

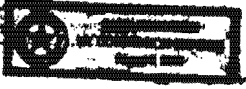
#604

Notary Court of Titus County, Texas
 July 2018

John Newman
 County Clerk

Notary Public in and for the State of Texas
 I personally appeared Diana Plett
 who is the person whose name is in this instrument, and acknowledged to me that she executed the same for the purposes and considerations therein.

dated 7-23-18



LEGAL DESCRIPTION:

Being a 14.356 tract of land situated in the Joseph Reed Survey, Abstract No. 481, Titus County, Texas, and being all of a called 6.32 acre tract of land as conveyed unto Allen B, LP., by deed recorded in Volume 1781, Page 060, Real Property Records, Titus County, Texas, being a tract of land as conveyed unto Allen B, LP., by deed recorded in volume 1826, Page 160, Real Property Records, Titus County, Texas, a tract of land as conveyed unto Allen B, LP., by deed recorded in instrument No. 20144483, Real Property Records, Titus County, Texas, a tract of land as conveyed unto Allen B, LP., by deed recorded in instrument No. 20134798, Real Property Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING of a 1/2 inch iron rod with a yellow plastic cap marked (D C & A INC) found, at the Southeast corner of a tract of land as conveyed unto James Pitts et ux, by deed recorded in Volume 828, Page 19, Real Property Records, Titus County, Texas, being a Northwest corner of said Allen B, LP, Volume 1826, Page 160 tract;

THENCE, North 88 Degrees 10 Minutes 53 Seconds East, along and with the South line of said Pitts tract, a North line of said Allen B, LP, Volume 1826, Page 160 tract, a distance of 134.39 feet, to a 1/2 inch iron rod with a yellow plastic cap marked (D C & A INC) found, for the Southeast corner of said Pitts tract;

THENCE, North 00 Degrees 58 Minutes 07 Seconds West, along and with the West line of said Allen B, LP, Volume 1826, Page 160 tract, the East line of said Pitts tract, a distance of 225.25 feet, to a 5/8-inch iron rod found, for the Northeast corner of said Pitts tract, being the Southeast corner of a tract of land as conveyed unto Robert Bell et ux, by deed recorded in Volume 861, Page 187, Real Property Records, Titus County, Texas;

THENCE, North 01 Degree 12 Minutes 21 Seconds West, along and with the West line of said Allen B, LP, Volume 1826, Page 160 tract, the East line of said Bell tract a distance of 328.26 feet to a 5/8-inch iron rod found for the Northeast corner of a tract of land as conveyed unto Cecil Jacques et ux, by deed recorded in Volume 1374, Page 288, Real Property Records, Titus County, Texas, being the Southeast corner of a tract of land as conveyed unto M.L. Hoerner et ux, by deed recorded in Volume 983, Page 024, Real Property Records, Titus County, Texas;

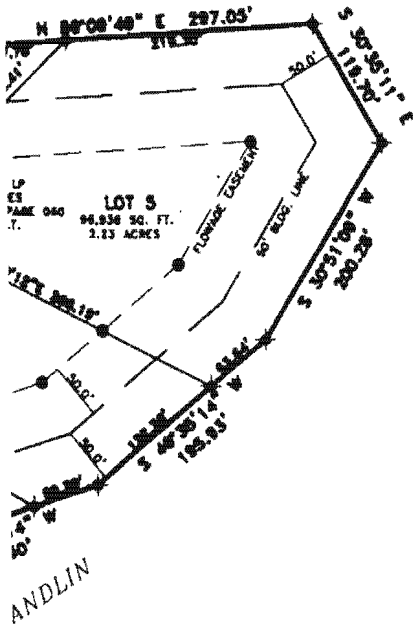
THENCE, North 01 Degree 17 Minutes 49 Seconds West, along and with the West line of said Allen B, LP, Volume 1826, Page 160 tract, the East line of said Hoerner tract, a distance of 188.02 feet, to a 1/2-inch iron rod with cap stamped "HAMPTON" found;

THENCE, North 01 Degree 40 Minutes 35 Seconds West, along and with the West line of said Allen B, LP, Volume 1826, Page 160 tract, the East line of said Hoerner tract, a distance of 851.21 feet, to a calculated point for a Northwest corner of said Allen B, LP, Volume 1826, Page 160 tract, being the Northeast corner of said Hoerner tract, said point lying in the bank of Lake Bob Sandlin;

THENCE, along and with the North line of said Allen B, LP., Volume 1781, Page 060 tract, the bank of Lake Bob Sandlin, the following fifteen (15) courses and distances:

- 1) South 42 Degree 45 Minutes 35 Seconds East, a distance of 157.68 feet, to a calculated point;
- 2) South 01 Degree 40 Minutes 35 Seconds East, a distance of 140.10 feet, to a calculated point;
- 3) South 89 Degree 56 Minutes 26 Seconds East, a distance of 130.25 feet, to a calculated point;
- 4) South 21 Degree 50 Minutes 28 Seconds East, a distance of 240.00 feet, to a calculated point;
- 5) South 55 Degree 28 Minutes 26 Seconds East, a distance of 128.29 feet, to a calculated point;
- 6) South 70 Degree 08 Minutes 11 Seconds East, a distance of 171.47 feet, to a calculated point;
- 7) North 88 Degree 09 Minutes 49 Seconds East, a distance of 297.05 feet, to a calculated point;
- 8) South 30 Degree 35 Minutes 11 Seconds East, a distance of 119.70 feet, to a calculated point;
- 9) South 30 Degree 51 Minutes 09 Seconds West, a distance of 200.28 feet, to a calculated point;
- 10) South 49 Degree 35 Minutes 14 Seconds West, a distance of 195.93 feet, to a calculated point;
- 11) South 71 Degree 43 Minutes 14 Seconds West, a distance of 203.60 feet, to a calculated point;
- 12) South 50 Degree 12 Minutes 57 Seconds West, a distance of 197.25 feet, to a calculated point;
- 13) South 34 Degree 57 Minutes 27 Seconds West, a distance of 209.82 feet, to a calculated point;
- 14) South 50 Degree 44 Minutes 37 Seconds West, a distance of 165.68 feet, to a calculated point;
- 15) South 48 Degree 05 Minutes 24 Seconds West, a distance of 115.29 feet, to a 1/2-inch iron rod with cap stamped "HAMPTON" found, said point being a Northeast corner of said Bryson tract;

Thence, North 41 Degree 18 Minutes 14 Seconds West, along an East line of said Bryson tract, a South line of said Allen B, LP, Volume 1826, Page 160 tract, a distance of 188.02 feet, to the POINT OF BEGINNING and containing 625,350 square feet or 14.356 acres of land more or less.



OWNER: EMILY BELF
 (ALLEN B, LP.)
 3825 WENTWOOD DRIVE
 DALLAS, TEXAS 75225
 (214) 7256184

OP LOT NO. 1 THRU LOT NO. 10
 BELF ADDITION
 SURVEY, ABSTRACT NO. 481
 TITUS COUNTY, TEXAS.

BELF ADDITION
 625,350 SQ. FT. / 14.356 ACRES
 JOSEPH REED SURVEY, ABSTRACT NO. 481
 TITUS COUNTY, TEXAS

CHAD SURVEYS INC.
 400 W. WILSON ROAD
 DALLAS, TEXAS 75242
 PHONE: (214) 420-1200
 FAX: (214) 420-1200
 www.chadsv.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN	REV	BY	REV	BY
1:100'	06/16/18	1714600	N/A	NGL	06/04/18	R1		

FILED AND RECORDED

Instrument Number: 20182770

Filing and Recording Date: 07/27/2018 03:34:26 PM Pages: 2 Recording Fee: \$121.00

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



Joan Newman

Joan Newman, County Clerk
Titus County, Texas

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



Titus County 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
Ref: Belf Subdivision revisions

Date: 01252018

Sir,

I was recently contacted by Emily Belf who advised that CBG Surveying Inc., the surveying firm she contracted with, has completed the preliminary survey plat for her proposed subdivision. Emily advised that due to the addition of the utility easement along the proposed road, the size of the individual lots has been altered with some being larger than originally proposed and some being smaller. All lots have met the minimum acreage of one (1) acre. These changes in lot size do not change my original conclusion. Emily has met the requirements for a site plan regarding on-site sewage and may continue with the development procedures for the commissioners.

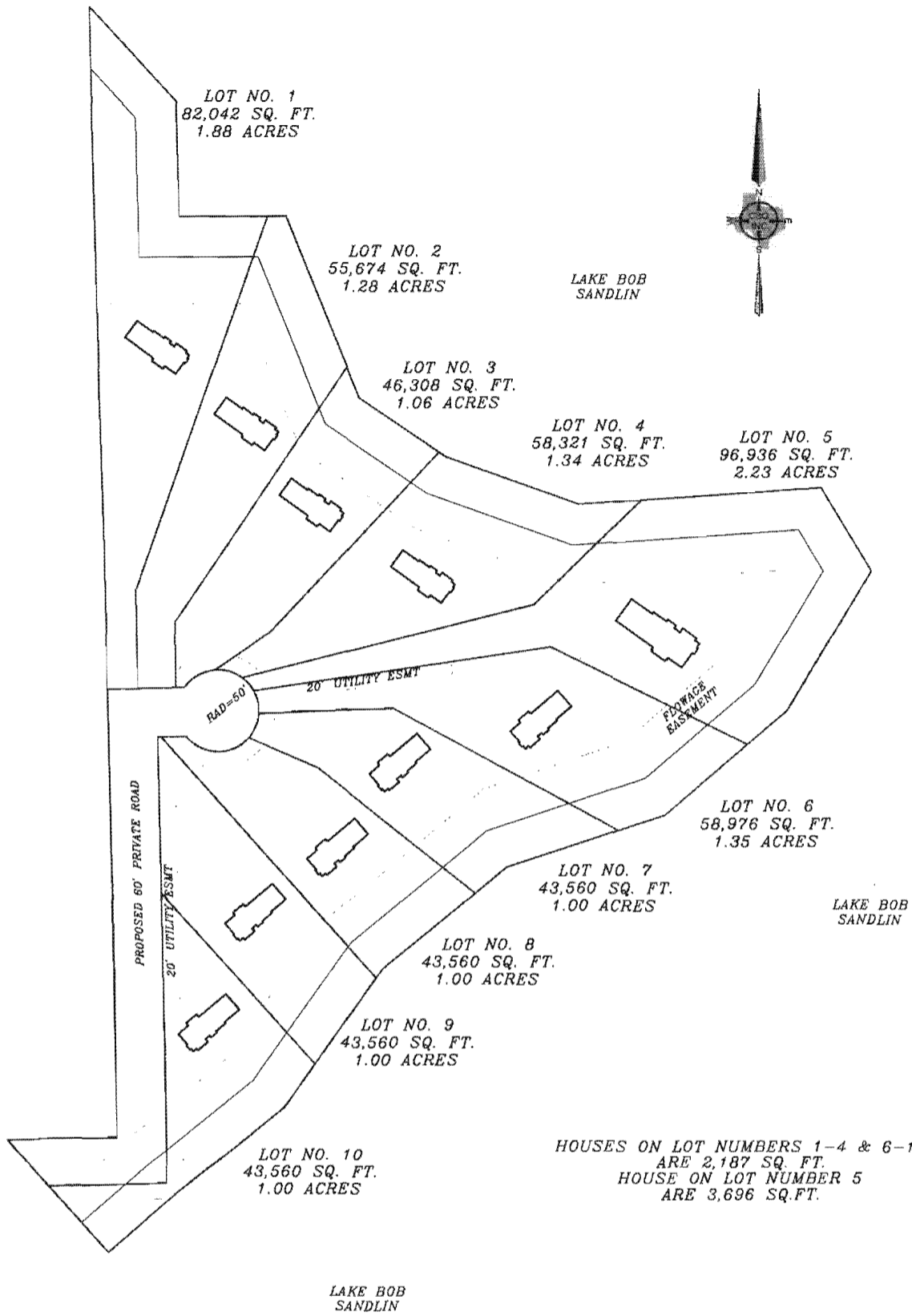
Respectfully,

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

Sgt. Clint Bain
Titus County Sheriff's Office
Designated Representative Titus County

RECEIVED
25 CN
JAN 24 2018

TITUS COUNTY JUDGE



HOUSES ON LOT NUMBERS 1-4 & 6-10
 ARE 2,187 SQ. FT.
 HOUSE ON LOT NUMBER 5
 ARE 3,696 SQ. FT.

CBS SURVEYING INC., FIRM CERTIFICATE #10168801
 438 HILLCREST DRIVE
 SULPHUR SPRINGS, TEXAS 75482
 PHONE: (803) 438-1200
 FAX: (803) 438-1288
 www.cbgsurvey.com

PRELIMINARY THIS DOCUMENT
 SHALL NOT BE RECORDED FOR ANY
 PURPOSE AND SHALL NOT BE USED
 OR VIEWED OR RELIED UPON AS
 A FINAL SURVEY DOCUMENT



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: Titus County Judge Brian Lee
From: Sgt. Clint Bain
Ref: Belf Subdivision CR2850
Cc: Emily Belf
Roger Ledbetter
George Sanford

Date: 12192017

Sir,

I have reviewed the Development Plan for the Belf Subdivision on CR2850 and find that the plan meets the requirements of TAC 285.4(c). Additionally the Development Plan meets the minimum lot sizing requirement as specified in Titus County's local orders regarding On-Site Sewage Facilities. I recommend that Emily Belf proceed with her plans for developing the subdivision and complete the remaining steps in the development process.

Attached is copy of my report. If you have any questions feel free to contact me.

