



# 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: Neill Subdivision (Phase 1) Site Plan

05052020

Sir,

On or about December 9, 2019 communication with Shawn Napier Municipal Division Manager of EST Inc. (Engineering Services & Testing) was begun in regards to the proposed Neil Subdivision. The proposes subdivision is to be located on FM1735 and CR4815 in PCT 4 and will be completed in two phases. The first phase will consist of multifamily units (triplex) constructed along a new dead end road with cul-de-sac to be constructed on the north side of CR4815. These multifamily units will be on 7 lots ranging from 1.65 acres to 2.20 acres. This is in accordance with requirements listed in the Titus County Local Orders Regarding On-Site Sewage.

Additionally, Mr. Napier has since provided all the required documents and information as required in TAC 285.4. These documents have included drawings of the proposed lots with structures and sewage disposal areas drawn specifying that disposal areas were calculated at twice the amount of water usage volume estimate for each structure as is specified in the Titus County Local Orders Regarding On-Site Sewage.

I have reviewed all of the information submitted by Mr. Napier and I am satisfied with his work and findings and I feel that they may proceed with proposed Neill Subdivision.

In my communications with Mr. Napier I have informed him of the requirements listed in the Titus County Planning and Development Procedures as to road construction and have encouraged that he and clients meet with Commissioner Jimmy Parker on the matter.

1000 Ft.

Respectfully,

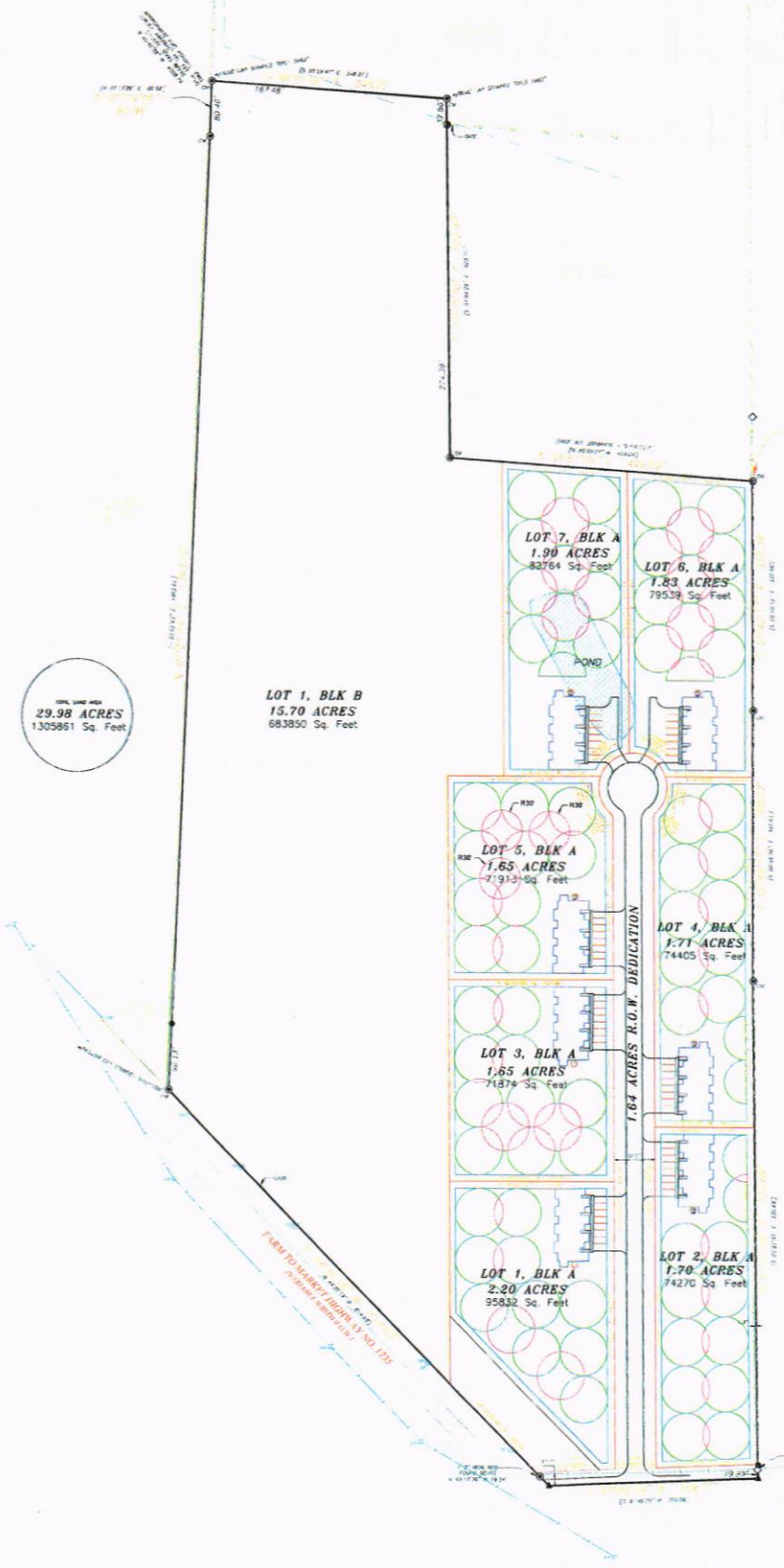
  
\_\_\_\_\_  
Sgt. Clint Bain

cc. Shawn Napier

# NEILL SUBDIVISION - SITE PLAN

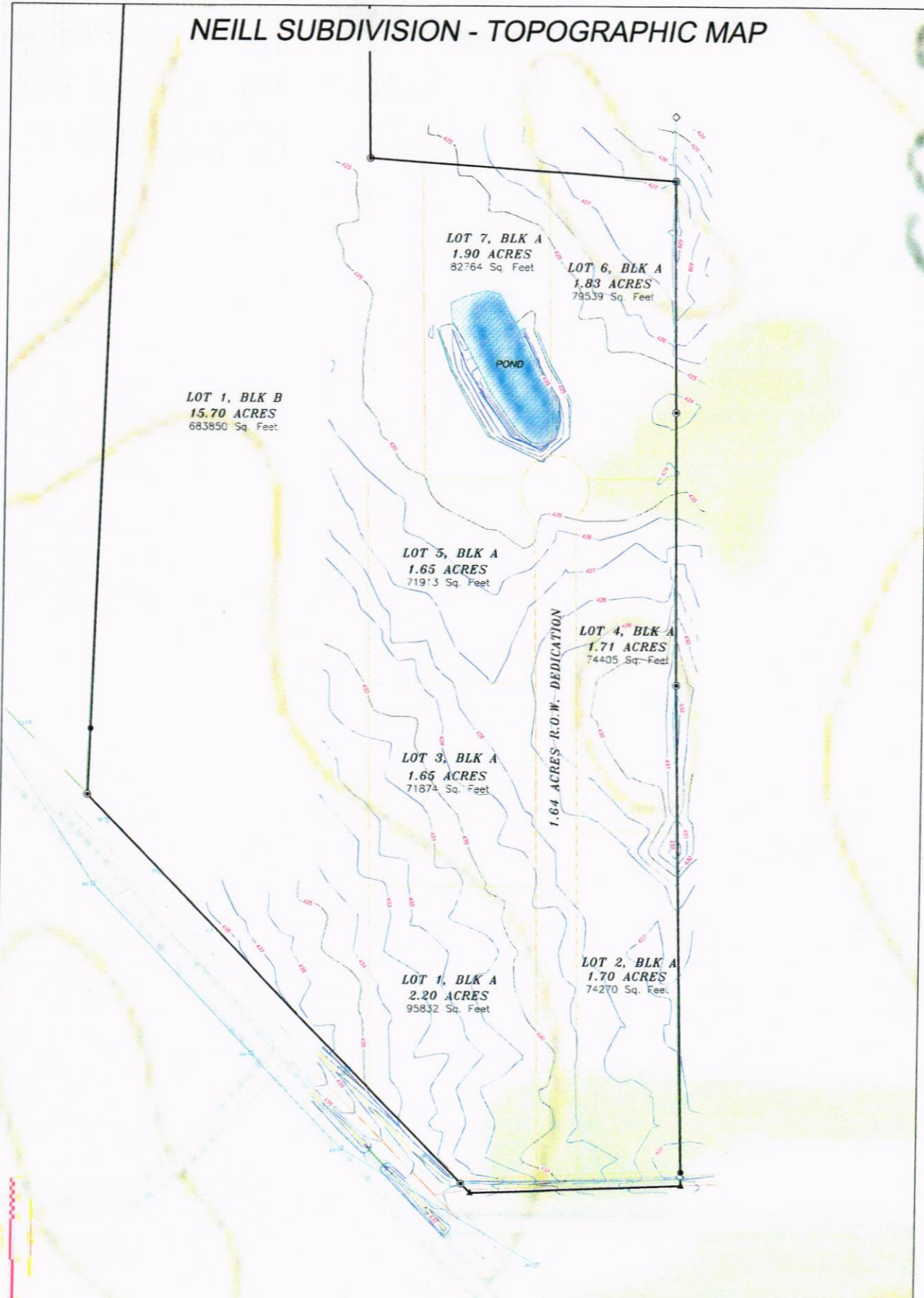
- NOTE:**
- 1: ALL SPRINKLER HEAD RADII ARE 35-FEET UNLESS SPECIFIED FOR BOTH 360 DEG. AND 180 DEG.
  - 2: ALL QUADPLEXES HAVE 8 BEDROOMS AND ARE APPROXIMATELY 4900 SQ. FT.
  - 3: ALL SEPTIC SYSTEMS WILL HAVE A COMMERCIAL TIMER IN ORDER TO DECREASE THE PROPERTY SETBACK TO 10-FEET.
  - 4: POND ON LOT 20 TO BE FILLED IN.
  - 5: NO KNOWN WATER WELLS ON PROPERTY

**FLOOD NOTE:** By graphic plotting only, this property DOES NOT appear to lie within a 100 year flood zone area, according to Flood Insurance Rate Map No. 49449C0375D, dated September 29, 2010, published by the Federal Emergency Management Agency.



