

TEXAS BONARRICO HOMES

8023 FM 1735 Pittsburg, TX 75686 / 903-573-5060

Emi Rodriguez

LITTLE LAKE SUBDIVISION #2

Lot #3 & Lot #4

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

June 12, 2016

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

A) Site Plan

The attached site plan is for the following legal description:

Owners: Texas Bonarrico Homes, LLC

Parcel ID: 9888

Legal Description: Welch, Wm ABS 00599

Situs: SH 11 SE Corner of Titus County

Addr: 4747 FM 1735

B) Topographic Map

See attached

C) 100 year Floodplain Map

See attached

D) Soil Survey

See attached General Soil Map

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

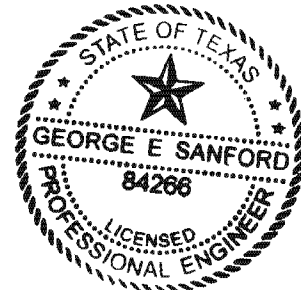
E) Locations of Water Wells

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

F) Locations of easements

See attached

George Sanford 6/12/16



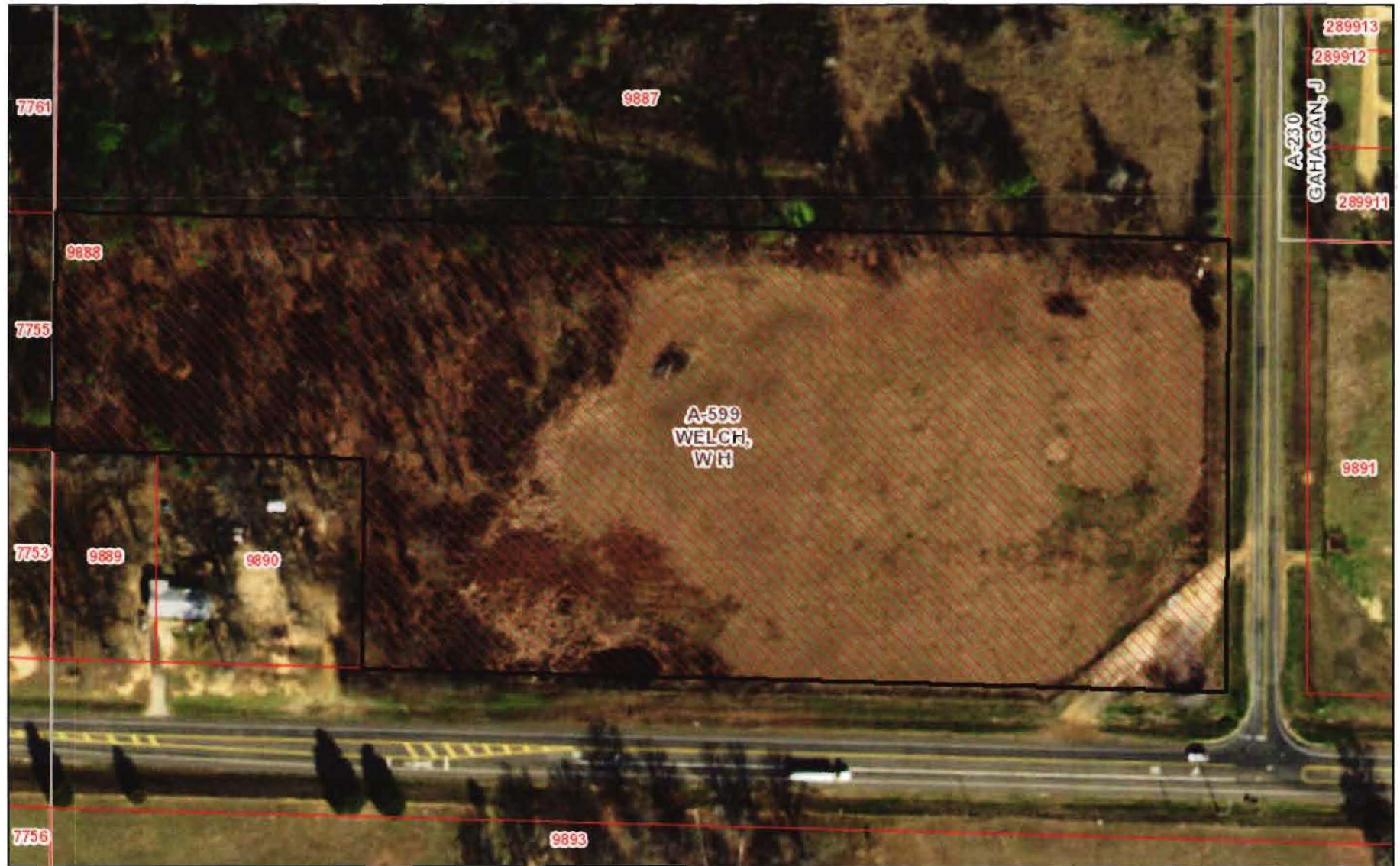
129457

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

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