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

Sgt. Clint Bain
Titus County Sheriff's Office
Designated Representative Titus County

RECEIVED

DEC 19 2017

TITUS COUNTY JUDGE

Restricted Narrative

Narrative of Sgt. Clint Bain

On October 31, 2017 Emily Belf emailed me the Site Plan completed by Professional Engineer George Sanford for the subdivision she and her husband propose developing on CR2850. Emily and I had spoken several times previously regarding the development process. In the site plan as submitted there was a discrepancy regarding the width of the road easement extending into the development as on drawing listed the easement as being 24 feet wide and another showing 32 feet wide. I contacted her and we discussed the matter as development rules require a 60 foot wide road easement. Emily advised that she had spoken with county commissioner and with the county road engineer and was told that if it was a private road and remained a private road 24 foot was adequate. She later emailed me updated drawings each showing the easement as 24 feet wide.

Concerned that Emily had misunderstood the road construction requirements I emailed her instructing her to obtain written clarification. The difference between a 24 foot road easement and one required to be 60 feet wide could affect the size of the proposed lots which must meet the minimum lot sizing requirement for On-Site Sewage Facilities of 1 acre of usable property.

I then contacted Roger Ledbetter, the road engineer for Titus County. In our conversation he advised that a 24 foot road surface would be required. We also discussed that there has been some misleading or wrong information given out to some of the developers as to road construction requirements. We then decided that we should meet with Titus County Judge Brian Lee regarding these requirements and their enforcement.

Days later we met with Judge Lee and it was determined that the only requirements currently in place are those written in the Titus County Development Procedures and that those requirements should be enforced without exception as there are no lesser requirements written. Roger agreed to contact Emily and inform her that the road construction requirements must be met to include the 60 feet wide road easement.

On December 1, 2017 I received an email from Emily Belf which included the updated drawings to include the required 60 feet wide road easement. All other requirements as listed in the Texas Administrative Code Chapter 285 regarding development planning have been met.

On December 11, 2017 Emily Belf and her engineer George Sanford spoke to the Titus County Commissioners Court regarding the proposed subdivision development and some of the hurdles

Restricted Narrative

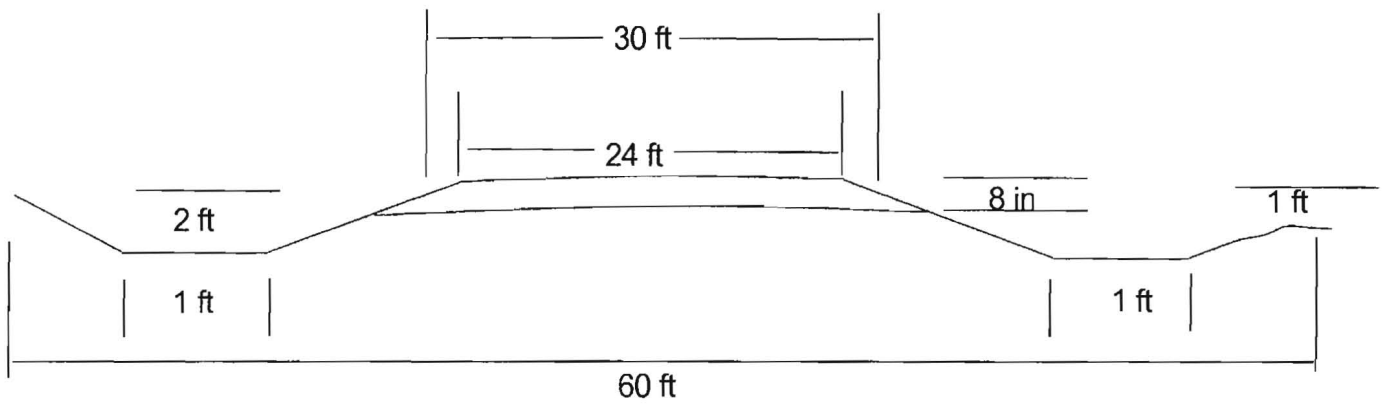
they have upon. It was decided by Emily Belf that she would put up a performance bond at the value specified in the Titus County Development Procedures. This was accepted by the commissioners and road engineer. It was also discussed that for future road development a more accurate monetary value or formula should be added to the development procedures, as the value currently required will not cover the expense of road construction.

EOR

A handwritten signature in cursive script, appearing to read "Clint Bain", is written over a horizontal line.

Sgt. Clint Bain, 515

Roadway Cross Section



Culvert Designed for 25 year frequency -2.6 inches
 Runoff area for overland flow-10 acres
 Culvert Diameter-12 inches

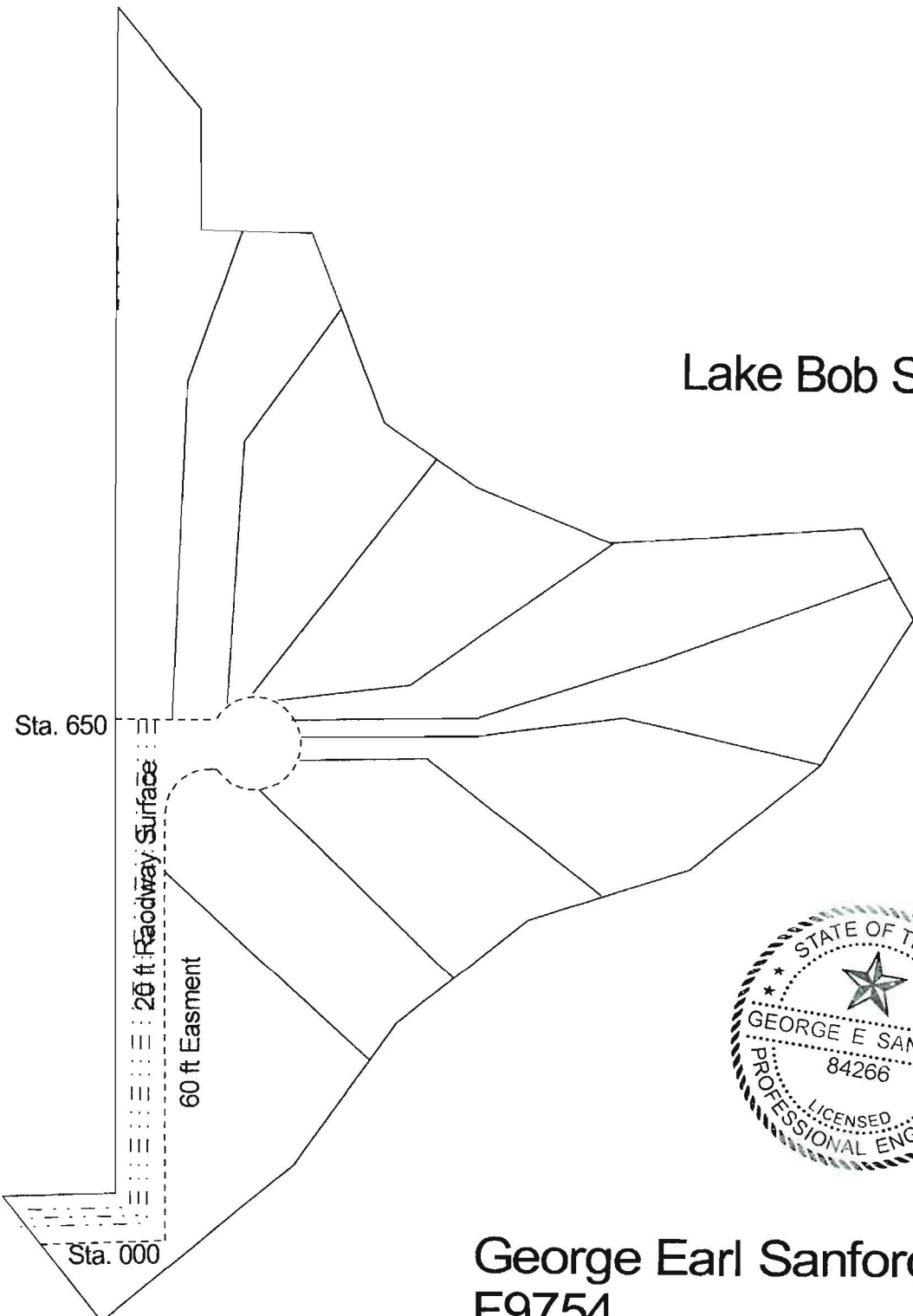
Right of way	60 ft
Graded width	30 ft
Finished surface with 2 in cold mix	24 ft
Roadbed base material	8 in
Ditch depth	2 ft
Ditch Grade	2 %



George Earl Sanford, PE
 F9754

Roadway Profile

Lake Bob Sandlin

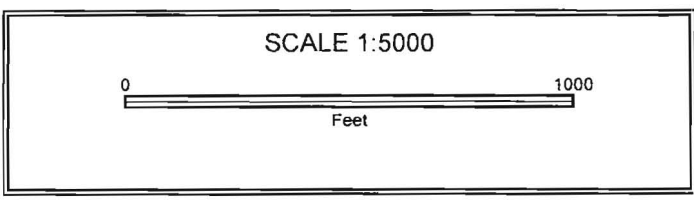
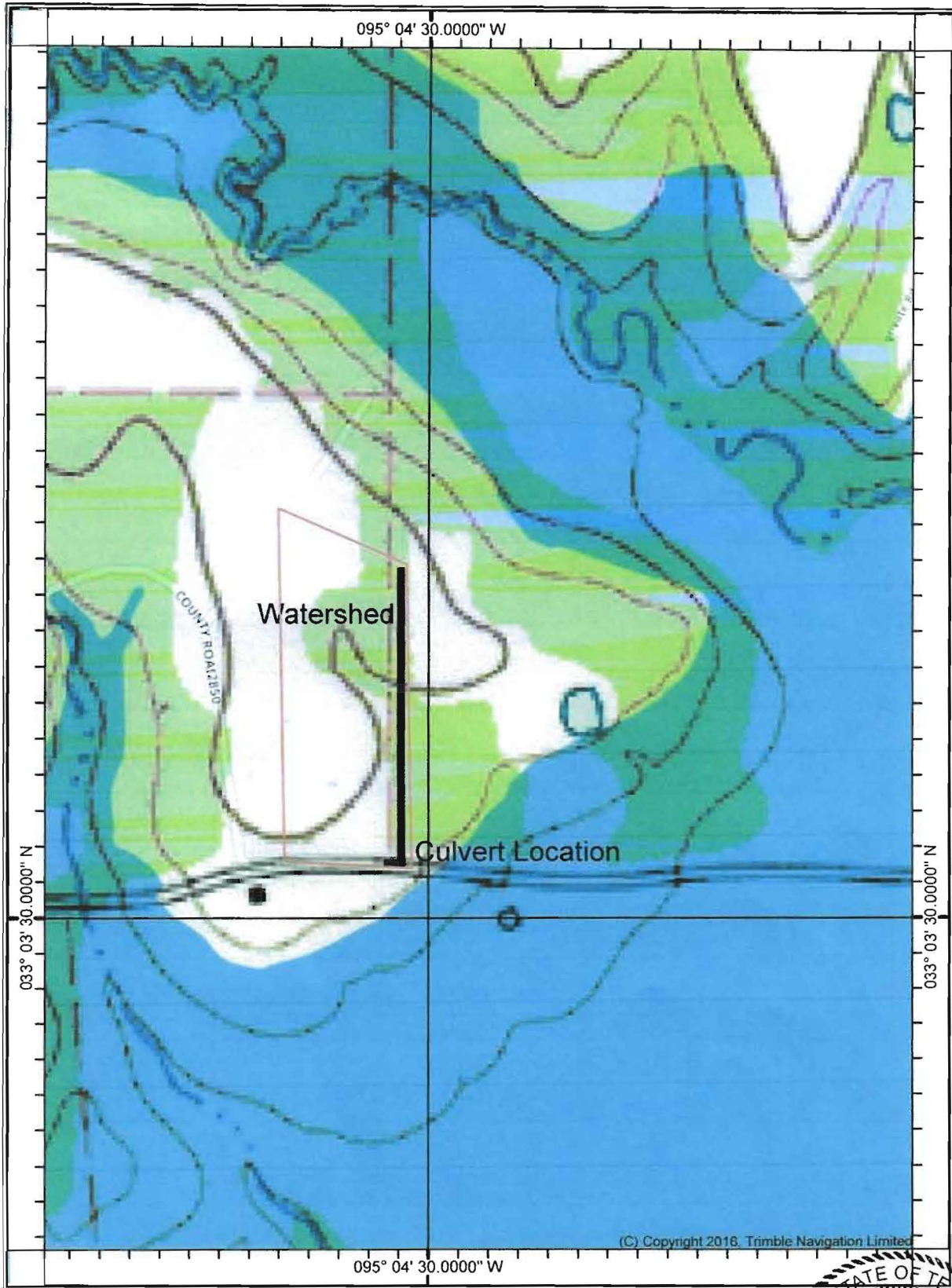


