



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: Proposed Subdivision-Fontana Ranch Estates
Cc: Commissioner Jimmy Parker and Developer James Arledge

Date: 07062021

Sir,


Developer James Arledge (dba: ACH Construction) has submitted an OSSF Site Plan completed by Professional Engineer George Earl Sanford. The proposed subdivision is for the separation of four (4) lots sized at one (1) acre each from an existing **59.96 acre tract** owned by ACH Construction identified as Parcel ID: 5759, Geo ID: 00334-00000-02600. Legal Description: Lewis, Kendall abstract 00334 TR 2600 **58.46 acres**.

First, let me say that the Site Plan completed by George Sanford does meet the requirements listed in the Texas Administrative Code Title 30 Section 285.4. However, as you can see there is a discrepancy between the preliminary surveys and Mr. Sanford's documentation and the information listed on the Titus County Appraisal District's website (CAD) as to the size of the original parcel to be subdivided. This may simply be the allowance of or loss of property due to highway right of way for FM2348. If that is the case Mr. Arledge and his surveyor will need to insure that the proposed 1 acre lots are truly 1 acre each of usable property and do not include road frontage subject to the state right of way.

Second, I wish to point out to you and the commissioners that Mr. Arledge has included a letter from Aaron Gann General Manager for Tri Special Utility District regarding fresh water supplied to the proposed subdivision. In his letter Mr. Gann indicates that TRI SUD can only provide service to one lot at this time (Lot1, Block A) and that any additional water service is subject to Mr. Arledge paying for an engineering study performed by TRI SUD. This is a matter that could be dealt with as sales and construction commence, but should be completed sooner rather than later. Mr. Arledge has advised me that should Tri SUD be unable to provide water service to the remaining three (3) lots, he will pay for the drilling of wells for each lot upon their sale.

As stated previously, the Site Plan for On Site Sewage meets the requirements listed in TAC 285.4 and the results of Mr. Sanford's report shows that the land subject to subdivision is suitable for use of On Site Sewage Facilities. Mr. Arledge may proceed with the subdivision procedures and seek approval and guidance from the commissioners' court.

Respectfully,



Sgt. Clint Bain, 515

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

May 11, 2021

Site Address:
FM 2348
Mt Pleasant, Texas 75455

Fontana Ranch Estates

A) Site Plan

The attached site plan is for the following legal description:

Owners: ACH Construction & Properties, LLC

Parcel ID: 5759

Legal Description: Lewis, Kendall ABS

Situs: FM 2348

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

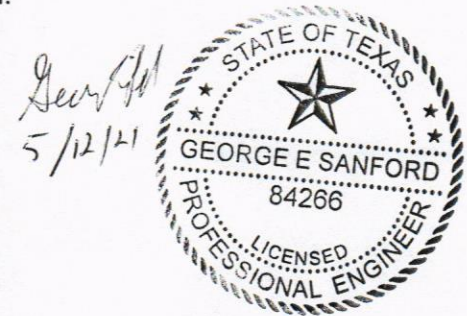
There are no private water wells within the restrictive guidelines as described in Table 285.91(10)

F) Locations of easements

There is a fifteen foot drainage and utility easement on FM 2348 and a ten foot drainage and utility easement on the side and back lot lines. These easements include utilities and road maintenance. Overhead line requires a one 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

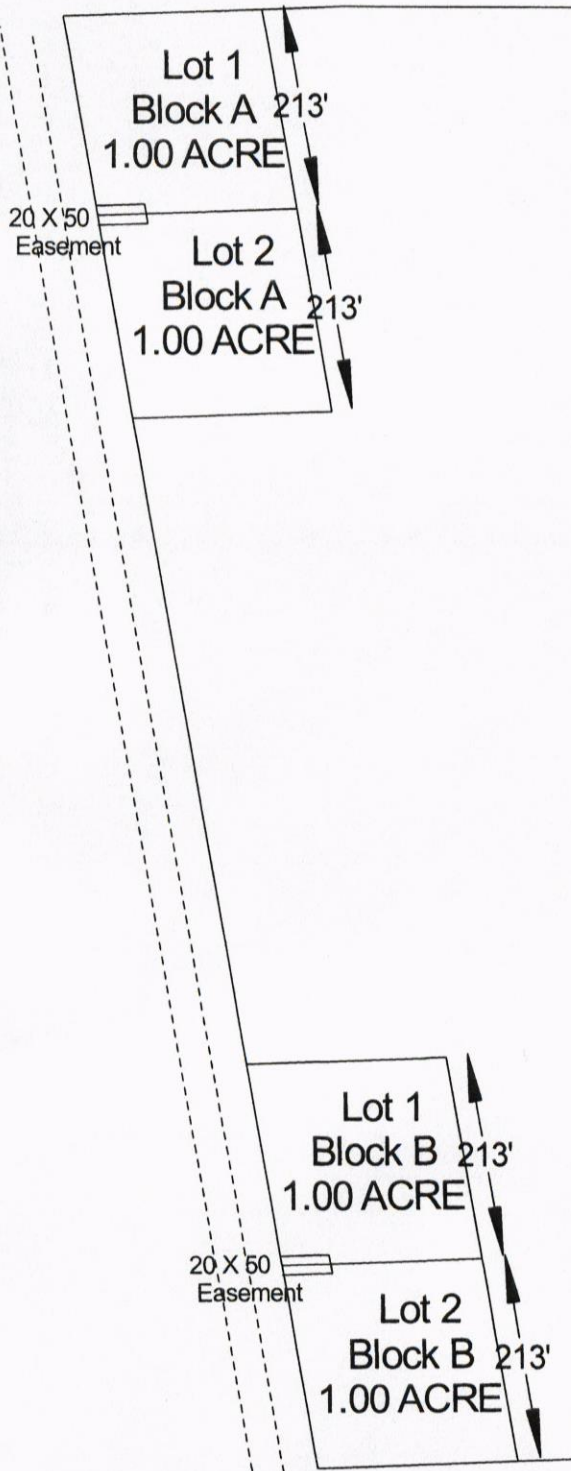
Surface application Non-standard treatment

The purposed plated subdivision is a 58.46 acre tract in Titus County. The property is accessed by FM 2348. There are four lots purposed.

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

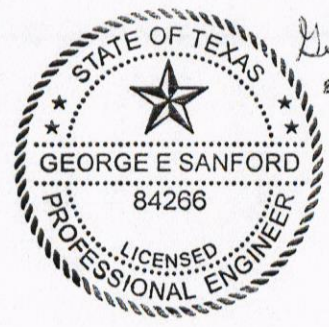
Attachment A Site Plan

Fontana Ranch Estates
FM 2348
Mt Pleasant, Tx 75455



North
Scale: 1 in = 200 ft

ACH Construction & Properties, LLC
Remainder of a call 59.96 Acres



George E Sanford, PE
F9457

Attachment B-Topographic Map

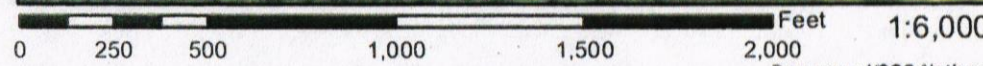


National Flood Hazard Layer FIRMette



94°54'40"W 33°4'49"N

Attachment C-100 Year Floodplain



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

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
 - Regulatory Floodway

 - 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

 - OTHER AREAS**
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D

 - GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

 - OTHER FEATURES**
 - 20.2** Cross Sections with 1% Annual Chance Water Surface Elevation
 - 17.5** Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature

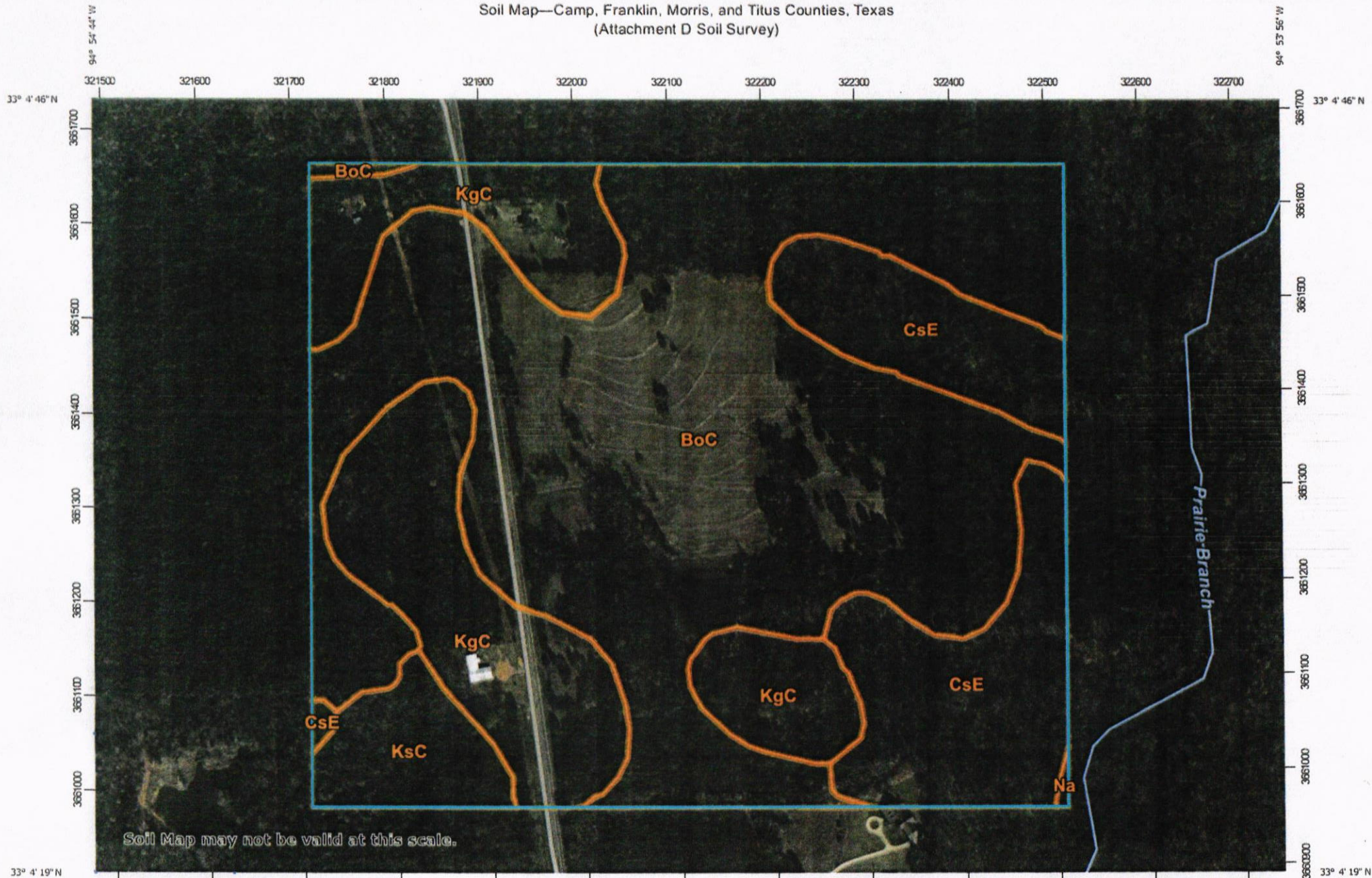
 - MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 **5/11/2021 at 9:10 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 unmoderized areas cannot be used for regulatory purposes.

