

LEGEND

CM - CONVEYING MONUMENT
 P.R.T.C.T. - PUBLIC RECORD, TITUS COUNTY, TEXAS
 ○ 1/2" IRON ROD FOUND
 ⊙ 1/4" IRON ROD SET (BY-LINE)
 ⊕ CONCRETE ROAD MONUMENT FOUND

— ASPHALT ROAD
 - - - - - GRAVEL ROAD



**PLAT OF
 JUAN OLMOS ESTATES
 AN ADDITION TO TITUS COUNTY, TEXAS
 T. RUTHERFORD SURVEY ABST. NO. 467**

LEGAL DESCRIPTION

Being a 3.78 acre tract or parcel of land situated in the T. Rutherford Survey, Abstract No. 467, Titus County, Texas, and being all of that certain so-called 3.78 acre tract of land conveyed from Ricky Martin and Amalia Martin to Juan Olmos and Tania Olmos, by Warranty Deed, as recorded in File No. 20180189, Public Records, Titus County, Texas, (hearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found capped (CRG) in the North line of State Highway 11, a 120' right-of-way, at the Southwest corner of a called 31.27 acre tract of land conveyed to Roberto Figueroa, by deed as recorded in File No. 20170378, Public Records, Titus County, Texas, at the Southwest corner of said 3.78 acre tract, and of the beginning of a curve to the left, with a radius of 1,969.86 feet, a delta angle of 02 degrees 15 minutes 07 seconds, the chord of which bears South 75 degrees 00 minutes 55 seconds West, for a chord distance of 77.41 feet, from which a concrete right-of-way monument found bears North 80 degrees 07 minutes 08 seconds East, a distance of 273.29 feet;

THENCE with the North line of State Highway 11 and with the South line of said 3.78 acre tract, along the arc of said curve, for an arc length of 77.42 feet to a 1/2" iron rod found at the intersection of the North line of State Highway 11 and the East line of Farm to Market Road 2348, a variable width right-of-way, and at a Southwest corner of said 3.78 acre tract;

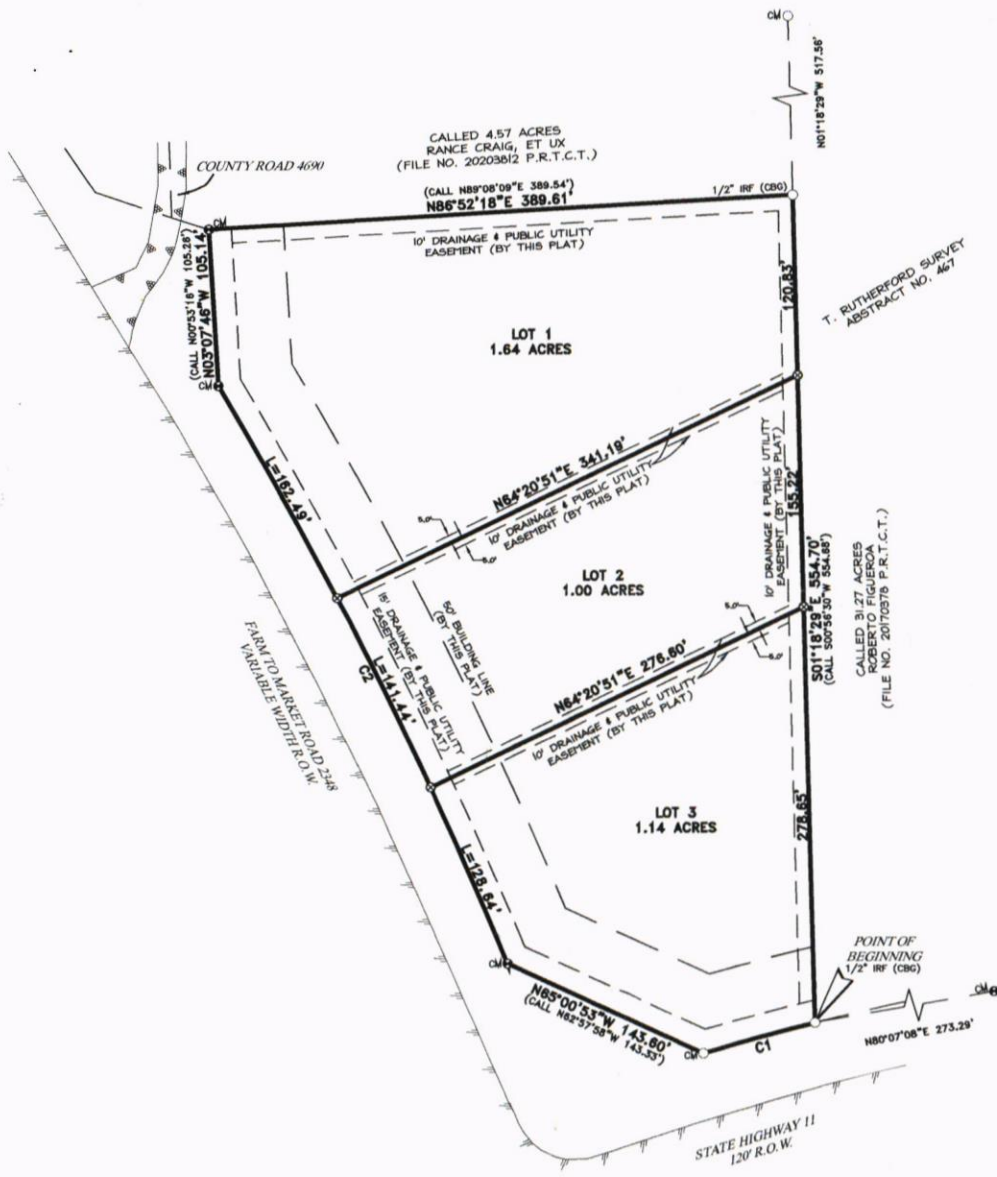
THENCE with the East line of said Farm to Market Road 2348 and with the West line of said 3.78 acre tract, the following courses and distances:
 North 85 degrees 00 minutes 53 seconds West, a distance of 143.50 feet to a concrete right-of-way monument found at the beginning of a curve to the left, with a radius of 2,914.79 feet, a delta angle of 08 degrees 30 minutes 11 seconds, the chord of which bears North 26 degrees 13 minutes 47 seconds West, for a chord distance of 432.17 feet;

