



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: Prosperity Subdivision Phase One

Date: 01262022

Sir,

Carlos Bonarrico owner of Bonarrico Homes has submitted an Overall Site Plan for On-Site Sewage for his proposed subdivision on FM1735. He proposes to subdivide his 20 acre tract (GEO ID: 00599-00000-00101) into 16 lots, 15 of which will be 1 acre each of usable property with the remain lot being 3+ acres that he will retain for his own home site. Mr. Bonarrico plans to complete the subdivision in two (2) phases with the first 6 lots being Phase 1. The subdivision will be accessed from FM1735 by a new road which Mr. Bonarrico plans to construct to Titus County requirements, including bond requirements. When reviewing the preliminary survey I observed that the road is drawn with a 60' right of way and has a cul de sac terminus with 50' radius.

I have reviewed the Overall Site Plan for On-Site Sewage completed by professional Engineer George Sanford. The site plan meets the requirements listed in Sec 285.4 of the Texas Administrative Code. I see no reason to prevent the development of this property.

Respectfully,

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

Sgt. Clint Bain
Environmental Investigator
Titus County Sheriff's Office
304 S. Van Buren
Mt. Pleasant, TX 75455
(903)572-6641 ext. 5606
Fax (903)577-8038

Titus COUNTY ROAD AND BRIDGE
(ANNUAL)

THE STATE OF TEXAS
COUNTY OF Titus

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Texas Bonarrico Homes, LLC

OF Pittsburg, Texas AS PRINCIPAL, AND
RLI Insurance Company, A CORPORATION DULY LICENSED TO DO BUSINESS
IN THE STATE OF TEXAS, AS SURETY, ARE HELD AND FIRMLY BOUND UNTO Titus
COUNTY, TEXAS, STATE OF TEXAS IN THE PENAL SUM OF Forty Thousand and 00/100

DOLLARS (\$ 40,000.00), TO THE PAYMENT OF WHICH WELL AND TRULY TO BE MADE, WE HEREBY BIND
OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS.

THE CONDITION OF THE ABOVE OBLIGATION, IS SUCH, THAT THE SAID PRINCIPAL WILL
MAKE PAYMENT TO THE COUNTY OF Titus, STATE OF TEXAS OF AND
FOR ANY AND ALL DAMAGES THAT MAY BE SUSTAINED TO ANY ROAD BRIDGE OR OTHER STRUCTURE
UNDER THE JURISDICTION OF THE COUNTY OF Titus STATE OF TEXAS BY
VIRTUE OF THE OPERATION OF ANY EQUIPMENT BY THE SAID PRINCIPAL, FOR WHICH A PERMIT IS ISSUED
TO OPERATE.

NOW THEREFORE, IF THE SAID PRINCIPAL SHALL PAY TO THE COUNTY OF Titus
STATE OF TEXAS, ANY AND ALL DAMAGES THAT MAY BE
SUSTAINED TO ANY ROAD, BRIDGE OR OTHER STRUCTURE AS ABOVE RECITED BY VIRTUE OF THE
OPERATION OF ANY EQUIPMENT DURING A PERIOD BEGINNING WITH THE DATE OF THIS BOND AND ENDING
January 12, 2023 FOLLOWING, THEN THIS OBLIGATION TO BE NULL AND VOID, OTHERWISE TO
REMAIN IN FULL FORCE AND VIRTUE AT LAW.

DATED THIS THE 12th DAY OF January, 2022.

Texas Bonarrico Homes, LLC
PRINCIPAL

BY: _____

RLI Insurance Company

BY: B. W. Davis
Barton W. Davis Vice President



COUNTERSIGNED

BY: N/A

POWER OF ATTORNEY

RLI Insurance Company

9025 N. Lindbergh Dr. Peoria, IL 61615
Phone: 800-645-2402

Know All Men by These Presents:

Bond No. LSM1694923

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That the RLI Insurance Company, a corporation organized and existing under the laws of the State of Illinois, and authorized and licensed to do business in all states and the District of Columbia does hereby make, constitute and appoint: Barton W. Davis in the City of Peoria, State of Illinois, as its true and lawful Agent and Vice President, with full power and authority hereby conferred upon him/her to sign, execute, acknowledge and deliver for and on its behalf as Surety, for the following described bond.

Principal: Texas Bonarrico Homes, LLC
Obligee: Titus County
Type Bond: County Road and Bridge Bond
Bond Amount: \$ 40,000.00
Effective Date: January 12, 2022

The acknowledgement and execution of such bond by the said Attorney in Fact shall be as binding upon the Company as if such bond had been executed and acknowledged by the regularly elected officers of the Company.