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



Map Scale: 1:5,780 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)


Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit


 Gravelly Spot


 Landfill

 Lava Flow


 Marsh or swamp


 Mine or Quarry

 Miscellaneous Water


 Perennial Water


 Rock Outcrop


 Saline Spot

 Sandy Spot


 Severely Eroded Spot


 Sinkhole


 Slide or Slip

 Sodic Spot


 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other


 Special Line Features


Water Features

 Streams and Canals

Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

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 17, Jun 11, 2020

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

Date(s) aerial images were photographed: Nov 24, 2019—Dec 7, 2019

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
BoC	Bowie fine sandy loam, 1 to 5 percent slopes	77.6	57.3%
CsE	Cuthbert fine sandy loam, 8 to 25 percent slopes	22.7	16.8%
KgC	Kirvin gravelly fine sandy loam, 2 to 8 percent slopes	29.2	21.6%
KsC	Kirvin soils, graded, 2 to 8 percent slopes	5.7	4.2%
Na	Nahatche loam, frequently flooded	0.1	0.1%
Totals for Area of Interest		135.4	100.0%

OSSF SOIL & SITE EVALUATION

Page 1 (Soil & Site Evaluation)

Property Owner: ACH Construction & Properties LLC

Site Location: FM 2348

Mt Pleasant, Texas 75455

Date Performed: 5/12/21

Proposed Excavation Depth: 3 ft

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: Yes

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

Ground Slope: 2%

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

George E Sanford

5/12/21

84266 PE

(Signature of person performing evaluation)

(Date)

Registration Number and Type

Form #PA3/2-2004-Revised-Final



Site Location: FM 2348

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: 58.46 Acres

SITE DRAWING

See Attached

James Arledge

From: Vanesha Fields <vfields@atcog.org>
Sent: Wednesday, June 2, 2021 2:49 PM
To: James Arledge
Subject: RE: 9-11- address

The 9-1-1 addresses are:

LOT 1A 4251 FM 2348 MT. PLEASANT, TX 75455
LOT 2A 4267 FM 2348
LOT 1B 4489 FM 2348
LOT 2B 4531 FM 2348

From: James Arledge [mailto:James@achconstructionllc.com]
Sent: Wednesday, June 2, 2021 10:01 AM
To: Vanesha Fields <vfields@atcog.org>
Subject: RE: 9-11- address
Importance: High

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

Please see attached Plat and coordinates assigned to each lot below.
We need addresses for each lot listed on the plat and below please:

Lot 1A
33.077772, -94.907894

Lot 2A
33.077577, -94.907.869

Lot 1B
33.074580, -94.907408

Lot 2B
33.074009, -94.907290

Please call me if you have any questions.

Thank you,
James
903-563-1327



ACH Construction & Properties, LLC
303 W Ferguson RD, Mt Pleasant, TX 75455
www.achconstructionproperties.com
P: 903-575-0025 : F: 903-575-0544



05/11/2021

RE: Fire Services in Titus County

To Whom It May Concern:

Based upon the submitted Plat and diagram of the proposed subdivision in four, one acre plots, to be located off of FM 2348, the Mt. Pleasant Fire Department is aware that you are putting in a subdivision in that location.

Sincerely,

Larry McRae, Fire Chief
Mt. Pleasant Fire Dept.

Issued By:

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

Property Information

Property ID: 5759 Geo ID: 00334-00000-02600
Legal Acres: 58.4600
Legal Desc: LEWIS KENDALL ABS 00334 TR 2600 58.46 AC
Situs: FM 2348 TX
DBA:
Exemptions:

Owner ID: 140939 100.00%
ACH CONSTRUCTION & PROPERTIES LLC
303 W. FERGUSON RD
MT PLEASANT, TX 75455

For Entities

Value Information

Chapel Hill ISD	Improvement HS:	0
	Improvement NHS:	0
	Land HS:	0
	Land NHS:	0
	Productivity Market:	175,380
	Productivity Use:	6,399
	Assessed Value	6,399

Property is receiving Ag Use

Current/Delinquent Taxes

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

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

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
05/17/2021	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00

Effective Date: 05/31/2021

Total Due if paid by: 05/31/2021

10.00

Tax Certificate Issued for:
Chapel Hill ISD

Taxes Paid in 2020
70.64

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

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

A tax certificate issued through fraud or collusion is void.

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

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 05/17/2021
Requested By: JAMES ARLEDGE
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office

Issued By:

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

Property Information

Property ID: 5759 Geo ID: 00334-00000-02600
Legal Acres: 58.4600
Legal Desc: LEWIS KENDALL ABS 00334 TR 2600 58.46 AC
Situs: FM 2348
DBA:
Exemptions:

Owner ID: 553978 100.00%
ACH CONSTRUCTION & PROPERTIES LLC
303 W. FERGUSON RD
MT 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:	175,380
	Productivity Use:	6,399
	Assessed Value	6,399

Property is receiving Ag Use

Current/Delinquent Taxes

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

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

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
05/17/2021	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00

Effective Date: 05/17/2021

Total Due if paid by: 05/31/2021

10.00

Tax Certificate Issued for:	Taxes Paid in 2020
Titus County	29.94
Titus County Hospital	13.24
NTX Community College	8.32

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

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

A tax certificate issued through fraud or collusion is void.

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

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 05/17/2021
Requested By: ACH CONSTRUCTION LLC
Fee Amount: 10.00
Reference #: N/A


Signature of Authorized Officer of Collecting Office

FEE RECEIPT

5/17/2021 4:13:18PM

Tax Office

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

Receipt Number

529896

Payer Name and Address

JAMES ARLEDGE
303 W FERGUSON RD
MT PLEASANT, TX 75455

Fee ID	Fee Description	Fee Date	Year	Amount Due	Amount Paid
14807	TAX CERTIFICATES	5/17/2021	2021	10.00	10.00

Operator	Batch ID	Batch Description	Date Paid	Payment Type	Total Paid
MARY	10871	05/18/2021 MT	5/17/2021	P	10.00

Tender Type	Details	Description	Amount
Cash			10.00

TRI SPECIAL UTILITY DISTRICT

300 WEST 16TH

MOUNT PLEASANT, TEXAS 75455

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

May 12, 2021

To Whom it May Concern:

Based on the plat of Fontana Ranch Estates, Tri SUD can serve water to one lot now, Lot 1, Block A.

Any other water services will have to go through our development procedures to see if water is available to the other three lots. This will be at the developer's expense.



Aaron Gann, General Manager

TITUS COUNTY DEVELOPMENT/ SUBDIVISION CHECK-OFF LIST

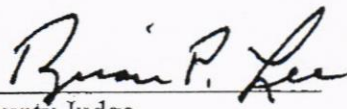
- Contact the County Clerk's Office for a copy of the Titus County Platting Procedures, Subdivisions Regulations and an Application: 903 577-6796 or 100 W. 1st Street, Suite 204, Mt. Pleasant, TX 75455.
- Contact Titus County Environmental Quality (Designated Representative) for requirements pertaining to on-site sewage facilities and floodplain. The contact number is 903 572-6641. Plat requirements pertaining to on-site sewage facilities and floodplain information must be approved by this department prior to submittal to Commissioners' Court.
- Contact Ark-Tex Council of Government for 9-1-1 rural addressing for approval of road names to be used in proposed subdivision. The contact number is 888 373-9028. Road names must be approved by 9-1-1 addressing prior to submittal to Commissioners' Court (a **copy of the plat (8 ½ X 14) must be submitted to Ark-Tex before they will issue an approval of road names**).

SUBMIT THE FOLLOWING DOCUMENTATION AT LEAST 45 DAYS PRIOR TO THE CONSIDERATION FOR APPROVAL BY THE COMMISSIONERS' COURT.

- On-Site Sewage Facility (OSSF) Program Form from Titus County Environmental Quality Control.
- Letter from the Titus County Fire Department.
- Letter from Water Supply District.
- Letter from Ark-Tex Council of Governments for 9-1-1 addressing.
- Plat size shall be 18" X 24" landscape format with 1" borders all around; four (4) original plats. In addition, one (1) reduced paper copy of plat on legal size 8 ½" X 14" is required for recording in the Public Records.
- Original Tax Certificate from each taxing entity with jurisdiction of the real property must be attached at time of submittal.
- Deed Restrictions and/or Covenants, if applicable.
- Bond or Letter of Credit, if applicable.
- Application for Preliminary and/or Final Plat and Application Fee.
- Filing Fee of \$121 must be paid at time of filing the approved plat in the County Clerk's Office.

**Titus County Procedures Regulating
Residential and Commercial Developments and
Manufactured Home Rental Communities**

The Titus County Commissioners' Court on the 13 day of January, 2020 A.D. has adopted these regulations on the platting and subdivisions of land.



Titus County Judge

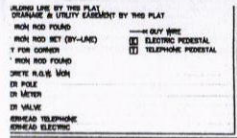
The Platting Procedures and Subdivisions Regulations was lawfully moved and seconded and duly adopted by the Titus County Commissioners' Court on a unanimous vote.

PURPOSE

These regulations have been prepared in general to aid in the orderly development of the rural area of Titus County, Texas, and to provide standards, which will lead to a desirable environment. Specifically, they have been prepared for the following purpose:

1. To furnish developers with guidance and assistance in expedient preparation and approval of a plat.
2. To protect the citizens of Titus County, and potential buyers, by insuring minimum standards in subdivisions, developments and communities where citizens may want a home or business.
3. To provide for the welfare of the public by controlling the location and design of intersections and other features which promote safety.
4. To prevent the Titus County Commissioners from being burdened with substandard streets or roads in the future, and to allow, if financially feasible, a method where by Titus County may finish construction of streets or roads in situations in rural subdivisions in which a developer has defaulted in his road construction obligation and in which the amount of his bond or letter of credit remaining is insufficient to allow the County to finish the road or street.

FONTANA RANCH ESTATES
 AN ADDITION TO TITUS COUNTY, TEXAS
 4.00 ACRES
 KENDALL LEWIS SURVEY ABST. NO. 334



CERTIFICATE OF COMPLIANCE
 undersigned, the County Clerk of Titus County, Texas, hereby certify that on the _____ day of _____, 2021, the Titus County Commissioners Court, by appropriate minute order, did find the final plat is in compliance with applicable State County subdivision regulations, and did approve the plat for filing in the plat records of Titus County, Texas.

WIT this _____ day of _____, 2021.
 County Clerk
 County, Texas

CERTIFICATE OF ACCEPTANCE OF DEDICATION
 undersigned, the County Clerk of Titus County, Texas, hereby certify that on the _____ day of _____, 2021, the owners of real property described herein did execute and deliver unto the County Commissioners Court, their dedication of all streets, alleys, parks, easements, and other public areas to public, a copy of which is affixed to the face of this plat and the Titus County Commissioners Court did by private minute order, accept the dedication of all streets, alleys, parks, easements, and other public areas half of the public.

