

Mitchell Subdivision #1

Hill

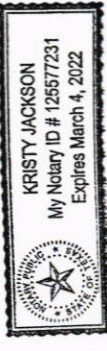
STATE OF TEXAS
 COUNTY OF TITUS
 an actual survey
 DESCRIPTION

Being a tract of land known as Instrument No. 24 Marie A. Stiles which a bridge tract conveyed to 20113946 of the Thence N line of said 29.9 209.33 feet to a 5.00 acre tract c the Real Property 5.00 acre tract b Thence N tract, and at a distance of 27.83 ac Mitchell tract ar Catherine D. Co Texas, from whi acre tract bears Thence S line of said 1.17 southeast corner of said 27.83 ac Thence S line of said 27.8 northwest corner of the north line of a cap marked "I containing a total 2.712 acres.

John W. Denney, Registered Professional Land Surveyor, License No. 125577231, Denney Land Surveying Firm, PO Box 451, Mount Pleasant, Texas 75456, Office: 903-577-0100, Fax: 903-577-0101, Email: john@jwdenney.com, Job No. 2019-D-005, CRD 2016-D05

Owner's Dedication:
 Justin Mitchell and Kristi Mitchell, the undersigned owners of the land shown on this plat as Lot Nos. 1 & 2, 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.

[Signature]
 Justin Mitchell
[Signature]
 Kristi Mitchell



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 Justin Mitchell and Kristi Mitchell, known to me to be the persons whose name is subscribed to the foregoing instrument, acknowledged to me that they executed the same for the purpose and considerations therein expressed.

[Signature]
 Notary Public in and for the State of Texas
 Date 4-17-19

STATE OF TEXAS
 COUNTY OF TITUS

Approved by the Commissioner's Court of Titus County, Texas this 10 day of June, A.D. 2019.



[Signature]
 County Judge
[Signature]
 County Clerk



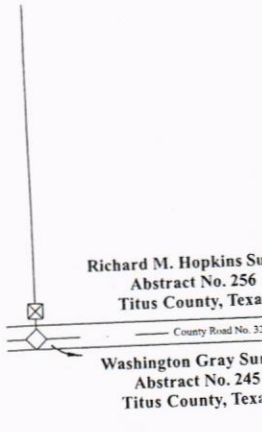
- 1/2" iron rod with a cap marked "Denney" set
- Bridge nail set
- 1/2" iron rod found
- 5/8" iron rod found
- 1/2" iron rod with a cap marked "6020" found
- 3/8" iron rod found
- 16" wooden fence corner post
- Bridge nail found
- 1/2" iron rod with a cap marked "CBG" found
- 5/8" iron rod with a cap marked "DCA" found
- 1/2" iron rod with a cap marked "DCA" found
- Water meter
- Telephone pedestal
- Septic lid
- Septic sprinkler
- Power line (overhead)
- Wire fence
- Prior tract boundary line
- Original land grant boundary line
- Wooden fence



Scale: 1" = 100'



Notes:
 (1) No underground utilities shown.
 (2) Bearings are based on grid north in NAD83(2011), Texas Coordinate System, North Central Zone (No. 4202).
 (3) The property shown was surveyed based on a provided deed and/or legal description. It is possible one or more tracts have been severed from the subject, and this survey does not intend to describe ownership of all or any part of the subject.
 (4) Controlling monuments are all monuments shown as found.



Dennis Degroot and Marie Degroot to James Galen Adams and Darla Adams called 5.00 acres

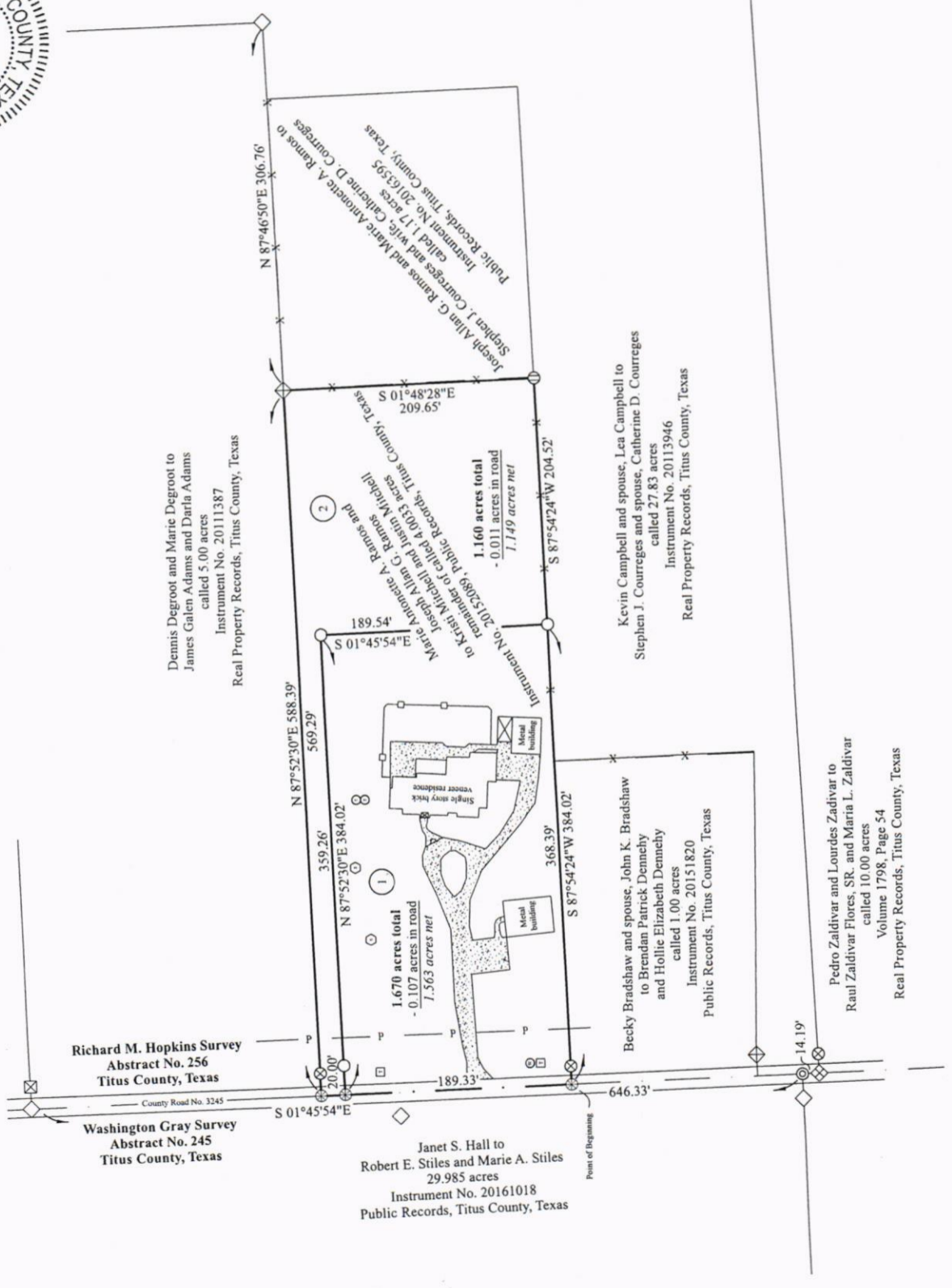
line of :
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John W
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Denney
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Office:
Fax: 9C
Email:
Job No
CRD 2



John W. Denney
County Judge
John W. Denney
County Clerk

THIS INSTRUMENT IS SUBJECT TO THE SURVEY, AND THIS SURVEY SHALL BE A CONDITION TO THE INSTRUMENT BEING RECORDED. IF ANY PART OF THIS INSTRUMENT IS FOUND TO BE UNLAWFUL, THE ENTIRE INSTRUMENT SHALL BE VOID.
(4) Controlling monuments are all monuments shown as found.
the subject.



Dennis Degroot and Marie Degroot to
James Galen Adams and Darla Adams
called 5.00 acres
Instrument No. 20111387
Real Property Records, Titus County, Texas

Kevin Campbell and spouse, Lea Campbell to
Stephen J. Courreges and spouse, Catherine D. Courreges
called 27.83 acres
Instrument No. 20113946
Real Property Records, Titus County, Texas

Becky Bradshaw and spouse, John K. Bradshaw
to Brendan Patrick Dennehy
and Hollie Elizabeth Dennehy
called 1.00 acres
Instrument No. 20151820
Public Records, Titus County, Texas

Pedro Zaldivar and Lourdes Zaldivar to
Raul Zaldivar Flores, SR, and Maria L. Zaldivar
called 10.00 acres
Volume 1798, Page 54
Real Property Records, Titus County, Texas

Richard M. Hopkins Survey
Abstract No. 256
Titus County, Texas
County Road No. 3245

Washington Gray Survey
Abstract No. 245
Titus County, Texas

Janet S. Hall to
Robert E. Stiles and Marie A. Stiles
29.985 acres
Instrument No. 20161018
Public Records, Titus County, Texas

Point of Beginning

subdivision #1

611

20192309 PLAT
07/03/2019 03:24:27 PM Total Pages: 2 Fee: 121.00
Joan Newman, County Clerk - Titus County, Texas

and shown on this plat as Lot Nos. 1 &
as shown, and whose name is subscribed
by offer the same for recording in the

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 April, A.D. 2019.

DESCRIPTION OF PROPERTY

Being a tract of land located in the Richard M. Hopkins Survey, Abstract No. 256, Titus County, Texas, and
being all of the remainder of a called 4.0033 acre tract conveyed to Kristi Mitchell and Justin Mitchell in a Deed
known as Instrument No. 20152089 of the Public Records of Titus County, Texas, and being more particularly
described as follows:

Beginning at a bridge nail set at the southwest corner of said Mitchell tract and the northwest corner of a
called 1.00 acre tract conveyed to Brendan Patrick Dennehy and Hollie Elizabeth Dennehy in a Deed known as
Instrument No. 20151820 of the Public Records of Titus County, Texas, the same lying near the centerline of
County Road No. 3245, in the west line of said Hopkins Survey, the east line of the Washington Gray Survey,
Abstract No. 245, Titus County, Texas, and in the east line of the 29.985 acre tract conveyed to Robert E. Stiles and
Marie A. Stiles in a Deed known as Instrument No. 20161018 of the Public Records of Titus County, Texas, from
which a bridge nail found at the southeast corner of said 29.985 acre tract and in a west line of a called 27.83 acre
tract conveyed to Stephen J. Courreges and spouse, Catherine D. Courreges in a Deed known as Instrument No.
20113946 of the Real Property Records of Titus County, Texas bears South 01°45'54" East 193.46 feet;

Thence North 01°45'54" West along the west line of said Mitchell tract and said Hopkins Survey and the east
line of said 29.985 acre tract and said Gray Survey, generally along the centerline of CR 3245, for a distance of
209.33 feet to a bridge nail set at the northwest corner of said Mitchell tract and the southwest corner of a called
5.00 acre tract conveyed to James Galen Adams and Darla Adams in a Deed known as Instrument No. 20111387 of
the Real Property Records of Titus County, Texas, from which a 1/2" iron rod found at the northwest corner of said
5.00 acre tract bears North 01°45'54" West 243.54 feet;

Thence North 87°52'30" East along the north line of said Mitchell tract and the south line of said 5.00 acre
tract, and at a distance of 19.09 feet passing a 5/8" iron rod with a cap marked "DCA" found, then continuing on for
a total distance of 588.39 feet to a 1/2" iron rod with a cap marked "CBG" found at the northeast corner of said
Mitchell tract and the northwest corner of a called 1.17 acre tract conveyed to Stephen J. Courreges and wife,
Catherine D. Courreges in a Deed known as Instrument No. 20163595 of the Public Records of Titus County,
Texas, from which a 1/2" iron rod found at the southeast corner of said 5.00 acre tract and an ell corner of said 27.83
acre tract bears North 87°46'50" East 306.76 feet;

Thence South 01°48'28" East, generally along a fence, along the east line of said Mitchell tract and the west
line of said 1.17 acre tract for a distance of 209.65 feet to a 1/2" iron rod with a cap marked "DCA" found at the
southeast corner of said Mitchell tract and the southwest corner of said 1.17 acre tract, the same lying in a north line
of said 27.83 acre tract;

Thence South 87°54'24" West, generally along a fence, along the south line of said Mitchell tract and a north
line of said 27.83 acre tract, and at a distance of 318.9 feet passing a 6" steel fence corner found at or near a
northwest corner of said 27.83 acre tract and the northeast corner of said 1.00 acre tract, then continuing on along
the north line of said 1.00 acre tract, leaving said fence, and at a distance of 572.92 feet passing a 5/8" iron rod with
a cap marked "DCA" found, then continuing on for a total distance of 588.54 feet the place of beginning, and
containing a total of 2.830 acres of land, with approximately 0.118 acres lying in said road, leaving a net acreage
2.712 acres.

