

606

Little Lake Subdivision #3 (Revised)
(Being a subdivision of part of a called 10.19 acre tract described in
Instrument No. 20162007 of the Public Records of Titus County, Texas)

STATE OF TEXAS
COUNTY OF TITUS

Denney Land Surveying, LLC does hereby certify that the following plat and description were prepared from an actual survey made on the ground during the month of August, A.D. 2018.

DESCRIPTION OF PROPERTY

Being a tract of land located in the William H. Welch Survey, Abstract No. 599, Titus County, Texas, and being a part of a called 10.19 acre tract conveyed to Texas Bonarrico Homes, LLC in a Deed known as Instrument No. 20162007 of the Public Records of Titus County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a cap marked "Denney" found at the southwest corner of Lot No. 4 of Little Lake Subdivision #2, as shown on Slide No. 601 of the Plat Records of Titus County, Texas, the same lying in a south line of said 10.19 acre tract, the north line of a called 21.996 acre tract conveyed to the State of Texas in a Deed found in Volume 203, Page 199 of the Deed Records of Titus County, Texas, and in the northern right-of-way line of Texas State Highway No. 11;

Thence South 89°32'46" West, generally along a fence, along a south line of said 10.19 acre tract, the north line of said 21.996 acre tract, and the northern right-of-way line of SH 11, for a distance of 454.11 feet to a 1" iron pipe found at a southwest corner of said 10.19 acre tract and the southeast corner of a called one acre tract conveyed to James A. Clements in a Deed known as Instrument No. 20104060 of the Real Property Records of Titus County, Texas;

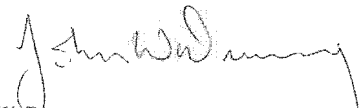
Thence North 00°25'00" West along a west line of said 10.19 acre tract and the east line of said one acre tract for a distance of 209.18 feet to a 1" iron pipe found at the northeast corner of said one acre tract and an ell corner of said 10.19 acre tract;

Thence South 89°32'17" West, generally along a fence, along a south line of said 10.19 acre tract and the north line of said one acre tract, passing the northwest corner of said one acre tract and the northeast corner of a called 2 acre tract conveyed to Raymond P. Mercer and wife, Mary Mercer in a Deed found in Volume 473, Page 161 of the Deed Records of Titus County, Texas, then continuing on along the north line of said 2 acre tract for a total distance of 320.75 feet to a 1/2" iron rod with a cap marked "CBG" found at a southwest corner of said 10.19 acre tract and the southeast corner of the remainder of a called 51.978 acre tract conveyed to the Shrum Family Trust, et al in a Deed known as Instrument No. 20141101 of the Public Records of Titus County, Texas, the same lying in the west line of said Welch Survey and the east line of the Thomas M. G. Rutherford Survey, Abstract No. 467, Titus County, Texas;

Thence North 01°24'37" West along a west line of said 10.19 acre tract, the west line of said Welch Survey, and the east line of said Rutherford Survey and the remainder of said 51.978 acre tract for a distance of 215.87 feet to a 1/2" iron rod with a cap marked "CBG" found at the northwest corner of said 10.19 acre tract and the southwest corner of a called 20 acre tract conveyed to Billy Dwan McNeil in a Deed found in Volume 425, Page 1 of the Deed Records of Titus County, Texas;

Thence North 88°10'35" East, generally along a fence, along the north line of said 10.19 acre tract and the south line of said 20 acre tract for a distance of 778.84 feet to 1/2" iron rod with a cap marked "Denney" found at the northwest corner of Lot No. 4 in Little Lake Subdivision #2;

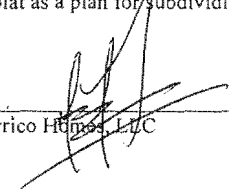
Thence South 00°25'00" East along the west line of said Lot No. 4 for a distance of 443.59 feet to the place of beginning, and containing 6.195 acres of land.