WIT this _____ day of _____, 2021.
 County Clerk
 County, Texas

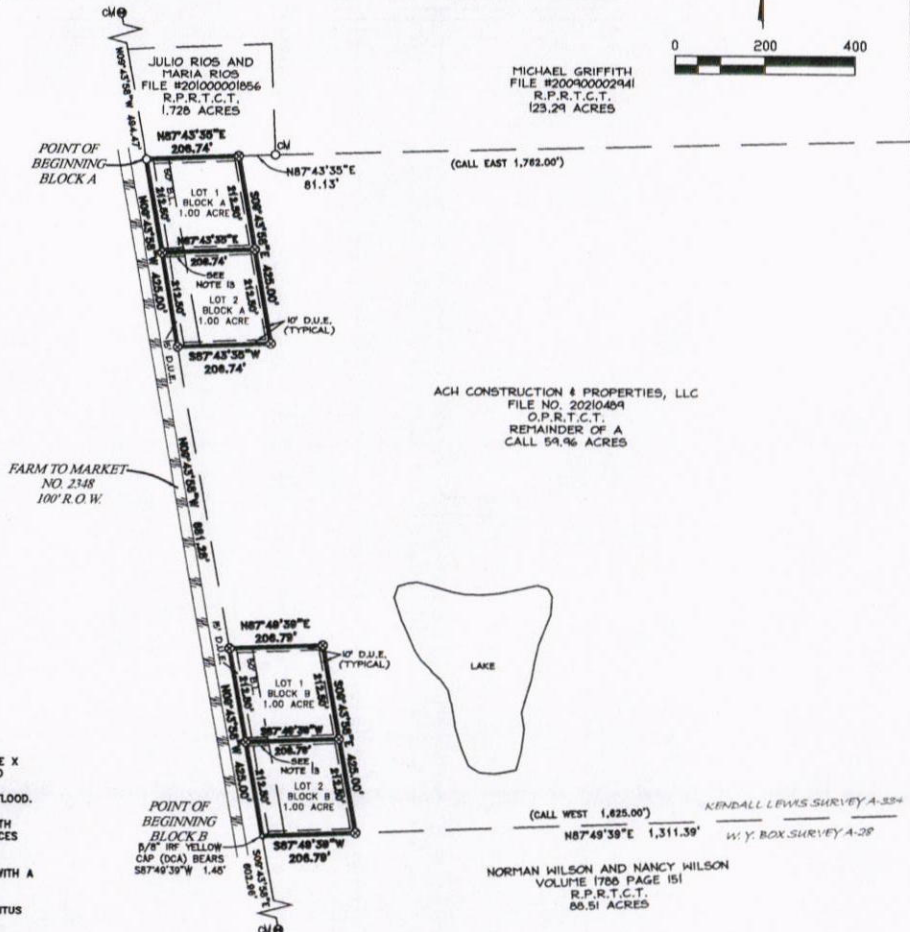
ES:
 THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X FLOOD INSURANCE RATE MAP NO. 484400375D DATED 10/2010. IT IS NOT SHOWN AS BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD. BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH DATUM 4202, AS OBSERVED BY GPS. AREA AND DISTANCES W/IN HEREON ARE AT GRID.
 ALL LOT CORNERS HAVE A SET 1/2 INCH IRON ROD WITH A LOW CAP STAMPED "BY-LINE".
 SEPTIC SYSTEMS-INDIVIDUAL FACILITIES LICENSED BY TITUS COUNTY AND INSTALLED PRIOR TO OCCUPANCY.
 DEVELOPMENT AND SEPTIC TANK PERMITS (IF NECESSARY) REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS TO THE PROPERTY.

NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON ANY LOT.
 THERE SHALL BE A 15' DRAINAGE & UTILITY EASEMENT ON THE ROAD FRONTAGE OF ALL LOTS, AND A 10' DRAINAGE & UTILITY EASEMENT ALONG THE REAR AND SIDE OF ALL LOTS.
 NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE THIS FIRM CONCERNING THIS PROPERTY.

WATER SERVICE PROVIDER:
 -SPECIAL UTILITY DISTRICT
 W. 16TH ST., PLEASANT, TX 75455
 -572-5676

ELECTRIC SERVICE PROVIDER:
 IRE GASS ELECTRIC
 S. MAIN ST. STAR, TX 75888
 -858-3251

PONDS SHOWN HEREON IS APPROXIMATE IN SIZE, AND LOCATION.
 ABSTRACT LINE SHOWN HEREON IS APPROXIMATE IN LOCATION.
 20' BY 50' SHARED PRIVATE ACCESS EASEMENT, 10' WIDE EACH LOT.



BLOCK A
 Being a 2.00 acre lot, tract or parcel of land situated in the Kendall Lewis Survey, Abstract No. 334, Titus County, Texas, and being part of a called 59.98 acre tract of land that lies East of Farm To Market No. 2348 conveyed to ACH Construction & Properties, LLC, by Warranty Deed with Vendor's Lien, as recorded in File No. 20210488, Official Public Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:
 BEGINNING at a 5/8 inch iron rod found at the intersection of the North line of said 59.98 acre tract and the East right of way line of Farm To Market No. 2348 (100' R.O.W.), and at the Southwest corner of a called 1.728 acre tract of land conveyed to Julio Rios and Maria Rios, by deed as recorded in File No. 20100001856, Real Property Records, Titus County, Texas, from which a concrete monument found bears North 09 degrees 43 minutes 58 seconds East, a distance of 484.47 feet;
 THENCE North 87 degrees 48 minutes 39 seconds East, with the North line of said 59.98 acre tract and the South line of said 1.728 acre tract, a distance of 206.74 feet to a 1/2 inch iron rod set with a yellow cap stamped (By-Line), from which a 5/8 inch iron rod found at the Southwest corner of said 1.728 acre tract and of the Easley Southwest corner of a called 123.29 acre tract of land conveyed to Michael Griffith, by deed as recorded in File No. 20080002841, Real Property Records, Titus County, Texas, bears North 87 degrees 43 minutes 35 seconds East, a distance of 81.15 feet;
 THENCE over and across said 59.98 acre tract the following courses and distances: South 09 degrees 43 minutes 58 seconds East, a distance of 425.00 feet to a 1/2 inch iron rod set with a yellow cap stamped (By-Line);
 South 87 degrees 45 minutes 35 seconds West, a distance of 208.74 feet to a 1/2 inch iron rod set with a yellow cap stamped (By-Line) on the East right of way line of said Farm To Market No. 2348, from which a concrete monument found bears South 09 degrees 43 minutes 58 seconds East, a distance of 1,709.24 feet;
 THENCE North 09 degrees 43 minutes 58 seconds East, with the East right of way line of said Farm To Market No. 2348, a distance of 425.00 feet to the POINT OF BEGINNING AND CONTAINING 2.00 acres of land.

BLOCK B
 Being a 2.00 acre lot, tract or parcel of land situated in the Kendall Lewis Survey, Abstract No. 334, Titus County, Texas, and being part of a called 59.98 acre tract of land that lies East of Farm To Market No. 2348 conveyed to ACH Construction & Properties, LLC, by Warranty Deed with Vendor's Lien, as recorded in File No. 20210488, Official Public Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:
 BEGINNING at a point for corner of the intersection of the South line of said 59.98 acre tract and the East right of way line of Farm To Market No. 2348 and at the Northwest corner of a called 88.51 acre tract of land conveyed to Norman Wilson and Nancy Wilson, by deed as recorded in Volume 1786, Page 151, Real Property Records, Titus County, Texas, from which a 5/8 inch iron rod found with a yellow cap stamped (DCA) bears South 87 degrees 48 minutes 39 seconds West, a distance of 1.45 feet and from said point a concrete monument found bears South 09 degrees 43 minutes 58 seconds East, a distance of 602.98 feet;
 THENCE North 09 degrees 43 minutes 58 seconds West, with the East right of way line of said Farm To Market No. 2348, a distance of 425.00 feet to a 1/2 inch iron rod set with a yellow cap stamped (By-Line), from which a 5/8 inch iron rod found at the intersection of the North line of said 59.98 acre tract and the East right of way line of Farm To Market No. 2348 bears North 09 degrees 43 minutes 58 seconds West, a distance of 1,106.28 feet;
 THENCE over and across said 59.98 acre tract the following courses and distances: North 87 degrees 48 minutes 39 seconds East, a distance of 208.79 feet to a 1/2 inch iron rod set with a yellow cap stamped (By-Line);
 South 09 degrees 43 minutes 58 seconds East, a distance of 425.00 feet to a 1/2 inch iron rod set with a yellow cap stamped (By-Line) on the South line of said 59.98 acre tract and on the North line of said 88.51 acre tract, from which a 1/2 inch iron rod found at the Southwest corner of said 59.98 acre tract bears North 87 degrees 43 minutes 35 seconds East, a distance of 1,311.39 feet;
 THENCE South 87 degrees 48 minutes 39 seconds West, with the South line of said 59.98 acre tract and with the North line of said 88.51 acre tract, a distance of 208.79 feet to the POINT OF BEGINNING AND CONTAINING 2.00 acres of land.

MICHAEL GRIFFITH
 FILE #20090002941
 R.P.R.T.C.T.
 123.29 ACRES

ACH CONSTRUCTION & PROPERTIES, LLC
 FILE NO. 20210488
 O.P.R.T.C.T.
 REMAINDER OF A
 CALL 208.94 ACRES

NORMAN WILSON AND NANCY WILSON
 VOLUME 1786 PAGE 151
 R.P.R.T.C.T.
 88.51 ACRES



We, ACH CONSTRUCTION & PROPERTIES, LLC, do hereby adopt this plat, designating the hereinabove described property as FONTANA RANCH ESTATES, 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 _____ day of _____, 2021.
 By: _____
 SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the _____ day of _____, 2021.

Notary Public
 LENDERS STATEMENT:

We, CYPRESS BANK, STATE SAVINGS BANK, does hereby adopt this plat, designating the hereinabove described property as FONTANA RANCH ESTATES, 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 _____ day of _____, 2021.
 By: _____
 SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the _____ day of _____, 2021.

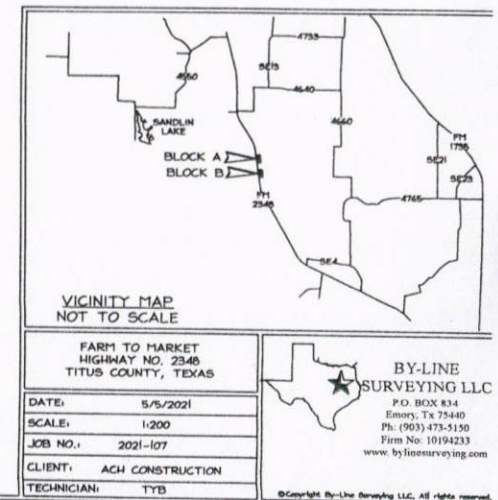
Notary Public
 SURVEYOR'S CERTIFICATE:

I, Tina Ballard, Registered Professional Land Surveyor, do hereby certify that this Plat was prepared from an on the ground Survey under my supervision.

 Tina Ballard, R.P.L.S. 6748
 DATE: _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 I, _____, County Judge of Titus County, Texas, do hereby certify that this final plat, with field notes hereon, having been fully presented to the Commissioners Court of Titus County, Texas, and by the said Court duly considered, was on this day approved and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Titus County, Texas.