SHEET NUMBER <b>C10</b>	JOB NO.: 6096801 DATE: 03/24/2010 DESIGNED BY: J.E. CHERRY, P.E. CHECKED BY: S.H.	SITE PLAN	NEILL SUBDIVISION 360 PRIVATE ROAD 52363 PITTSBURG, TX 75686	REV. DATE DESCRIPTION BY	REGISTRATION NO. 130877 <b>EST, Inc.</b> 1500 CLARKSVILLE STREET, PARIS, TX. 75460 Ph. (903) 732-6303 www.estinc.com
		NEILL SUBDIVISION 360 PRIVATE ROAD 52363 PITTSBURG, TX 75686	REV. DATE DESCRIPTION BY		

# NEILL SUBDIVISION - TOPOGRAPHIC MAP



**LOT 1, BLK B**  
**15.70 ACRES**  
 683850 Sq. Feet

**LOT 7, BLK A**  
**1.90 ACRES**  
 82764 Sq. Feet

**LOT 6, BLK A**  
**1.83 ACRES**  
 79539 Sq. Feet

**LOT 5, BLK A**  
**1.65 ACRES**  
 71913 Sq. Feet

**LOT 4, BLK A**  
**1.71 ACRES**  
 74405 Sq. Feet

**LOT 3, BLK A**  
**1.65 ACRES**  
 71874 Sq. Feet

**1.64 ACRES R.O.W. DEDICATION**

**LOT 1, BLK A**  
**2.20 ACRES**  
 95832 Sq. Feet

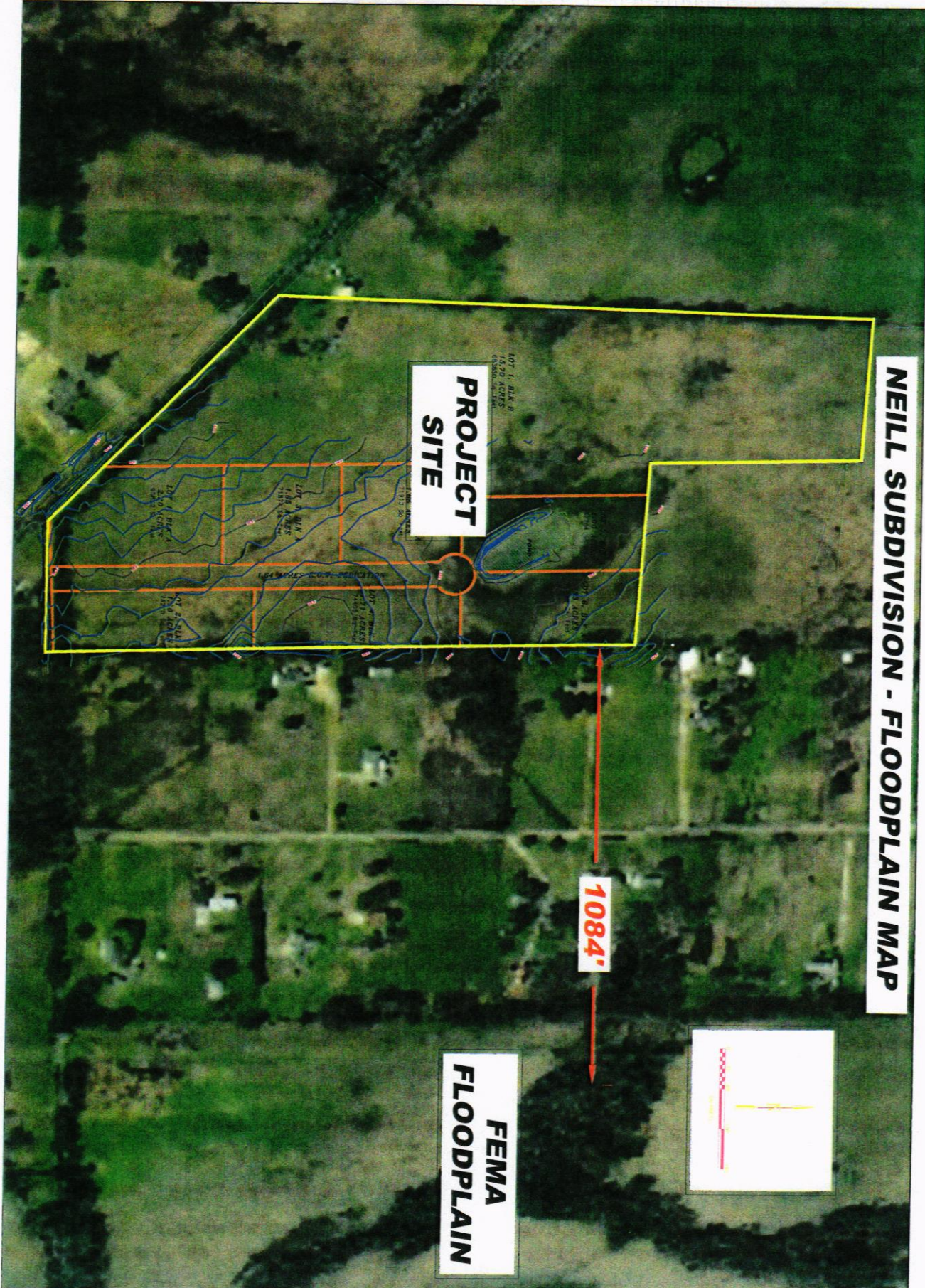
**LOT 2, BLK A**  
**1.70 ACRES**  
 74270 Sq. Feet

JOB NO. 090001  
 DATE: 03/24/2010  
 DESIGNED BY: J.E. GRAY  
 CHECKED BY: S.H.  
 SHEET NUMBER C2.0

**NEILL SUBDIVISION**  
 360 PRIVATE ROAD 52363  
 PITTSBURG, TX 75686

REV.	DATE	DESCRIPTION	BY

**EST, Inc.**  
 1500 CLARKSVILLE STREET, PARIS, TX. 75460  
 Ph. (903) 732-6303  
 www.estinc.com

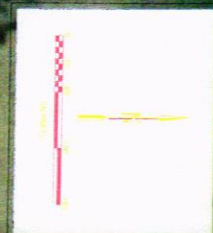



**NEILL SUBDIVISION - FLOODPLAIN MAP**

**PROJECT SITE**

**1084'**

**FEMA FLOODPLAIN**



SHEET NUMBER <b>03.0</b>	JOB NO. 000001 DATE: 09/24/06 DESIGNED BY: J.E. DRAWN BY: C.D. CHECKED BY: S.N.	100-YEAR FLOODPLAIN MAP	<b>NEILL SUBDIVISION</b> 360 PRIVATE ROAD 52363 PITTSBURG, TX 75686			REGISTRATION NO. F-10777	 EST, Inc. 1500 CLARKSVILLE STREET, PARIS, TX, 75460 Ph. (903) 732-6303 www.estinc.com
			REV. DATE DESCRIPTION BY				