Resk
12/7/17

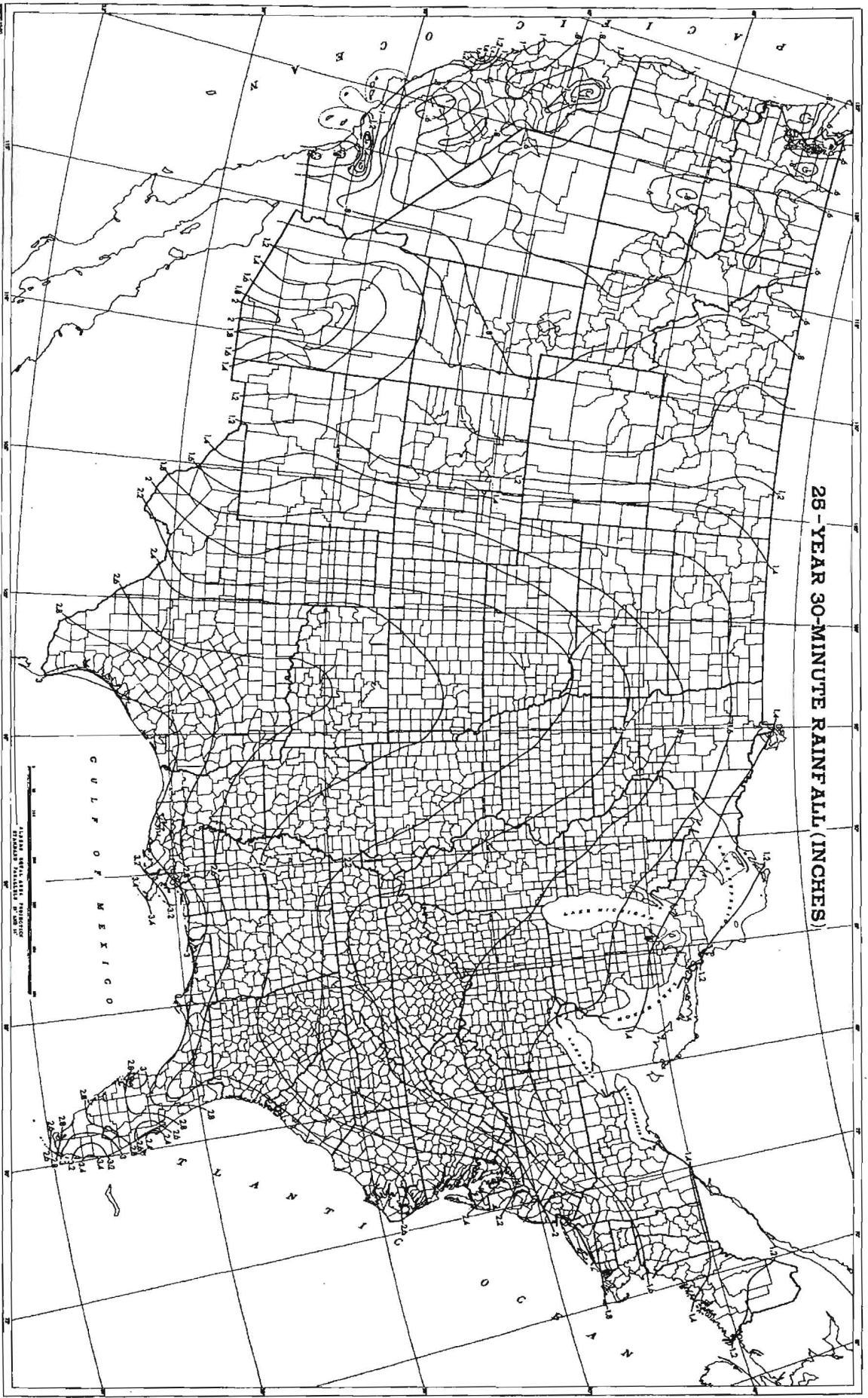


George Earl Sanford, PE
F9754

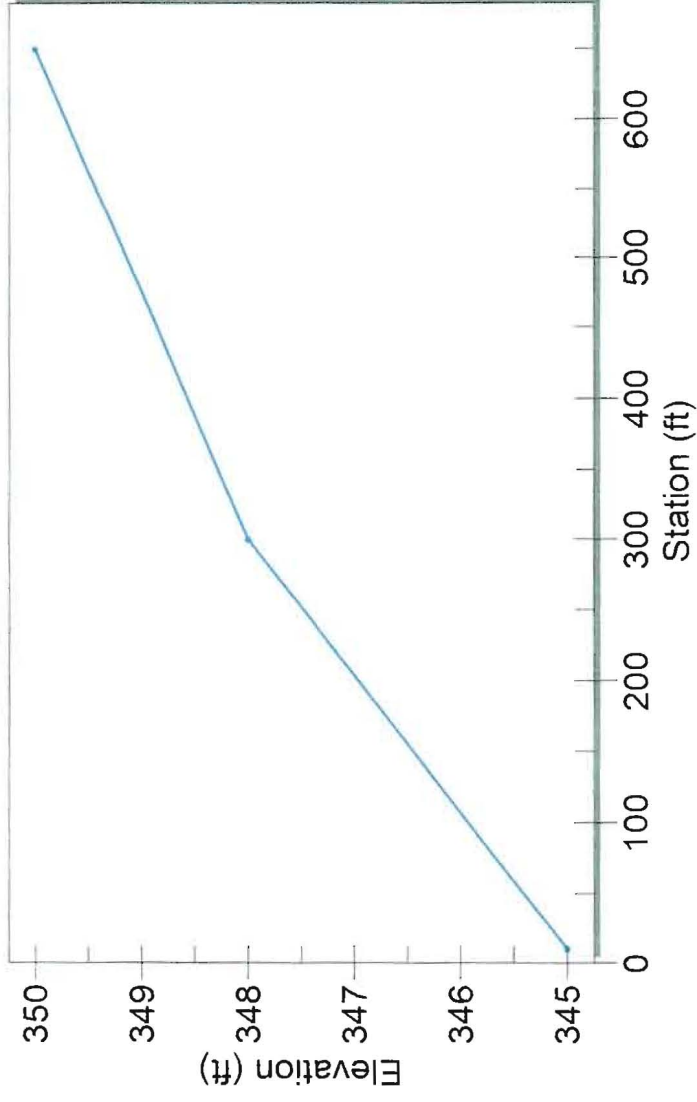
Road Culvert Location



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26 - YEAR 30-MINUTE RAINFALL (INCHES)

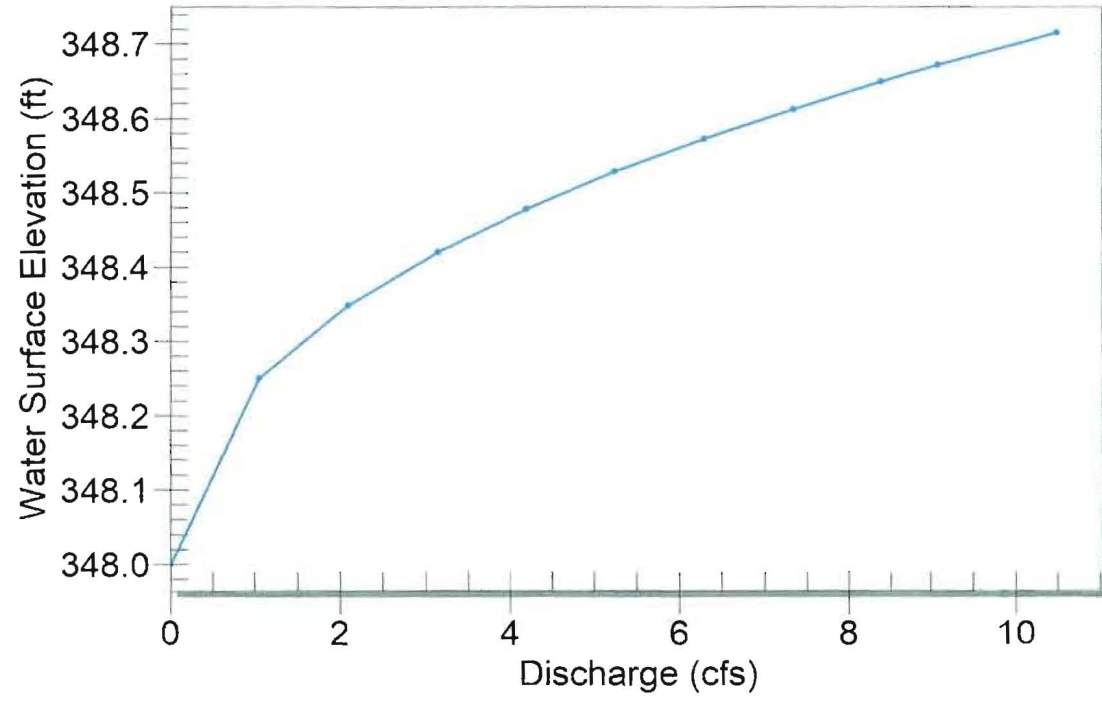


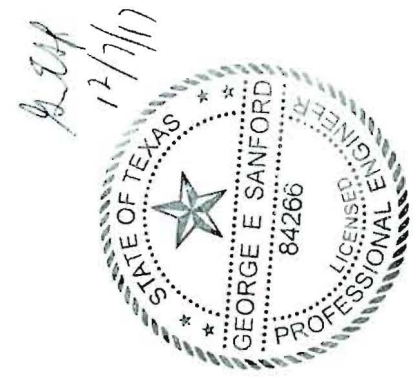
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12/2/11

AS
12/1/17

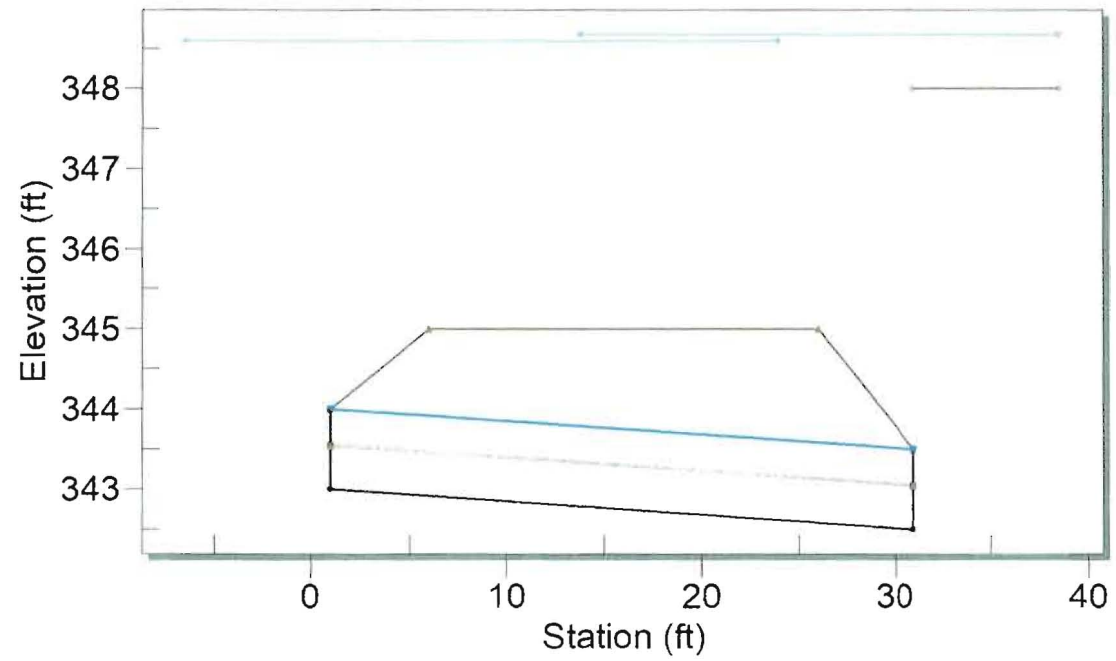


Downstream Channel Rating Curve





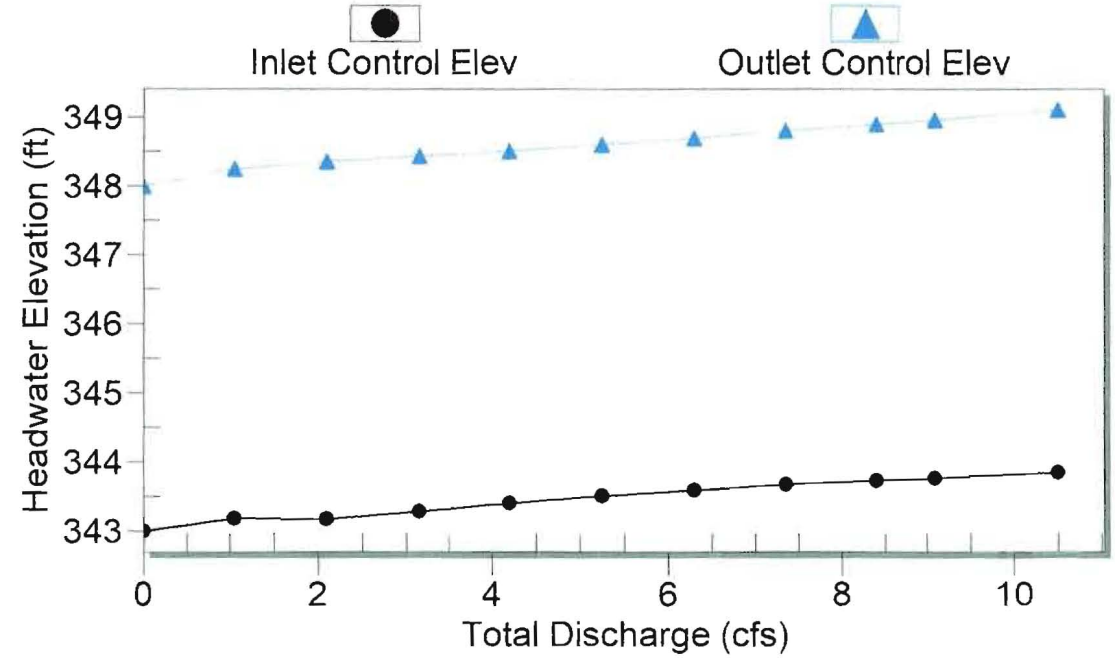
Crossing - Crossing 1, Design Discharge - 9.1 cfs
Culvert - Culvert 1, Culvert Discharge - 1.6 cfs