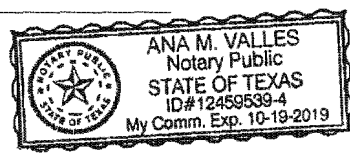

John W. Denney
Registered Professional Land Surveyor No. 6516
Licensed State Land Surveyor



Owner's Dedication:

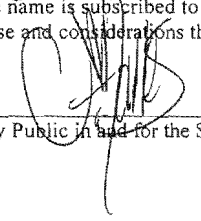
Texas Bonarrico Homes, LLC, the undersigned owner of the land shown on this plat as Lot Nos. 5 through 9, within the area described by metes and bounds hereon, and designated as shown, and whose name is subscribed hereto, do hereby accept this plat as a plan for subdividing same, and hereby offer the same for recording in the Plat Records of Titus County, Texas.

Texas Bonarrico Homes, LLC
by: 



STATE OF TEXAS
COUNTY OF TITUS

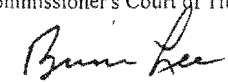
Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Carlos Bonarrico, of Texas Bonarrico Homes, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purpose and considerations therein expressed.

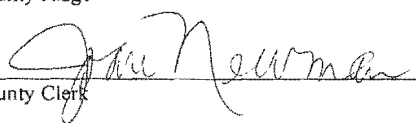

Notary Public in and for the State of Texas

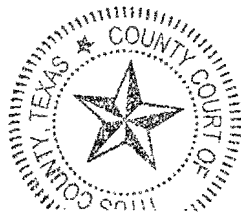
10-12-18
Date

STATE OF TEXAS
COUNTY OF TITUS

Approved by the Commissioner's Court of Titus County, Texas this 5 day of Oct, A.D. 2018.


County Judge


County Clerk





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: Little Lake Subdivision

Date: 09262018

Sir,

After I approved the original site plan for the Bonarrico's Little Lake Subdivision in 2016, Carlos Bonarrico and his daughter Emi Rodriguez chose to file plats for only two lots followed by filing a plat for an additional two lots a few months later. This was presumably done for property tax purposes but causes this matter to have to go before the commissioners' court each time. The court then determined that Bonarrico should be required to plat the remaining 5 lots.

I have reviewed this final plat which shows that each of the 9 lots meets the minimum lots size requirement of 1 acre. The final plat does differ from the original site plan in that it does not require the long private driveway or private road along the north property line to reach the 9th lot. Instead the east most lot is accessed from FM1735 and the remaining 8 lots have individual driveways from state Hwy 11. The 9th lot at the west end of the development is "L" shaped with narrow road frontage on Hwy 11 for the driveway which then opens up to be the largest of the proposed lots.

This deviation from the original proposed site plan does not change the requirements for OSSF installation and does not pose any ill effect to health and safety or violate Titus County OSSF Orders. Therefor plating of this subdivision may proceed with my approval.

Respectfully,

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

Sgt. Clint Bain
Environmental Investigator
Titus County Sheriff's Office
304 S. Van Buren
Mt. Pleasant, TX 75455
(903)572-6641 ext. 5606
Fax (903)577-8038



TO: Texas Bonarrico Homes, Emi Rodriguez
FROM: Patricia Fleming, 911 Addressing Technician
DATE: September 18, 2018
SUBJECT: **911 Address Notification/Verification**

The Ark-Tex Council of Governments provides 9-1-1 addressing for Titus County. This letter is verification that **the addresses listed below** are the 911 addresses assigned for these properties.

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

In the event of an emergency, please provide the following address to the 9-1-1 dispatcher to assist emergency personnel in finding your location.

