than 5 miles of a fire station will use **Class 10**.  
**Hydrant distance requirement does not apply due to an alternate creditable water supply.**

Public Protection Classifications range from 1 (best) to 10 (worst).

We have reviewed the information provided and believe it is sufficient to grant approval. Enclosed is a PPC Submittal sheet indicating point totals for the major areas associated with the review. The Insurance Services Office will be notified of our approval of their recommendation and the 08/01/2017 effective date.

If you have any questions regarding this change, I may be reached at the address indicated above or by telephone at (512) 676-6784.

*Please make sure all community officials and residents within your district are notified of the new Public Protection Classification rating for your community, and the effective date.*

Sincerely,

Jesse James Williams  
Deputy State Fire Marshal  
PPC Oversight Officer  
jesse.williams@tdi.texas.gov

Texas Department of Insurance  
Approved by

MAR 15 2017

State Fire Marshal



## ARK-TEX COUNCIL OF GOVERNMENTS



TO: CASE MOBILE HOMES  
FROM: Judy Shaddix, 9-1-1 Addressing Technician  
DATE: May 8, 2017  
SUBJECT: **911 Address Verification**

The Ark-Tex Council of Governments (ATCOG) 9-1-1 program is the designated 9-1-1 addressing authority for Titus County. This letter is verification that the addresses listed below are valid 911 addresses issued to Case Mobile Homes.

- 30 Private Road 1056, Mount Pleasant, TX 75455
- 40 Private Road 1056, Mount Pleasant, TX 75455
- 50 Private Road 1056, Mount Pleasant, TX 75455
- 60 Private Road 1056, Mount Pleasant, TX 75455
- 70 Private Road 1056, Mount Pleasant, TX 75455
- 80 Private Road 1056, Mount Pleasant, TX 75455
- 90 Private Road 1056, Mount Pleasant, TX 75455
- 100 Private Road 1056, Mount Pleasant, TX 75455
- 110 Private Road 1056, Mount Pleasant, TX 75455
- 120 Private Road 1056, Mount Pleasant, TX 75455

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.”**

Shirley Grant, Chief Appraiser  
 Phone: 903-572-7939  
 Fax: 903-572-5147

Titus County Appraisal District

STATEMENT NUMBER	3059
PROPERTY ID NUMBER	9871

# 2016 CORRECTED TAX STATEMENT

www.titus-cad.org

NAME & ADDRESS	PROPERTY DESCRIPTION	PROPERTY GEOGRAPHICAL ID
Owner ID: 127722 CASE MOBILE HOMES LLC 2400 N I30 FRONTAGE ROAD MT PLEASANT, TX 75455 US	Pct: 100.000% WHITE, RACHEL ABS 00598 TR 100 10.779 AC  Acreage: 10.7790 Type: R	00598-00000-00100  TX

LAND MARKET VALUE	IMPROVEMENT MARKET VALUE	AGTIMBER USE VALUE	AGTIMBER MARKET	ASSESSED VALUE
53,895	0	0	0	53,895

100% Assessment Ratio Appraised Value: 53,895

**CORRECTION REASON:**

Taxing Unit	Assessed	Homestead Exemption	65 or DP Exemption	Other Exemptions	Freeze Year and Ceiling	Taxable Value	Rate Per \$100	Tax Due
Winfield ISD	53,895	0	0	0		53,895	1.040000	560.51

Total Taxes Due	560.51
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**Penalty & Interest**

Month	Tax Due
February 2017	599.75
March 2017	610.96
April 2017	622.17
May 2017	633.38
June 2017	644.59
July 2017	793.68
August 2017	800.41
September 2017	807.13

Property taxes in Texas are assessed as of January 1st each year and cover a period of one year from that date. Tax statutes make no provisions for proration; therefore, a change of address during the year would have no effect on the tax liability established on January 1st of the calendar year. These tax statutes also make no provisions for proration in case the property is disposed of during the calendar year. Also, if you owned personal property described on the tax statement on January 1st, then you are personally liable for the taxes. IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

\*Total Tax Due may include Additional Penalty up to 20% incurred on April 1 or July 1 of the year of delinquency (Tax Code Sec 33.11) or Additional Late Filing Penalty of 10% (Tax Code Sec 23.54, Tax Code Sec 21.10).

No interest is due on the portion of the taxes pertaining to omitted improvements if paid within 120 days.

True Automation, inc.

\* DETACH HERE AND RETURN WITH PAYMENT \*

Make checks payable to:

Shirley Grant, Chief Appraiser  
 Titus County Appraisal District  
 PO Box 528  
 Mount Pleasant, TX 75456-0528

RETURN SERVICE REQUESTED



Owner Name and Address	Statement Number
CASE MOBILE HOMES LLC 2400 N I30 FRONTAGE ROAD MT PLEASANT, TX 75455 US	2016 3059
	Prop ID Number
	9871
	Geographical ID
	00598-00000-00100

See payment schedule below for tax due.

