

#617

KINGSWAY ACRES
 TITUS COUNTY, TEXAS
 THOMAS HILL SURVEY
 ABSTRACT NO. 260

LEGAL DESCRIPTION

Being a lot, tract or parcel of land situated in the Thomas Hill Survey, Abstract No. 260, Titus County, Texas, and being all of that certain called 49.10 acre tract of land conveyed from Gerald Paisley et ux to Kingsway Property Investments Inc, by General Warranty Deed, as recorded in File No. 20192143, Public Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with plastic cap stamped (CBG INC) at the Northeast corner of said 49.10 acre tract, and the Northwest corner of a called 25 acre tract conveyed to Judith Hollingsworth, by deed as recorded in Volume 1423, Page 221, Real Property Records, Titus County, Texas, said point being in the South line of a called 111.38 acre tract described in a document recorded in Volume 353, Page 016, Deed Records, Titus County, Texas;

THENCE, South 01 Degrees 21 Minutes 34 Seconds East, with the East line of said 49.10 acre tract, and the West line of said 25 acre tract, and passing at a distance of 1,150.86 feet, a 1/2 inch iron rod found with plastic cap stamped (CBG INC) for witness, and continuing on for a total distance of 1,180.75 feet to a point for corner in County Road No. 4360 at the Southeast corner of said 49.10 acre tract, and the Southwest corner of said 25 acre tract, said point being in the North line of a called 23.919 acre tract conveyed to Larry Richards, by deed as recorded in File No. 20163529, Public Records, Titus County, Texas;

THENCE, South 88 Degrees 43 Minutes 08 Seconds West, with the South line of said 49.10 acre tract, the North line of said 23.919 acre tract, and said County Road No. 4360, and passing a Northwest corner of said 23.919 acre tract, and the Northeast corner of a called one acre tract conveyed to Gerald Clark et ux, by deed as recorded in Volume 1400, Page 040, Real Property Records, Titus County, Texas, and continuing on for a total distance of 615.91 feet to a 5/8 inch iron rod found at the Northwest corner of said one acre tract, and a Northeast corner of a called 23.919 acre tract conveyed to Larry Richards, by deed as recorded in Volume 1868, Page 174, Real Property Records, Titus County, Texas;

THENCE, South 88 Degrees 29 Minutes 07 Seconds West, with the South line of said 49.10 acre tract, the North line of said 23.919 acre tract, (1868/174), and said County Road No. 4360, a distance of 678.30 feet to a railroad spike found at the Northwest corner of said 23.919 acre tract, (1868/174), and the Northeast corner of the remainder of a called 25.70 acre tract conveyed to Gerald Paisley et ux, by deed as recorded in File No. 20123443, Real Property Records, Titus County, Texas;

THENCE, South 88 Degrees 32 Minutes 34 Seconds West, with the South line of said 49.10 acre tract, the North line of the remainder of said 25.70 acre tract, and said County Road No. 4360, a distance of 482.30 feet to a 60d nail found at the Southwest corner of said 49.10 acre tract, and the Southeast corner of the remainder of a called 42.75 acre tract conveyed to Jose German et al, by deed as recorded in File No. 20093841, Real Property Records, Titus County, Texas;

THENCE, North 01 Degrees 33 Minutes 33 Seconds West, with the West line of said 49.10 acre tract, the East line of the remainder of said 42.75 acre tract, and County Road No. 4330, and passing the Northeast corner of the remainder of said 42.75 acre tract, and the Southeast corner of a called 2.478 acre tract conveyed to Jonathan Shumate et ux, by deed as recorded in Volume 1839, Page 225, Real Property Records, Titus County, Texas, and continuing on for a total distance of 640.41 feet to a point for corner;