Texas, on this day personally appeared
name is subscribed to the foregoing
and considerations therein expressed.

4-17-19

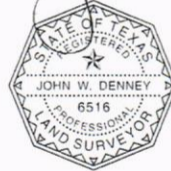
Date

day of June



John W. Denney

John W. Denney
Registered Professional Land Surveyor No. 6516
Licensed State Land Surveyor
Denney Land Surveying, LLC
Firm Registration No. 10194010
PO Box 451
Mount Pleasant, TX 75456
Office: 903-577-0424
Fax: 903-577-0425
Email: john@denneylandsurveying.com
Job No. 2019-D097
CRD 2016-D050





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
Reference: Mitchell Subdivision CR3245
Cc: Justin Mitchell

Date: May 22, 2019

Sir,

On or about April 17, 2019 Justin Mitchell submitted to me planning materials for the subdivision of his property on CR3245 in accordance with Texas Administrative Code 285.4 Facility Planning, Texas Local Government Code Chapter 232 and Titus County's Platting and Development procedures. Justin had contacted me weeks prior discussing the possible subdivision of his 2.83 acre tract located at 372 CR3245. This property is currently part of what appears to be an un-platted subdivision with a legal description as HOPKINS, RICHARD M ABS 00256 TR 9005 2.8333 AC. Justin's intent is to divide the property into two (2) separate lots, each over one (1) acre of usable property. Justin's existing home will be designated as being on lot one (1) and he intends to construct a house on the subdivided property identified as lot two (2).

The planning materials were completed by Professional Engineer George E. Sanford (84266) and Registered Professional Land Surveyor John W. Denney (6516).

I have reviewed the planning materials and find that they have met the requirements of TAC 285.4. I did notice one possible area of concern. In creating lot 2, a 20' wide path along the original north property line is taken, therefor moving the property line for lot 1 20' south of its original location. I believe this will be the same 20' set back as noted in the design for the OSSF installed at Justin's home in 2016. This concern can be alleviated by relocating the sprinkler heads for the existing OSSF 10' further south and installing a commercial timer on the OSSF [TAC 285.33(d)(2)(G)(i)].

I wish to mention that by Justin's actions and the work of the engineer and surveyor in his employ, he has shown his willingness to comply with requirements of the State of Texas and with the requirements of Titus County. I leave the further review of this proposed development to the discretion and judgment of the commissioners' court.

Respectfully,

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

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

March 9, 2019

Site Address:
372 CR 3245
Mt Pleasant, Texas 75455

A) Site Plan

The attached site plan is for the following legal description:

Owners: Kristi & Justin Mitchell

Parcel ID: 610024025

Legal Description: Hopkins, Richard M

Situs: County Road 3245

Addr: 372 CR 3245

B) Topographic Map

See attached

C) 100 year Floodplain Map

See attached

D) Soil Survey

See attached General Soil Map

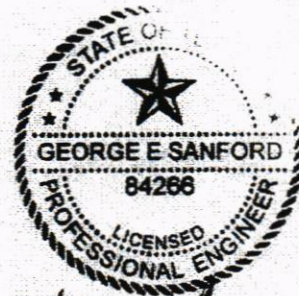
Based on Table V Criteria for Standard Subsurface Absorption Systems, the area is unsuitable for standard subsurface absorption systems due to presence of Class IV soils along the sidewall or within two feet below the bottom of the excavation (except for pumped effluent and ET).

E) Locations of Water Wells

See attached

F) Locations of easements

See attached



George E. Sanford
3/9/19

The proposed un-platted subdivision is a 2.833 acre tract in Titus County. The property is accessed by US County Road 3245. There are no further proposed roads for the subdivision. Public water, electricity, and communication facilities are located beside the road. Subdivision will include a tract of 1.673 acres and one tract of 1.16 acres. Each tract will consist of a minimum of 1.00 acres of usable property.

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

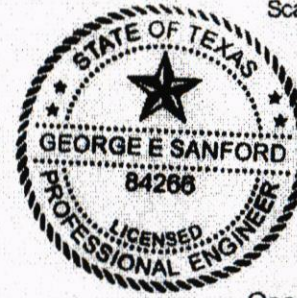
The area has no major drainage features. Road ditched drainage features will be maintained into the property.

