

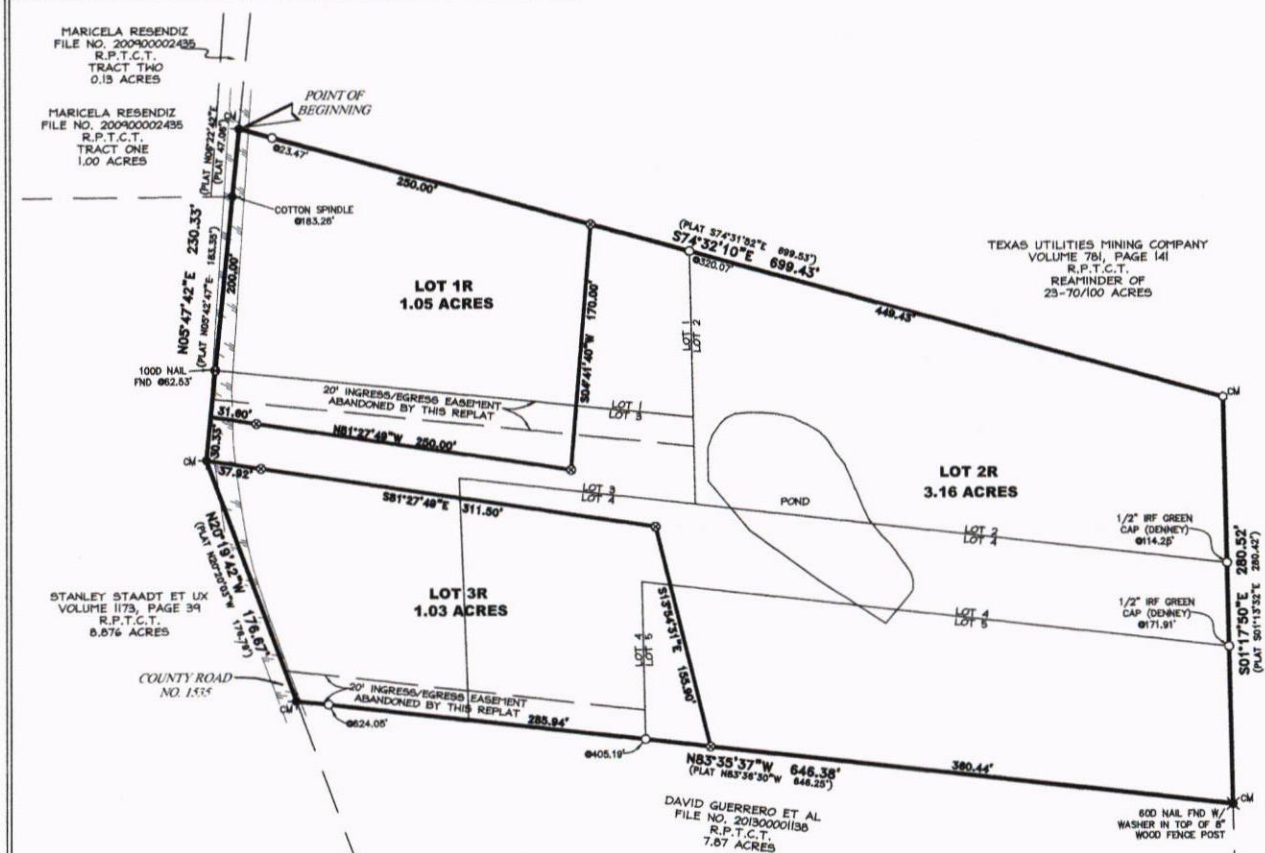
20214068 PLAT 09/13/2021 02:36:18 PM Total Pages: 2 Fee: 121.00  
 Joan Newman, County Clerk - Titus County, Texas

# 641

**LEGEND**

CH - CONTROLLING MONUMENT	LP - LIGHT POLE	--- - OVERHEAD ELECTRIC
○ 1/2" IRON ROD FOUND WITH GREEN CAP (DENNEY)	⊙ ELECTRIC METER	--- - BARBIRE FENCE
● POINT FOR CORNER	⊙ POWER POLE	--- - HOOD FENCE
⊙ COTTON SPINDLE FOUND	⊙ GUY WIRE	--- - ASPHALT
○ 60D NAIL FOUND	⊙ SEPTIC LID	--- - GRAVEL
○ 5/8" IRON ROD FOUND	⊙ CLEAN OUT	--- - COVERED PORCH, OVERHANG
○ 100D NAIL FOUND	⊙ SIGN	--- - BUILDING
○ 1/2" IRON ROD SET (BY-LINE)	⊙ TELEPHONE PEDESTAL	--- - WOOD DECK

**REPLAT OF GUESS SUBDIVISION #1**  
 AN ADDITION TO TITUS COUNTY, TEXAS  
 THOMAS HUNT SURVEY ABST. NO. 270



**LEGAL DESCRIPTION**

Being a lot, tract or parcel of land situated in the Thomas Hunt Survey, Abstract No. 270, Titus County, Texas, and being all of that certain called 5.237 acre tract of land conveyed from Cary Guess and wife, Anndelyn Guess to Guess Investment Properties, LLC, by General Warranty Deed, as recorded in File #20161498, Public Records, Titus County, Texas, also being known as all of Lots 1 thru 5 of Guess Subdivision #1, an addition to Titus County, Texas, according to the plat thereof as recorded in File #20164240 and Slide No. 587, Plat Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a cotton spindle found at the Northwest corner of said Guess Subdivision #1, at the Northerly Southwest corner of the remainder of a called 23-70/100 acre tract of land conveyed to Texas Utilities Mining Company, by deed as recorded in Volume 781, Page 141, Real Property Records, Titus County, Texas, and on the East line of a called Tract Two, 0.15 acre tract of land, conveyed to Maricela Resendiz, by deed as recorded in File #20090002435, Real Property Records, Titus County, Texas, said point being at or near the centerline of County Road No. 1535;