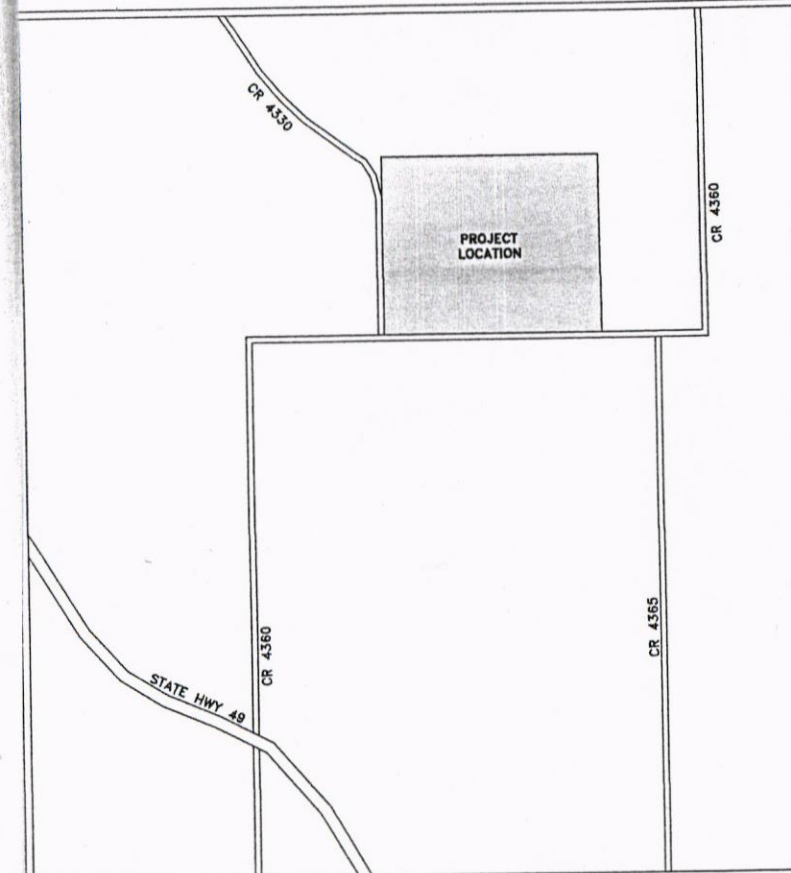
THENCE, North 00 Degrees 18 Minutes 21 Seconds West, with the West line of said 49.10 acre tract, the East line of said 2.478 acre tract, and County Road No. 4330, and passing the Northeast corner of said 2.478 acre tract, and a Southeast corner of a called 4.30 acre tract conveyed to Roberto Reyes, by deed as recorded in File No. 20153392, Real Property Records, Titus County, Texas, and continuing on for a total distance of 573.06 feet to a 1/2 inch iron rod found with plastic cap stamped (CBG INC) at the Northwest corner of said 49.10 acre tract, said point being in the South line of said 111.38 acre tract;

THENCE, South 85 Degrees 27 Minutes 57 Seconds East, with the North line of said 49.10 acre tract, and the South line of said 111.38 acre tract, a distance of 15.87 feet to a 1/2 inch iron rod found with plastic cap stamped (CBG INC);

THENCE, North 87 Degrees 36 Minutes 03 Seconds East, with the North line of said 49.10 acre tract, and the South line of said 111.38 acre tract, a distance of 534.92 feet to a 1/2 inch iron rod found with plastic cap stamped (CBG INC);

THENCE, South 89 Degrees 28 Minutes 54 Seconds East, with the North line of said 49.10 acre tract, and the South line of said 111.38 acre tract, a distance of 1,180.51 feet to a 1/2 inch iron rod found with plastic cap stamped (CBG INC);

THENCE, North 88 Degrees 55 Minutes 37 Seconds East, with the North line of said 49.10 acre tract, and the South line of said 111.38 acre tract, a distance of 37.71 feet to the POINT OF BEGINNING and CONTAINING 2,139,031 square feet or 49.11 acres of land.