April 2, 2020

Gary Neil  
360 Private Road 52363  
Pittsburg, TX 75686

Re: **OSSF Type Selection**

Mr. Neill,

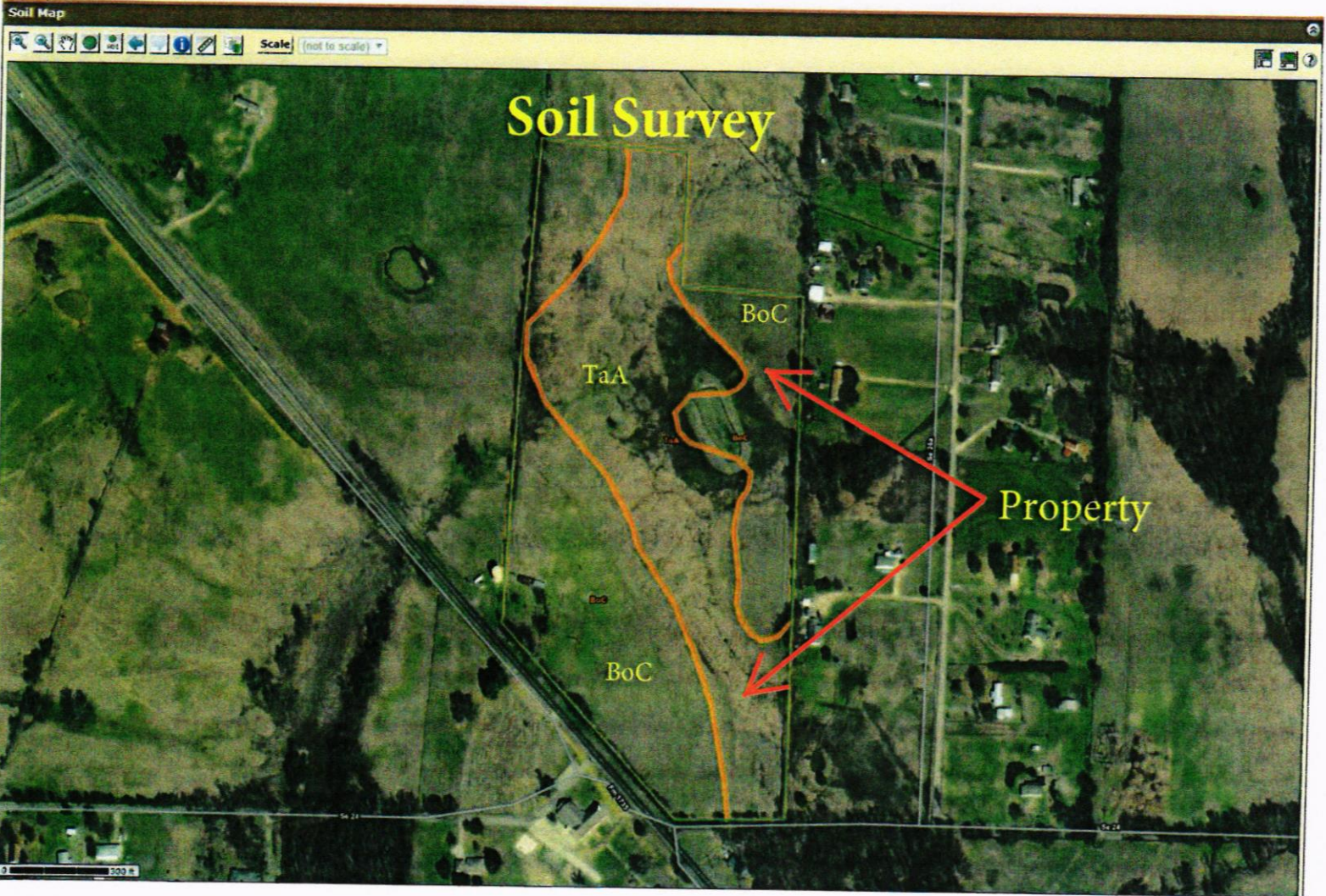
The following information details the type of On-Site Sewage Facilities (OSSF) for your proposed development in Titus County. The proposed development will consist of seven multi-family lots on a 12.64-acre tract. The tract is located at the northeast corner of the intersection of FM 1735 and CR 4815. Two different soil types are located on the property per the USDA soil survey maps. The soil types include the Bowie (BoC) and Talco (TaA) Series. A map is attached showing the locations of the soil types and the property. The BoC is a Bowie fine sandy loam with 1 to 5 % slopes. The TaA is a Talco-Raino complex with 0 to 1 percent slopes.

The owner would like to use an aerobic system with surface spray application which is suitable in these soil types. The soil type suitability information is available in Table XIII: Disposal and Treatment Selection Criteria listed in Chapter 285 of the Texas Administrative Code Title 30, Part 1, Subchapter A.

Sincerely,

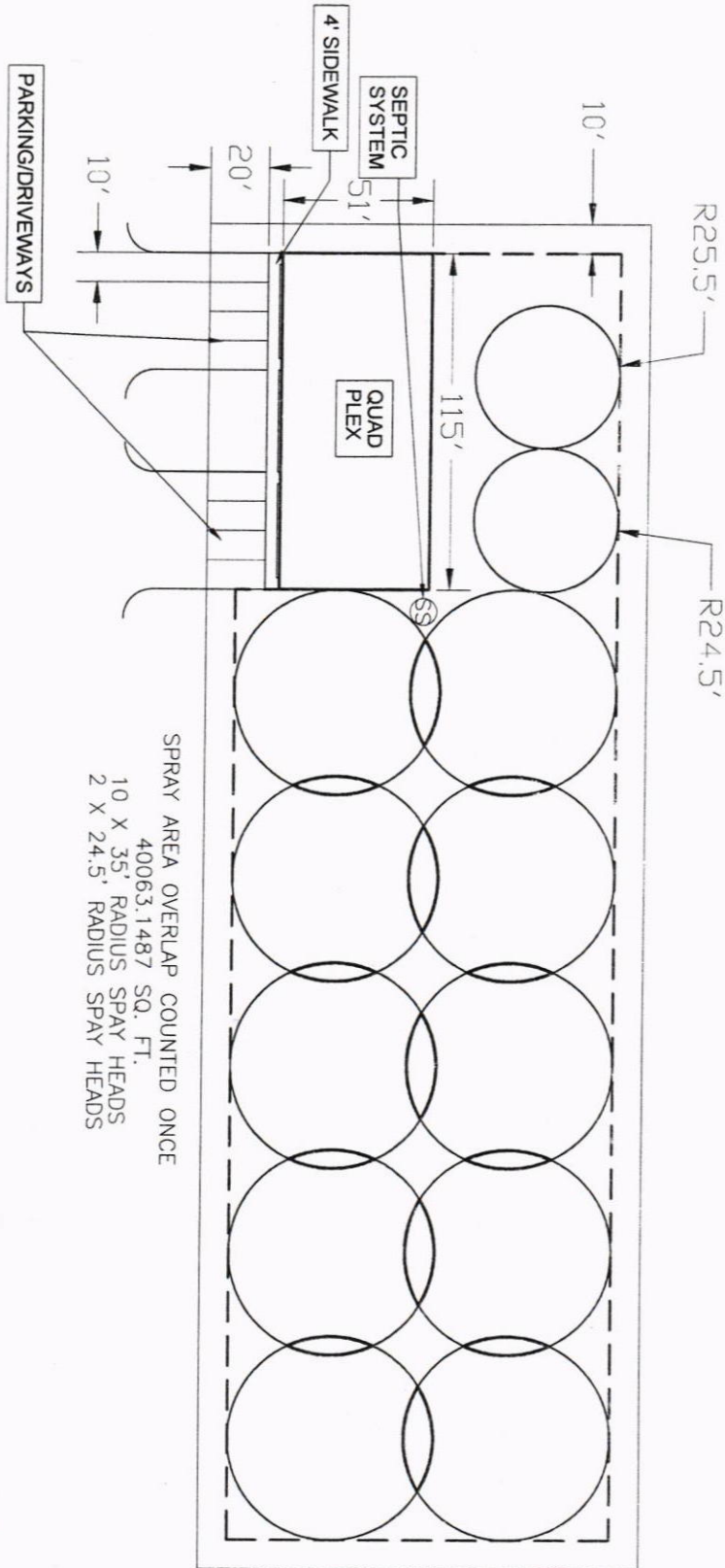


Shawn Napier, P.E.  
Municipal Division Manager

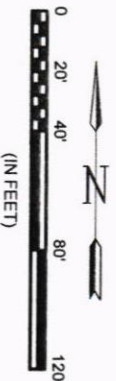








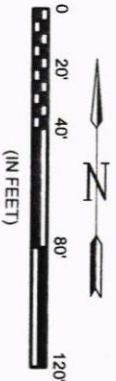
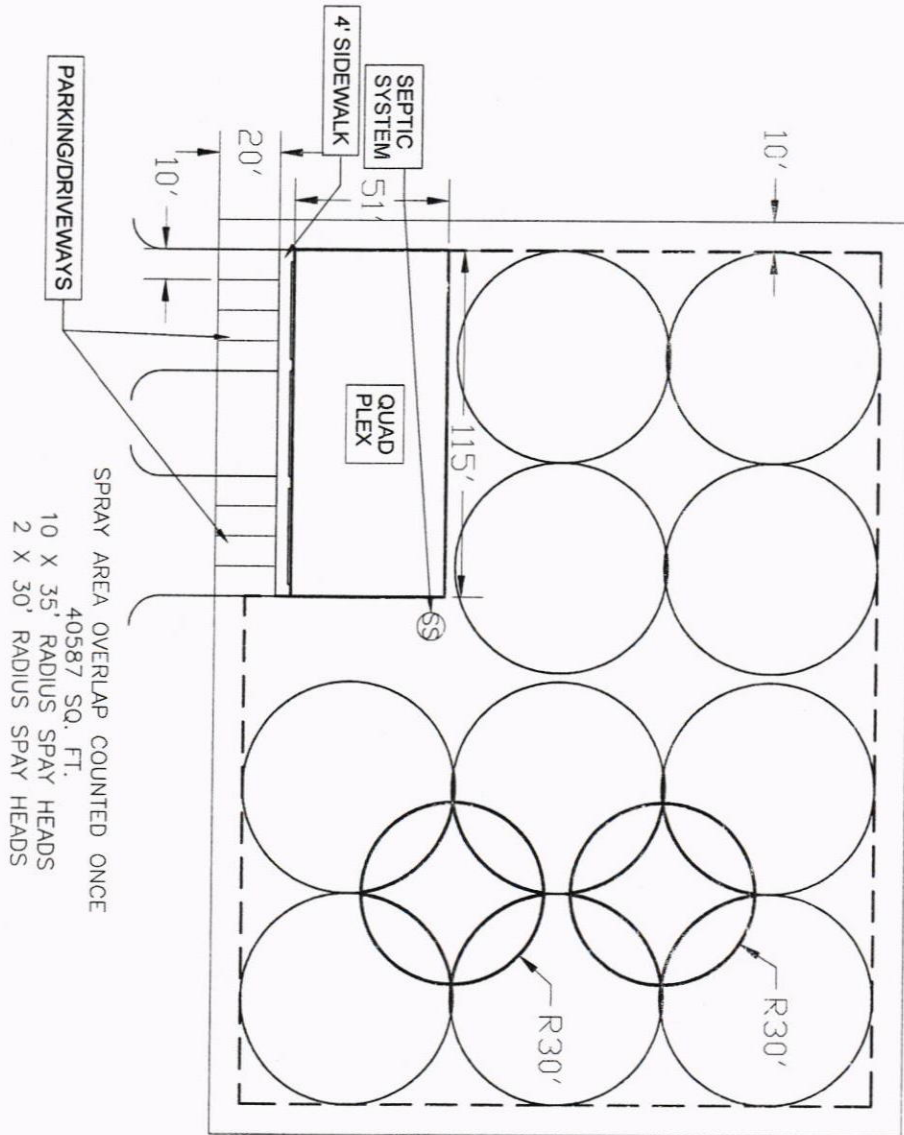
SPRAY AREA OVERLAP COUNTED ONCE  
 40063.1487 SQ. FT.  
 10 X 35' RADIUS SPAY HEADS  
 2 X 24.5' RADIUS SPAY HEADS