**THENCE** with the common lines of said Guess Subdivision #1 and the remainder of said 23-70/100 acre tract the following courses: South 74 degrees 32 minutes 10 seconds East, passing at 23.47 feet a 1/2 inch iron rod found with a green cap (Denney) for reference, passing at 320.07 feet a 1/2 inch iron rod found with a green cap (Denney) at the Northeast corner of said Lot 1 and at Northwest corner of said Lot 2, continuing in all a total distance of 698.43 feet to a 5/8 inch iron rod found at the Northeast corner of said Guess Subdivision #1 and at an all corner of the remainder of said 23-70/100 acre tract; South 01 degree 17 minutes 50 seconds East, passing at 114.25 feet a 1/2 inch iron rod found with a green cap (Denney) at the Southeast corner of said Lot 2 and at the Northeast corner of said Lot 4, passing at 171.91 feet a 1/2 inch iron rod found with a green cap (Denney) at the Easterly Southeast corner of said Lot 4 and the Northeast corner of said Lot 5, continuing in all a total distance of 280.52 feet to a 60D nail found with a washer in the top of an 8 inch wood fence post found at the Southeast corner of said Guess Subdivision #1 and at the Northeast corner of a called 7.87 acre tract of land conveyed to David Guerrero et al, by deed as recorded in File #201300001138, Real Property Records, Titus County, Texas;

**THENCE** North 83 degrees 35 minutes 37 seconds West, with the South line of said Guess Subdivision #1 and with the North line of said 7.87 acre tract, passing at 405.19 feet a 1/2 inch iron rod found with a green cap (Denney) at the Southwest corner of said Lot 5 and at the Southerly Southeast corner of said Lot 4, passing at 624.05 feet a 1/2 inch iron rod found with a green cap (Denney) for reference, continuing in all a total distance of 648.58 feet to a cotton spindle found at the Southwest corner of said Guess Subdivision #1, at the Northwest corner of said 7.87 acre tract and on the East line of a called 8.876 acre tract of land conveyed to Stanley Staadt et ux, by deed as recorded in Volume 1173, Page 39, Real Property Records, Titus County, Texas, said point being in County Road No. 1535;

**THENCE** with the West line of said Guess Subdivision #1, with the East line of said 8.876 acre tract and with the East line of said 0.15 acre tract, and generally along County Road No. 1535 the following courses and distances: North 20 degrees 19 minutes 42 seconds West, a distance of 178.87 feet to a cotton spindle found; North 05 degrees 47 minutes 42 seconds East, passing at 62.53 feet a 100D nail found at the Northwest corner of said lot 3 and at the Southwest corner of said lot 1, passing at 183.28 feet a cotton spindle found at the Northeast corner of said 8.876 acre tract and at the Southeast corner of said 0.15 acre tract, continuing in all a total distance of 230.33 feet to the POINT OF BEGINNING and CONTAINING 228,319 square feet or 5.24 acres of land.

**NOTES:**

- 1) THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 48449C0250D 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) ABSTRACT LINE SHOWN HEREON IS APPROXIMATE IN LOCATION.

**OWNER'S STATEMENT:**

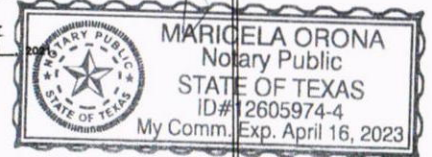
We, GUESS INVESTMENT PROPERTIES, LLC, do hereby adopt this plat, designating the hereinabove described property as REPLAT OF GUESS SUBDIVISION #1, and do accept this plat as my plan for dividing into lots and do dedicate to the public forever the streets, alleys and easements, if any, as shown.

Witness, my hand, this the 7th day of September, 2021.

By: *[Signature]*

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the 7th day of September, 2021.

*[Signature]*  
 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. 6746

DATE: \_\_\_\_\_

**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.

APPROVED this 13 day of Sept, 2021, by the Commissioners Court of Titus County, Texas.

County Judge *[Signature]*

Date: 9-13-21

County Clerk *[Signature]*

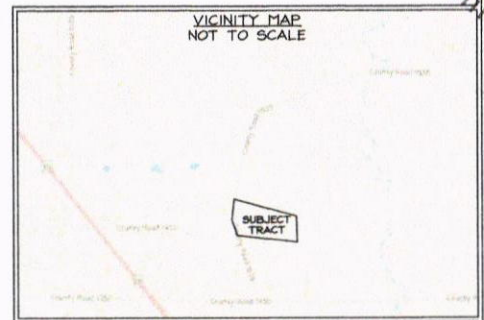
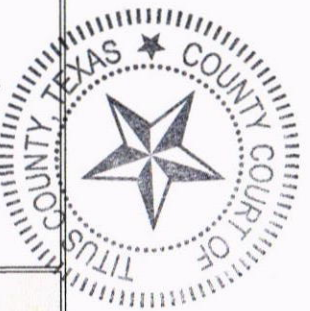
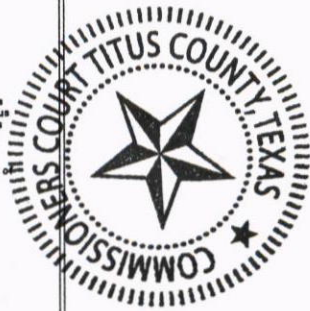
**STATE OF TEXAS  
 COUNTY OF TITUS**

