



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 Kent Cooper
From: Sgt. Clint Bain
Ref: Rolling Hills Estates Phase 1 (Developer Anthony Cooper)

Date: 10182023

Sir,

As you are probably already aware local resident and developer Anthony Cooper has proposed the development of the Rolling Hills Estates subdivision along CR4235 and CR4240. The proposed subdivision will consist of 16 lots, each meeting and or exceeding the one (1) acre minimum lot size requirement. These lots are being separated out of the 83.29 acres tract identified as Geo ID 00333-00000-01900. Phase 1 of the Rolling Hills Estates will consist of lots 1-6 which are situated along the north property boundary with each have road frontage along CR4235. If and or when Phase 2 is platted it will be along CR4240 and consist of 10 lots (7-16). There will not be a need for new road construction as there is adequate road frontage provided by the existing roads.

I have reviewed the Overall Site Plan for Onsite Sewage completed by professional engineer George Earl Sanford and the accompanying documents and have found all in order. I feel that the commissioners' court should approve the presented plat for Phase 1 (lots 1-6) with understanding that further development of the will additional plat approval(s).

Respectfully,

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

The documents contained in this transmission contain confidential information, belonging to the sender that is legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this tele copied information is strictly prohibited. If you have received this transmission in error, please notify us by telephone immediately to arrange for the return of the documents.

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

August 26, 2022

Site Address
CR 4240
Mt Pleasant, Texas 75455

AC Bail Bonds, Inc. Subdivision

- A) Site Plan
The attached site plan is for the following legal description:
Owner: AC Bail Bonds, Inc.

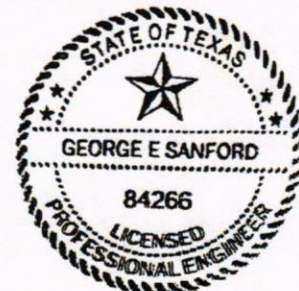
Parcel ID: 5552
GEO ID 00333-00000-01900
Tract 1900
Legal Description: Lewis, Kendall ABS
Situs: County Road 4240
Mt Pleasant, Texas 75455
Acreage: 85.983 acres

- 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).

George Sanford
8/28/22



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

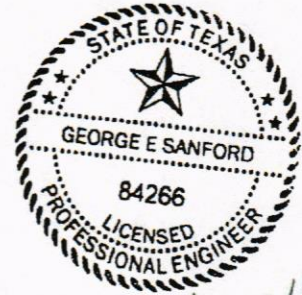
The purposed plated subdivision is a 85.983 acre tract in Titus County. The property is accessed by County Road 4240, County Road 4235 and State Highway 49.

Lot 01-Lot 06, 1.01 Acres Measured

Lot 07, 2.59 Acres Measured

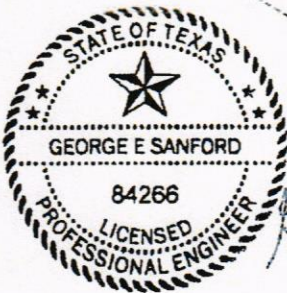
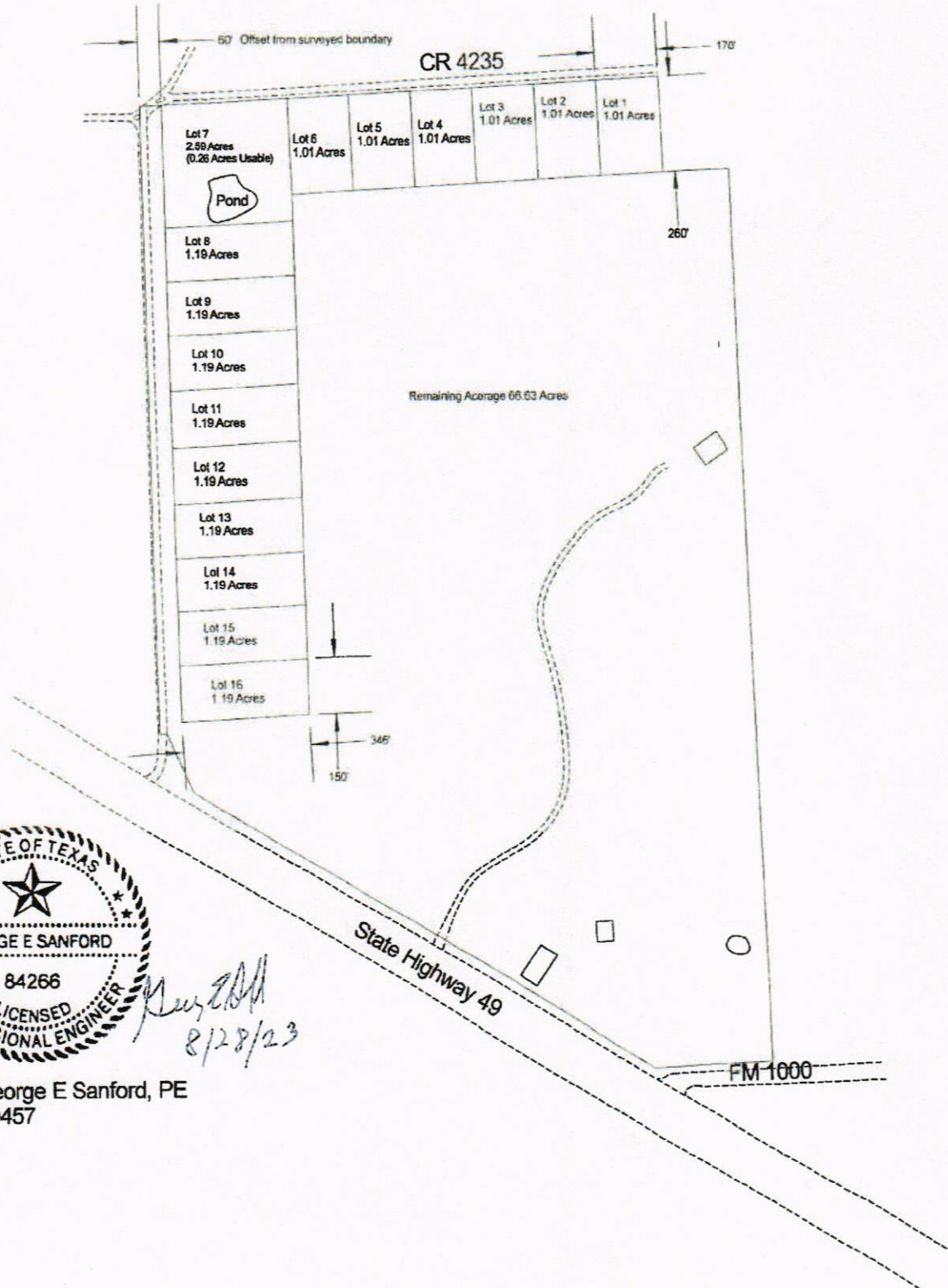
Lot 08-Lot 15, 1.19 Acres Measured