County Judge _____ Date: _____
 APPROVED this the _____ day of _____, 2021, by the Commissioners Court of Titus County, Texas.
 Commissioner _____
 Commissioner _____
 Commissioner _____
 Commissioner _____
 County Environmental Officer _____



BY-LINE SURVEYING LLC
 P.O. BOX 834
 Emory, TX 75440
 Ph: (903) 473-5150
 Firm No: 10194233
 www.by-linesurveying.com

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**DECLARATION OF CONVANS, CONDITONS & RESTRICTIONS FOR FONTANA RANCH
ESTATES**

STATE OF TEXAS

KNOW BY ALL PERSONS BY THESE PRESENTS:

COUNTY OF TITUS

This Declaration is made June 15, 2021 by ACH Construction & Properties, LLC, a Texas Limited Liability Company.

THAT, the undersigned Declarant is the owner of all the lots as shown on the Final Plat(s) of Fontana Ranch Estates (the property), an Addition in Titus County (the "County"), Texas, according to the plat thereof (the "Plat") recorded in, map records of Titus county, Texas.

Declarant has subdivided the Property into single-family lots as shown on the Plat(s). As used herein, "lot" and "lots" shall refer only to the numbered plots shown on the plat and shall not refer to public areas, parks, esplanades, tracts owned or subsequently acquired by any public body, or any plot or tract shown as a reserve whether designed as unrestricted or not.

Declarant hereby declare that all of the Property described above shall be held, sold, and conveyed subject to the following, easements, restrictions, covenants and conditions, which are for the purpose of establishing a general scheme for development of all of the lots in the Property and for the purpose of enhancing and protection the value, attractiveness and desirability of said lots and which shall run with the land and be binding on all parties having or acquiring any right, title or interest in the Property or any part thereof, and which shall inure to the benefits of each owner thereof.

ARTICLE I

CONSTRUCTION OF IMPROVEMENTS AND USE OF LOTS

Section 1.1 Residential Use. All lots shall be used for single-family residential purposes only. No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) detached single single-family residence per lot, which residence may not exceed either two (2) stories in height of the maximum height as allowed by the County.

Section 1.2 Single-Family Use. Each Residence may be occupied by only one family consisting of persons related by blood, adoption or married or no more than three (3) unrelated persons living and cooking together as a single housekeeping unit, together with any household servants.

Section 1.3 Garages/Detached Accessory Building/Propane Storage Tanks. Each residence shall have a garage suitable for parking not less than two (2) no more than four (4) standard size automobiles, which garage conforms in design and materials with the main structure. Any detached accessory building of any kind must be approved by the Architectural Control Committee ("Committee") prior to construction and/or placement on the lot. Any detached accessory building shall not exceed one (1) story in height and one thousand (1000) square feet of total slab area. A propane storage tank shall be for residential use only and must be buried.

Section 1.4 Restrictions on Resubdivision. Except for undertaken by Declarant, none of the lots shall be subdivided into smaller lots.

Section 1.5 Driveways. All driveways shall be surfaced with concrete.

Section 1.6 Minimum floor Area. The total air-conditioning living area of the main residential structure, as measured to the outside of the exterior walls, but exclusive of open purchase garages, patios, and detached accessory building, shall not be less than one thousand, seven hundred and fifty (1750) square feet for one (1) story residence and not less than (2200) square feet for two (2) story residence, or the minimum habitable floor area as specified by the County at the time of construction, whichever is greater. The total square footage of the first floor of a two story residence must be a minimum of one thousand, seven hundred and fifty (1750) square feet of living area.

Section 1.7 Building Materials – Exterior Items and Surfaces. The total exterior wall area of the main residential structure on a lot shall be not less than seventy-five percent (75%) brick, brick veneer, stone, stone veneer, masonry or other material approved by the Committee. Roofing shall be, a minimum 30-year architectural shingles architectural shingles constructed of composition material or higher rating, unless specifically approved otherwise by the Committee in writing before insulation. Main roof pitch shall be a minimum of 8/12, unless approved otherwise by the Committee. Installation of all type of exterior items and surfaces such as address number, external paint or stain color, shingle color shall be subject to the prior approval of Committee as to the design, materials and location. Chimney flues shall be fully enclosed.

Section 1.8 Side Line and Front Line Setback Restriction. All front, side and rear setbacks must be approved by the Committee and must meet requirements of the Plat. The location of the main residence of each lot and the facing of the main elevation with respect to the street shall be subject of the written approval of the committee. No building or structure of any shall be erected on any lot nearer to the property lines indicated by the minimum building setback line on the plat.

Section 1.9 Fences and Walls. Any fence or wall must be constructed of rod iron, board on board cedar, or other material approved by the Committee. The approved fence will be approved on individual bases. Subdivision entry fenced constructed by Declarant are excluded from this restriction. No fence or wall shall be permitted to extend nearer to any street than the front building line of the residence upon the lot upon which such fence or wall is situated, except for retaining walls installed by Declarant or retaining walls or decorative fences approved by Committee. Fenced or walls erected by Declarant shall become the property of the owner of the lot on which the same are erected and as such, shall be maintained and repaired by such owner. No portion of any fence shall extend greater than ninety-six inches (96") in height. In the event a swimming pool is constructed on the lot, the maximum fence height restriction shall be modified to meet minimum regulatory height standards. Privacy fences (wood or any solid surface) can be extend thirty feet (30') on each side of the residence and a maximum of one hundred feet (100') behind residence unless approved by Architectural Control Committee.

Section 1.10 Mailboxes. Mailboxes shall be standardized and shall be constructed of a material and design approved by the Committee (unless cluster boxes are required by U.S. Postal Services).

Section 1.12 Retaining Wall. Any retaining wall visible from any street shall be stone or other material approved by the Committee.

Section 1.13 Prohibited Uses.

- (a) No temporary dwelling, shop, trailer, or mobile home of any kind or any improvement of any temporary character (except children's play houses, dog houses, greenhouses and gazebos) shall be permitted on any lot except that the builder or contractor, with prior written approval of the Committee, may have temporary improvements (such as sales office, parking lot and/or construction trailer) on a given lot during construction of a residence on the property. No building material of any kind or character shall be placed or stored upon the property until the owner thereof is ready to commence construction of improvements.

- (b) No boat, trailer, marine craft, hovercraft, aircraft, recreational vehicle, pick-up camper, travel trailer, motor home, camper body or similar vehicle or equipment may be parked for storage for more than one week (1) in the driveway or front yard of any dwelling or parked on any public street or alley in the Property, nor shall any such vehicle or equipment be parked for storage in the side or rear yard of any residence unless screened from view by a screening structure or fencing approved by the Committee. No such vehicle or equipment shall be used as a residence or office. This restriction shall not apply to any vehicle, machinery or equipment, temporarily parked and is use for the construction, maintenance or repair of a Residence in the Immediate vicinity.
- (c) Trucks with tonnage in excess of one ton shall not be permitted to park overnight within the property except those used by builder or contractor during construction or repair of improvements.
- (d) No vehicle of any size which transport inflammatory or explosive cargo may be kept on the property at any time.
- (e) No vehicles or similar equipment shall be parked or stored in an area visible from any street except passenger automobiles, passenger vans, motorcycles, pick-up trucks with attached bed campers that are in regular use as motor vehicles on the streets and highways of the State of Texas.
- (f) No structure of a temporary character, such as a trailer, basement, tent, shack, barn or other outbuilding, shall be used on the Property at any time as a dwelling house, provided, however, any builder with prior written approval of the Committee, may maintain and occupy model houses, sales offices and construction trailers during the construction period.
- (g) No oil drilling, oil development operation, oil refining, quarrying or mining operations of any kind shall be permitted on the Property, nor shall oil wells, tanks, tunnels, mineral excavations or shafts shall be permitted upon or in any part of the Property. No derrick or other structure designed for use in quarrying or boring for oil, natural gas, or any other minerals shall be erected, maintained or permitted on the Property.
- (h) Dogs, cats or other household pets may be kept for the purpose of providing companionship for the private family. Animals are not to be raise, bred or kept for commercial purpose or for food. It is the purpose of the provisions to restrict the use of the lot so that no person shall quarter on the premises bees, hogs, goats, sheep, gulnea fowls, turkeys, skunks, or any other animal that may interfere with thee quietude, health or safety of the community. No more than three (3) pets shall be permitted on each lot. Pets must be restrained or confined on the homeowner's back lot inside a fenced area or within the house. It is the pet owner's responsibility to keep the lot clean and free of pet debris. All animals must be properly tagged for identification and vaccinated against rabies. A student actively participating in a Boc. Ag. Project may raise a rabbit or pen of hens, but may not keep it after the project is over and must be kept in a fenced area in the back of the property.
- (i) No lot or other area shall be used as a dumping ground for rubbish or a site for the accumulation of unsightly materials of any kind, including, but not limited to, broken or rusty equipment, disassembled or inoperative cars and discarded appliances and furniture. Trash, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or other disposal of such material be kept in clean and sanitary condition. All containers and other facilities for trash disposal must located and screened in a manner approved by the Committee.
- (j) No individual lot water system shall be permitted on the Property.
- (k) No individual lot sewage disposal shall be permitted on the Property, Aerobic only.
- (l) No air-conditioning apparatus shall be installed on the ground in front of a Residence or on the roof on any Residence. No window air-conditioning apparatus or evaporative cooler shall be attached to any front wall or front window of a residence or at any other location where such would be visible from any street.
- (m) Except with the written permission of the Committee, no antennas, discs or other equipment for receiving or sending sound or video message shall be permitted on the Property, except for antennas for AM or FM radio reception and UHF or VHF television reception. All antennas shall be located inside the attic of the main residential structure, except that, with the written permission of the Committee, one antenna may ne permitted to be attached to the roof of the main residential structure (but only if the place of the attached is not visible from the street in front of the house) and to extend above said roof a maximum o five feet (5) and two satellite discs or other similar instrument or structure may be placed in the ack yard as long as it is completely screened from view from any street, alley, park or other public area. Exceptions: Satellite discs to face the southwest for proper reception, but must not be in front yard.
- (n) No lot or improvement shall be used for business, professional, commercial or manufacturing purpose of any kind. No activity. Whether for profit or not, shall be conducted on the Property which is not related to single-family residential purpose. No noxious or offensive activity shall b undertaken on the Property, and nothing shall b done which is or may become annoyance or nuisance to the neighborhood. Nothing in this subparagraph shall prohibit a builder's temporary use of a Residence as sales office until such builder's last Residence on the Property is sold. Nothing in this subparagraph shall prohibit an owner's use of a Residence for quiet, inoffensive actives, such as tutoring or giving art lessons so long as such activities do not materially increase the number of cars parked on the street or interfere with adjoining homeowner's use and enjoyment of their Residence and yards.
- (o) No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between three (3) and six (6) feet above the roadway shall be paced or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting them at points the feet (10) from the intersection of an street line right-of-ways, or, in the case of a rounded property corner, from the intersection of the street right-of-way lines as

extended. The same sight-line limitations shall apply on any lot within ten feet (10) from the intersection of a street right-of-way line with the edge of a private driveway or alley pavement. No tree shall be permitted to remain within such distance of such intersection unless foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