I hereby certify that the foregoing instrument of writing with its Certificate of Authentication was filed for record in my office on this 13 day of September, 2021, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. as Slide No. \_\_\_\_\_ of the Plat Records of Titus County, Texas.

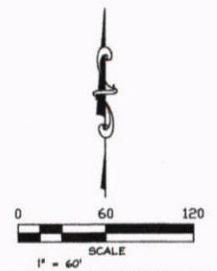
Give under my hand and seal of office on the date last written above.

*[Signature]*  
 County Clerk

By \_\_\_\_\_, Deputy



25 PR 1535 MT. PLEASANT, TX		BY-LINE SURVEYING LLC P.O. BOX 834 Emory, TX 75440 PH (903) 475-5150 Firm No. 10194233 www.bylinesurveying.com <small>©Copyright By-Line Surveying LLC. All rights reserved.</small>
DATE:	9/2/2021	
SCALE:	1" = 60'	
JOB NO.:	2021-1036	
CLIENT:	MAYBEN REALTY	
TECHNICIAN:	TYB	



## FILED AND RECORDED

**Instrument Number: 20214068**

Filing and Recording Date: 09/13/2021 02:36:18 PM Pages: 2 Recording Fee: \$121.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the PUBLIC RECORDS of Titus County, Texas.



*Joan Newman*

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Joan Newman, County Clerk  
Titus County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.



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**Guess Investment Properties, LLC**

3064 CR 4215  
Mount Pleasant, TX 75455  
(903)563-0629  
[andiegues@gmail.com](mailto:andiegues@gmail.com)

## Guess Subdivision #1 PROJECT AGENDA

August 30, 2021

### OVERVIEW

Replat 5 lots into 3 lots. Remove all single-wide homes from the property. Three (3) lots to have road frontage on CR 1535. Remodel existing double wide on LOT 1 R. Install a doublewide on remaining 2 lots and offer for sale.

### GOALS

1. Remodel doublewide, LOT 1R and offer for sale through Mayben Realty.
2. Remove 3 singlewides from Lots 2R & 3R within 90 days.
3. Purchase and install 2 additional doublewides, 1 each on Lot 2 R and 3R.
4. Use existing approved OSSF on Lots 1R & 2 R
5. Using Jackson Smith's Company to install new OSSF for Lot 3R
6. Remodel Doublewides and offer Lots 2R & 3R for sale through Mayben Realty.


### SPECIFICATIONS

Re-Plat existing Guess Subdivision #1 into 3 lots as shown in attached Survey. Project 1 is completed on Lot 1R. Seeking approval of replat as shown in attached survey.

Have a completed 911 re address of the 3 Lots with CR 1535 and remove the Private Road addressing.

Jackson Smith to install an OSSF when we get to the developing Lot 2R.

The doublewides for LOT 2R / 3R has not yet been purchased, but will be equivalent to the existing other home on LOT 1R.

  
CARY EUGENE GUESS

Aug 30, 2021

**REPLAT OF  
GUESS SUBDIVISION #1  
AN ADDITION TO TITUS COUNTY, TEXAS  
THOMAS HUNT SURVEY ABST. NO. 270**



**OWNER'S STATEMENT:**

We, GUESS INVESTMENT PROPERTIES, LLC, do hereby adopt this plat, designating the hereinabove described property as REPLAT OF GUESS SUBDIVISION #1, 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 and on the ground Survey under my supervision.

**PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

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

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 duly presented to the Commissioner Court of Titus County, Texas, and by the said Court duly considered, was on this day approved and the plot is authorized to be registered and recorded in the proper records of the County Clerk of Titus County, Texas.

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2021, by the Commissioners Court of Titus County, Texas.

County Judge \_\_\_\_\_ Date: \_\_\_\_\_

County Clerk \_\_\_\_\_

**STATE OF TEXAS  
COUNTY OF TITUS**

I hereby certify that the foregoing instrument of writing with its Certificate of Authentication was filed for record in my office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2021, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. as Side No. \_\_\_\_\_ of the Plat Records of Titus County, Texas.