The RLI Insurance Company further certifies that the following is a true and exact copy of a Resolution adopted by the Board of Directors of RLI Insurance Company, and now in force to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the RLI Insurance Company has caused these presents to be executed by its Vice President with its corporate seal affixed this 12th day of January, 2022.



RLI Insurance Company
By: Barton W. Davis Vice President

State of Illinois }
County of Peoria } SS

On this 12th day of January, 2022, before me, a Notary Public, personally appeared Barton W. Davis, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the RLI Insurance Company, and acknowledged said instrument to be the voluntary act and deed of said corporation.

By: Catherine D. Glover
Catherine D. Glover Notary Public



CERTIFICATE

I, the undersigned officer of RLI Insurance Company do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the RLI Insurance Company this 12th day of January, 2022.

RLI Insurance Company
By: Jeffrey D. Fick Corporate Secretary



P.O. BOX 3967 PEORIA, IL 61612-3967
P: (800)645-2402 E: suretytx@rlicorp.com
RLISURETY.COM

Texas Policyholder Notice

Have a complaint or need help?

If you have a problem with a claim or your premium, call your insurance company first. If you can't work out the issue, the Texas Department of Insurance may be able to help.

Even if you file a complaint with the Texas Department of Insurance, you should also file a complaint or appeal through your insurance company. If you don't, you may lose your right to appeal.

RLI Insurance Company or CBIC Insurance Company

To get information or file a complaint with your insurance company:

Call: Bart Davis at 800-645-2402

Toll-free: 800-645-2402

Online: <https://www.rlicorp.com/contact-rli>

Email: suretyil@rlicorp.com

Mail: 9025 N. Lindbergh Drive, Peoria, IL 61615.

The Texas Department of Insurance

To get help with an insurance question or file a complaint with the state:

Call with a question: 1-800-252-3439

File a complaint: www.tdi.texas.gov

Email: ConsumerProtection@tdi.texas.gov

Mail: MC 111-1A, P.O. Box 149091, Austin, TX 78714-9091



P.O. BOX 3967 PEORIA, IL 61612-3967
P: (800)645-2402 E: suretytx@rlicorp.com
RLISURETY.COM

Texas Policyholder Notice

¿Tiene una queja o necesita ayuda?

Si tiene un problema con una reclamación o con su prima de seguro, llame primero a su compañía de seguros. Si no puede resolver el problema, es posible que el Departamento de Seguros de Texas (Texas Department of Insurance, por su nombre en inglés) pueda ayudar.

Aun si usted presenta una queja ante el Departamento de Seguros de Texas, también debe presentar una queja a través del proceso de quejas o de apelaciones de su compañía de seguros. Si no lo hace, podría perder su derecho para apelar.

RLI Insurance Company or CBIC Insurance Company

Para obtener información o para presentar una queja ante su compañía de seguros:

Llame: Bart Davis al 800-645-2402

Teléfono gratuito: 800-645-2402

En línea: <https://www.rlicorp.com/contact-rli>

Correo electrónico: suretyil@rlicorp.com

Dirección postal: 9025 N. Lindbergh Drive, Peoria, IL 61615.

El Departamento de Seguros de Texas

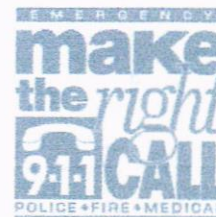
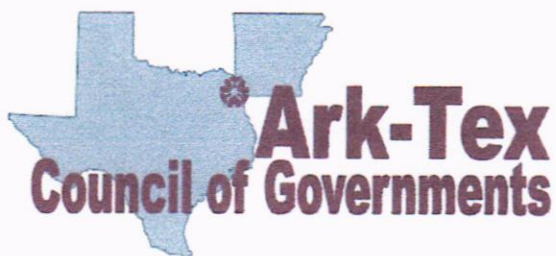
Para obtener ayuda con una pregunta relacionada con los seguros o para presentar una queja ante el estado:

Llame con sus preguntas al: 1-800-252-3439

Presente una queja en: www.tdi.texas.gov

Correo electrónico: ConsumerProtection@tdi.texas.gov

Dirección postal: MC 111-1A, P.O. Box 149091, Austin, TX 78714-9091



TO: Texas Bonarrico Homes
FROM: Vanesha Fields, 9-1-1 Addressing Technician
DATE: January 25, 2022
SUBJECT: **911 Address Notification/Verification**

The Ark-Tex Council of Governments provides 9-1-1 addressing for Titus county. This letter is verification **20,19,50,51,70,71 Prosperity Drive** are the 911 addresses assigned for the property.