Along the arc of said curve, for an arc length of 432.57 feet to a concrete right-of-way monument found;
 North 03 degrees 07 minutes 46 seconds West, a distance of 105.14 feet to a concrete right-of-way monument found at an angle point in the South line of a called 4.57 acre tract of land conveyed to Rance Craig, et ux, by deed as recorded in File No. 20203815, Public Records, Titus County, Texas and at the Northwest corner of said 3.78 acre tract;

THENCE North 86 degrees 52 minutes 18 seconds East, with the South line of said 4.57 acre tract and with the North line of said 3.78 acre tract, a distance of 389.61 feet to a 1/2" iron rod found capped (CRG) at the Southeast corner of said 4.57 acre tract, in the West line of said 31.27 acre tract, and at the Northeast corner of said 3.78 acre tract, from which a 1/2" iron rod found bears North 01 degrees 18 minutes 29 seconds West, a distance of 517.56 feet;

THENCE South 01 degrees 18 minutes 29 seconds East, with the West line of said 31.27 acre tract and with the East line of said 3.78 acre tract, a distance of 554.70 feet to the POINT OF BEGINNING and CONTAINING 3.78 acres of land.

- NOTES:**
- 1) THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 4849C0400D DATED 9/29/2010. IT IS NOT SHOWN AS BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD.
 - 2) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
 - 3) ALL LOT CORNERS HAVE A SET 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "BY-LINE".
 - 4) SEPTIC SYSTEMS-INDIVIDUAL FACILITIES LICENSED BY TITUS COUNTY AND INSTALLED PRIOR TO OCCUPANCY.
 - 5) DEVELOPMENT AND SEPTIC TANK PERMITS (IF NECESSARY) ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON THE PROPERTY.
 - 6) NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON ANY LOT.
 - 7) THERE SHALL BE A 15' DRAINAGE & UTILITY EASEMENT ALONG THE ROAD FRONTAGE OF ALL LOTS, AND A 10' DRAINAGE & UTILITY EASEMENT ALONG THE REAR AND SIDE LINES OF ALL LOTS.
 - 8) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE OR THIS FIRM CONCERNING THIS PROPERTY.
 - 9) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
 - 10) WATER SERVICE PROVIDER:
 BI-COUNTY WATER SUPPLY CORPORATION
 PO BOX 848
 PITTSBURG, TX 45686
 903-856-5840
 - 11) ELECTRIC SERVICE PROVIDER:
 BOWIE GASS ELECTRIC
 116 S. MAIN ST.,
 LONE STAR, TX 75668
 903-856-3251



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	77.42'	1,969.86'	2°15'07"	S75°00'55"W	77.41'
C2	432.57'	2,914.79'	8°30'11"	N26°13'47"W	432.17'

STATE OF TEXAS
 COUNTY OF TITUS
 CERTIFICATE OF ENVIRONMENTAL INSPECTOR

Approved by the Titus County Environmental Inspector on this the 13 day of Feb, 2022.

[Signature]
 Environmental Inspector

OWNER'S STATEMENT:

We, Juan Olmos and Tania Olmos, do hereby adopt this plat, designating the hereinabove described property as JUAN OLMOS ESTATES, and do accept this plat as my plan for dividing into lots and do dedicate to the public forever the streets, alleys and easements, if any, as shown.

Witness, my hand this the 13 day of December 2022.
 By: *[Signatures]*
 Juan Olmos

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the 13 day of December 2022.

Notary Public
[Signature]
 Notary Public

Witness, my hand, this the 13 day of December 2022.

By: *[Signatures]*
 Tania Olmos

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the 13 day of December 2022.

Notary Public
[Signature]
 Notary Public

SURVEYOR'S CERTIFICATE:
 I, Tina Ballard, Registered Professional Land Surveyor, do hereby certify that this Plat is the ground Survey under my supervision.

[Signature]
 Tina Ballard, R.P.L.S. 6746
 DATE: 09/22/2022

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

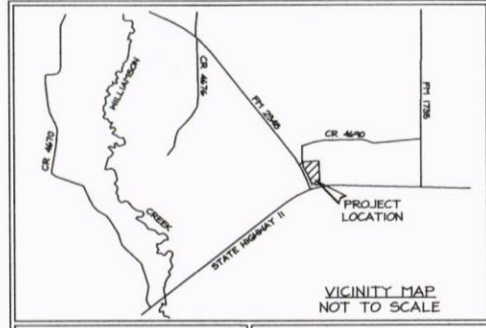
APPROVED this the 13 day of Feb, 2022, by the Commissioners Court of Titus County, Texas.
 County Judge: *[Signature]*
 County Clerk: *[Signature]*

STATE OF TEXAS
 COUNTY OF TITUS

I hereby certify that the foregoing instrument of writing with its Certificate of Authentication was filed for record in my office on this the 13 day of Feb, 2022, at _____ o'clock PM, as Side No. _____ of the Plat Records of Titus County, Texas.

