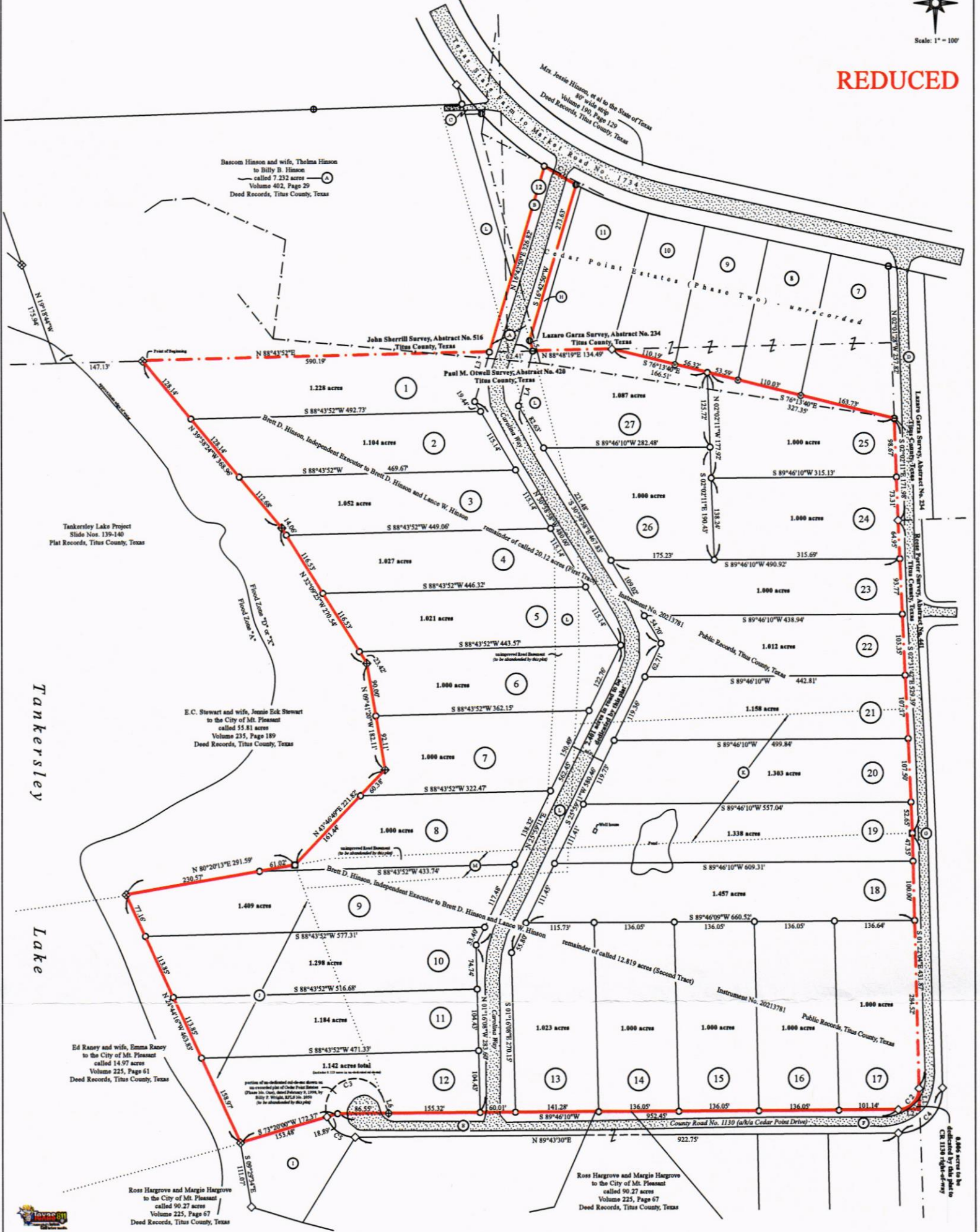


Carolina Way - Phase One

(Page 1 of 2)



REDUCED



Bascom Hinson and wife, Thelma Hinson to Billy B. Hinson called 7.232 acres Volume 402, Page 29 Deed Records, Titus County, Texas

John Sherrill Survey, Abstract No. 516 Titus County, Texas

Mrs. Jessie Hinson, et al to the State of Texas 80' wide strip Volume 190, Page 129 Deed Records, Titus County, Texas

Lazaro Garza Survey, Abstract No. 234 Titus County, Texas

Paul M. Orrell Survey, Abstract No. 428 Titus County, Texas

Tankersley Lake Project Slide Nos. 139-140 Plat Records, Titus County, Texas

E.C. Stewart and wife, Jennie Eck Stewart to the City of Mt. Pleasant called 55.81 acres Volume 235, Page 189 Deed Records, Titus County, Texas

Ed Ransy and wife, Emma Ransy to the City of Mt. Pleasant called 14.97 acres Volume 225, Page 61 Deed Records, Titus County, Texas

Ross Hargrove and Margie Hargrove to the City of Mt. Pleasant called 90.27 acres Volume 225, Page 67 Deed Records, Titus County, Texas

Ross Hargrove and Margie Hargrove to the City of Mt. Pleasant called 90.27 acres Volume 225, Page 67 Deed Records, Titus County, Texas

8.806 acres to be dedicated by this plat to CR 1130 right-of-way



Carolina Way - Phase One

(Page 2 of 2)

REDUCED

- Carlos Landeros and Raquel Landeros to Lance W. Hinson remainder of 0.753 acres Instrument No. 2021512 Public Records, Titas County, Texas
- TXU Mining Company LP to Neal Hinson and wife, Joyce Hinson remainder of called 4.06 acres (First Tract) Volume 1556, Page 166 Real Property Records, Titas County, Texas
- Texas Utilities Mining Company to Billy Buck Hinson and Robert Neal Hinson called 0.58 acres Volume 1116, Page 185 Real Property Records, Titas County, Texas
- The City of Mt. Pleasant, Texas to Bascom Hinson and wife, Thelma Hinson remainder of called 2.45 acres (Second Tract) remainder of called 2.06 acres (First Tract) Volume 225, Page 469 Deed Records, Titas County, Texas
- Bascom Hinson and wife, Thelma Hinson to Billy B. Hinson and Brett D. Hinson remainder of called 60 acres Volume 516, Page 739 Deed Records, Titas County, Texas
- Lance W. Hinson and Brett D. Hinson to Carlos Landeros and Raquel Landeros called 0.06 acres Instrument No. 2021511 Public Records, Titas County, Texas
- Billy B. Hinson and Judy Hinson to Neal Hinson and wife, Joyce Hinson called 0.515 acres Volume 1447, Page 294 Real Property Records, Titas County, Texas
- Billy B. Hinson to Brett Hinson called 2.772 acres Volume 476, Page 795 Deed Records, Titas County, Texas
- Billy B. Hinson and Brett Hinson to Lance Hinson called 2.772 acres Volume 476, Page 797 Deed Records, Titas County, Texas
- Billy B. Hinson to Brett Hinson called 1.81 acre Road Easement called 0.419 acre Road Easement Volume 476, Page 799 Deed Records, Titas County, Texas
- Billy B. Hinson to Lance Hinson called 1.81 acre Road Easement Volume 476, Page 801 Deed Records, Titas County, Texas
- Neal Hinson and wife, Joyce Hinson to Tom Ervin and wife, Barbara Ervin called 0.748 acres Volume 1605, Page 155 Real Property Records, Titas County, Texas
- Jose C. Sanchez and Emeralda Sanchez to Felipe Robles and Teresa Serrano Mendocza called 0.616 acres Instrument No. 20214229 Public Records, Titas County, Texas
- Dennis and Kelly Dryden to Sazy Sao called 0.609 acres Volume 1787, Page 273 Real Property Records, Titas County, Texas
- Troy K. Sellers and spouse, Linda M. Sellers to Gene Webber called 0.6023 acres Instrument No. 20191834 Public Records, Titas County, Texas
- Laurine W. Beschamp to Carlos Landeros and Raquel Landeros called 0.714 acres Volume 1989, Page 38 Real Property Records, Titas County, Texas

STATE OF TEXAS
COUNTY OF TITUS

Denney Land Surveying, LLC does hereby certify that the following plat and description were prepared from an actual survey made on the ground during the months of June through December, A.D. 2021.

DESCRIPTION OF PROPERTY

Being a tract of land located in the Paul M. Ottwell Survey, Abstract No. 420, Titas County, Texas, the John Sherrill Survey, Abstract No. 516, Titas County, Texas, and the Lazaro Garza Survey, Abstract No. 234, Titas County, Texas, and being all of the remainder of a called 20.12 acre tract (First Tract) and all of the remainder of a called 12.819 acre tract (Second Tract) conveyed to Brett D. Hinson and Lance W. Hinson in a Deed known as Instrument No. 20213781 of the Public Records of Titas County, Texas, all of a called 2.772 acre tract conveyed to Brett Hinson in a Deed found in Volume 476, Page 795 of the Deed Records of Titas County, Texas, all of a called 2.772 acre tract conveyed to Lance Hinson in a Deed found in Volume 476, Page 797 of the Deed Records of Titas County, Texas, part of a called 7.232 acre tract conveyed to Billy B. Hinson in a Deed found in Volume 402, Page 29 of the Deed Records of Titas County, Texas, and part of the remainder of a 0.753 acre tract conveyed to Lance W. Hinson in a Deed known as Instrument No. 2021512 of the Public Records of Titas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron pipe found at the northwest corner of said 20.12 acre tract and the northeast corner of a called 55.81 acre tract conveyed to the City of Mt. Pleasant in a Deed found in Volume 235, Page 189 of the Deed Records of Titas County, Texas, the same lying in the north line of said Ottwell Survey, the south line of said Sherrill Survey, and the south line of said 7.232 acre tract;

Thence North 88°43'52" East along the north line of said 20.12 acre tract and said Ottwell Survey and the south line of said 7.232 acre tract and said Sherrill Survey for a distance of 590.19 feet to a 1/2" iron rod with a cap marked "Denney" set;

Thence North 16°42'50" East across said 7.232 acre tract, then passing the east line of said Sherrill Survey and a west line of said Garza Survey, then continuing on and passing the east line of said 7.232 acre tract and the west line of said 0.753 acre tract, then continuing on across said 0.753 acre tract to a total distance of 326.82 feet to a 1/2" iron rod with a cap marked "Denney" set in the north line of said 0.753 acre tract, a southern right-of-way line of Texas State Farm to Market Road No. 1734, and a south line of an 80 foot wide strip conveyed to the State of Texas in a Deed found in Volume 190, Page 129 of the Deed Records of Titas County, Texas;