Month	Tax Due
January 2017	560.51
February 2017	599.75
March 2017	610.96
April 2017	622.17
May 2017	633.38
June 2017	644.59
July 2017	793.68
August 2017	800.41
September 2017	807.13

CASE MOBILE HOMES LLC  
 2400 N I30 FRONTAGE ROAD  
 MT PLEASANT, TX 75455 US



STATEMENT NUMBER <b>3854</b>
PROPERTY ID NUMBER <b>9871</b>

**2016 TAX STATEMENT**

<b>NAME &amp; ADDRESS</b> Owner ID: 548763 CASE MOBILE HOMES LLC 2400 N I30 FRONTAGE ROAD MT PLEASANT, TX 75455 US	Pct: 100.000%	<b>PROPERTY DESCRIPTION</b> WHITE, RACHEL ABS 00598 TR 100 10.779 AC  Acreage: 10.7790 Type: R	<b>PROPERTY GEOGRAPHICAL ID</b> 00598-00000-00100 <b>PROPERTY SITUS / LOCATION</b>
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LAND MARKET VALUE 53,895	IMPROVEMENT MARKET VALUE 0	AG/TIMBER USE VALUE 0	AG/TIMBER MARKET 0	ASSESSED VALUE 53,895
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100% Assessment Ratio Appraised Value: 53,895

Taxing Unit	Assessed	Homestead Exemption	OV65 or DP Exemption	Other Exemptions	Freeze Year and Ceiling	Taxable Value	Rate Per \$100	Tax Due
NTX Community College	53,895	0	0	0		53,895	0.130000	70.07
Titus County Hospital	53,895	0	0	0		53,895	0.189300	102.02
Titus County	53,895	0	0	0		53,895	0.458400	247.05

Total Taxes Due By Jan 31, 2017 **419.14**

See payment schedule below for tax due.

Taxing Unit	October	November	December	January
* NTX Community College	70.07	70.07	70.07	70.07
* Titus County Hospital	102.02	102.02	102.02	102.02
Titus County	239.63	242.11	244.58	247.05
<b>TOTAL</b>	<b>411.72</b>	<b>414.20</b>	<b>416.67</b>	<b>419.14</b>

Penalty & Interest if paid after Jan 31, 2017

If Paid in Month	P&I Rate	Tax Due*
February 2017	7%	448.47
March 2017	9%	456.86
April 2017	11%	465.25
May 2017	13%	473.64
June 2017	15%	482.01

\* Please note that this taxing unit does not offer early payment discounts.  
 Property taxes in Texas are assessed as of January 1st each year and cover a period of one year from that date. Tax statutes make no provisions for proration; therefore, a change of address during the year would have no effect on the tax liability established on January 1st of the calendar year. These tax statutes also make no provisions for proration in case the property is disposed of during the calendar year. Also, if you owned personal property described on the tax statement on January 1st, then you are personally liable for the taxes. IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.  
 \*Total Tax Due may include Additional Penalty up to 20% incurred on April 1 or July 1 of the year of delinquency (Tax Code Sec 33.11) or Additional Late filing Penalty of 10% (Tax Code Sec 23.54, Tax Code Sec 21.10).

True Automation, Inc.

\* DETACH HERE AND RETURN WITH PAYMENT \*

Make checks payable to:

JUDY COOK, TAX ASSESSOR/COLLECTOR  
 TITUS COUNTY TAX OFFICE  
 110 S MADISON SUITE A  
 MOUNT PLEASANT, TX 75455

RETURN SERVICE REQUESTED

CASE MOBILE HOMES LLC  
 2400 N I30 FRONTAGE ROAD  
 MT PLEASANT, TX 75455 US

903-524-2075



<b>Owner Name and Address</b> CASE MOBILE HOMES LLC 2400 N I30 FRONTAGE ROAD MT PLEASANT, TX 75455 US
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<b>Statement Number</b> 2016 3854
<b>Prop ID Number</b> 9871
<b>Geographical ID</b> 00598-00000-00100

See payment schedule below for tax due.

If Paid in Month	Tax Due
October 2016	411.72
November 2016	414.20
December 2016	416.67
January 2017	419.14
February 2017	448.47
March 2017	456.86
April 2017	465.25
May 2017	473.64
June 2017	482.01

<b>In January Pay</b> <b>419.14</b>
Taxes are payable October 1, 2016 and become delinquent on February 1, 2017

Comparison of Tax History

Year	Taxing Unit	Stmnt ID	Assessed Value	Taxable Value	Rate per \$100	Tax Amount	% Change in Tax
2016	NTX Community College	3854	53,895	53,895	0.130000	70.07	0.00
	Titus County	3854	53,895	53,895	0.458400	247.05	2.43
	Titus County Hospital	3854	53,895	53,895	0.189300	102.02	10.11
2015	NTX Community College	21005	53,895	53,895	0.130000	70.07	30.65
	Titus County	21005	53,895	53,895	0.447500	241.18	7.01
	Titus County Hospital	21005	53,895	53,895	0.171900	92.65	8.12
2014	NTX Community College	20761	53,895	53,895	0.099500	53.63	-0.48
	Titus County	20761	53,895	53,895	0.418200	225.39	0.72
	Titus County Hospital	20761	53,895	53,895	0.159000	85.69	10.41
2013	NTX Community College	20450	53,895	53,895	0.100000	53.89	-25.38
	Titus County	20450	53,895	53,895	0.415200	223.77	-22.52
	Titus County Hospital	20450	53,895	53,895	0.144000	77.61	-25.38
2012	NTX Community College	19887	72,219	72,219	0.100000	72.22	0.01
	Titus County	19887	72,219	72,219	0.399900	288.81	3.28
	Titus County Hospital	19887	72,219	72,219	0.144000	104.00	0.01
2011	NTX Community College	19765	72,219	72,219	0.099997	72.21	N/A
	Titus County	19765	72,219	72,219	0.387200	279.63	N/A
	Titus County Hospital	19765	72,219	72,219	0.144000	103.99	N/A

% Change 5th Year Comparison(Compare 2016 to 2011)

Taxing Unit	Assessed Value	Taxable Value	Rate per \$100	Tax Amount
NTX Community College	-25.37%	-25.37%	30.00%	-2.96%
Titus County	-25.37%	-25.37%	18.39%	-11.65%
Titus County Hospital	-25.37%	-25.37%	31.46%	-1.89%