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.

In the event of an emergency, please provide the following address to the 9-1-1 dispatcher to assist emergency personnel in finding your location.

**20,19,50,51,70,71 PROSPERITY DR
MT. PLEASANT, TX
75455**

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) 832-8636.

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

POST OFFICE BOX 5307 • TEXARKANA, U.S.A. 75505-5307 • TELEPHONE (903) 832-8636 • FAX (903) 832-3441 • TTY/TDD (903) 832-5351

Equal Opportunity Employer/Program • Auxiliary Aids and Services are available upon request to individuals with disabilities.

TEXAS

BONARRICO HOMES

8023 FM 1735 Pittsburg, Texas 75686 – (903)573-5060

PROSPERITY

SUBDIVISION

(Phase One)

Lots # 1, #2, #3, #4, #5 & #6

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

November 15, 2021

Site Address
FM 1735
Mt Pleasant, Texas 75455

Texas Bonarrico Homes, LLC

A) Site Plan

The attached site plan is for the following legal description:

Owner: Texas Bonarrico Homes, LLC

Parcel ID: 341414

GEO ID 00599-00000-00101

Tract 101

Legal Description: Welch, WM H ABS 00599

Situs: FM 1735

Mt Pleasant, Texas 75455

Acreage: 20.00 acres

B) Topographic Map

See Attached

C) 100 year Floodplain Map

See Attached

D) Soil Survey

See Attached



George Sanford
11/17/21

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) Location 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 drainage of the property.

H) OSF 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

Surface Application Secondary Treatment

Surface Application Non-standard Treatment

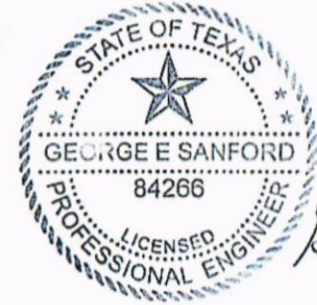
The proposed platted subdivision is a 20.00 acre tract in Titus County. The property is accessed by FM 1735.