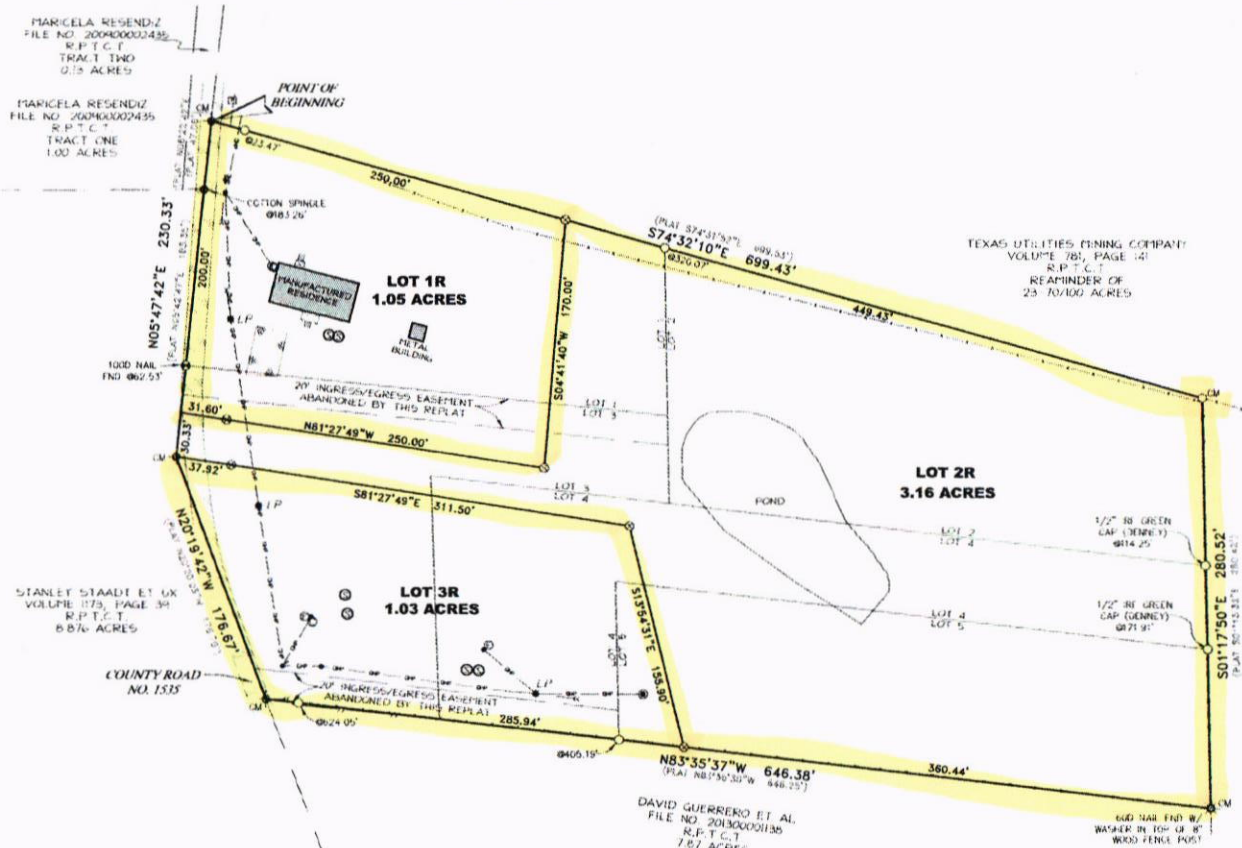
Given under my hand and seal of office on the date last written above.

County Clerk \_\_\_\_\_

By \_\_\_\_\_ Deputy

**LEGEND**

1. CONTROLLING INSTRUMENT	LP 0	LIGHT POLE	— 3P — 0P —	OVERHEAD ELECTRIC
1/2" IRON ROD FOUND WITH GREEN CAP (DENNEY)	●	ELECTRIC METER	— — — —	BARBED WIRE FENCE
POINT FOR CORNER	○	HOMER POLE	— — — —	ASPH FENCE
COTTON SPINDLE FOUND	⊙	GUY WIRE	— — — —	ASPHALT
60D NAIL FOUND	⊙	SEPTIC LID	— — — —	GRAVEL
5/8" IRON ROD FOUND	⊙	CLEAN OUT	— — — —	COVERED PORCH, OVERHANG
100D NAIL FOUND	⊙	SMK	— — — —	WOOD DECK
1/2" IRON ROD SET (BY-LINE)	⊙	TELEPHONE PEDESTAL	— — — —	
		BUILDING	— — — —	



**LEGAL DESCRIPTION**

Being a lot, tract or parcel of land situated in the Thomas Hunt Survey, Abstract No. 270, Titus County, Texas, and being all of that certain called 5.237 acre tract of land conveyed from Cary Guess and wife, Anndatyn Guess to Guess Investment Properties, LLC, by General Warranty Deed, as recorded in File #20161496, Public Records, Titus County, Texas, also being known as all of Lots 1 thru 5 of Guess Subdivision #1, an addition to Titus County, Texas, according to the plat thereof as recorded in File #20184240 and Slide No. 587, Plat Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a cotton spindle found at the Northwest corner of said Guess Subdivision #1, at the Northerly Southwest corner of the remainder of a called 25-70/100 acre tract of land conveyed to Texas Utilities Mining Company, by deed as recorded in Volume 781, Page 141, Real Property Records, Titus County, Texas, and on the East line of a called Tract Two, 0.15 acre tract of land, conveyed to Maricela Resendiz, by deed as recorded in File #200900002435, Real Property Records, Titus County, Texas, said point being at or near the centerline of County Road No. 1535;

**THENCE** with the common lines of said Guess Subdivision #1 and the remainder of said 25-70/100 acre tract the following courses: South 74 degrees 32 minutes 10 seconds East, passing at 23.47 feet a 1/2 inch iron rod found with a green cap (Denney) for reference, passing at 320.07 feet a 1/2 inch iron rod found with a green cap (Denney) at the Northeast corner of said Lot 1 and at Northwest corner of said Lot 2, continuing in all a total distance of 699.43 feet to a 5/8 inch iron rod found at the Northeast corner of said Guess Subdivision #1 and at an all corner of the remainder of said 25-70/100 acre tract;