KINGSWAY ACRES TITUS COUNTY, TEXAS	
DATE:	08/16/19
SCALE:	1:200
JOB NO.:	2019-809
CLIENT:	KINGSWAY
TECHNICIAN:	J.B.K.

**BY-LINE
SURVEYING LLC**

P.O. BOX 834
 Emory, Tx 75440
 Ph: (903) 473-5150
 Firm No: 10194233
 www.bylinesurveying.com

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Titus County Sheriff's Office

304 South Van Buren, Mount Pleasant, Texas, 75455

Phone (903) 572 - 6641

Fax (903) 577 - 8038

Timothy C. Ingram, Sheriff

To: Judge Brian Lee
From: Sgt. Clint Bain
Ref: Kingsway Acres Subdivision

Date: 10032019

Sir,

On or about September 4, 2019 Michael Barley met me at the Titus County Sheriff's and submitted a Subdivision Site Plan for On-Site Sewage completed by Professional Engineer George Earl Sanford. The Site Plan is for the proposed Kingsway Acres Subdivision located at the intersection of CR4360 and CR4330 (northeast corner) and is identified currently by the Titus County Appraisal District as Parcel ID: 4373. The total acreage of the property is 49.10 acres. The proposed subdivision of this property will divide it into six (6) lots ranging from 5.10 acres to 15.31 acres as follows: Lot #1 5.10 acres, Lot #2 5.30 acres, Lot #3 5.20 acres, Lot #4 5.10 acres, Lot #5 13.10 acres and Lot #6 15.31 acres.

Lots #1 and #2 have frontage along CR4330 for road access. Lot #3 has frontage along CR4330 and CR4360 as it is the corner lot and has road access along both for access. Lots #4, #5, and #6 each have road frontage along CR4360 for road access. The small drawings submitted to me did not provide the distance or length of road frontage for each of the 6 lots, however that information should be shown on the survey plats submitted to the commissioners' court.

I have reviewed Subdivision Site Plan for On-Site Sewage for the Kingsway Acres Subdivision and find that the plan meets the requirements of TAC 285.4(c). Additionally the Subdivision Site Plan well exceeds the minimum lot sizing requirement as specified in Titus County's local orders regarding On-Site Sewage Facilities. I recommend that Michael Barley proceed with his plans for developing the Kingsway Acres Subdivision and complete the remaining steps in the development process.

I do note as a reminder to all parties concerned, in the event that any of the 6 lots are divided creating smaller lots that do not meet the exemptions to subdividing property listed in Local Government Code 232 and in Texas Administrative Code 285.4 then the process and procedures for re-platting and subdividing the property must be met.