REV.	DATE	DESCRIPTION	BY

<b>WILLIAMS SUBDIVISION</b>		<p>EST, Inc.                  1500 CLARKSVILLE STREET, PARIS, TX 75460                  Ph. (903) 732-6203                  www.estinc.com</p>
JOB NO.: 6009491 DATE: 10/17/2019 DESIGNED BY: DRAWN BY: CHECKED BY:	REGISTRATION NO. F-10777	



REV	DATE	DESCRIPTION	BY

WILLIAMS SUBDIVISION

**WEST**  
 EST, Inc.  
 1500 CLARKSVILLE STREET, PARIS, TX. 75460  
 Ph. (903) 732-6303  
 www.westinc.com  
 REGISTRATION NO. F-10777

JOB NO.: 6094910M  
 DATE: 10/17/2019  
 DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:  
 SHEET NUMBER: 21





TRI SPECIAL UTILITY DISTRICT

300 WEST 16<sup>TH</sup>

MOUNT PLEASANT, TEXAS 75455

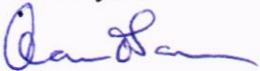
PH 903-572-3676 FAX 903-572-4701

January 29, 2020

Jimmy Parker  
Commissioner, Precinct 4  
Titus County

Gary Neil has done an engineering study for 36 meters on FM 1735 and CR 4815. Water is available for property if he pays for the line extension and upgrades.

Thank you,



Aaron Gann  
General Manager

Tri SUD

October 22, 2019

Proposed Neill Development

Distribution System:

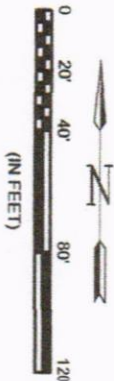
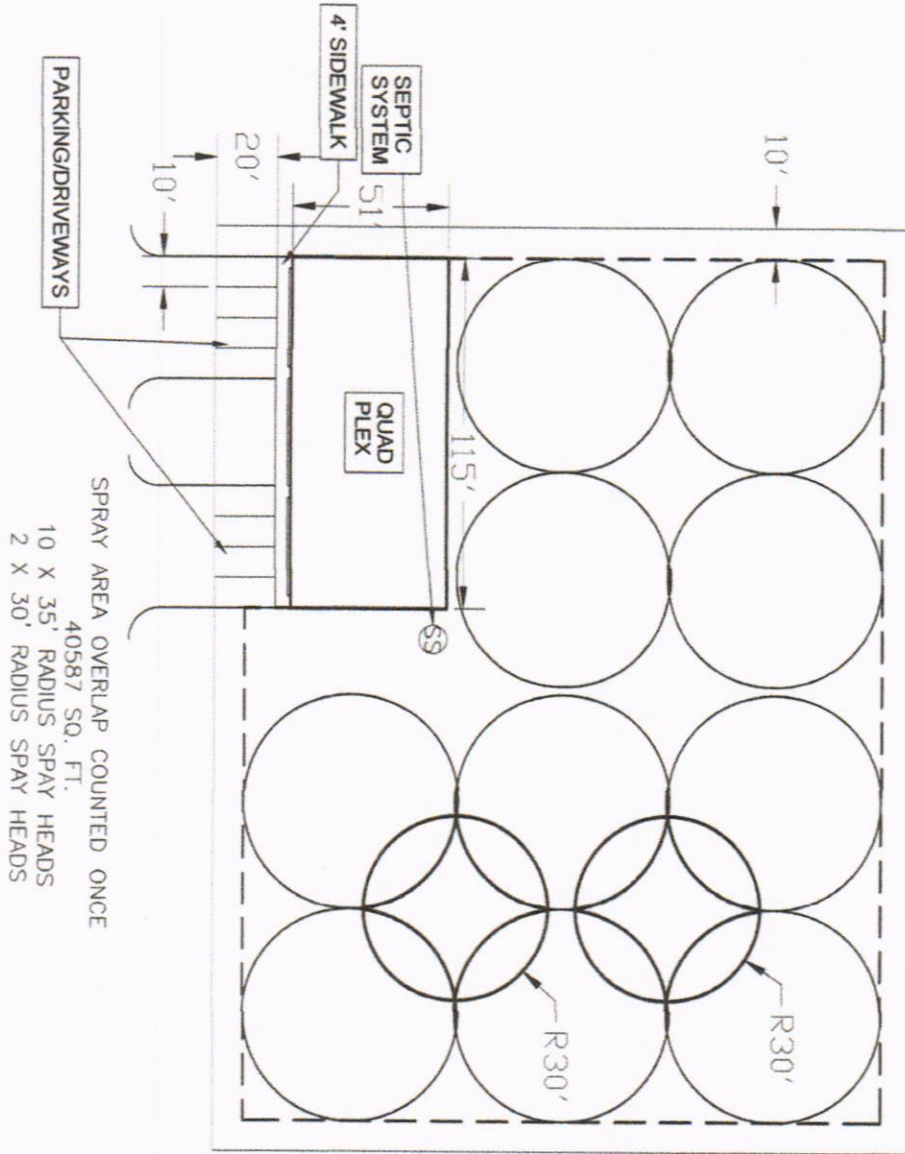
2	6" x 4" tap and valve	@\$	1,500.00	=	\$	3,000.00
1,900	L.F. of 4" PVC Pipe	@\$	5.00	=	\$	9,500.00
1,460	L.F. of 3" PVC Pipe	@\$	4.50	=	\$	6,570.00
200	L.F. of 4" Open Cut & Encase (4" PVC, 2" PVC)	@\$	40.00	=	\$	8,000.00
250	L.F. of 2" Open Cut & Encase (2" PVC, 1" poly)	@\$	32.00	=	\$	8,000.00
1	L.S. Prop. 4" to Exist. 6" Hot Tap (w/ tapping sleeve & valve)	@\$	3,500.00	=	\$	3,500.00
1	L.S. Prop. 3" to Exist. 6" Hot Tap (w/ tapping sleeve & valve)	@\$	3,000.00	=	\$	3,000.00
2	Ea. 2" Flush Valve	@\$	1,500.00	=	\$	3,000.00
TOTAL CONSTRUCTION COSTS						= \$ 44,570.00
Construction Contingencies						= \$ 4,500.00
TOTAL EXTENSION COST						= \$ 49,070.00

Meters will be an additional \$2,050.00 EACH

*Alan Ban*

10-30-19

TRI-S.U.D.



JOB NO. - 000041  
 DATE: 10/17/2019  
 DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:  
 SHEET NUMBER