South 01 degrees 17 minutes 50 seconds East, passing at 114.25 feet a 1/2 inch iron rod found with a green cap (Denney) at the Southeast corner of said Lot 2 and at the Northeast corner of said Lot 4, passing at 171.91 feet a 1/2 inch iron rod found with a green cap (Denney) at the Southeast corner of said Lot 2 and at the Northeast corner of said Lot 4 and the Northeast corner of said Lot 5, continuing in all a total distance of 280.52 feet to a 60D nail found with a washer in the top of an 8 inch wood fence post found at the Southeast corner of said Guess Subdivision #1 and at the Northeast corner of a called 7.87 acre tract of land conveyed to David Guerrero et al, by deed as recorded in File #20130001138, Real Property Records, Titus County, Texas;

**THENCE** North 83 degrees 35 minutes 37 seconds West, with the South line of said Guess Subdivision #1 and with the North line of said 7.87 acre tract, passing at 405.19 feet a 1/2 inch iron rod found with a green cap (Denney) at the Southwest corner of said Lot 5 and at the Southerly Southwest corner of said Lot 4, passing at 624.05 feet a 1/2 inch iron rod found with a green cap (Denney) for reference, continuing in all a total distance of 646.38 feet to a cotton spindle found at the Southwest corner of said Guess Subdivision #1, at the Northwest corner of said 7.87 acre tract and on the East line of a called 8.876 acre tract of land conveyed to Stanley Shaud et ux, by deed as recorded in Volume 1173, Page 39, Real Property Records, Titus County, Texas, said point being in County Road No. 1535;

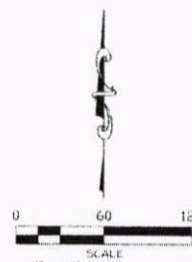
**THENCE** with the West line of said Guess Subdivision #1, with the East line of said 8.876 acre tract and with the East line of said 0.13 acre tract, and generally along County Road No. 1535 the following courses and distances: North 20 degrees 19 minutes 42 seconds West, a distance of 176.87 feet to a cotton spindle found; North 05 degrees 47 minutes 42 seconds East, passing at 62.53 feet a 100D nail found at the Northwest corner of said Lot 3 and at the Southwest corner of said Lot 1, passing at 183.26 feet a cotton spindle found at the Northeast corner of said 8.876 acre tract and at the Southwest corner of said 0.13 acre tract, continuing in all a total distance of 230.33 feet to the POINT OF BEGINNING and CONTAINING 228,319 square feet or 5.24 acres of land.

**NOTES:**

- 1) THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X 3Y FLOOD INSURANCE RATE MAP NO. 48440C02500 DATED 3/29/2010. 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) ABSTRACT LINE SHOWN HEREON IS APPROXIMATE IN LOCATION.

VICINITY MAP  
NOT TO SCALE

SUBJECT TRACT



25 PR 1535 MT PLEASANT, TX			<b>BY-LINE SURVEYING I</b> PO BOX 834 Lubbock, TX 79404 Ph: (803) 471-515 Firm No: 1019423 www.bylinesurveying.com
DATE:	04/02/2021		
SCALE:	1" = 60'		
JOB NO.:	2021-1036		
CLIENT:	MAYBEN REALTY		
TECHNICIAN:	FTB		