Respectfully,

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

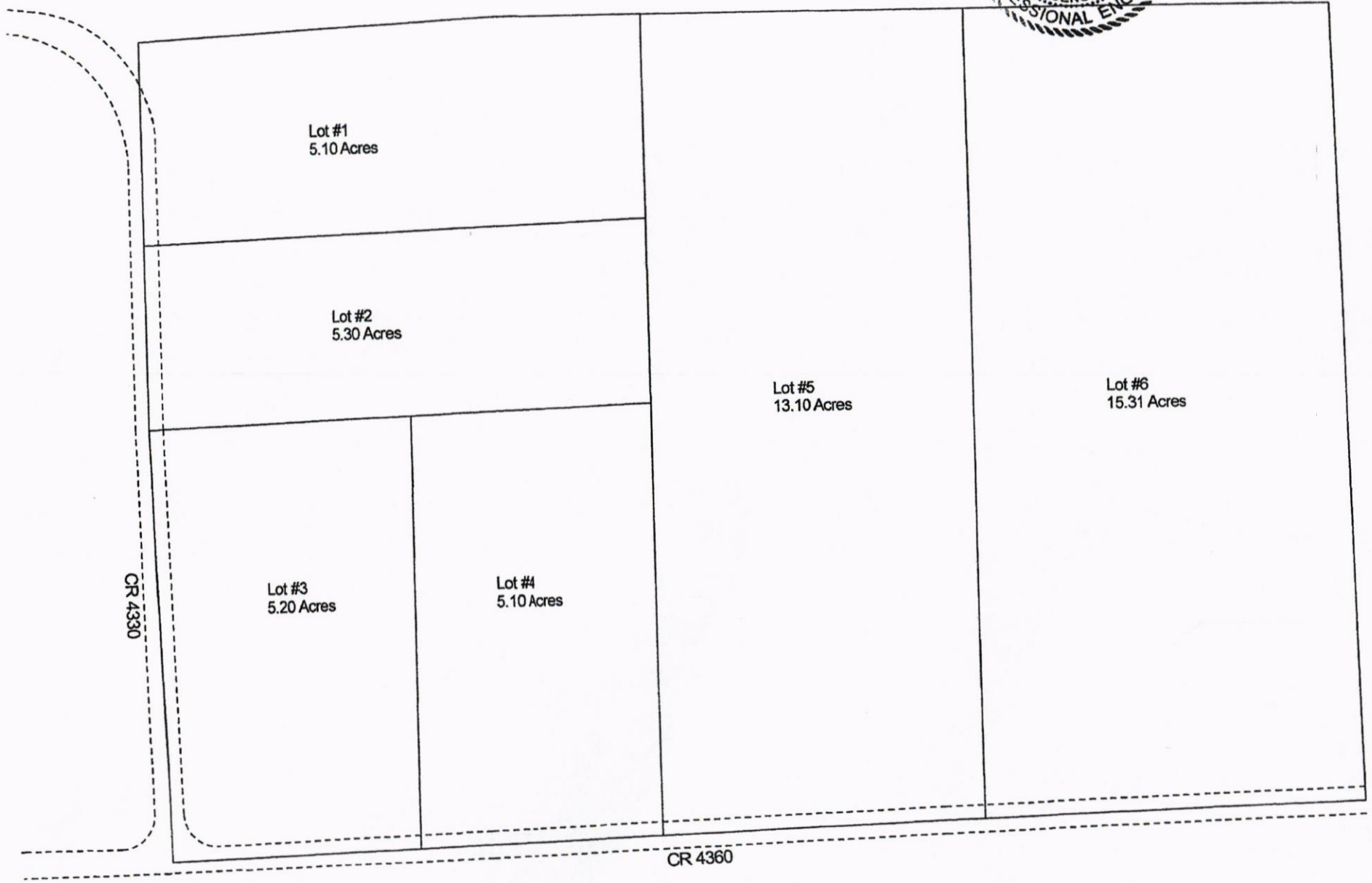
Sgt. Clint Bain
Environmental Investigator
Titus County Sheriff's Office
304 S. Van Buren
Mt. Pleasant, TX 75455
(903)572-6641 ext 5606