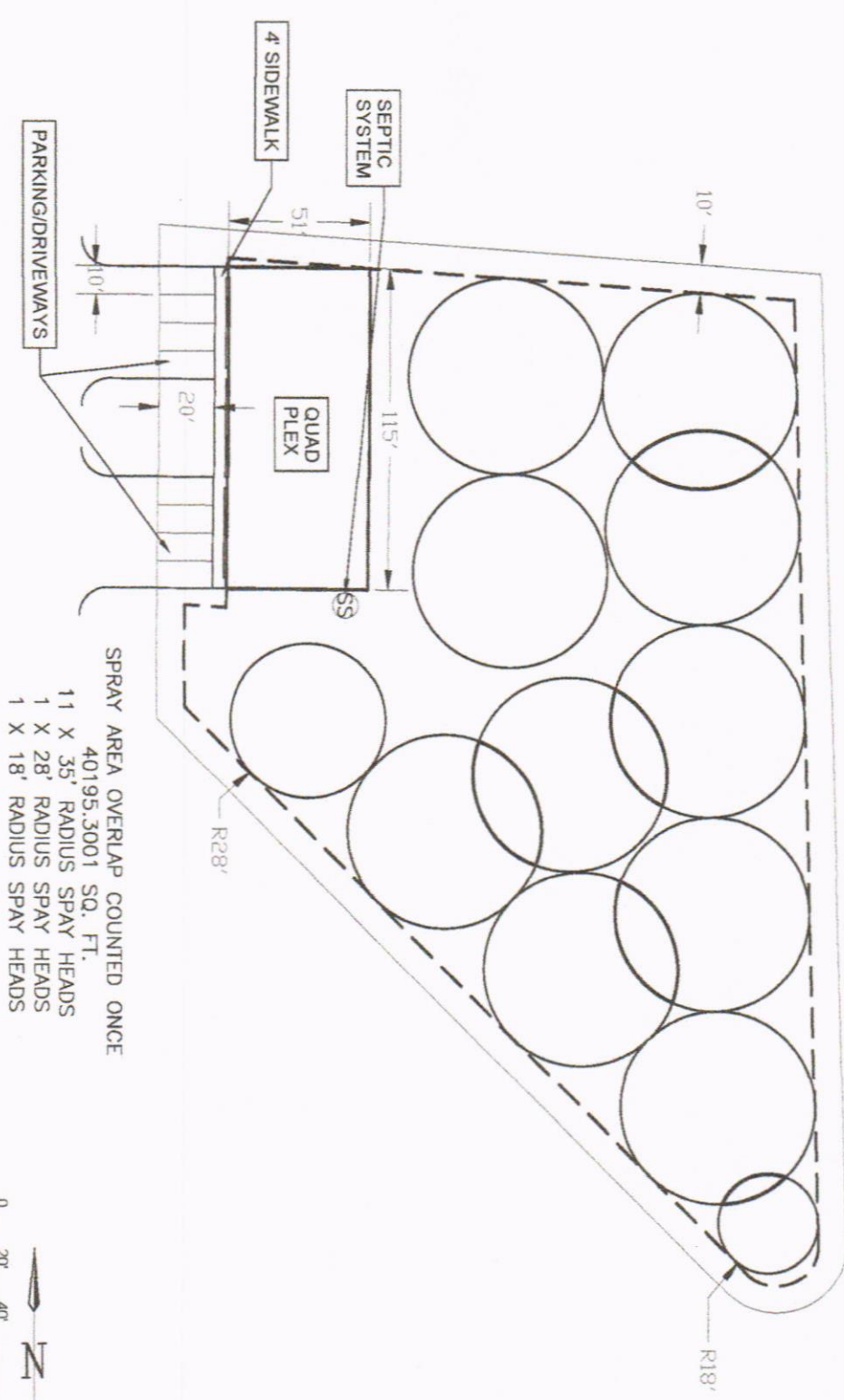
**WILLIAMS SUBDIVISION**

REV.	DATE	DESCRIPTION	BY

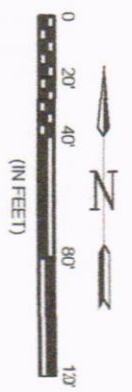
**EST**  
 EST, Inc.  
 1500 CLARKSVILLE STREET, PARIS, TX, 75460  
 Ph: (903) 732-6303  
 www.estinc.com








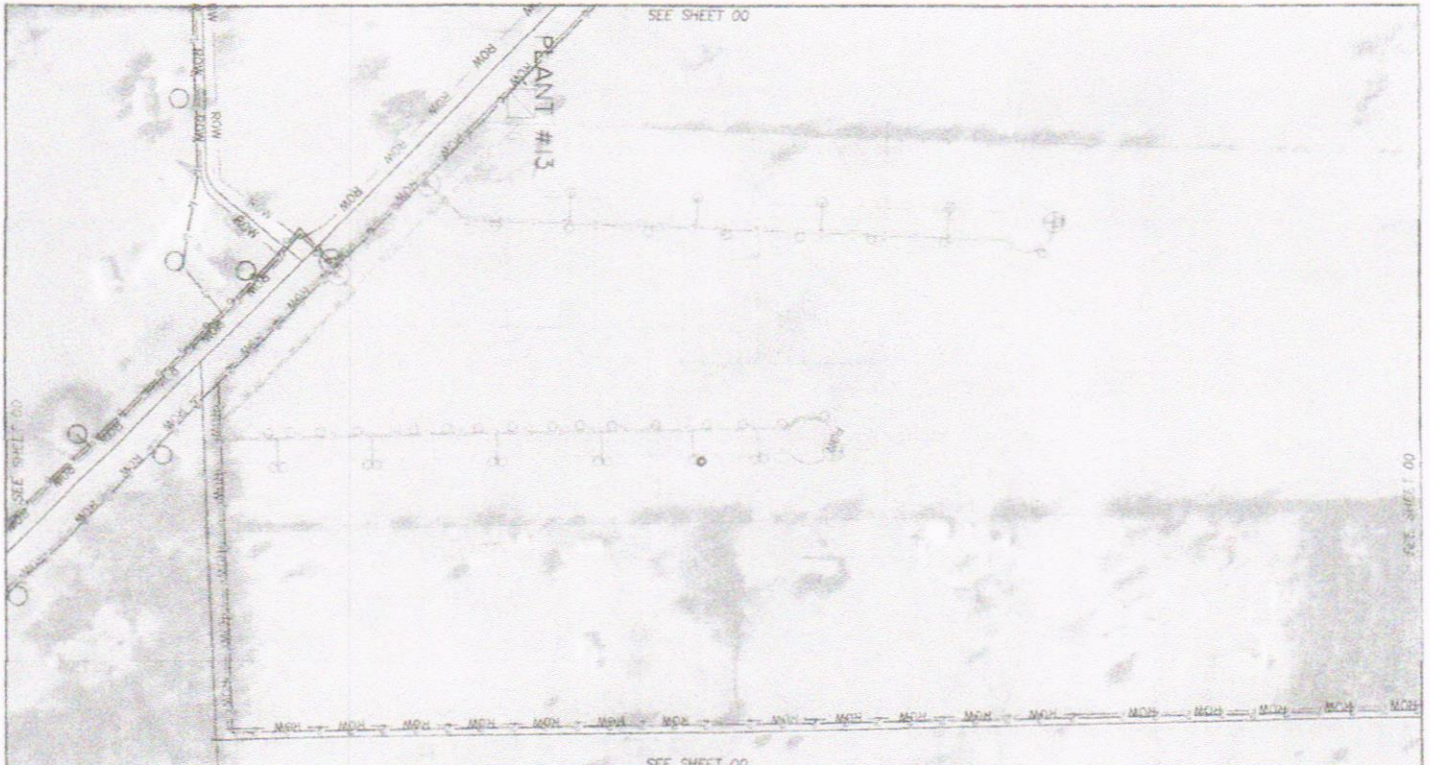
SPRAY AREA OVERLAP COUNTED ONCE  
 40195.3001 SQ. FT.  
 11 X 35' RADIUS SPAY HEADS  
 1 X 28' RADIUS SPAY HEADS  
 1 X 18' RADIUS SPAY HEADS



SHEET NUMBER DATE: 11/22/2011 ENGINEER: [Signature] CHECKED BY: [Signature]	WILLIAMS SUBDIVISION	REV.	DATE	DESCRIPTION	BY



**EST, Inc.**  
 1800 CLARKSVILLE STREET, PARIS, TX 75460  
 PH: (850) 732-6202  
 WWW.WEST-EST.COM



<p>LEGEND</p> <p>WATER LINE  <small>12" (12" DIA.)</small>  <small>18" (18" DIA.)</small>  <small>24" (24" DIA.)</small>  <small>30" (30" DIA.)</small>  <small>36" (36" DIA.)</small>  <small>42" (42" DIA.)</small>  <small>48" (48" DIA.)</small>  <small>54" (54" DIA.)</small>  <small>60" (60" DIA.)</small></p> <p>SEWER LINE  <small>12" (12" DIA.)</small>  <small>18" (18" DIA.)</small>  <small>24" (24" DIA.)</small>  <small>30" (30" DIA.)</small>  <small>36" (36" DIA.)</small>  <small>42" (42" DIA.)</small>  <small>48" (48" DIA.)</small>  <small>54" (54" DIA.)</small>  <small>60" (60" DIA.)</small></p> <p>VALVE  <small>12" (12" DIA.)</small>  <small>18" (18" DIA.)</small>  <small>24" (24" DIA.)</small>  <small>30" (30" DIA.)</small>  <small>36" (36" DIA.)</small>  <small>42" (42" DIA.)</small>  <small>48" (48" DIA.)</small>  <small>54" (54" DIA.)</small>  <small>60" (60" DIA.)</small></p> <p>HYDRANT  <small>12" (12" DIA.)</small>  <small>18" (18" DIA.)</small>  <small>24" (24" DIA.)</small>  <small>30" (30" DIA.)</small>  <small>36" (36" DIA.)</small>  <small>42" (42" DIA.)</small>  <small>48" (48" DIA.)</small>  <small>54" (54" DIA.)</small>  <small>60" (60" DIA.)</small></p> <p>STRUCTURE  <small>12" (12" DIA.)</small>  <small>18" (18" DIA.)</small>  <small>24" (24" DIA.)</small>  <small>30" (30" DIA.)</small>  <small>36" (36" DIA.)</small>  <small>42" (42" DIA.)</small>  <small>48" (48" DIA.)</small>  <small>54" (54" DIA.)</small>  <small>60" (60" DIA.)</small></p> <p>EXISTING CURB  <small>12" (12" DIA.)</small>  <small>18" (18" DIA.)</small>  <small>24" (24" DIA.)</small>  <small>30" (30" DIA.)</small>  <small>36" (36" DIA.)</small>  <small>42" (42" DIA.)</small>  <small>48" (48" DIA.)</small>  <small>54" (54" DIA.)</small>  <small>60" (60" DIA.)</small></p> <p>PLANT #13</p>	<p>OPEN TAP</p> <p>PROPOSED CURB</p> <p>PROPOSED LINE NUMBER</p> <p>PROPERTY LINE</p> <p>CITY LIMITS</p> <p>PLANT #13</p> <p>RAILROAD</p>	<p>THE GREAT SEAL OF THE STATE OF TEXAS      1845</p>	<p>SCALE</p> <p>100 200 300 400 500 FEET</p> <p>SCALE</p> <p>1" = 100'</p>	<p>TRU          SPECIAL UTILITY DISTRICT          DISTRIBUTION SYSTEM IMPROVEMENTS</p> <p>PREPARED BY  <b>J. F. FONTAINE &amp; ASSOCIATES, INC.</b>          PALERKINE, TEXAS</p> <p>DESIGNED BY JF DATE 10-21-19          DRAWN BY BLJ DATE 10-21-19          LATEST REVISION DATE XXXXXXXX BY GJK DWS HD GAG BT DYPMP</p> <p>SHEET 7 OF 9 SHEETS</p>
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3/17/2020