Performance Curve

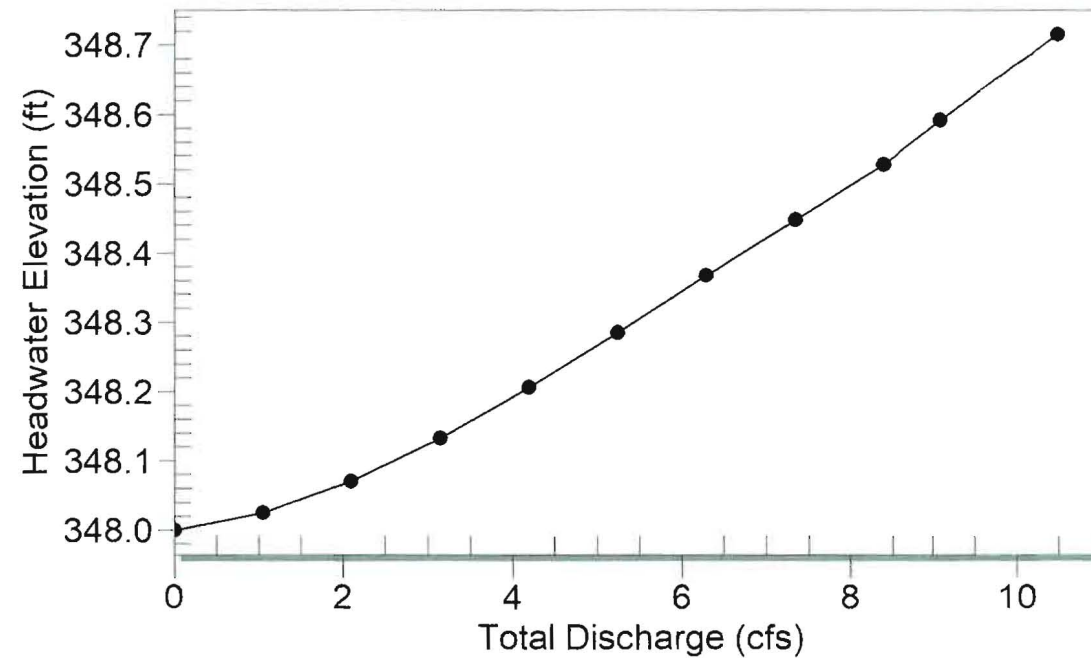
Culvert: Culvert 1





Total Rating Curve (Performance)

Crossing: Crossing 1



**SURFACE APPLICATION REPORT
ON-SITE SEWAGE FACILITY**

George Sanford, PE
Texas Registration #84266

226 CR 4224
Mt Pleasant, Tx 75455

Telephone
903-572-8882

October 4, 2017
Site Address: CR 2850
Mt Pleasant, Tx 75455

Belf SUBDIVISION

The purposed plated subdivision is a 14.672 acre tract in Titus County. The tract is located on CR 2850. The site is composed of Tract 1493, Tract 7592, Tract 7593 and Tract 7594.

Access to the property is from an existing county road and a road to be built by the developer. A proposed public water supply line will require an easement to be issued. An easement will also be established for electrical service. Plats will be issued in excess of one acre lots as required by local OSSF orders and development procedures. Grade on the property is between 1 and 3 percent. There is no flood plain area in the development.

The soil type is classified as 1b in the upper 2 feet and class IV below 2 foot interval. There is no evidence of ground water in the upper 4 feet. The class IV rating would require OSSF systems to be other than conventional sub surface disposal.

George Sanford
10/4/17



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

10/14/2017

Site Address:
CR 2850
Mt Pleasant, Texas 75455

Belf SUBDIVISION

A) Site Plan

The attached site plan is for the following legal description:

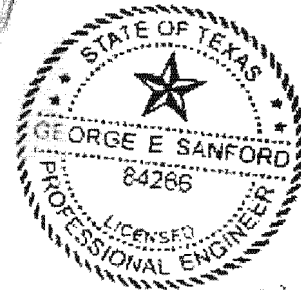
Owners: Allen B LP
Parcel ID: 1493 0.492 Acres
Legal Description: Coots, George ABS 00113
Situs: CR 2850

Owners: Allen B LP
Parcel ID: 7592 10.27 Acres
Legal Description: Moat, John ABS 00461
Site Address: CR 2850

Owners: Allen B LP
Parcel ID: 7593 1.75 Acres
Legal Description: Moat, John ABS 00461
Site Address: CR 2850

Owners: Allen B LP
Parcel ID: 7594 2.16 Acres
Legal Description: Moat, John ABS 00461
Site Address: CR 2850

George Sanford
10/14/17



10/14/17

B) Topographic Map

See attached

C) 100 year Floodplain Map

See attached

D) Soil Survey

1) See attached General Soil Map

2) See attached OSSF Soil & Site Evaluation and corresponding site drawing (Attachment D)

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 private water wells within the restrictive guidelines as described in Table 285.91(10)

F) Locations of easements

See Attached

An easement will be required for a public water supply line. Electrical Power will be installed on the west property line. Lake Bob Sandlin borders the property and requires a 100 ft setback on all structures. There is also a fifty foot easement of the lake required by TCEQ.

G) Drainage Plan

Drainage for the property consists of road ditches and natural overland drainage. Construction processes will not hamper proper drainage of the property.

H) OSSF Systems Meeting Requirements

The following systems are suitable for the Class IV soils as found on the property.

Lined E-T

Unlined E-T

Pumped Effluent Drainfield

Drip Irrigation Septic tank/filter

Low Pressure Dosing Secondary treatment

Mound Septic tank

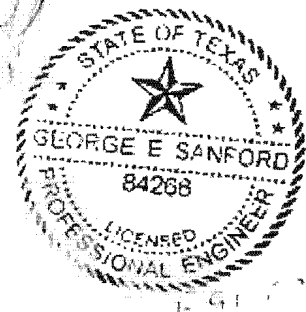
Mound Secondary treatment

Surface application Secondary treatment

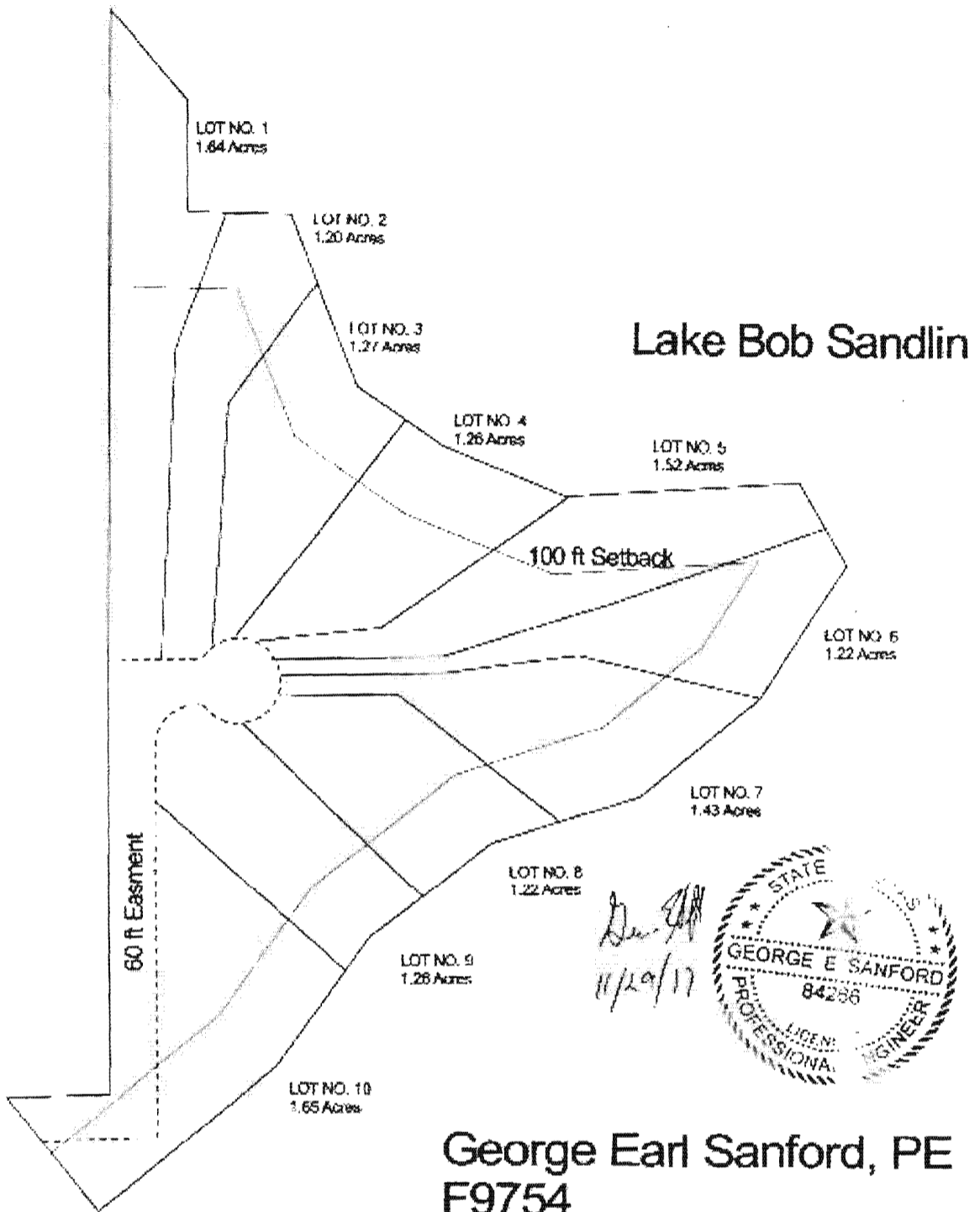
Surface application Non-standard treatment

The purposed plated subdivision is a 14.672 acre tract in Titus County. The property is accessed by CR 2850. A road extension will be required to access all of the purposed tracts. There are ten lots ranging from 1.00 to 2.00 acres.

Easements as identified in Chapter 285.91(10) include a public water line and an electrical service to be installed. Lake Bob Sandlin borders the property.

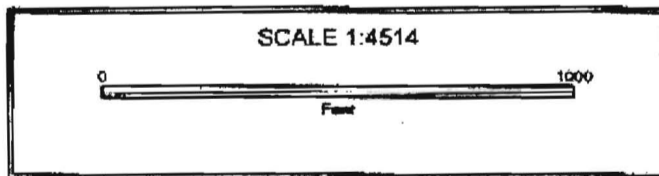
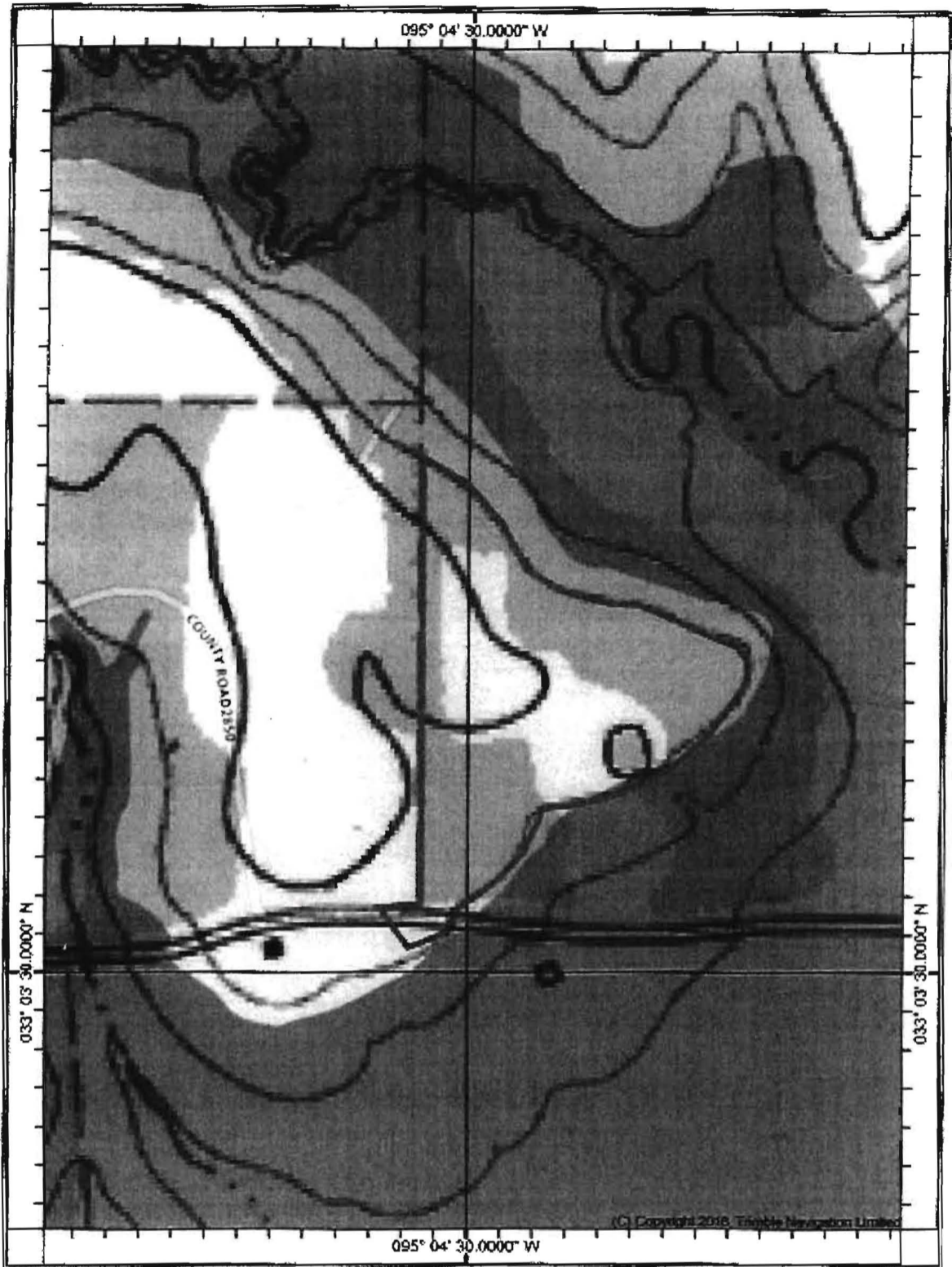