Thence in a southeasterly direction along a south line of said right-of-way and said strip and the north line of said 0.753 acre tract with a curve to the left having Radius = 612.96 feet, Delta = 05°46'33", and Long Chord = South 59°13'20" East 61.77 feet, for a distance of 61.79 feet to a 1/2" iron rod with a cap marked "CBO" found at the northeast corner of the remainder of said 0.753 acre tract and the northwest corner of a called 0.06 acre tract conveyed to Carlos Landeros and Raquel Landeros in a Deed known as Instrument No. 2021511 of the Public Records of Titas County, Texas;

Thence North 16°42'50" West along a west line of said 0.06 acre tract and the east line of the remainder of said 0.753 acre tract for a distance of 273.63 feet to a 1/2" iron rod with a cap marked "CBO" found at the southern corner of the remainder of said 0.753 acre tract, the same lying in the east line of said 7.232 acre tract;

Thence South 15°57'35" East along the east line of said 7.232 acre tract and a west line of said 0.06 acre tract for a distance of 18.73 feet to a 5/8" iron rod with a cap marked "Longview Surveying" found (beside a 5/8" iron rod found) at the southern corner of said 0.06 acre tract, the southeast corner of said 7.232 acre tract, and the southwest corner of a called 0.714 acre tract conveyed to Carlos Landeros and Raquel Landeros in a Deed found in Volume 1989, Page 38 of the Real Property Records of Titas County, Texas, the same lying in the north line of said Ottwell Survey and said 20.12 acre tract and a south line of said Garza Survey;

Thence North 88°48'19" East along the north line of said 20.12 acre tract and said Ottwell Survey, a south line of said Garza Survey, and the south line of said 0.714 acre tract for a distance of 134.49 feet to a 5/8" iron rod found at the southeast corner of said 0.714 acre tract and the southwest corner of a called 0.6023 acre tract conveyed to Gene Webber in a Deed known as Instrument No. 20191834 of the Public Records of Titas County, Texas;

Thence South 76°13'40" East along a north line of the remainder of said 20.12 acre tract and the south line of said 0.6023 acre tract, and at a distance of 110.19 feet passing a 5/8" iron rod with a cap marked "Wright" found at the southeast corner of said 0.6023 acre tract and the southwest corner of a called 0.609 acre tract conveyed to Sazy Sao in a Deed found in Volume 1787, Page 273 of the Real Property Records of Titas County, Texas, then continuing on along the south line of said 0.609 acre tract and at a distance of 220.10 feet passing a 5/8" iron rod with a cap marked "Wright" found at the southeast corner of said 0.609 acre tract and the southwest corner of a called 0.616 acre tract conveyed to Felipe Robles and Teresa Serrano Mendocza in a Deed known as Instrument No. 20214229 of the Public Records of Titas County, Texas, then continuing on along the south line of said 0.616 acre tract and at a distance of 330.13 feet passing a 5/8" iron rod with a cap marked "Wright" found at the southeast corner of said 0.616 acre tract and the southwest corner of a called 0.748 acre tract conveyed to Tom Ervin and wife, Barbara Ervin in a Deed found in Volume 1605, Page 155 of the Real Property Records of Titas County, Texas, then continuing on along the south line of said 0.748 acre tract for a total distance of 493.86 feet to a 5/8" iron rod with a cap marked "Longview Surveying" found at the northeast corner of the remainder of said 20.12 acre tract and the southeast corner of said 0.748 acre tract, the same lying in the east line of said Ottwell Survey, a west line of said Garza Survey, and the west line of a called 0.58 acre tract conveyed to Billy Buck Hinson and Robert Neal Hinson in a Deed found in Volume 1116, Page 185 of the Real Property Records of Titas County, Texas, from which a 5/8" iron rod with a cap marked "Longview Surveying" found at the northeast corner of said 0.748 acre tract and the northwest corner of said 0.58 acre tract bears North 02°01'28" West 237.82 feet;

Thence South 02°02'11" East along the east line of said 20.12 acre tract and said Ottwell Survey, the west line of said 0.58 acre tract and a west line of said Garza Survey for a distance of 171.98 feet to a 5/8" iron rod found at the southwest corner of said 0.58 acre tract, a southwest corner of said Garza Survey, the northwest corner of the Reese Porter Survey, Abstract No. 441, Titas County, Texas and the northwest corner of the remainder of a called 60 acre tract conveyed to Billy B. Hinson and Robert Neal Hinson in a Deed found in Volume 516, Page 739 of the Deed Records of Titas County, Texas;

Thence South 02°31'42" East along the east line of said 20.12 acre tract and said Ottwell Survey and the west line of said 60 acre tract and said Porter Survey, passing a southwest corner of the remainder of said 20.12 acre tract and the northeast corner of said 2.772 acre tract (V476, P797), then continuing on along the east line of said 2.772 acre tract (V476, P797) for a total distance of 529.39 feet to a 3" steel fence corner at the southeast corner of said 2.772 acre tract (V476, P797) and the northeast corner of said 12.819 acre tract;

Thence South 01°22'04" East along the east line of said 12.819 acre tract and said Ottwell Survey and the west line of said 60 acre tract and said Porter Survey, and at a distance of 431.87 feet passing a 5/8" iron rod found, then continuing on for a total distance of 467.58 feet to a point at the southeast corner of said 12.819 acre tract and the northeast corner of the remainder of a called 2.06 acre tract (First Tract) conveyed to Bascom Hinson and wife, Thelma Hinson in a Deed found in Volume 221, Page 489 of the Deed Records of Titas County, Texas;

Thence South 89°46'10" West along the south line of said 12.819 acre tract and the north line of said 2.06 acre tract, and at a distance of 36.06 feet passing a 5/8" iron rod found, then continuing on and passing the northwest corner of said 2.06 acre tract and a northeast corner of a called 90.27 acre tract conveyed to the City of Mt. Pleasant in a Deed found in Volume 225, Page 67 of the Deed Records of Titas County, Texas, then continuing on along a north line of said 90.27 acre tract, then passing a northwest corner of said 90.27 acre tract and the northeast corner of a called 2.45 acre tract (Second Tract) described in next to last said Deed, then continuing on along a north line of said 2.45 acre tract and at a distance of 901.96 feet passing a 1/2" iron rod found at the southwest corner of the remainder of said 12.819 acre tract and the southeast corner of said 2.772 acre tract (V476, P795), then continuing on along a south line of said 2.772 acre tract (V476, P795) for a total distance of 988.51 feet to a 1/2" iron rod with a cap marked "Denney" set;

Thence South 73°20'00" West along a south line of said 2.772 acre tract (V476, P795) and a north line of said 2.45 acre tract, and at a distance of 18.89 feet passing a 5/8" iron rod found at the northwest corner of the remainder of said 2.45 acre tract and the northern corner of a called 0.515 acre tract conveyed to Neal Hinson and wife, Joyce Hinson in a Deed found in Volume 1447, Page 294 of the Real Property Records of Titas County, Texas, then continuing on along the northwest line of said 0.515 acre tract for a total distance of 172.37 feet to a 1/2" iron pipe found at the northwest corner of said 0.515 acre tract, the southwest corner of said 2.772 acre tract (V476, P795), a northeast corner of said 90.27 acre tract, and the southeast corner of a called 14.97 acre tract conveyed to the City of Mt. Pleasant in a Deed found in Volume 225, Page 61 of the Deed Records of Titas County, Texas, from which a 5/8" iron rod found at the southwest corner of said 0.515 acre tract bears South 09°29'34" East 111.07 feet;

Thence North 24°44'14" West along the west line of said 2.772 acre tract (V476, P795) and the east line of said 14.97 acre tract for a distance of 463.83 feet to a 1 1/2" iron pipe found at the northeast corner of said 14.97 acre tract and the northwest corner of said 2.772 acre tract (V476, P795), the same lying in the south line of said 55.81 acre tract;

Thence North 80°20'13" East along the north line of said 2.772 acre tract (V476, P795) and the south line of said 55.81 acre tract for a distance of 291.59 feet to a t-post found at the northeast corner of said 2.772 acre tract (V476, P795), the northwest corner of the remainder of said 12.819 acre tract and the southwest corner of the remainder of said 20.12 acre tract;

Thence along lines common to said 20.12 acre tract and said 55.81 acre tract the following corners: North 43°46'49" East 221.82 feet to a 1/2" iron rod found; North 09°41'20" West 182.11 feet to a 1/2" iron rod found; North 32°09'25" West 270.54 feet to a 1/2" iron rod found; North 39°53'24" West 368.96 feet to the place of beginning, and containing 32.25 acres of land.

John W. Denney
John W. Denney
Registered Professional Land Surveyor No. 6516
Licensed State Land Surveyor
Denney Land Surveying, LLC
Firm Registration No. 10194010
PO Box 451
Mount Pleasant, TX 75456
Office: 903-577-0424
Fax: 903-577-0425
Email: john@denneylandsurveying.com
Job No. 2021-D124
CRD 2017-D228



Owner's Dedication:
Brett D. Hinson and Lance W. Hinson, the undersigned owners of the land shown on this plat within the area described by metes and bounds hereon, and designated as shown, and whose name is subscribed hereto, do hereby accept this plat as a plan for subdividing same, and hereby offer the same for recording in the Plat Records of Titas County, Texas and dedicate to the use of the public forever the street(s) shown hereon.

