



615

OWNER'S DEDICATION

STATE OF TEXAS
 COUNTY OF TITUS

I, Steve Lentz, do hereby adopt this plat, designating the hereinabove described property as EDGEWOOD PARK, and do accept this plat as my plan for dividing into lots and do dedicate to the public forever the streets, alleys and easements, if any, as shown.

Witness, my hand, this the 29th day of August 2019.

By: *Steve Lentz*
 Steve Lentz

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 Steve Lentz known to me to be the person whose names is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Tammie Barnes
 Notary Public

STATE OF TEXAS
 COUNTY OF TITUS

CERTIFICATE OF COMMISSIONER'S COURT

Approved by the Commissioner's Court of Titus County, Texas, this the 29th day of August 2019.

Brian P. Lee
 County Judge

Joan Newman
 Attest:

STATE OF TEXAS
 COUNTY OF TITUS

CERTIFICATE OF ENVIRONMENTAL INSPECTOR

Approved by the Titus County Environmental Inspector officer this the 29th day of August 2019.

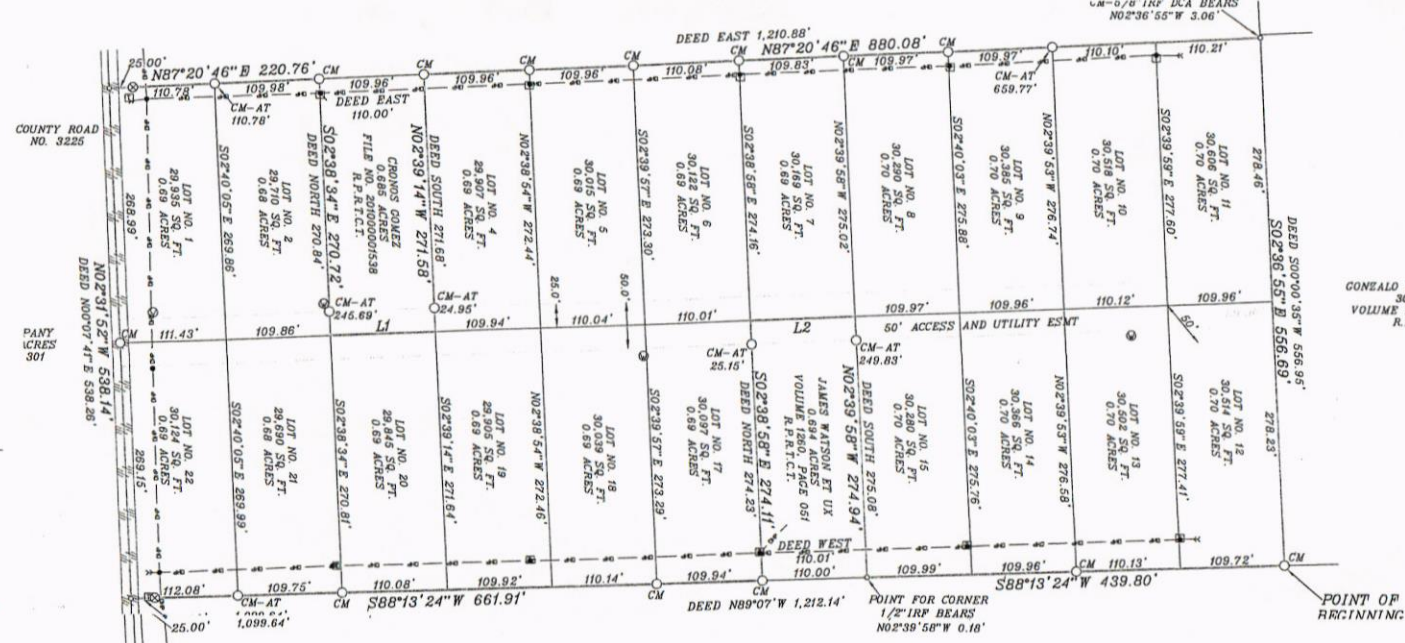
Chad Berr
 Environmental Inspector

STATE OF TEXAS
 COUNTY OF TITUS

SURVEYOR'S CERTIFICATE:

I, Justin Keam, Registered Professional Land Surveyor, do hereby certify that this Plat was prepared from an on the ground Survey under my supervision during the month of April 2019.

Justin Keam
 JUSTIN KEAM, R.P.L.S. 5871
 DATE: 6/17/19



DEBORAH STRONG ET AL
 15.363 ACRES
 VOLUME 1667, PAGE 081
 R.P.R.T.C.T.

EDGEWOOD PARK
 TITUS COUNTY, TEXAS
 LEWIS BRADLEY SURVEY
 ABSTRACT NO. 021

LEGAL DESCRIPTION

Being a lot, tract or parcel of land situated in the Lewis Bradley Survey, Abstract No. 021, Titus County, Texas, and being part of that certain called 16.230 acre tract of land conveyed from Matt Davis et al to Riki Michele Pares, by Warranty Deed with Vendor's Lien, as recorded in Volume 1184, Page 167, Real Property Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the Southeast corner of said 16.230 acre tract, and the Southeast corner of a called 30 acre tract conveyed to Gonzalo Equihua et ux, by deed as recorded in Volume 1070, Page 192, Real Property Records, Titus County, Texas, said point being in the North line of a called 16.363 acre tract conveyed to Deborah Strong et al, by deed as recorded in Volume 1667, Page 081, Real Property Records, Titus County, Texas;

THENCE, South 80 Degrees 13 Minutes 24 Seconds West, with the South line of said 16.230 acre tract, and the North line of said 16.363 acre tract, a distance of 439.80 feet to a point for corner at the Southeast corner of a called 0.694 acre tract conveyed to James Watson et ux, by deed as recorded in Volume 1260, Page 051, Real Property Records, Titus County, Texas, from said point, a 1/2 inch iron rod found, bears North 02 Degrees 39 Minutes 58 Seconds West, a distance of 0.18 feet;

THENCE, North 02 Degrees 39 Minutes 58 Seconds West, with the East line of said 0.694 acre tract, and passing at a distance of 249.83 feet, a 1/2 inch iron rod found in the South line of a 50 foot access and utility easement, and continuing on for a total distance of 274.94 feet to a point for corner in a road at the Northeast corner of said 0.694 acre tract;

THENCE, South 87 Degrees 47 Minutes 38 Seconds West, with the North line of said 0.694 acre tract, and the center of said easement, a distance of 109.91 feet to a point for corner at the Northwest corner of said 0.694 acre tract;

THENCE, South 02 Degrees 38 Minutes 58 Seconds East, with the East line of said 0.694 acre tract, and passing at a distance of 25.16 feet, a 1/2 inch iron rod found in the South line of said easement, and continuing on for a total distance of 274.11 feet to a 1/2 inch iron rod found at the Southwest corner of said 0.694 acre tract, said point being in the South line of said 16.230 acre tract, and the North line of said 16.363 acre tract;