[Signature]
 County Clerk

By _____, Deputy



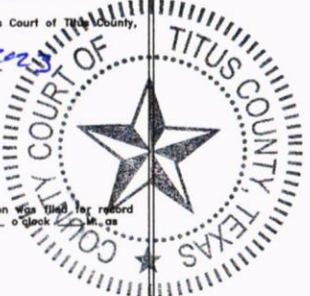
FARM TO MARKET ROAD 2348
 MOUNT PLEASANT
 TITUS COUNTY, TEXAS

DATE: 09/22/2022
 SCALE: 1"=60'
 JOB NO.: 2022-985
 CLIENT: CRISTIAN NETRO
 TECHNICIAN: APIN

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

©Copyright By-Line Surveying LLC, All rights reserved.

BILLIE FOSTER
 Notary Public, State of Texas
 Comm. Expires 09-11-2024
 Notary ID 132672767



TAX RECEIPT

02/09/2023 12:12PM

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

Receipt Number	
557182	
Date Posted	02/09/2023
Payment Type	P
Payment Code	Full
Total Paid	\$2,256.17

PAID BY:

OLMOS JUAN & TANIA
 619 JEFFERSON ST
 PITTSBURG, TX 75686

Property ID	Geo	Legal Acres	Owner Name and Address
318407	00467-00000-00308	3.7800	OLMOS JUAN & TANIA 619 JEFFERSON ST PITTSBURG, TX 75686
Legal Description			
RUTHERFORD, THOMAS M G ABS 00467 TR 303 3.78 AC			
Situs	DBA Name		
FM 2348 TX			

Entity	Year	Rate	Taxable Value	Stmt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
Chapel Hill ISD	2022	1.01008	208,753	36879	N	2,108.57	0.00	147.60	0.00	0.00	2,256.17
											2,256.17

Balance Due As Of 02/09/2023: .00

Tender	Details	Description	Amount
Check	3216		2256.17
			2256.17

Operator	Batch	Total Paid
MARY	12107 (02/09/2023 MT)	2,256.17



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

Date: 02082023

To: Judge Kent Cooper
From: Sgt. Clint Bain
Ref: Juan Olmos Estates

Sir,

Juan Olmos is developing a small subdivision of property he owns on FM2348 at State Hwy 11. The 3.78 acre tract is to be divided into three lots with each lot being over 1 acre of usable property. Each of the lots has frontage along FM2348 and therefor there not a need for interior road construction.

Juan has provided documentation from Bi-Water stating that water service is supplied to each of the lots.

Professional Engineer George Sanford completed the Overall Site Plan for On Site sewage for the property. His report meets the requirements of TAC 285.4 and my approval.

I feel that the court should approve the development as presented. It is a small straight forward project that had Mr. Olmos not advised his intention to sale one or more of the lots outside his immediate family this might have been overlooked.

Respectfully,

A handwritten signature in black ink, appearing to read "Clint Bain".

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

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

December 19, 2022

Site Address
FM 2348
Mt Pleasant, Texas 75455

Olmos Estates

A) Site Plan

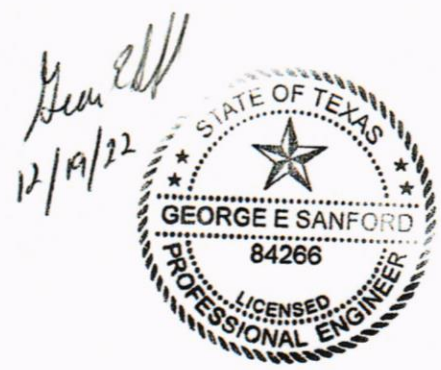
The attached site plan is for the following legal description:
Owner: Juan & Tania Olmos

Parcel ID: 318407
GEO ID 00467-00000-00308
Tract 308
Legal Description: Rutherford, Thomas MG, ABS
Situs: FM 2348
Mt Pleasant, Texas 75455
Acreage: 3.78 acres

B) Topographic Map
See Attached

C) 100 year Floodplain Map
See Attached

D) Soil Survey
See Attached



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) There is a 50 easement for FM 2348 and a 120 ft right of way easement on State Highway 11.

H) Drainage Plan

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

I) 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 3.78 acre tract in Titus County. The property is accessed by County FM 2348 and SH 11.

Lot 01-1.64 Acres

Lot 02-1.00 Acres

Lot 03-1.14 Acres



George E. Sanford
12/19/22

OSSF SOIL & SITE EVALUATION

Page 1 (Soil & Site Evaluation)

Date Performed: 12/19/22

Property Owner: Juan & Tania Olmos

Site Location: FM 2348 Proposed Excavation Depth: 2 Ft

Mt Pleasant, Texas 75455

REQUIREMENTS:

At least two soil excavations must be performed on the site at opposite ends of the proposed disposal area. Locations of soil borings or dug pits must be shown on the drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed disposal field excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

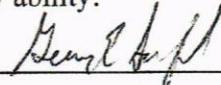
Soil Boring Number: 1					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Tables)	Restrictive Horizon	Observations
1 FT.	II	N/A	None	No	Sandy Loam
2 FT.	IV	N/A	None	Yes	Clay

Soil Boring Number: 2					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Tables)	Restrictive Horizon	Observations
1 FT.	II	N/A	None	No	Sandy Loam
2 FT.	IV	N/A	None	Yes	Clay

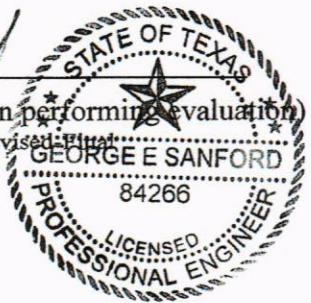
FEATURES OF SITE AREA

Presence of 100 year flood zone	<u>No</u>
Presence of upper water shed	<u>No</u>
Presence of adjacent ponds, streams, water impoundments	<u>No</u>
Existing or proposed water well in nearby area (within 100 feet)	<u>No</u>
Ground Slope	<u>2%</u>

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

 _____ (Signature of person performing evaluation)	12/19/22 _____ (Date)	84266 PE _____ Registration Number and Type
---	-----------------------------	---

Form #PA3/2-2004-Revised-1/11/14



Site Location: FM 2348
Mt Pleasant, Texas 75455

Subsurface Disposal Surface Disposal

Schematic of Lot or Tract

Show:

Compass North, adjacent streets, property lines, property dimensions, location of buildings, easements, swimming pools, water lines, and any other structures known.