Brett D. Hinson
Lance W. Hinson
STATE OF TEXAS
COUNTY OF TITUS

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Brett D. Hinson and Lance W. Hinson, known to me to be the persons whose names are subscribed to the foregoing instrument, acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Notary Public in and for the State of Texas _____ Date _____

STATE OF TEXAS
COUNTY OF TITUS
Approved by the Commissioner's Court of Titas County, Texas this 10 day of Jan, A.D. 2022

County Judge: *John Lee*
County Clerk: *John Newman*

- 1/2" iron rod with a cap marked "Denney" set
- ◇ 1 1/2" iron pipe found
- ◇ 5/8" iron rod found
- Fence corner/post
- ⊕ 1/2" iron rod found
- ⊕ 1/2" iron rod with a cap marked "CBO" found
- ⊕ 5/8" iron rod with a cap marked "Longview Surveying" found
- ⊕ 5/8" iron rod with a cap marked "Wright" found
- ⊕ Sucker rod found
- P — Power line (overhead)
- - - - - Original land grant boundary line
- Prior tract boundary line
- - - - - Boundary of un-dedicated road per un-recorded plat

Course	Bearing	Distance
L1	S 01°22'04" E	35.71'
L2	S 89°46'10" W	36.06'
L3	S 16°42'50" W	87.38'
L4	N 14°42'49" E	95.92'
L5	N 15°27'35" W	18.73'
L6	N 20°46'52" W	29.23'

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	612.96'	30.92'	61.79'	5°46'33"	9°29'56"	61.77'	S 59°33'20" E
C2	35.12'	35.99'	55.99'	91°20'15"	163°09'58"	50.24'	S 44°28'50" W
C3	50.00'	125.58'	151.11'	173°7'00"	114°56'29"	99.52'	S 70°32'21" W
C4	75.12'	76.74'	119.60'	91°13'16"	76°17'00"	107.36'	N 44°21'02" E
C5	50.00'	37.03'	63.75'	73°03'10"	114°36'29"	59.52'	S 53°33'38" E



Notes:
(1) No underground utilities are shown. No easement research was performed and no easements (except two Road Easements being abandoned) are shown. Flood zone boundaries are only approximately shown and are taken from the FEMA/NFHL Viewer depicting FEMA Firm 48449C0245D, dated September 25, 2010.
(2) The subject property was surveyed based on a provided deed and/or legal description. It is possible one or more tracts have been severed from the subject, and this survey does not intend to describe ownership of the whole or any part of the subject.
(3) Bearings are based on grid north in NAD83(2011), Texas Coordinate System, North Central Zone (NCR - 4202), as observed by GNSS.
(4) Controlling monuments are the: (a) 5/8" iron rods with a cap marked "Wright" shown as found; (b) 1 1/2" iron pipes shown as found; (c) 5/8" iron rods with a cap marked "Longview Surveying" shown as found; (d) paved centerline of FM 1734.

CAROLINA WAY SUBDIVISION

2022 Development Check List

1. On-Site Sewage Facility (OSSF) Program Form: Sgt. C. Bain advises this has been delivered to Judge Lee
2. Mount Pleasant Fire Department: Attached
3. TRI-SUD letter: Attached
4. ATCOG letter: Attached
5. Plat, four (4) @ 18" X 24" Attached
6. Plat, legal size, for filing Attached
7. Tax Certificates, TCAD Attached
8. Tax Certificates, Titus County Attached
9. Title Policy Attached
10. Construction Bond Attached



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: Carolina Way Subdivision-Lance Hinson developer

Date: 10192021

Sir,

I have reviewed the OSSF Site Plan completed by Professional Engineer George Sanford for the proposed Carolina Way subdivision on FM1734. The property is being developed by Lance Hinson. The proposed subdivision will consist of 28 lots, each over the minimum lot size of 1 acre and will encompass 32.42 acres including the proposed new road. Mr. Sanford's report meets the requirements listed in TAC 285.4 and documents that soil in the proposed subdivision is not suitable for standard subsurface disposal of sewage and therefore on-site sewage systems with secondary treatment and surface application, low pressure dosing with secondary treatment, or other nonstandard OSSF will be required.

I have not seen a preliminary survey plat for the proposed subdivision, only a miniaturized survey from John Denney. None of the lots are identified by lot numbers, so I will highlight my concerns on a copy of the drawing and include with this letter.

My first concern is the entrance to the property or proposed subdivision from FM1734. Entrance is made via Lot 12 of the Cedar Point Estates Phase 2, which is **an unrecorded subdivision plat**. Lot 12 as it is shown on the Titus County Appraisal District map is listed as being 0.69 of an acre. It would be considered an existing small lot in regards to OSSF at this time, however once the road entrance to the proposed subdivision is constructed it will no longer be a viable lot for onsite sewage. I would recommend that the remainder of the lot be absorbed by the adjoining property owned by the Billy Hinson Estate or be given as a common use area to the home owners association for the proposed subdivision.

My second point of concern is that a pond located on and crosses the boundary line of two lots. This pond, based on how it is situated on the two lots reduces the area of usable property in regards to onsite sewage.

My third concern is over one of the water front lots listed as 1.030 acres which takes in over half of the existing cul-de-sac at the end of CR1130. This will reduce the property to less than 1 acre of

usable property and causes me to suspicion that the survey was measured to the original property line markers that are possibly located in the center of the road therefor reducing the size of the proposed lots with road frontage on CR1130 to less than one acre of usable property.

My forth concern is in regards to the proposed new road's intersection with CR1130. The proposed new road is listed as having a 60' right of way easement as it should, however my concern is that if the intersection from it to CR1130 is allowed it will create a bottle neck for large vehicles (ie: 18 wheeler moving vans, trash trucks, construction equipment, cement trucks, firetrucks, school buses etc.) to have to negotiate should through traffic be permitted.

These are merely some areas of concern I have noted. I leave the approval or denial of this subdivision up to your judgement and the judgement of commissioners.

Respectfully,



Sgt. Clint Bain

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

August 23, 2021

Site Address:
CR 1130
Mt Pleasant, Texas 75455

Carolina Way

Geo E.S.
8/23/21



A) Site Plan

The attached site plan is for the following legal description:

Owners: Brett Hinson, Lance Hinson

Parcel ID: 7071
GEO ID 00420-00000-00300
Tract 300
Legal Description: Otwell, PM ABS 00420
Situs: CR 1130
Acreage: 2.77 acres

Parcel ID: 7068
GEO ID: 00420-00000-00100
Tract 100
Situs: CR 1130
Acreage: 26.88 acres

Parcel ID: 7070
GEO ID: 00420-00000-00200
Tract 200
Situs: CR 1130
Acreage: 2.77 acres

Total Acreage: 32.42 Acres

- 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

These easements include utilities and road maintenance. Overhead line requires a 1 foot easement as described in Table 285.91(10)..

G) Drainage Plan

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

H) OSSF Systems Meeting Requirements

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

Lined E-T

Unlined E-T

Pumped Effluent Drainfield

Drip Irrigation Septic tank/filter

Low Pressure Dosing Secondary treatment

Mound Septic tank

Mound Secondary treatment

Surface application Secondary treatment

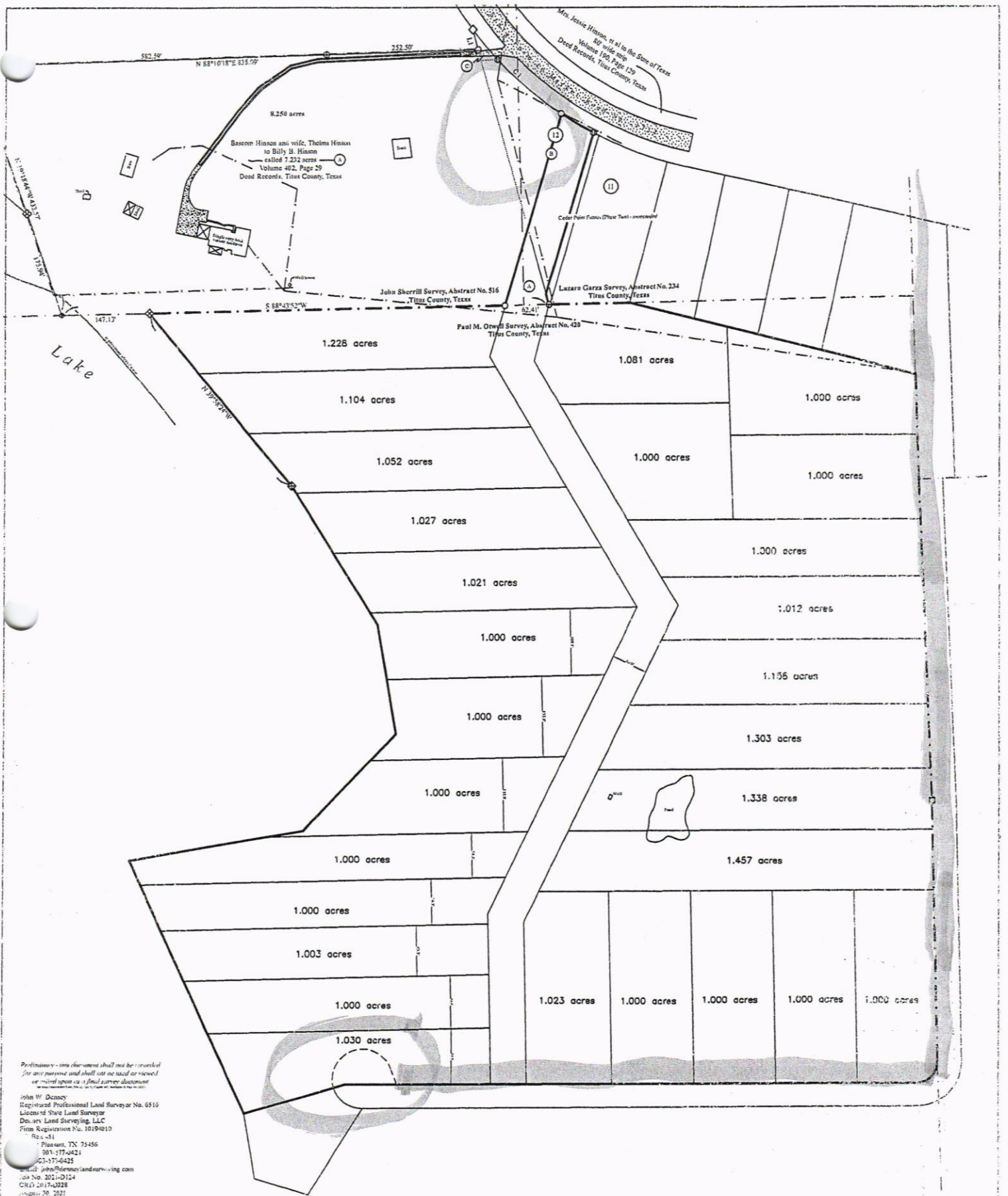
Surface application Non-standard treatment

The purposed plated subdivision is a 32.42 acre tract in Titus County. The property is accessed by County Road 1130. There are 28 lots purposed.

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

Geo. E. Sanford
8/23/21





Prothonotary - this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

John W. Deacy
 Registered Professional Land Surveyor No. 6516
 Licensed State Land Surveyor
 Deacy Land Surveying, LLC
 Firm Registration No. 10194010
 Sta. #1
 Pleasant, TN 37456
 901-277-0421
 603-571-0425
 Email: john@deacylandsurveying.com
 Job No. 2017-0124
 CRD 2017-0228
 August 20, 2021

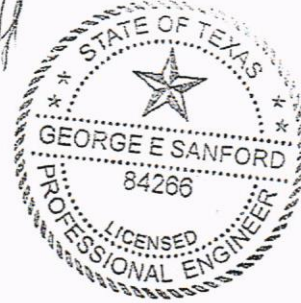
George Sanford, P.E.
226 CR 4224
Mt Pleasant, Texas 75455

August 23, 2021

Site Address:
CR 1130
Mt Pleasant, Texas 75455

Carolina Way

George Sanford
8/23/21



A) Site Plan

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Owners: Brett Hinson, Lance Hinson

Parcel ID: 7071
GEO ID 00420-00000-00300
Tract 300
Legal Description: Otwell, PM ABS 00420
Situs: CR 1130
Acreage: 2.77 acres

Parcel ID: 7068
GEO ID: 00420-00000-00100
Tract 100
Situs: CR 1130
Acreage: 26.88 acres

Parcel ID: 7070
GEO ID: 00420-00000-00200
Tract 200
Situs: CR 1130
Acreage: 2.77 acres

Total Acreage: 32.42 Acres

- 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

These easements include utilities and road maintenance. Overhead line requires a 1 foot easement as described in Table 285.91(10)..