THENCE, South 88 Degrees 13 Minutes 24 Seconds West, with the South line of said 16.230 acre tract, and the North line of said 16.363 acre tract, and passing at a distance of 109.94 feet, a 1/2 inch iron rod found, and continuing on and passing at distance of 636.91 feet, a 1/2 inch iron rod set with cap stamped (BY-LINE) for witness, and continuing on for a total distance of 661.91 feet to a point for corner in County Road No. 3225 at the Southwest corner of said 16.230 acre tract, and the Northwest corner of said 16.363 acre tract;

THENCE, North 02 Degrees 31 Minutes 52 Seconds West, with the East line of said 16.230 acre tract, and said County Road No. 3225, a distance of 638.14 feet to a point for corner at the Northwest corner of said 16.230 acre tract, and the Southwest corner of a called 15.07 acre tract conveyed to Gerardo Lopez, by deed as recorded in Volume 1740, Page 265, Real Property Records, Titus County, Texas;

THENCE, North 87 Degrees 20 Minutes 46 Seconds East, with the North line of said 16.230 acre tract, and the South line of said 15.07 acre tract, and passing at a distance of 26.00 feet, a 1/2 inch iron rod set with cap stamped (BY-LINE) for witness, and continuing on for a total distance of 220.76 feet to a 1/2 inch iron rod found at the Northwest corner of a called 0.686 acre tract conveyed to Cronos Gomez, by deed as recorded in File No. 201000001638, Real Property Records, Titus County, Texas;

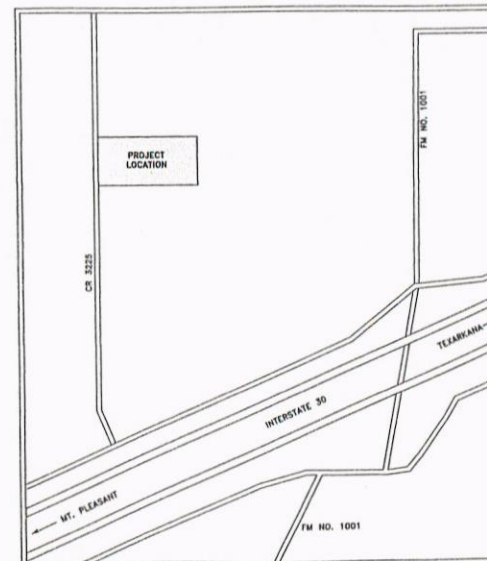
THENCE, South 02 Degrees 38 Minutes 34 Seconds East, with the West line of said 0.686 acre tract, and passing at a distance of 245.69 feet, a 1/2 inch iron rod found for witness in the North line of a 60 foot access and utility easement, and continuing on for a total distance of 270.72 feet to a point for corner in a road at the Southwest corner of said 0.686 acre tract;

THENCE, North 87 Degrees 47 Minutes 38 Seconds East, with the center of said easement, and the South line of said 0.686 acre tract, a distance of 110.01 feet to a point for corner at the Southeast corner of said 0.686 acre tract;

THENCE, North 02 Degrees 39 Minutes 14 Seconds West, with the East line of said 0.686 acre tract, and passing at a distance of 24.95 feet, a 1/2 inch iron rod found in the North line of said easement, and continuing on for a total distance of 271.58 feet to a 1/2 inch iron rod found at the Northeast corner of said 0.686 acre tract, said point being in the North line of said 16.230 acre tract, and the South line of said 15.07 acre tract;

THENCE, North 87 Degrees 20 Minutes 46 Seconds East, with the North line of said 16.230 acre tract, and the South line of said 15.07 acre tract, and passing at a distance of 659.77 feet, a 1/2 inch iron rod found, and continuing on for a total distance of 880.08 feet to a point for corner at the Northeast corner of said 16.230 acre tract, and the Southeast corner of said 15.07 acre tract, said point being in the West line of said 30 acre tract, from said point, a 1/2 inch iron rod found, bears North 09 Degrees 06 Minutes 24 Seconds West, a distance of 2.80 feet, and a 5/8 inch iron rod found with a plastic cap stamped (OCA 1NC) bears North 02 Degrees 36 Minutes 56 Seconds West, a distance of 3.06 feet;

THENCE, South 02 Degrees 36 Minutes 56 Seconds East, with the East line of said 16.230 acre tract, and the West line of said 30 acre tract, a distance of 556.69 feet to the POINT OF BEGINNING and CONTAINING 603,019 square feet or 13.86 acres of land.



EDGEWOOD PARK TITUS COUNTY, TEXAS	
DATE:	06/12/19
SCALE:	1:100
JOB NO.:	2019-300
CLIENT:	LENTZ
TECHNICIAN:	J.B.K.

BY-LINE SURVEYING
 P.O. BOX 834
 Emory, TX 75844
 Ph: (903) 473-3171
 Fax: No. 101942
 www.bylinesurveying.com

SURVEYOR'S NOTES:
 1) BEARINGS ARE BASED ON MAG. 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS.
 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
 3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
 4) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
 5) ABSTRACT LINES SHOWN HEREON IS APPROXIMATE IN LOCATION.
 6) THERE ARE 1/2 INCH IRON RODS FOUND OR SET AT THE INTERSECTION OF EACH LOT LINE WITH THE ACCESS AND UTILITY EASEMENT.
 7) ALL LOT CORNERS ARE 1/2 INCH IRON RODS SET WITH PLASTIC CAPS STAMPED (BY-LINE) UNLESS OTHERWISE NOTED.

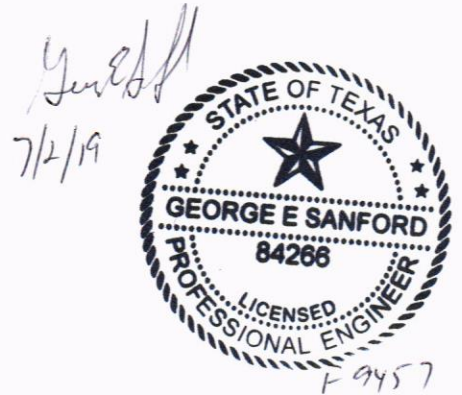


George Sanford, P.E.
226 CR 4224
Mt Pleasant, Texas 75455

July 1, 2019

Site Address:
PR 3328
Mt Pleasant, Texas 75455

EDGEWOOD PARK SUBDIVISION



A) Site Plan

The attached site plan is for the following legal description:

Owners: Lentz Rentals LLC, Steve Lentz, and Stephen A Lentz

Parcel ID: 101142, 101560, 102042, 386, 291245, 102838, 102040, 101296, 101295, 291253, 386, 102041, 291253, 101141

Legal Description: Bradley, Lewis H ABS

Situs: PR 3328

B) Topographic Map

See attached

C) 100 year Floodplain Map

See attached

D) Soil Survey

1) See attached General Soil Map

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

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

E) Locations of Water Wells

There are no private water wells within the restrictive guidelines as described in Table 285.91(10)

F) Locations of easements

There is a twenty-five foot easement on County Road 3225 and a twenty-five foot easement on Private Road 3328. These easements include utilities and road maintenance. Overhead line requires a 1 foot easement as described in Table 285.91(10)..