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

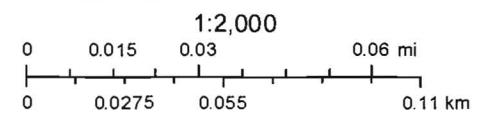
Texas Bonarrico Homes, LLC



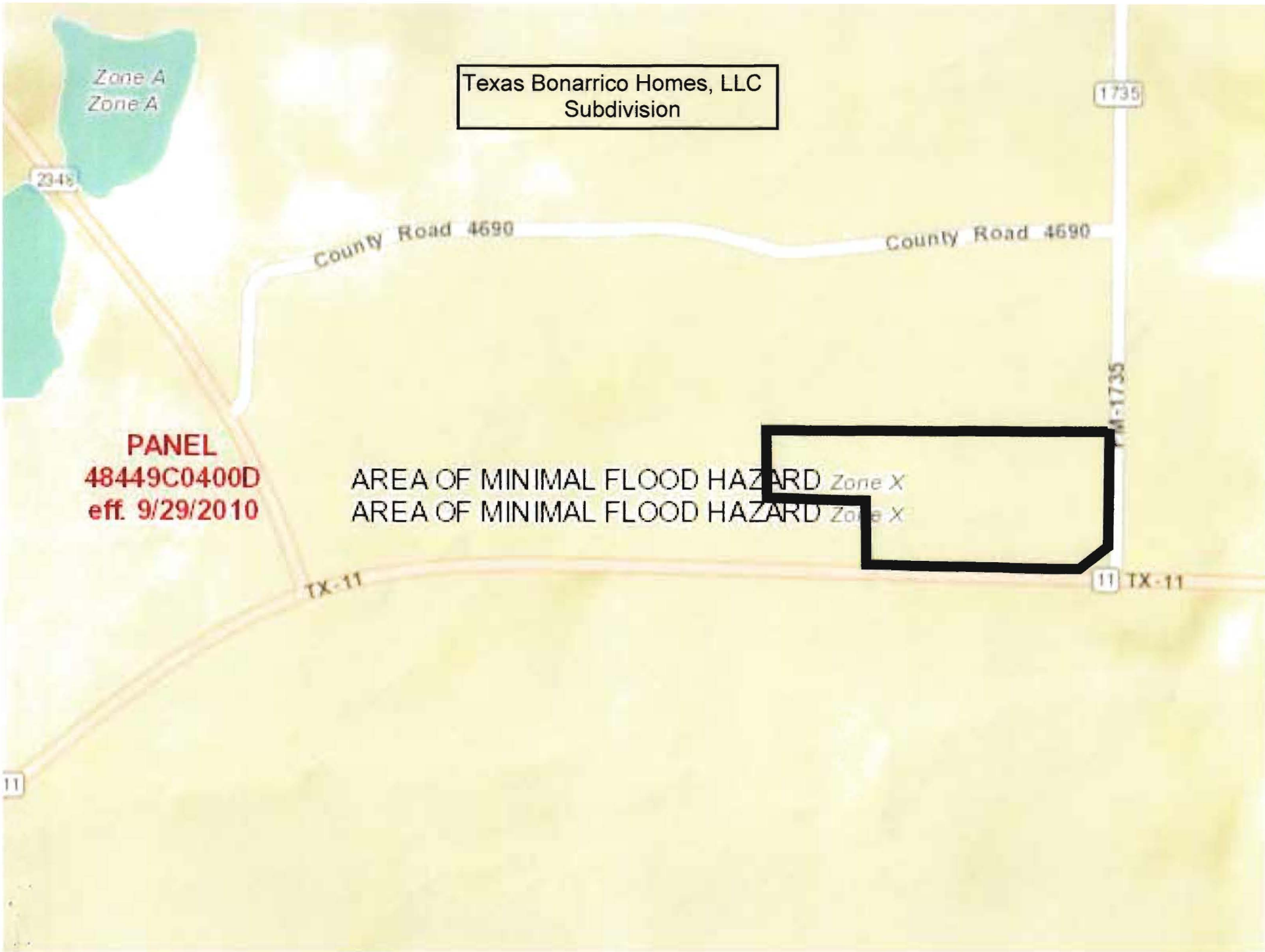
June 9, 2016

-  Parcels
-  Abstracts

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



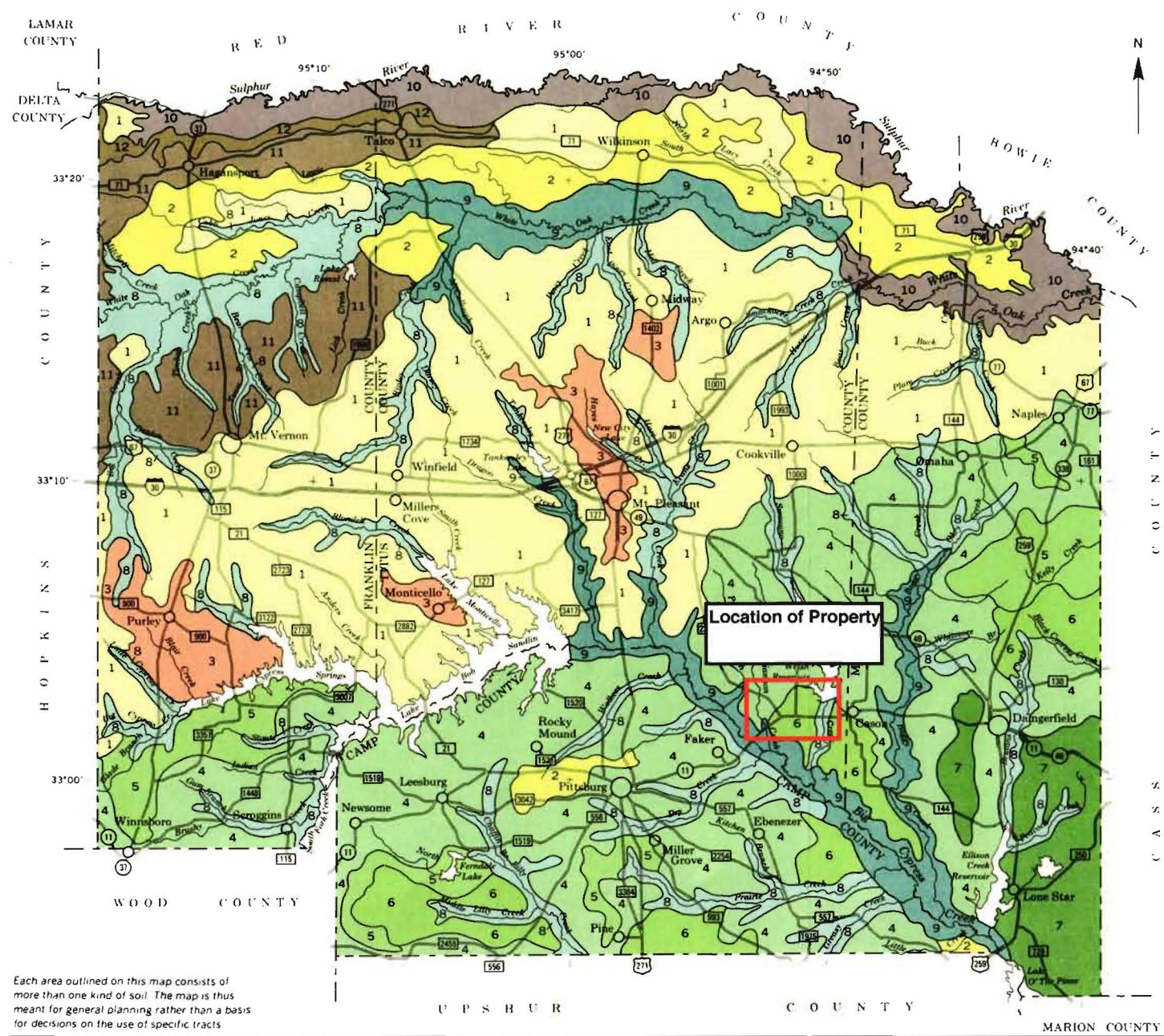
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and



Texas Bonarrico Homes, LLC
Subdivision

PANEL
48449C0400D
eff. 9/29/2010

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



LEGEND

(NOT ALL SOIL UNITS OCCUR IN ALL COUNTIES)