Attachment "A" Site Plan



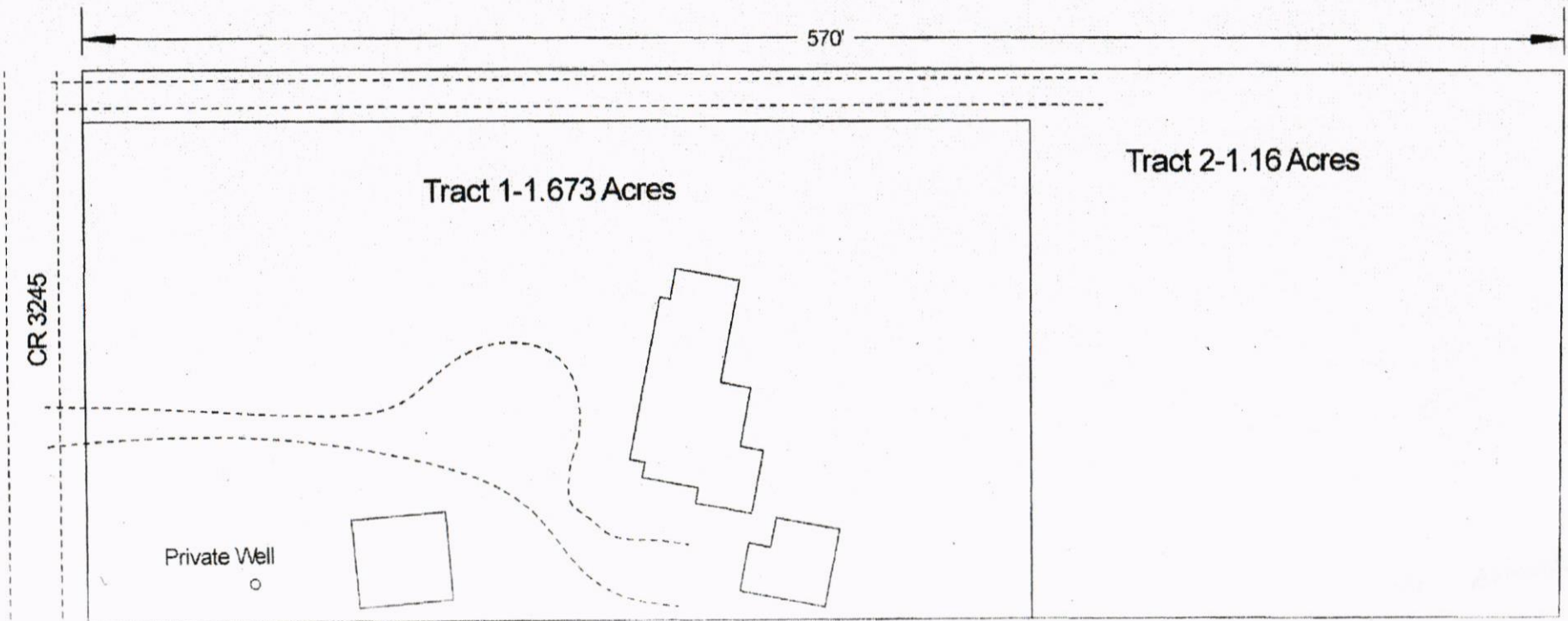
North

Scale: 1in=60ft

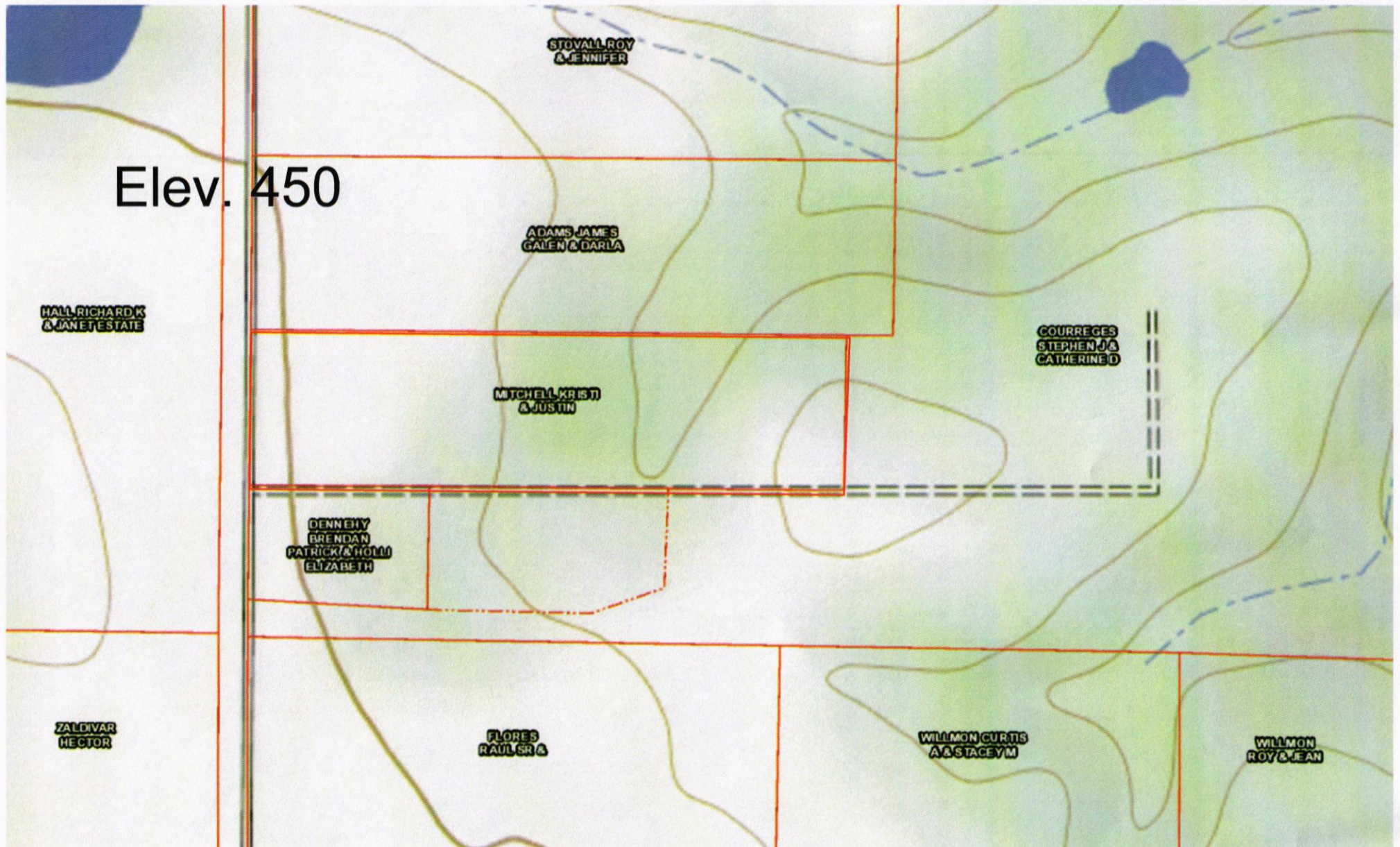


George E. Sanford
3/9/19

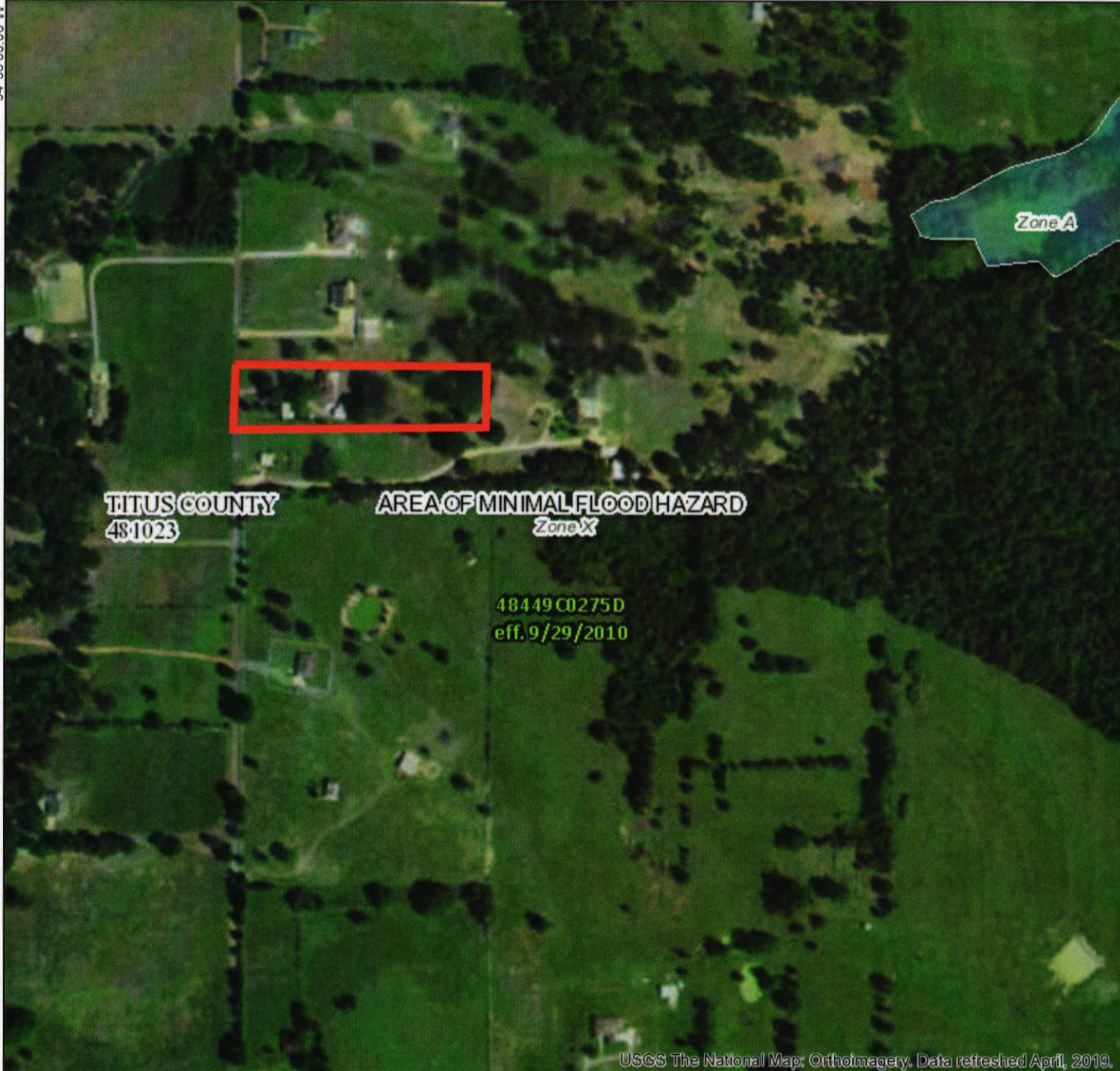
George Earl Sanford
F9457



Attachment "B" Topo Map



33°14'5.86"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | |
|---|--|
| <p>SPECIAL FLOOD HAZARD AREAS</p> | <ul style="list-style-type: none"> Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> Regulatory Floodway |
| <p>OTHER AREAS OF FLOOD HAZARD</p> | <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> Area with Flood Risk due to Levee <i>Zone D</i> |
| <p>OTHER AREAS</p> | <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> Effective LOMRs Area of Undetermined Flood Hazard <i>Zone</i> |
| <p>GENERAL STRUCTURES</p> | <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall |
| <p>OTHER FEATURES</p> | <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature |
| <p>MAP PANELS</p> | <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/8/2019 at 3:36:43 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

USGS The National Map: Orthoimagery. Data refreshed April, 2019.

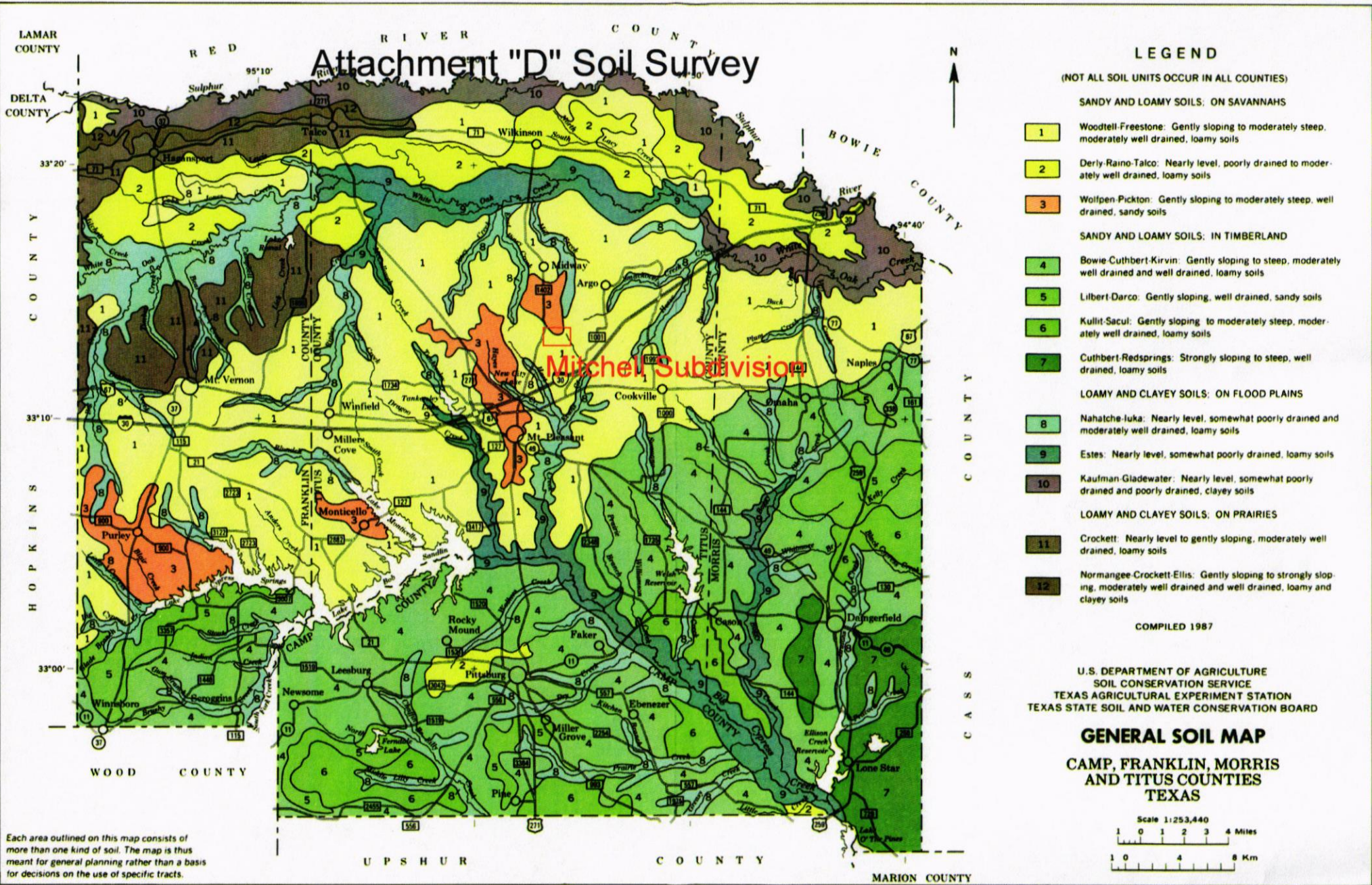
94°55'52.62"W

33°13'35.77"N

Feet 1:6,000

0 250 500 1,000 1,500 2,000

Attachment "D" Soil Survey



LEGEND

(NOT ALL SOIL UNITS OCCUR IN ALL COUNTIES)

SANDY AND LOAMY SOILS: ON SAVANNAHS

- 1 Woodtell-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 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

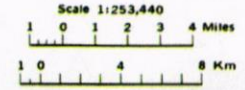
LOAMY AND CLAYEY SOILS: ON PRAIRIES

- 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



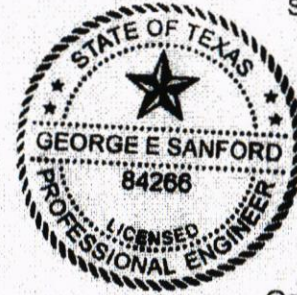
Each area outlined on this map consists of more than one kind of soil. The map is thus meant for general planning rather than a basis for decisions on the use of specific tracts.