G) Drainage Plan

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

H) OSSF Systems Meeting Requirements

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

Lined E-T

Unlined E-T

Pumped Effluent Drainfield

Drip Irrigation Septic tank/filter

Low Pressure Dosing Secondary treatment

Mound Septic tank

Mound Secondary treatment

Surface application Secondary treatment

Surface application Non-standard treatment

The proposed platted subdivision is a 13.84 acre tract in Titus County. The property is accessed by US CR 3225 and a Private Road 3328. There are seventeen lots proposed.

Easements as identified in Chapter 285.91(10) will include water and electrical service.

George E. Sanford
7/2/19



129457

Attachment A Site Plan

G.E.S.
7/2/19

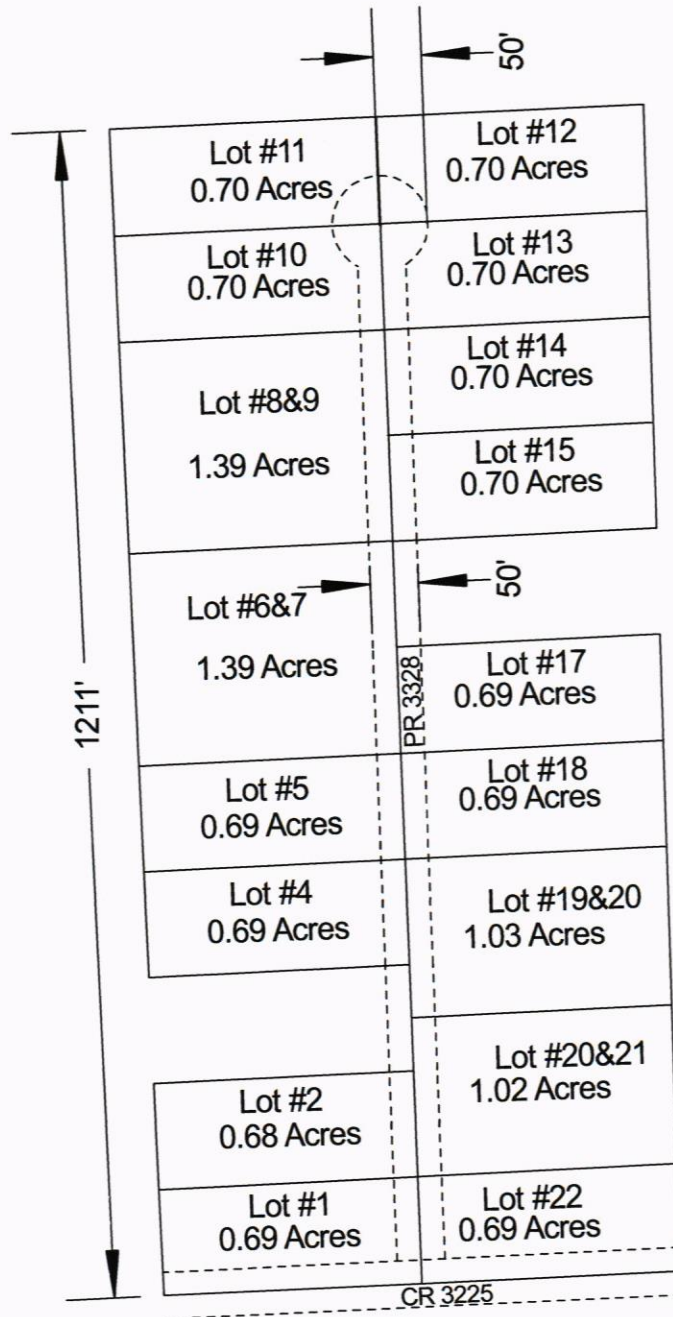


Edgewood Park
PR 3328
Mt Pleasant, Tx 75455



North
Scale: 1 in = 200 ft

George E Sanford, PE
F9457



Attachment B
Topographic Map



National Flood Hazard Layer FIRMette



33°12'24.20"N

94°56'6.84"W



Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
		Area of Minimal Flood Hazard Zone X
OTHER AREAS		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		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 7/2/2019 at 12:24:54 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 unmapped areas cannot be used for regulatory purposes.

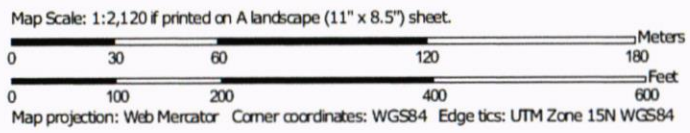
USGS The National Map: Orthoimagery. Data refreshed April, 2019.

94°55'29.38"W

0 250 500 1,000 1,500 2,000 Feet 1:6,000





































33°11'54.09"N

Soil Map—Camp, Franklin, Morris, and Titus Counties, Texas
(Attachment D Soil Survey)



Soil Map—Camp, Franklin, Morris, and Titus Counties, Texas
(Attachment D Soil Survey)

MAP LEGEND

- | | | | | |
|-------------------------------|---|------------------------|---|-----------------------|
| Area of Interest (AOI) |  | Area of Interest (AOI) |  | Spoil Area |
| Soils |  | Soil Map Unit Polygons |  | Stony Spot |
| |  | Soil Map Unit Lines |  | Very Stony Spot |
| |  | Soil Map Unit Points |  | Wet Spot |
| Special Point Features | | |  | Other |
| |  | Blowout |  | Special Line Features |
| |  | Borrow Pit | Water Features | |
| |  | Clay Spot |  | Streams and Canals |
| |  | Closed Depression | Transportation | |
| |  | Gravel Pit |  | Rails |
| |  | Gravelly Spot |  | Interstate Highways |
| |  | Landfill |  | US Routes |
| |  | Lava Flow |  | Major Roads |
| |  | Marsh or swamp |  | Local Roads |
| |  | Mine or Quarry | Background | |
| |  | Miscellaneous Water |  | Aerial Photography |
| |  | Perennial Water | | |
| |  | Rock Outcrop | | |
| |  | Saline Spot | | |
| |  | Sandy Spot | | |
| |  | Severely Eroded Spot | | |
| |  | Sinkhole | | |
| |  | Slide or Slip | | |
| |  | Sodic Spot | | |