SANDY AND LOAMY SOILS, ON SAVANNAHS

- 1 Woodell-Freestone Gently sloping to moderately steep moderately well drained, loamy soils
- 2 Derly-Raino Talco Nearly level, poorly drained to moderately well drained, loamy soils
- 3 Wolfpen Pickton Gently sloping to moderately steep, well drained, sandy soils

SANDY AND LOAMY SOILS IN TIMBERLAND

- 4 Bowie-Cuthbert-Kirvin Gently sloping to steep, moderately well drained and well drained, loamy soils
- 5 Lilbert-Darco Gently sloping, well drained, sandy soils
- 6 Kullit Sacul Gently sloping to moderately steep, moderately well drained, loamy soils
- 7 Cuthbert-Redsprings Strongly sloping to steep, well drained loamy soils

LOAMY AND CLAYEY SOILS, ON FLOOD PLAINS

- 8 Nahatche luka Nearly level, somewhat poorly drained and moderately well drained, loamy soils
- 9 Estes Nearly level, somewhat poorly drained, loamy soils
- 10 Kaufman-Gladewater Nearly level, somewhat poorly drained and poorly drained, clayey soils

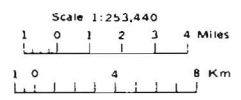
LOAMY AND CLAYEY SOILS, ON PRAIRIES

- 11 Crockett Nearly level to gently sloping, moderately well drained, loamy soils
- 12 Normangee-Crockett-Ellis Gently sloping to strongly sloping moderately well drained and well drained, loamy and clayey soils

COMPILED 1987

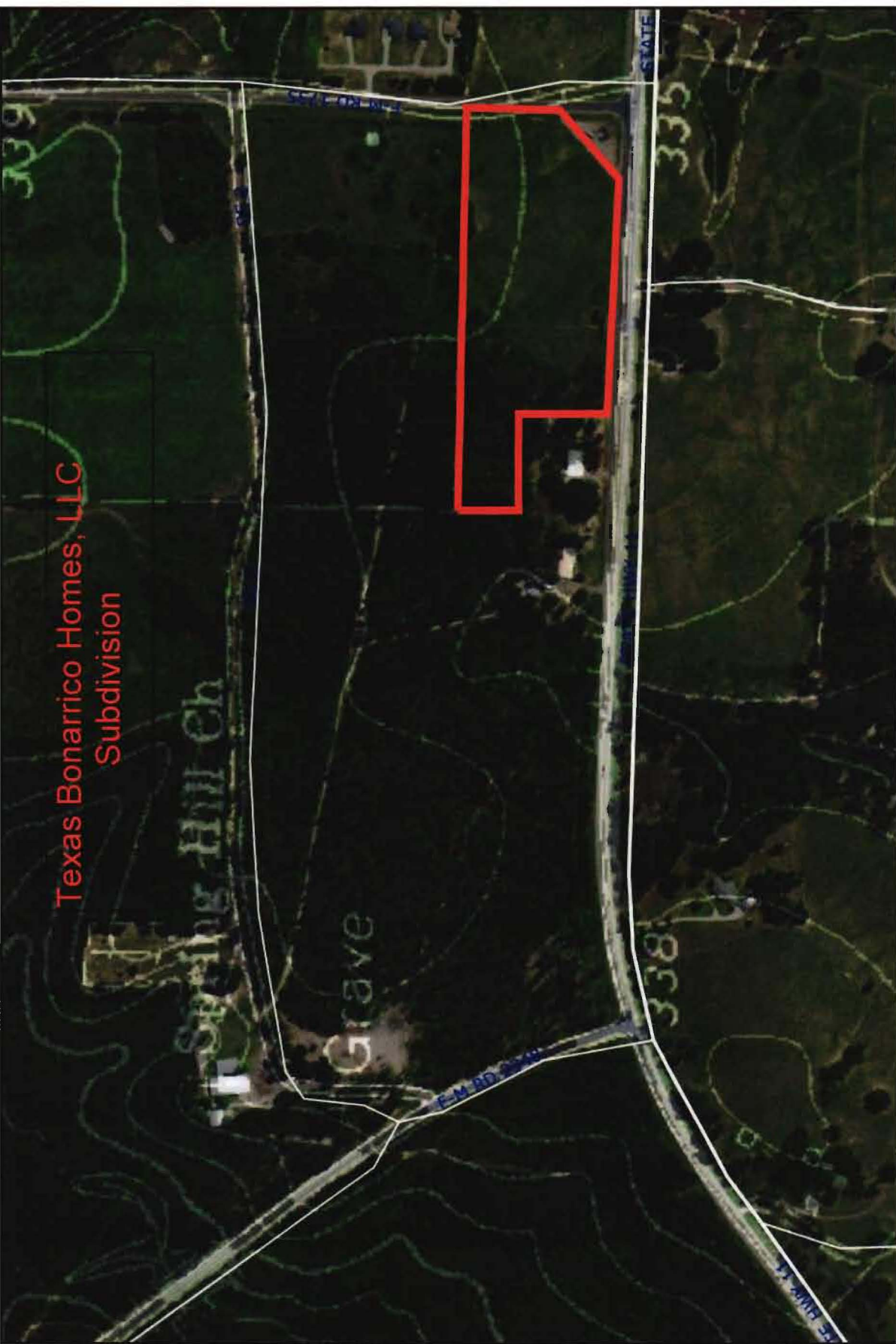
U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
TEXAS AGRICULTURAL EXPERIMENT STATION
TEXAS STATE SOIL AND WATER CONSERVATION BOARD