George E. Sanford
11/17/21

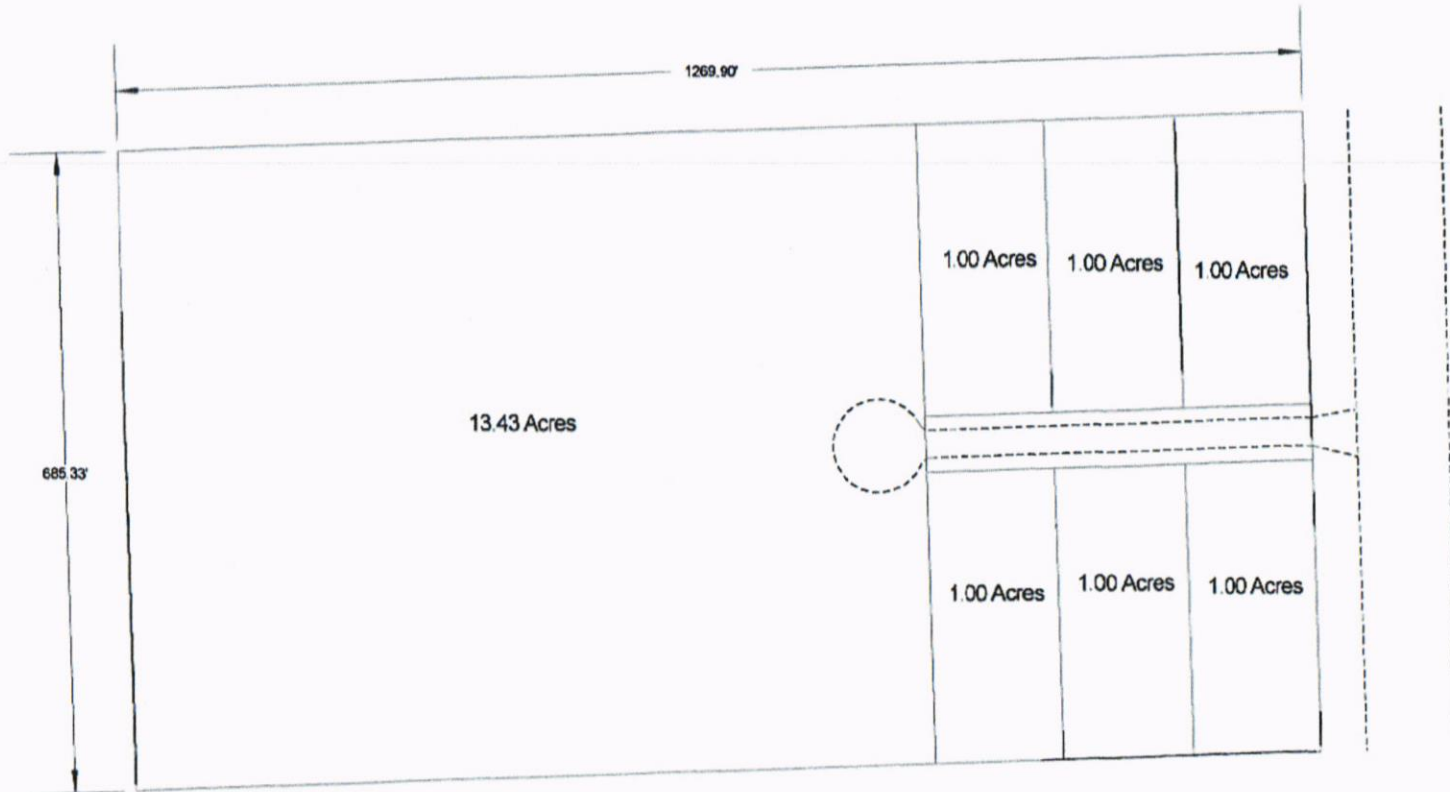
Attachment A Site Plan

Property of
Texas Bonarrico Homes, LLC
FM 1735
Mt Pleasant, Tx 75455



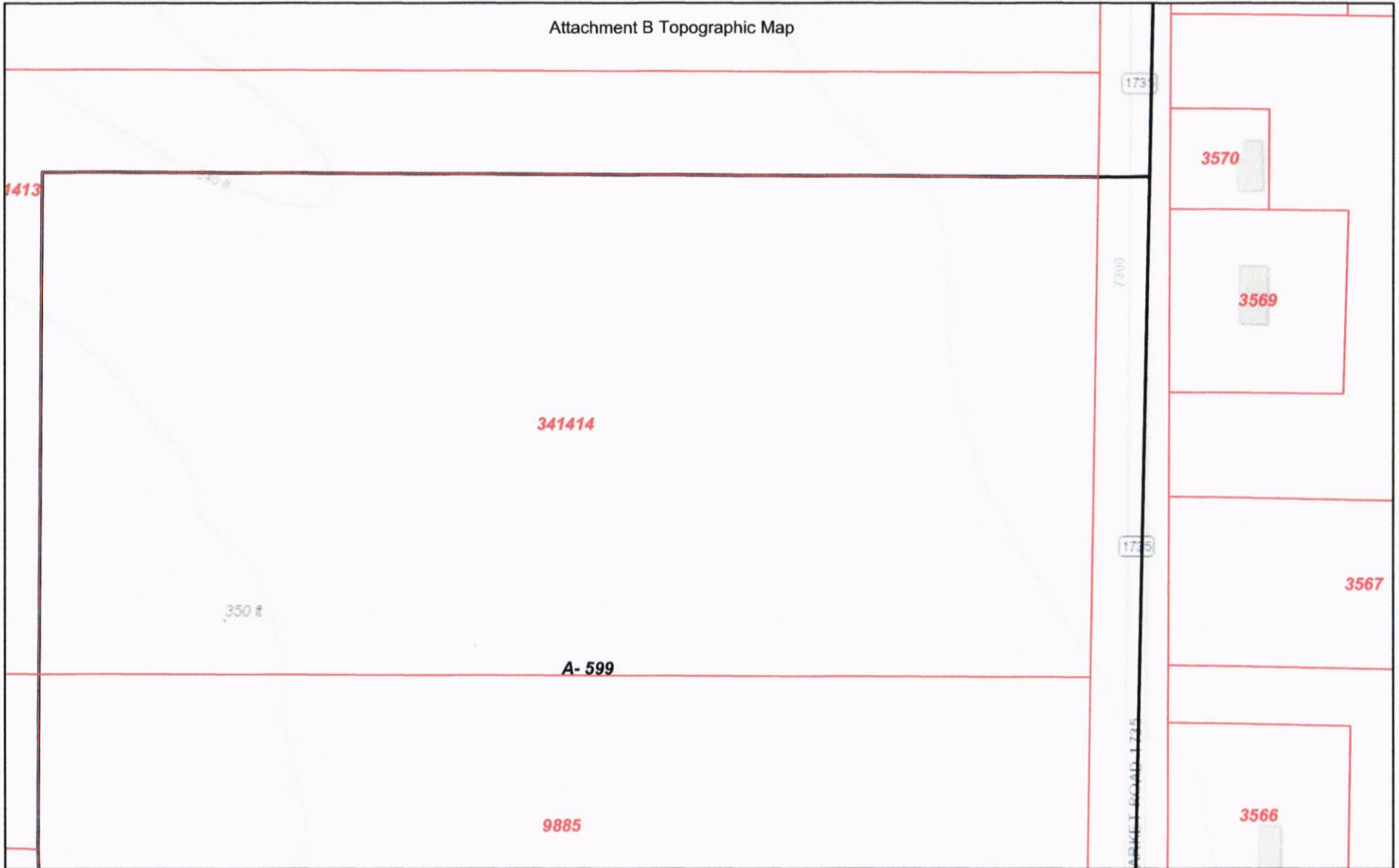
George E. Sanford
11/17/21

George E Sanford, PE
F9457



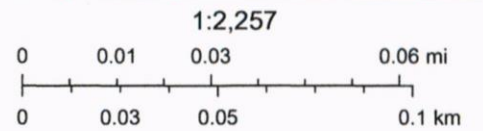
Titus CAD Web Map

Attachment B Topographic Map



11/17/2021, 6:03:25 PM

-  Abstracts
-  Parcels



Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA,

Titus County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

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



Soil Map may not be valid at this scale.

Map Scale: 1:3,330 if printed on A landscape (11" x 8.5") sheet.



0 45 90 180 270 Meters


0 150 300 600 900 Feet

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 18, Sep 10, 2021

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

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

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BoC	Bowie fine sandy loam, 1 to 5 percent slopes	21.1	41.5%
CsE	Cuthbert fine sandy loam, 8 to 25 percent slopes	2.2	4.3%
KtB	Kullit very fine sandy loam, 1 to 3 percent slopes	27.0	53.1%
SaD	Sacul fine sandy loam, 5 to 15 percent slopes	0.6	1.1%
Totals for Area of Interest		50.8	100.0%

National Flood Hazard Layer FIRMette



94°51'35"W 33°2'50"N

Attachment C 100 year Floodplain



Legend

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

- | | | |
|------------------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard Zone D |
| | | Channel, Culvert, or Storm Sewer |
| OTHER FEATURES | | Levee, Dike, or Floodwall |
| | | B 20.2
17.5
Cross Sections with 1% Annual Chance Water Surface Elevation |