Kingsway Acres
CR 4330 & CR 4360
Mt Pleasant, Texas 75455

Attachment A Site Plan

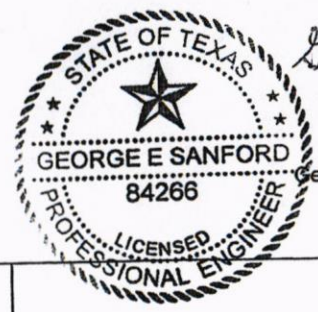


George Sanford
9/4/19
George Sanford
F9457

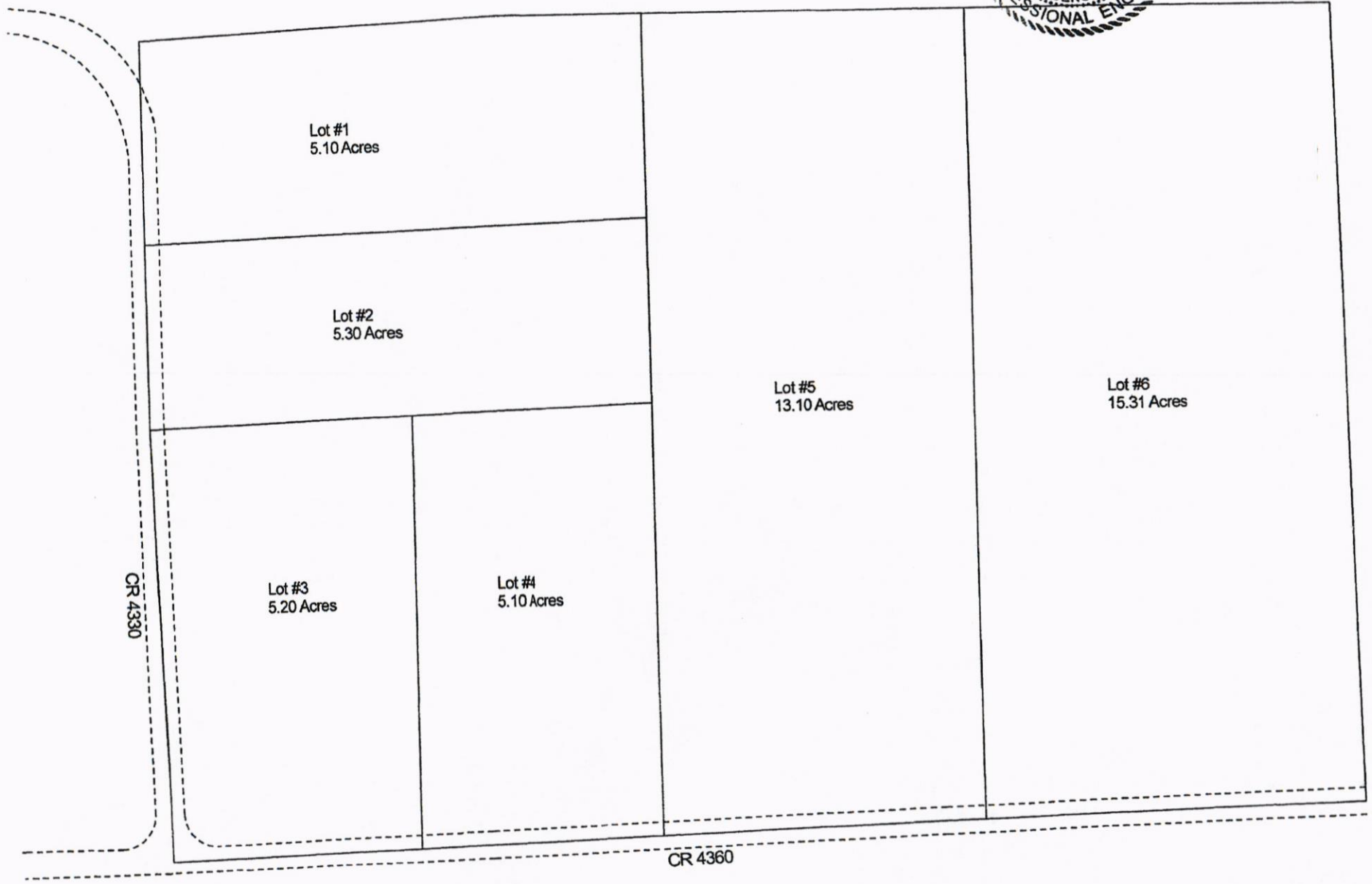


Kingsway Acres
CR 4330 & CR 4360
Mt Pleasant, Texas 75455

Attachment A Site Plan



George Sanford
9/4/19
George Sanford
F9457



TRI SPECIAL UTILITY DISTRICT

300 WEST 16TH

MOUNT PLEASANT, TEXAS 75455

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

September 10, 2019

Re: 5 meters on County Road 4330

To Whom it May Concern:

An engineering study has been conducted regarding the above proposed properties and has been approved for the 5 meters by Tri Special Utility District.