G) Drainage Plan

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

H) OSSF Systems Meeting Requirements

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

Lined E-T

Unlined E-T

Pumped Effluent Drainfield

Drip Irrigation Septic tank/filter

Low Pressure Dosing Secondary treatment

Mound Septic tank

Mound Secondary treatment

Surface application Secondary treatment

Surface application Non-standard treatment

The purposed plated subdivision is a 32.42 acre tract in Titus County. The property is accessed by County Road 1130. There are 28 lots purposed.

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

Lee, GEA
8/23/21



Attachment "A"
Site Plan

Carolina Way
CR 1130
Mt Pleasant, Texas 75455

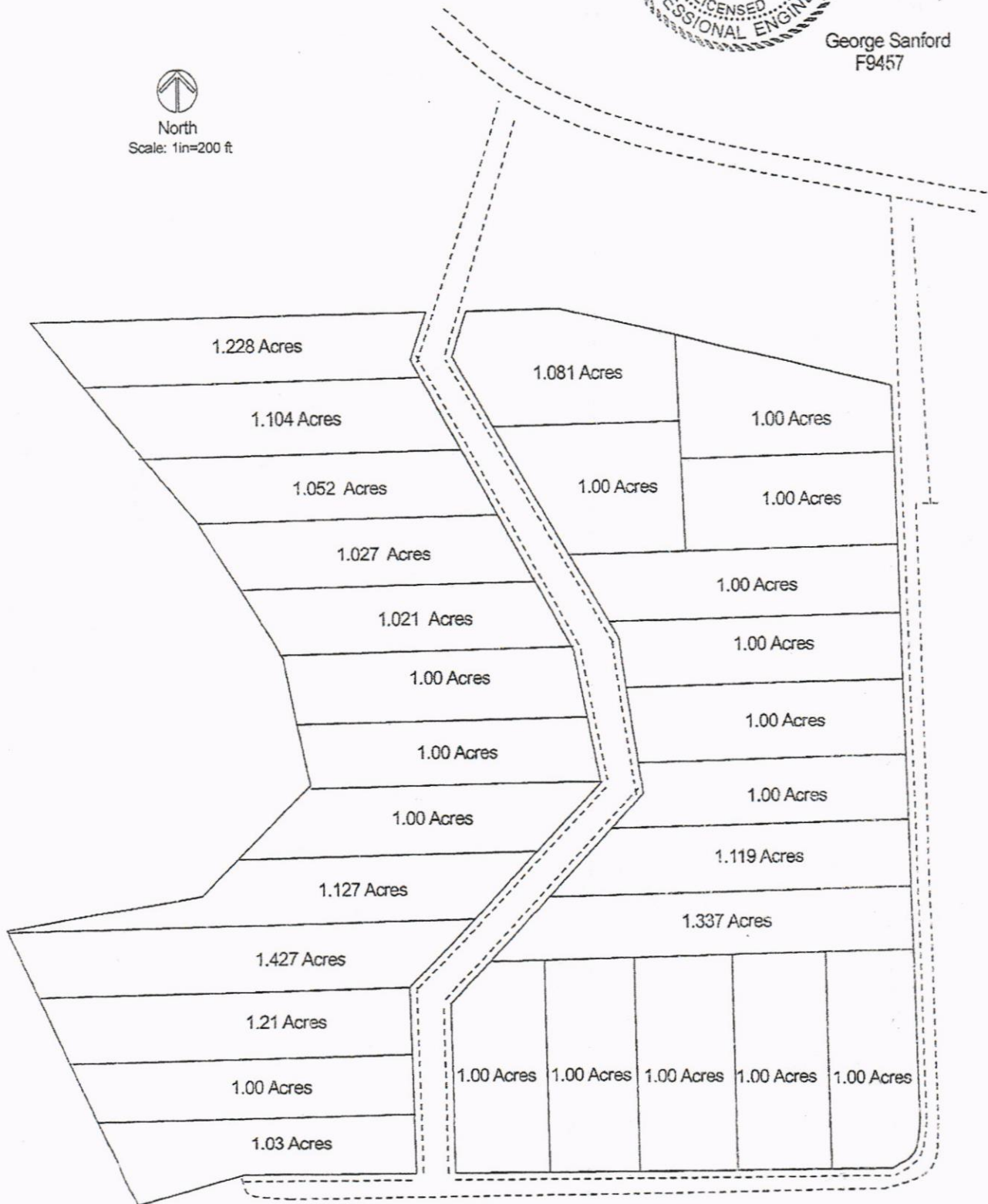


George Sanford
8/23/11

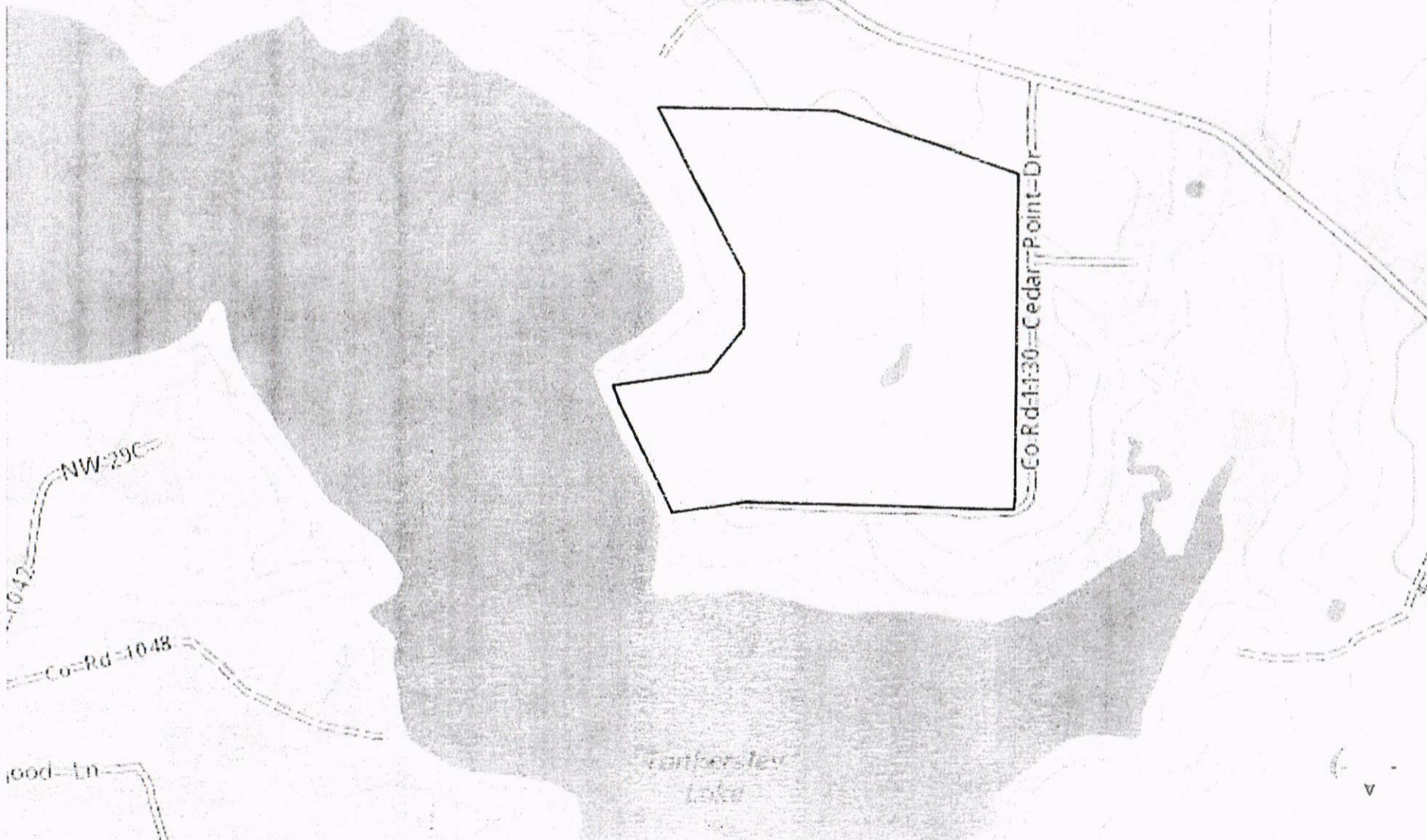
George Sanford
F9457

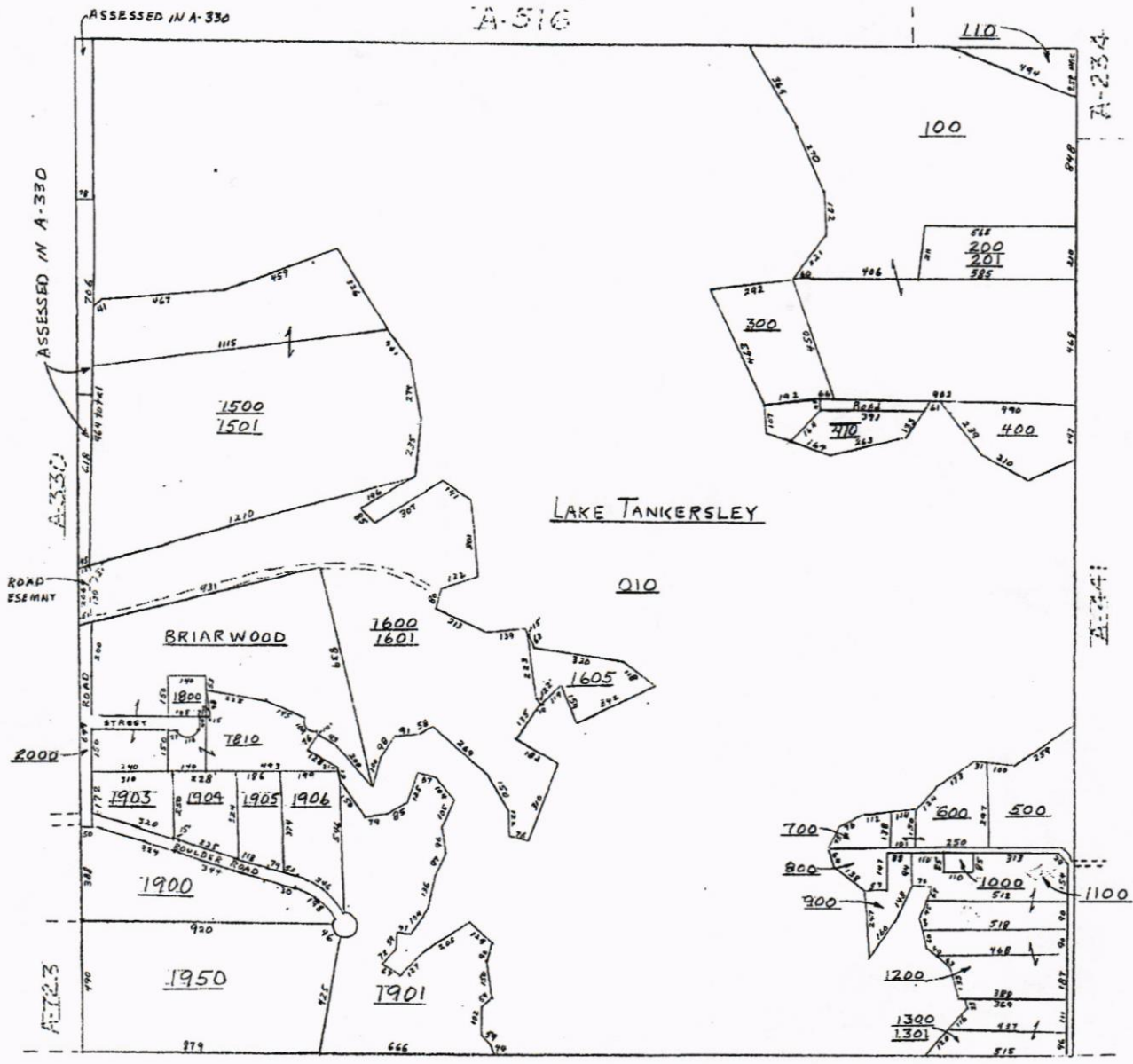


North
Scale: 1in=200 ft



Attachment "B"
Topographical Map





OWN ALSO OF THE
TITUS COUNTY APPRAISAL
DISTRICT AND OFFICE