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



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

Texas Bonarrico Homes, LLC
Subdivision



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

Magnetic declination of SE at center of map
on March 1, 2011

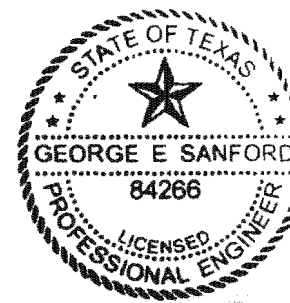
Texas Bonarrico Homes, LLC
FM 1735
Mt Pleasant, Texas 75455



North

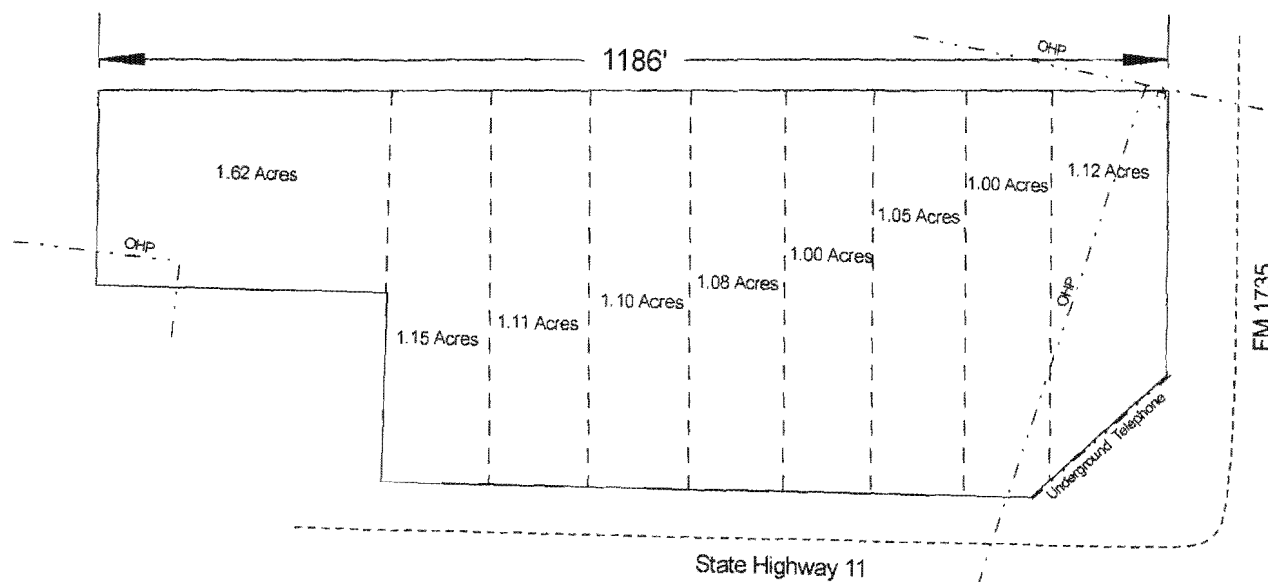
Scale: 1in=200ft

George Earl Sanford
6/12/16



F-9457

George Earl Sanford
PE 84266



SUBDIVISION APPLICATION REPORT

George Sanford, PE
Texas Registration #84266

226 CR 4224
Mt Pleasant, Tx 75455

Telephone
903-572-8882

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

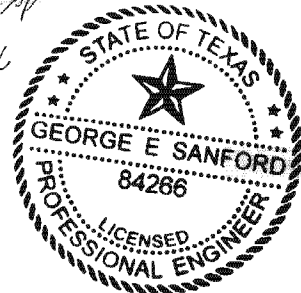
The proposed subdivision is a 10.25 acre property consisting of 9 individual tracts in Titus County. The property is owned by Texas Bonarrico Homes, LLC. The property will be divided into 9 tracts of approximately 1.00 to 2.00 acres. The tracts will be developed and sold for residential single family dwellings. Dwellings may be manufactured housing or constructed on site. All structures will be privately owned. All tracts will be accessed from SH 11 or FM 1735. Each residence will have a dedicated OSSF located on the property.

The soil type is classified as class IV and will require OSSF systems to be other than standard sub surface absorption systems. The property is not located in a 100 year flood plain.

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

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

George E Sanford
6/12/16



294157

George Sanford
226 CR 4224
Mt Pleasant, TX 75455

Date 6/12/2016
Invoice # 47

Bill To
Texas Bonarrico Homes, LLC

Ship To

P.O. #
Terms

Ship Date 6/12/2016
Due Date 6/12/2016

Item	Description	Qty	Price	Amount
Subdivision Pl...	Texas Bonarrico Homes, LLC	1	250.00	250.00

George Sanford