Attachment "E" Water Well



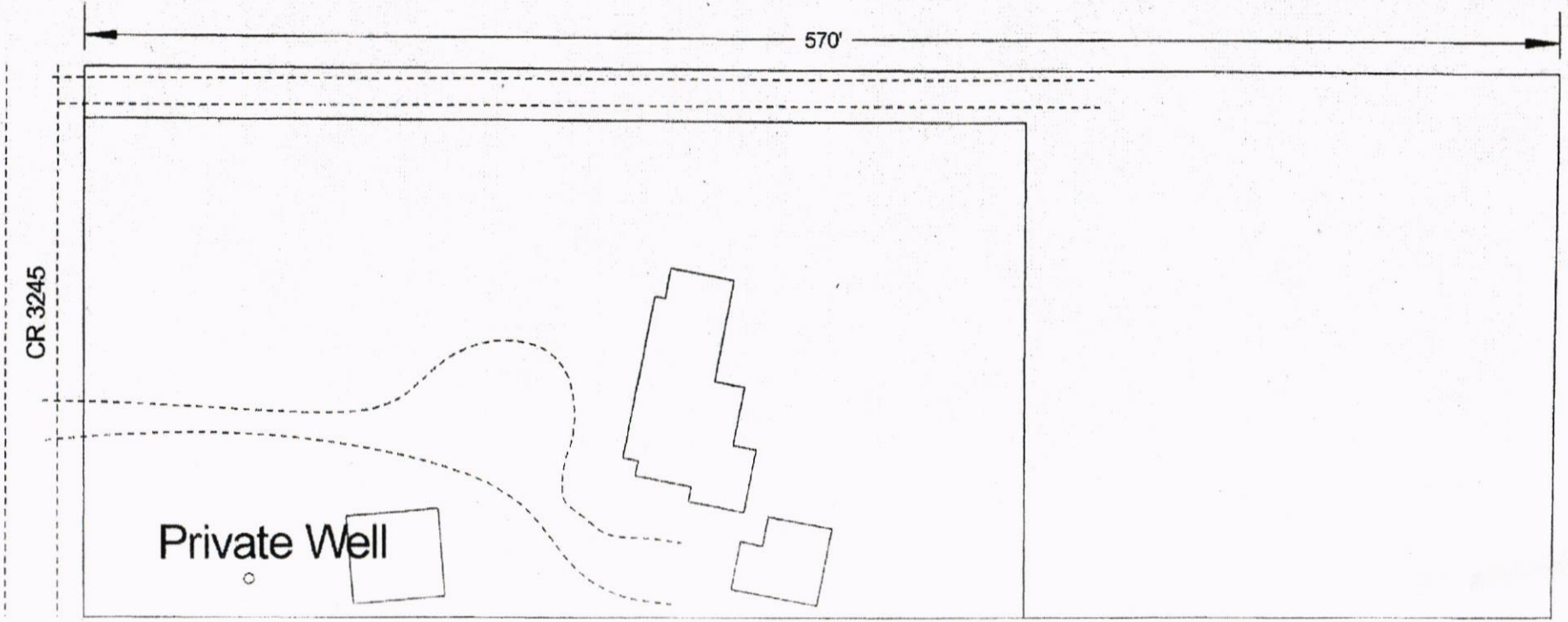
North

Scale: 1in=60ft



George Sanford
3/9/19

George Earl Sanford
F9457

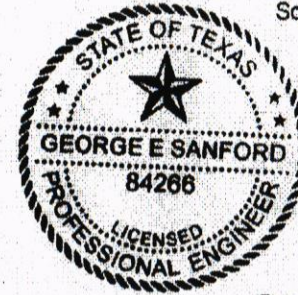


Attachment "F" Easements



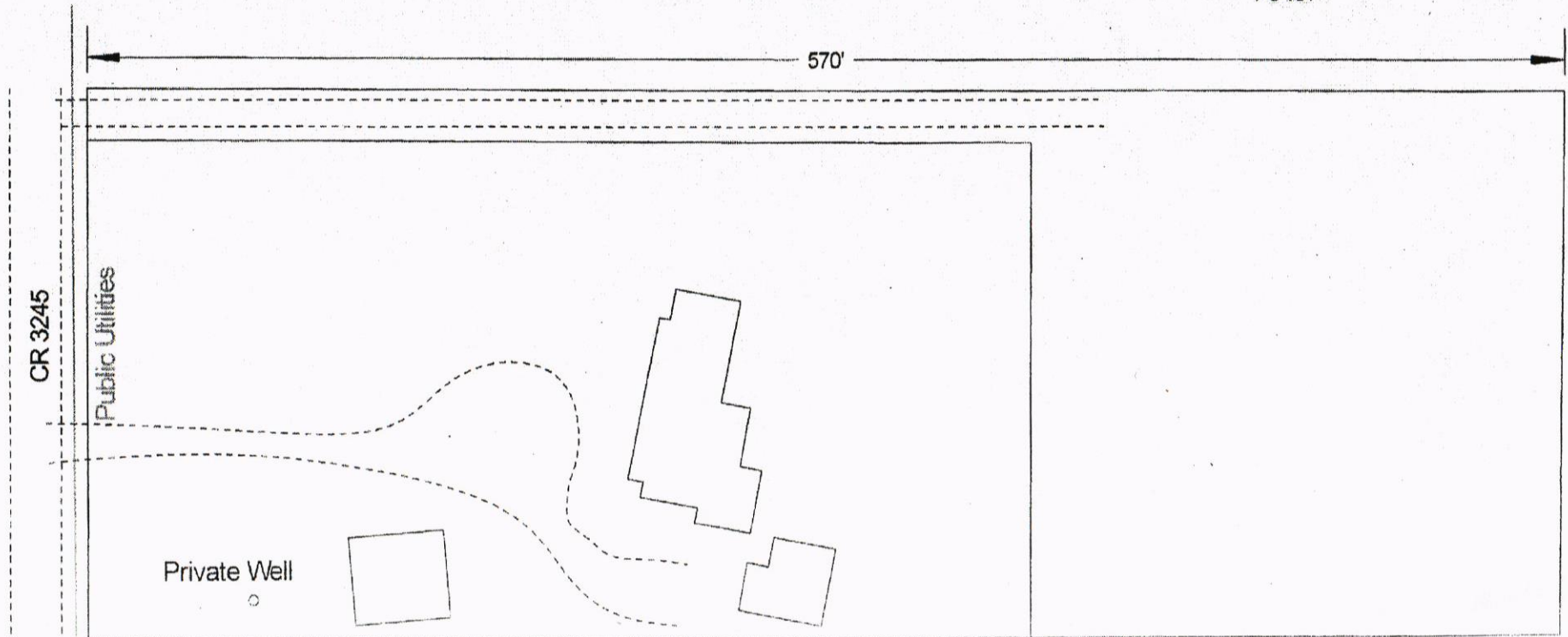
North

Scale: 1in=60ft



George E. Sanford
3/9/18

George Earl Sanford
F9457



03-1519110W

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**WARRANTY DEED WITH VENDOR'S LIEN
(Vendor's Lien Reserved and Assigned to Third Party Lender)**

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TITUS §

THAT THE UNDERSIGNED, MARIE ANTONETTE A. RAMOS and wife, JOSEPH ALLEN G. RAMOS, hereinafter called "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith in the principal sum of \$275,793.00, payable to the order of Amcamp Mortgage, LTD dba Gold Financial Services, as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to Richard A. Ramirez TRUSTEE, has GRANTED, SOLD, AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEY unto KRISTI MITCHELL and JUSTIN MITCHELL, herein referred to as the "Grantee," whether one or more, the real property described on attached Exhibit "A."

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Titus County, Texas.

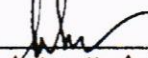
TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances lawfully accompanying it, by the Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors, and/or assigns to WARRANT AND FOREVER DEFEND all the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

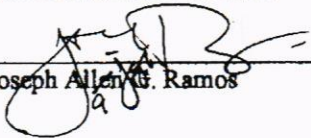
But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above-described premises, is retained against the above-described property, premises, and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect, and reading thereof, when this Deed shall become absolute. Amcap Mortgage, LTD dba Gold Financial Services ("Lender"), at the instance and request of the

Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lender, its successors and assigns.

Current ad valorem taxes on the property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 29 day of June, 2015.


✓ Marie Antonette A. Ramos


✓ Joseph Allen G. Ramos

Grantee's Address:

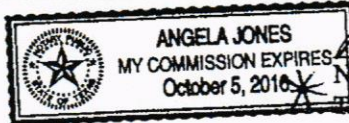
372 CR 3245
Mt. Pleasant, TX 75455

THE STATE OF TEXAS

§
§
§

COUNTY OF Ellis

The foregoing instrument was acknowledged before me on the 29 day of June, 2015, by Marie Antonette A. Ramos and wife, Joseph Allen G. Ramos.



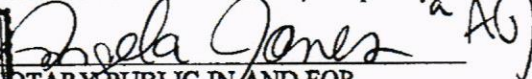

ANGELA JONES
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

EXHIBIT "A"

All that certain tract lot or parcel of land, a part of the Richard Hopkins Survey A-256, Titus County, Texas, and also being the Residue of that certain called 4.00 acre tract of land that is described in a Deed from Sirva Relocation to Marie Ramos, et vir, Joseph, that is recorded under file # 201100001941 of the Deed Records of Titus County, Texas, and also being all of that certain called 1.17 acres that is described by Field Notes dated August 2012 by R.P.L.S. No 5871 and part of that certain tract to Stephan Courreges, et ux, (201100003946) and being more completely described as follows to wit;

Beginning at a Point for Corner at the N.W.C of said tract and in the centerline of County Road # 3245;

Thence East along N.B.L. of said tract and the S.B.L. of a called 5.00 acres (201100001387) at 19.09 feet pass a 5/8 Inch Iron Rod found for reference and continue for a total distance of 588.16 feet to a 1/4 Inch Iron Rod found for corner at the N.W.C. of a called 1.17 acres (F.N. August 2012 by R.P.L.S. #5871);

Thence South 00 degrees 19 minutes 04 seconds West, across said tract and the along the W.B.L. of said called 1.17 acres for a distance of 209.69 feet to a 1/4 Inch Iron Rod found for corner at the S.W.C. of said called 1.17 acres;

Thence South 00 degrees 16 minutes 34 seconds West, along the E.B.L. of said called 1.17 acres and the residue of that certain tract to Stephen Courreges (201100003946) for a distance of 127.01 feet to a 1/4 Inch Iron Rod found for corner at the S.E.C. of said called 1.17 acres;

Thence South 68 degrees 40 minutes 17 seconds West, along the S.B.L. of said called 1.17 acres and the N.B.L. of a drive for a distance of 104.69 feet to a 1/4 Inch Iron found for corner at the Easterly S.E.C. of said called 1.17 acres;

Thence South 89 degrees 21 minutes 27 seconds West, along the S.B.L. of said tract and continuing across said residue for a distance of 221.78 feet to a 5/8 Inch Iron Rod found for corner at the S.E.C. of that certain tract to Campbell (Vol 1707 Pg 128);

Thence North 00 degrees 23 minutes 26 seconds East, along the W.B.L. of said 1.17 acres and the E.B.L. of said Campbell tract for a distance of 167.65 feet to a 1/4 Inch Iron Rod found for corner at the N.E.C. of said Campbell tract;

Thence North 89 degrees 57 minutes 30 seconds West, along the S.B.L. of said tract and the N.B.L. of said called 1.17 acres and the N.B.L. of said Campbell tract at 254.12 pass a 5/8 Inch Iron Rod found for reference and continue for a total distance of 269.70 feet to a Point for Corner at the S.W.C. of said tract and in the centerline of C.R. #3245;

Thence North 00 degrees 23 minutes 55 seconds East, along the W.B.L. of said tract and the centerline of said Road for a distance of 209.41 feet to the place of beginning containing 4.0033 Acres of which 0.1424 acres lies in the R.O.W. of said Road.

Less than except;

Being a lot, tract, or parcel of land situated in the Richard M. Hopkins Survey, Abstract No. 256, Titus County, Texas, and being part of that certain 27.83 acre tract of land conveyed from Kevin Campbell et ux to Stephen Courreges et ux, by General Warranty Deed, as recorded in File #201100003946, Page Default, Real Property Records, Titus County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 Inch Iron Rod found with a yellow plastic cap marked (D C & A INC) at a Northwest corner of said 27.83 acre tract, and the Northeast corner of the remainder of a 45 acre tract of land conveyed to A. Ramos et al, by deed recorded in File #201100001941, Real Property Records, Titus Count, Texas;

THENCE, East (Reference Bearing), along a North line of said 27.83 acre tract, and the South line of said 4.00 acre tract, a distance of 318.25 feet to a 1/2 inch iron rod set with a plastic cap marked (CBG INC) for corner in a North line of said 27.83 acre tract, in the South line of said 4.00 acre tract, and the Southwest corner of a 1.17 acre tract of land, called Tract 1, surveyed out this 23rd day of August, 2012, from said point, a 1/2 inch iron rod found with a plastic cap marked (CBG INC) at an ell corner of said 27.83 acre tract, the Southeast corner of said 4.00 acre tract, and the Southeast corner of said 1.17 acre tract 1, bears East, a distance of 243.07 feet;

THENCE, South 00 Degrees 23 Minutes 48 Seconds West, a distance of 126.98 feet to a 1/2 inch iron rod set with a plastic cap marked (CBG INC) for corner;

THENCE, South 68 Degrees 43 Minutes 41 Seconds West, a distance of 104.82 feet to a 1/2 inch iron rod set with a plastic cap marked (CBG INC) for angle point;

THENCE, South 89 Degrees 17 Minutes 23 Seconds West, a distance of 220.89 feet to a 5/8 Inch iron rod found with a yellow plastic cap marked (D C & A INC) at an ell corner of said 27.83 acre tract, and the Southeast corner of the remainder of said 45 acre tract, from said point, a steel spindle found at a Northwest corner of said 27.83 acre tract, and the Southwest corner of the remainder of said 45 acre tract, bears North 87 Degrees 22 Minutes 44 Seconds West, a distance of 269.87 feet;

THENCE, North 00 Degrees 24 Minutes 08 Seconds East, along a West line of said 27.83 acre tract, and the East line of the remainder of said 45 acre tract, a distance of 167.75 feet to the **POINT OF BEGINNING** and **CONTAINING** 50,965 square feet or 1.17 acres of land.

"Note: The Company does not represent that the acreage or square footage calculations are correct"

FILED AND RECORDED

Instrument Number: 20152089

Filing and Recording Date: 07/02/2015 11:02:34 AM Pages: 5 Recording Fee: \$38.00

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.

[<<Prev Rule](#)[Next Rule>>](#)

Texas Administrative Code

<u>TITLE 30</u>	ENVIRONMENTAL QUALITY
<u>PART 1</u>	TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
<u>CHAPTER 285</u>	ON-SITE SEWAGE FACILITIES
<u>SUBCHAPTER A</u>	GENERAL PROVISIONS
RULE §285.4	Facility Planning

(a) Land planning and site evaluation. Property that will use an on-site sewage facility (OSSF) for sewage disposal shall be evaluated for overall site suitability. For property located on the Edwards Aquifer recharge zone, see §285.40 of this title (relating to OSSFs on the Recharge Zone of the Edwards Aquifer) for additional requirements. The following requirements apply to all sites where an OSSF may be located.

(1) Residential lot sizing.

(A) Platted or unplatted subdivisions served by a public water system. Subdivisions of single family dwellings platted or created after the effective date of this section, served by a public water supply and using individual OSSFs for sewage disposal, shall have lots of at least 1/2 acre. *1 acre in Titus Co.*

(B) Platted or unplatted subdivisions not served by a public water system. Subdivisions of single family dwellings platted or created after the effective date of this section, not served by a public water supply and using individual OSSFs, shall have lots of at least one acre.

(C) A platted or unplatted subdivision where one tract is divided into four or fewer parts; where each tract is five acres or larger; and each tract is to be sold, given, or otherwise transferred to an individual who is related to the owner within the third degree by consanguinity or affinity, as determined under Texas Government Code, Chapter 573 is exempt from submitting planning materials required in this section.

(2) Manufactured housing communities or multi-unit residential developments. The owners of manufactured housing communities or multi-unit residential developments that are served by an OSSF and rent or lease space shall submit a sewage disposal plan to the permitting authority for approval. The total anticipated sewage flow for the individual tract of land shall not exceed 5,000 gallons per day. The plan shall be prepared by a professional engineer or professional sanitarian. This plan is in addition to the requirements of subsection (c) of this section.