Lot 16, 1.27 Acres Measured



George E. Sanford
8/20/23

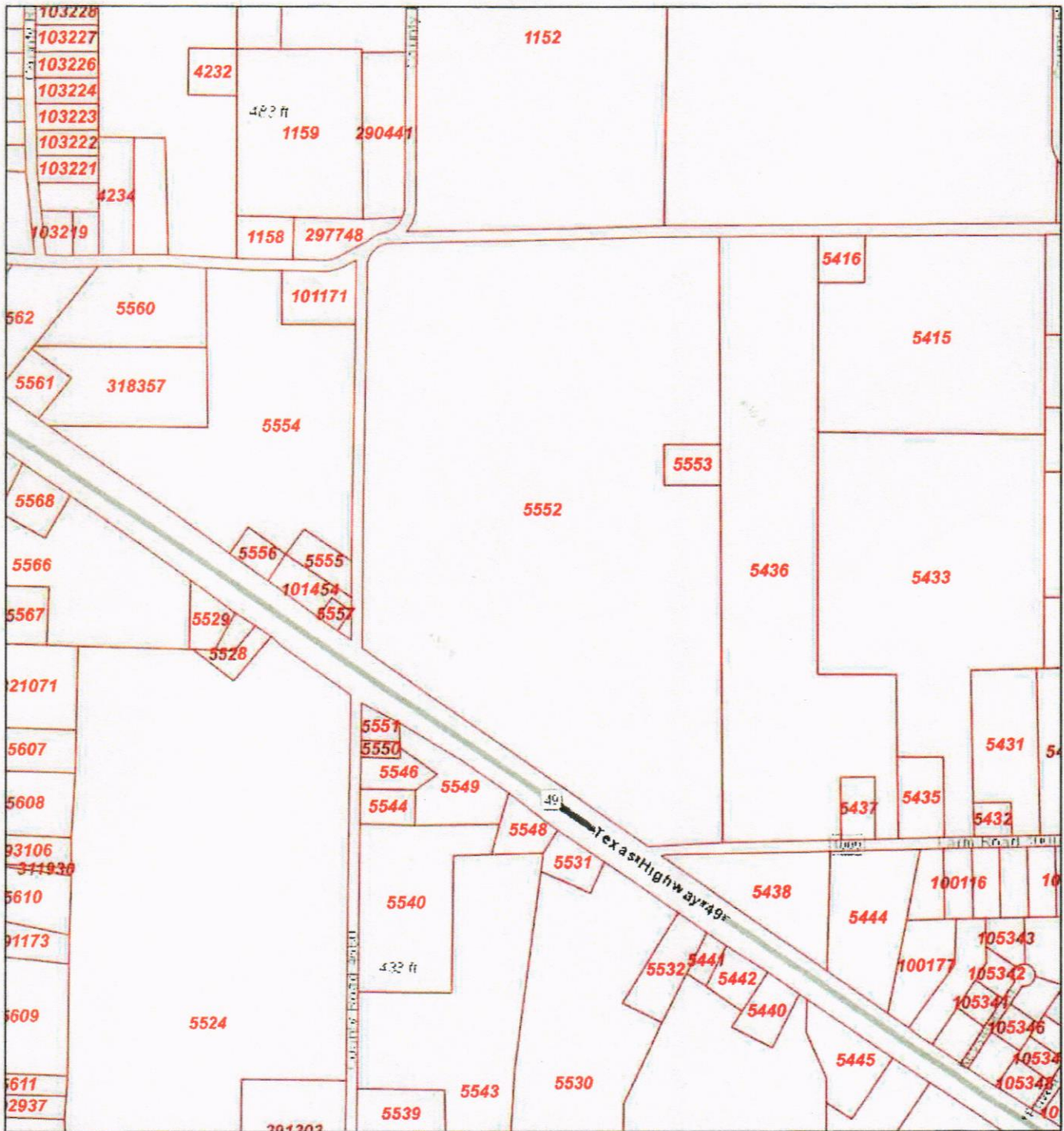
AC Bail Bonds, Inc.
CR 4240
Mt Pleasant, Tx 75455



George E. Sanford
8/28/23

George E Sanford, PE
F9457

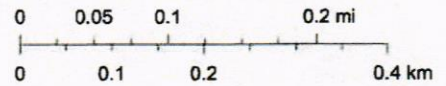
Attachment B Topographical Map
Titus CAD Web Map



8/28/2023, 8:24:27 PM

 Parcels

1:9,028



Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

National Flood Hazard Layer FIRMette

Attachment C 100 year Floodplain



94°53'21"W 33°7'53"N



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 |
| | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| MAP PANELS | | 17.5 Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |

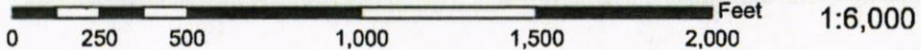


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 8/28/2023 at 9:41 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.