- (p) Except for children's playhouses, dog houses, greenhouses, gazebos and buildings for storage of lawn maintenance equipment placed at locations on a lot that are not visible from any street, no buildings previously construction be placed and erected thereon.
- (q) Within easements on each lot, no structures, planting or materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or may change the direction of flow within the drainage channels or which may obstruct or retard the flow of water through drainage channels.
- (r) After a lot has been graded by Developer (or another developer who has purchased a portion of the Property from the Developer for development), the general grading, slope and drainage plan of a lot may not be altered without (1) written permission of the Committee and (2) any approvals of the City and other appropriate having authorization to grant such approval which may be required.
- (s) No sign of any kind shall be displayed to the public view on any lot except (1) one sign of not ore that five square feet (5) advertising the property for rent or sale and (2) signs used be Developer, by a developer who has purchased a portion of the Property from Developer for development, or by a builder building homes within the Property to advertise during the development, construction and sales periods. The Committee shall have the right to remove any sign, bill board or other advertising structure that does not comply with the above, and so doing shall not be subject to any liability for trespass or any other liability in connection with such removal.
- (t) The drying of clothes in public at street-level is prohibited. The owners and occupants of any lots at intersections of streets or adjunct to parks, playgrounds or other facilities where the rear yard is visible to full public view shall install a suitable enclosure to shield from public street-level view equipment which is incidences, such as clothes drying equipment, yard equipment and storage piles.
- (u) Except within fireplaces in the main residential dwelling and except for outdoor cooking, no burning of anything shall be permitted anywhere on the Property. Outdoor fireplaces in back porch area are permitted, as well as properly constructed fire pits for burning of wood or charcoal briquettes. In the wooded lots burning for disposal of trees is permitted if done in an approves safe manner.
- (v) All exterior mechanical equipment, including, but not limited to HVAC equipment, shall be located on the side or rear yard of each lot and shielded from public view from any adjacent street.
- (w) All utilities shall be installed underground. No gas meter shall be set nearer the street than the front or side of the dwelling unless the meter is designed for an installed underground.

ARTICLE II

ARCHITECTUAL CONTROL

Section 2.1 Architectural Committee Members. The Architectural Control Committee (the "Committee") shall initially consist solely of Ach Construction & Properties UC, LLC a Texas Limited Liability Company and shall at all times consist of at least one, but not more than three individual and/or three companies.

Section 2.2 Authority. Except as specifically provided for homebuilders in Section 2.4 below, no building, fence, will or other structure shall be commenced, erected, placed, maintained or altered on any lot, nor shall any exterior painting of, exterior addition to, or alteration of, such items be made until all plans and specifications and a plot plan have been submitted to and approved in writing by the Committee according to the standards set forth in this Declaration (and any amendments hereto). Except as specifically provided below for homebuilders, the Committee is authorized and empowered to consider and review any and all aspects of construction, which may, in reasonable opinion of the Committee, adversely affect the living enjoyment of one or more lot owners or the general value of lots.

Section 2.3 Procedure for Approval. A complete copy of the final pans and specifications shall be submitted in duplicate by direct delivery or by certified mail the Committee. Such plans and specifications must be submitted at least 15 day prior to the construction of improvements. The plans and specifications shall show the nature, kind, shape, height, materials and improvements, including, but not limited to elevations and floor plans on each house intended to be built, square footage, roof pitch and percentage of brick or other material to be used as siding. The documents shall specify any requested variance from setback lines, garage location or any other requirement set forth in this declaration. Samples of proposed construction materials shall be delivered promptly to the Committee upon request. At such time as the plans and specifications meet the approval of the Committee, the Committee shelf send written authorization to proceed and ill retain the plans and specifications. If disapproved

by the committee, the plans shall be returned marked "Disapproved" and shall be accompanied by a statement of the reasons for disapproval; which statement shall be signed by a representative of the Committee. Any modification of the approved set of plans and specification must be submitted to the Committee for its approval. The Committee's approval or disapproval, as required herein, shall be in writing. In no event shall the Committee give verbal approval of any plans. If the Committee fails to approve or disprove such plans and specifications within 15 days after the date of submission, written approval of the matters submitted shall not be required and compliance with this Section 2.2 shall be deemed completed. In case of a dispute whether the Committee responded within such time period, the person submitting the plans shall have the burden of establishing that the Committee received the plans. The Committee's receipt of the plans may be established by a signed certified mail receipts or by signed delivery receipt.

Section 2.5 Standards. The Committee shall use its good faith efforts to enforce the standards of this Declaration. One objective of the Committee is to prevent unusual, radical curious, odd bizarre, peculiar or irregular structures from being built on the Property. The committee from time to time may publish or promulgate bulletins regarding architectural standards, which be fair, reasonable and uniformly applied and shall carry forward the spirit and intention of this Declaration.

Section 2.6 Liability of the Committee. The members of the committee shall have no liability for decisions made by the Committee and the Committee shall have no liability for its decision so long as such decisions are made in good faith and are not arbitrary or capricious. Any errors in or omissions from the plans and specifications or the site plan submitted shall be the responsibility of the owner of the lot to which the improvements relate, and the Committee shall have no obligation to check for error in or omissions from any such plans, or to check for such plans' compliance with the general provisions of the Declaration, City codes, state statutes or the common law, whether the same relate to Lot Lines, building lines, easements or any other matters.

ARTICLE III

GENERAL PROVISIONS

Section 3.1 Recorded Plats. All dedications, limitations, restrictions and reservations shown on the Plats and on any other plats currently in effects which have been filed prior to the date hereof are incorporated herein and shall be constructed as being adopted in each contract, deed or conveyance executed or to be executed by developer conveying Lots, whether specifically referred to therein or not.

Section 3.2 Lot Landscape and Maintenance. The owner of each lot, at the time of construction and of the residence, thereon, shall establish sod, two trees, landscaped front flower beds on all yards visible from the street, including, but not limited to, the unpaved area, if any, between the lot and the curb of any street adjacent to such lot, but excluding any portion of the alley. All lots must also have irrigation systems. The above landscaping shall be installed by a builder at the time of and in conjunction with the construction of a Residence on a lot. The owner shall maintain the yards in a sanitary and attractive manner and shall edge the street curbs that run along the property line. Grass, weeds and vegetation on each lot must be kept mowed at regular intervals so as to maintain the property in a neat and attractive manner. No vegetable shall be grown in any yard that faces a street. No owner shall permit weeds or grass to grow to a height of greater than six inches upon his property. Upon failure of any owner to maintain any lot, the Committee shall notify such owner of the violations in writing. Such owner will have ten (10) day from the receipt of notice to cure the violation, after which period Developer, the Committee and their assigns shall each have the right, at their opinion, to have grass, weeds and vegetation cut as often as necessary in their sole judgment without the joinder of the other, and as owner of such property shall be obligated, when presented with an itemized statement, to reimburse developer or the Committee, as the case may be, for the cost of such work. The amount to be reimbursed, if not paid within ten days of such statement, shall bear interest from the date of statement until paid at the maximum legal rate of interest that can be contracted for under the State of Texas. This provision, however, shall in no manner be construed to create a lien in favor of any party on any property for the cost of such work or the reimbursement for such work.

Section 3.3 Maintenance of Improvements. Each lot owner (a) shall maintain the exterior of all buildings, fences, weeds and other improvements on his lot in good condition and repair; (b) shall replace worn and rotten parts; (c) shall regularly repaint all painted surfaces; and (d) shall not permit roofs, rain gutters, downspouts, exterior walls, windows, doors, walks, driveways, parking areas or other exterior portions on the improvements to deteriorate.

Section 3.4 Mortgages. It is expressly provided that the breach of any of the foregoing provisions shall not defeat or render invalid the lien of any mortgage, home equity loan or deed of trust made in good faith and for value, as to the same premises or any part thereof encumbered by such mortgage or deed of trust, but said provisions shall be binding as to lots acquired by foreclosure, trustee's sale or otherwise, but only as to any breach occurring after such acquisition of title.

any part thereof encumbered by such mortgage or deed of trust, but said provisions shall be binding as to lots acquired by foreclosure, trustee's sale or otherwise, but only as to any breach occurring after such acquisition of title.

Section 3.5 Terms. The foregoing covenants and restrictions shall run with and bind the land and shall remain in full force and effect for a term of 50 years after this Declaration is recorded. They shall be extended automatically for successive periods of ten years unless amend as provided herein.

Section 3.6 Severability. If any condition, covenant or restriction, herein contained shall be invalid, which invalidity shall not be presumed until the same is determined by the judgement or order of a court of competent jurisdiction, such invalidity shall in no way affect any other condition, covenant or restriction, each of which shall remain in full force and effect.

Section 3.7 Binding Effect. Each of the conditions, covenants restrictions and agreements herein contained is made for the mutual benefit of, and is binding upon, each and every person acquiring any part of the Property, it being understood that such conditions, covenant, and restrictions and agreements are not for the benefit of the owner of any land except land in the Property other than as specifically provided herein. This instrument when executed shall be filed of record in the appropriate records of Titus County so that each and every owner or purchaser of any portion of the property is on notice of the conditions, covenant, restriction, and agreements herein contained.

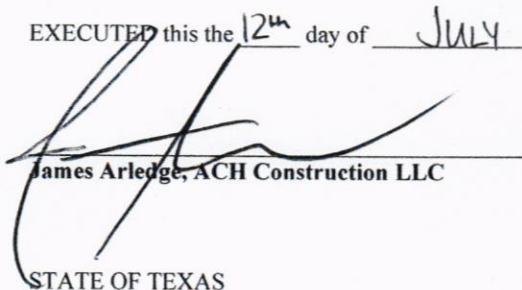
Section 3.8 Enforcement. Developer, the Committee and the owner of any lot on the Property shall have the right to have each and all of the foregoing conditions, covenant, and restrictions herein faithfully carried out and preformed with reference to each and every lot, together with the right to bring any suit or undertake any legal process that may be proper to enforce the performance thereof, it being the intention hereby to attach to each lot, without reference to when it was sold, the right to have such conditions, covenants, and restrictions strictly complied with, such right to exist with the owner of each lot and to apply to all other lots whether owned by the undersigned, its successor and assigns, or others. Failure by any opener, Developer or the Committee to enforce any covenant or restriction herein contained shall in no even be deemed to waiver of the right to so thereafter.

Section 3.9 Definition of "Owner". As used herein, the term "owner" shall refer to the record owner, whether one or more persons or entities (including builders and contract sellers), of the fee simple title to a lot on which there is or will built a single-family residence, but not including those having an interest merely as security for the performance of an obligation.

Section 3.10 Other Authorities. If other authorities, such as the City of Mt. Pleasant or Titus County, impose more demanding, expensive or restrictive requirements than those set forth herein, the requirements of such authorities shall be complied with. Other authorities' imposition of lesser requirements than those se forth herein shall not supersede or diminish the requirements herein.

Section 3.11 Addresses. Any notice or correspondence to any owner of a lot shall be addressed to the street address of the lot. Any notice or plan submission to the Committee shall be made to the address set forth below. The Committee may change its address for notice and plan to submission by recording in the land records of Titus County a notice of change of address.

EXECUTED this the 12th day of JULY, 2021.