(b) Approval of OSSF systems on existing small lots or tracts.

(1) Existing small lots or tracts that do not meet the minimum lot size requirements under subsection (a)(1)(A) or (B) of this section, and were either subdivided before January 1, 1988, or had a site-specific sewage disposal plan approved between January 1, 1988, and the effective date of this section, are allowed to use OSSFs, but the OSSFs must comply with the requirements set forth in this Chapter.

(2) The owner of a single family dwelling on an existing small lot or tract (property 1) may transport the wastewater from the dwelling to an OSSF at another location (property 2) provided that:

(A) both properties (properties 1 and 2) are owned by the same person;

(B) the owner or owner's agent demonstrates that no OSSF authorized under these rules can be installed on the property which contains the single-family dwelling (property 1);

(C) if property not owned by the owner of properties 1 and 2 must be crossed in transporting the sewage, the application includes all right-of-ways and permanent easements needed for the sewage conveyance lines; and

(D) the application includes an affidavit indicating that the owner or the owner's agent recorded the information required by §285.3(b)(3) of this title (relating to General Requirements) on the real property deeds of both properties (properties 1 and 2). The deed recording shall state that the properties cannot be sold separately.

(c) Review of subdivision or development plans. Persons proposing residential subdivisions, manufactured housing communities, multi-unit residential developments, business parks, or other similar structures that use OSSFs for sewage disposal shall submit planning materials for these developments to the permitting authority and receive approval prior to submitting an OSSF application.

(1) The planning materials must be prepared by a professional engineer or professional sanitarian and must include:

✓ (A) an overall site plan;

✓ (B) a topographic map;

✓ (C) a 100-year floodplain map;

✓ (D) a soil survey;

✓ (E) the locations of water wells;

✓ (F) the locations of easements, as identified in §285.91(10) of this title (relating to Tables);

✓ (G) a comprehensive drainage plan;

✓ (H) a complete report detailing the types of OSSFs to be considered and their compatibility with area-wide drainage and groundwater; and

NA (I) other requirements, including Edwards Aquifer requirements that are pertinent to the proposed OSSF.

(2) If the proposed development includes restaurants or buildings with food service establishments, the planning materials must show adequate land area for doubling the land needed for the treatment units. The designer may consider increasing the amount of land area for the treatment units beyond doubling the minimum required area.

(3) The permitting authority will either approve or deny the planning materials, in writing, within 45 days of receipt.

Source Note: The provisions of this §285.4 adopted to be effective February 5, 1997, 22 TexReg 1114; amended to be effective June 13, 2001, 26 TexReg 4115; amended to be effective September 11, 2008, 33 TexReg 7536; amended to be effective December 27, 2012, 37 TexReg 9947

List of Titles

Back to List



4/16/19

RE: Fire Services in Titus County

To Whom It May Concern:

Based upon the submitted Plat and diagram of the proposed subdivision located at 372 County Road 3245, the Mt. Pleasant Fire Department is aware that you have added a new physical location of 390 CR 3245. All emergency services will be provided and remain the same

Sincerely,

Larry McRae

Larry McRae, Fire Chief
Mt. Pleasant Fire Dept.

TRI SPECIAL UTILITY DISTRICT

300 WEST 16TH

MOUNT PLEASANT, TEXAS 75455

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

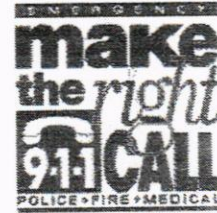
**Titus County Clerk
Mount Pleasant, TX**

**Re: 390 County Road 3245, Mount Pleasant
Justin Mitchell**

**An engineering study has been performed and water service is available to the above
referenced address.**



**Becki Brantley
Bookkeeper**



TO: Justin Mitchell
FROM: Patricia Fleming, 9-1-1 Addressing Technician
DATE: March 13, 2019
SUBJECT: **911 Address Notification/Verification**

The Ark-Tex Council of Governments provides 9-1-1 addressing for Titus County. This letter is verification that **390 County Road 3245, Mount Pleasant, TX 75455** is the 911 address assigned for this property.

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.

**390 County Road 3245
Mount Pleasant, TX 75455**

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.”**

JUDY COOK, COLLECTOR
 110 S MADISON AVE, SUITE A
 MT PLEASANT, TX 75455
 PHONE: (903) 577-6712
 FAX: (903) 577-6714
 www.co.titus.tx.us

TITUS COUNTY

2018 TAX STATEMENT

STATEMENT NUMBER	16512
PROPERTY ID NUMBER	610024025

NAME & ADDRESS		PROPERTY DESCRIPTION	PROPERTY GEOGRAPHICAL ID		
Owner ID: 555709 Pct: 100.000% MITCHELL KRISTI & JUSTIN 372 CR 3245 MT PLEASANT, TX 75455 US		HOPKINS, RICHARD M ABS 00256 TR 9005 2.8333 AC Acreage: 2.8333 Type: R	00256-00000-09005		
			PROPERTY SITUS / LOCATION 372 CR 3245		
LAND MARKET VALUE	IMPROVEMENT MARKET VALUE	AG/TIMBER USE VALUE	AG/TIMBER MARKET	ASSESSED VALUE	TOTAL LATE AG PENALTY
29,281	323,327	0	0	352,608	

100% Assessment Ratio Appraised Value: 352,608

TAXING UNIT	ASSESSED	HOMESTEAD EXEMPTION	OV65 OR DP EXEMPTION	OTHER EXEMPTIONS	FREEZE YEAR AND CEILING	TAXABLE VALUE	RATE PER \$100	TAX DUE
NTX Community College	352,608	0	0	0		352,608	0.130000	458.39
Titus County Hospital	352,608	0	0	0		352,608	0.206900	729.55
Titus County	352,608	0	0	0		352,608	0.508500	1,793.02

Total Taxes Due by Jan 31, 2019 **2,980.96**

Payment Schedule

See Payment Schedule below for tax due

TAXING UNIT	OCTOBER	NOVEMBER	DECEMBER	JANUARY
*NTX Community College	458.39	458.39	458.39	458.39
*Titus County Hospital	729.55	729.55	729.55	729.55
Titus County	1,739.23	1,757.15	1,775.09	1,793.02
TOTAL	2,927.17	2,945.09	2,963.03	2,980.96

Penalty & Interest if paid after Jan 31, 2019		
If Paid in Month	P&I RATE	TAX DUE
FEBRUARY 2019	7%	3,189.64
MARCH 2019	9%	3,249.26
APRIL 2019	11%	3,308.86
MAY 2019	13%	3,368.48
JUNE 2019	15%	3,428.12

*Please note that this taxing unit does not offer early payment discounts.

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

Total Tax Due may include Additional Penalty up to 20% incurred on April 1 or July 1 of the year of delinquency (Tax Code Section 33.11) or Additional Late AG Penalty of 10% (Tax Code Section 23.54).

* DETACH HERE AND RETURN WITH PAYMENT *

Make checks payable to:
JUDY COOK, COLLECTOR
 110 S MADISON AVE, SUITE A
 MT PLEASANT, TX 75455

PHONE: (903) 577-6712
 FAX: (903) 577-6714
 www.co.titus.tx.us



2018-16512



2980.96

Owner Name and Address
MITCHELL KRISTI & JUSTIN 372 CR 3245 MT PLEASANT, TX 75455 US

Statement Number	2018 16512
Prop ID Number	610024025
Geographical ID	00256-00000-09005

If Paid in Month	Tax Due
October 2018	2,927.17
November 2018	2,945.09
December 2018	2,963.03
January 2019	2,980.96
February 2019	3,189.64
March 2019	3,249.26
April 2019	3,308.86
May 2019	3,368.48
June 2019	3,428.12

In January Pay	2,980.96
Taxes are payable October 1, 2018 and become delinquent on February 1, 2019	



4954 1 AV 0.378*****AUTO**5-DIGIT 75455 5DGS 2 FT 16



MITCHELL KRISTI & JUSTIN
 372 COUNTY ROAD 3245
 MT PLEASANT TX 75455-0825

Comparison of Tax History

Year	Taxing Unit	Stmnt ID	Assessed Value	Taxable Value	Rate per \$100	Tax Amount	% Change in Tax
2018	NTX Community College	16512	352,608	352,608	0.130000	458.39	7.33
	Titus County	16512	352,608	352,608	0.508500	1,793.02	13.94
	Titus County Hospital	16512	352,608	352,608	0.206900	729.55	7.33
2017	NTX Community College	16353	328,530	328,530	0.130000	427.09	3.56
	Titus County	16353	328,530	328,530	0.479000	1,573.65	8.22
	Titus County Hospital	16353	328,530	328,530	0.206900	679.73	13.19
2016	NTX Community College	16351	317,224	317,224	0.130000	412.39	12.91
	Titus County	16351	317,224	317,224	0.458400	1,454.16	39.11
	Titus County Hospital	16351	317,224	317,224	0.189300	600.51	49.55
2015	NTX Community College	16229	285,966	280,966	0.130000	365.25	26.95
	Titus County	16229	285,966	233,596	0.447500	1,045.34	3.62
	Titus County Hospital	16229	285,966	233,596	0.171900	401.55	4.69
2014	NTX Community College	19445	294,163	289,163	0.099500	287.71	-0.71
	Titus County	19445	294,163	241,233	0.418200	1,008.83	0.46
	Titus County Hospital	19445	294,163	241,233	0.159000	383.56	10.13
2013	NTX Community College	19127	294,781	289,781	0.100000	289.78	N/A
	Titus County	19127	294,781	241,851	0.415200	1,004.17	N/A
	Titus County Hospital	19127	294,781	241,851	0.144000	348.27	N/A

% Change 5th Year Comparison (Compare 2018 to 2013)

Taxing Unit	Assessed Value	Taxable Value	Rate per \$100	Tax Amount
NTX Community College	19.62%	21.68%	30.00%	58.19%
Titus County	19.62%	45.80%	22.47%	78.56%
Titus County Hospital	19.62%	45.80%	43.68%	109.48%

N/A = Not Available

If the address shown on the tax bill is incorrect, PLEASE print the correct information below, sign and return.

NEW MAILING ADDRESS INFORMATION:

OWNER'S NAME _____

ADDRESS _____

CITY _____

SIGNATURE _____

Titus County Appraisal District
 PO Box 528
 Mount Pleasant, TX 75456-0528
 Phone: (903) 572-7939
 Fax: (903) 572-5147

TITUS COUNTY APPRAISAL DISTRICT

2018 TAX STATEMENT

STATEMENT NUMBER	13044
PROPERTY ID NUMBER	610024025

NAME & ADDRESS		PROPERTY DESCRIPTION		PROPERTY GEOGRAPHICAL ID	
Owner ID: 142519 Pct: 100.000% MITCHELL KRISTI & JUSTIN 372 CR 3245 MT PLEASANT, TX 75455 US		HOPKINS, RICHARD M ABS 00256 TR 9005 2.8333 AC Acreage: 2.8333 Type: R		00256-00000-09005	
				PROPERTY SITUS / LOCATION	
				372 CR 3245 TX	
LAND MARKET VALUE	IMPROVEMENT MARKET VALUE	AG/TIMBER USE VALUE	AG/TIMBER MARKET	ASSESSED VALUE	TOTAL LATE AG PENALTY
29,281	323,327	0	0	352,608	

100% Assessment Ratio

Appraised Value: 352,608

TAXING UNIT	ASSESSED	HOMESTEAD EXEMPTION	OV65 OR DP EXEMPTION	OTHER EXEMPTIONS	FREEZE YEAR AND CEILING	TAXABLE VALUE	RATE PER \$100	TAX DUE
Harts Bluff ISD	352,608	0	0	0		352,608	1.040000	3,667.12

Total Taxes Due by Jan 31, 2019	3,667.12
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To Pay by Credit Card
 Call 1-800-272-9829 or visit
www.officialpayments.com
 (Use Jurisdiction Code 6435)



There will be a nominal fee charged for this service.

Penalty & Interest if paid after Jan 31, 2019

If Paid in Month	P&I RATE	TAX DUE
FEBRUARY 2019	7%	3,923.82
MARCH 2019	9%	3,997.16
APRIL 2019	11%	4,070.50
MAY 2019	13%	4,143.84
JUNE 2019	15%	4,217.19

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

Total Tax Due may include Additional Penalty up to 20% incurred on April 1 or July 1 of the year of delinquency (Tax Code Section 33.11) or Additional Late AG Penalty of 10% (Tax Code Section 23.54).