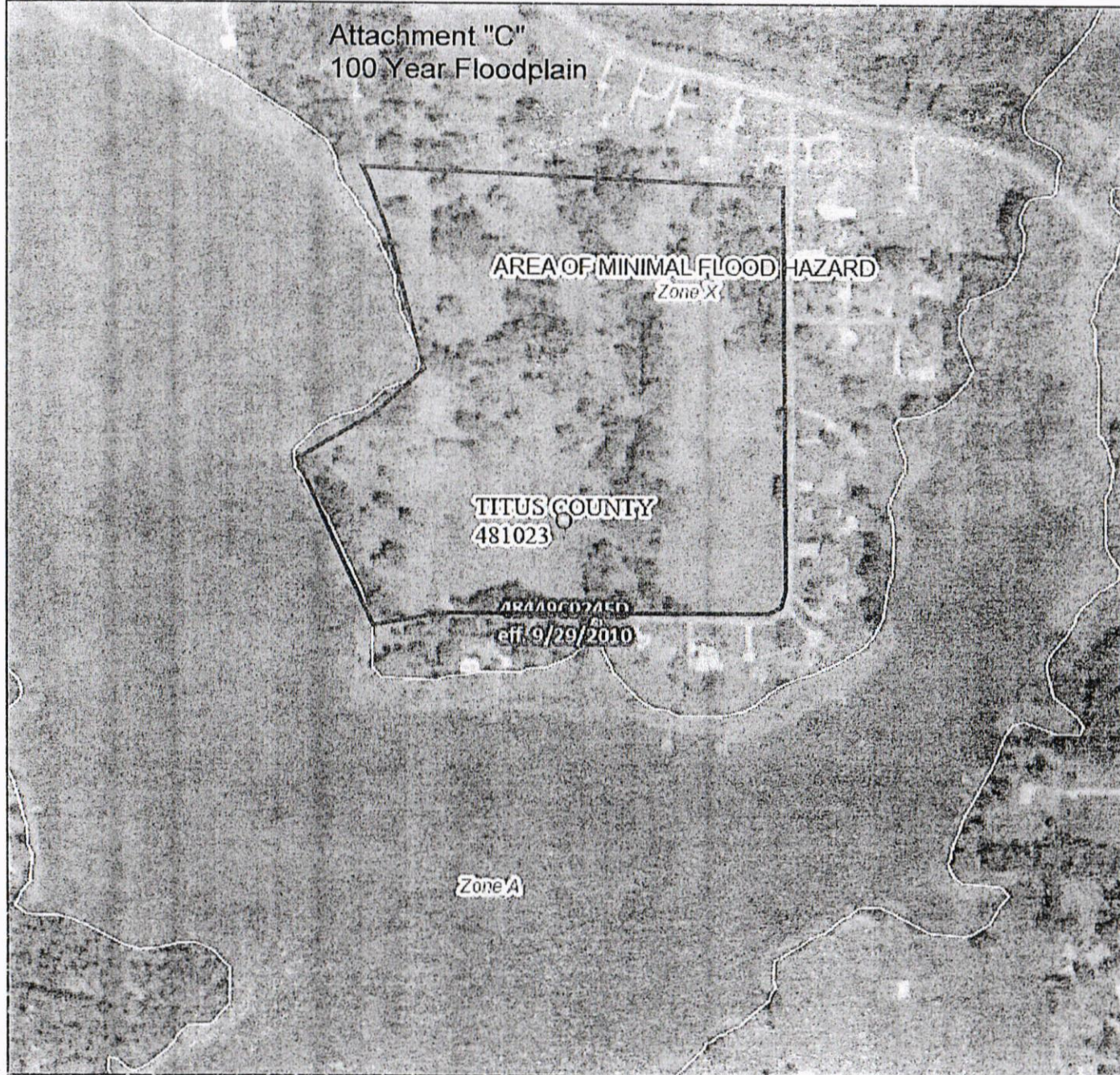
TITUS COUNTY
APPRAISAL DISTRICT
MT. PLEASANT, TEXAS

SURVEY NAME	P. M. OTWELL	ABSTRACT NO.	420
DEED RECORD		ACRES	320
SHEET	1	OF	2
		SHEETS	
		MAP NO.	3-10; 3-11

National Flood Hazard Layer FIRMette



95°1'19"W 33°11'7"N



Legend

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

- | | |
|------------------------------------|---|
| SPECIAL FLOOD HAZARD AREAS | <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall |
| OTHER FEATURES | <ul style="list-style-type: none"> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5 Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature |
| MAP PANELS | <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped |



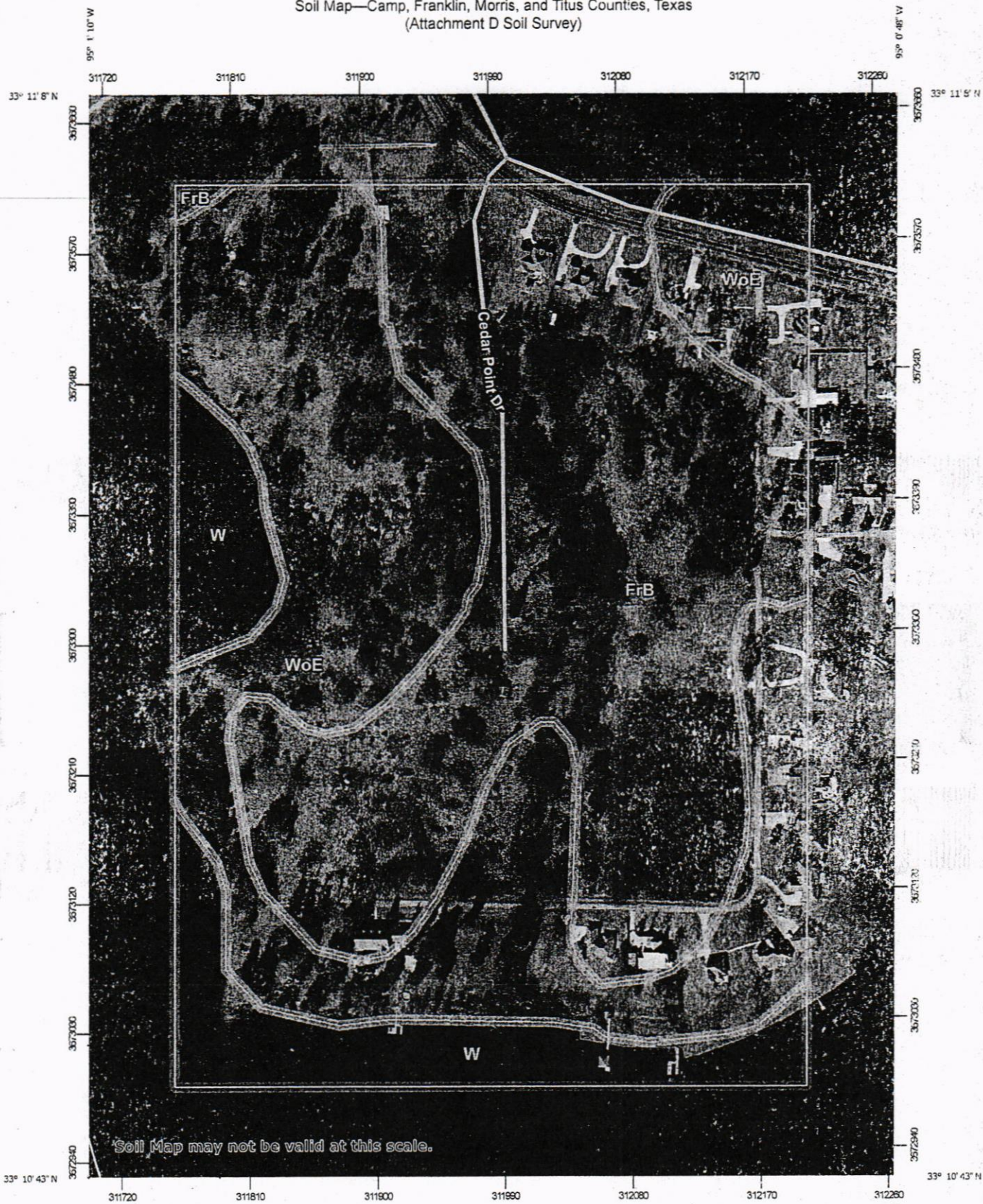
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

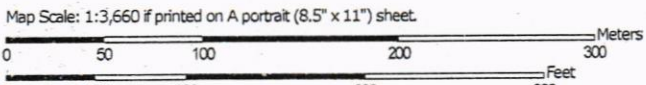
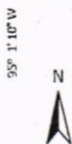
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/23/2021 at 7:31 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.