Attachment A Site Plan

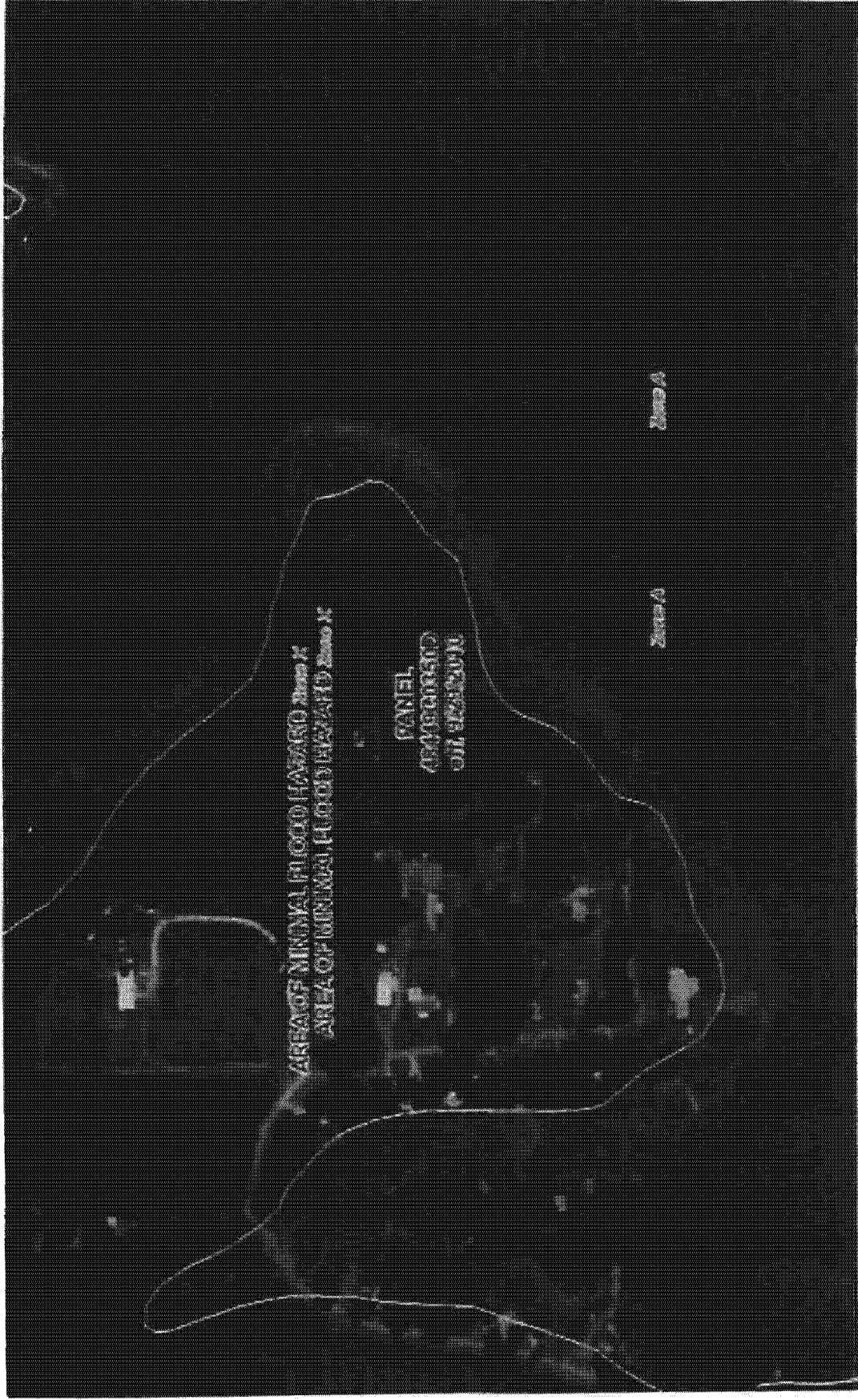


George Earl Sanford, PE
F9754

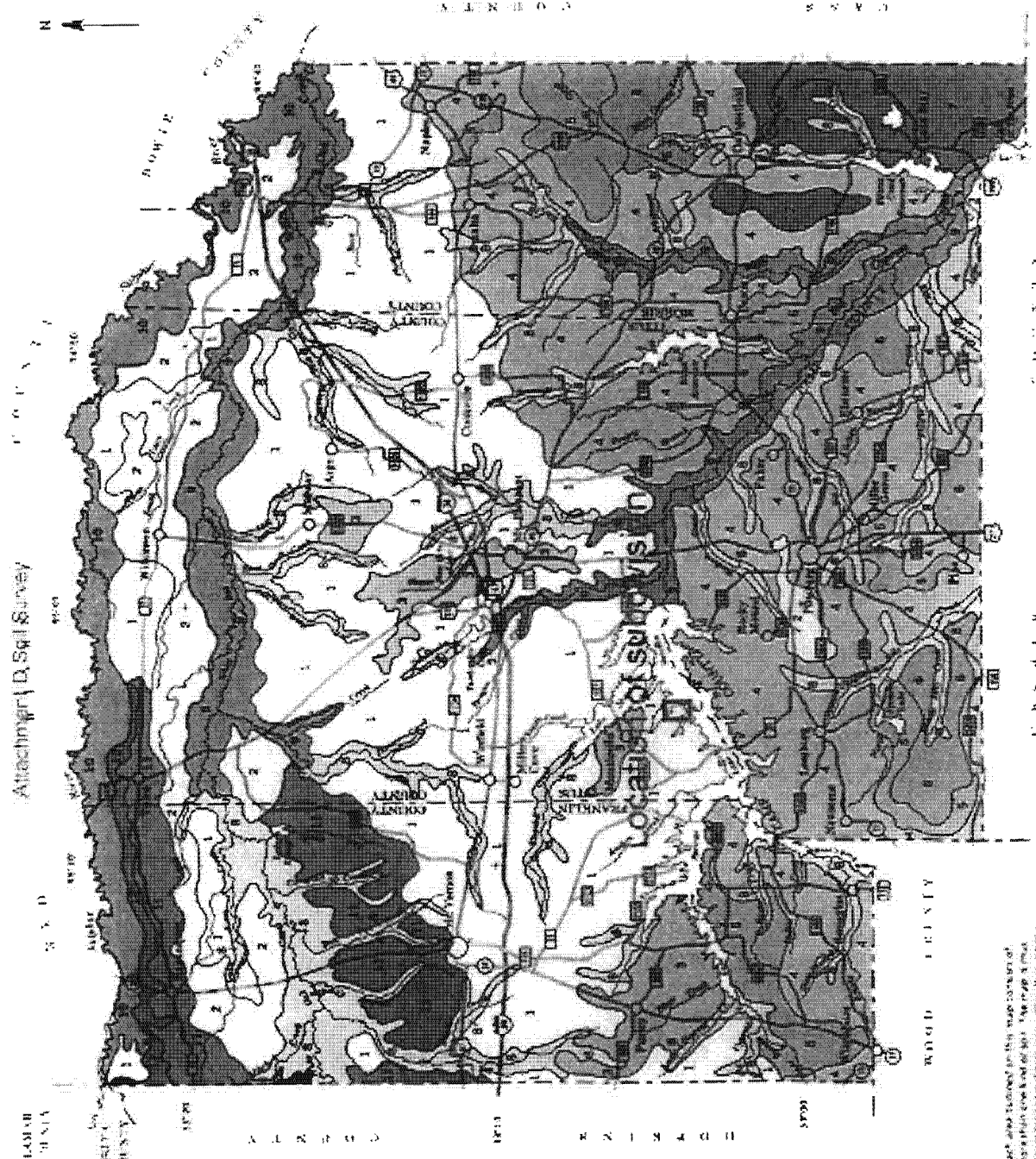
Attachment B



Attachment C



Attachment D, Soil Survey



LEGEND

1. **SANDY AND LOAMY SOILS, OYSAHA AND MARIETTA SERIES** - Gently sloping to level, moderately well drained, heavy loam.
2. **DAYTON SERIES** - Near level, slightly drained, in places are well drained, heavy loam.
3. **WATER PEBBLE** - Gently sloping to moderately steep and stony, heavy loam.
4. **SANDY AND GRAVE SANDS, MEMPHIS AND SHELBY SERIES** - Gently sloping to level, moderately well drained and well drained, heavy loam.
5. **HEAVY SANDS** - Gently sloping, well drained, heavy loam.
6. **KILO SAND** - Gently sloping to moderate slope, moderately well drained, heavy loam.
7. **CUMBERLAND** - Strongly sloping to steep, well drained, heavy loam.
8. **LOAMY AND CLAYEY SOILS, OY LODGE PLAINS SERIES** - Moderate to heavy slope, somewhat poorly drained and moderate to well drained, heavy loam.
9. **LOAM** - Heavy loam, somewhat poorly drained, heavy loam.
10. **KANSAS SHALLOWS** - Nearly level, somewhat poorly drained and poorly drained, clay loam.
11. **LOAMY AND CLAYEY SO. S. OR ORANGES** - **CRACKER** - Nearly level to gently sloping, moderately well drained, heavy loam.
12. **MORGAN CRACKER** - Gently sloping to slightly steep, moderate to well drained and well drained, heavy and clay loam.

COMPILED 1967

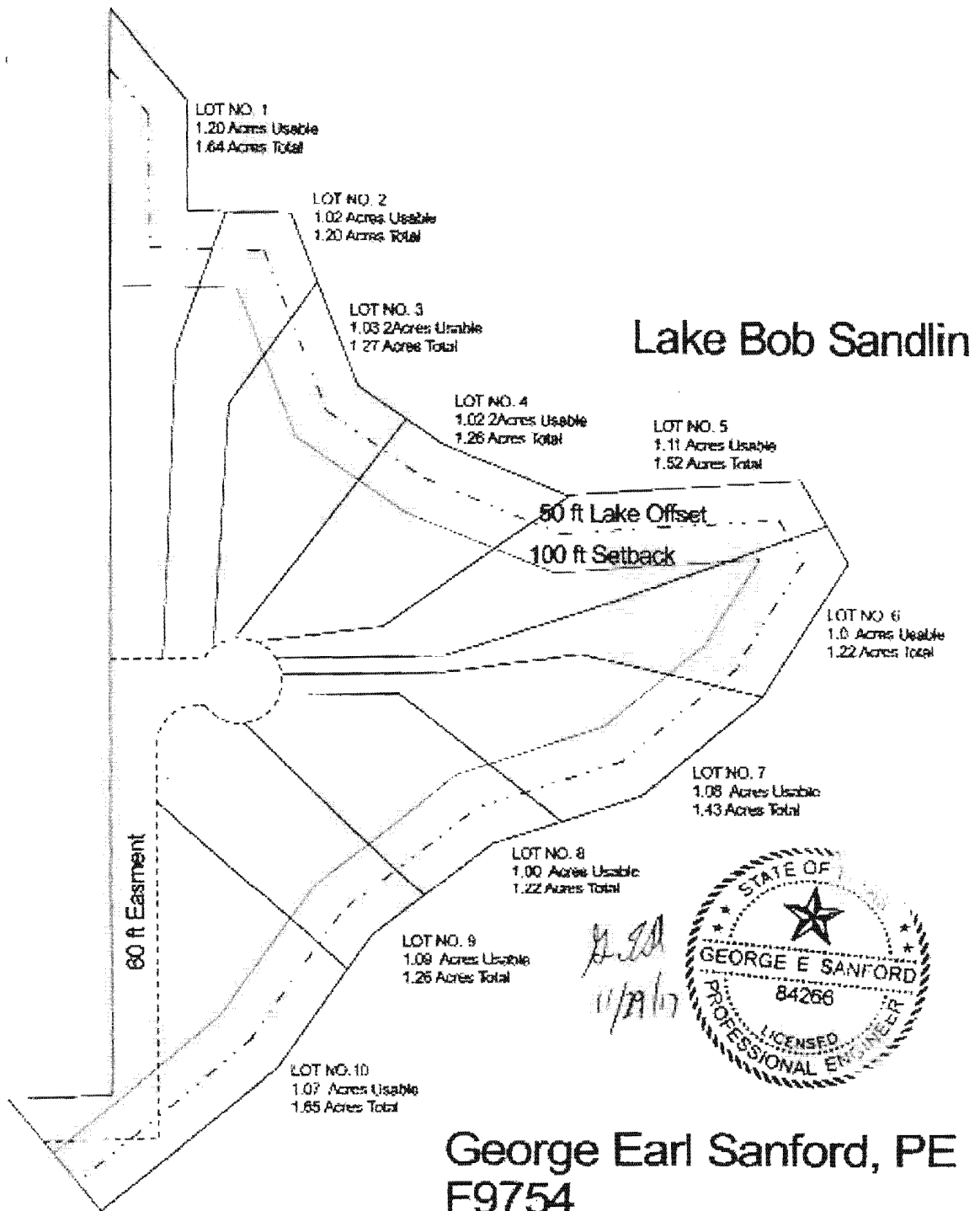
U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
TEXAS AGRICULTURAL EXPERIMENT STATION
TEXAS STATE SOIL AND WATER CONSERVATION BOARD

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



Each area outlined on this map consists of map units from a soil survey. The map is made available for general planning, subject to a check of the records on the map to support a claim.