*** DETACH HERE AND RETURN WITH PAYMENT ***

Make checks payable to, and if mailing, mail to:

SHIRLEY DICKERSON, CHIEF APPRAISER
TITUS COUNTY APPRAISAL DISTRICT
PO BOX 528
MT PLEASANT, TX 75456-0528



2018-13044



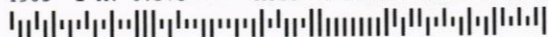
3667.12

Owner Name and Address
MITCHELL KRISTI & JUSTIN 372 CR 3245 MT PLEASANT, TX 75455 US

Statement Number	2018 13044
Prop ID Number	610024025
Geographical ID	00256-00000-09005



4905 1 AV 0.378*****AUTO**5-DIGIT 75455 5DGS 2 FT 16



MITCHELL KRISTI & JUSTIN
 372 COUNTY ROAD 3245
 MT PLEASANT TX 75455-0825

If Paid in Month	Tax Due
October 2018	3,667.12
November 2018	3,667.12
December 2018	3,667.12
January 2019	3,667.12
February 2019	3,923.82
March 2019	3,997.16
April 2019	4,070.50
May 2019	4,143.84
June 2019	4,217.19

In January Pay	3,667.12
Taxes are payable October 1, 2018 and become delinquent on February 1, 2019	

Comparison of Tax History

Year	Taxing Unit	Stmnt ID	Assessed Value	Taxable Value	Rate per \$100	Tax Amount	% Change in Tax
2018	Harts Bluff ISD	13044	352,608	352,608	1.040000	3,667.12	7.33
2017	Harts Bluff ISD	13093	328,530	328,530	1.040000	3,416.71	3.56
2016	Harts Bluff ISD	12999	317,224	317,224	1.040000	3,299.13	21.56
2015	Harts Bluff ISD	13053	285,966	260,966	1.040000	2,714.05	-6.52
2014	Harts Bluff ISD	15884	294,163	279,163	1.040000	2,903.30	-0.22
2013	Harts Bluff ISD	15493	294,781	279,781	1.040000	2,909.72	N/A

% Change 5th Year Comparison (Compare 2018 to 2013)

Taxing Unit	Assessed Value	Taxable Value	Rate per \$100	Tax Amount
Harts Bluff ISD	19.62%	26.03%	0.00%	26.03%

N/A = Not Available

Year	M & O Rate	I & S Rate	Total Rate
2018	1.040000	0.000000	1.040000
2017	1.040000	0.000000	1.040000

If the address shown on the tax bill is incorrect, PLEASE print the correct information below, sign and return.

NEW MAILING ADDRESS INFORMATION:

OWNER'S NAME _____

ADDRESS _____

CITY _____

SIGNATURE _____

2019 Notice of Appraised Value

TITUS COUNTY APPRAISAL DISTRICT
2404 W. FERGUSON
PO BOX 528
MOUNT PLEASANT, TX 75456-0528
 Phone: 903-572-7939 Fax: 903-572-5147

Property ID: 610024025
 Ownership %: 100.00
 Geo ID: 00256-00000-09005
 Legal: HOPKINS, RICHARD M ABS 00256 TR 9005 2.8333 AC
 Legal Acres: 2.8333
 Situs: 372 CR 3245 TX
 Owner ID: 142519
 EFile PIN: 16885878

DATE OF NOTICE: April 2, 2019

4951 1 AV 0.383*****AUTO**5-DIGIT 75455 5DGS 2 FT 17

 Property ID: 610024025 - 00256-00000-09005
 MITCHELL KRISTI & JUSTIN
 372 COUNTY ROAD 3245
 MT PLEASANT TX 75455-0825

Please call 903-572-7939 if you have any questions

Dear Property Owner,
 We have appraised the property listed above for the tax year 2019. As of January 1, our appraisal is outlined below.

Appraisal Information			Last Year - 2018			Proposed - 2019		
Improvements (Structures / Buildings, etc.) Market Value			323,327			329,962		
Market Value of Non Ag/Timber Land			29,281			25,500		
Market Value of Ag/Timber Land			0			0		
Market Value of Personal Property/Minerals			0			0		
Total Market Value			352,608			355,462		
Productivity Value of Ag/Timber Land			0			0		
Appraised Value			352,608			355,462		
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)			0			355,462		
Exemptions (DV - Disabled Vet; DP-Disabled Person; HS-Homestead; OV65-Over 65)						HS		
2018 Exemption Amount	2018 Taxable Value	Taxing Unit	2019 Proposed Assessed Value	2019 Exemption Amount	2019 Taxable Value	2018 Tax Rate	2019 Estimated Taxes	FreezeYear and Tax Ceiling
0	352,608	Titus County	355,462	71,092	284,370	0.508500	1,446.02	
0	352,608	Titus Regional Medical	355,462	71,092	284,370	0.206900	588.36	
0	352,608	NTX Community College	355,462	5,000	350,462	0.130000	455.60	
0	352,608	Harts Bluff ISD	355,462	25,000	330,462	1.040000	3,436.80	
0	352,608	Central Appraisal Distr	355,462	0	355,462	0.000000	0.00	

DO NOT PAY FROM THIS NOTICE TOTAL ESTIMATED TAX: \$5,926.78

The difference between the 2014 appraised value and the 2019 appraised value is 20.84%. This percentage information is required by Tax Code section 25.19(b-1).

"The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials."

*Your residence homestead is protected from future appraisal value increases in excess of 10% per year from the date of the last appraisal PLUS the value of any new improvements. Any property previously omitted from the appraisal will be added as allowed by Section 25.21 of the Texas Property Tax Code. The above tax estimates use last year's tax rates for the taxing units shown. The governing body of each unit (school board, county commissioners, and so forth) decides whether property taxes increase. The appraisal district only determines your property's value. The taxing units will set tax rates later this year. If you wish to appeal, you must file a WRITTEN protest with the ARB by the deadline date:

** If you are age 65 or older and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than when you first received the exemption on your home. If you are disabled and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than the 2003 taxes or the first year you received the exemption, whichever is later. If your county, city, or junior college has approved a limitation on your taxes in the preceding year, your county, city, or junior college taxes will not be higher than the first year your county, city, or junior college approved the limitation or the first year you qualified for the limitation. **If you improved your property (by adding rooms or buildings) your school, county, city, or junior college ceiling may increase for these improvements.** If you are a surviving spouse age 55 or older of a person that qualified for the age 65 or older exemption, you may retain the school, county, city, or junior college tax ceiling.

Contact the appraisal office if you disagree with this year's proposed value for your property or if you have any concerns with the property description or address information. If the issue cannot be resolved, you have the right to appeal to the Appraisal Review Board (ARB).

Deadline for filing a protest: May 15, 2019
Location of Hearings: 2404 WEST FERGUSON MOUNT PLEASANT TEXAS
ARB will begin hearings: June 10, 2019

THIS IS NOT A BILL

A PROTEST FORM to send to the Appraisal District Office is on the back of this notice, if you intend to appear and present evidence before the ARB. A protest is sufficient if it includes the protesting property owner, account number, property address and reason for protesting. The ARB will notify you of the date, time, and place of your scheduled hearing. Enclosed, also, is information to help you in preparing your protest.

If you have any questions or need more information, please contact the appraisal district office at 903-572-7939 or at the address shown above.

Sincerely,
 Shirley Dickerson
 Chief Appraiser

PROPERTY APPRAISAL - NOTICE OF PROTEST - 2019

Appraisal District's Name Titus County Appraisal District PO Box 528 Mount Pleasant, TX 75456-0528	Phone (Area code and number) 903-572-7939 www.titus-cad.org
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GENERAL INSTRUCTIONS: This form is for use by a property owner or the owner's designated agent to file a protest regarding certain actions of the appraisal district responsible for appraising the owner's property and have the appraisal review board (ARB) hear and decide the matter. Section 3 of this form identifies the reasons or grounds under Tax Code Section 41.41 that a property owner has the right to protest. Lessees contractually obligated to reimburse a property owner for property taxes may be entitled to protest as a lessee if all Tax Code requirements are met, including those in Tax Code Section 41.413.

FILING INSTRUCTIONS: This document and all supporting documentation must be filed with the appraisal district office in each county in which the property is located. Do not file this document with the Texas Comptroller of Public Accounts. A directory with contact information for appraisal district offices may be found on the Comptroller's website.

FILING DEADLINES: The typical deadline for filing a notice of protest is midnight, May 15.

A different deadline may apply if:

- the notice of appraised value was delivered to the property owner after April 16;
- the protest concerns a change in the use of agricultural, open-space or timberland;
- the appraisal district or the ARB was required by law to send the property owner a notice about a property and did not;
- the ARB made a change to the appraisal records that adversely affects the property owner and the property owner received notice of the change; or
- in certain limited circumstances, the property owner had good cause for missing the protest filing deadline.

Contact the ARB for the county in which the property is located for the specific protest filing deadline.

TYPES OF PROTEST HEARINGS: Under Tax Code Section 41.45, a property owner may appear or participate in the ARB protest hearing in one of three ways: in person at the hearing; by telephone conference call; or by written affidavit submission.

EVIDENCE FOR HEARINGS: A person participating in an ARB hearing by telephone conference call or by written affidavit submission must submit evidence with a written affidavit delivered to the ARB before the hearing begins. A completed and signed Form 50-283, Property Owner's Affidavit of Evidence to the Appraisal Review Board, may be used as the affidavit to submit evidence before the ARB hearing. Evidence may be submitted for any hearing type either in paper or on a small portable electronic device (such as a CD, USB flash drive or thumb drive) which will be kept by the ARB. Do not bring evidence on a smart phone. The ARB's hearing procedures regarding all the requirements to properly submit evidence on a small portable electronic device must be reviewed.

NOTICE: The Comptroller's office may not advise a property owner, a property owner's agent, the chief appraiser or any appraisal district employee on a matter that the Comptroller's office knows is the subject of a protest to the ARB. Consult Tax Code Chapter 41 or the ARB hearing procedures for more information.

State the tax year(s) for which this protest is filed: 2019

STEP 1: Owner's or lessee's name and address	Owner's or lessee's full name MITCHELL KRISTI & JUSTIN			
	Owner's or lessee's current mailing address (number & street, city, town or post office, state, zip code) 372 CR 3245 MT PLEASANT, TX 75455			
	Daytime Phone (area code and number)	Evening Phone (area code and number)	Mobile Phone (area code & number)	Email Address*

STEP 2: Describe property under protest	Give street address and city if different from above, or legal description if no street address HOPKINS, RICHARD M ABS 00256 TR 9005 2.8333 AC			
	Appraisal district account number (optional) Property ID: 610024025 Geo ID: 00256-00000-09005			
	Mobile homes: (Give make, model and identification number)			

To preserve your right to present each reason for your protest to the ARB according to law, be sure to select all boxes that apply. For example, if you select the first box indicating an incorrect market or appraised value for your property, you are representing that the value is incorrect-usually that the value should be lowered. If you also want to protest that your property is not appraised at the same level as a representative sample of comparable properties appropriately adjusted for condition, size, location and other factors, you must also select the box indicating the value is unequal compared with other properties. Your property may be appraised at its market value, but be unequally appraised. Failure to select the box that corresponds to each reason for your protest may result in your inability to protest an issue that you want to pursue.

STEP 3: Check reason(s) for your protest	<input type="checkbox"/> Incorrect appraised (market) value.	<input type="checkbox"/> Ag-use, open-space or other special appraisal was denied, modified or cancelled.
	<input type="checkbox"/> Value is unequal compared to other properties	<input type="checkbox"/> Change in use of land appraised as ag-use, open-space or timber land.
	<input type="checkbox"/> Property should not be taxed in _____ (name of taxing unit)	<input type="checkbox"/> Incorrect appraised or market value of land under special appraisal for ag use, open-space or other special appraisal.
	<input type="checkbox"/> Property is not located in this appraisal district or otherwise should not be included on the appraisal district's record.	<input type="checkbox"/> Owner's name is incorrect.
	<input type="checkbox"/> Failure to send required notice _____ (type)	<input type="checkbox"/> Property description is incorrect.
	<input type="checkbox"/> Exemption was denied, modified or cancelled.	<input type="checkbox"/> Other: _____

STEP 4: Give facts that may resolve your case (continue on additional page if needed)	_____ _____ _____ What do you think your property's value is? (Optional) \$ _____
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STEP 5: Hearing Type	Indicate below how you intend to appear or participate in a protest hearing scheduled for the property that is the subject of this protest. A property owner does not waive the right to appear in person at a protest hearing by submitting an affidavit to the ARB or by electing to appear by telephone conference call. I intend to appear in the ARB hearing scheduled for my protest in the following manner (Check only one box): <input type="checkbox"/> In person <input type="checkbox"/> By telephone conference call and will submit evidence with a written affidavit delivered to the ARB before the hearing begins** Review the ARB's hearing procedures for county specific telephone conference call procedures. Telephone number for the ARB to contact you: _____ <input type="checkbox"/> On written affidavit submitted with evidence and delivered to the ARB before the hearing begins
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STEP 6: Check to receive ARB hearing procedures	I want the ARB to send me a copy of its hearing procedures. <input type="checkbox"/> Yes <input type="checkbox"/> No* * If your protest goes to a hearing, you will automatically receive a copy of the ARB's hearing procedures.
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STEP 7: Sign the protest	print here > _____ Print Name sign here _____ Signature	Date _____
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*An email address of a member of the public could be confidential under Government Code Section 552.137; however, by including the email address on this form, you are affirmatively consenting to its release under the Public Information Act. **If you decide later to appear by telephone conference call, you must provide written notice to the ARB at least 10 days before the hearing date. You are responsible for providing access to the call to any person(s) you wish to invite to participate in the hearing.