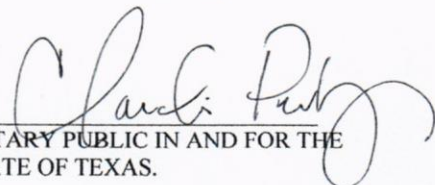

James Arledge, ACH Construction LLC

STATE OF TEXAS

COUNTY OF TITUS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on this the 12th day of JULY, 2021 by James Arledge, Manager of ACH Construction & Properties, LLC.




NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS.

LEGEND

MENT
THIS PLAT
ITY EASEMENT BY THIS PLAT

← GUY WIRE
E ELECTRIC PEDESTAL
T TELEPHONE PEDESTAL

**PRELIMINARY PLAT
FONTANA RANCH ESTATES
AN ADDITION TO TITUS COUNTY, TEXAS
4.00 ACRES
KENDALL LEWIS SURVEY ABST. NO. 334**



it's below.
before you dig.

CERTIFICATE OF COMPLIANCE

the County Clerk of Titus County, Texas,
ify that on the _____ day of _____,
2021, the Titus County Court, by appropriate minute order, did find
at is in compliance with applicable State
division regulations, and did approve the
in the plat records of Titus County, Texas.

_____ day of _____,

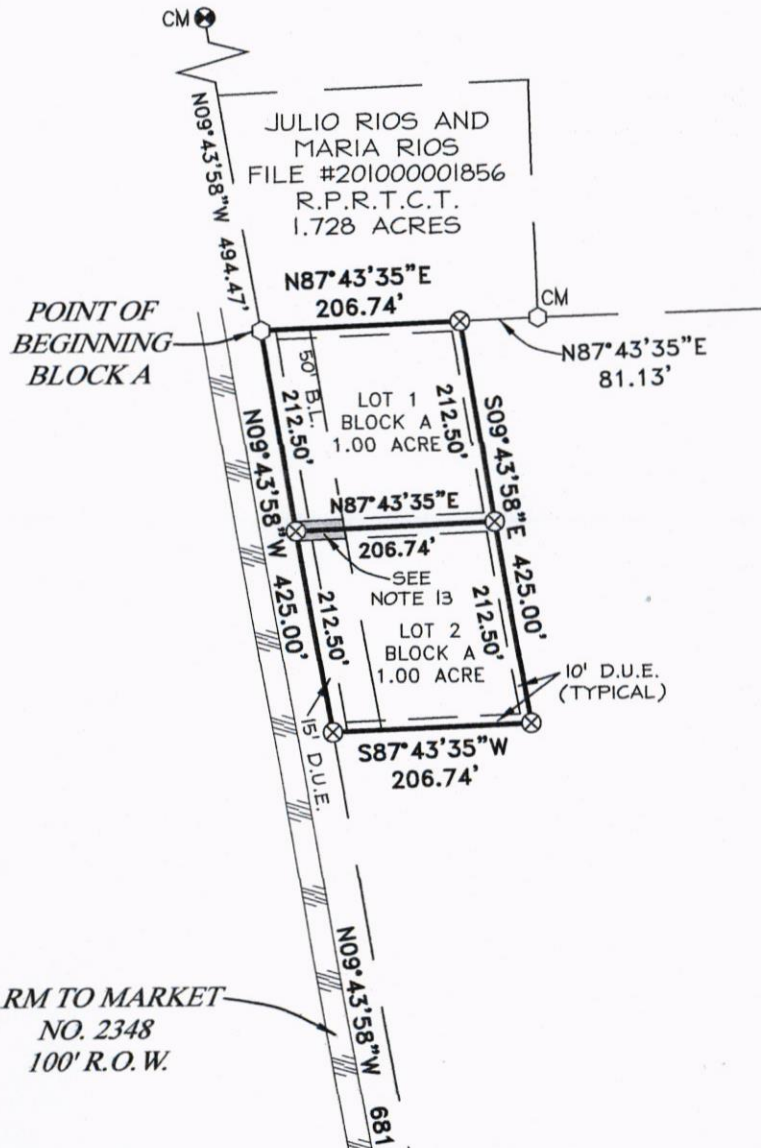
xas

STATE OF ACCEPTANCE OF DEDICATION

the County Clerk of Titus County, Texas,
ify that on the _____ day of _____,
2021, all the owners of real
and hereon did execute and deliver unto the
Commissioners Court, their dedication of all
marks, easements, and other public areas to
copy of which is affixed to the face of this
Titus County Commissioners Court did by
its order, accept the dedication of all
marks, easements, and other public areas
to public.

_____ day of _____,

xas



**FARM TO MARKET
NO. 2348
100' R.O.W.**

MICHAEL GRIFFITH
FILE #200900002941
R.P.R.T.C.T.
123.29 ACRES

(CALL EAST 1,762.00')

ACH CONSTRUCTION & PROPERTIES, LLC
FILE NO. 20210489
O.P.R.T.C.T.
REMAINDER OF A
CALL 59.96 ACRES



PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X INSURANCE RATE MAP NO. 48449C0375D DATED 11/15/02. IT IS NOT SHOWN AS BEING LOCATED IN A FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD. DISTANCES ARE BASED ON NAD 83 (2011), TEXAS NORTH DATUM, AS OBSERVED BY GPS. AREA AND DISTANCES CALCULATED FROM ARE AT GRID.

ALL CORNERS HAVE A SET 1/2 INCH IRON ROD WITH A CAP STAMPED "BY-LINE".

SEWER SYSTEMS-INDIVIDUAL FACILITIES LICENSED BY TITUS COUNTY AND INSTALLED PRIOR TO OCCUPANCY.

PERMITS AND SEPTIC TANK PERMITS (IF NECESSARY) OBTAINED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON PROPERTY.

NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING TO BE LOCATED ON ANY LOT.

THEY SHALL BE A 15' DRAINAGE & UTILITY EASEMENT ALONG THE ROAD FRONTAGE OF ALL LOTS, AND A 10' UTILITY EASEMENT ALONG THE REAR AND SIDE OF ALL LOTS.

A TITLE RECORD SEARCH WAS MADE BY THIS OFFICE AND NO ENCUMBRANCES CONCERNING THIS PROPERTY.

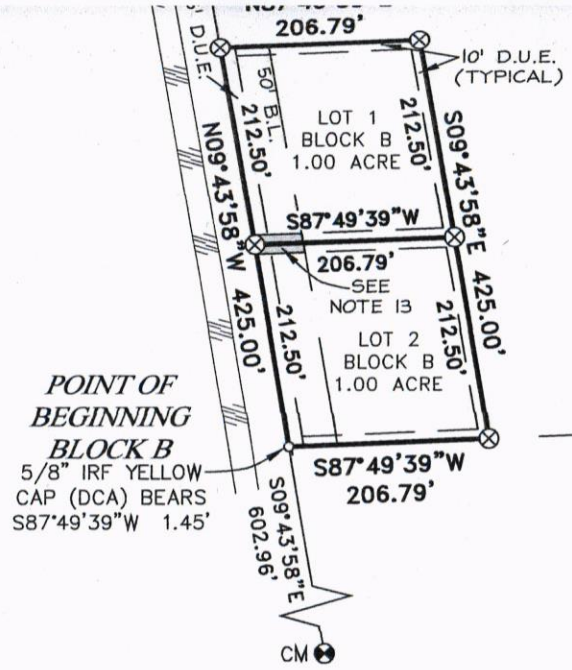
SERVICE PROVIDER:
 - UTILITY DISTRICT
 1200 W. H ST.,
 DALLAS, TX 75455
 972-676-6766

ELECTRIC SERVICE PROVIDER:
 - ELECTRIC
 1200 W. H ST.,
 DALLAS, TX 75668
 972-251-2511

ALL DISTANCES SHOWN HEREON IS APPROXIMATE IN SIZE, AND

THE BOUNDARY LINE SHOWN HEREON IS APPROXIMATE IN

ALL DISTANCES SHOWN HEREON IS APPROXIMATE IN SIZE, AND



BLOCK A

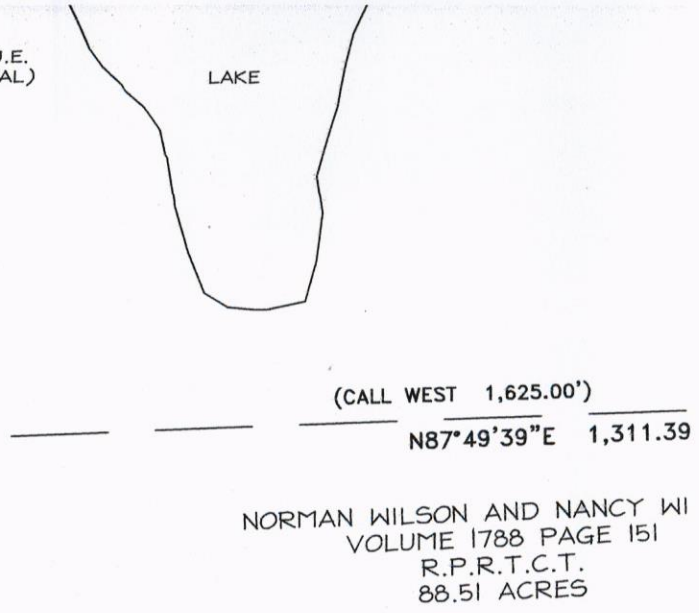
Being a 2.00 acre lot, tract or parcel of land situated in the Kendall Lewis Survey, Abstract No. 334, Titus County, Texas, and being part of a called 59.96 acre tract of land that lies East of Farm To Market No. 2348 conveyed to ACH Construction & Properties, LLC, by Warranty Deed with Vendor's Lien, as recorded in File No. 20210489, Official Public Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the intersection of the North line of said 59.96 acre tract and the East right of way line of Farm To Market No. 2348 (100' R.O.W.), and at the Southwest corner of a called 1.728 acre tract of land conveyed to Julio Rios and Maria Rios, by deed as recorded in File No. 201000001856, Real Property Records, Titus County, Texas, from which a concrete monument found bears North 09 degrees 43 minutes 58 seconds West, a distance of 494.47 feet;

THENCE North 87 degrees 43 minutes 35 seconds East, with the North line of said 59.96 acre tract and the South line of said 1.728 acre tract, a distance of 206.74 feet to a 1/2 inch iron rod set with a yellow cap stamped (By-Line), from which a 5/8 inch iron rod found at the Southeast corner of said 1.728 acre tract and at the Easterly Southwest corner of a called 123.29 acre tract of land conveyed to Michael Griffith, by deed as recorded in File No. 200900002941, Real Property Records, Titus County, Texas, bears North 87 degrees 43 minutes 35 seconds East, a distance of 81.13 feet;

THENCE over and across said 59.96 acre tract the following courses and distances: South 09 degrees 43 minutes 58 seconds East, a distance of 425.00 feet to a 1/2 inch iron rod set with a yellow cap stamped (By-Line); South 87 degrees 43 minutes 35 seconds West, a distance of 206.74 feet to a 1/2 inch iron rod set with a yellow cap stamped (By-Line) on the East right of way line of said Farm To Market No. 2348, from which a concrete monument found bears South 09 degrees 43 minutes 58 seconds East, a distance of 1,709.24 feet;

THENCE North 09 degrees 43 minutes 58 seconds West, with the East right of way line of said Farm To Market No. 2348, a distance of 425.00 feet to the POINT OF BEGINNING and CONTAINING 2.00 acres of land



NORMAN WILSON AND NANCY WILSON
 VOLUME 1788 PAGE 151
 R.P.R.T.C.T.
 88.51 ACRES

LEGEND

- CM - CONTROLLING MONUMENT
- BL - BUILDING LINE BY THIS PLAT
- D.U.E. - DRAINAGE & UTILITY EASEMENT BY THIS PLAT
- 1/2" IRON ROD FOUND
- ⊗ 1/2" IRON ROD SET (BY-LINE)
- POINT FOR CORNER
- 5/8" IRON ROD FOUND
- CONCRETE R.O.W. MON.
- POWER POLE
- ⊙ WATER METER
- ⊕ WATER VALVE
- OHT - OVERHEAD TELEPHONE
- OHP - OVERHEAD ELECTRIC
- ← GUY WIRE
- ⊞ ELECTRIC PEDESTAL
- ⊞ TELEPHONE PEDESTAL



CERTIFICATE OF COMPLIANCE

The undersigned, the County Clerk of Titus County, Texas, does hereby certify that on the 12 day of August, 2021, the Titus County Commissioners Court, by appropriate minute order, did find that this final plat is in compliance with applicable State and County subdivision regulations, and did approve the same for filing in the plat records of Titus County, Texas.