georgesanford53@gmail.com

903-572-8882

Total \$250.00



5/21/18

RE: Fire Services in Titus County

To Whom It May Concern:

Based upon the submitted Plat and diagram of the proposed subdivision to be located at Highway 11 and FM 1735, referred to as the "Little Lake" area, the Mt. Pleasant Fire Department is aware that you are adding two lots (Lots 3, 4) to an existing subdivision in that area.

Sincerely,

Larry McRae
Larry McRae, Fire Chief
Mt. Pleasant Fire Dept.

BI-COUNTY WATER SUPPLY CORPORATION
P.O. BOX 848
PITTSBURG, TEXAS 75686
903-856-5840

May 21, 2018

To whom it may concern,

This letter is to inform you that Bi-County Water is available at Texas Bonarrico Homes, lot 3 and lot 4 in Pittsburg, Tx. If you have any questions or concerns please let us know.

Thank you,
Bi-County WSC

Christina Brown

Issued By:

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

Property Information

Property ID: 9888 Geo ID: 00599-00000-00400
Legal Acres: 8.2500
Legal Desc: WELCH, WM H ABS 00599 TR 400 8.25 AC
Situs: FM 1735 TX
DBA:
Exemptions:

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

For Entities

Value Information

Chapel Hill ISD Improvement HS: 0
Improvement NHS: 0
Land HS: 0
Land NHS: 0
Productivity Market: 45,375
Productivity Use: 1,039
Assessed Value 1,039

Property is receiving Ag Use

Current/Delinquent Taxes

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

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

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
05/16/2018	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00

Effective Date: 05/16/2018

Total Due if paid by: 05/31/2018

10.00

Tax Certificate Issued for:
Chapel Hill ISD

Taxes Paid in 2017
166.22

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.

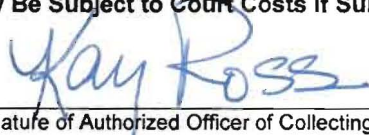
A tax certificate issued through fraud or collusion is void.