| MAP PANELS | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| OTHER FEATURES | | Limit of Study |
| | | Jurisdiction Boundary |
| OTHER FEATURES | | Coastal Transect Baseline |
| | | Profile Baseline |
| OTHER FEATURES | | Hydrographic Feature |
| | | Digital Data Available |
| MAP PANELS | | 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 **11/17/2021 at 7:17 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

0 250 500 1,000 1,500 2,000 Feet 1:6,000

94°50'58"W 33°2'19"N

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



11/29/2021

RE: Fire Services in Titus County

To Whom It May Concern:

Based upon the submitted plat and diagram of the proposed Prosperity subdivision, that will be developed in 3 phases of 1-acre plots located on FM 1735.

Phase # 1 = Lots # 1, 2, 3, 4, 5 and 6

Phase # 2 = Lots # 7, 8, 9, 10, 11 and 12

Phase # 3 = Lots # 13, 14, 15 and 16

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.

BI-COUNTY WATER SUPPLY CORPORATION
P. O. BOX 848
PITTSBURG, TX 75686

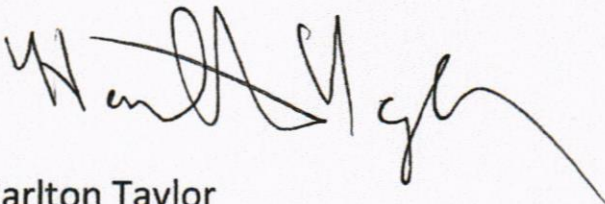
December 9, 2021

Texas Bonarrico Homes
8023 FM 1735
Pittsburg, TX 75686

To whom it may concern:

Bi-County Water Supply Corporation can supply water service to the Prosperity Subdivision (Phase One). Reference as Instrument No. 20213939 public records, Titus County, Texas. Currently, Bi-County Water Supply Corporation is not able to provide a cost for this service due to a limited supply of materials. The price for the service will be determined at the time of construction.

Thank you,

A handwritten signature in black ink, appearing to read "Harlton Taylor", with a long, sweeping underline.