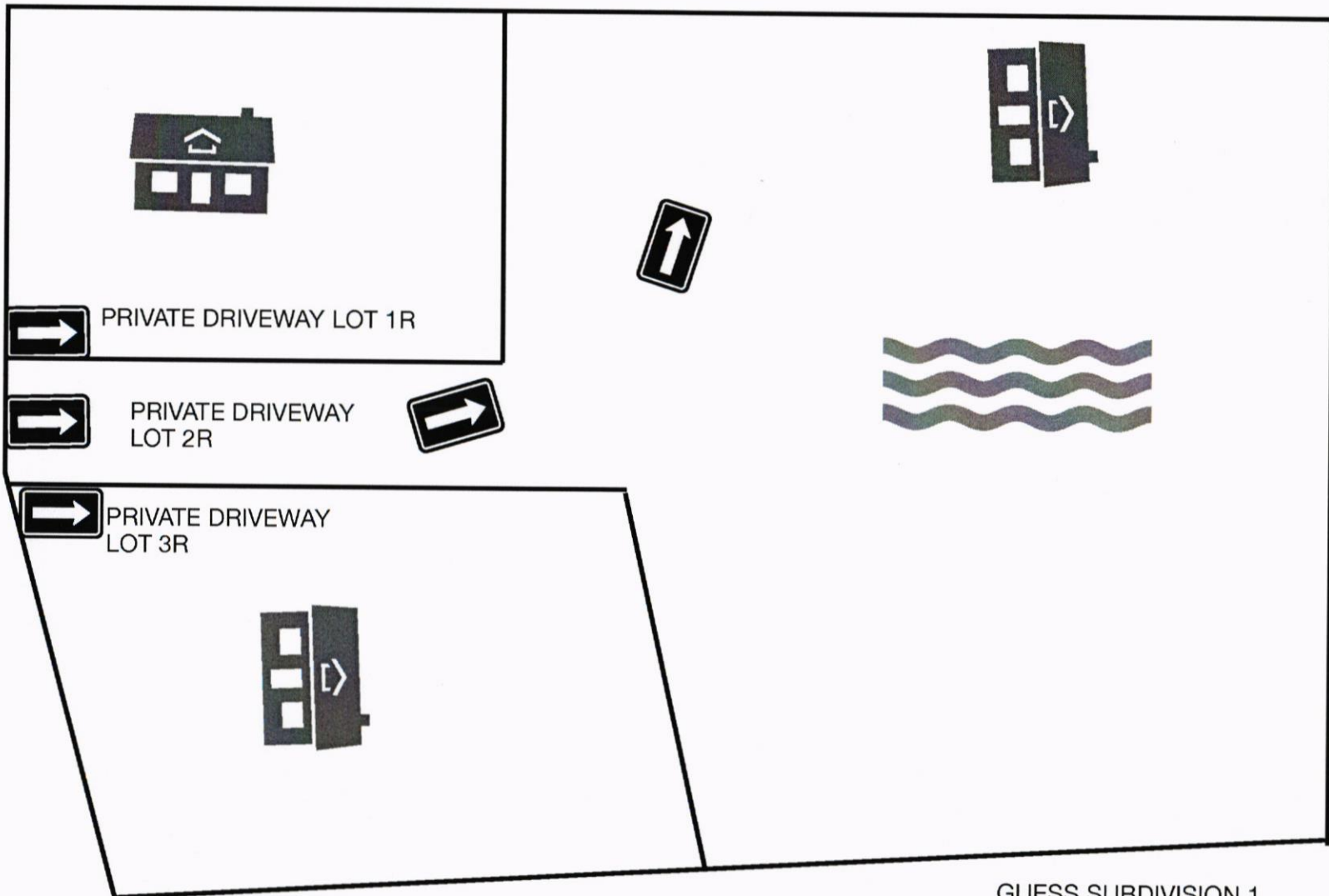
911 ADDRESSING

- (1) REMOVED PRIVATE ROAD 1534
- (2) REMOVED PRIOR ADDRESSES ON PRIVATE ROAD
- (3) REDUCED NUMBER OF ADDRESSES TO (3) ADDRESSES SHOWN AT RIGHT.

LOT 1R: 2069 COUNTY ROAD 1535 MT. PLEASANT, TX 75455

LOT 2R: 2071 COUNTY ROAD 1535 MT. PLEASANT, TX 75455

LOT 3R: 2075 COUNTY ROAD 1535 MT. PLEASANT, TX 75455



GUESS SUBDIVISION 1

Issued By:

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

Property Information

Property ID: 322062      Geo ID: 03066-00000-00050  
Legal Acres: 1.0000  
Legal Desc: GUESS SUBDIVISION #1 LOT 5 1.0 AC  
Situs: 58 PR 1534 ,  
DBA:  
Exemptions:

Owner ID: 557306      100.00%  
GUESS INVESTMENT PROPERTIES LLC  
3064 CR 4215  
MT PLEASANT, TX 75455

For Entities

Value Information

NTX Community College	Improvement HS:	0
Titus County	Improvement NHS:	1,115
Titus County Hospital	Land HS:	0
	Land NHS:	9,583
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	10,698

Current/Delinquent Taxes

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

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

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
09/03/2021	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00
Effective Date: 09/03/2021	Total Due if paid by: 09/30/2021	10.00

Tax Certificate Issued for:	Taxes Paid in 2020
Titus County	50.05
Titus County Hospital	22.13
NTX Community College	13.90

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

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

A tax certificate issued through fraud or collusion is void.

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

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 09/03/2021  
Requested By: GUESS INVESTMENT PROPERTI  
Fee Amount: 10.00  
Reference #: N/A

  
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: 322061      Geo ID: 03066-00000-00040  
Legal Acres: 1.0000  
Legal Desc: GUESS SUBDIVISION #1 LOT 4 1.0 AC  
Situs: 38 PR 1534  
DBA:  
Exemptions:

Owner ID: 557306      100.00%  
GUESS INVESTMENT PROPERTIES LLC  
3064 CR 4215  
MT PLEASANT, TX 75455

For Entities

Value Information

NTX Community College	Improvement HS:	0
Titus County	Improvement NHS:	8,175
Titus County Hospital	Land HS:	0
	Land NHS:	9,583
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	17,758

Current/Delinquent Taxes

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

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

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
09/03/2021	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00
Effective Date: 09/03/2021	Total Due if paid by: 09/30/2021	10.00

Tax Certificate Issued for:	Taxes Paid in 2020
Titus County	83.09
Titus County Hospital	36.74
NTX Community College	23.08

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

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

A tax certificate issued through fraud or collusion is void.