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Camp, Franklin, Morris, and Titus Counties, Texas
Survey Area Data: Version 15, Sep 14, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 22, 2012—Dec 13, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DrA	Derly, frequently ponded-Raino complex, 0 to 1 percent slopes	1.2	7.0%
FrB	Freestone fine sandy loam, 1 to 3 percent slopes	8.6	48.5%
KfC	Kirvin very fine sandy loam, 3 to 8 percent slopes	4.1	23.3%
WrB	Woodtell-Raino complex, 1 to 3 percent slopes	3.7	21.2%
Totals for Area of Interest		17.6	100.0%

OSSF SOIL & SITE EVALUATION

Page 1 (Soil & Site Evaluation)

Property Owner: Lentz Rentals LLC

Date Performed: 7/2/19

Site Location: PR 3328

Proposed Excavation Depth: 3 ft

Mt Pleasant, Texas 75455

REQUIREMENTS:

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

Soil Boring Number: #1					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Tables)	Restrictive Horizon	Observations
1 FT.	II	N/A	N/A	No	Sandy Loam
2 FT.	IV	N/A	N/A	Yes	Clay
3 FT.	IV	N/A	N/A	Yes	Clay

Soil Boring Number: #2					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Tables)	Restrictive Horizon	Observations
1 FT.	II	N/A	N/A	No	Sandy Loam
2 FT.	IV	N/A	N/A	Yes	Clay
3 FT.	IV	N/A	N/A	Yes	Clay

FEATURES OF SITE AREA

Presence of 100 year flood zone: No

Presence of upper water shed: No

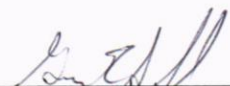
Presence of adjacent ponds, streams, water impoundments: No

Existing or proposed water well in nearby area (within 150 feet): No

Ground Slope: 1%



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


 (Signature of person performing evaluation)

7/2/19
 (Date)

84266 PE
 Registration Number and Type

Site Location: PR 3328

Subsurface Disposal Surface Disposal

Mt Pleasant, Texas 75455

Schematic of Lot or Tract

Show:

Compass North, adjacent streets, property lines, property dimensions, location of buildings, easements, swimming pools, water lines, and any other structures known.

Location of existing or proposed water wells within 150 feet of the property.

Indicate slope or provide contour lines from the structure to the farthest location of the proposed disposal field.

Location of soil boring or excavation pits (show location with respect to a known reference point).

Location of natural, constructed, or proposed drainage ways (ditches, streams, ponds, lakes, rivers, etc.) water impoundment areas, cut or fill bank, sharp slopes and breaks.

Lot Size: _____ or Acreage: 13.84 Acres

SITE DRAWING

See Attached

Attachment D Soil Survey

Edgewood Park
PR 3328
Mt Pleasant, Tx 75455

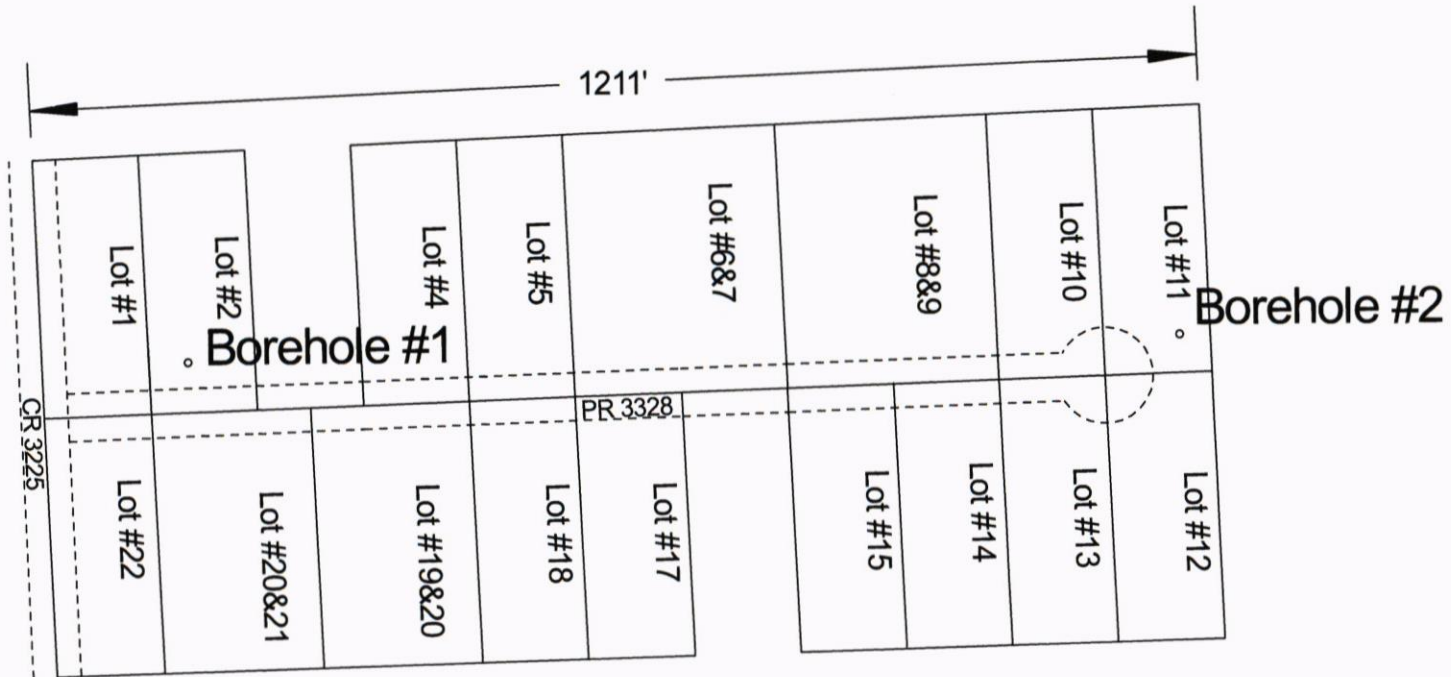
GES
7/2/19



George E Sanford, PE
F9457



North
Scale: 1 in=200 ft





7/16/19

RE: Fire Services in Titus County

To Whom It May Concern:

Based upon the submitted Plat and diagram of the proposed subdivision located on the east side of County Road 3225, the Mt. Pleasant Fire Department is aware that you have proposed to add a new subdivision consisting of 22 lots of Edgewood Park Subdivision.

Sincerely,

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

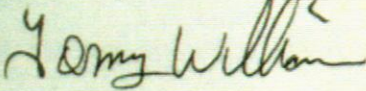
July 15, 2019

Attn: Pam Stovall
Mayben Realty

Re: Edgewood Park, PR 3328

This is to verify that Tri Special Utility provides water service to this location and is available to all customers here.