Aaron Gann
General Manager



TO: Michael Barley, Kings Way Acres Subdivision, Titus County

FROM: Patricia Fleming, 9-1-1 Addressing Technician

DATE: September 10, 2019

SUBJECT: **9-1-1 Addresses**

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

Addresses are issued for structures that are existing, in the process of being built, or about to be built. Per guidelines, ATCOG does not issue addresses for raw land. Once a homeowner is going to build a home, they should contact ATCOG for an address and one will be issued at that time, based on where their driveway meets the road. 9-1-1 addresses are required for setting up utility services and for receiving mail.

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).



9/16/19

RE: Fire Services in Titus County

To Whom It May Concern:

Based upon the submitted Plat of the proposed subdivision referred to as Kingsway Acres and located at County Roads 4330 and 4360, the Mt. Pleasant Fire Department is aware that you have added a new 6-tract subdivision. All emergency services will be provided and remain the same

Sincerely,

Larry McRae, Fire Chief
Mt. Pleasant Fire Dept.

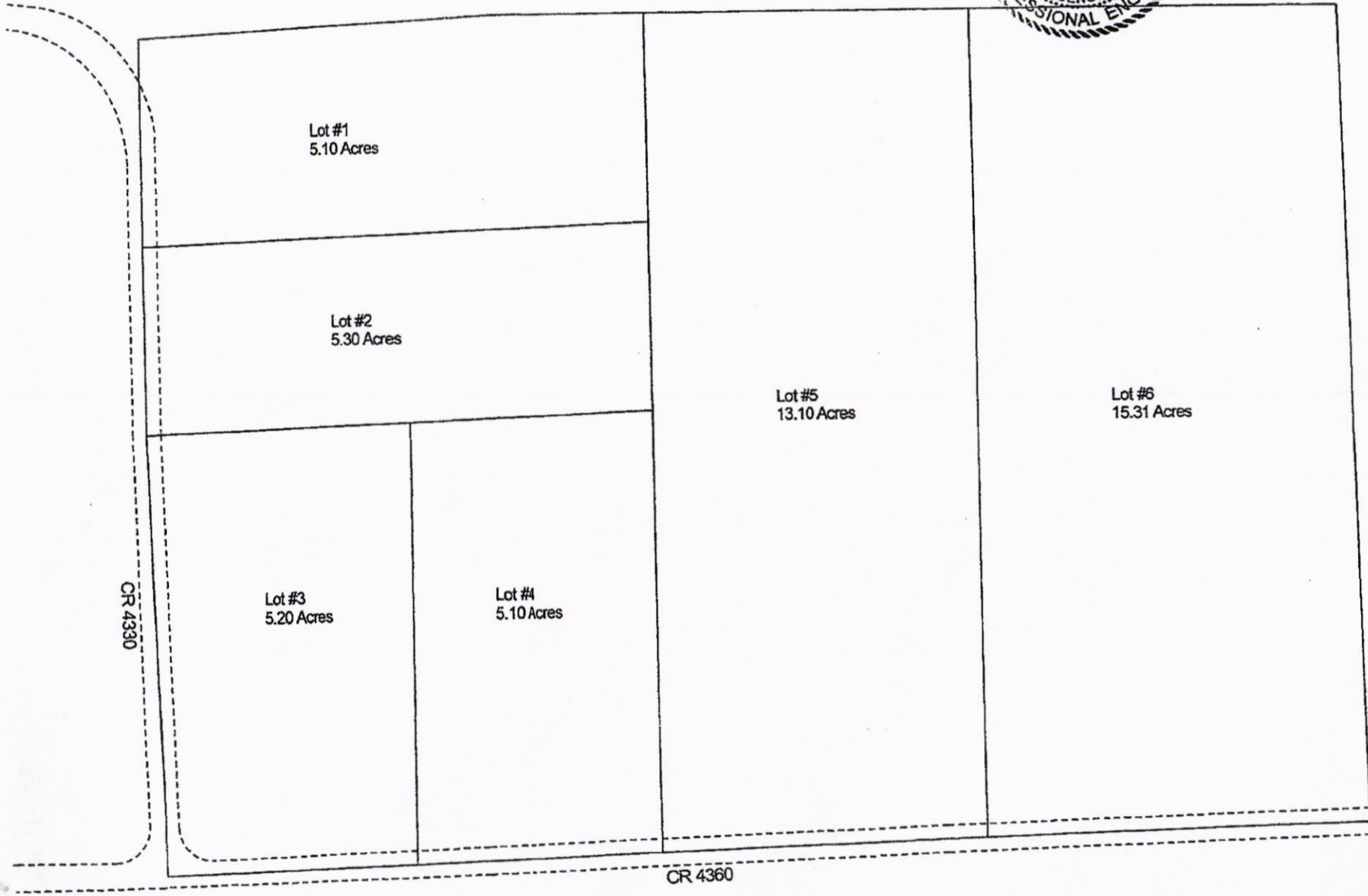
Kingsway Acres
CR 4330 & CR 4360
Mt Pleasant, Texas 75455