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

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 09/03/2021  
Requested By: GUESS INVESTMENT PROPERTI  
Fee Amount: 10.00  
Reference #: N/A

  
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: 322060      Geo ID: 03066-00000-00030  
Legal Acres: 1.0000  
Legal Desc: GUESS SUBDIVISION #1 LOT 3 1.0 AC  
Situs: 16 PR 1534  
DBA:  
Exemptions:

Owner ID: 557306      100.00%  
GUESS INVESTMENT PROPERTIES LLC  
3064 CR 4215  
MT PLEASANT, TX 75455

For Entities

Value Information

NTX Community College	Improvement HS:	0
Titus County	Improvement NHS:	8,118
Titus County Hospital	Land HS:	0
	Land NHS:	13,068
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	21,186

Current/Delinquent Taxes

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

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

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
09/03/2021	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00
<b>Effective Date: 09/03/2021</b>	<b>Total Due if paid by: 09/30/2021</b>	<b>10.00</b>

Tax Certificate Issued for:	Taxes Paid in 2020
Titus County	99.13
Titus County Hospital	43.83
NTX Community College	27.55

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

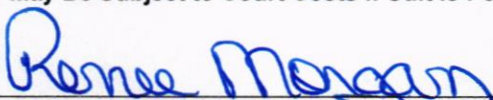
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's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

A tax certificate issued through fraud or collusion is void.

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

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 09/03/2021  
Requested By: GUESS INVESTMENT PROPERTI  
Fee Amount: 10.00  
Reference #: N/A

  
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: 322059      Geo ID: 03066-00000-00020  
Legal Acres: 1.2060  
Legal Desc: GUESS SUBDIVISION #1 LOT 2 1.206 AC  
Situs: 43 PR 1534 ,  
DBA:  
Exemptions:

Owner ID: 557306      100.00%  
GUESS INVESTMENT PROPERTIES LLC  
3064 CR 4215  
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:	11,819
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	11,819

Current/Delinquent Taxes

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

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

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
09/03/2021	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00
<b>Effective Date: 09/03/2021</b>	<b>Total Due if paid by: 09/30/2021</b>	<b>10.00</b>

<b>Tax Certificate Issued for:</b>	<b>Taxes Paid in 2020</b>
Titus County	55.31
Titus County Hospital	24.45
NTX Community College	15.37

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)].

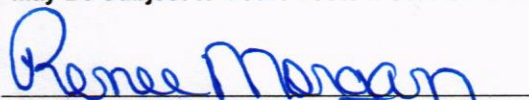
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A tax certificate issued through fraud or collusion is void.

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

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 09/03/2021  
Requested By: GUESS INVESTMENT PROPERTI  
Fee Amount: 10.00  
Reference #: N/A

  
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: 290060      Geo ID: 03066-00000-00010  
Legal Acres: 1.0380  
Legal Desc: GUESS SUBDIVISION #1 LOT 1 1.038 AC  
Situs: 25 PR 1534 ,  
DBA:  
Exemptions:

Owner ID: 557306      100.00%  
GUESS INVESTMENT PROPERTIES LLC  
3064 CR 4215  
MT PLEASANT, TX 75455

For Entities

Value Information

NTX Community College	Improvement HS:	0
Titus County	Improvement NHS:	17,755
Titus County Hospital	Land HS:	0
	Land NHS:	10,172
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	27,927

Current/Delinquent Taxes

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

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

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
09/03/2021	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00
Effective Date: 09/03/2021	Total Due if paid by: 09/30/2021	10.00

Tax Certificate Issued for:	Taxes Paid in 2020
Titus County	130.67
Titus County Hospital	57.78
NTX Community College	36.31

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)].


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A tax certificate issued through fraud or collusion is void.

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

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 09/03/2021  
Requested By: GUESS INVESTMENT PROPERTI  
Fee Amount: 10.00  
Reference #: N/A

  
Signature of Authorized Officer of Collecting Office



Issued By:

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

Property Information

Property ID: 322059    Geo ID: 03066-00000-00020  
Legal Acres: 1.2060  
Legal Desc: GUESS SUBDIVISION #1 LOT 2 1.206 AC  
Situs: 43 PR 1534 TX  
DBA:  
Exemptions:

Owner ID: 143857    100.00%  
GUESS INVESTMENT PROPERTIES LLC  
3064 CR 4215  
MT PLEASANT, TX 75455

For Entities

Value Information

Mount Pleasant ISD	Improvement HS:	0
	Improvement NHS:	0
	Land HS:	0
	Land NHS:	11,819
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	11,819

Current/Delinquent Taxes

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

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

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
09/03/2021	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00

Effective Date: 09/30/2021

Total Due if paid by: 09/30/2021

10.00

Tax Certificate Issued for:    Taxes Paid in 2020  
Mount Pleasant ISD    152.66

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)].

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A tax certificate issued through fraud or collusion is void.

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

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 09/03/2021  
Requested By: CARY GUESS  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office



Issued By:

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

Property Information

Property ID: 322062 Geo ID: 03066-00000-00050  
Legal Acres: 1.0000  
Legal Desc: GUESS SUBDIVISION #1 LOT 5 1.0 AC  
Situs: 58 PR 1534 TX  
DBA:  
Exemptions:

Owner ID: 143857 100.00%  
GUESS INVESTMENT PROPERTIES LLC  
3064 CR 4215  
MT PLEASANT, TX 75455

For Entities

Value Information

Mount Pleasant ISD	Improvement HS:	0
	Improvement NHS:	1,115
	Land HS:	0
	Land NHS:	9,583
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	10,698

Current/Delinquent Taxes

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

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

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
09/03/2021	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00

Effective Date: 09/30/2021

Total Due if paid by: 09/30/2021

10.00

Tax Certificate Issued for: Taxes Paid in 2020  
Mount Pleasant ISD 138.19

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)].

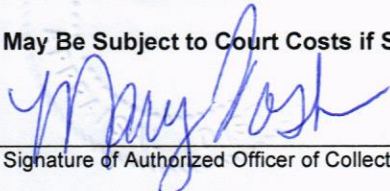
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A tax certificate issued through fraud or collusion is void.