Attachment F Easements



OSSF SOIL & SITE EVALUATION

Page 1 (Soil & Site Evaluation)

Date Performed: 10/1/17

Property Owner: Belf Subdivision

Site Location: CR 2850 Proposed Excavation Depth: 2 Ft

Mt Pleasant, Texas 75455

REQUIREMENTS:

At least two soil excavations must be performed on the site at opposite ends of the proposed disposal area. Locations of soil borings or dug pits must be shown on the drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed disposal field excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

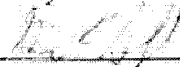
Soil Boring Number: 3					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Tables)	Restrictive Horizon	Observations
1 FT.	II	N/A	None	No	Sandy Loam
2 FT.	IV	N/A	None	Yes	Clay

Soil Boring Number: 4					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Tables)	Restrictive Horizon	Observations
1 FT.	II	N/A	None	No	Sandy Loam
2 FT.	IV	N/A	None	Yes	Clay

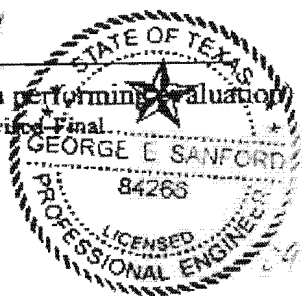
FEATURES OF SITE AREA

Presence of 100 year flood zone	<u>No</u>
Presence of upper water shed	<u>No</u>
Presence of adjacent ponds, streams, water impoundments	<u>Yes</u>
Existing or proposed water well in nearby area (within 100 feet)	<u>No</u>
Ground Slope	<u>1-3%</u>

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability:

	10/1/17	84266 PE
(Signature of person performing evaluation)	(Date)	Registration Number and Type

Form #PA3-2-2004-Rev. 01-11



OSSF SOIL & SITE EVALUATION

Page 1 (Soil & Site Evaluation)

Date Performed:

10/1/17

Property Owner: Bell Subdivision

Site Location: CR 2850

Proposed Excavation Depth: 2 Ft

Mt Pleasant, Texas 75455

REQUIREMENTS:

At least two soil excavations must be performed on the site at opposite ends of the proposed disposal area. Locations of soil borings or dug pits must be shown on the drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed disposal field excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

Soil Boring Number: 1

Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Tables)	Restrictive Horizon	Observations
1 FT.	II	N/A	None	No	Sandy Loam
2 FT.	IV	N/A	None	Yes	Clay

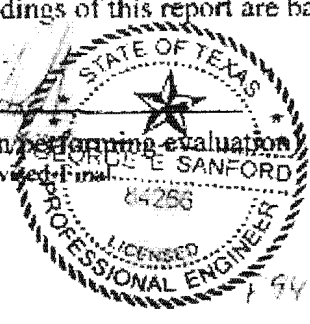
Soil Boring Number: 2

Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Tables)	Restrictive Horizon	Observations
1 FT.	II	N/A	None	No	Sandy Loam
2 FT.	IV	N/A	None	Yes	Clay

FEATURES OF SITE AREA

Presence of 100 year flood zone	<u>No</u>
Presence of upper water shed	<u>No</u>
Presence of adjacent ponds, streams, water impoundments	<u>Yes</u>
Existing or proposed water well in nearby area (within 100 feet)	<u>No</u>
Ground Slope	<u>1-3%</u>

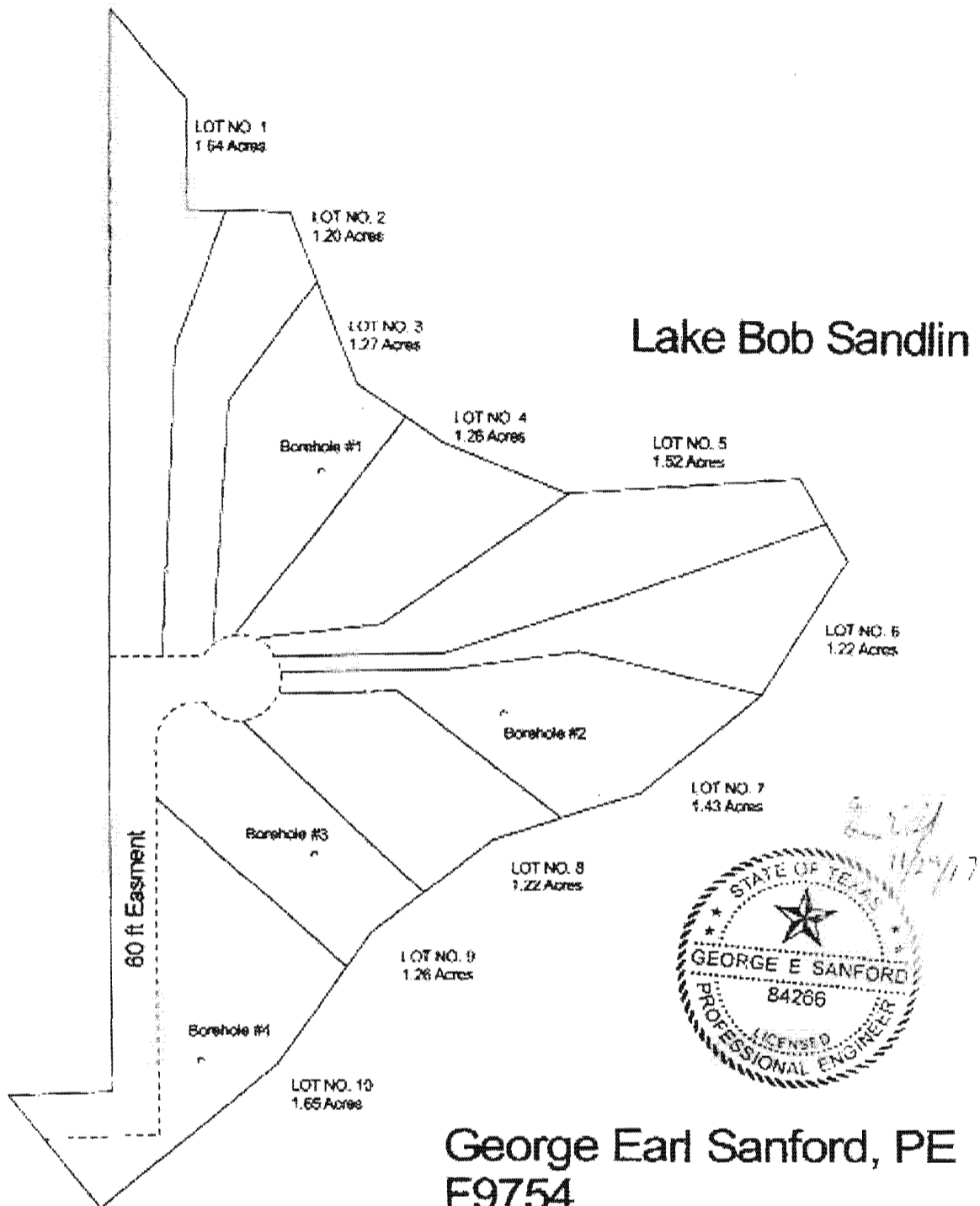
I certify that the findings of this report are based on my field observations and are accurate to the best of my ability:

	10/1/17	84266 PE
(Signature of person performing evaluation)	(Date)	Registration Number and Type

Form #PA3/2-2004-Revised Form

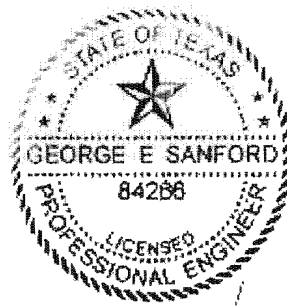
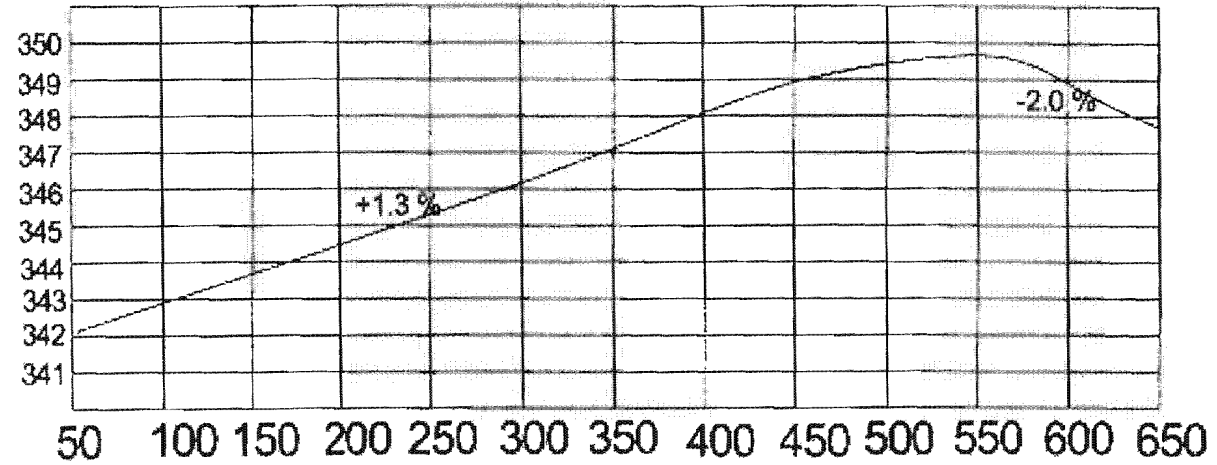
84266

Soil Sample



**George Earl Sanford, PE
F9754**

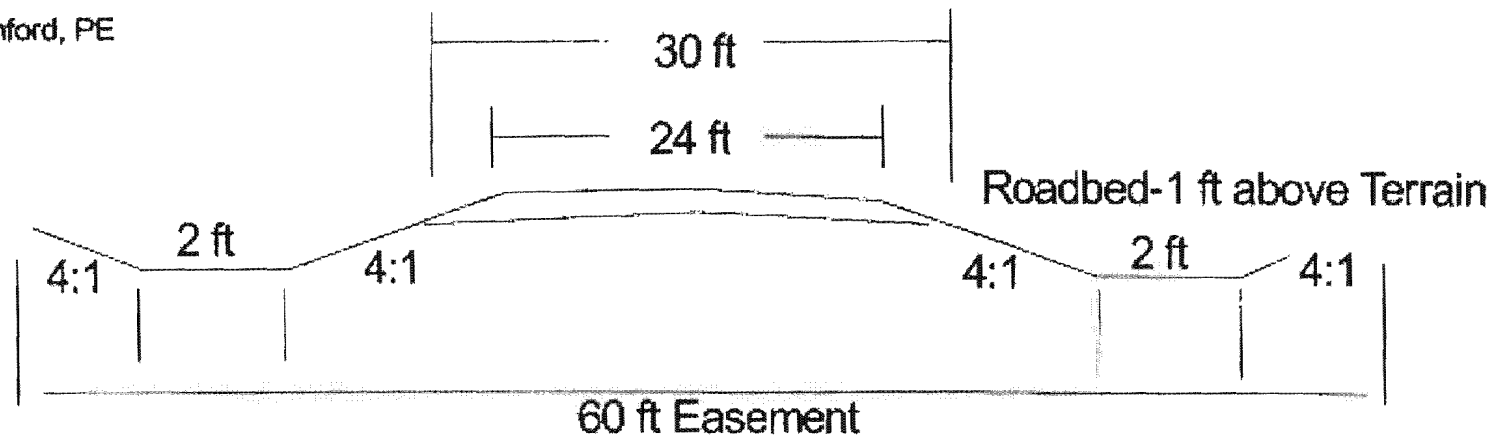
Center Line Profile



Handwritten initials and date:
GCS
4/24/12

Cross Section

George Earl Sanford, PE
F9754



TRI LAKES VOLUNTEER FIRE DEPT.

75 CR 2850

PITTSBURG, TX 75686

903-285-1212



Dear Emily Belf:

This letter is confirming that Tri Lakes Volunteer Department can provide service to the new 10 lot housing development at the end of CR 2850 on Lake Bob Sandlin, Titus County.

Tri Lakes currently has a 4 rating with the ISO and attached please find a copy of letter from Texas State Fire Marshall.

Respectfully

A handwritten signature in black ink, which appears to read "Jerry Ward". The signature is written in a cursive, flowing style.

Jerry Ward, Chief

Tri Lakes VFD



**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

TRI SPECIAL UTILITY DISTRICT

300 WEST 16TH

MOUNT PLEASANT, TEXAS 75455

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

July 2, 2018

Ms. Emily Belf
3825 Wentwood Drive
Dallas TX 75225

Re: Water service at County Road 2850

This letter serves as your notice that Tri Special Utility District will provide water service to the 10 lots as proposed on County Road 2850 in Titus County.

Sincerely,



Aaron Gann
General Manager



TO: EMILY BELF
FROM: Judy Shaddix, 9-1-1 Addressing Technician
DATE: July 11, 2018
SUBJECT: **NEW ROAD NOTIFICATION**

The Ark-Tex Council of Governments (ATCOG) 9-1-1 program is the designated 9-1-1 addressing authority for Titus County. 9-1-1 addresses and roads are used by emergency personnel to locate a residence in response to an emergency situation. It is very important for 9-1-1 addresses to be correct so that precious time is not spent searching for a residence or business in an emergency situation when every second counts.

This letter is to notify you that the new road leading into your property has been assigned a private road number. Titus County Road Engineer Roger Ledbetter has approved **PRIVATE ROAD 2855** as a new private road that intersects with **County Road 2850**.

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.”**

POST OFFICE BOX 5307 • TEXARKANA, U.S.A. 75505-5307 • TELEPHONE (903) 832-8636 • FAX (903) 832-3441 • TTY/TDD
(903) 832-5351

Equal Opportunity Employer/Program • Auxiliary Aids and Services are available upon request to individuals with disabilities.