2019 Notice of Appraised Value

TITUS COUNTY APPRAISAL DISTRICT
2404 W. FERGUSON
PO BOX 528
MOUNT PLEASANT, TX 75456-0528
 Phone: 903-572-7939 Fax: 903-572-5147

Property ID: 610024025
 Ownership %: 100.00
 Geo ID: 00256-00000-09005
 Legal: HOPKINS, RICHARD M ABS 00256 TR 9005 2.8333 AC
 Legal Acres: 2.8333
 Situs: 372 CR 3245 TX
 Owner ID: 142519
 EFile PIN: 16885878

DATE OF NOTICE: April 2, 2019

4951 1 AV 0.383*****AUTO**5-DIGIT 75455 5DGS 2 FT 17



Property ID: 610024025 - 00256-00000-09005

MITCHELL KRISTI & JUSTIN
 372 COUNTY ROAD 3245
 MT PLEASANT TX 75455-0825

Please call 903-572-7939 if you have any questions

Dear Property Owner,

We have appraised the property listed above for the tax year 2019. As of January 1, our appraisal is outlined below.

Appraisal Information			Last Year - 2018		Proposed - 2019			
Improvements (Structures / Buildings, etc.) Market Value			323,327		329,962			
Market Value of Non Ag/Timber Land			29,281		25,500			
Market Value of Ag/Timber Land			0		0			
Market Value of Personal Property/Minerals			0		0			
Total Market Value			352,608		355,462			
Productivity Value of Ag/Timber Land			0		0			
Appraised Value			352,608		355,462			
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)			0		355,462			
Exemptions (DV - Disabled Vet; DP-Disabled Person; HS-Homestead; OV65-Over 65)					HS			
2018 Exemption Amount	2018 Taxable Value	Taxing Unit	2019 Proposed Assessed Value	2019 Exemption Amount	2019 Taxable Value	2018 Tax Rate	2019 Estimated Taxes	Freeze Year and Tax Ceiling
0	352,608	Titus County	355,462	71,092	284,370	0.508500	1,446.02	
0	352,608	Titus Regional Medical	355,462	71,092	284,370	0.206900	588.36	
0	352,608	NTX Community College	355,462	5,000	350,462	0.130000	455.60	
0	352,608	Harts Bluff ISD	355,462	25,000	330,462	1.040000	3,436.80	
0	352,608	Central Appraisal Distr	355,462	0	355,462	0.000000	0.00	

DO NOT PAY FROM THIS NOTICE TOTAL ESTIMATED TAX: \$5,926.78

The difference between the 2014 appraised value and the 2019 appraised value is 20.84%. This percentage information is required by Tax Code section 25.19(b-1).

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

Your residence homestead is protected from future appraisal value increases in excess of 10% per year from the date of the last appraisal PLUS the value of any new improvements. Any property previously omitted from the appraisal will be added as allowed by Section 25.21 of the Texas Property Tax Code. The above tax estimates use last year's tax rates for the taxing units shown. The governing body of each unit (school board, county commissioners, and so forth) decides whether property taxes increase. The appraisal district only determines your property's value. The taxing units will set tax rates later this year. If you wish to appeal, you must file a WRITTEN protest with the ARB by the deadline date:

* If you are age 65 or older and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than when you first received the exemption on your home. If you are disabled and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than the 2003 taxes or the first year you received the exemption, whichever is later. If your county, city, or junior college has approved a limitation on your taxes in the preceding year, your county, city, or junior college taxes will not be higher than the first year your county, city, or junior college approved the limitation or the first year you qualified for the limitation. **If you improved your property (by adding rooms or buildings) your school, county, city, or junior college ceiling may increase for these improvements.** If you are a surviving spouse age 55 or older of a person that qualified for the age 65 or older exemption, you may retain the school, county, city, or junior college tax ceiling.

Contact the appraisal office if you disagree with this year's proposed value for your property or if you have any concerns with the property description or address information. If the issue cannot be resolved, you have the right to appeal to the Appraisal Review Board (ARB).

Deadline for filing a protest:
Location of Hearings:
ARB will begin hearings:

May 15, 2019
2404 WEST FERGUSON MOUNT PLEASANT TEXAS
June 10, 2019

THIS IS NOT A BILL

A PROTEST FORM to send to the Appraisal District Office is on the back of this notice, if you intend to appear and present evidence before the ARB. A protest is sufficient if it includes the protesting property owner, account number, property address and reason for protesting. The ARB will notify you of the date, time, and place of your scheduled hearing. Enclosed, also, is information to help you in preparing your protest.

If you have any questions or need more information, please contact the appraisal district office at 903-572-7939 or at the address shown above.

Sincerely,

Shirley Dickerson
 Chief Appraiser

PROPERTY APPRAISAL - NOTICE OF PROTEST - 2019

Appraisal District's Name Titus County Appraisal District PO Box 528 Mount Pleasant, TX 75456-0528	Phone (Area code and number) 903-572-7939 www.titus-cad.org
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GENERAL INSTRUCTIONS: This form is for use by a property owner or the owner's designated agent to file a protest regarding certain actions of the appraisal district responsible for appraising the owner's property and have the appraisal review board (ARB) hear and decide the matter. Section 3 of this form identifies the reasons or grounds under Tax Code Section 41.41 that a property owner has the right to protest. Lessees contractually obligated to reimburse a property owner for property taxes may be entitled to protest as a lessee if all Tax Code requirements are met, including those in Tax Code Section 41.413.

FILING INSTRUCTIONS: This document and all supporting documentation must be filed with the appraisal district office in each county in which the property is located. Do not file this document with the Texas Comptroller of Public Accounts. A directory with contact information for appraisal district offices may be found on the Comptroller's website.

FILING DEADLINES: The typical deadline for filing a notice of protest is midnight, May 15.

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- the protest concerns a change in the use of agricultural, open-space or timberland;
- the appraisal district or the ARB was required by law to send the property owner a notice about a property and did not;
- the ARB made a change to the appraisal records that adversely affects the property owner and the property owner received notice of the change; or
- in certain limited circumstances, the property owner had good cause for missing the protest filing deadline.

Contact the ARB for the county in which the property is located for the specific protest filing deadline.

TYPES OF PROTEST HEARINGS: Under Tax Code Section 41.45, a property owner may appear or participate in the ARB protest hearing in one of three ways: in person at the hearing; by telephone conference call; or by written affidavit submission.

EVIDENCE FOR HEARINGS: A person participating in an ARB hearing by telephone conference call or by written affidavit submission must submit evidence with a written affidavit delivered to the ARB before the hearing begins. A completed and signed Form 50-283, Property Owner's Affidavit of Evidence to the Appraisal Review Board, may be used as the affidavit to submit evidence before the ARB hearing. Evidence may be submitted for any hearing type either in paper or on a small portable electronic device (such as a CD, USB flash drive or thumb drive) which will be kept by the ARB. Do not bring evidence on a smart phone. The ARB's hearing procedures regarding all the requirements to properly submit evidence on a small portable electronic device must be reviewed.

NOTICE: The Comptroller's office may not advise a property owner, a property owner's agent, the chief appraiser or any appraisal district employee on a matter that the Comptroller's office knows is the subject of a protest to the ARB.—Consult Tax Code Chapter 41 or the ARB hearing procedures for more information.

State the tax year(s) for which this protest is filed: 2019

STEP 1: Owner's or lessee's name and address	Owner's or lessee's full name MITCHELL KRISTI & JUSTIN Owner's or lessee's current mailing address (number & street, city, town or post office, state, zip code) 372 CR 3245 MT PLEASANT, TX 75455				
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:25%; padding: 2px;">Daytime Phone (area code and number)</td> <td style="width:25%; padding: 2px;">Evening Phone (area code and number)</td> <td style="width:25%; padding: 2px;">Mobile Phone (area code & number)</td> <td style="width:25%; padding: 2px;">Email Address*</td> </tr> </table>	Daytime Phone (area code and number)	Evening Phone (area code and number)	Mobile Phone (area code & number)	Email Address*
Daytime Phone (area code and number)	Evening Phone (area code and number)	Mobile Phone (area code & number)	Email Address*		
STEP 2: Describe property under protest	Give street address and city if different from above, or legal description if no street address HOPKINS, RICHARD M ABS 00256 TR 9005 2.8333 AC <hr/> Appraisal district account number (optional) Property ID: 610024025 Geo ID: 00256-00000-09005 Mobile homes: (Give make, model and identification number)				

To preserve your right to present each reason for your protest to the ARB according to law, be sure to select all boxes that apply. For example, if you select the first box indicating an incorrect market or appraised value for your property, you are representing that the value is incorrect—usually that the value should be lowered. If you also want to protest that your property is not appraised at the same level as a representative sample of comparable properties appropriately adjusted for condition, size, location and other factors, you must also select the box indicating the value is unequal compared with other properties. Your property may be appraised at its market value, but be unequally appraised. Failure to select the box that corresponds to each reason for your protest may result in your inability to protest an issue that you want to pursue.

STEP 3: Check reason(s) for your protest	<table style="width:100%;"> <tr> <td style="width:50%; vertical-align: top;"> <input type="checkbox"/> Incorrect appraised (market) value. <input type="checkbox"/> Value is unequal compared to other properties <input type="checkbox"/> Property should not be taxed in _____ (name of taxing unit) </td> <td style="width:50%; vertical-align: top;"> <input type="checkbox"/> Ag-use, open-space or other special appraisal was denied, modified or cancelled. <input type="checkbox"/> Change in use of land appraised as ag-use, open-space or timber land. <input type="checkbox"/> Incorrect appraised or market value of land under special appraisal for ag use, open-space or other special appraisal. <input type="checkbox"/> Property is not located in this appraisal district or otherwise should not be included on the appraisal district's record. <input type="checkbox"/> Owner's name is incorrect. <input type="checkbox"/> Failure to send required notice _____ (type) <input type="checkbox"/> Property description is incorrect. <input type="checkbox"/> Exemption was denied, modified or cancelled. <input type="checkbox"/> Other: _____ </td> </tr> </table>	<input type="checkbox"/> Incorrect appraised (market) value. <input type="checkbox"/> Value is unequal compared to other properties <input type="checkbox"/> Property should not be taxed in _____ (name of taxing unit)	<input type="checkbox"/> Ag-use, open-space or other special appraisal was denied, modified or cancelled. <input type="checkbox"/> Change in use of land appraised as ag-use, open-space or timber land. <input type="checkbox"/> Incorrect appraised or market value of land under special appraisal for ag use, open-space or other special appraisal. <input type="checkbox"/> Property is not located in this appraisal district or otherwise should not be included on the appraisal district's record. <input type="checkbox"/> Owner's name is incorrect. <input type="checkbox"/> Failure to send required notice _____ (type) <input type="checkbox"/> Property description is incorrect. <input type="checkbox"/> Exemption was denied, modified or cancelled. <input type="checkbox"/> Other: _____
<input type="checkbox"/> Incorrect appraised (market) value. <input type="checkbox"/> Value is unequal compared to other properties <input type="checkbox"/> Property should not be taxed in _____ (name of taxing unit)	<input type="checkbox"/> Ag-use, open-space or other special appraisal was denied, modified or cancelled. <input type="checkbox"/> Change in use of land appraised as ag-use, open-space or timber land. <input type="checkbox"/> Incorrect appraised or market value of land under special appraisal for ag use, open-space or other special appraisal. <input type="checkbox"/> Property is not located in this appraisal district or otherwise should not be included on the appraisal district's record. <input type="checkbox"/> Owner's name is incorrect. <input type="checkbox"/> Failure to send required notice _____ (type) <input type="checkbox"/> Property description is incorrect. <input type="checkbox"/> Exemption was denied, modified or cancelled. <input type="checkbox"/> Other: _____		

STEP 4: Give facts that may resolve your case (continue on additional page if needed)	_____ _____ _____ What do you think your property's value is? (Optional) \$ _____
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STEP 5: Hearing Type	Indicate below how you intend to appear or participate in a protest hearing scheduled for the property that is the subject of this protest. A property owner does not waive the right to appear in person at a protest hearing by submitting an affidavit to the ARB or by electing to appear by telephone conference call. I intend to appear in the ARB hearing scheduled for my protest in the following manner (Check only one box): <input type="checkbox"/> In person <input type="checkbox"/> By telephone conference call and will submit evidence with a written affidavit delivered to the ARB before the hearing begins** Review the ARB's hearing procedures for county specific telephone conference call procedures. Telephone number for the ARB to contact you: _____ <input type="checkbox"/> On written affidavit submitted with evidence and delivered to the ARB before the hearing begins
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STEP 6: Check to receive ARB hearing procedures	I want the ARB to send me a copy of its hearing procedures. <input type="checkbox"/> Yes <input type="checkbox"/> No* * If your protest goes to a hearing, you will automatically receive a copy of the ARB's hearing procedures.
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STEP 7: Sign the protest	print here > _____ Print Name sign here _____ Signature	Date
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An email address of a member of the public could be confidential under Government Code Section 562.137; however, by including the email address on this form, you are affirmatively consenting to its release under the Public Information Act. If you decide later to appear by telephone conference call, you must provide written notice to the ARB at least 10 days before the hearing date. You are responsible for providing access to the call to any person(s) you wish to invite to participate in the hearing.