94°52'44"W 33°7'23"N

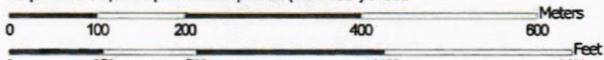
Basemap Imagery Source: USGS National Map 2023

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



Soil Map may not be valid at this scale

Map Scale: 1:7,920 if printed on A portrait (8.5" x 11") sheet.







































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)		 Spoil Area
	Area of Interest (AOI)	 Stony Spot
Soils		 Very Stony Spot
	Soil Map Unit Polygons	 Wet Spot
	Soil Map Unit Lines	 Other
	Soil Map Unit Points	 Special Line Features
Special Point Features		Water Features
	Blowout	 Streams and Canals
	Borrow Pit	Transportation
	Clay Spot	 Rails
	Closed Depression	 Interstate Highways
	Gravel Pit	 US Routes
	Gravelly Spot	 Major Roads
	Landfill	 Local Roads
	Lava Flow	Background
	Marsh or swamp	 Aerial Photography
	Mine or Quarry	
	Miscellaneous Water	
	Perennial Water	
	Rock Outcrop	
	Saline Spot	
	Sandy Spot	
	Severely Eroded Spot	
	Sinkhole	
	Slide or Slip	
	Sodic Spot	

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: Data not available.

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	157.8	51.8%
KgC	Kirvin gravelly fine sandy loam, 2 to 8 percent slopes	47.1	15.5%
KsC	Kirvin soils, graded, 2 to 8 percent slopes	5.5	1.8%
KtB	Kullit very fine sandy loam, 1 to 3 percent slopes	74.1	24.3%
LbC	Libert loamy fine sand, 2 to 5 percent slopes	13.4	4.4%
TaA	Talco-Raino complex, 0 to 1 percent slopes	6.6	2.2%
Totals for Area of Interest		304.6	100.0%



NORTEX VOLUNTEER FIRE DEPARTMENT

**5348 Highway 49
MOUNT PLEASANT, TX 75455**



New Subdivision

To Whom It May Concern:

The Nortex Volunteer Fire Department was contacted by Jeff Fortenberry for Anthony Cooper on Thursday, August 31, 2023 to inform us of plans to begin construction on a subdivision within our fire protection district.

The subdivision will be along the property on Highway 49, County Road 4240 and County Road 4235. Nortex VFD is aware of this project. This process will be on going over the next few years.

Sincerely,

Justin Hargrove

Justin Hargrove
Fire Chief Nortex VFD



**NORTEX VOLUNTEER
FIRE DEPARTMENT**

**5348 Highway 49
MOUNT PLEASANT, TX 75455**



New Subdivision

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Sincerely,

Justin Hargrove

Justin Hargrove
Fire Chief Nortex VFD

Tri Special Utility District

300 West 16th Street • Mount Pleasant TX • 75455
903-572-3676

August 31, 2023

Re: County Roads 4240 and 4235

To Whom it May Concern:

A feasibility study has been completed for Anthony Cooper regarding the property noted above.

At this time, water is available for the 18 lots requested.

Aaron Gann

General Manager

J.F. FONTAINE & ASSOCIATES, INC.

CONSULTING ENGINEERS

P.O. Box 4187

Palestine, Texas 75802

Telephone (903) 729-6005

Fax (903) 729-7310

February 2, 2023

Mr. Aaron Gann, Manager
Tri Special Utility District
300 West 16th
Mt. Pleasant, Texas 75455-2425

Re: Feasibility Study for an Additional Meters (18) for Mr. Cooper on CR 4240.

Dear Mr. Gann:

As per your request, we have studied the feasibility of furnishing 18 additional meters on the property of Mr. Cooper along CR 4240.

The property in question has a 6" water main along the west side and 4" along the north. This area is dense in terms of connections per square mile. However, the current capacity improvements at Plant #13 as well as the lines looping back allow this area to handle the 18 proposed connections. The installation of an additional 18 meters will have little to no effect on the system, and the service is recommended.

The total estimated cost to construct the proposed additions is \$42,625.00. This total includes a \$2,350.00 installation fee, \$100.00 deposit, \$50.00 inspection, and \$25.00 easement fee per meter. The price does not include additional piping for a specific meter location.

*** Estimate is only good for 30 days***

Enclosed also is the Engineering Bill for this study. If you need additional information regarding service to the proposed meters, please let us know. Thank you!

Yours very truly


Sean Conner

J.F. FONTAINE & ASSOCIATES, INC.

CONSULTING ENGINEERS

P.O. Box 4187

Palestine, Texas 75802

Telephone (903) 729-6005

Fax (903) 729-7310

February 2, 2023

Mr. Aaron Gann, Manager
Tri Special Utility District
300 West 16th
Mt. Pleasant, Texas 75455-2425

For Professional Services:	
Feasibility Study for 18 Residential Meter at Mr. Cooper's Property:	
Feasibility Study Fee:	\$ 900.00
Total Engineering Fees:	\$900.00
Amount Now Due:	\$ 900.00

Thank you!



Sean Conner
J. F. Fontaine & Associates, Inc.

J.F. FONTAINE & ASSOCIATES, INC.