Sincerely,



Tommy Williams
Assistant Manager



Re: 9-1-1 Addressing

Pam Stovall <pam@maybenrealty.com>

Plat

Judy Shaddix <jshaddix@atcog.org>
To: Pam Stovall <pam@maybenrealty.com>

Tue, Jul 23, 2019 at 9:01 AM

Private Road 3328 is already on the 911 map. Once the Commissioner's Court approves the plat I will be able to add that to the map also.

From: Pam Stovall [mailto:pam@maybenrealty.com]
Sent: Wednesday, July 17, 2019 10:00 AM
To: Judy Shaddix <jshaddix@atcog.org>
Subject: Plat

CAUTION: External email. Do not click links or open attachments unless verified.

Attached is the plat for the Edgewood park subdivision. I spoke with Patricia and she is forwarding the request for 911 addressing. Please let me know if you have any questions! Thanks for your help!!

Pam Stovall - Realtor | Director of Operations & Relocation

T: 903.572.2400 | M: 903.434.2987

E: pam@maybenrealty.com

W: MaybenRealty.com

For Broker Services Information, please click [HERE](#)

Statement of Account

NOTICE: This is a statement of Taxes Due as of 08/06/2019 10:37:23AM
based upon the tax records of the tax office.

TITUS COUNTY TAX OFFICE
110 S MADISON SUITE A
MOUNT PLEASANT, TX 75455

Property Information

Property ID: 290045 Geo ID: 00021-02008-00833
 Legal Acres: 0.0000
 Legal Desc: IMP ONLY
 Situs: 50 CR 3328
 DBA:
 Exemptions:

Owner ID: 534658 Ownership: 100.00%
 LENTZ STEPHEN A
 PO BOX 832
 PITTSBURG, TX 75686-0832

Value Information

Improvement HS:	0
Improvement NHS:	8,663
Land HS:	0
Land NHS:	0
Productivity Market:	0
Productivity Use:	0
Assessed Value	8,663

Entity	Description	Pct.	Ex Code	Description
225	Titus County	100.00%		
230	Titus County Hospital	100.00%		
231	NTX Community College	100.00%		
902	Mount Pleasant ISD	100.00%		

Unpaid Bills Summary
No Information on File.

Paid Refunds Summary

Entity	Year	Statement ID	Date Refunded	Refund Amount Paid
225	2014	13443	02/04/2015	35.15
230	2014	13443	02/04/2015	13.77
231	2014	13443	02/04/2015	8.62
Total For Year 2014				57.54
Total Refunds Paid				57.54

*** End of Statement ***

NOTICE: This document is not a tax certificate and does not absolve a Taxpayer from tax liability in any way. If this document is found to be in error, it may be corrected by the Collection Office listed above. Responsibility to pay the remaining taxes rests entirely with the Taxpayer, as outlined in the Texas Property Tax Code.

Statement of Account

NOTICE: This is a statement of Taxes Due as of 08/06/2019 10:37:43AM
based upon the tax records of the tax office.

TITUS COUNTY TAX OFFICE
110 S MADISON SUITE A
MOUNT PLEASANT, TX 75455

Property Information

Property ID: 386 Geo ID: 00021-00000-00830
 Legal Acres: 1.3930
 Legal Desc: BRADLEY, LEWIS H ABS 00021 TR 830 1.393 AC
 Situs:
 DBA:
 Exemptions:

Owner ID: 540415 Ownership: 100.00%
 LENTZ STEVE
 PO BOX 832
 PITTSBURG, TX 75686-0832

Value Information

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	20,000
Productivity Market:	0
Productivity Use:	0
Assessed Value	20,000

Entity	Description	Pct.	Ex Code	Description
225	Titus County	100.00%		
230	Titus County Hospital	100.00%		
231	NTX Community College	100.00%		
902	Mount Pleasant ISD	100.00%		

Unpaid Bills Summary
No Information on File.

Paid Refunds Summary

Entity	Year	Statement ID	Date Refunded	Refund Amount Paid
225	2015	13600	02/04/2016	89.50
230	2015	13600	02/04/2016	34.38
231	2015	13600	02/04/2016	26.00
Total For Year 2015				149.88
Total Refunds Paid				149.88

*** End of Statement ***

NOTICE: This document is not a tax certificate and does not absolve a Taxpayer from tax liability in any way. If this document is found to be in error, it may be corrected by the Collection Office listed above. Responsibility to pay the remaining taxes rests entirely with the Taxpayer, as outlined in the Texas Property Tax Code.

Statement of Account

NOTICE: This is a statement of Taxes Due as of 08/06/2019 10:37:51AM based upon the tax records of the tax office.

TITUS COUNTY TAX OFFICE
110 S MADISON SUITE A
MOUNT PLEASANT, TX 75455

Property Information

Property ID: 101560 Geo ID: 00021-00000-00832
Legal Acres: 0.6830
Legal Desc: BRADLEY, LEWIS H ABS 00021 TR 832 .683 AC
Situs: PR 3328
DBA:
Exemptions:

Owner ID: 534553 Ownership: 100.00%
LENTZ STEVE
3016 HWY 271 N
PITTSBURG, TX 75686-4314

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 0
Land NHS: 10,000
Productivity Market: 0
Productivity Use: 0
Assessed Value: 10,000

Entity	Description	Pct.	Ex Code	Description
225	Titus County	100.00%		
230	Titus County Hospital	100.00%		
231	NTX Community College	100.00%		
902	Mount Pleasant ISD	100.00%		

Unpaid Bills Summary
No Information on File.

Paid Refunds Summary

Entity	Year	Statement ID	Date Refunded	Refund Amount Paid
225	2015	13598	02/04/2016	43.95
230	2015	13598	02/04/2016	16.88
231	2015	13598	02/04/2016	12.77
Total For Year 2015				73.60
Total Refunds Paid				73.60

*** End of Statement ***

NOTICE: This document is not a tax certificate and does not absolve a Taxpayer from tax liability in any way. If this document is found to be in error, it may be corrected by the Collection Office listed above. Responsibility to pay the remaining taxes rests entirely with the Taxpayer, as outlined in the Texas Property Tax Code.

Statement of Account

NOTICE: This is a statement of Taxes Due as of 08/06/2019 10:37:30AM
based upon the tax records of the tax office.

TITUS COUNTY TAX OFFICE
110 S MADISON SUITE A
MOUNT PLEASANT, TX 75455

Property Information

Property ID: 101296 Geo ID: 00021-00000-00833
 Legal Acres: 0.7000
 Legal Desc: BRADLEY, LEWIS H ABS 00021 TR 833 7 AC
 Situs: 90 PR 3328
 DBA:
 Exemptions:

Owner ID: 534658 Ownership: 100.00%
 LENTZ STEPHEN A
 PO BOX 832
 PITTSBURG, TX 75686-0832

Value Information

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	10,000
Productivity Market:	0
Productivity Use:	0
Assessed Value	10,000

Entity	Description	Pct.	Ex Code	Description
225	Titus County	100.00%		
230	Titus County Hospital	100.00%		
231	NTX Community College	100.00%		
902	Mount Pleasant ISD	100.00%		

Unpaid Bills Summary
No Information on File.