Little Lake Subdivision:

Lot 9 – 1879 TX State Hwy 11, Pittsburg, TX 75686
Lot 8 – 1899 TX State Hwy 11, Pittsburg, TX 75686
Lot 7 – 1917 TX State Hwy 11, Pittsburg, TX 75686
Lot 6 – 1937 TX State Hwy 11, Pittsburg, TX 75686
Lot 5 – 1955 TX State Hwy 11, Pittsburg, TX 75686

Because of the critical nature and the potential for saving a life, the county requires each resident to post their address in a location where it can be clearly seen by drivers of emergency vehicles. If you have any questions, please feel free to call the Emergency Communications personnel at the Ark-Tex Council of Governments at 888-373-9028 or (903) 832-3441 (fax).

**“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.



9/13/18

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 five lots (Lots 5,6,7,8,9) to an existing subdivision in that area.

Sincerely,

A handwritten signature in red ink, appearing to read "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

September 13, 2018

TO WHOM IT MAY CONCERN;
RE: ACCOUNT 00884

THIS LETTER IS TO INFORM YOU THAT BICOUNTY WATER IS AVAILABLE AND BEING SERVICED TO FM 1735 LOTS 5, 6, 7, 8, 9. THE ACCOUNT IS IN THE NAME OF TEXAS BONARICCO HOMES. SHOULD YOU NEED ANY FURTHER INFORMATION, PLEASE FEEL FREE TO GIVE ME A CALL AT 903-856-5840.

THANK YOU,
KIM SLONE
BILLING CLERK

TEXAS BONARRICO HOMES

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

Little Lake Subdivision #3

Lots # 5, 6, 7, 8 and 9

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)

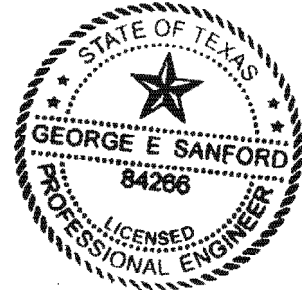
F) Locations of easements

See attached

The purposed 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 purposed 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.