Location of existing or proposed water wells within 100 feet of the property.

Indicate slope or provide contour lines from the structure to the farthest location of the proposed disposal field.

Location of soil boring or excavation pits (show location with respect to a known reference point).

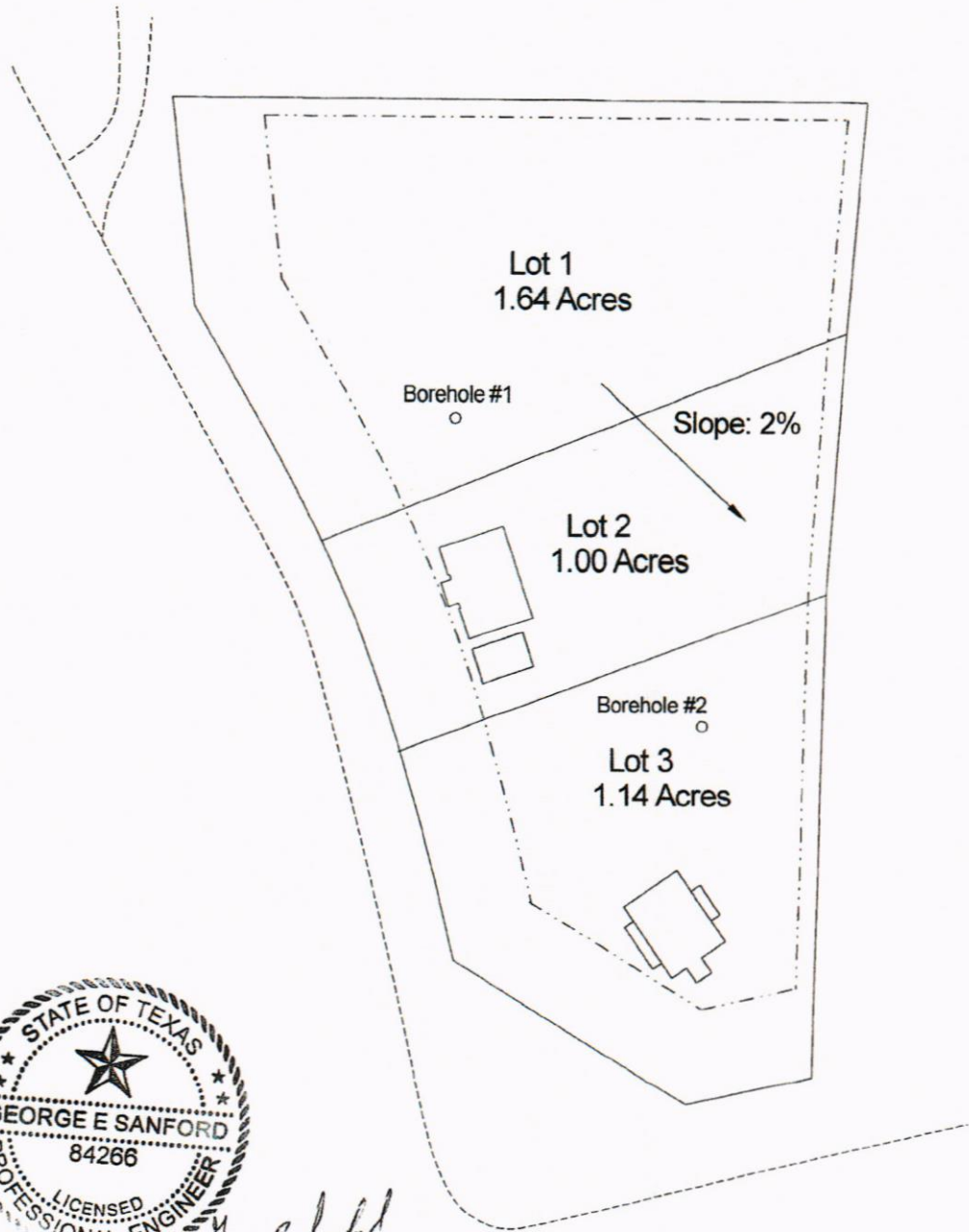
Location of natural, constructed, or proposed drainage ways (ditches, streams, ponds, lakes, rivers, etc.) water impoundment areas, cut or fill bank, sharp slopes and breaks.