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



Soil Map may not be valid at this scale.




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

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

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
FrB	Freestone fine sandy loam, 1 to 3 percent slopes	31.3	45.5%
W	Water	8.7	12.6%
WoE	Woodtell fine sandy loam, 5 to 20 percent slopes	28.8	41.8%
Totals for Area of Interest		68.8	100.0%



12/29/2021

RE: Fire Services in Titus County

To Whom It May Concern:

Based upon the submitted plat and diagram of the proposed Carolina Way subdivision in twenty-seven, 1 to 1.5 -acre plots, to be located at FM 1734 and CR 1130, the Mt. Pleasant Fire Department is aware that you are putting in a subdivision in at that location.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry McRae". The signature is written in a cursive style with a large initial "L" and "M".

Larry McRae, Fire Chief
Mt. Pleasant Fire Dept.

TRI SPECIAL UTILITY DISTRICT

300 WEST 16TH

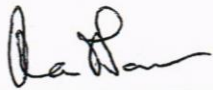
MOUNT PLEASANT, TEXAS 75455

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

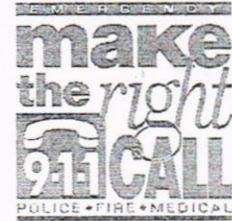
December 28, 2021

To Whom it May Concern:

We have completed an engineering study for customer Lance Hinson and have determined water is available for these properties/lots on F.M. 1734.



Aaron Gann
General Manager



TO: LANCE HINSON
FROM: Judy Shaddix, Mapping/Database Specialist
DATE: September 21, 2021
SUBJECT: **911 Road Name Verification**

The Ark-Tex Council of Governments provides 9-1-1 addressing for Titus County. This letter is verification that the proposed name for a new road, CAROLINA WAY, has been checked for availability and is not being used anywhere else in the county.

Once the plat for the new subdivision has been approved by the Commissioner's Court, it will be added to the 911 map, and addresses can be issued.

The purpose of the addressing system is to allow fire departments, EMS providers and law enforcement officials to reach someone as quickly as possible in the event of an emergency.

Because of the critical nature and the potential for saving a life, the county requires each resident to post their address in a location where it can be clearly seen by drivers of emergency vehicles. If you have any questions, please feel free to call the Emergency Communications personnel at the Ark-Tex Council of Governments at 888-373-9028 or (903) 832-3441.

**“PLEASE KEEP THIS PAGE AND INFORMATION
FOR YOUR RECORDS AND FUTURE USE.”**

Issued By:

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

Property Information

Property ID: 322817 Geo ID: 00234-00000-00613
Legal Acres: 0.6950
Legal Desc: GARZA, LAZARO ABS 00234 TR 613 .695 AC AKA PART
OF LOT 12 CEDAR POINT ESTS PHASE II
(UNRECORDED)
Situs: FM 1734 TX
DBA:
Exemptions:

Owner ID: 4200 100.00%
HINSON BILLY B ESTATE
11 SPEAR ST
CHARLOTTE, VT 05445

For Entities

Mount Pleasant ISD

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 0
Land NHS: 16,651
Productivity Market: 0
Productivity Use: 0
Assessed Value 16,651

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
12/29/2021	TAX CERTIFICATES	10.00
Total Fees Due:		10.00

Effective Date: 12/29/2021

Total Due if paid by: 12/31/2021

10.00

Tax Certificate Issued for: Taxes Paid in 2021
Mount Pleasant ISD 209.63

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: 12/29/2021
Requested By: HINSON LANCE W
Fee Amount: 10.00
Reference #:

Sheila K. K... [Signature]

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: 7068 Geo ID: 00420-00000-00100
Legal Acres: 26.8807
Legal Desc: OTWELL, P M ABS 00420 TR 100 26.8807 AC
Situs: CR 1130 TX
DBA:
Exemptions:

Owner ID: 165332 100.00%
HINSON BRETT D & LANCE W
% LANCE W HINSON
7500 FM 2152
MOUNT PLEASANT, TX 75455

For Entities

Mount Pleasant ISD

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 0
Land NHS: 0
Productivity Market: 198,507
Productivity Use: 2,975
Assessed Value 2,975

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
12/29/2021	TAX CERTIFICATES	10.00
Total Fees Due:		10.00

Effective Date: 12/29/2021

Total Due if paid by: 12/31/2021

10.00

Tax Certificate Issued for: Taxes Paid in 2021
Mount Pleasant ISD 37.45

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: 12/29/2021
Requested By: HINSON LANCE W
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: 7070 Geo ID: 00420-00000-00200
Legal Acres: 2.7720
Legal Desc: OTWELL, P M ABS 00420 TR 200 2.772 AC
Situs: CR 1130 TX
DBA:
Exemptions:

Owner ID: 2036 100.00%
HINSON LANCE
7500 FM 2152
MOUNT PLEASANT, TX 75455-8638

For Entities

Mount Pleasant ISD

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 0
Land NHS: 0
Productivity Market: 30,492
Productivity Use: 307
Assessed Value 307

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
12/29/2021	TAX CERTIFICATES	10.00
Total Fees Due:		10.00
Effective Date: 12/29/2021		Total Due if paid by: 12/31/2021
		10.00

Tax Certificate Issued for: Taxes Paid in 2021
Mount Pleasant ISD 3.87

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)].

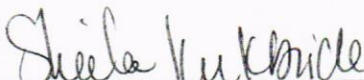
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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: 12/29/2021
Requested By: HINSON LANCE W
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: 7071 Geo ID: 00420-00000-00300
Legal Acres: 2.7720
Legal Desc: OTWELL, P M ABS 00420 TR 300 2.772 AC
Situs: CR 1130 TX
DBA:
Exemptions:

Owner ID: 2098 100.00%
HINSON BRETT
11 SPEAR ST
CHARLOTTE, VT 05445-9134

For Entities

Mount Pleasant ISD

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 0
Land NHS: 0
Productivity Market: 66,411
Productivity Use: 449
Assessed Value 449

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
12/29/2021	TAX CERTIFICATES	10.00
Total Fees Due:		10.00
Effective Date: 12/29/2021	Total Due if paid by: 12/31/2021	10.00

Tax Certificate Issued for: Taxes Paid in 2021
Mount Pleasant ISD 5.65

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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: 12/29/2021
Requested By: HINSON LANCE W
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: 7068 Geo ID: 00420-00000-00100
Legal Acres: 26.8807
Legal Desc: OTWELL, P M ABS 00420 TR 100 26.8807 AC
Situs: CR 1130
DBA:
Exemptions:

Owner ID: 570045 100.00%
HINSON BRETT D & LANCE W
% LANCE W HINSON
7500 FM 2152
MOUNT PLEASANT, TX 75455

For Entities

NTX Community College
Titus County
Titus County Hospital

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 0
Land NHS: 0
Productivity Market: 198,507
Productivity Use: 2,975
Assessed Value 198,507

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
12/29/2021	TAX CERTIFICATES	10.00
Total Fees Due:		10.00
Effective Date: 12/29/2021		Total Due if paid by: 12/31/2021
		10.00

Tax Certificate Issued for:	Taxes Paid in 2021
Titus County	13.61
Titus County Hospital	6.16
NTX Community College	3.87

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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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: 12/29/2021
Requested By: HINSON BRETT D & LANCE W
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: 7070 Geo ID: 00420-00000-00200
Legal Acres: 2.7720
Legal Desc: OTWELL, P M ABS 00420 TR 200 2.772 AC
Situs: CR 1130
DBA:
Exemptions:

Owner ID: 534436 100.00%
HINSON LANCE
7500 FM 2152
MOUNT PLEASANT, TX 75455-8638

For Entities

NTX Community College
Titus County
Titus County Hospital

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 0
Land NHS: 0
Productivity Market: 30,492
Productivity Use: 307
Assessed Value 30,492

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
12/29/2021	TAX CERTIFICATES	10.00
Total Fees Due:		10.00
Effective Date: 12/29/2021		Total Due if paid by: 12/31/2021 10.00

Tax Certificate Issued for:	Taxes Paid in 2021
Titus County	1.38
Titus County Hospital	0.64
NTX Community College	0.40

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: 12/29/2021
Requested By: KENNETH A HILL
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: 7071 Geo ID: 00420-00000-00300
Legal Acres: 2.7720
Legal Desc: OTWELL, P M ABS 00420 TR 300 2.772 AC
Situs: CR 1130
DBA:
Exemptions:

Owner ID: 541524 100.00%
HINSON BRETT
11 SPEAR ST
CHARLOTTE, VT 05445-9134

For Entities

NTX Community College
Titus County
Titus County Hospital

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 0
Land NHS: 0
Productivity Market: 66,411
Productivity Use: 449
Assessed Value 66,411

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
12/29/2021	TAX CERTIFICATES	10.00
Total Fees Due:		10.00

Effective Date: 12/29/2021 Total Due if paid by: 12/31/2021 10.00

Tax Certificate Issued for:	Taxes Paid in 2021
Titus County	2.05
Titus County Hospital	0.93
NTX Community College	0.58

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: 12/29/2021
Requested By: HINSON BRETT
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: 322817 Geo ID: 00234-00000-00613
Legal Acres: 0.6950
Legal Desc: GARZA, LAZARO ABS 00234 TR 613 .695 AC AKA PART
OF LOT 12 CEDAR POINT ESTS PHASE II
(UNRECORDED)
Situs: FM 1734
DBA:
Exemptions:

Owner ID: 501272 100.00%
HINSON BILLY B ESTATE
11 SPEAR ST
CHARLOTTE, VT 05445

For Entities

NTX Community College
Titus County
Titus County Hospital

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 0
Land NHS: 16,651
Productivity Market: 0
Productivity Use: 0
Assessed Value 16,651

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
12/29/2021	TAX CERTIFICATES	10.00
Total Fees Due:		10.00
Effective Date: 12/29/2021		Total Due if paid by: 12/31/2021
		10.00

Tax Certificate Issued for:	Taxes Paid in 2021
Titus County	76.19
Titus County Hospital	34.45
NTX Community College	21.64

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)].