Harlton Taylor
General Manager
Bi-County Water Supply Corporation
P. O. Box 848
Pittsburg, TX 75686
Phone (903) 856-5840

Issued By:

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

Property Information

Property ID: 341414 Geo ID: 00599-00000-00101
Legal Acres: 20.0000
Legal Desc: WELCH, WM H ABS 00599 TR 101 20. AC PT IN
 RICHARD SHORT ABS 517
Situs: FM 1735 TX
DBA:
Exemptions:

Owner ID: 124042 100.00%
TEXAS BONARRICO HOMES LLC
8023 FARM ROAD 1735
PITTSBURG, TX 75686

For Entities

Value Information

Chapel Hill ISD	Improvement HS:	0
	Improvement NHS:	0
	Land HS:	0
	Land NHS:	0
	Productivity Market:	70,000
	Productivity Use:	3,658
	Assessed Value	3,658

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
12/17/2021	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00
Effective Date: 12/31/2021	Total Due if paid by: 12/31/2021	10.00

Tax Certificate Issued for: Taxes Paid in 2021
Chapel Hill ISD 38.49

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: 12/17/2021
Requested By: TEXAS BONARRICO HOMES LLC
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office

FEE RECEIPT

12/17/2021 11:07:02AM

Tax Office

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

Receipt Number

536636

Payer Name and Address

TEXAS BONARRICO HOMES LLC
8023 FARM ROAD 1735
PITTSBURG, TX 75686

Fee ID	Fee Description	Fee Date	Year	Amount Due	Amount Paid
14954	TAX CERTIFICATES	12/17/2021	2021	10.00	10.00

Operator	Batch ID	Batch Description	Date Paid	Payment Type	Total Paid
MARY	11264	12/17/2021 MT	12/17/2021	P	10.00

Tender Type	Details	Description	Amount
Credit Card	MC XX-3806 Conv. Charge 0.00		10.00

Titus County Appraisal District

Phone: 903-572-7939
Fax: 903-572-5147

2021 CORRECTED TAX STATEMENT

STATEMENT NUMBER
22066
PROPERTY ID NUMBER
341414

www.titus-cad.org

NAME & ADDRESS Owner ID: 124042 TEXAS BONARRICO HOMES LLC 8023 FARM ROAD 1735 PITTSBURG, TX 75686 US	Pct: 100.000%	PROPERTY DESCRIPTION WELCH, WM H ABS 00599 TR 101 20. AC PT IN RICHARD SHORT ABS 517	PROPERTY GEOGRAPHICAL ID 00599-00000-00101
		Acreage: 20.0000 Type: R	PROPERTY SITUS / LOCATION FM 1735 TX

LAND MARKET VALUE	IMPROVEMENT MARKET VALUE	AG/TIMBER USE VALUE	AG/TIMBER MARKET	ASSESSED VALUE
0	0	3,658	70,000	3,658

100% Assessment Ratio
 Appraised Value: 3,658
 CORRECTION REASON: SPLIT 20 ACRES FROM H&H HOLDINGS TO TEXAS BONARRICO HOLDINGS PER 2021 DEED

Taxing Unit	Assessed	Homestead Exemption	OV65 or DP Exemption	Other Exemptions	Freeze Year and Ceiling	Taxable Value	Rate Per \$100	Tax Due
Chapel Hill ISD	3,658	0	0	0		3,658	1.0522000	38.49

Total Taxes Due **38.49**

Paid 1/6

Penalty & Interest		Tax Due*
If Paid in Month		
February 2022		41.19
March 2022		41.96
April 2022		42.72
May 2022		43.49
June 2022		44.27
July 2022		54.50
August 2022		54.97

Property taxes in Texas are assessed as of January 1st each year and cover a period of one year from that date. Tax statutes make no provisions for proration; therefore, a change of address during the year would have no effect on the tax liability established on January 1st of the calendar year. These tax statutes also make no provisions for proration in case the property is disposed of during the calendar year. Also, if you owned personal property described on the tax statement on January 1st, then you are personally liable for the taxes. IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

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* DETACH HERE AND RETURN WITH PAYMENT *

Make checks payable to:



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

RETURN SERVICE REQUESTED

Owner Name and Address
 TEXAS BONARRICO HOMES LLC
 8023 FARM ROAD 1735
 PITTSBURG, TX 75686 US

Statement Number
 2021 22066
Prop ID Number
 341414
Geographical ID
 00599-00000-00101

See payment schedule below for tax due.