Lot Size: _____ or Acreage: 3.78 acres

SITE DRAWING

See Attached

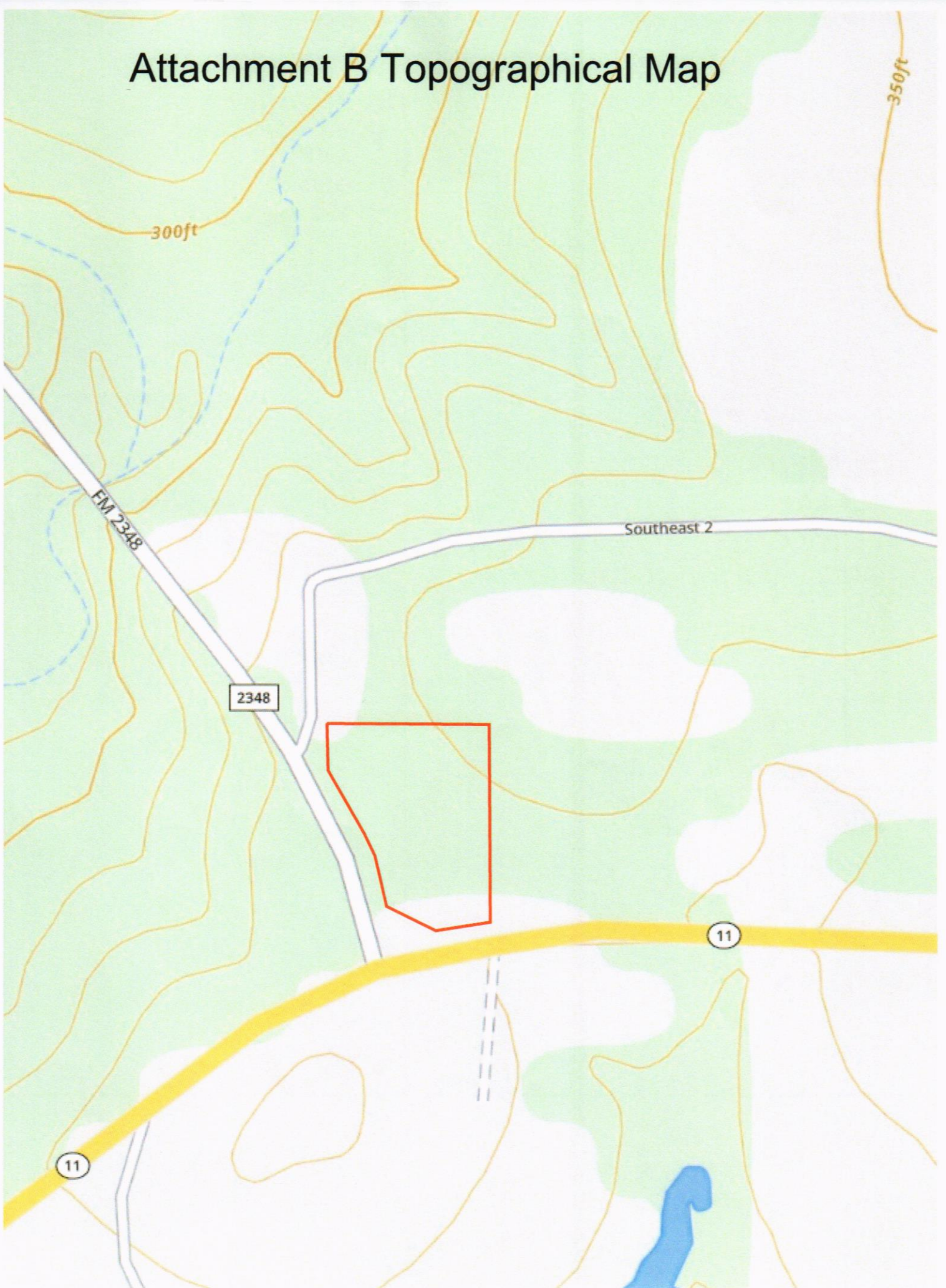
Olmos Estates
FM 2348
Mt Pleasant, Tx 75455



George E Sanford
12/19/22

George E Sanford, PE
F9457

Attachment B Topographical Map



National Flood Hazard Layer FIRMette



94°52'2"W 33°2'24"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
	Area of Undetermined Flood Hazard Zone D