Paid Refunds Summary
No Information on File.

*** End of Statement ***

NOTICE: This document is not a tax certificate and does not absolve a Taxpayer from tax liability in any way. If this document is found to be in error, it may be corrected by the Collection Office listed above. Responsibility to pay the remaining taxes rests entirely with the Taxpayer, as outlined in the Texas Property Tax Code.

Statement of Account

NOTICE: This is a statement of Taxes Due as of 08/06/2019 10:33:59AM based upon the tax records of the tax office.

TITUS COUNTY TAX OFFICE
110 S MADISON SUITE A
MOUNT PLEASANT, TX 75455

Property Information

Property ID: 101140 Geo ID: 00021-00000-00834
Legal Acres: 0.7020
Legal Desc: BRADLEY, LEWIS H ABS 00021 TR 834 .702 AC
Situs: PR 3328
DBA:
Exemptions:

Owner ID: 534680
LENTZ RENTALS LLC
3016 HWY 271 N
PITTSBURG, TX 75686

Ownership: 100.00%

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 0
Land NHS: 10,000
Productivity Market: 0
Productivity Use: 0
Assessed Value 10,000

Entity	Description	Pct.	Ex Code	Description
225	Titus County	100.00%		
230	Titus County Hospital	100.00%		
231	NTX Community College	100.00%		
902	Mount Pleasant ISD	100.00%		

Unpaid Bills Summary
No Information on File.

Paid Refunds Summary
No Information on File.

*** End of Statement ***

NOTICE: This document is not a tax certificate and does not absolve a Taxpayer from tax liability in any way. If this document is found to be in error, it may be corrected by the Collection Office listed above. Responsibility to pay the remaining taxes rests entirely with the Taxpayer, as outlined in the Texas Property Tax Code.

Statement of Account

NOTICE: This is a statement of Taxes Due as of 08/06/2019 10:36:46AM
based upon the tax records of the tax office.

TITUS COUNTY TAX OFFICE
110 S MADISON SUITE A
MOUNT PLEASANT, TX 75455

Property Information

Property ID: 101295 Geo ID: 00021-00000-00835
 Legal Acres: 0.6830
 Legal Desc: BRADLEY, LEWIS H ABS 00021 TR 835 .683 AC
 Situs: PR 3228
 DBA:
 Exemptions:

Owner ID: 534680
 LENTZ RENTALS LLC
 3016 HWY 271 N
 PITTSBURG, TX 75686

Ownership: 100.00%

Value Information

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	10,000
Productivity Market:	0
Productivity Use:	0
Assessed Value	10,000

Entity	Description	Pct.	Ex Code	Description
225	Titus County	100.00%		
230	Titus County Hospital	100.00%		
231	NTX Community College	100.00%		
902	Mount Pleasant ISD	100.00%		

Unpaid Bills Summary
No Information on File.

Paid Refunds Summary
No Information on File.

*** End of Statement ***

NOTICE: This document is not a tax certificate and does not absolve a Taxpayer from tax liability in any way. If this document is found to be in error, it may be corrected by the Collection Office listed above. Responsibility to pay the remaining taxes rests entirely with the Taxpayer, as outlined in the Texas Property Tax Code.

Statement of Account

NOTICE: This is a statement of Taxes Due as of 08/06/2019 10:34:07AM
based upon the tax records of the tax office.

TITUS COUNTY TAX OFFICE
110 S MADISON SUITE A
MOUNT PLEASANT, TX 75455

Property Information

Property ID: 101141 Geo ID: 00021-00000-00836
 Legal Acres: 0.6920
 Legal Desc: BRADLEY, LEWIS H ABS 00021 TR 836 0.692 AC
 Situs: 2 PR 3328
 DBA:
 Exemptions:

Owner ID: 560523 Ownership: 100.00%
 LENTZ RENTALS LLC
 PO BOX 832
 PITTSBURG, TX 75686

Value Information

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	10,000
Productivity Market:	0
Productivity Use:	0
Assessed Value	10,000

Entity	Description	Pct.	Ex Code	Description
225	Titus County	100.00%		
230	Titus County Hospital	100.00%		
231	NTX Community College	100.00%		
902	Mount Pleasant ISD	100.00%		

Unpaid Bills Summary
No Information on File.

Paid Refunds Summary
No Information on File.

*** End of Statement ***

NOTICE: This document is not a tax certificate and does not absolve a Taxpayer from tax liability in any way. If this document is found to be in error, it may be corrected by the Collection Office listed above. Responsibility to pay the remaining taxes rests entirely with the Taxpayer, as outlined in the Texas Property Tax Code.

Statement of Account

NOTICE: This is a statement of Taxes Due as of 08/06/2019 10:34:14AM
based upon the tax records of the tax office.

TITUS COUNTY TAX OFFICE
110 S MADISON SUITE A
MOUNT PLEASANT, TX 75455

Property Information

Property ID: 101142 Geo ID: 00021-00000-00838
Legal Acres: 0.6880
Legal Desc: BRADLEY, LEWIS H ABS 00021 TR 838 688 AC
Situs: PR 3328
DBA:
Exemptions:

Owner ID: 534680
LENTZ RENTALS LLC
3016 HWY 271 N
PITTSBURG, TX 75686

Ownership: 100.00%

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 10,000
Land NHS: 0
Productivity Market: 0
Productivity Use: 0
Assessed Value 10,000

Entity	Description	Pct.	Ex Code	Description
225	Titus County	100.00%		
230	Titus County Hospital	100.00%		
231	NTX Community College	100.00%		
902	Mount Pleasant ISD	100.00%		

Unpaid Bills Summary
No Information on File.

Paid Refunds Summary
No Information on File.

*** End of Statement ***

NOTICE: This document is not a tax certificate and does not absolve a Taxpayer from tax liability in any way. If this document is found to be in error, it may be corrected by the Collection Office listed above. Responsibility to pay the remaining taxes rests entirely with the Taxpayer, as outlined in the Texas Property Tax Code.

Statement of Account

NOTICE: This is a statement of Taxes Due as of 08/06/2019 10:37:58AM based upon the tax records of the tax office.