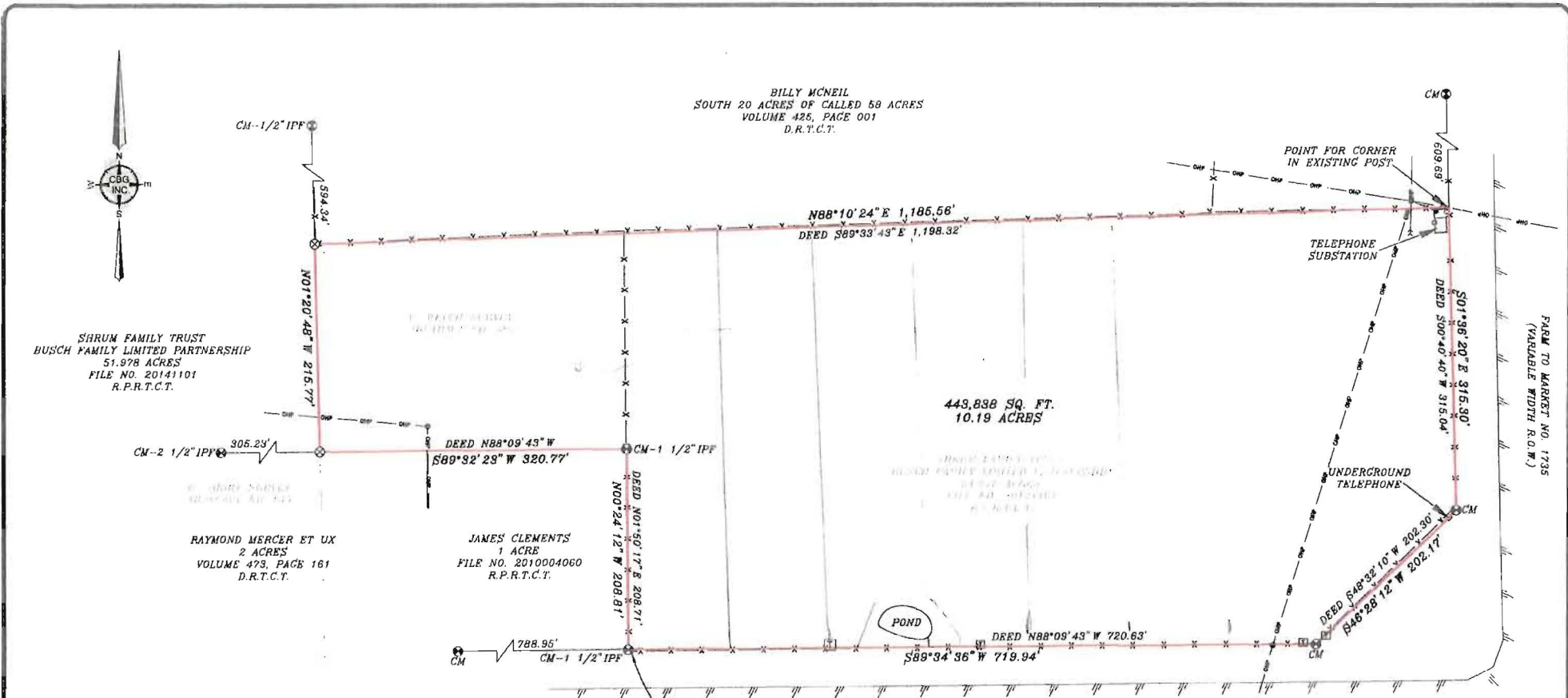
This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 05/16/2018
Requested By: TEXAS BONARRICO HOMES LLC
Fee Amount: 10.00
Reference #: REQUESTED

Signature of Authorized Officer of Collecting Office





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

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

LEGEND

○ CONTROLLING MONUMENT	● POWER POLE	⊙ SEPTIC TANK	⊖ CHAIN LINK FENCE
○ 1/2" IRON ROD FOUND	A/C AIR CONDITIONING	⊙ SEWAGE CLEANOUT	⊖ WOOD FENCE
⊙ 1/2" IRON ROD SET	⊙ WATER METER	⊙ GUY WIRE	⊖ BARBED WIRE
○ 1" IRON PIPE FOUND	⊙ GAS METER	⊙ TELEPHONE PEDIESTAL	⊖ IRON FENCE
⊙ FENCE POST CORNER	⊙ WATER VALVE	⊙ ELECTRIC PEDIESTAL	⊖ PIPE FENCE
⊙ * FOUND IN CONCRETE	⊙ CONCRETE MONUMENT FOUND	⊙ COVERED PORCH, DECK OR CARPORT	
⊙ UNDERGROUND ELECTRIC	⊙ PK NAIL SET	⊙ CONCRETE PAVING	
⊙ OVERHEAD ELECTRIC	⊙ ASPHALT PAVING	⊙ WOOD DECK OR PORCH	
⊙ GRAVEL/ROCK ROAD OR DRIVE			

10.19 ACRES

W. WELCH SURVEY, ABSTRACT NO. 599

TITUS COUNTY, TEXAS

STATE HWY NO. 11 - F.M. NO. 1735

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN	REV	BY	REV	BY
1:100	02/14/18	1400715-3	N/A	J.B.R.				