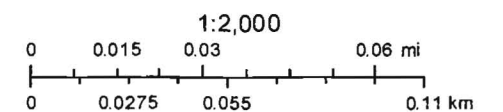
Texas Bonarrico Homes, LLC



June 9, 2016

- ☐ Parcels
- ☐ Abstracts

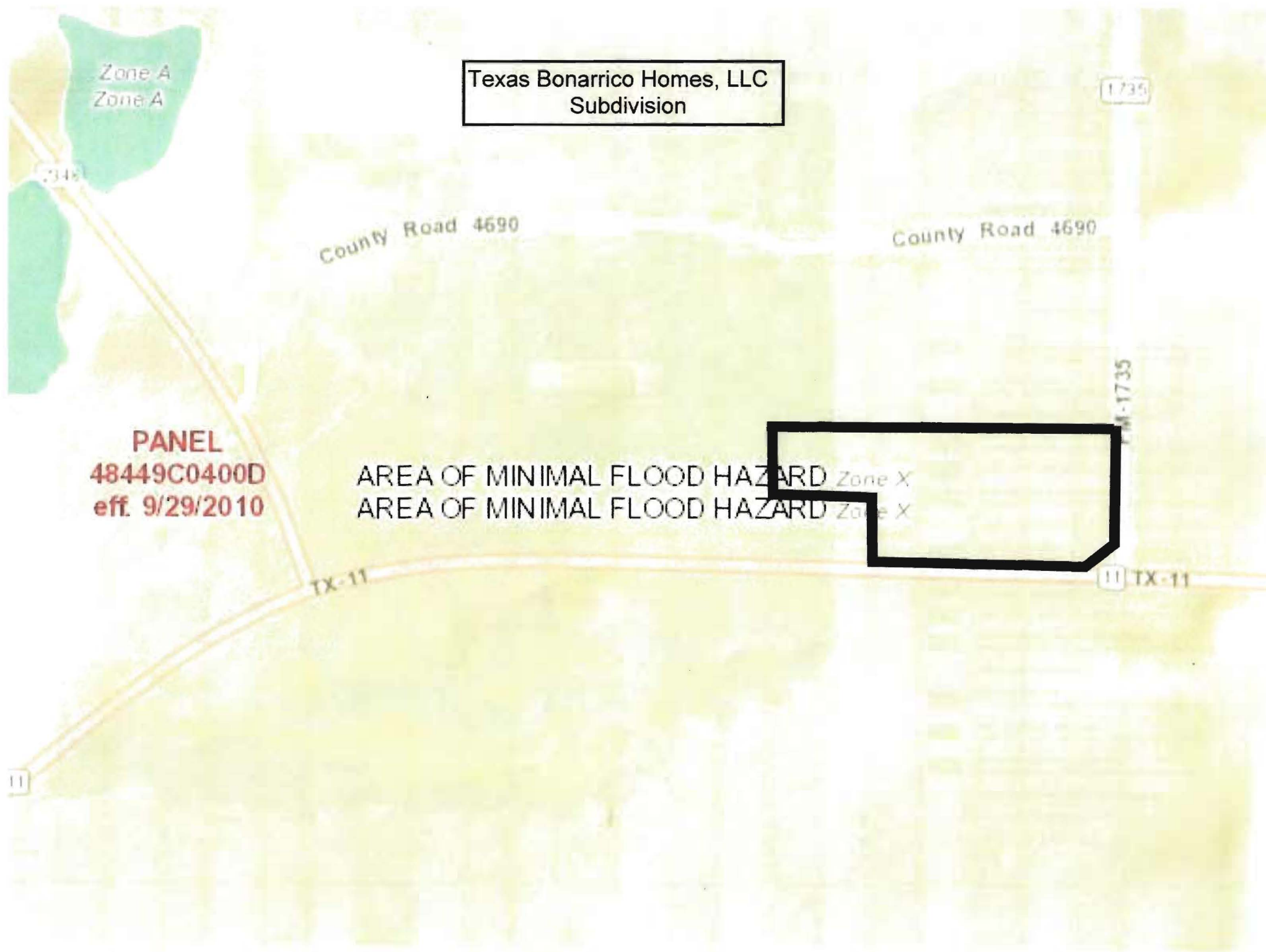
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries



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

Titus County Appraisal District & BIS Consulting - www.bisconsultants.com

This product and relative contents are the property of the respective governmental entity and BIS Consultants. Use is restricted for official purposes.