TITUS COUNTY TAX OFFICE
110 S MADISON SUITE A
MOUNT PLEASANT, TX 75455

Property Information

Property ID: 102040 Geo ID: 00021-00000-00839
Legal Acres: 0.7020
Legal Desc: BRADLEY, LEWIS H ABS 00021 TR 839 .702 AC
Situs: PR 3328
DBA:
Exemptions:

Owner ID: 534553 Ownership: 100.00%
LENTZ STEVE
3016 HWY 271 N
PITTSBURG, TX 75686-4314

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 0
Land NHS: 10,000
Productivity Market: 0
Productivity Use: 0
Assessed Value 10,000

Entity	Description	Pct.	Ex Code	Description
225	Titus County	100.00%		
230	Titus County Hospital	100.00%		
231	NTX Community College	100.00%		
902	Mount Pleasant ISD	100.00%		

Unpaid Bills Summary
No Information on File.

Paid Refunds Summary
No Information on File.

*** End of Statement ***

NOTICE: This document is not a tax certificate and does not absolve a Taxpayer from tax liability in any way. If this document is found to be in error, it may be corrected by the Collection Office listed above. Responsibility to pay the remaining taxes rests entirely with the Taxpayer, as outlined in the Texas Property Tax Code.

Statement of Account

NOTICE: This is a statement of Taxes Due as of 08/06/2019 10:36:52AM based upon the tax records of the tax office.

TITUS COUNTY TAX OFFICE
110 S MADISON SUITE A
MOUNT PLEASANT, TX 75455

Property Information

Property ID: 102041 Geo ID: 00021-00000-00840
Legal Acres: 0.6890
Legal Desc: BRADLEY, LEWIS H ABS 00021 TR 840 .689 AC
Situs: 50 PR 3328
DBA:
Exemptions:

Owner ID: 534680
LENTZ RENTALS LLC
3016 HWY 271 N
PITTSBURG, TX 75686

Ownership: 100.00%

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 0
Land NHS: 10,000
Productivity Market: 0
Productivity Use: 0
Assessed Value 10,000

Entity	Description	Pct.	Ex Code	Description
225	Titus County	100.00%		
230	Titus County Hospital	100.00%		
231	NTX Community College	100.00%		
902	Mount Pleasant ISD	100.00%		

Unpaid Bills Summary
No Information on File.

Paid Refunds Summary
No Information on File.

*** End of Statement ***

NOTICE: This document is not a tax certificate and does not absolve a Taxpayer from tax liability in any way. If this document is found to be in error, it may be corrected by the Collection Office listed above. Responsibility to pay the remaining taxes rests entirely with the Taxpayer, as outlined in the Texas Property Tax Code.

Statement of Account

NOTICE: This is a statement of Taxes Due as of 08/06/2019 10:37:00AM
based upon the tax records of the tax office.

TITUS COUNTY TAX OFFICE
110 S MADISON SUITE A
MOUNT PLEASANT, TX 75455

Property Information

Property ID: 102042 Geo ID: 00021-00000-00841
 Legal Acres: 0.6890
 Legal Desc: BRADLEY, LEWIS H ABS 00021 TR 841 .689 AC
 Situs: PR 3228
 DBA:
 Exemptions:

Owner ID: 534680
 LENTZ RENTALS LLC
 3016 HWY 271 N
 PITTSBURG, TX 75686

Ownership: 100.00%

Value Information

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	10,000
Productivity Market:	0
Productivity Use:	0
Assessed Value	10,000

Entity	Description	Pct.	Ex Code	Description
225	Titus County	100.00%		
230	Titus County Hospital	100.00%		
231	NTX Community College	100.00%		
902	Mount Pleasant ISD	100.00%		

Unpaid Bills Summary
No Information on File.

Paid Refunds Summary
No Information on File.

*** End of Statement ***

NOTICE: This document is not a tax certificate and does not absolve a Taxpayer from tax liability in any way. If this document is found to be in error, it may be corrected by the Collection Office listed above. Responsibility to pay the remaining taxes rests entirely with the Taxpayer, as outlined in the Texas Property Tax Code.

Statement of Account

NOTICE: This is a statement of Taxes Due as of 08/06/2019 10:37:16AM based upon the tax records of the tax office.

TITUS COUNTY TAX OFFICE
110 S MADISON SUITE A
MOUNT PLEASANT, TX 75455

Property Information

Property ID: 611003024 Geo ID: 00021-00000-00844
Legal Acres: 6.9200
Legal Desc: BRADLEY, LEWIS H ABS 00021 TR 844 6.92 AC
Situs: PR 3328
DBA:
Exemptions:

Owner ID: 534680
LENTZ RENTALS LLC
3016 HWY 271 N
PITTSBURG, TX 75686

Ownership: 100.00%

Value Information

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	35,292
Productivity Market:	0
Productivity Use:	0
Assessed Value	35,292

Entity	Description	Pct.	Ex Code	Description
225	Titus County	100.00%		
230	Titus County Hospital	100.00%		
231	NTX Community College	100.00%		
902	Mount Pleasant ISD	100.00%		

Unpaid Bills Summary
No Information on File.

Paid Refunds Summary
No Information on File.

*** End of Statement ***

NOTICE: This document is not a tax certificate and does not absolve a Taxpayer from tax liability in any way. If this document is found to be in error, it may be corrected by the Collection Office listed above. Responsibility to pay the remaining taxes rests entirely with the Taxpayer, as outlined in the Texas Property Tax Code.

TAX RECEIPT

08/06/2019 11:05AM

** DUPLICATE **

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

Receipt Number

490997

PAID BY:

LENTZ RENTALS LLC
PO BOX 832
PITTSBURG, TX 75686

Property ID	Geo	Legal Acres	Owner Name and Address								
386	00021-00000-00830	1.3930	LENTZ STEVE PO BOX 832 PITTSBURG, TX 75686-0832								
Legal Description											
BRADLEY, LEWIS H ABS 00021 TR 830 1.393 AC											
Situs	DBA Name										
PR 3328 TX											
Entity	Year	Rate	Taxable Value	Stmt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
Mount Pleasant ISD	2018	1.21800	20,000	10847	N	243.60	0.00	0.00	0.00	0.00	243.60 243.60
Balance Due As Of 12/18/2018: .00											

Property ID	Geo	Legal Acres	Owner Name and Address								
101140	00021-00000-00834	0.7020	LENTZ RENTALS LLC 3016 HWY 271 N PITTSBURG, TX 75686								
Legal Description											
BRADLEY, LEWIS H ABS 00021 TR 834 702 AC											
Situs	DBA Name										
PR 3328 TX											
Entity	Year	Rate	Taxable Value	Stmt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
Mount Pleasant ISD	2018	1.21800	10,000	10837	N	121.80	0.00	0.00	0.00	0.00	121.80 121.80
Balance Due As Of 12/18/2018: .00											