CONSULTING ENGINEERS

P.O. Box 4187

Palestine, Texas 75802

Telephone (903) 729-6005

Fax (903) 729-7310

Tri-Special Utility District
Cost Estimate of Facilities Required for
Additional Meters (18) for Mr. Cooper.

The estimated cost of service to the property has been calculated as follows:

METER FEES:

18 - 5/8"x 3/4" Meters	@ \$	2,525.00	Ea.	= \$	2,525.00
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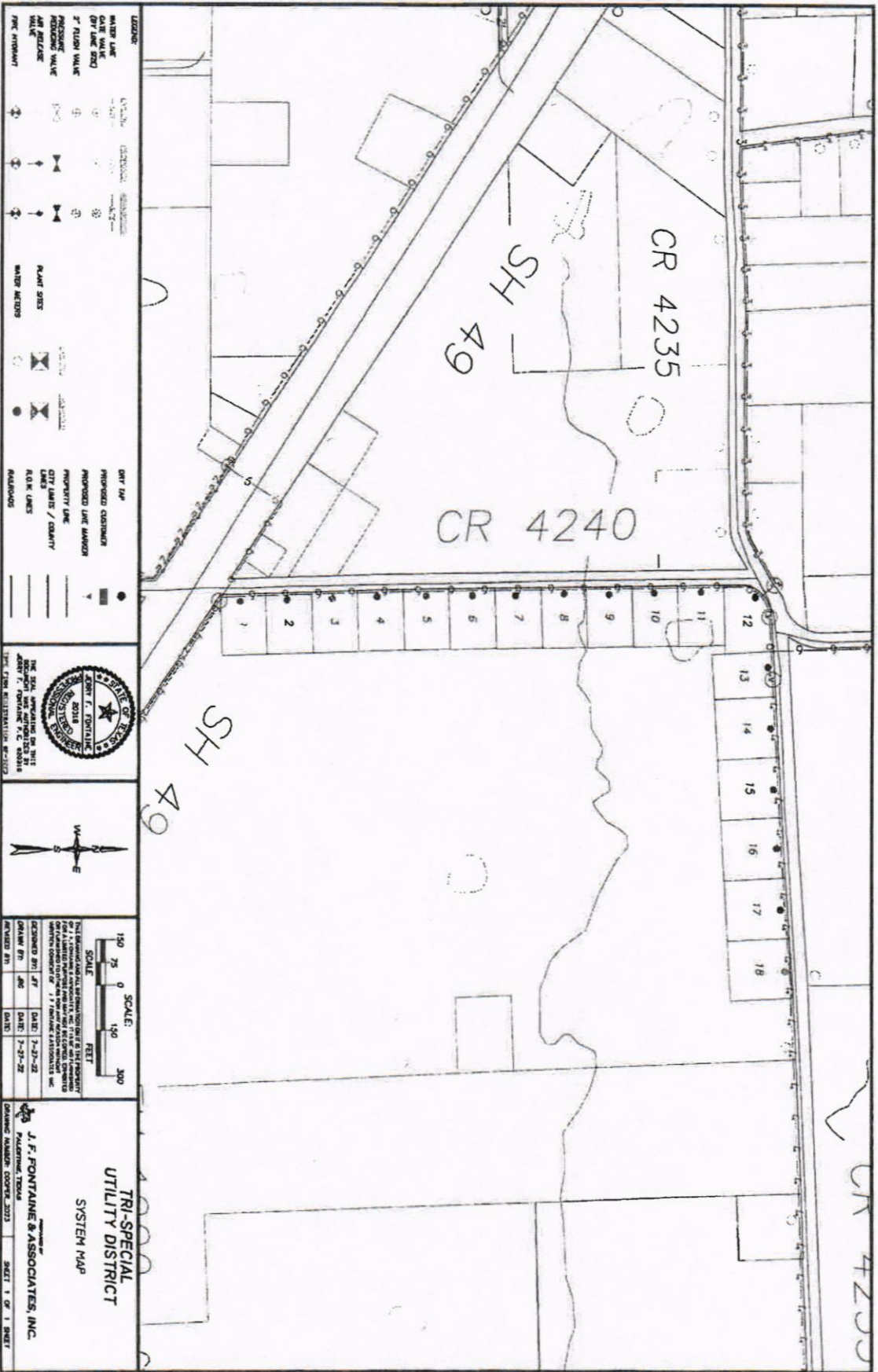
TOTAL IMPROVEMENTS	\$ 45,450.00
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ENGINEERING FEES:

Feasibility Study Fee (18-Meters)	@ \$	50.00	Ea.	= \$	900.00
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TOTAL ENGINEERING FEES	\$ 900.00
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TOTAL PROJECT COST	\$ 46,350.00
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LEGEND

WATER LINE	DATE VALUE	8" LINE END	PROPOSED CUSTOMER
8" FLOOR VALUE	PROPOSED VALUE	PLANT STICK	PROPOSED LINE MARKER
PROPOSED VALUE	PLANT STICK	WATER METER	PROPERTY LINE
DATE VALUE	PROPOSED VALUE	WATER METER	CITY LIMIT / COUNTY
PROPOSED VALUE	PLANT STICK	WATER METER	LINK
DATE VALUE	PROPOSED VALUE	WATER METER	ROCK LINKS
PROPOSED VALUE	PLANT STICK	WATER METER	RAILROADS



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RECORD NO.	DATE
480	7-27-22
DATE	DATE
7-27-22	

TRI-SPECIAL UTILITY DISTRICT SYSTEM MAP

J. F. FONTAINE & ASSOCIATES, INC.
 13000 PALMVIEW TRAIL, HOUSTON, TEXAS 77055
 PHONE: 281.415.1234
 FAX: 281.415.1235
 WWW.JFFA.COM

DATE: 7-27-22

SHEET 1 OF 1 SHEET

Through Tax Year
2022

TAX CERTIFICATE

Certificate #
12023

Issued By:

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

Property Information

Property ID: 5552 Geo ID: 00333-00000-01900
Legal Acres: 83.2900
Legal Desc: LEWIS, KENDALL ABS 00333 TR 1900 83.29 AC
Situs: HWY 49
DBA:
Exemptions:

Owner ID: 128159 100.00%
AC BAIL BONDS INC
210 S VAN BUREN AVE
MT PLEASANT, TX 75455

For Entities

Chapel Hill ISD

Value Information

Improvement HS: 127,963
Improvement NHS: 0
Land HS: 0
Land NHS: 3,000
Productivity Market: 246,870
Productivity Use: 7,984
Assessed Value 138,947

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
09/21/2023	TAX CERTIFICATES	10.00
Total Fees Due:		10.00
Effective Date: 10/31/2023		Total Due if paid by: 10/31/2023
		10.00

Tax Certificate Issued for: Taxes Paid in 2022
Chapel Hill ISD 1,403.48

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

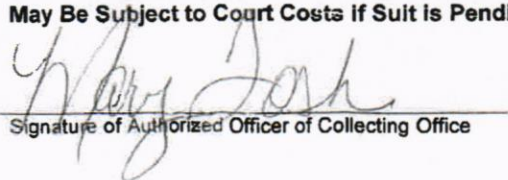
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's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

A tax certificate issued through fraud or collusion is void.

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

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 09/21/2023
Requested By: ANTHONY COOPER
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

FEE RECEIPT

9/21/2023 9:34:17AM

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

Receipt Number 560272

Payer Name and Address
ANTHONY COOPER 210 S VAN BUREN MT PLEASANT, TX 75455

Fee ID	Fee Description	Fee Date	Year	Amount Due	Amount Paid
15829	TAX CERTIFICATES	9/21/2023	2023	10.00	10.00

Operator	Batch ID	Batch Description	Date Paid	Payment Type	Total Paid
MARY	12504	09/21/2023 MT	9/21/2023	P	10.00

Tender Type	Details	Description	Amount
Cash			10.00

TAX RECEIPT

09/21/2023 09:28AM

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

Receipt Number

3564539

Date Posted 10/31/2022
Payment Type P
Payment Code Full
Total Paid \$1,432.58

PAID BY:

MC KELVEY RAY & MARY ESTATE
801 MERRITT AVE APT C
MOUNT PLEASANT, TX 75455-8185

Property ID	Geo	Legal Acres	Owner Name and Address								
5553	00333-00000-01901	2.0000	AC BAIL BONDS INC 210 S VAN BUREN AVE MT PLEASANT, TX 75455								
Legal Description			DBA Name								
LEWIS, KENDALL ABS 00333 TR 1901 2.0 AC											
Entity	Year	Rate	Taxable Value	Stmt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
NTX Community											
College	2022	0.12000	349,526	16235	N	419.44	0.00	0.00	0.00	0.00	419.44
Titus County	2022	0.42630	280,955	16235	N	514.78	15.45	0.00	0.00	0.00	499.33
Titus County											
Hospital	2022	0.19690	280,955	16235	N	513.81	0.00	0.00	0.00	0.00	513.81
											1,432.58
Balance Due As Of 10/31/2022: .00											

Operator Batch
DEANNE 8522 (DEANNE 10/31/2022)

Total Paid
1,432.58

Statement of Account

NOTICE: This is a statement of Taxes Due as of 09/21/2023 09:27:55AM
based upon the tax records of the tax office.

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

Property Information

Property ID: 5553 Geo ID: 00333-00000-01901
 Legal Acres: 2.0000
 Legal Desc: LEWIS, KENDALL ABS 00333 TR 1901 2.0 AC
 Situs: 5181 HWY 49 ,
 DBA:
 Exemptions: HS, OV65

Owner ID: 550217 Ownership: 100.00%
 AC BAIL BONDS INC
 210 S VAN BUREN AVE
 MT PLEASANT, TX 75455

Value Information

Improvement HS:	436,857
Improvement NHS:	0
Land HS:	6,000
Land NHS:	0
Productivity Market:	0
Productivity Use:	0
Assessed Value	364,526

Entity	Description	Pct.	Ex Code	Description
225	Titus County	100.00%	HS	Homestead
230	Titus County Hospital	100.00%	OV65	Over 65
231	NTX Community College	100.00%		
906	Chapel Hill ISD	100.00%		

Unpaid Bills Summary
No Information on File.

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.

TAX RECEIPT

09/21/2023 09:28AM

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

Receipt Number

3569302

Date Posted	01/24/2023
Payment Type	P
Payment Code	Full
Total Paid	<u>\$1,032.64</u>

PAID BY:

MC KELVEY RAY & MARY ESTATE
801 MERRITT AVE APT C
MOUNT PLEASANT, TX 75455-8185

Property ID	Geo	Legal Acres	Owner Name and Address								
5552	00333-00000-01900	83.2900	AC BAIL BONDS INC 210 S VAN BUREN AVE MT PLEASANT, TX 75455								
Legal Description			DBA Name								
LEWIS, KENDALL ABS 00333 TR 1900 83.29 AC											
Situs	DBA Name										
HWY 49 ,											
Entity	Year	Rate	Taxable Value	Stmnt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
NTX Community											
College	2022	0.12000	138,947	16234	N	166.73	0.00	0.00	0.00	0.00	166.73
Titus County											
Hospital	2022	0.19690	138,947	16234	N	273.58	0.00	0.00	0.00	0.00	273.58
Titus County	2022	0.42630	138,947	16234	N	592.33	0.00	0.00	0.00	0.00	592.33
1,032.64											
Balance Due As Of 01/24/2023: .00											

Operator Batch
AMY 8696 (AMY1-24-2023)

Total Paid
1,032.64

Statement of Account

NOTICE: This is a statement of Taxes Due as of 09/21/2023 09:28:15AM
based upon the tax records of the tax office.