If Paid in Month	Tax Due
December 2021	38.49
January 2022	38.49
February 2022	41.19
March 2022	41.96
April 2022	42.72
May 2022	43.49
June 2022	44.27
July 2022	54.50
August 2022	54.97

In January Pay 38.49
 Taxes are payable October 1, 2021 and become delinquent on February 1, 2022

TEXAS BONARRICO HOMES LLC
 8023 FARM ROAD 1735
 PITTSBURG, TX 75686 US

Comparison of Tax History

Year	Taxing Unit	Stmnt ID	Assessed Value	Taxable Value	Rate per \$100	Tax Amount	% Change in Tax
2021	Chapel Hill ISD	22066	3,658	3,658	1.052200	38.49	N/A
2020	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2019	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2018	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2017	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2016	N/A	N/A	N/A	N/A	N/A	N/A	N/A

% Change 5th Year Comparison(Compare 2021 to 2016)

Taxing Unit	Assessed Value	Taxable Value	Rate per \$100	Tax Amount
N/A	N/A	N/A	N/A	N/A

Chapel Hill ISD Tax Rate Breakdown

Year	M&O Rate	I&S Rate	Total Rate
2021	0.944700	0.107500	1.052200
2020	0.997900	0.105900	1.103800

TAX RECEIPT

12/17/2021 11:02AM

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

Receipt Number	
536634	
Date Posted	12/17/2021
Payment Type	P
Payment Code	Full
Total Paid	\$38.49

PAID BY:

TEXAS BONARRICO HOMES LLC
 8023 FARM ROAD 1735
 PITTSBURG, TX 75686

Property ID	Geo	Legal Acres	Owner Name and Address								
341414	00599-00000-00101	20.0000	TEXAS BONARRICO HOMES LLC 8023 FARM ROAD 1735 PITTSBURG, TX 75686								
Legal Description											
WELCH, WM HABS 00599 TR 101 20. AC PT IN RICHARD SHORT ABS 517											
Situs	DBA Name										
FM 1735 TX											
Entity	Year	Rate	Taxable Value	Strmt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
Chapel Hill ISD	2021	1.05220	3,658	22066	N	38.49	0.00	0.00	0.00	0.00	38.49

Balance Due As Of 12/17/2021: .00

Tender	Details	Description	Amount
Credit Card	MC XX-3806 Conv.Charge 0.00		38.49
			38.49

Operator	Batch	Total Paid
MARY	11264 (12/17/2021 MT)	38.49

Statement of Account

NOTICE: This is a statement of Taxes Due as of 12/17/2021 10:57:27AM
based upon the tax records of the tax office.

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

Property Information	
Property ID: 341414	Geo ID: 00599-00000-00101
Legal Acres: 20.0000	
Legal Desc: WELCH, WM H ABS 00599 TR 101 20. AC PT IN RICHARD SHORT ABS 517	
Situs: FM 1735 TX	
DBA:	
Exemptions:	

Owner ID: 124042 Ownership: 100.00%
TEXAS BONARRICO HOMES LLC
8023 FARM ROAD 1735
PITTSBURG, TX 75686

Value Information	
Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	0
Productivity Market:	70,000
Productivity Use:	3,658
Assessed Value	3,658

Entity	Description	Pct.
225	Titus County	100.00%
230	Titus Regional Medical Center	100.00%
231	NTX Community College	100.00%
906	Chapel Hill ISD	100.00%

Property is receiving Ag Use	
Ex Code	Description

Unpaid Bills Summary									
Entity	Year	Statement ID	Tax Rate	Type	Tax Due	Disc/P&I	Attorney Fees	Total Due	
906	2021	22066	1.052200	S	38.49	0.00	0.00	38.49	
Total for Year 2021					38.49	0.00	0.00	38.49	

Total For All Years 38.49 0.00 0.00 38.49

Total Due if Paid By 12/31/2021 38.49

Paid Refunds Summary
No Information on File.

*** End of Statement ***

NOTICE: This document is not a tax certificate and does not absolve a Taxpayer from tax liability in any way. If this document is found to be in error, it may be corrected by the Collection Office listed above. Responsibility to pay the remaining taxes rests entirely with the Taxpayer, as outlined in the Texas Property Tax Code.