CERTIFIED this 12 day of August, 2021

Joan Newman
County Clerk
Titus County, Texas

CERTIFICATE OF ACCEPTANCE OF DEDICATION

The undersigned, the County Clerk of Titus County, Texas, does hereby certify that on the 12 day of August, 2021, all the owners of real property described hereon did execute and deliver unto the Titus County Commissioners Court, their dedication of all streets, alleys, parks, easements, and other public areas to the public, a copy of which is affixed to the face of this plat; and the Titus County Commissioners Court did by appropriate minute order, accept the dedication of all streets, alleys, parks, easements, and other public areas on behalf of the public.

CERTIFIED this 12 day of August, 2021

Joan Newman
County Clerk
Titus County, Texas

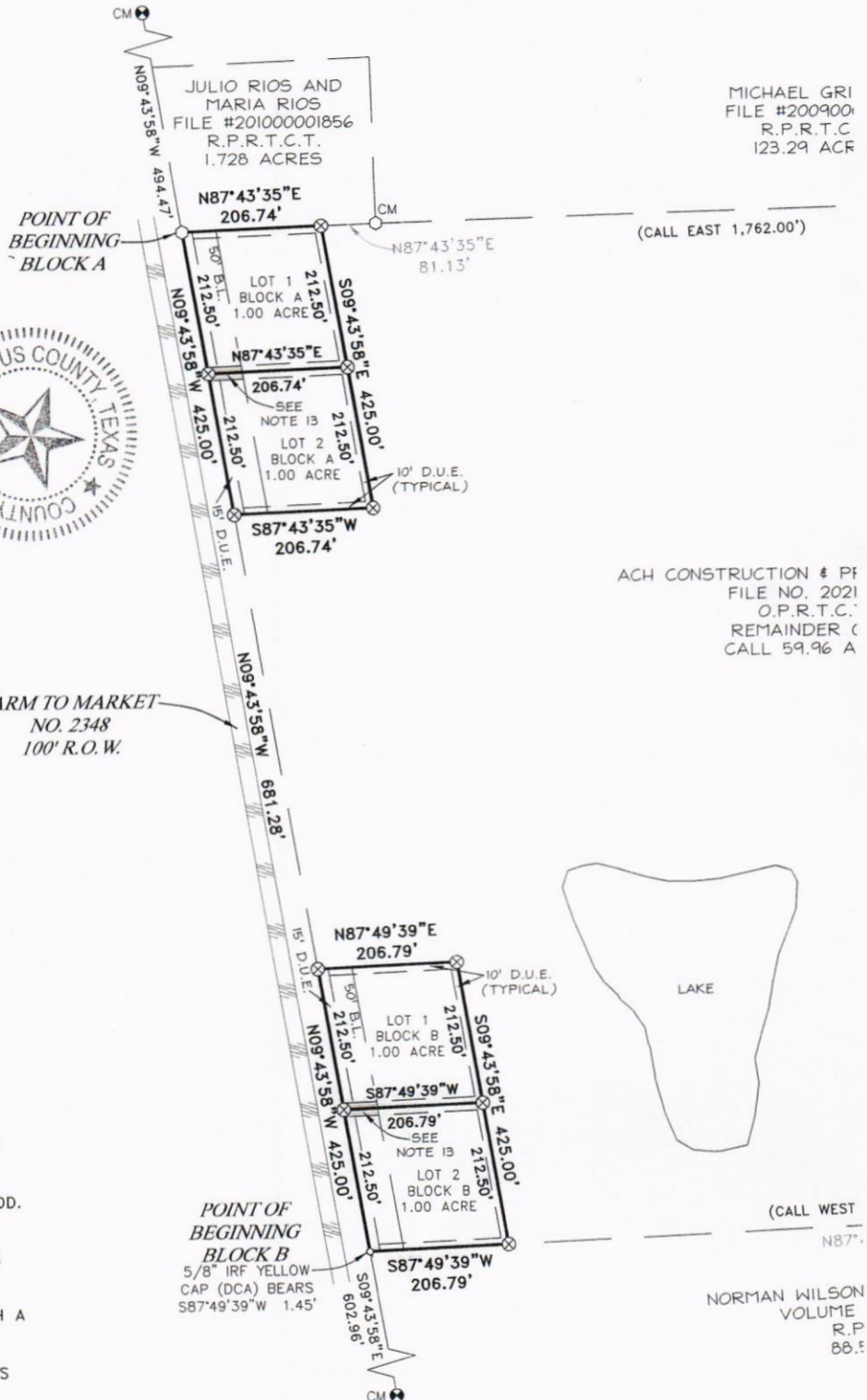


NOTES:

- 1) THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 48449C0375D DATED 9/29/2010. IT IS NOT SHOWN AS BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD.
- 2) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
- 3) ALL LOT CORNERS HAVE A SET 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "BY-LINE".
- 4) SEPTIC SYSTEMS-INDIVIDUAL FACILITIES LICENSED BY TITUS COUNTY AND INSTALLED PRIOR TO OCCUPANCY.
- 5) DEVELOPMENT AND SEPTIC TANK PERMITS (IF NECESSARY) ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON THE PROPERTY.
- 6) NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON ANY LOT.
- 7) THERE SHALL BE A 15' DRAINAGE & UTILITY EASEMENT ALONG THE ROAD FRONTAGE OF ALL LOTS, AND A 10' DRAINAGE & UTILITY EASEMENT ALONG THE REAR AND SIDE LINES OF ALL LOTS.
- 8) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE OR THIS FIRM CONCERNING THIS PROPERTY.
- 9) WATER SERVICE PROVIDER:
TRI-SPECIAL UTILITY DISTRICT
300 W. 16TH ST.,
MT. PLEASANT, TX 75455
903-572-3676
- 10) ELECTRIC SERVICE PROVIDER:
BOWIE CASS ELECTRIC
116 S. MAIN ST.,
LONE STAR, TX 75668
903-656-3251
- 11) PONDS SHOWN HEREON IS APPROXIMATE IN SIZE, AND LOCATION.
- 12) ABSTRACT LINE SHOWN HEREON IS APPROXIMATE IN

FINAL PLAT
FONTANA RANCH ESTATES
AN ADDITION TO TITUS COUNTY, TEXAS
4.00 ACRES
KENDALL LEWIS SURVEY ABST. NO. 334

639



MICHAEL GRI
FILE #200900
R.P.R.T.C.
123.29 ACR

ACH CONSTRUCTION # PF
FILE NO. 2021
O.P.R.T.C.
REMAINDER (CALL 59.96 A

FARM TO MARKET
NO. 2348
100' R.O.W.

BLOCK A

Being a 2.00 acre lot, tract or parcel of land situated in the Kendall Lewis Survey Abstract No. 334, Titus County, Texas, and being part of a called 59.96 acre tract that lies East of Farm To Market No. 2348 conveyed to ACH Construction Properties, LLC, by Warranty Deed with Vendor's Lien, as recorded in File No. 20210489, Official Public Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the intersection of the North line of 59.96 acre tract and the East right of way line of Farm To Market No. 2348 (R.O.W.), and at the Southwest corner of a called 1.728 acre tract of land owned by Julio Rios and Maria Rios, by deed as recorded in File No. 201000001856, Real Property Records, Titus County, Texas, from which a concrete monument found North 09 degrees 43 minutes 58 seconds West, a distance of 494.47 feet;

THENCE North 87 degrees 43 minutes 35 seconds East, with the North line of 59.96 acre tract and the South line of said 1.728 acre tract, a distance of 212.50 feet to a 1/2 inch iron rod set with a yellow cap stamped (By-Line), from which a 5/8 inch iron rod found at the Southeast corner of said 1.728 acre tract and Easterly Southwest corner of a called 123.29 acre tract of land conveyed to M Griffith, by deed as recorded in File No. 200900002941, Real Property Records, Titus County, Texas, bears North 87 degrees 43 minutes 35 seconds East, a distance of 81.13 feet;

THENCE over and across said 59.96 acre tract the following courses and distances: South 09 degrees 43 minutes 58 seconds East, a distance of 425.00 feet to a 1/2 inch iron rod set with a yellow cap stamped (By-Line); South 87 degrees 43 minutes 35 seconds West, a distance of 206.74 feet to a 1/2 inch iron rod set with a yellow cap stamped (By-Line) on the East right of way line of said Farm To Market No. 2348, from which a concrete monument found South 09 degrees 43 minutes 58 seconds East, a distance of 1,709.24 feet;

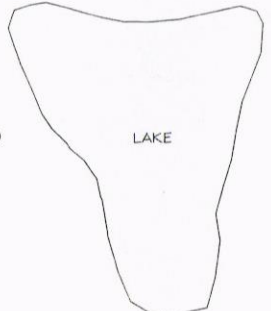
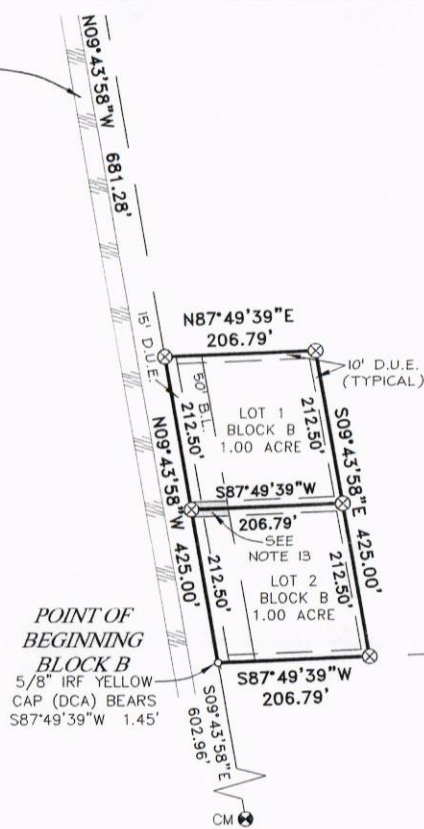


CERTIFIED this 12 day of August 2021

County Clerk Titus County, Texas



FARM TO MARKET NO. 2348 100' R.O.W.