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

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

MAP PANELS	Digital Data Available
	No Digital Data Available
	Unmapped

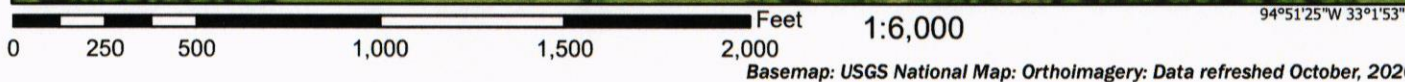


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

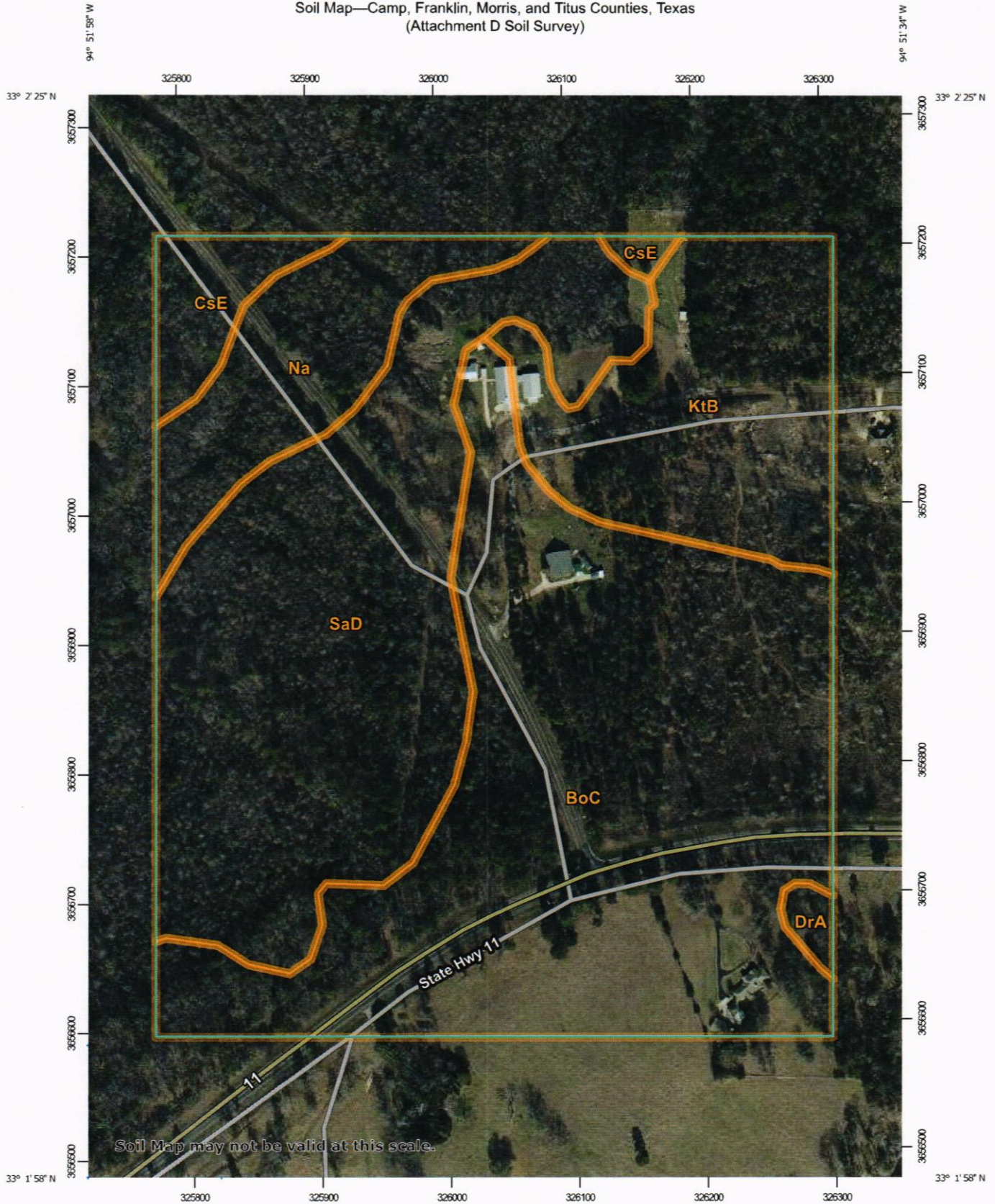
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/20/2022 at 8:39 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.

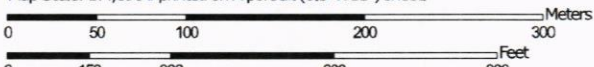
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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



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



Map Scale: 1:4,090 if printed on A portrait (8.5" x 11") sheet.



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



Natural Resources
Conservation Service


Web Soil Survey
National Cooperative Soil Survey

12/20/2022
Page 1 of 3

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 19, Aug 24, 2022

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	34.7	42.9%
CsE	Cuthbert fine sandy loam, 8 to 25 percent slopes	2.7	3.4%
DrA	Derly, frequently ponded-Raino complex, 0 to 1 percent slopes	0.5	0.6%
KtB	Kullit very fine sandy loam, 1 to 3 percent slopes	11.5	14.2%
Na	Nahatche loam, 0 to 1 percent slopes, frequently flooded	6.7	8.2%
SaD	Sacul fine sandy loam, 5 to 15 percent slopes	24.9	30.7%
Totals for Area of Interest		80.8	100.0%



12/27/2022

RE: Fire Services in Titus County

To Whom It May Concern:

Based upon the submitted plat and diagram of the proposed Juan Almos Estates subdivision in three, one-acre plots, to be located at CR 2348 and Hwy 11, 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

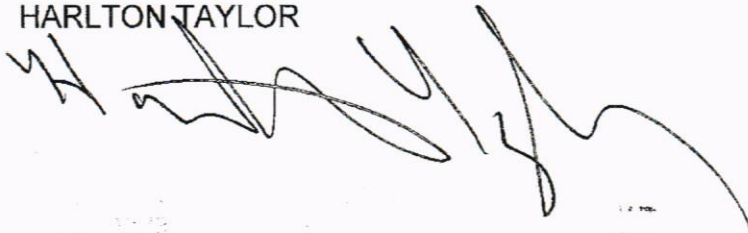
To Whom it may Concern:

The water service inquiry for property ID#318407 of Juan & Tania Olmos
on FM 2348 does fall under Bi County Water Service CCN#10490.