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

Property Information

Property ID: 5552 Geo ID: 00333-00000-01900
 Legal Acres: 83.2900
 Legal Desc: LEWIS, KENDALL ABS 00333 TR 1900 83.29 AC
 Situs: HWY 49 ,
 DBA:
 Exemptions:

Owner ID: 550217 Ownership: 100.00%
 AC BAIL BONDS INC
 210 S VAN BUREN AVE
 MT PLEASANT, TX 75455

Value Information

Improvement HS:	127,963
Improvement NHS:	0
Land HS:	0
Land NHS:	3,000
Productivity Market:	246,870
Productivity Use:	7,984
Assessed Value	138,947

Entity	Description	Pct.	Ex Code	Description
225	Titus County	100.00%		
230	Titus County Hospital	100.00%		
231	NTX Community College	100.00%		
906	Chapel Hill ISD	100.00%		

Property is receiving Ag Use

Unpaid Bills Summary
No Information on File.

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.

Property Restrictions for Rolling Hills Subdivision

Property Will be restricted from mobile homes.No junk, broken cars or any kind of waste should not be kept in the property. Only a dog, a horses and a cow are allowed on the property. Use of the property is residential only, no business.

INVOICE
William M. Green, RPLS
Green Land Surveying
P.O. Box 460
Pittsburg, Texas 75686

Survey/Invoice No.	Date:
TI-23054	August 14, 2023

Property owner or Agent:	In Care Of:
AC Bail Bonds, Inc.	

Property Surveyed:	Amount Due:		
North Side Hwy 49 Mt Pleasant, Texas	Subtotal:	\$	1000.00
	Tax:	\$	82.50
	Total:	\$	1082.50

Please make checks/money orders payable to:
William M. Green, RPLS
P.O. Box 460
Pittsburg, Texas 75686

TERMS AND CONDITIONS: Payment is due upon receipt, or UPON CLOSING if it is a Sale or Refinance, but in any event, no later than ninety (90) days, from the date of this Invoice. The Plat of Survey and Field Notes (if required) are NOT VALID until this Invoice is paid. Past Due Invoices bear interest at One and One-Half Percent (1.5%) Per Month until paid. Under Section 53.021c of the Texas Property Code, William M. Green, RPLS, is entitled to file a Surveyor's Lien on the property if this Invoice is not paid. The Plat of Survey, and/or Field Notes are only authorized for use by the End User, which is defined as the landowner/landowner's agent or party having paid this Invoice, and shall only be used for the original purpose for which this Survey was ordered. Any other use, associated with normal business activities involving real estate, while working on behalf of the End User are considered as authorized users, are also limited to the original intended purpose of this Survey. Surveyor will not be liable for any damages associated with the unauthorized use of this Survey. Surveyor's liability for damages resulting from the authorized and original intended use of this Survey is limited to the maximum dollar amount on this Invoice. The Plat of Survey and Field Notes being a part of this Survey Report are protected under the Copyright Laws of the United States of America.

**PLEASE RETURN ONE COPY OF INVOICE WITH
PAYMENT!**

Green Land Surveying

1584 C.R. 3318 * Pittsburg, Texas 75686 * 903-856-0021

SURVEY REPORT: TI-23054

FIELD NOTES

85.983 Acres

I, the undersigned, do hereby **CERTIFY** that the following description was prepared from the actual findings of the Survey, made on the ground and under my supervision of a property located on the north side of Texas Hwy 49, Mount Pleasant, Texas. These Field Notes shall only be used in accordance with the terms and conditions of the associated Invoice, part Three of this report.

DESCRIPTION OF PROPERTY SURVEYED: Being the remainder of that certain tract of land conveyed to AC Bail Bonds, Inc., by deed recorded in Inst. No. 20231928, Real Property Records, Titus County, Texas (RPR). This property is situated in the Kendall Lewis Survey, Abstract No. 333, Titus County, Texas and is more specifically described by **METES AND BOUNDS**, to-wit:

POINT OF BEGINNING (POB): Being a ½" Capped "RPLS 6020" Steel Rod Set (CSRS) for the most northerly northeast corner of the remainder of this tract, same being the northwest corner of 1.074 acres tract recently surveyed out of said AC Bail Bonds tract (no recording data). This **POB** is in the apparent south line of County Road 4235 (unspecified ROW).

THENCE: South 02 degrees 50 minutes 11 seconds East for a distance of 260.00 feet to a CSRS for an ell corner of this tract, same being the southwest corner of said 1.074 acres tract.

THENCE: North 87 degrees 01 minutes 47 seconds East for a distance of 180.00 feet to a CSRS for the most easterly northeast corner of this tract, same being the southeast corner of said 1.074 acres tract, same also being a point in the east line of the Ernest Murphy tract (Vol. 493 Page 439, DR).

THENCE: South 02 degrees 29 minutes 24 seconds East for a distance of 2444.80 feet to a Fence Corner Post Found (FCPF) in the north right of way of Farm to Market 1000 for the southeast corner of this tract and the southwest corner of said Murphy tract.

THENCE: South 87 degrees 17 minutes 22 seconds West along said right of way for a distance of 324.60 feet to a FCPF at the intersection of the west line of said Farm to Market 1000 and the northerly right of way of Texas Highway 49.

THENCE: North 58 degrees 38 minutes 53 seconds West with said right of way for a distance of 1471.75 feet to a FCPF.

THENCE: North 23 degrees 56 minutes 28 seconds West with said right of way for a distance of 169.09 feet to a FCPF.