Property ID	Geo	Legal Acres	Owner Name and Address								
101141	00021-00000-00836	0.6920	LENTZ RENTALS LLC PO BOX 832 PITTSBURG, TX 75686								
Legal Description											
BRADLEY, LEWIS H ABS 00021 TR 836 0.692 AC											
Situs	DBA Name										
2 PR 3328 TX											
Entity	Year	Rate	Taxable Value	Stmt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
Mount Pleasant ISD	2018	1.21800	10,000	10844	N	121.80	0.00	0.00	0.00	0.00	121.80 121.80
Balance Due As Of 12/18/2018: .00											

TAX RECEIPT

08/06/2019 11:05AM

** DUPLICATE **

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

Receipt Number

490997

PAID BY:

LENTZ RENTALS LLC
PO BOX 832
PITTSBURG, TX 75686

Property ID	Geo	Legal Acres	Owner Name and Address	
101142	00021-00000-00838	0.6880	LENTZ RENTALS LLC 3016 HWY 271 N PITTSBURG, TX 75686	
Legal Description				
BRADLEY, LEWIS H ABS 00021 TR 838 .688 AC				
Situs	DBA Name			
PR 3328 TX				

Entity	Year	Rate	Taxable Value	Stmnt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
Mount Pleasant ISD	2018	1.21800	10,000	10838	N	121.80	0.00	0.00	0.00	0.00	121.80 121.80

Balance Due As Of 12/18/2018: .00

Property ID	Geo	Legal Acres	Owner Name and Address	
101295	00021-00000-00835	0.6830	LENTZ RENTALS LLC 3016 HWY 271 N PITTSBURG, TX 75686	
Legal Description				
BRADLEY, LEWIS H ABS 00021 TR 835 .683 AC				
Situs	DBA Name			
PR 3228 TX				

Entity	Year	Rate	Taxable Value	Stmnt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
Mount Pleasant ISD	2018	1.21800	10,000	10839	N	121.80	0.00	0.00	0.00	0.00	121.80 121.80

Balance Due As Of 12/18/2018: .00

Property ID	Geo	Legal Acres	Owner Name and Address	
101296	00021-00000-00833	0.7000	LENTZ STEPHEN A PO BOX 832 PITTSBURG, TX 75686-0832	
Legal Description				
BRADLEY, LEWIS H ABS 00021 TR 833 .7 AC				
Situs	DBA Name			
90 PR 3328 TX				

Entity	Year	Rate	Taxable Value	Stmnt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
Mount Pleasant ISD	2018	1.21800	10,000	10846	N	121.80	0.00	0.00	0.00	0.00	121.80 121.80

Balance Due As Of 12/18/2018: .00

TAX RECEIPT

08/06/2019 11:05AM

** DUPLICATE **

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

Receipt Number
490997

PAID BY:

LENTZ RENTALS LLC
 PO BOX 832
 PITTSBURG, TX 75686

Property ID	Geo	Legal Acres	Owner Name and Address								
101560	00021-00000-00832	0.6830	LENTZ STEVE 3016 HWY 271 N PITTSBURG, TX 75686-4314								
Legal Description											
BRADLEY, LEWIS H ABS 00021 TR 832 .683 AC											
Situs			DBA Name								
PR 3328 TX											
Entity	Year	Rate	Taxable Value	Stmt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
Mount Pleasant ISD	2018	1.21800	10,000	10849	N	121.80	0.00	0.00	0.00	0.00	121.80 121.80
Balance Due As Of 12/18/2018: .00											

Property ID	Geo	Legal Acres	Owner Name and Address								
102040	00021-00000-00839	0.7020	LENTZ STEVE 3016 HWY 271 N PITTSBURG, TX 75686-4314								
Legal Description											
BRADLEY, LEWIS H ABS 00021 TR 839 .702 AC											
Situs			DBA Name								
PR 3328 TX											
Entity	Year	Rate	Taxable Value	Stmt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
Mount Pleasant ISD	2018	1.21800	10,000	10850	N	121.80	0.00	0.00	0.00	0.00	121.80 121.80
Balance Due As Of 12/18/2018: .00											

Property ID	Geo	Legal Acres	Owner Name and Address								
102041	00021-00000-00840	0.6890	LENTZ RENTALS LLC 3016 HWY 271 N PITTSBURG, TX 75686								
Legal Description											
BRADLEY, LEWIS H ABS 00021 TR 840 .689 AC											
Situs			DBA Name								
50 PR 3328 TX											
Entity	Year	Rate	Taxable Value	Stmt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
Mount Pleasant ISD	2018	1.21800	10,000	10840	N	121.80	0.00	0.00	0.00	0.00	121.80 121.80
Balance Due As Of 12/18/2018: .00											

TAX RECEIPT

08/06/2019 11:05AM

** DUPLICATE **

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

Receipt Number

490997

Date Posted	12/18/2018
Payment Type	P
Payment Code	Full
Total Paid	\$1,891.46

PAID BY:

LENTZ RENTALS LLC
 PO BOX 832
 PITTSBURG, TX 75686

Property ID	Geo	Legal Acres	Owner Name and Address		
102042	00021-00000-00841	0.6890	LENTZ RENTALS LLC 3016 HWY 271 N PITTSBURG, TX 75686		
Legal Description					
BRADLEY, LEWIS H ABS 00021 TR 841 .689 AC					
Situs	DBA Name				
PR 3228 TX					

Entity	Year	Rate	Taxable Value	Stmnt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
Mount Pleasant											
ISD	2018	1.21800	10,000	10841	N	121.80	0.00	0.00	0.00	0.00	121.80
											121.80

Balance Due As Of 12/18/2018: .00

Property ID	Geo	Legal Acres	Owner Name and Address		
102838	00021-00000-00843	0.7000	LENTZ RENTALS LLC PO BOX 832 PITTSBURG, TX 75686		
Legal Description					
BRADLEY, LEWIS H ABS 00021 TR 843 .7 AC HUD# TRA0231276					
Situs	DBA Name				
91 PR 3328 TX					

Entity	Year	Rate	Taxable Value	Stmnt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
Mount Pleasant											
ISD	2018	1.21800	10,000	10845	N	121.80	0.00	0.00	0.00	0.00	121.80
											121.80

Balance Due As Of 12/18/2018: .00

Property ID	Geo	Legal Acres	Owner Name and Address		
291253	00021-00000-00844	6.9200	LENTZ RENTALS LLC 3016 HWY 271 N PITTSBURG, TX 75686		
Legal Description					
BRADLEY, LEWIS H ABS 00021 TR 844 6.92 AC					
Situs	DBA Name				
PR 3328 TX					

Entity	Year	Rate	Taxable Value	Stmnt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
Mount Pleasant											
ISD	2018	1.21800	35,292	10843	N	429.86	0.00	0.00	0.00	0.00	429.86
											429.86

Balance Due As Of 12/18/2018: .00

Tender	Details	Description	Amount
Check	2080		1891.46
			1891.46

Operator	Batch	Total Paid
SHEILA	9279 (12/18/2018 SK)	1,891.46