Texas Bonarrico Homes, LLC
Subdivision

Zone A
Zone A

1735

County Road 4690

County Road 4690

PANEL
48449C0400D
eff. 9/29/2010

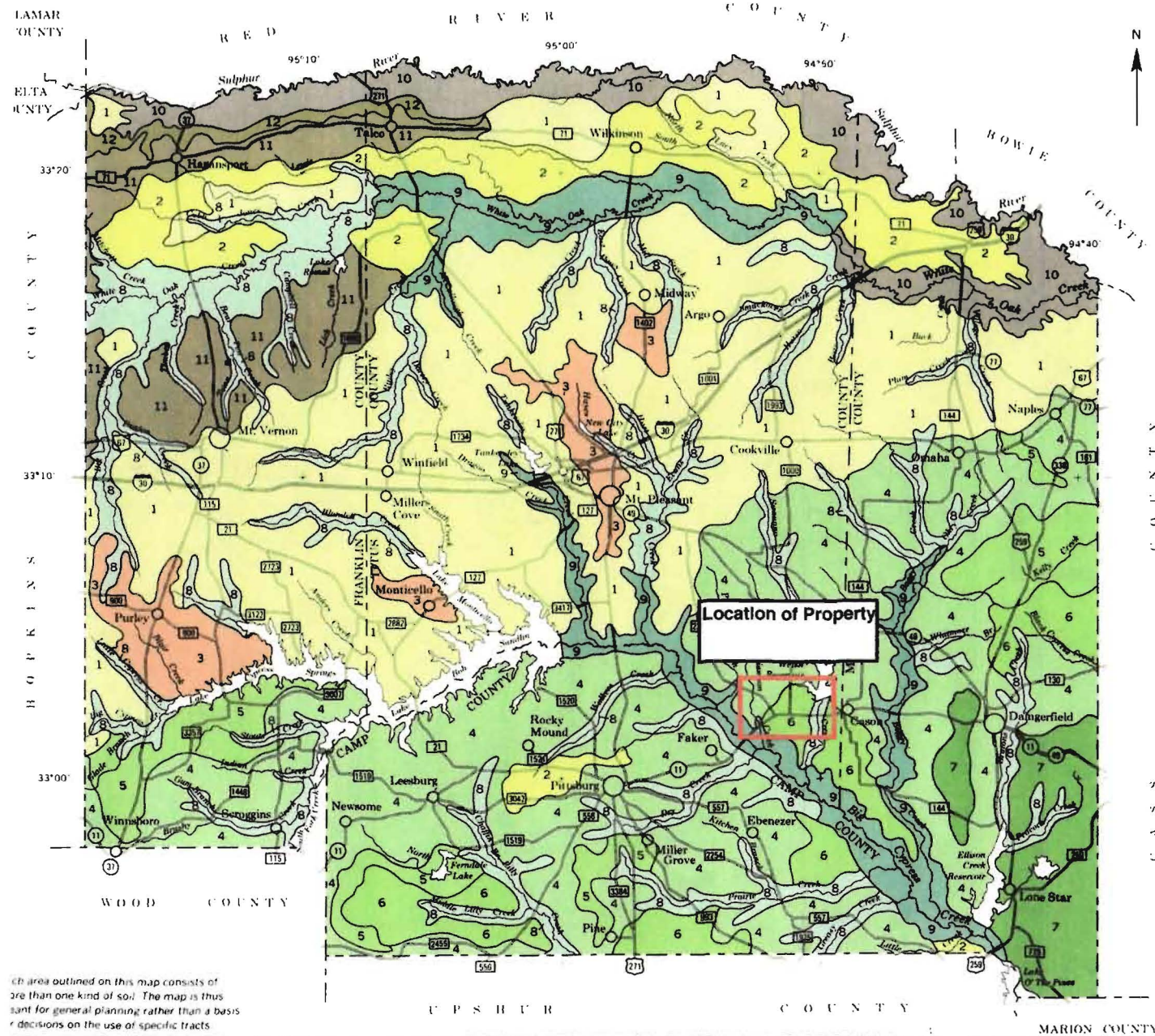
AREA OF MINIMAL FLOOD HAZARD Zone X
AREA OF MINIMAL FLOOD HAZARD Zone X

FM-1735

TX-11

TX-11

11



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

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 Deryl Raino Talco Nearly level, poorly drained to moderately well drained, loamy soils
- 3 Wolpen 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 Libert Darco Gently sloping, well drained, sandy soils
- 6 Kulit 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

Scale 1:253,440
1 0 1 2 3 4 Miles
1 0 4 8 Km

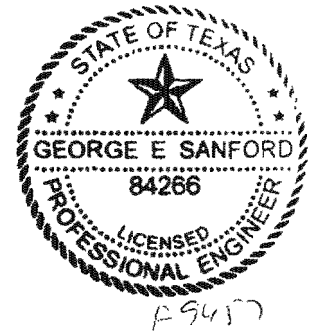


June 1st 2013
1:5000 scale
North arrow
The above information is for informational purposes only and does not constitute a warranty of any kind.