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

Property Information	
Property ID: 1493	Geo ID: 00113-00000-00030
Legal Acres: 0.4920	
Legal Desc: COOTS, GEORGE ABS 00113 TR 30 .492 AC	
Situs: CR 2850 TX	
DBA:	
Exemptions:	

Owner ID: 1021 100.00%
ALLEN B LP
3825 WENTWOOD DRIVE
DALLAS, TX 75225

For Entities	Value Information	
Mount Pleasant ISD	Improvement HS:	0
	Improvement NHS:	0
	Land HS:	0
	Land NHS:	29,736
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	29,736

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
07/09/2018	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00
Effective Date: 07/09/2018	Total Due if paid by: 07/31/2018	10.00

Tax Certificate Issued for: Taxes Paid in 2017
Mount Pleasant ISD 368.42

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)].

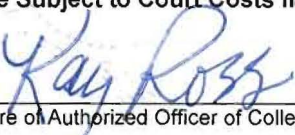
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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: 07/09/2018
Requested By: ALLEN B LP
Fee Amount: 10.00
Reference #: REQ



Signature of Authorized Officer of Collecting Office

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

Property Information
Property ID: 7592 Geo ID: 00461-00000-00370
Legal Acres: 10.2700
Legal Desc: REED, JOSEPH ABS 00461 TR 370 10.27 AC
Situs: CR 2850 TX
DBA:
Exemptions:

Owner ID: 1021 100.00%
ALLEN B LP
3825 WENTWOOD DRIVE
DALLAS, TX 75225

For Entities	Value Information
Mount Pleasant ISD	Improvement HS: 0
	Improvement NHS: 0
	Land HS: 0
	Land NHS: 357,486
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 357,486

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
07/09/2018	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00

Effective Date: 07/09/2018 Total Due if paid by: 07/31/2018 10.00

Tax Certificate Issued for: Taxes Paid in 2017
Mount Pleasant ISD 4,429.25

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)].

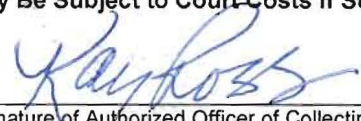
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A tax certificate issued through fraud or collusion is void.

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: 07/09/2018
Requested By: ALLEN B LP
Fee Amount: 10.00
Reference #: REQ



Signature of Authorized Officer of Collecting Office

Issued By:

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

Property Information

Property ID: 7593 Geo ID: 00461-00000-00374
Legal Acres: 1.7500
Legal Desc: REED, JOSEPH ABS 00461 TR 374 1.75 AC
Situs: CR 2850 TX
DBA:
Exemptions:

Owner ID: 1021 100.00%
ALLEN B LP
3825 WENTWOOD DRIVE
DALLAS, TX 75225

For Entities

Value Information

For Entities	Value Information
Mount Pleasant ISD	Improvement HS: 0
	Improvement NHS: 0
	Land HS: 0
	Land NHS: 54,330
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value: 54,330

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
07/09/2018	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00
Effective Date: 07/09/2018	Total Due if paid by: 07/31/2018	10.00

Tax Certificate Issued for: Taxes Paid in 2017
Mount Pleasant ISD 673.15

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)].

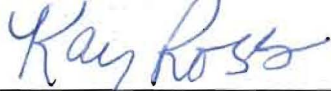
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A tax certificate issued through fraud or collusion is void.

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: 07/09/2018
Requested By: ALLEN B LP
Fee Amount: 10.00
Reference #: REQ



Signature of Authorized Officer of Collecting Office

Issued By:

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

Property Information

Property ID: 7594 Geo ID: 00461-00000-00376
Legal Acres: 2.1600
Legal Desc: REED, JOSEPH ABS 00461 TR 376 2.16 AC
Situs: CR 2850 TX
DBA:
Exemptions:

Owner ID: 1021 100.00%
ALLEN B LP
3825 WENTWOOD DRIVE
DALLAS, TX 75225

For Entities

Value Information

For Entities	Value Information
Mount Pleasant ISD	Improvement HS: 0
	Improvement NHS: 22,331
	Land HS: 0
	Land NHS: 65,587
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value: 87,918

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
07/09/2018	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00

Effective Date: 07/09/2018 Total Due if paid by: 07/31/2018 10.00

Tax Certificate Issued for: Taxes Paid in 2017
Mount Pleasant ISD 1,089.31

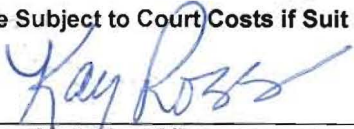
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May Be Subject to Court Costs if Suit is Pending



Signature of Authorized Officer of Collecting Office

Date of Issue: 07/09/2018
Requested By: ALLEN B LP
Fee Amount: 10.00
Reference #: REQ



DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

BELF SUBDIVISION, AKA THE POINTE AT LAKE BOB SANDLIN

RESIDENTIAL AND BUSINESS USE

No lot in The Pointe at Lake Bob Sandlin Subdivisions shall be used except for single family residential purposes and no building shall be designed for, or erected, placed, occupied, altered, or permitted to remain on any lot or a portion thereof other than a single family residence and attached or separate garage or storage building. No separate garage or storage building shall be erected until or simultaneously with the construction of a single-family residence.

ARCHITECTURAL CONTROL

No building or structure shall be erected or altered on any lot at The Pointe At Lake Bob Sandlin until approved by the Home Owners Association and/or Developer. Drawings or sketches, and specifications shall be submitted to the Design Review Committee in sufficient detail and on the form provided in order for the Design Review Committee to be able to determine that the proposed construction meets all of the requirements as herein stated such as: location, size, exterior appearance, colors and materials of the proposed construction.

The Design Review Committee shall approve or disapprove the proposed construction on the basis of appropriateness and harmony with existing structures on the lot and in the community. All new dwelling construction or remodeling must include an approval of onsite sewage facility design by the Titus County Fresh Water Supply District.

BUILDING LINES AND SQUARE FOOTAGE

All dwellings or houses shall have at least 2000 square feet of heated and cooled area with at least 1500 square feet on a ground floor, expressly excluding garages and storage buildings.

PREFABRICATED STRUCTURES

Prefabricated dwellings and dwelling structures built off-site are not permitted whether in one piece or several.

EXTERIOR WALLS, STRUCTURES, AND SURFACES

Approved exterior walls, structures, and surfaces may include products such as: stone (including flagstone, granite, limestone, river rock), brick, stucco, cementitious materials (including Hardiplank or decorative stone), or wood (including log or cedar).

Metal siding, vinyl siding, or masonite siding are not approved except that vinyl siding and Masonite siding may be used for storage buildings and boat houses if the material has similar appearance to the structure of the residence.

ROOFING MATERIALS

The following materials are not approved: corrugated plastic or metal, or built up flat roofs. Approved roofing materials may include such products as: asphalt and fiberglass composition shingles, metal V groove and standing seam roofing, or fire retardant wood shingles.

FENCES

No fences shall be constructed of chicken wire or barbed wire. No fence is to be higher than six feet from the ground. All fences shall be constructed of stone, brick, wood, cyclone, wrought iron, or combination thereof.

PLANTS

Plant materials should envelop the buildings and help to complete structures and outdoor rooms. Shrubs may be used as informal low walls, vines may be used to fill in walls between structural components, and trees may be used to provide scale for building masses. Existing trees on the lot shall be preserved to the greatest extent possible. Tree planting requirements as described herein, may be adjusted if the Design Review Committee finds that the planting goals have been met by preserving existing trees. During construction, existing mature trees and landscape plantings shall be protected from damage by orange construction netting. To establish a dense forest canopy, the use of larger size boxed specimen trees is encouraged. In certain instances, planting of large sized specimen trees may be required if mature trees have been removed from the Lot. Existing trees planted by the Developer to establish the forest canopy along Lot frontages shall be protected during construction and shall be either transplanted or replaced with trees of the same size and variety where relocation of driveways or building conflict with tree locations.

UTILITIES AND EXTERIOR SERVICE AREAS

All sites utilities within the Lot are to be installed underground. Utility boxes are to be located so that they are accessible to service personnel. All utility boxes shall be visually screened by

planting and/or architectural devices. Trash disposal areas, outdoor work areas and outside equipment, including satellite dishes, are to be completely screened from off-site views by the use of architectural features or plant materials. Where feasible, these areas should be integrated into the main buildings. Trash container storage areas must be located so that they are easily accessible to serve personnel and odors are limited. Pool, spa equipment and air conditioning units should be located behind walls or in underground vaults to contain noise. Solid noise absorbing covers for equipment may be required after installation if it is discovered that the equipment is audible from adjacent properties.

MAILBOXES

All Residences must use The Pointe at Lake Bob Sandlin approved mailbox.

BUILDER'S DEPOSIT

If required by the Design Review Committee, after the Design Review Committee approves the Owner's proposed Construction Area Plan as described, and prior to commencing any Construction Activity, a Builder's Deposit (which may be in the form of cash, letter of credit or a bond, as approved by the Design Review Committee) shall be delivered to the Design Review Committee, on behalf of the Association, as security for the Builder's full and faithful performance of its Construction Activity in accordance with the approved Final Design plans. The amount of the Builder's Deposit shall be \$10,000 or such greater amount as determined by the Design Review Committee. This amount may be adjusted by the Design Review Committee at its discretion. The Design Review Committee may use, apply or retain any part of a Builder's Deposit to the extent required to reimburse the Design Review Committee for any cost that the Design Review Committee may incur pursuant to these Design Guidelines or otherwise in connection with Construction Activities on the applicable Lot, including without limitation, repair of damage and clean up of trash. Money shall be reimbursed to the Design Review Committee for any fees incurred by the Design Review Committee to restore the Builder's Deposit is brought up to the original amount. The Design Review Committee shall return the Builder's Deposit to the Owner or Builder, as applicable, within fifteen (15) working days after the issuance of a Notice of Completion from the Design Review Committee and payment or reimbursement for all amounts, which are then due by the Owner or Builder pursuant to the provisions hereof.

COMPLETION TIME

Any house, structure or improvements, including but not limited to boat slips, commenced on any Lot in this Subdivision shall be completed according to the approved plans and specifications within 360 days after the beginning of such construction or within such additional time as may be approved in writing by the Home Owners Association and/or Developer. No partially completed house, structure or improvement of any type shall be permitted to remain on said property beyond said period of time. No construction equipment or materials may be stored on an Owner's lot prior to 15 days before actual construction is commenced.

FULL LOT REQUIRED

No structure or improvement of any type shall be erected, placed upon, or maintained on any building area less than one full Lot as designated on the recorded Plat of The Pointe At Lake Bob

Sandline and no lot can be subdivided in order to create an additional lot in the subdivision except as provided herein. Lots may be combined or re-platted as long as the newly created lot or lots are larger than the original lot or lots. No platting or re-platting shall be permitted without prior approval from the Home Owners Association and/or Developer. Additionally, all platting or re-platting of lots must be approved by Titus County Commissioners and filed in the Map and Plat Records of Titus County, Texas

TEMPORARY BUILDINGS - CAMPING PROHIBITED

No trailer, tent, shack, garage, barn, or out-building shall ever be used as a residence, temporarily or permanently. House trailers, mobile homes, campers, recreational vehicles, or similar vehicles are strictly prohibited from ever being used on any Lot in this Subdivision temporarily or permanently, by either an owner of the Lot in the Subdivision or any guest of any such owner. No structure or any part of the property shall be occupied or used as a residence, temporarily or permanently, until the exterior thereof is completely finished and all plumbing is connected as required. No Camping is allowed on any lot.

SANITARY FACILITIES

All sewage must be disposed of in accordance with the laws and regulations of The State of Texas and Titus Fresh Water Supply District. All onsite sewage facilities must be constructed and maintained in compliance with the laws and regulations of the State of Texas and Titus Fresh Water Supply District.

GAS AND LIQUID STORAGE

All tanks for storage of gases or liquids or fuel or otherwise shall be buried beneath the surface of the ground, or placed in an enclosure acceptable to the Home Owners Association and/or the Developer.

CHANNELS AND SLIPS

The owner of each Lot shall be responsible for maintaining that portion of any channel contiguous to this property and for keeping any boat slip on his property free of all debris, trash, rubbish, garbage, or any other unsightly or unsanitary material or any hazard to navigation. The channels and boat slips in this Subdivision shall not be used for dumping any foreign matter of any type and nothing shall at any time be deposited or left in any slip or channel other than properly tended or moored boats. No owner of any Lot, or any guest of such owner, shall moor his boat in any area of any channel except in that portion of the channel contiguous to such owner's Lot or other designated areas.

DOCKS AND PIERS

Boat docks, piers, and walkways of any type shall not be allowed to protrude into the waters or the channels or in any way restrict boat access into the channel. Additionally, all boat docks, piers, and walkways, shall be approved by the Home Owners Association and/or Developer, as to the manner of construction, materials, location, and size prior to their construction. No opening may be made through the bulkhead without the approval of the Home Owners Association and/or Developer. Additionally, any boat dock, pier, walkway, or other structure located within the Titus

Fresh Water Supply District's Flowage Easement requires prior approval from Titus Fresh Water Supply District.

NUISANCES AND SANITATION

No noxious, offensive, or unlawful activities shall be permitted on any lot in this Subdivision, nor shall anything be done or allowed that is or may become an annoyance, or hazard to any part of the Subdivision. No activity shall be permitted which violates the quiet enjoyment of the property within the Subdivision including but not limited to loud and offensive noises such as those made by vehicles, loud music, or barking dogs.

All bodies of water on a lot owner's property, including swimming pools, artificial ponds, and fountains shall be maintained to prevent stagnation or the breeding of mosquitoes.