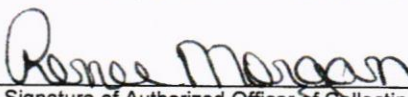
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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: 12/29/2021
Requested By: HINSON BILLY B ESTATE
Fee Amount: 10.00
Reference #: N/A



Signature of Authorized Officer of Collecting Office

COMMITMENT FOR TITLE INSURANCE

Issued By

Stewart Title Guaranty Company

SCHEDULE A

Effective Date: **December 9, 2021, 8:00 am**

GF No. **03-212632TC**

Issued **December 14, 2021, 8:00 am**

1. The policy or policies to be issued are:
 - (a) OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)
Policy Amount:
PROPOSED INSURED:
 - (b) TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
- ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
Policy Amount:
PROPOSED INSURED:
 - (c) LOAN POLICY OF TITLE INSURANCE (Form T-2)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
 - (d) TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
 - (e) LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
Binder Amount:
PROPOSED INSURED:
Proposed Borrower:
 - (f) OTHER
Policy Amount:
PROPOSED INSURED:
2. The interest in the land covered by this Commitment is: **Fee Simple**
3. Record title to the land on the Effective Date appears to be vested in:

Brett Darren Hinson and Lance William Hinson - Tract 1 and 2

Lance Hinson - Tract 3

Brett Hinson - Tract 4

Billy Hinson and Lance W. Hinson - Tract 5 (Pending Requirements)

4. Legal description of land:
SEE ATTACHED EXHIBIT "A"

EXHIBIT "A"

FIRST TRACT:

All that certain tract or parcel of land situated in the County of Titus, State of Texas, being a part of the P. M. Otwell Survey, Abst. No. 420 and also being a part of the tract conveyed by Jennie Mae Stewart to E. C. Stewart by deed recorded in Vol. 237, p. 257 of the Deed Records of said County, and bounded as follows:

BEGINNING at an iron stake for corner, the northeast corner of the said Stewart tract, same also being the northeast corner of the said Otwell Survey;

THENCE S 0 deg. 20' W along the East line of the said Otwell Survey, 847.98 ft. to an iron stake for corner, the southeast corner of the said Stewart tract;

THENCE S 89 deg. 13' W along a fence line, 990.59 ft. to an angle point;

THENCE S 81 deg. 25' W continuing with the fence line, 59.58 ft. to an iron pipe for corner in the East line of the City of Mt. Pleasant's Lake Tankersley property;

THENCE Northerly along the said City of Mt. Pleasant's East property line, the following courses and distances: N 45 deg. 18' E, 221.96 ft.; N 8 deg. 11' W, 182.18 ft.; N 30 deg. 39' W, 270.28 ft.; N 38 deg. 27' W, 369.2 ft. to an iron pipe for corner in the North line of the said Otwell Survey;

THENCE N 89 deg. 27' E, 1289.92 ft. to the place of beginning, and containing 20.12 acres of land.

SAVE AND EXCEPT: 2.772 acres of land conveyed to Lance Hinson, in Volume 476, Page 797, 0.515 acres of land conveyed to Joyce Hinson, in Instrument No. 20172485,

Further described as First Tract in that certain Warranty Deed with Vendor's Lien dated March 8, 1974, from Ernest C. Stewart, Jr., Individually and as Administrator of the Estate of Ernest C. Stewart, Sr., Deceased, Thelma Stewart, the widow of Ernest Stewart, Sr. and Weldon A. Stewart, to Billy B. Hinson and wife, Mary Carolyn Hinson, and filed in the OPR of Titus County, Texas, at Volume 388, Page 333.

SECOND TRACT:

All that certain tract or parcel of land situated in Titus County, Texas, a part of the P. M. OTWELL SURVEY, A-420, and being a part of that 46 acre tract conveyed by Sollie Cowley et ux to Ed Raney as recorded in Vol. 52, page 504, Deed Records of said County, and bounded as follows:

BEGINNING at a steel rod set for corner at a fence corner in the East boundary line of the Otwell Survey, said beginning corner being the southeast corner of the aforementioned 46 acre tract;

THENCE North 89° 26' 42" West, along a fence for the South boundary line of the 46 acre tract, 967.41 feet to an angle point;

THENCE South 75° 54' 24" West, continuing along the fence for the South boundary line of the 46 acre tract, 192.37 feet to a 1-1/2" steel pipe found for corner, the southeast corner of that 14.97 acre tract conveyed by Ed Raney et ux to the City of Mt. Pleasant as recorded in Vol. 225, page 61, Deed Records of said County;

THENCE North 23° 58' 28" West, 463.42 feet to a 1-1/2" steel pipe found for corner, the Northeast corner of the aforementioned 14.97 acre tract, said corner lies in the North boundary line of the 46 acre tract;

THENCE North 80° 56' 14" East, along an old fence row for the North boundary line of the 46 acre tract, 292.16 feet to a 1-1/2" steel pipe found for angle point;

THENCE North 87° 17' 54" East, continuing along the North boundary line of the 46 acre tract, 283.05 feet to an angle point at a fence corner;

THENCE North 88° 19' East, along a fence for the North boundary line of the 46 acre tract, 767.01 feet to a steel rod set for corner in the East boundary line of the Otwell Survey, said corner being the northeast corner of the 46 acre tract;

THENCE South 0° 31' 43" East, along the common East boundary line, 467.88 feet to the PLACE OF BEGINNING, and containing 12.819 acres of land.

Further described in that certain Warranty Deed dated July 25, 1984, from Mrs. Ed Raney, surviving wife of Ed Raney, Deceased, and Frances Tillman to Billy B. Hinson and filed in the OPR of Titus County, Texas, at Volume 476, Page 792.

SAVE AND EXCEPT: 2.772 acres of land, conveyed to Brett Hinson, in Volume 476, Page 795, Deed Records, Titus County, Texas.

THIRD TRACT:

All that tract or parcel of land situated in Titus County, Texas, a part of the P. M. OTWELL SURVEY, A-420, and being a part of that 20.12 acre tract conveyed by Ernest C. Stewart, Jr et al to Billy B. Hinson et ux as recorded in Vol. 388, page 333 of the Deed Records of said County and bounded as follows:

BEGINNING at a steel rod set for corner at a fence corner in the East boundary line of the Otwell Survey, said beginning corner being the Southeast corner of the aforementioned 20.12 acre tract said beginning corner being also the Northeast corner of that 46 acre tract conveyed by Sallie Cowley et ux to Rd Raney as in Vol. 52, page 504, Deed Records of said County;

THENCE South 88° 19' West along a fence for the South boundary line of the 20.12 acre tract and the North boundary line of the 46 acre tract, 585.11 feet to a steel rod set for corner, said corner being as the Southwest corner of a 1.181 acre Road Easement Tract this day surveyed out;

THENCE North 4° 00' East, along the East right-of-way line of the Road, 211.04 feet to a steel rod set for corner;

THENCE North 88° 19' East, 564.78 feet to a steel rod set for corner in the East boundary line of the Otwell Survey, being also the East boundary line of the 20.12 acre tract;

THENCE South 1° 32' 37" East, along the common East boundary line, 210.00 feet to the place of beginning, and containing 2.772 acres of land.

FOURTH TRACT:

All that tract or parcel of land situated in Titus County, Texas, a part of the P. M. OTWELL SURVEY, A-420, and being a part of that 12.819 acre tract conveyed by Emma Raney, Surviving wife of Ed Raney, to Billy B. Hinson; by deed dated even date herewith, and bounded as follows:

BEGINNING at a steel rod set for corner in the South boundary line of the aforementioned 12.819 acre tract at a point which lies North 89° 26' 42" West, 901.61 feet of the Southeast corner of the 12.819 acre tract;

THENCE North 89° 26' 42" West, along a fence for the South boundary line, of the 12.819 acre tract, 65.80 feet to an angle point;

THENCE South 75° 54' 24" West, continuing along the fence for the south boundary line of the 12.819 acre tract, 192.37 feet to a 1-1/2" steel pipe found for corner, the Southwest Corner of the 12.819 acre tract, said corner being also the Southeast corner of that 14.97 acre tract conveyed by Ed Raney et ux to the City of Mt. Pleasant, as recorded in Vol. 225; page 61, Deed Records of said County;

THENCE North 23° 58' 28" West, 463.42 feet; to a 1-1/2" steel pipe found for corner, the Northwest corner of the 12.819 acre tract, said corner being also the Northeast corner of the aforementioned 14.91 acre tract;

THENCE North 80° 56' 14" East, along the North boundary line of the 12.819 acre tract, 292.16 feet to a 1-1/2" steel pipe found for angle point in the North boundary line of the 12.819 acre tract, said pint being the Northwest corner of a 0.419 acre Road Easement Tract this day surveyed out;

THENCE South 19° 46' 28" East, along the West boundary line of the aforementioned 0.419 acre Road Easement Tract and continuing in all a total distance of 449.78 feet to the Place of Beginning, and containing 2.772 acres of land.

FIFTH TRACT:

Being a tract of land located in the Lazaro Garza Survey, Abstract No. 234, Titus County, Texas, and the John Sherrill Survey, Abstract No. 516, Titus County, Texas, being all of Lot No. 12 of Cedar Point Estates (Phase No. Two), an unrecorded subdivision shown on a plat by Billy P. Wright, RPLS No. 2050, dated September 15, 2004, with said Lot No. 12 being part of a called 4.06 acre tract (First Tract) conveyed to Neal Hinson and wife, Joyce Hinson in a Deed found in Volume 1556, Page 166 of the Real Property Records of Titus County, Texas (with said Lot No. 12 including a called 0.06 acre tract conveyed to Carlos and Racquel Landeros in a Deed known as Instrument No. 20153562 of the Public Records of Titus County, Texas) and being more particularly described as follows:

Beginning at a 5/8" iron rod with a cap marked "Longview Surveying" found (beside a 5/8" iron rod found) at the southern corner of Lot No. 12, the southern corner of said 0.06 acre tract, the southwest corner of Lot No. 11, a southwest corner of said 4.06 acre tract, the southwest corner of a called 0.714 acre tract conveyed to Carlos Landeros and Raquel Landeros in a Deed found in Volume 1989, Page 38 of the Real Property Records of Titus County, Texas, and the southeast corner of a called 7.232 acre tract conveyed to Billy B. Hinson in a Deed found in Volume 402, Page 29 of the Deed Records of Titus County, Texas;

Thence North 15°57'35" West along the west line of said 4.06 acre tract, said 0.06 acre tract and said Lot No. 12 and the east line of said 7.232 acre tract, and at a distance of 18.39 feet passing a 1/2" iron rod with a cap marked "CBG" found at the western corner of said 0.06 acre tract, then continuing on for a total distance of 416.63 feet to a point at the northwest corner of said Lot No. 12 and the southwest corner of a called 0.02 acre tract conveyed to Billy Hinson in a Deed known as Instrument No. 20153559 of the Public Records of Titus County, Texas;