THENCE: South 89 degrees 52 minutes 00 seconds West with said right of way for a distance of 20.01 feet to a 60d Nail Set in the paved portion of County Road 4240 (unspecified ROW) for the most westerly southwest corner of this tract.

THENCE: North 01 degrees 34 minutes 07 seconds West with said County Road 4240 for a distance of 1707.66 feet to a CSRS near the intersection of County Road 4240 and County Road 4235 for the northwest corner of this tract.

The Survey Report contains the original Field Notes, associated Plat of Survey and Invoice.

"In God We Trust"

Part Two of Three

© William M. Green, RPLS, 2023

THENCE: North 86 degrees 43 minutes 55 seconds East generally with the south apparent right of way of said County Road 4235 for a distance of 1420.00 feet to the **POB**.

This tract contains **85.983 acres** of land.

BASIS OF BEARING: Texas State Plane Coordinates, Texas North Central Zone, NAD '83

W.M.G.

WILLIAM MARK GREEN
Texas Registered Professional Land Surveyor
Registration No. 6020



Date: August 14, 2023

Green Land Surveying

1584 C.R. 3318 * Pittsburg, Texas 75686 * 903-856-0021

SURVEY REPORT: TI-23054

FIELD NOTES

85.983 Acres

I, the undersigned, do hereby **CERTIFY** that the following description was prepared from the actual findings of the Survey, made on the ground and under my supervision of a property located on the north side of Texas Hwy 49, Mount Pleasant, Texas. These Field Notes shall only be used in accordance with the terms and conditions of the associated Invoice, part Three of this report.

DESCRIPTION OF PROPERTY SURVEYED: Being the remainder of that certain tract of land conveyed to AC Bail Bonds, Inc., by deed recorded in Inst. No. 20231928, Real Property Records, Titus County, Texas (RPR). This property is situated in the Kendall Lewis Survey, Abstract No. 333, Titus County, Texas and is more specifically described by **METES AND BOUNDS**, to-wit:

POINT OF BEGINNING (POB): Being a ½" Capped "RPLS 6020" Steel Rod Set (CSRS) for the most northerly northeast corner of the remainder of this tract, same being the northwest corner of 1.074 acres tract recently surveyed out of said AC Bail Bonds tract (no recording data). This **POB** is in the apparent south line of County Road 4235 (unspecified ROW).

THENCE: South 02 degrees 50 minutes 11 seconds East for a distance of 260.00 feet to a CSRS for an ell corner of this tract, same being the southwest corner of said 1.074 acres tract.

THENCE: North 87 degrees 01 minutes 47 seconds East for a distance of 180.00 feet to a CSRS for the most easterly northeast corner of this tract, same being the southeast corner of said 1.074 acres tract, same also being a point in the east line of the Ernest Murphy tract (Vol. 493 Page 439, DR).

THENCE: South 02 degrees 29 minutes 24 seconds East for a distance of 2444.80 feet to a Fence Corner Post Found (FCPF) in the north right of way of Farm to Market 1000 for the southeast corner of this tract and the southwest corner of said Murphy tract.

THENCE: South 87 degrees 17 minutes 22 seconds West along said right of way for a distance of 324.60 feet to a FCPF at the intersection of the west line of said Farm to Market 1000 and the northerly right of way of Texas Highway 49.

THENCE: North 58 degrees 38 minutes 53 seconds West with said right of way for a distance of 1471.75 feet to a FCPF.

THENCE: North 23 degrees 56 minutes 28 seconds West with said right of way for a distance of 169.09 feet to a FCPF.

THENCE: South 89 degrees 52 minutes 00 seconds West with said right of way for a distance of 20.01 feet to a 60d Nail Set in the paved portion of County Road 4240 (unspecified ROW) for the most westerly southwest corner of this tract.

THENCE: North 01 degrees 34 minutes 07 seconds West with said County Road 4240 for a distance of 1707.66 feet to a CSRS near the intersection of County Road 4240 and County Road 4235 for the northwest corner of this tract.

The Survey Report contains the original Field Notes, associated Plat of Survey and Invoice.

"In God We Trust"

Part Two of Three

© William M. Green, RPLS, 2023

THENCE: North 86 degrees 43 minutes 55 seconds East generally with the south apparent right of way of said County Road 4235 for a distance of 1420.00 feet to the **POB**.

This tract contains **85.983 acres** of land.

BASIS OF BEARING: Texas State Plane Coordinates, Texas North Central Zone, NAD '83


WILLIAM MARK GREEN
Texas Registered Professional Land Surveyor
Registration No. 6020



Date: August 14, 2023

... by deed recorded in Inst. No. 20231928, RPR. This property is situated in the Kendall Lewis Survey, Abstract No. 333, Titus County, Texas and is more specifically described by metes and bounds, to wit:

POINT OF BEGINNING (POB): Being a 1/2" Capped "RPLS 6020" Steel Rod Set (CSRS) for the northeast corner of this tract, same being the northeast corner of the remainder of said Bail Bonds tract, same being the northwest corner of the Andres Vega tract (Inst. No. 20231938, RPR). This POB is in the south line of County Road 4235 (unspecified ROW).