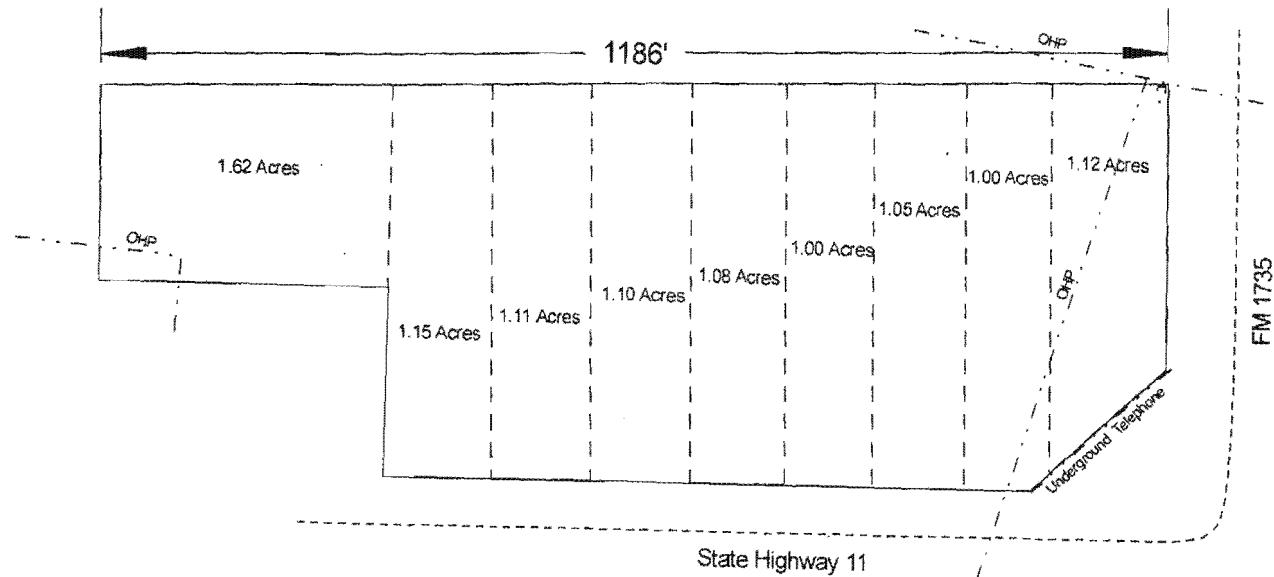
Texas Bonarrico Homes, LLC
FM 1735
Mt Pleasant, Texas 75455

North
Scale: 1in=200ft

See Aff
6/12/16



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

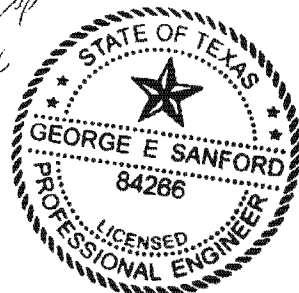
The purposed subdivision is a 10.25 acre property consisting of 9 individual tracts in Titus County. The property is owned by Texas Bonarrico Homes, LLC. The property will be divided into 9 tracts of approximately 1.00 to 2.00 acres. The tracts will be developed and sold for residential single family 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.