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

CBG SURVEYING INC. FIRM CERTIFICATE NO. 10188001
458 HILLCREST DRIVE
SULPHUR SPRINGS, TEXAS 75482
PHONE: (903) 438-1200 JUSTIN KLEAR
FAX: (903) 438-1288
www.cbgdlw.com

STATE OF TEXAS
JUSTIN KLEAR
5871
SURVEYOR

LEGAL DESCRIPTION

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

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

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

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

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

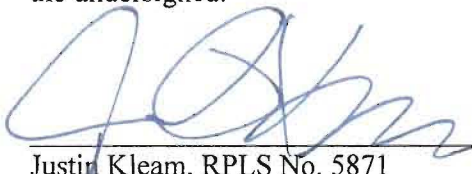
THENCE, North 88 Degrees 10 Minutes 24 Seconds East, with a North line of the remainder of said 51.978 acre tract, and the South line of said McNeil tract, a distance of 1,185.56 feet to a point for corner in an existing fence corner post at a Northeast corner of the remainder of said 51.978 acre tract,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

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

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

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

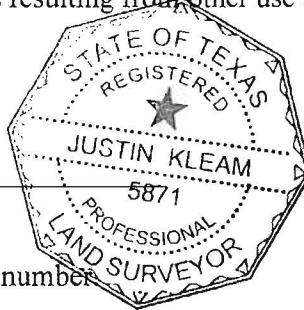
I, Justin Kleam, RPLS No. 5871, do hereby certify that this legal description was prepared by me from an actual on the ground survey made under my supervision during the month of March 2016. Use of this legal description or survey by any other parties and/or for other purposes shall be at user's own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



Justin Kleam, RPLS No. 5871

03/14/16 - 1406715-2

See survey plat this same date and job number





Texas Department of Transportation

2210 FERGUSON RD. • MT. PLEASANT, TEXAS 75455 • (903) 572-8511

5/31/2018

Titus County

RE: SH 11 at FM 1735 - Access Driveway Permits #2018-05-17_a&b
Preliminary Evaluation for Intent to Permit

Emi Rodriguez
Texas Bonarrico Homes, LLC
8023 FM 1735
Pittsburg, TX 75686

Dear Ms. Rodriguez:

Based on the information you have provided with respect to the referenced request for access driveways to Lots #2 and #3 in the attached graphics, we see no reason to deny this request. Therefore, until the formal paperwork has been completed, this letter will establish for legal purposes the intent of this office to approve your request for the two referenced driveways.

While this letter will allow you to continue making preparations for construction, you will need the signed permit with an indicated Date of Issuance before you begin driveway construction.

Thank you for your cooperation in ensuring the safety of the Texas travelling public.

Sincerely,

Bill Compton, P.E.
Area Engineer
2210 West Ferguson Rd.
Mount Pleasant, TX 75455
William.Compton@TxDOT.GOV
O: (903) 572-8511
C: (903) 650-2913

Attachments

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

STATE OF TEXAS

COUNTY OF TITUS

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

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

- 1.) **Residential Purposes.** No lot shall be used except for residential purposes. No business shall be operated solely out of a residence constructed in the addition. Further, no lot owner shall operate any part time business from a residence constructed in the Addition, if such part time business is opened and/or visible to the other lot owners, such as an automotive garage, small machine repair shop, etc.

- 2.) **Dwelling Size and Construction.** The floor area of the main structure, exclusive of all exterior storage, open porches and garages, shall not be less than **2,000 square feet**. The structure must be constructed upon a concrete slab foundation.

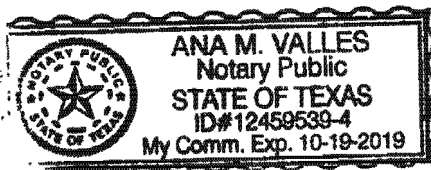
- 3.) **Temporary Structures.** There shall be no temporary structures on any lot, including, but not limited to camper trailers, tents or shacks.

- 4.) **Subdivision of Lots.** No original lot may be divided except by developer herein.

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

EXECUTED in Mount Pleasant, Texas on this the 07th day of June
of 2016

TEXAS BONARRICO HOMES, LLC.

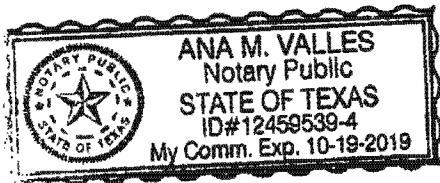


BY: [Signature]
CARLOS O. BONARRICO, Manager.

STATE OF TEXAS

COUNTY OF TITUS

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



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