**RE: Fire Services in Titus County**

To Whom It May Concern:

Based upon the submitted Plat and diagram of the Gary Neil Subdivision, with lots 1-20 being located north of County Road 4815, east of FM 1735, the Mt. Pleasant Fire Department is aware that you have proposed to add a new subdivision consisting 20 lots. All emergency services will be provided to this location.

Sincerely,

Larry McRae, Fire Chief  
Mt. Pleasant Fire Dept.



Gary Neill &lt;gary@onholdcompany.com&gt;

---

**Fwd: 911 Addressing**

2 messages

---

**Mike Williams** <mikewilliamsc@gmail.com>  
To: renabarrettrn@yahoo.com, gary@onholdcompany.com

Wed, Feb 5, 2020 at 9:44 AM

Road numbers not name which will start as PR then in time we can ask for county acceptance for the roads. We will cut the roads in as what the county specks are but not top it with blacktop until the end.  
Mike

----- Forwarded message -----

From: **Judy Shaddix** <jshaddix@atcog.org>  
Date: Wed, Feb 5, 2020 at 9:36 AM  
Subject: RE: 911 Addressing  
To: Mike Williams <mikewilliamsc@gmail.com>

Yes sir, that was exactly what I needed. I just spoke to the road commissioner and he approved PRIVATE ROAD 4814 for the road leading off CR 4815, and PRIVATE ROAD 4813 for the one leading off FM 1735. Once this is presented to the commissioner's court and approved you will need to send a copy of the plat that has been signed off on and I will then put the roads on the map and will be ready for addressing.

---

**From:** Mike Williams [mailto:mikewilliamsc@gmail.com]  
**Sent:** Wednesday, February 5, 2020 9:27 AM  
**To:** Judy Shaddix <jshaddix@atcog.org>  
**Subject:** Re: 911 Addressing

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

See if this will work.

Mike

On Tue, Feb 4, 2020 at 9:16 AM Judy Shaddix <jshaddix@atcog.org> wrote:

No sir I did not get the copy of the subdivision and that is something that I do need. Please send again.

---

**From:** Mike Williams [mailto:mikewilliamsc@gmail.com]  
**Sent:** Monday, February 3, 2020 3:40 PM  
**To:** Judy Shaddix <jshaddix@atcog.org>  
**Subject:** Re: 911 Addressing

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

Its the boundary. I sent you a copy of the subdivision with two roads on the second email. I hope it to went through.

Entrance of each road, one from 1735 and 4815. Both are dead end roads.

Hope that helps

On Mon, Feb 3, 2020 at 3:23 PM Judy Shaddix <jshaddix@atcog.org> wrote:

I need to know if the lines that you drew on the map represent the boundary of the property or are these the roads? I am assuming this is the boundary lines. What I need to know is concerning the road that will lead into the subdivision. Which road, 1735 or 4815, will the new road lead off of. I can go ahead and get the new road number now as long as it will only be one road that will lead into this subdivision. I am sure once you send the plat it will give me the information that I need to put it on the map.

---

**From:** Mike Williams [mailto:mikewilliamsc@gmail.com]  
**Sent:** Monday, February 3, 2020 3:15 PM  
**To:** Judy Shaddix <jshaddix@atcog.org>  
**Subject:** Re: 911 Adressing

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

Hope this works

On Mon, Feb 3, 2020 at 12:58 PM Judy Shaddix <jshaddix@atcog.org> wrote:

I'm sorry that map is not clear enough for me to see where this new road will connect with an existing (county road) road.

---

**From:** Mike Williams [mailto:mikewilliamsc@gmail.com]  
**Sent:** Monday, February 3, 2020 9:47 AM  
**To:** Judy Shaddix <jshaddix@atcog.org>  
**Subject:** Re: 911 Adressing

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

Sorry about that, here it is.

On Mon, Feb 3, 2020 at 9:43 AM Judy Shaddix <jshaddix@atcog.org> wrote:

I did not received a map.

---

**From:** Mike Williams [mailto:mikewilliamsc@gmail.com]  
**Sent:** Monday, February 3, 2020 9:21 AM

**To:** Judy Shaddix <jshaddix@atcog.org>  
**Subject:** 911 Addressing

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

Judy,

Here is the addition I was talking about east of Mt Pleasant Tx

The addition name they would like is;

Eagles Landing

Let me know if you received this.

Thanks

Mike

---

**Mike Williams** <mikewilliamsc@gmail.com>  
To: "gary@onholdcompany.com" <gary@onholdcompany.com>

Mon, Mar 16, 2020 at 1:37 PM

----- Forwarded message -----

From: **Mike Williams** <mikewilliamsc@gmail.com>  
Date: Wed, Feb 12, 2020 at 11:15 AM  
Subject: Fwd: 911 Addressing  
To: Shawn Napier <shawnn@estinc.com>

----- Forwarded message -----

From: **Judy Shaddix** <jshaddix@atcog.org>  
Date: Wed, Feb 12, 2020 at 10:21 AM  
Subject: RE: 911 Addressing  
To: Mike Williams <mikewilliamsc@gmail.com>

Mr. Williams I spoke to the road commissioner and he has approved the new road names of PRIVATE ROAD 4813 and PRIVATE ROAD 4814. Once you present the plat to the commissioner's court and get approval please send me a copy of the plat that has been signed off on and I will then add the plat and new roads to the 911 map.

---

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**Subject:** 911 Adressing

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Judy,

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The addition name they would like is;

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Let me know if you received this.

Thanks

Mike



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

Property Information	
Property ID: 339738	Geo ID: 00333-00000-02615
Legal Acres: 30.0000	
Legal Desc: LEWIS, KENDALL ABS 00333 TR 2615 30. AC	
Situs: FM 1735	
DBA:	
Exemptions:	

**Owner ID:** 566083      100.00%  
BARRETT RENA & NEILL GARY  
3116 FAREWAY LANE  
MOUNT PLEASANT, TX 75455

For Entities	Value Information	
NTX Community College	Improvement HS:	0
Titus County	Improvement NHS:	3,550
Titus County Hospital	Land HS:	0
	Land NHS:	0
	Productivity Market:	90,000
	Productivity Use:	3,648
	Assessed Value	7,198

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
04/16/2020	TAX CERTIFICATES	10.00
	<b>Total Fees Due:</b>	<b>10.00</b>
<b>Effective Date: 04/16/2020</b>	<b>Total Due if paid by: 04/30/2020</b>	<b>10.00</b>

Tax Certificate Issued for:	Taxes Paid in 2019
Titus County	33.79
Titus County Hospital	14.89
NTX Community College	9.36

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

  
Signature of Authorized Officer of Collecting Office

Date of Issue: 04/16/2020  
Requested By: BARRETT RENA & NEILL GARY  
Fee Amount: 10.00  
Reference #:

# FEE RECEIPT

4/16/2020 2:13:54PM

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

Receipt Number	3528485
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Payer Name and Address
BARRETT RENA & NEILL GARY 3116 FAREWAY LANE MOUNT PLEASANT, TX 75455

Fee ID	Fee Description	Fee Date	Year	Amount Due	Amount Paid
8181	TAX CERTIFICATES	4/16/2020	2020	10.00	10.00

Operator	Batch ID	Batch Description	Date Paid	Payment Type	Total Paid
MELISSA	7101	MELISSA04/13/2020	4/16/2020	P	10.00

Tender Type	Details	Description	Amount
Check	154		10.00

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

Property Information	
Property ID: 339738	Geo ID: 00333-00000-02615
Legal Acres: 30.0000	
Legal Desc: LEWIS, KENDALL ABS 00333 TR 2615 30. AC	
Situs: FM 1735 TX	
DBA:	
Exemptions:	

Owner ID: 160696 100.00%  
BARRETT RENA & NEILL GARY  
3116 FAREWAY LANE  
MOUNT PLEASANT, TX 75455

For Entities	Value Information
Chapel Hill ISD	Improvement HS: 0
	Improvement NHS: 3,550
	Land HS: 0
	Land NHS: 0
	Productivity Market: 90,000
	Productivity Use: 3,648
	Assessed Value 7,198