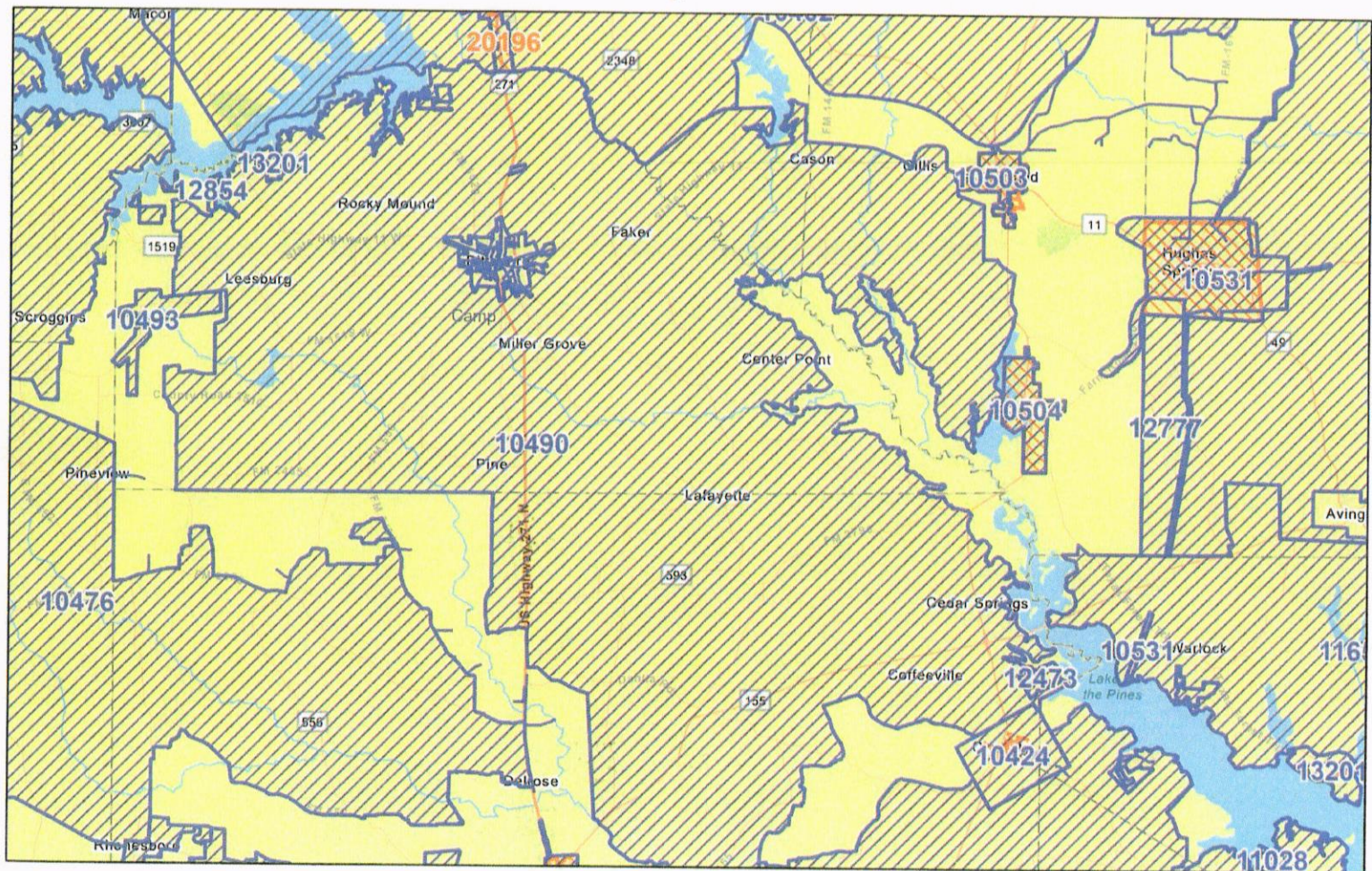
THANK

GENERAL MANAGER

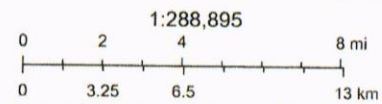
HARLTON TAYLOR

A handwritten signature in black ink, appearing to read 'Harlton Taylor', is written over the typed name. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Public Utility Commission