FEE RECEIPT

12/22/2021 1:24:35PM

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

Receipt Number
3551514

Payer Name and Address
TEXAS BONARRICO HOMES LLC 8023 FM 1735 PITTSBURG, TX 75686

Fee ID	Fee Description	Fee Date	Year	Amount Due	Amount Paid
8935	TAX CERTIFICATES	12/22/2021	2021	10.00	10.00

Operator	Batch ID	Batch Description	Date Paid	Payment Type	Total Paid
AMY	7848	AMY12-22-2021	12/22/2021	P	10.00

Tender Type	Details	Description	Amount
Check	4364		10.00

TAX RECEIPT

12/22/2021 01:22PM

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

Receipt Number	
3551513	
Date Posted	12/22/2021
Payment Type	P
Payment Code	Full
Total Paid	\$29.23

PAID BY:

TEXAS BONARRICO HOMES LLC
 8023 FARM ROAD 1735
 PITTSBURG, TX 75686

Property ID	Geo	Legal Acres	Owner Name and Address
341414	00599-00000-00101	20.0000	TEXAS BONARRICO HOMES LLC 8023 FARM ROAD 1735 PITTSBURG, TX 75686
Legal Description			
WELCH, WM H ABS 00599 TR 101 20. AC PT IN RICHARD SHORT ABS 517			
Situs	DBA Name		
FM 1735 ,			

Entity	Year	Rate	Taxable Value	Stmt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
NTX Community											
College	2021	0.13000	3,658	28209	N	4.75	0.00	0.00	0.00	0.00	4.75
Titus County											
Hospital	2021	0.20690	3,658	28209	N	7.57	0.00	0.00	0.00	0.00	7.57
Titus County	2021	0.46690	3,658	28209	N	17.08	0.17	0.00	0.00	0.00	16.91
											29.23

Balance Due As Of 12/22/2021: .00

Tender	Details	Description	Amount
Check	4365		29.23
			29.23

Operator	Batch	Total Paid
AMY	7848 (AMY12-22-2021)	29.23

2021 CORRECTED TAX STATEMENT

NAME & ADDRESS Owner ID: 539891 TEXAS BONARRICO HOMES LLC 8023 FARM ROAD 1735 PITTSBURG, TX 75686 US		Pct: 100.000%	PROPERTY DESCRIPTION WELCH, WM H ABS 00599 TR 101 20. AC PT IN RICHARD SHORT ABS 517		PROPERTY GEOGRAPHICAL ID 00599-00000-00101
		Acreage: 20.0000		Type: R	
LAND MARKET VALUE	IMPROVEMENT MARKET VALUE	AG/TIMBER USE VALUE	AG/TIMBER MARKET	ASSESSED VALUE	
0	0	3,658	70,000	70,000	

100% Assessment Ratio

Appraised Value: 70,000

CORRECTION REASON: SUPP GP# 614 APPR IMPORT - SPLIT 20 ACRES FROM H&H HOLDINGS TO TEXAS BONARRICO HOLDINGS PER 2021 DEED

Taxing Unit	Assessed	Homestead Exemption	OV65 or DP Exemption	Other Exemptions	Freeze Year and Ceiling	Taxable Value	Rate Per \$100	Tax Due
NTX Community College	3,658	0	0	0		3,658	0.1300000	4.75
Titus County Hospital	3,658	0	0	0		3,658	0.2069000	7.57
Titus County	3,658	0	0	0		3,658	0.4669000	17.08

Total Taxes Due 29.40

See payment schedule below for tax due.

Taxing Unit	December	January	February	March
*NTX Community College	4.75	4.75	5.09	5.17
*Titus County Hospital	7.57	7.57	8.10	8.25
Titus County	16.91	17.08	18.27	18.61
TOTAL	29.23	29.40	31.46	32.03

Penalty & Interest	
If Paid in Month	Tax Due*
February 2022	31.46
March 2022	32.03
April 2022	32.64
May 2022	33.22
June 2022	33.81
July 2022	41.35
August 2022	41.69

* Please note that this taxing unit does not offer early payment discounts.

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* DETACH HERE AND RETURN WITH PAYMENT *

Make checks payable to:

MELISSA STEVENS, TAX ASSESSOR/COLLECTOR
 TITUS COUNTY TAX OFFICE
 110 S MADISON SUITE A
 MOUNT PLEASANT, TX 75455



2021-28209

RETURN SERVICE REQUESTED

Owner Name and Address TEXAS BONARRICO HOMES LLC 8023 FARM ROAD 1735 PITTSBURG, TX 75686 US	Statement Number 2021 28209
	Prop ID Number 341414
	Geographical ID 00599-00000-00101

See payment schedule below for tax due.

If Paid in Month	Tax Due	In January Pay
December 2021	29.23	29.40
January 2022	29.40	
February 2022	31.46	Taxes are payable October 1, 2021 and become delinquent on February 1, 2022
March 2022	32.03	
April 2022	32.64	
May 2022	33.22	
June 2022	33.81	
July 2022	41.35	
August 2022	41.69	

TEXAS BONARRICO HOMES LLC
 8023 FARM ROAD 1735
 PITTSBURG, TX 75686 US