NORMAN WILSON AND NANCY WILSON VOLUME 1788 PAGE 151 R.P.R.T.C.T. 88.51 ACRES

ALBERT CICTMAN AND LYNN... FILE #20090004 R.P.R.T.C.T. 366.743 ACR

Tina Ball DATE: NOW, TH I, final pla County, authorize County, County J APPROVE Titus Coi Commiss Commiss Commiss Commiss County E

- NOTES: 1) THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 48449C0375D DATED 9/29/2010. IT IS NOT SHOWN AS BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD. 2) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID. 3) ALL LOT CORNERS HAVE A SET 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "BY-LINE". 4) SEPTIC SYSTEMS-INDIVIDUAL FACILITIES LICENSED BY TITUS COUNTY AND INSTALLED PRIOR TO OCCUPANCY. 5) DEVELOPMENT AND SEPTIC TANK PERMITS (IF NECESSARY) ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON THE PROPERTY. 6) NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON ANY LOT. 7) THERE SHALL BE A 15' DRAINAGE & UTILITY EASEMENT ALONG THE ROAD FRONTAGE OF ALL LOTS, AND A 10' DRAINAGE & UTILITY EASEMENT ALONG THE REAR AND SIDE LINES OF ALL LOTS. 8) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE OR THIS FIRM CONCERNING THIS PROPERTY. 9) WATER SERVICE PROVIDER: TRI-SPECIAL UTILITY DISTRICT 300 W. 16TH ST., MT. PLEASANT, TX 75455 903-572-3676 10) ELECTRIC SERVICE PROVIDER: BOWIE CASS ELECTRIC 116 S. MAIN ST., LONE STAR, TX 75668 903-656-3251 11) PONDS SHOWN HEREON IS APPROXIMATE IN SIZE, AND LOCATION. 12) ABSTRACT LINE SHOWN HEREON IS APPROXIMATE IN LOCATION. 13) 20' BY 50' SHARED PRIVATE ACCESSS EASEMENT, 10' WIDE ON EACH LOT.

BLOCK A

Being a 2.00 acre lot, tract or parcel of land situated in the Kendall Lewis Survey, Abstract No. 334, Titus County, Texas, and being part of a called 59.96 acre tract of land that lies East of Farm To Market No. 2348 conveyed to ACH Construction & Properties, LLC, by Warranty Deed with Vendor's Lien, as recorded in File No. 20210489, Official Public Records, Titus County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at a 5/8 inch iron rod found at the intersection of the North line of said 59.96 acre tract and the East right of way line of Farm To Market No. 2348 (100' R.O.W.), and at the Southwest corner of a called 1.728 acre tract of land conveyed to Julio Rios and Maria Rios, by deed as recorded in File No. 201000001856, Real Property Records, Titus County, Texas, from which a concrete monument found bears North 09 degrees 43 minutes 58 seconds West, a distance of 494.47 feet; THENCE North 87 degrees 43 minutes 35 seconds East, with the North line of said 59.96 acre tract and the South line of said 1.728 acre tract, a distance of 206.74 feet to a 1/2 inch iron rod set with a yellow cap stamped (By-Line), from which a 5/8 inch iron rod found at the Southeast corner of said 1.728 acre tract and at the Easterly Southwest corner of a called 123.29 acre tract of land conveyed to Michael Griffith, by deed as recorded in File No. 200900002941, Real Property Records, Titus County, Texas, bears North 87 degrees 43 minutes 35 seconds East, a distance of 81.13 feet; THENCE over and across said 59.96 acre tract the following courses and distances: South 09 degrees 43 minutes 58 seconds East, a distance of 425.00 feet to a 1/2 inch iron rod set with a yellow cap stamped (By-Line); South 87 degrees 43 minutes 35 seconds West, a distance of 206.74 feet to a 1/2 inch iron rod set with a yellow cap stamped (By-Line) on the East right of way line of said Farm To Market No. 2348, from which a concrete monument found bears South 09 degrees 43 minutes 58 seconds East, a distance of 1,709.24 feet; THENCE North 09 degrees 43 minutes 58 seconds West, with the East right of way line of said Farm To Market No. 2348, a distance of 425.00 feet to the POINT OF BEGINNING and CONTAINING 2.00 acres of land

BLOCK B

Being a 2.00 acre lot, tract or parcel of land situated in the Kendall Lewis Survey, Abstract No. 334, Titus County, Texas, and being part of a called 59.96 acre tract of land that lies East of Farm To Market No. 2348 conveyed to ACH Construction & Properties, LLC, by Warranty Deed with Vendor's Lien, as recorded in File No. 20210489, Official Public Records, Titus County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at a point for corner at the intersection of the South line of said 59.96 acre tract and the East right of way line of Farm To Market No. 2348 and at the Northwest corner of a called 88.51 acre tract of land conveyed to Norman Wilson and Nancy Wilson, by deed as recorded in Volume 1788, Page 151, Real Property Records, Titus County, Texas, from which a 5/8 inch iron rod found with a yellow cap stamped (DCA) bears South 87 degrees 49 minutes 39 seconds West, a distance of 1.45 feet and from said point a concrete monument found bears South 09 degrees 43 minutes 58 seconds East, a distance of 602.96 feet; THENCE North 09 degrees 43 minutes 58 seconds West, with the East right of way line of said Farm To Market No. 2348, a distance of 425.00 feet to a 1/2 inch iron rod set with a yellow cap stamped (By-Line), from which a 5/8 inch iron rod found at the intersection of the North line of said 59.96 acre tract and the East right of way line of Farm To Market No. 2348 bears North 09 degrees 43 minutes 58 seconds West, a distance of 1,106.28 feet; THENCE over and across said 59.96 acre tract the following courses and distances: North 87 degrees 49 minutes 39 seconds East, a distance of 206.79 feet to a 1/2 inch iron rod set with a yellow cap stamped (By-Line); South 09 degrees 43 minutes 58 seconds East, a distance of 425.00 feet to a 1/2 inch iron rod set with a yellow cap stamped (By-Line) on the South line of said 59.96 acre tract and on the North line of said 88.51 acre tract, from which a 1/2 inch iron rod found at the Southeast corner of said 59.96 acre tract bears North 87 degrees 49 minutes 39 seconds East, a distance of 1,311.39 feet; THENCE South 87 degrees 49 minutes 39 seconds West, with the South line of said 59.96 acre tract and with the North line of said 88.51 acre tract, a distance of 206.79 feet to the POINT OF BEGINNING and CONTAINING 2.00 acres of land.

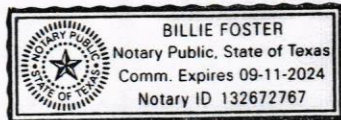
described property as FONTANA RANCH ESTATES, and do accept this plat as my plan for dividing into lots and do dedicate to the public forever the streets, alleys and easements, if any, as shown.

Witness, my hand, this the 11th day of August, 2021.

By: _____

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the 11th day of August, 2021.

Bicie Foster
Notary Public



LENDERS STATEMENT:

We, CYPRESS BANK, STATE SAVINGS BANK, does hereby adopt this plat, designating the hereinabove described property as FONTANA RANCH ESTATES, 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 11 day of August, 2021.

By: _____

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the 11th day of August, 2021.

Maricela Orona
Notary Public



SURVEYOR'S CERTIFICATE:

I, Tina Ballard, Registered Professional Land Surveyor, do hereby certify that this Plat was prepared from an on the ground Survey under my supervision.

Tina Ballard

Tina Ballard, R.P.L.S. 6746

DATE: 8/10/2021



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, Brian Lee, County Judge of Titus County, Texas, do hereby certify that this final plat, with field notes hereon, having been fully presented to the Commissioner Court of Titus County, Texas, and by the said Court duly considered, was on this day approved and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Titus County, Texas.

Brian Lee

County Judge

Date: 8-12-21

APPROVED this the 26th day of July, 2021, by the Commissioners Court of Titus County, Texas.

Commissioner AM

Commissioner J. King

Commissioner Don Spitt

Commissioner Jimmy Parker

County Environmental Officer Monty Green



ALBERT CICMAN AND LYNN CICMAN, TRUSTEES
FILE #200900003126
R.P.R.T.C.T.
366.743 ACRES



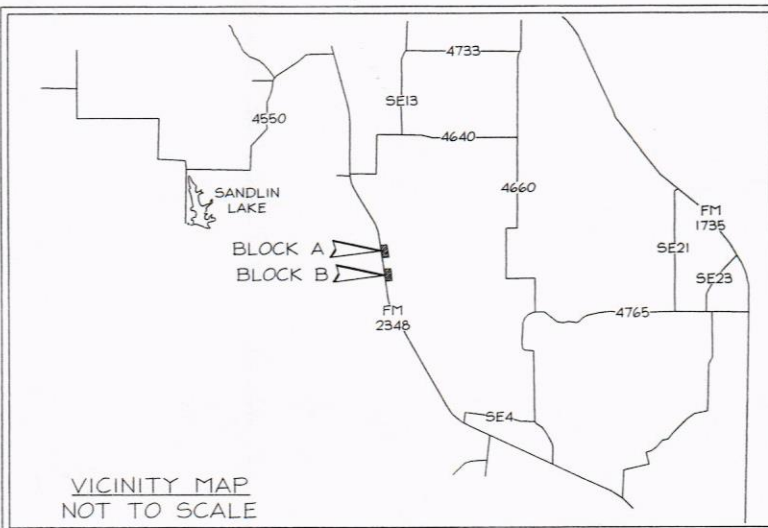
tract or parcel of land situated in the Kendall Lewis Survey, County, Texas, and being part of a called 59.96 acre tract of Farm To Market No. 2348 conveyed to ACH Construction & County Deed with Vendor's Lien, as recorded in File No. 200900003126, Titus County, Texas, and being more particularly bounded as follows:

North corner at the intersection of the South line of said 59.96 acre tract and the East right of way line of Farm To Market No. 2348 and at the Southeast corner of said 88.51 acre tract conveyed to Norman Wilson and as recorded in Volume 1788, Page 151, Real Property Records, Titus County, Texas, from which a 5/8 inch iron rod found with a yellow cap stamped (By-Line);

South 87 degrees 49 minutes 39 seconds West, a distance of 425.00 feet to a 1/2 inch iron rod stamped (By-Line); from which a 5/8 inch iron rod found at the Southeast corner of said 59.96 acre tract bears South 09 degrees 43 minutes 58 seconds East, a distance of 602.96 feet;

North 87 degrees 49 minutes 39 seconds West, with the East right of way line of Farm To Market No. 2348, a distance of 425.00 feet to a 1/2 inch iron rod stamped (By-Line); from which a 5/8 inch iron rod found at the North line of said 59.96 acre tract and the East right of way line of Farm To Market No. 2348 bears North 09 degrees 43 minutes 58 seconds East, a distance of 602.96 feet;

South 87 degrees 49 minutes 39 seconds West, with the South line of said 59.96 acre tract the following courses and distances: South 39 seconds East, a distance of 206.79 feet to a 1/2 inch yellow cap stamped (By-Line);



FARM TO MARKET HIGHWAY NO. 2348 TITUS COUNTY, TEXAS	
DATE:	8/10/2021
SCALE:	1:200
JOB NO.:	2021-107
CLIENT:	ACH CONSTRUCTION
TECHNICIAN:	TYB

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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