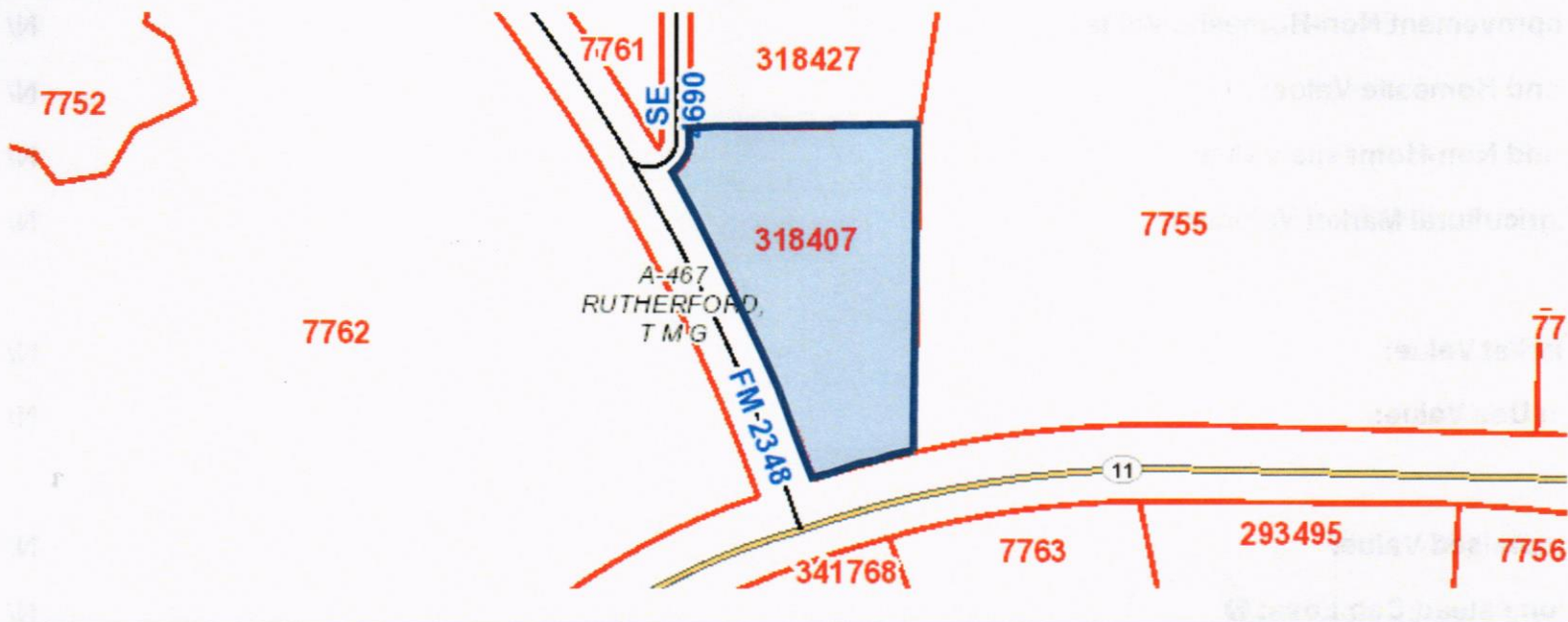


December 20, 2022



Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA

Map



Property Details

Account	
Property ID:	318407
Legal Description:	RUTHERFORD, THOMAS M G ABS 00467 TR 303 3.78 AC
Geographic ID:	00467-00000-00308
Agent:	
Type:	Real
Location	
Address:	FM 2348 TX
Map ID:	CHISD 33
Neighborhood ID:	CH
Owner	
Owner ID:	146584
Name:	OLMOS JUAN & TANIA
Mailing Address:	619 JEFFERSON ST PITTSBURG, TX 75686
Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	N/A
Improvement Non-Homesite Value:	N/A
and Homesite Value:	N/A
and Non-Homesite Value:	N/A
Agricultural Market Valuation:	N/A
Market Value:	N/A
Ag Use Value:	N/A
Appraised Value:	N/A
Homestead Cap Loss: ⓘ	N/A
Assessed Value:	N/A

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value
25	Titus County	N/A	N/A	N/A
30	Titus Regional Medical Center	N/A	N/A	N/A
31	NTX Community College	N/A	N/A	N/A
06	Chapel Hill ISD	N/A	N/A	N/A
AD	Central Appraisal District	N/A	N/A	N/A

Total Tax Rate: N/A

Property Improvement - Building

Description: 1ST RESIDENCE **Type:** Residential **State Code:** E1 **Living Area:** 2,940.00sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT	Assessed Value
C	COVERED PORCH	*	2021	210.00	N/A
C	COVERED PORCH	*	2021	210.00	N/A
C	COVERED PORCH	*	2021	224.00	N/A
IA2	MAIN AREA SECOND STORY	*	2021	1,000.00	N/A
IA	Main Area	F4	2021	1,940.00	N/A

Description: 2ND RESIDENCE **Type:** Residential **State Code:** E1 **Living Area:** 1,580.00sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT	Assessed Value
IA	Main Area	F3	2022	1,580.00	N/A
TGW	STORAGE WOOD	*	2022	98.00	N/A
IP	CARPORT	*	2022	322.00	N/A
C	COVERED PORCH	*	2022	98.00	N/A

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RES	RESIDENTIAL	1	43,560.00	0.00	0.00	N/A	N/A
RES	RESIDENTIAL	1	43,560.00	0.00	0.00	N/A	N/A
RES	RESIDENTIAL	1.78	77,536.80	0.00	0.00	N/A	N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assesse
2023	N/A	N/A	N/A	N/A	N/A	N/
2022	\$173,977	\$34,776	\$0	\$208,753	\$0	\$208,75
2021	\$0	\$26,460	\$0	\$26,460	\$0	\$26,46
2020	\$0	\$21,168	\$0	\$21,168	\$0	\$21,16
2019	\$0	\$21,924	\$0	\$21,924	\$0	\$21,92
2018	\$0	\$20,412	\$0	\$20,412	\$0	\$20,41
2017	\$0	\$20,790	\$0	\$20,790	\$0	\$20,79
2016	\$0	\$10,584	\$0	\$10,584	\$0	\$10,58
2015	\$0	\$14,477	\$0	\$14,477	\$0	\$14,47
2014	\$0	\$9,450	\$627	\$627	\$0	\$62

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
/19/2018	WD	WARRANTY DEED	MARTIN RICKY & AMALIA	OLMOS JUAN & TANIA			2018016
/30/2014	WDVL	WARRANTY DEED WITH VENDOR'S LIEN	SHRUM FAMILY TRUST & BUSCH FAMILY LIMITED PARTNERSHIP	MARTIN RICKY & AMALIA			2014399

Estimated Tax Due

ATTENTION

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

PRIOR TO MAKING FULL OR PARTIAL PAYMENTS PLEASE CONTACT OUR OFFICE FOR A CURRENT AMOUNT DUE

WE CANNOT GUARANTEE THE ACCURACY OF THE AMOUNT DUE LISTED BELOW

If Paid: 
\$ Other Payment Options (<https://certifiedpayments.net/Index.aspx?BureauCode=3301921>)
\$ Pay 2022 Taxes

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2022	Titus County	\$208,753	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	Titus Regional Medical Center	\$208,753	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	NTX Community College	\$208,753	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	Chapel Hill ISD	\$208,753	\$2,108.57	\$0.00	\$2,108.57	\$147.60	\$0.00	\$2,256.17
	2022 Total:		\$2,108.57	\$0.00	\$2,108.57	\$147.60	\$0.00	\$2,256.17
2021	Titus County	\$26,460	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	Titus Regional Medical Center	\$26,460	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	NTX Community College	\$26,460	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	Chapel Hill ISD	\$26,460	\$278.41	\$278.41	\$0.00	\$0.00	\$0.00	\$0.00
	2021 Total:		\$278.41	\$278.41	\$0.00	\$0.00	\$0.00	\$0.00
2020	Titus County	\$21,168	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	Titus Regional Medical Center	\$21,168	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	NTX Community College	\$21,168	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	Chapel Hill ISD	\$21,168	\$233.66	\$233.66	\$0.00	\$0.00	\$0.00	\$0.00

015	NTX Community College	\$14,477	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
015	Chapel Hill ISD	\$14,477	\$165.89	\$165.89	\$0.00	\$0.00	\$0.00	\$0.00
	2015 Total:		\$165.89	\$165.89	\$0.00	\$0.00	\$0.00	\$0.00
014	Titus County	\$627	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
014	Titus Regional Medical Center	\$627	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
014	NTX Community College	\$627	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
014	Chapel Hill ISD	\$627	\$7.18	\$7.18	\$0.00	\$0.00	\$0.00	\$0.00
	2014 Total:		\$7.18	\$7.18	\$0.00	\$0.00	\$0.00	\$0.00