Attachment A Site Plan



George Sanford
9/4/19
George Sanford
F9457



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

Property Information	
Property ID: 4373	Geo ID: 00260-00000-02100
Legal Acres: 49.1000	
Legal Desc: HILL, THOMAS ABS 00260 TR 2100 49.1 AC	
Situs: CR 4360	
DBA:	
Exemptions:	

Owner ID: 564646 100.00%
KINGSWAY PROPERTY INVESTMENTS INC
1610 SHADYWOOD LANE
MOUNT PLEASANT, TX 75455

For Entities	Value Information
NTX Community College	Improvement HS: 0
Titus County	Improvement NHS: 0
Titus County Hospital	Land HS: 0
	Land NHS: 0
	Productivity Market: 147,300
	Productivity Use: 5,738
	Assessed Value: 5,738

Property is receiving Ag Use

Current/Delinquent Taxes

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

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

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
09/09/2019	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00
Effective Date: 09/09/2019	Total Due if paid by: 09/30/2019	10.00

Tax Certificate Issued for:	Taxes Paid in 2018
Titus County	29.17
Titus County Hospital	11.87
NTX Community College	7.46

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

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

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 09/09/2019
Requested By: KINGSWAY PROPERTY INVESTM
Fee Amount: 10.00
Reference #: N/A


Signature of Authorized Officer of Collecting Office

Issued By:

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

Property Information

Property ID: 4373 Geo ID: 00260-00000-02100
Legal Acres: 49.1000
Legal Desc: HILL, THOMAS ABS 00260 TR 2100 49.1 AC
Situs: CR 4360 TX
DBA:
Exemptions:

Owner ID: 148490 100.00%
KINGSWAY PROPERTY INVESTMENTS INC
1610 SHADYWOOD LANE
MOUNT PLEASANT, TX 75455

For Entities

Value Information

Chapel Hill ISD	Improvement HS:	0
	Improvement NHS:	0
	Land HS:	0
	Land NHS:	0
	Productivity Market:	147,300
	Productivity Use:	5,738
	Assessed Value	5,738

Property is receiving Ag Use

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Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
09/09/2019	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00
Effective Date: 09/09/2019	Total Due if paid by: 09/30/2019	10.00

Tax Certificate Issued for: Taxes Paid in 2018
Chapel Hill ISD 65.75

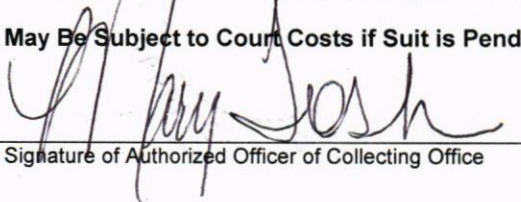
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