TRASH, GARBAGE, HIGH GRASS, WEEDS

All lots shall be kept clean and free of trash, rubbish, garbage, debris, and other unsightly materials at all times. Unsightly materials include such items as inoperable lawn equipment, deteriorated boats, or dilapidated structures. Developed lots on which residences have been built must keep the lawn portion of the lot around the residence free of high grass and weeds. Trash, garbage or other waste shall be kept in enclosed containers.

BURNING OF TRASH AND RUBBISH

There shall be no burning of rubbish or trash on any lot except in initial cleaning of the lot. Yard debris including leaves, tree branches, logs, and other organic matter may be burned on the Owner's property. All fires must be in a safe area on the Owner's property that does not threaten the property or any adjacent property. No fire shall be left unattended. Adequate fire control (water, fire extinguishers etc.) shall be immediately available. All burning must comply with regulations of the local and state fire codes. No burning shall be allowed during periods of burning bans established by local authority.

VEHICLES

All vehicles, except boats, boat trailers, golf carts, utility vehicles, and occasional visitor's cars, shall be parked in a garage or carport, or upon the driveway of the owner's lot. No vehicle shall be parked so as to obstruct access to or egress from any property, common, private or public within the Subdivision.

There shall be no open storage of inoperable, wrecked, or junk vehicles on any lot or street. When it becomes necessary to store such a vehicle, it must be stored in an enclosed garage or carport.

No truck or commercial type vehicle may be stored or parked on any property within the Subdivision except to deliver to or transport from a location within the Subdivision. For the purposes of this paragraph, a one-ton or smaller vehicle, commonly referred to as a pickup truck shall not be deemed to be a commercial vehicle or truck.

DESIGN REVIEW COMMITTEE

The purpose of the Design Review Committee is to evaluate each proposed design for appropriateness to the Lot. The Design Review Committee may determine that what was found acceptable in one situation, may not be acceptable in another. The goal is for the appearance and character of all Residences and any Improvements to harmonize with and enhance their natural surroundings rather than to dominate and/or contrast sharply with them.

Architectural styles are not dictated by these Design Guidelines, but instead an architectural character appropriate to the setting and surrounding community is recommended so that the design of each Residence is a reflection of each Owner, while still remaining consistent with the image of The Pointe at Lake Bob Sandlin.

DESIGN REVIEW PROCESS

The Design Review Committee may, from time to time, publish a list of approved licensed design professionals who are familiar with the designated guidelines of the development and the requirements of the City. Owners may choose a design professional from this list or another professional to design their home at The Pointe at Lake Bob Sandlin.

If the Design Review Committee fails to approve or disapprove such preliminary plans and specifications within thirty (30) days after the actual date on which the submission is received, disapproval of the submission shall be presumed.

All architectural plans are to be prepared by a licensed Architect. All landscape architectural plans are to be prepared by a landscape designer or landscape architect. Not less than thirty (30) days prior to beginning of construction of any Improvements on a Lot, the Owner shall submit two sets of full sized and two sets of 11" x 17" reductions of final plans that include the following:

1. Final Design Application Form and Fee
2. Site Plan – 1"=20'-0" minimum scale, showing existing topography and proposed grading (2' contour interval), building footprint with finished floor grades, driveway, parking area, turnarounds, drainage, fences/walls, patios, decks, pools and any other site amenities.
3. Floor and Roof Plans – ¼"=1'-0", indicate all room dimensions, door and window locations and sizes, location of mechanical and electrical systems and fire sprinkler and monitoring systems. Indicate the location and type of all exterior lighting fixtures, proposed exterior fireplaces, and exterior kitchen appliances. Provide floor plans of all Accessory Structures.
4. Elevations – ¼"=1'-0", illustrate the exterior appearance of all views labeled in accordance with the site plan. Indicate the highest ridge of the roof, the elevation of each floor, and existing and finished grades for each elevation. Describe all exterior materials, and finishes (walls, roofs, trim, vents, windows, doors, etc.) and locate all exterior lighting fixtures. Indicate proposed building height. Provide one set of full color front elevations.

5. Sections – indicate building walls, floors, interior relationships, finished exterior grades and any other information to clearly describe the interior/exterior relationships of the Residence as well as the Residence’s relationship to the Lot.
6. Landscape Plans – No less than thirty (30) days prior to completion of construction of the Residence, the Owner shall submit to the Design Review Committee schematic landscape drawings indicating in general the proposed planting schemes and materials. Not less than thirty (30) days prior to commencement of landscape construction, the Owner shall submit to the Design Review Committee detailed landscape plans, 1”=20’ minimum, including an irrigation plan, lighting plan, proposed plant materials, and sizes.
7. Sample Board or field samples – to be submitted not less than thirty (30) days prior to date on which applicable component of Residence is to be installed with respect to and showing roof material and color; wall materials and colors; exterior door material and color; stone/rock materials; fence/wall materials; and exterior rails and paving materials
8. Construction Schedule – include start and completion dates for both building and landscape construction.

FINAL DESIGN APPROVAL

At such time as the plans and other materials submitted for final design review meet the approval of the Design Review Committee, one complete full size set of final design submissions will be retained by the Design Review Committee and the other complete full size set will be marked “Approved” and returned to the Owner or the Owner’s representative provided, that it is acknowledged that if final landscape plans are not submitted in connection with the submissions described above, landscape plans will not be eligible for approval until such final landscape plans have been submitted. If found not in compliance with the Declaration or these Design Guidelines, the applicable submissions shall be returned to the Owner or the Owner’s representative marked “Disapproved” accompanied by a reasonably detailed statement and explanation of items found not to comply with the Declaration or these Design Guidelines. If the Design Review committee fails to approve or disapprove such submissions within thirty (30) days after the actual date on which the complete submission is received, then the final design submissions shall be deemed to have been disapproved.

RE-SUBMISSION OF PLANS

In the event that final submissions are not approved by the Design Review Committee, the Owner will follow the same procedures for a resubmission as for original submission as required by the Design Review Committee.

COUNTY APPROVAL

The Owner shall apply for all applicable building permits from the County Planning and Building department after receiving Final Design approval from the Design Review Committee. Any adjustments to Design Review Committee approved plans required by County review must be resubmitted to the Design Review Committee for review and approval prior to commencing construction.

SUBSEQUENT CHANGES

Subsequent construction, landscaping or other changes in the Improvements that differ from approved Final Design documents must be submitted in writing to the Design Review committee for review and approval prior to making changes.

WORK IN PROGRESS OBSERVATIONS

During construction, the Design Review Committee may check construction to ensure compliance with approved Final Design documents.

APPLICATION FEES

In order to defray the expense of reviewing plans, monitoring construction and related data, and to compensate consulting Architects, landscape architects and other professionals, these Design Guidelines establish a total fee of \$1,250 payable upon submission of the Final Design documents (except the such fee will not be payable if the Lot Owner's architect is a member of the Design Review Committee (if applicable) or if otherwise waived by the Association and/or Developer). Fees for resubmission shall be established by the Design Review Committee on a case by case basis. This fee is subject to revision annually. This fee may be waived by the Committee at their discretion.

SUBORDINATION OF LIENS AND MORTGAGES

In the event any lot owner fails to pay any maintenance charge, fines, fees, levies, or judgments, including penalty or interest, this amount plus any legal and filing fees shall be secured by a lien upon said property. The lien provided for herein shall be subordinate to the lien of any first mortgage, vendor's lien, or lien created for improvements and construction on said Lot. Sale or transfer of any Lot shall not affect the lien. However, the sale or transfer of any Lot pursuant to Mortgage foreclosure or any proceeding in lieu thereof, including but not limited to a conveyance to a lender in cancellation of a debt, shall extinguish the lien as to payments that became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability thereafter coming due or from the lien thereof.

AMENDMENT

These restrictions may be amended by the formal consent and approval of 51% of the lot owners on the basis of one vote allowed for each lot owner. Any changes of these restrictions will be binding on all Lots and Lot owners and shall apply to any building or structure not started at the time of such amendment.

DURATION

All restrictions, reservations, easements, and covenants contained in this instrument shall be binding upon the purchaser of any Lot in The Pointe At Lake Bob Sandlin Subdivision, and their

successors, heirs, and assigns for a term of fifty (50) years from the date of this Declaration if recorded, after which time the Restrictions shall be automatically extended for successive periods of ten (10) years, unless an instrument is executed by a majority of the Lot Owners in The Pointe At Lake Bob Sandlin Subdivision, changing in whole or in part the said provisions of this instrument. The restrictions, reservations, easements, and covenants contained in this instrument are for the benefit of the entire Subdivision and may be enforced by any property owner in the Subdivision by recourse to any available action in law or equity and may be similarly enforced by the Home Owners Association and/or Developer, or their respective successors or assigns, or by the latter's use of any provision for enforcement contained herein.

PARTIAL INVALIDITY

Invalidation of any of the restrictions, reservations, easements, or covenants contained in this instrument by judgment or court order shall not in any manner affect any of the other such provisions herein set forth and all such remaining provisions shall remain in full force and effect.

ENFORCEMENT OF RESTRICTIONS

It is expressly provided herein that each Lot in The Pointe At Lake Bob Sandlin Subdivision as the same is fully described herein is burdened with the following provisions concerning enforcement of the Deed Restrictions and obligations of Lot Owners contained in this instrument. In the event that any owner or occupant of a Lot in this subdivision shall violate any of the restrictions and obligations of this Covenant, the Lot Owner shall be subject to fine(s) and or lien(s) against that owner's property as set forth herein. The Home Owners Association and/or Developer shall by majority vote determine when a violation has occurred and the appropriate action to affect a remedy.

On determination by The Home Owners Association and/or Developer that a violation has occurred, the Lot Owner of the Lot where the violation has occurred shall be notified in writing, delivered by registered mail, of the violation and requested to remedy the violation within 15 days from the date of notice. Intermittent violations shall be considered continuing violations if occurring more than once.

The Lot owner shall have the right to appeal by notifying The Home Owners Association and/or Developer in writing not later than 15 days from date of notice. The Lot Owner may appeal in writing or by oral presentation before the Board. On review of the appeal, The Home Owners Association and/or Developer may dismiss or sustain the violation. Should the notice of violation be sustained, the Lot Owner shall again be notified in writing, by registered mail, with a request that the violation be remedied within a specified number of days from date of this final notice.

Should the violation not be remedied within 15 days from date of notice, or in the case of appeal within the specified number of days from the final notice, a fine of \$50.00 shall be imposed and assessed against the Lot Owner.

Should the violation not be remedied within an additional 15 days (a total of 30 days from date of notice, or in the case of appeal, within the specified number of days plus 15 days from the date of final notice) a second fine of \$100.00 shall be imposed and assessed against the Lot Owner. A \$100.00 fine shall be imposed and assessed against the Lot Owner each additional 15 day period until the violation is remedied. A lien to secure payment for the amount of unpaid fines plus

reasonable interest, attorney's fees, and filing fees will be placed against the Lot Owner's property when the total amount of the unpaid fines exceeds \$250.00.

In the event that a violation is not remedied within the stated period of notice and such violation can be remedied by The Home Owners Association and/or Developer, in addition to the fines levied, The Home Owners Association and/or Developer may act to affect such remedy.

DRAINAGE EASEMENTS

No Lot owner in The Pointe At Lake Bob Sandlin Subdivision shall so obstruct the natural flow of water to cause damage or flooding to the other Lot owners in The Pointe At Lake Bob Sandlin Subdivision.

LOT OWNERS

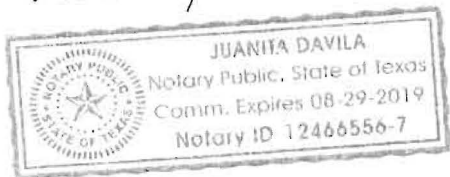
Lot owners shall mean and refer to any person or persons occupying a lot in The Pointe At Lake Bob Sandlin Subdivision under any form of ownership, tenancy, lease, or sublease; or to any person or persons claiming any such interest to any lot or portion of a lot in The Pointe At Lake Bob Sandlin Subdivision. Lot owner includes a contract lessor but excludes those having an interest merely as security for the performance of an obligation.

For the purposes of these restrictions and the By-Laws of The Pointe At Lake Bob Sandlin, each lot owner in The Pointe At Lake Bob Sandlin Subdivision shall have one vote and shall be assessed only one annual maintenance charge per year. Multiple owners of one lot shall be considered as one lot owner and shall have only one vote among them and be assessed only one annual maintenance charge per year. An owner of multiple lots within the Subdivision shall be considered as one Lot owner and shall have only one vote for such lots and be assessed only one annual maintenance charge per year.

Emily Belf 7-17-18

Juanita Davila
Notary for the State of Texas

7-17-18





Titus County Commissioners' Court
Mt. Pleasant, Texas

July 18, 2018

Joan Newman
Titus County Clerk

RE: Belf Subdivision Road Construction Bond / Deposit
a.k.a. The Pointe at Lake Bob Sandlin

Ms. Newman,

Please accept this check in the amount of \$8,112.00 into the court registry on behalf of Emily Belf and the Belf Subdivision (a.k.a. The Pointe at Lake Bob Sandlin). This deposit, as per the approval of the Commissioners' Court, shall serve as the required road construction bond for the completion of the 676 feet of Road constructed by developer Belf, for said subdivision, at \$12.00 per linear foot. This shall remain on deposit with the Clerk until such time the Commissioners' Court and/or Road Engineer shall declare it complete. At such time, developer Belf shall replace this bond with a road maintenance bond as per the terms of the Subdivision Regulations.

Thank you,

Brian Lee
Titus County Judge

RECORDED FOR RECORD
2018 JUL 18 PM 1:47
COUNTY CLERK TITUS COUNTY
BY: [Signature] CLERK