Thence South 89°53'45" East along the north line of said Lot No. 12 and the south line of said 0.02 acre tract, across said 4.06 acre tract, for a distance of 28.05 feet to a 1/2" iron rod with a cap marked "CBG" found at the northeast corner of said Lot No. 12 and the southeast corner of said 0.02 acre tract, the same lying in the northeast line of said 4.06 acre tract, the southwestern right-of-way line of Texas State Farm to Market Road No. 1734, and a southwestern line of an 80 feet wide strip conveyed to the State of Texas in a Deed found in Volume 190, Page 129 of the Deed Records of Titus County, Texas;

Thence in a southeasterly direction along a northeast line of said 4.06 acre tract and said Lot No. 12 and a southwest line of said strip and said right-of-way with a curve to the left having Radius = 612.96 feet, Delta = 19°46'08", and Long Chord = South 53°31'13" East 210.44 feet, and at a distance of 201.21 feet passing a 1/2" iron rod with a cap marked "CBG" found at the northwest corner of said 0.06 acre tract, then continuing on along the north line of said 0.06 acre tract for a total distance of 211.49 feet to a point at the northeast corner of said Lot No. 12 and said 0.06 acre tract and the northwest corner of said Lot No. 11 and said 0.714 acre tract;

Thence South 16°42'50" West along the west line of said Lot No. 11 and said 0.714 acre tract and the east line of said 0.06 acre tract and said Lot No. 12, across said 4.06 acre tract, for a distance of 287.55 feet to the place of beginning, and containing 0.753 acres of land.

LESS & EXCEPT:

Being a lot, tract, or parcel of land situated in the Lazaro Garza Survey, Abstract No. 234, Titus County, Texas, and being part of the remainder of that certain 4.06 acre tract of land, called First Tract, conveyed from TXU Mining Company LP to Neal Hinson et ux, by Special Warranty Deed, as recorded in Volume 1556, Page 166, Real Property Records, Titus County, Texas, and being a part of Lot 12, Cedar Point Estates, Phase No. Two, (Unrecorded), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the Northeast corner of the remainder of said 4.06 acre tract, the Northeast corner of said Lot 12, the Northwest corner of a 0.714 acre tract of land conveyed to Carlos Landeros et al, by deed recorded in Volume 1989, Page 38, Real Property Records, Titus County, Texas, and the Northwest corner of Lot 11, Cedar Point Estates, Phase No. Two, (Unrecorded), said point lying in the West line of F. M. Road No. 1734, (Variable Width R.O.W.);

THENCE, South 17 Degrees 13 Minutes 30 Seconds West, along the East line of the remainder of said 4.06 acre tract, the East line of said Lot 12, the West line of said 0.714 acre tract, and the West line of said Lot 11, a distance of 287.98 feet to a 5/8 inch iron rod found at the Southeast corner of the remainder of said 4.06 acre tract, the Southeast corner of said Lot 12, the Southwest corner of said 0.714 acre tract, the Southwest corner of said Lot 11, and the Southeast corner of a 7.232 acre tract of land conveyed to Billy Hinson, by deed recorded in Volume 402, Page 29, Deed Records, Titus County, Texas, said point

lying in the North line of a 20.12 acre tract of land, called First Tract, conveyed to Billy Hinson et ux, by deed recorded in Volume 388, Page 333, Deed Records, Titus County, Texas, from said point, a 5/8 inch iron rod found marked (LVS), bears North 17 Degrees 13 Minutes 30 Seconds East, a distance of 0.13 feet;

THENCE, North 15 Degrees 28 Minutes 18 Seconds West, along the West line of the remainder of said 4.06 acre tract, the West line of said Lot 12, and the East line of said 7.232 acre tract, a distance of 18.51 feet to a 1/2 inch iron rod set marked (CBG INC) for corner in the West line of the remainder of said 4.06 acre tract, in the West line of said Lot 12, and in the East line of said 7.232 acre tract, from said point, a 5/8 inch iron rod found at the North point of the remainder of said 4.06 acre tract, bears North 15 Degrees 28 Minutes 18 Seconds West, a distance of 449.23 feet;

THENCE, North 17 Degrees 13 Minutes 30 Seconds East, a distance of 274.21 feet to a 1/2 inch iron rod set marked (CBG INC) for corner in the East line of the remainder of said 4.06 acre tract, in the East line of said Lot 12, in the West line of said F. M. Road No. 1734, and in a curve to the left, with a radius of 612.95 feet, a delta angle of 00 Degrees 57 Minutes 00 Seconds, the chord of which bears South 62 Degrees 31 Minutes 03 Seconds East, for a chord distance of 10.16 feet, from said point, a 1/2 inch iron rod set marked (CBG INC), bears North 52 Degrees 37 Minutes 55 Seconds West, a distance of 200.45 feet;

THENCE, along the East line of the remainder of said 4.06 acre tract, the East line of said Lot 12, the West line of said F. M. Road No. 1734, and along the arc of said curve, for an arc length of 10.16 feet to the POINT OF BEGINNING and CONTAINING 2,811 square feet of 0.06 acre of land.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR THE QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES, AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE "B" HEREOF.

COMMITMENT FOR TITLE INSURANCE

Issued By

Stewart Title Guaranty Company

SCHEDULE B

EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):
Item No. 1, Schedule B, is hereby deleted. (Tracts 1-4)

Volume 1601, Page 206 and Clerk's File No. 201200003292 of the Real Property Records of Titus County, Texas. Any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604{c}. (Tract 5)
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any, of any spouse of any insured. (Applies to the Owner's Policy only.)
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.(Applies to the Owner's Policy only.)
5. Standby fees, taxes and assessments by any taxing authority for the year **2021**, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, *Texas Tax Code*, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year **2021** and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.

7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy (T-2R). (Applies to Texas Short Form Residential Loan Policy (T-2R) only. Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):
 - a. **Rights of Parties in Possession. (OWNER POLICY ONLY)**
 - b. **Rights of tenants, as tenants only, under unrecorded leases or rental agreements.**
 - c. **Visible and apparent easements on or across property described in Schedule A.**
 - d. **Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not.**
 - e. **Easement:**
To: Brett Hinson
Recorded: in Volume 476, Page 799, of the Deed Records Records, Titus County, Texas.
 - f. **Easement:**
To: Lance Hinson
Recorded: in Volume 476, Page 801, of the Deed Records Records, Titus County, Texas.
 - g. **Easement:**
To: Robert Neal Hinson and Billy Buck Hinson
Recorded: in Volume 839 Page 160, of the Deed Records Records, Titus County, Texas.
 - h. **All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.**
 - i. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY.)**

COMMITMENT FOR TITLE INSURANCE

Issued By

Stewart Title Guaranty Company

SCHEDULE C

Your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
 - a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
 - b. all standby fees, taxes, assessments and charges against the property have been paid,
 - c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, subcontractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
 - d. there is legal right of access to and from the land,
 - e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
5. **We find no outstanding voluntary liens of record affecting subject property.**
6. **Ascertain there has been no change in marital status of record owner from acquisition to the date of closing.**
7. **Company requires the joinder of spouse if any in any transaction involving subject property.**
8. **Good Funds in an amount equal to all disbursements must be received and deposited before any funds may be disbursed. Partial disbursements prior to the receipt and deposit of good funds are not permitted. Good Funds means cash, wire transfer, certified checks, cashier's checks and teller checks.**
9. **ARBITRATION:**
The Owner Policy of Title Insurance (Form T-1) and the Mortgagee Policy of Title Insurance (Form T-2) contain an arbitration provision. It allows the Insured or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If the Insured wants to retain the right to sue the Company in case of a dispute over a claim, the Insured must request deletion of the arbitration provision before the Policy is issued. The Insured may do this by signing the Deletion of Arbitration Provision form and returning it to the Company at or before the closing of the real estate transaction or by writing to the Company.

NOTICE: The title insurance policy being issued to you contains an arbitration provision. It allows you or the company to require arbitration if the amount of insurance is \$2,000,000.00, or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision **BEFORE** the policy is issued. If you are the purchaser in the transaction and elect deletion of the arbitration provision, a form will be presented to you at closing for execution. If you are the lender in the transaction and desire deletion of the Arbitration provision, please inform us through your Loan Closing Instructions. (APPLIES TO T-1 AND T-2 POLICIES ONLY)

Countersigned
Homeland Title

By:



H. H. HOWARD & SONS, INC.
General Contractors

January 5, 2022

Lance Hinson

Road: Carolina Way Quote

Quote includes prime & seal coat:

\$31,879.50

LICENSE AND PERMIT BOND

Bond No. CMB-24009-00

KNOW ALL MEN BY THESE PRESENTS:

That we Lance Hinson of the City of Mount Pleasant, State of TX, as Principal, and INSURORS INDEMNITY COMPANY, a Corporation duly licensed to do business in the State of Texas as surety, are held and firmly bound unto the Titus County, State of Texas, Obligee in the amount of Thirty-Two Thousand Dollars and Zero Cents (\$ 32,000.00) DOLLARS,

lawful money of the United States, to be paid to the said Obligee, for which payment well and truly to be made, we bind ourselves and our legal representatives, jointly and severally by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, That whereas, the Principal has been licensed as a Construction Bond by the Obligee.

NOW THEREFORE, if the Principal shall faithfully perform the duties and comply with the laws and ordinances (including all amendments), pertaining to the license or permit, then this obligation to be void, otherwise to remain in full force and effect for a period commencing on the 28th day of December, 2021, and ending on the 28th day of December, 2022, unless renewed by continuation certificate.

PROVIDED, HOWEVER, that regardless of the number of years this bond may remain in force and the number of claims which may be made against this bond, the liability of the Surety shall not be cumulative and the aggregate liability of the Surety for any and all claims suits, or actions under this bond shall not exceed the amount stated above. Any revision of the bond amount shall not be cumulative.

This bond may be terminated at any time by the Surety upon sending notice in writing to the Obligee and to the Principal, in care of the Obligee or at such other address as the Surety deems reasonable, and at the expiration of thirty (30) days from the mailing of notice or as soon thereafter as permitted by applicable law, whichever is later, this bond shall terminate and the Surety shall be relieved from any liability for any subsequent acts or omissions of the Principal.

Dated this 28th day of December, 2021.

Lance Hinson
Principal

By [Signature]
Principal

Countersigned

By [Signature]
Resident Agent



INSURORS INDEMNITY COMPANY

By Nicole McGee
Nicole McGee, Attorney-in-Fact