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
04/17/2020	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00
Effective Date: 04/17/2020	Total Due if paid by: 04/30/2020	10.00

Tax Certificate Issued for: Taxes Paid in 2019  
Chapel Hill ISD 82.48

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: 04/17/2020  
Requested By: GARY NEILL  
Fee Amount: 10.00  
Reference #: REQUEST

Signature of Authorized Officer of Collecting Office

# FEE RECEIPT

4/17/2020 3:11:51PM

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

<b>Receipt Number</b> 508491
------------------------------

Payer Name and Address
GARY NEILL 6840 W 70TH ST SHREVEPORT, LA 71129

Fee ID	Fee Description	Fee Date	Year	Amount Due	Amount Paid
14379	TAX CERTIFICATES	4/17/2020	2020	10.00	10.00

Operator	Batch ID	Batch Description	Date Paid	Payment Type	Total Paid
KAY	10110	04/17/2020 KR	4/17/2020	P	10.00

Tender Type	Details	Description	Amount
Check	155		10.00

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**College Road- Mt. Pleasant - Proposed New Addition**

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Tod Corbin &lt;todc@bcec.com&gt;

Mon, Feb 3, 2020 at 11:27 AM

To: Gary Neill &lt;gary@onholdcompany.com&gt;

Cc: Rena Barrett &lt;renabarrettrn@yahoo.com&gt;, "mikewilliamsc@gmail.com" &lt;mikewilliamsc@gmail.com&gt;

Mr. Williams,

Per our discussion today, Bowie-Cass Electric will provide initial underground primary service to the proposed subdivision in the Chapel Hill school area at no charge. BCE will bill the homeowner/builder for services and/or other required work at standard rates per our Line Extension Policy. BCE will need a PDF version of the final plat showing dimensions and layout of the lots. BCE will begin construction when roads, ditches and final grade work have been completed. We anticipate that our crews would be working at a similar time frame to your water utility contractor.

If you have any questions, please let me know.

Tod Corbin


Bowie-Cass Electric Cooperative, Inc.

[Quoted text hidden]

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**2 attachments**

 ~WRD000.jpg  
1K

 Mt.Pleasant Subdivision opt 6.pdf  
122K



Mike Williams <mikewilliamsc@gmail.com>

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## 911 Addressing

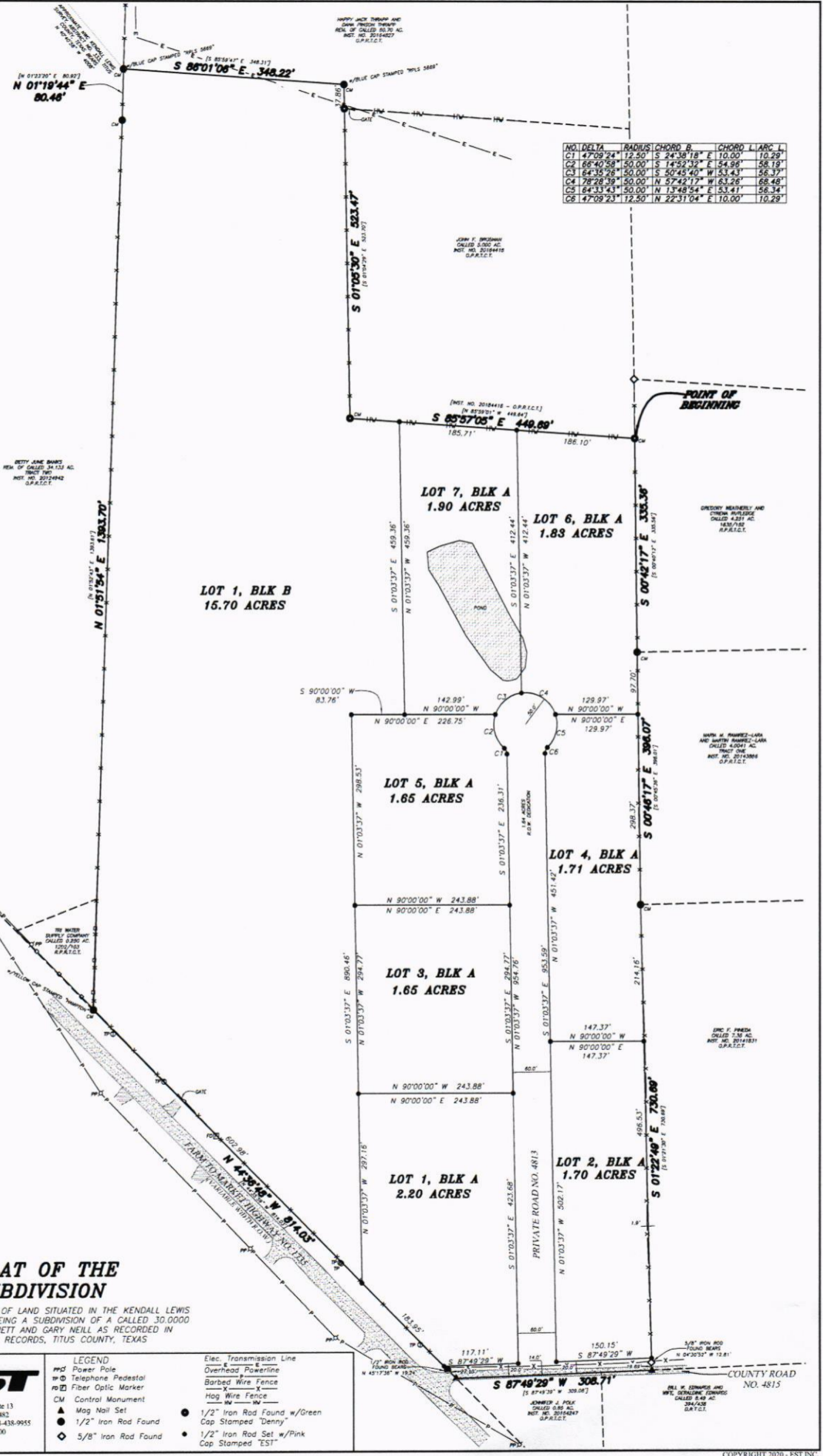
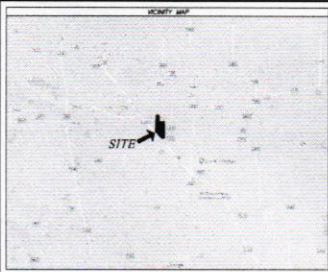
---

Judy Shaddix <jshaddix@atcog.org>  
To: Mike Williams <mikewilliamsc@gmail.com>

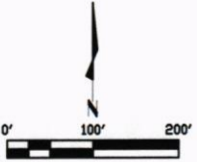
Wed, Feb 12, 2020 at 10:21 AM

Mr. Williams I spoke to the road commissioner and he has approved the new road names of PRIVATE ROAD 4813 and PRIVATE ROAD 4814. Once you present the plat to the commissioner's court and get approval please send me a copy of the plat that has been signed off on and I will then add the plat and new roads to the 911 map.

[Quoted text hidden]



NOTE: The Bearings are based on the Texas State Plane NAD 83, Texas North Central Zone, FIPSZONE 4202.  
 NOTE: All record coils are denoted in [ ] per document recorded in Inst. No. 20192514, O.P.R.C.T.; unless otherwise noted.  
 NOTE: This survey was prepared without the benefit of a title report or title commitment. There may be additional encumbrances or encumbrances affecting this tract that are not shown hereon.  
 FLOOD NOTE: By graphic plotting only, this property DOES NOT appear to lie within a 100 year flood zone area, according to Flood Insurance Rate Map No. 48449C03350, dated September 29, 2010, published by the Federal Emergency Management Agency.



### PRELIMINARY PLAT OF THE GARY NEILL SUBDIVISION

PLAT SHOWING A 29.98 ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE KENDALL LEWIS SURVEY, ABSTRACT NO. 333, TITUS COUNTY, TEXAS, BEING A SUBDIVISION OF A CALLED 30.0000 ACRE TRACT DESCRIBED IN A DEED TO GARY BARRETT AND GARY NEILL AS RECORDED IN INSTRUMENT NO. 20192514, OFFICIAL PUBLIC RECORDS, TITUS COUNTY, TEXAS

SUBDIVISION PLAT	SCALE: 1"=100'
	DATE: 04/13/2020
SHEET 1 OF 2	SURVEYED BY: A.A.
	DRAWN BY: F.D.
REVISIONS:	TECHNICIAN: F.D.
	JOB NO. 6009491

101 Bill Bradford Road, Suite 13  
 Sulphur Springs, Texas 75482  
 Phone: 903-438-2400 Fax: 903-438-9955  
 Firm License No. 10024400  
 www.estinc.com

LEGEND	Symbol
Elec. Transmission Line	—
Overhead Powerline	—
Barbed Wire Fence	—
Hog Wire Fence	—
Mag Nail Set	●
1/2" Iron Rod Found	●
1/2" Iron Rod Set w/Green Cap Stamped "Denny"	●
1/2" Iron Rod Set w/Pink Cap Stamped "EST"	●
5/8" Iron Rod Found	●