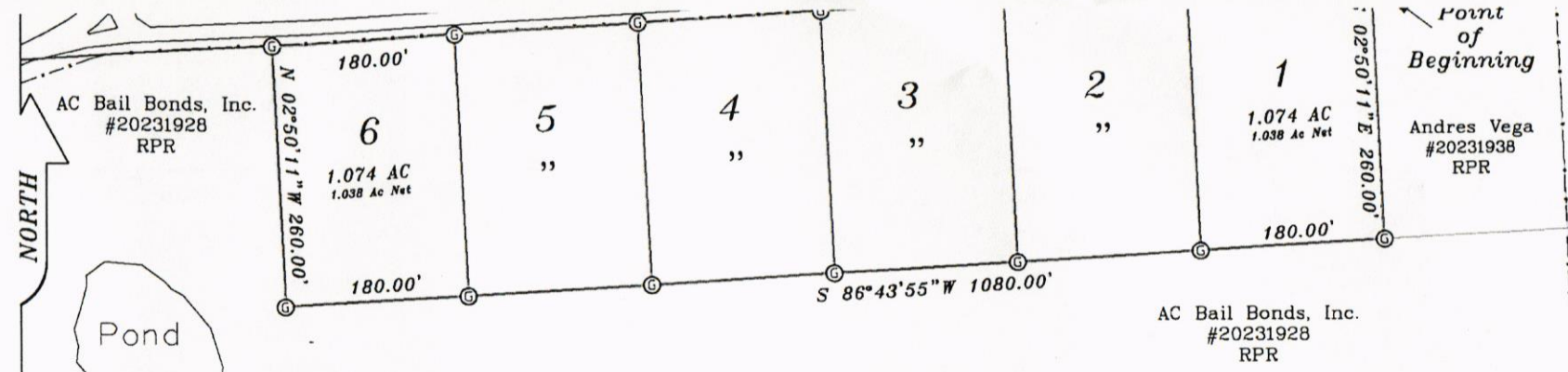
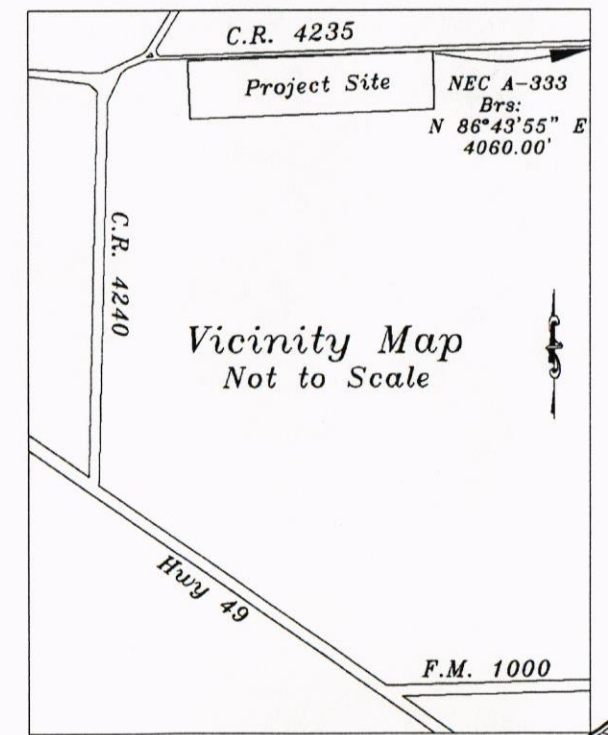
THENCE: South 02 degrees 50 minutes 11 seconds East for a distance of 260.00 feet to a CSRS for the southeast corner of this tract, same being the southwest corner of said Vega tract.

THENCE: South 86 degrees 43 minutes 55 seconds West (division line) for a distance of 1080.00 feet to a CSRS for the southwest corner of this tract.

THENCE: North 02 degrees 50 minutes 11 seconds West (division line) for a distance of 260.00 feet to a CSRS for the northwest corner of this tract, same being a point in the south line of said county road.

THENCE: North 86 degrees 43 minutes 55 seconds East with said county road for a distance of 1080.00 feet to the POB.

This tract contains 6.444 acres of land.



STATE OF TEXAS
COUNTY OF TITUS

OWNER'S DEDICATION:

I, Anthony Cooper, owner of AC Bail Bonds, Inc., do hereby adopt this plat, designating the herein described property as the ROLLING HILLS ESTATE, PHASE 1, and do accept this plat as my plan for dividing into lots and do dedicate to the public forever the streets, alleys and easements if any, as shown.

Witness my hand this:

18th day of October, 2023

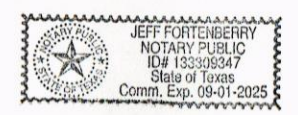
[Signature]
Anthony Cooper

STATE OF TEXAS
COUNTY OF TITUS

NOTARY PUBLIC

Before me the undersigned, a notary public in and for the State of Texas on this day personally appeared Anthony Cooper, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

[Signature]
Notary Public



STATE OF TEXAS
COUNTY OF TITUS

CERTIFICATE OF COMMISSIONES COURT:

Approved by the commissioners court of Titus, Texas, this the:

23rd day of Oct, 2023

[Signature]
COUNTY JUDGE

ATTEST

[Signature]
COUNTY CLERK



CERTIFICATE OF ENVIRONMENTAL INSPECTOR:

Approved by the Titus County Environmental Office, this the:

23rd day of Oct, 2023.

[Signature]
ENVIRONMENTAL INSPECTOR



SURVEYOR'S NOTES:

1. Basis of Bearing: GPS - Texas North Central - NAD '83
2. No easement records search was made by this office.
3. This survey made without the benefit of a current Title Commitment and may be subject to record evidence which was not available for consideration.

CERTIFICATION	SURVEY REPORT: TI-23054	PROPERTY ADDRESS:
I, the undersigned, do hereby certify, that this plat was prepared from the findings of a Survey, made on the ground and under my supervision, of the property shown.	Rolling Hills Estates Phase 1	South Side of County Road 4235 Titus County, Texas
<i>[Signature]</i>	Scale: 1" = 60' 20 September, 2023	The metes and bounds description of this property is contained in the associated Field Notes, being Part Two of this report.

ROLLING HILLS ESTATES

PHASE 1