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

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 09/03/2021  
Requested By: CARY GUESS  
Fee Amount: 10.00  
Reference #:



Signature of Authorized Officer of Collecting Office



Issued By:

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

Property Information

Property ID: 322061 Geo ID: 03066-00000-00040  
Legal Acres: 1.0000  
Legal Desc: GUESS SUBDIVISION #1 LOT 4 1.0 AC  
Situs: 38 PR 1534 TX  
DBA:  
Exemptions:

Owner ID: 143857 100.00%  
GUESS INVESTMENT PROPERTIES LLC  
3064 CR 4215  
MT PLEASANT, TX 75455

For Entities

Value Information

Mount Pleasant ISD	Improvement HS:	0
	Improvement NHS:	8,175
	Land HS:	0
	Land NHS:	9,583
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	17,758

Current/Delinquent Taxes

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

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

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
09/03/2021	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00

Effective Date: 09/30/2021

Total Due if paid by: 09/30/2021

10.00

Tax Certificate Issued for: Taxes Paid in 2020  
Mount Pleasant ISD 229.38

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)].

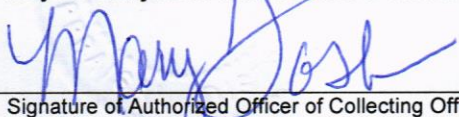
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May Be Subject to Court Costs if Suit is Pending

Date of Issue: 09/03/2021  
Requested By: CARY GUESS  
Fee Amount: 10.00  
Reference #:

  
\_\_\_\_\_  
Signature of Authorized Officer of Collecting Office



Issued By:

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

Property Information

Property ID: 322060    Geo ID: 03066-00000-00030  
Legal Acres: 1.0000  
Legal Desc: GUESS SUBDIVISION #1 LOT 3 1.0 AC  
Situs: 16 PR 1534 TX  
DBA:  
Exemptions:

Owner ID: 143857    100.00%  
GUESS INVESTMENT PROPERTIES LLC  
3064 CR 4215  
MT PLEASANT, TX 75455

For Entities

Value Information

For Entities	Value Information	
Mount Pleasant ISD	Improvement HS:	0
	Improvement NHS:	8,118
	Land HS:	0
	Land NHS:	13,068
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	21,186

Current/Delinquent Taxes

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

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

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
09/03/2021	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00

Effective Date: 09/30/2021

Total Due if paid by: 09/30/2021

10.00

Tax Certificate Issued for:    Taxes Paid in 2020  
Mount Pleasant ISD    273.66

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)].

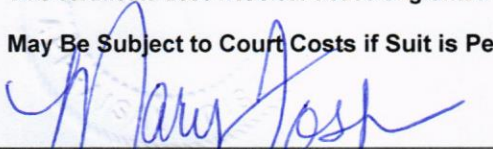
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May Be Subject to Court Costs if Suit is Pending

Date of Issue: 09/03/2021  
Requested By: CARY GUESS  
Fee Amount: 10.00  
Reference #:

  
\_\_\_\_\_  
Signature of Authorized Officer of Collecting Office



Issued By:

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

Property Information

Property ID: 290060    Geo ID: 03066-00000-00010  
Legal Acres: 1.0380  
Legal Desc: GUESS SUBDIVISION #1 LOT 1 1.038 AC  
Situs: 25 PR 1534 TX  
DBA:  
Exemptions:

Owner ID: 143857    100.00%  
GUESS INVESTMENT PROPERTIES LLC  
3064 CR 4215  
MT PLEASANT, TX 75455

For Entities

Value Information

Mount Pleasant ISD	Improvement HS:	0
	Improvement NHS:	17,755
	Land HS:	0
	Land NHS:	10,172
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	27,927

Current/Delinquent Taxes

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

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

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
09/03/2021	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00

Effective Date: 09/30/2021

Total Due if paid by: 09/30/2021

10.00

Tax Certificate Issued for:    Taxes Paid in 2020  
Mount Pleasant ISD    360.73

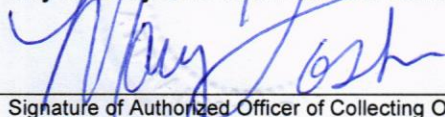
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May Be Subject to Court Costs if Suit is Pending

  
\_\_\_\_\_  
Signature of Authorized Officer of Collecting Office

Date of Issue: 09/03/2021  
Requested By: CARY GUESS  
Fee Amount: 10.00  
Reference #:



09/03/2021

**RE: Fire Services in Titus County**

To Whom It May Concern:

Based upon the submitted Plat and diagram of the proposed subdivision in three, one-to-three-acre plats, to be located in the area of CR 1430 and CR 1535. 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.



TRI SPECIAL UTILITY DISTRICT

300 WEST 16<sup>TH</sup>

MOUNT PLEASANT, TEXAS 75455

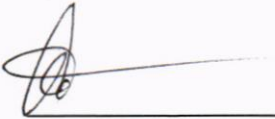
PH 903-572-3676 FAX 903-572-4701

September 3, 2021

Guess Subdivision #1

Revised Plat – 3 Lots

No issues or concerns with Tri SUD regarding the revised plat.

A handwritten signature in black ink, consisting of a stylized, cursive 'A' followed by a horizontal line extending to the right.

Aaron Gann, General Manager