**BOUNDARY DESCRIPTION**

ALL that certain 29.98 acre lot, tract or parcel of land situated in the Kendall Lewis Survey, Abstract No. 333, Titus County, Texas, being all of a called 30,000 acre tract described in a deed from Happy Jack Thropp and Dana Pinson Thropp to Rena Barrett and Gary Neill as recorded in instrument No. 20192514, Official Public Records, Titus County, Texas, (O.P.R.T.C.T.), said 29.98 acre tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod and green cap stamped "Denny" found at a northeast corner of said 30,000 acre tract, the southeast corner of a called 5,000 acre tract described in a deed to John F. Bronson as recorded in instrument No. 20184416, O.P.R.T.C.T., and on the east line of a called 4.251 acre tract described in a deed to Gregory Weatherly and Cyrena Rutledge as recorded in Volume 1835, Page 152, Real Property Records, Titus County, Texas, (R.P.R.T.C.T.);

THENCE S 00°42'17" E along a east line of said 30,000 acre tract, the west line of said 4.251 acre tract, and generally along a fence a distance of 335.36 feet to a 1/2" iron rod found at an angle point on the east line of said 30,000 acre tract, the southwest corner of said 4.251 acre tract, and the northwest corner of a called 4,0041 acre tract described in a deed to Maria M. Ramirez-Lara and Martin Ramirez-Lara as recorded in instrument No. 20143886, O.P.R.T.C.T.;

THENCE S 00°46'17" E along a east line of said 30,000 acre tract, the west line of said 4,0041 acre tract, and generally along a fence a distance of 396.07 feet to a 1/2" iron rod found at an angle point on the east line of said 30,000 acre tract, the southwest corner of said 4,0041 acre tract, and at the northwest corner of a called 7.35 acre tract described in a deed to Eric F. Pineda as recorded in instrument No. 20141831, O.P.R.T.C.T.;

THENCE S 01°22'49" E along a east line of said 30,000 acre tract, the west line of said 7.35 acre tract, and generally along a fence a distance of 730.69 feet to a mag nail set at a southeast corner of said 30,000 acre tract, the southwest corner of said 7.35 acre tract, on the north line of a called 8.49 acre tract described in a deed to Bill W. Edwards and wife, Geraldine Edwards as recorded in Volume 394, Page 436, Deed Records, Titus County, Texas, (O.P.R.T.C.T.); and in County Road No. 4815, from said mag nail a 5/8" iron rod found for reference bears N 04°30'52" W a distance of 12.81 feet;

THENCE S 87°49'29" W along a south line of said 30,000 acre tract, the north line of said 8.49 acre tract, the north line of a called 0.65 acre tract described in a deed to Jennifer Polk as recorded in instrument No. 20164247, O.P.R.T.C.T., and generally along said county road a distance of 308.71 feet to a mag nail set at a southwest corner of said 30,000 acre tract, the northwest corner of said 0.65 acre tract, on the north right-of-way line of Farm to Market Highway No. 1735, and in said county road, from said mag nail a 1/2" iron rod found for reference bears N 45°17'36" W a distance of 19.24 feet;

THENCE N 44°36'48" W along a south line of said 30,000 acre tract, said north right-of-way line, and generally along a fence a distance of 814.03 feet to a 1/2" iron rod and yellow cap stamped "Hompton" found at the southwest corner of said 30,000 acre tract, the southeast corner of a called 0.250 acre tract described in a deed to Tri Water Supply Company as recorded in Volume 1202, Page 103, R.P.R.T.C.T.;

THENCE N 01°51'54" E along the west line of said 30,000 acre tract, the east line of said 0.250 acre tract, the east line of the remainder of a called 34.133 acre tract described in a deed to Betty June Banks as recorded in instrument No. 20124942, O.P.R.T.C.T., and generally along a fence a distance of 1393.70 feet to a 1/2" iron rod found at an angle point on the west line of said 30,000 acre tract and an angle point on the east line of said remainder of a called 34.133 acre tract;

THENCE N 01°19'44" E along the west line of said 30,000 acre tract, the east line of said remainder of a called 34.133 acre tract, and generally along a fence a distance of 80.46 feet to a 1/2" iron rod and blue cap stamped "RPLS 5669" found at the northwest corner of said 30,000 acre tract, the southwest corner of the remainder of a called 60.70 acre tract described in a deed to Happy Jack Thropp and Dana Pinson Thropp as recorded in instrument No. 20164827, O.P.R.T.C.T.;

THENCE S 86°01'08" E along a north line of said 30,000 acre tract and a south line of said remainder of a called 60.70 acre tract a distance of 348.22 feet to a 1/2" iron rod and blue cap stamped "RPLS 5669" found at a northeast corner of said 30,000 acre tract and an all corner of said remainder of a called 60.70 acre tract;

THENCE S 01°05'30" E along a east line of said 30,000 acre tract, a west line of said remainder of a called 60.70 acre tract, the west line of said 5,000 acre tract, and generally along a fence, at 37.86 feet, passing a 1/2" iron rod and green cap stamped "Denny" found at a southwest corner of said remainder of a called 60.70 acre tract and the northwest corner of said 5,000 acre tract, continuing in all a total distance of 523.47 feet to a 1/2" iron rod and green cap stamped "Denny" found at a all corner of said 30,000 acre tract and the southwest corner of said 5,000 acre tract;

THENCE S 85°57'05" E along a north line of said 30,000 acre tract, a south line of said 5,000 acre tract, and generally along a fence a distance of 449.69 feet to the POINT OF BEGINNING and containing 29.98 acres of land, more or less.

**KNOW ALL MEN THESE PRESENTS:**

That I, Stephen A. Hudson, Registered Professional Land Surveyor, State of Texas, do hereby certify that the plat hereon represents an accurate survey made on the ground on January 29, 2020 and the boundaries as located are according to the recorded references shown. Except as shown, this property abuts a public roadway, and there are no visible conflicts, encroachments, or overlapping of improvements. This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

Stephen A. Hudson, R.P.L.S. NO. 4898  
Date: 04/13/2020

STATE OF TEXAS  
COUNTY OF TITUS

This instrument was acknowledged before me, a Notary Public, on this 13th day of April, 2020, by Stephen A. Hudson.

Notary Public, State of Texas

**OWNER'S CERTIFICATE**

We, Rena Barrett and Gary Neill do hereby certify that we are the owners of this 29.98 acre tract in Titus County, Texas, and accept this plat of said tract and do hereby acknowledge the improvements as shown and do dedicate all easements and right of ways as shown hereon.

Rena Barrett

Gary Neill

STATE OF TEXAS  
COUNTY OF TITUS

This instrument was acknowledged before me in the capacity above stated, a Notary Public, on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public, State of Texas

**CERTIFICATE OF COUNTY APPROVAL**

I, Joan Newman, County Clerk of Titus County, Texas, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2020, the Commissioners' Court of Titus County, Texas, passed an Order authorizing the filing for record purposes only this Plat, and said Order has been duly entered in the minutes of the said Court in Book \_\_\_\_\_ Page \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2020.

Joan Newman, County Clerk  
Titus County, Texas

Brian P. Lee, County Judge  
Titus County, Texas

County Environmental Officer  
Titus County, Texas

**PRELIMINARY PLAT OF THE  
GARY NEILL SUBDIVISION**

PLAT SHOWING A 29.98 ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE KENDALL LEWIS SURVEY, ABSTRACT NO. 333, TITUS COUNTY, TEXAS, BEING A SUBDIVISION OF A CALLED 30,000 ACRE TRACT DESCRIBED IN A DEED TO GARY BARRETT AND GARY NEILL AS RECORDED IN INSTRUMENT NO. 20192514, OFFICIAL PUBLIC RECORDS, TITUS COUNTY, TEXAS

SUBDIVISION PLAT	SCALE: 1"=100'
	DATE: 04/13/2020
	SURVEYED BY: A.A.
	DRAWN BY: F.D.
	TECHNICIAN: F.D.
SHEET 2 OF 2	JOB NO. 6009491
REVISIONS:	



101 Bill Bradford Road, Suite 13  
Sulphur Springs, Texas 75482  
Phone: 903-438-2400 Fax: 903-438-9955  
Firm License No. 10024400  
www.estinc.com

<p>LEGEND</p> <p>Power Pole</p> <p>Telephone Pedestal</p> <p>Fiber Optic Marker</p> <p>Control Monument</p> <p>Mag Nail Set</p> <p>1/2" Iron Rod Found</p> <p>5/8" Iron Rod Found</p>	<p>Elec. Transmission Line</p> <p>Overhead Powerline</p> <p>Barbed Wire Fence</p> <p>Hog Wire Fence</p> <p>1/2" Iron Rod Found w/Green Cap Stamped "Denny"</p> <p>1/2" Iron Rod Set w/Pink Cap Stamped "EST"</p>
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NOTE: The Bearings are based on the Texas State Plane NAD 83, Texas North Central Zone, FIPSZONE 4202.

NOTE: All record calls are denoted in [ ] per document recorded in Inst. No. 20192514, O.P.R.T.C.T., unless otherwise noted.

NOTE: This survey was prepared without the benefit of a title report or title commitment. There may be additional easements or encumbrances affecting this tract that are not shown hereon.

FLOOD NOTE: By graphic plotting only, this property DOES NOT appear to lie within a 100 year flood zone area, according to Flood Insurance Rate Map No. 4849C03750, dated September 29, 2010, published by the Federal Emergency Management Agency.