JUDY COOK, COLLECTOR
 110 S MADISON AVE, SUITE A
 MT PLEASANT, TX 75455
 PHONE: (903) 577-6712
 FAX: (903) 577-6714
 www.co.titus.tx.us

TITUS COUNTY

2018 TAX STATEMENT

STATEMENT NUMBER	16512
PROPERTY ID NUMBER	610024025

NAME & ADDRESS		PROPERTY DESCRIPTION	PROPERTY GEOGRAPHICAL ID		
Owner ID: 555709 Pct: 100.000% MITCHELL KRISTI & JUSTIN 372 CR 3245 MT PLEASANT, TX 75455 US		HOPKINS, RICHARD M ABS 00256 TR 9005 2.8333 AC Acreage: 2.8333 Type: R	00256-00000-09005		
			PROPERTY SITUS / LOCATION		
			372 CR 3245 ,		
LAND MARKET VALUE	IMPROVEMENT MARKET VALUE	AG/TIMBER USE VALUE	AG/TIMBER MARKET	ASSESSED VALUE	TOTAL LATE AG PENALTY
29,281	323,327	0	0	352,608	

100% Assessment Ratio

Appraised Value: 352,608

TAXING UNIT	ASSESSED	HOMESTEAD EXEMPTION	OV65 OR DP EXEMPTION	OTHER EXEMPTIONS	FREEZE YEAR AND CEILING	TAXABLE VALUE	RATE PER \$100	TAX DUE
NTX Community College	352,608	0	0	0		352,608	0.130000	458.39
Titus County Hospital	352,608	0	0	0		352,608	0.206900	729.55
Titus County	352,608	0	0	0		352,608	0.508500	1,793.02

Total Taxes Due by Jan 31, 2019	2,980.96
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See Payment Schedule below for tax due

TAXING UNIT	OCTOBER	NOVEMBER	DECEMBER	JANUARY
*NTX Community College	458.39	458.39	458.39	458.39
*Titus County Hospital	729.55	729.55	729.55	729.55
Titus County	1,739.23	1,757.15	1,775.09	1,793.02
TOTAL	2,927.17	2,945.09	2,963.03	2,980.96

Penalty & Interest if paid after Jan 31, 2019

If Paid in Month	P&I RATE	TAX DUE
FEBRUARY 2019	7%	3,189.64
MARCH 2019	9%	3,249.26
APRIL 2019	11%	3,308.86
MAY 2019	13%	3,368.48
JUNE 2019	15%	3,428.12

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*Please note that this taxing unit does not offer early payment discounts.

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

Total Tax Due may include Additional Penalty up to 20% incurred on April 1 or July 1 of the year of delinquency (Tax Code Section 33.11) or Additional Late AG Penalty of 10% (Tax Code Section 23.54).

* DETACH HERE AND RETURN WITH PAYMENT *

Make checks payable to:

JUDY COOK, COLLECTOR
 110 S MADISON AVE, SUITE A
 MT PLEASANT, TX 75455

PHONE: (903) 577-6712
 FAX: (903) 577-6714
 www.co.titus.tx.us



2018-16512



2980.96

Owner Name and Address
MITCHELL KRISTI & JUSTIN 372 CR 3245 MT PLEASANT, TX 75455 US

Statement Number
2018 16512
Prop ID Number
610024025
Geographical ID
00256-00000-09005

If Paid in Month	Tax Due
October 2018	2,927.17
November 2018	2,945.09
December 2018	2,963.03
January 2019	2,980.96
February 2019	3,189.64
March 2019	3,249.26
April 2019	3,308.86
May 2019	3,368.48
June 2019	3,428.12

In January Pay
2,980.96
Taxes are payable October 1, 2018 and become delinquent on February 1, 2019

4954 1 AV 0.378*****AUTO**5-DIGIT 75455 5DGS 2 FT 16



MITCHELL KRISTI & JUSTIN
 372 COUNTY ROAD 3245
 MT PLEASANT TX 75455-0825

Comparison of Tax History

Year	Taxing Unit	Stant ID	Assessed Value	Taxable Value	Rate per \$100	Tax Amount	% Change in Tax
2018	NTX Community College	16512	352,608	352,608	0.130000	458.39	7.33
	Titus County	16512	352,608	352,608	0.508500	1,793.02	13.94
	Titus County Hospital	16512	352,608	352,608	0.206900	729.55	7.33
2017	NTX Community College	16353	328,530	328,530	0.130000	427.09	3.56
	Titus County	16353	328,530	328,530	0.479000	1,573.65	8.22
	Titus County Hospital	16353	328,530	328,530	0.206900	679.73	13.19
2016	NTX Community College	16351	317,224	317,224	0.130000	412.39	12.91
	Titus County	16351	317,224	317,224	0.458400	1,454.16	39.11
	Titus County Hospital	16351	317,224	317,224	0.189300	600.51	49.55
2015	NTX Community College	16229	285,966	280,966	0.130000	365.25	26.95
	Titus County	16229	285,966	233,596	0.447500	1,045.34	3.62
	Titus County Hospital	16229	285,966	233,596	0.171900	401.55	4.69
2014	NTX Community College	19445	294,163	289,163	0.099500	287.71	-0.71
	Titus County	19445	294,163	241,233	0.418200	1,008.83	0.46
	Titus County Hospital	19445	294,163	241,233	0.159000	383.56	10.13
2013	NTX Community College	19127	294,781	289,781	0.100000	289.78	N/A
	Titus County	19127	294,781	241,851	0.415200	1,004.17	N/A
	Titus County Hospital	19127	294,781	241,851	0.144000	348.27	N/A

% Change 5th Year Comparison (Compare 2018 to 2013)

Taxing Unit	Assessed Value	Taxable Value	Rate per \$100	Tax Amount
NTX Community College	19.62%	21.68%	30.00%	58.19%
Titus County	19.62%	45.80%	22.47%	78.56%
Titus County Hospital	19.62%	45.80%	43.68%	109.48%

N/A = Not Available

If the address shown on the tax bill is incorrect, PLEASE print the correct information below, sign and return.

NEW MAILING ADDRESS INFORMATION:

OWNER'S NAME _____

ADDRESS _____

CITY _____

SIGNATURE _____

Titus County Appraisal District
 PO Box 528
 Mount Pleasant, TX 75456-0528
 Phone: (903) 572-7939
 Fax: (903) 572-5147

TITUS COUNTY APPRAISAL DISTRICT
2018 TAX STATEMENT

STATEMENT NUMBER
13044
PROPERTY ID NUMBER
610024025

NAME & ADDRESS		PROPERTY DESCRIPTION	PROPERTY GEOGRAPHICAL ID		
Owner ID: 142519 Pct: 100.000% MITCHELL KRISTI & JUSTIN 372 CR 3245 MT PLEASANT, TX 75455 US		HOPKINS, RICHARD M ABS 00256 TR 9005 2.8333 AC Acreage: 2.8333 Type: R	00256-00000-09005		
			PROPERTY SITUS / LOCATION 372 CR 3245 TX		
LAND MARKET VALUE	IMPROVEMENT MARKET VALUE	AG/TIMBER USE VALUE	AG/TIMBER MARKET	ASSESSED VALUE	TOTAL LATE AG PENALTY
29,281	323,327	0	0	352,608	

100% Assessment Ratio

Appraised Value: 352,608

TAXING UNIT	ASSESSED	HOMESTEAD EXEMPTION	OV65 OR DP EXEMPTION	OTHER EXEMPTIONS	FREEZE YEAR AND CEILING	TAXABLE VALUE	RATE PER \$100	TAX DUE
Harts Bluff ISD	352,608	0	0	0		352,608	1.040000	3,667.12

Total Taxes Due by Jan 31, 2019 3,667.12

To Pay by Credit Card
 Call 1-800-272-9829 or visit
www.officialpayments.com
 (Use Jurisdiction Code 6435)

There will be a nominal fee charged for this service.

Penalty & Interest if paid after Jan 31, 2019

IF Paid in Month	P&I RATE	TAX DUE
FEBRUARY 2019	7%	3,923.82
MARCH 2019	9%	3,997.16
APRIL 2019	11%	4,070.50
MAY 2019	13%	4,143.84
JUNE 2019	15%	4,217.19

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

Total Tax Due may include Additional Penalty up to 20% incurred on April 1 or July 1 of the year of delinquency (Tax Code Section 33.11) or Additional Late AG Penalty of 10% (Tax Code Section 23.54).

*** DETACH HERE AND RETURN WITH PAYMENT ***

Make checks payable to, and if mailing, mail to:

SHIRLEY DICKERSON, CHIEF APPRAISER
TITUS COUNTY APPRAISAL DISTRICT
PO BOX 528
MT PLEASANT, TX 75456-0528



2018-13044



3667.12

Owner Name and Address
MITCHELL KRISTI & JUSTIN 372 CR 3245 MT PLEASANT, TX 75455 US

Statement Number
2018 13044
Prop ID Number
610024025
Geographical ID
00256-00000-09005

IF Paid in Month	Tax Due
October 2018	3,667.12
November 2018	3,667.12
December 2018	3,667.12
January 2019	3,667.12
February 2019	3,923.82
March 2019	3,997.16
April 2019	4,070.50
May 2019	4,143.84
June 2019	4,217.19

In January Pay
3,667.12
Taxes are payable October 1, 2018 and become delinquent on February 1, 2019

4905 1 AV 0.378*****AUTO**5-DIGIT 75455 5DGS 2 FT 16



MITCHELL KRISTI & JUSTIN
 372 COUNTY ROAD 3245
 MT PLEASANT TX 75455-0825

Comparison of Tax History

Year	Taxing Unit	Stant ID	Assessed Value	Taxable Value	Rate per \$100	Tax Amount	% Change in Tax
2018	Harts Bluff ISD	13044	352,608	352,608	1.040000	3,667.12	7.33
2017	Harts Bluff ISD	13093	328,530	328,530	1.040000	3,416.71	3.56
2016	Harts Bluff ISD	12999	317,224	317,224	1.040000	3,299.13	21.56
2015	Harts Bluff ISD	13053	285,966	260,966	1.040000	2,714.05	-6.52
2014	Harts Bluff ISD	15884	294,163	279,163	1.040000	2,903.30	-0.22
2013	Harts Bluff ISD	15493	294,781	279,781	1.040000	2,909.72	N/A

% Change 5th Year Comparison (Compare 2018 to 2013)

Taxing Unit	Assessed Value	Taxable Value	Rate per \$100	Tax Amount
Harts Bluff ISD	19.62%	26.03%	0.00%	26.03%

N/A = Not Available

Year	M & O Rate	I & S Rate	Total Rate
2018	1.040000	0.000000	1.040000
2017	1.040000	0.000000	1.040000

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NEW MAILING ADDRESS INFORMATION:

OWNER'S NAME _____

ADDRESS _____

CITY _____

SIGNATURE _____