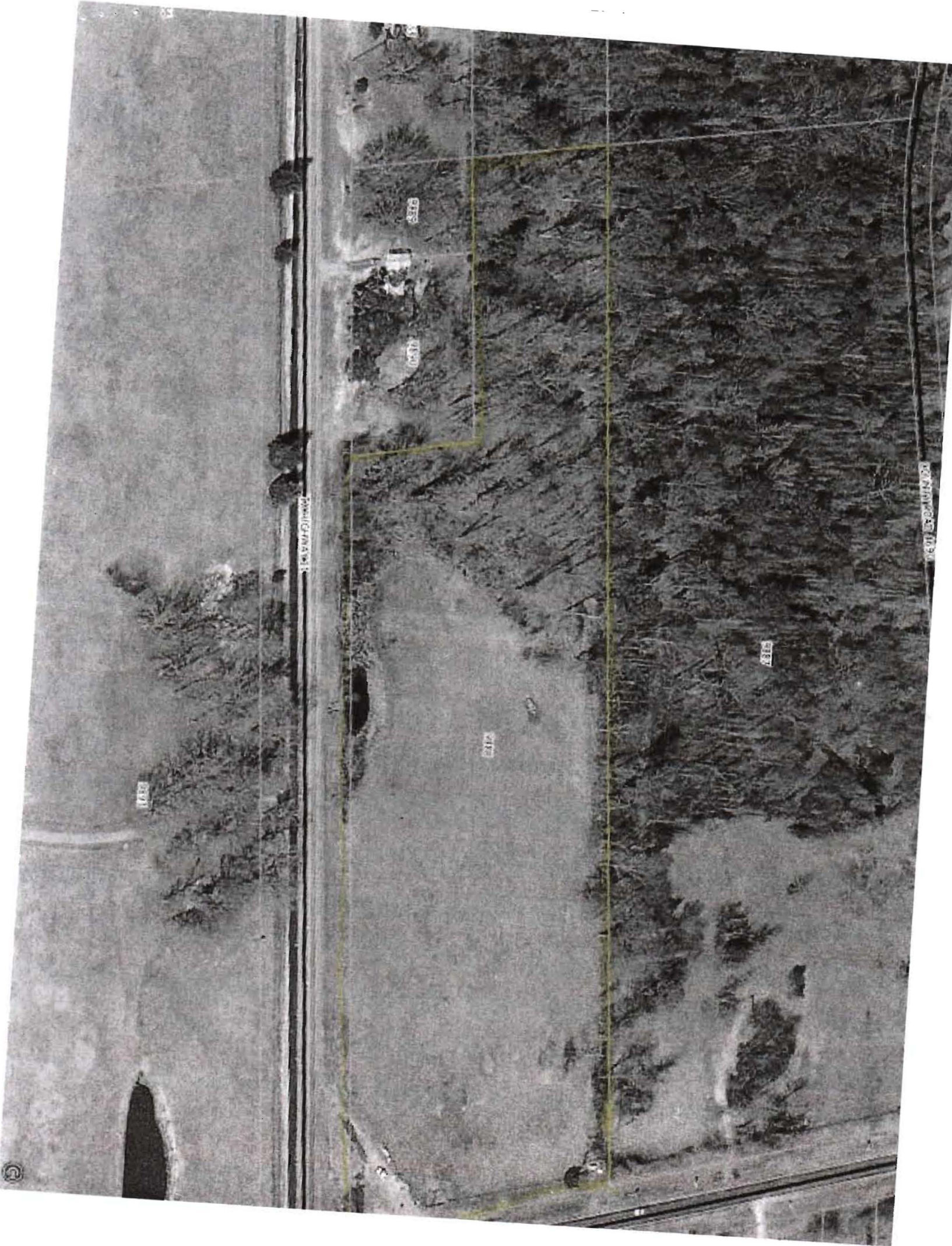
There are no water wells on this property or adjoining properties. Water will be provided from a public water supply and groundwater permits will not be required.

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

George E. Sanford
6/12/16



29417



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: Taxes Paid in 2017
Chapel Hill ISD 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.

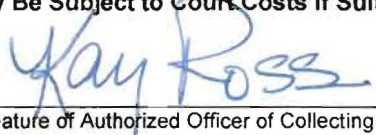
A tax certificate issued through fraud or collusion is void.

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

Page: 1


Signature of Authorized Officer of Collecting Office

FEE RECEIPT

5/16/2018 12:07:04PM

Tax Office
Titus County Appraisal District PO Box 528 Mount Pleasant, TX 75456-052

Receipt Number	486638
-----------------------	--------

Payer Name and Address
TEXAS BONARRICO HOMES LLC 8023 FARM ROAD 1735 PITTSBURG, TX 75686

Fee ID	Fee Description	Fee Date	Year	Amount Due	Amount Paid
13546	TAX CERTIFICATES	5/16/2018	2018	10.00	10.00

Operator	Batch ID	Batch Description	Date Paid	Payment Type	Total Paid
KAY	8954	05/16/2018 KR	5/16/2018	P	10.00

Tender Type	Details	Description	Amount
Cash			10.00