

### **Titus County Sheriff's Office**

304 South Van Buren, Mount Pleasant, Texas, 75455 Phone (903) 572 - 6641 Fax (903) 577 - 8038

Date: 01292024

Timothy C. Ingram, Sheriff

To: Titus County Judge Kent Cooper

From: Sgt. Clint Bain

Ref: Bonarrico Homes Subdivision No. 1

Sir,

Carlos Bonarrico recently provided me with an OSSF Site Plan for a proposed subdivision of property with frontage along FM1735 and CR 4865 (**Property ID:** 3577 **Legal Acreage:** 7.03 **GEO ID:** 00230-00000-00170 **Legal Description:** GAHAGAN, JAMES ABS 00230 TR 170 7.03 AC **Tract or Lot:** 170 **Abstract Subdivision Code:** 00230). The proposed subdivision will consist of three lots. Lots 1 and 2 will be one acre each and each have frontage along FM1735 for ingress and egress. Lot 3 will be approximately 5 acres (4.881 net acreage) and has frontage on CR4865 for ingress and egress. Additional road construction is not required. It is my understanding that lot 1 is to be transferred to a relative (sale or gift) and that lots 2 and 3 will be for sale to the public.

The OSSF Site Plan was completed by Professional Engineer George Earl Sanford and meets the requirements listed in TAC 285.4 as well as my approval.

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

January 19, 2024

Site Address FM 1735 Mt Pleasant, Texas 754556

A) Site Plan

The attached site plan is for the following:

Owner: Texas Bonarrico Homes LLC

Parcel ID: 3577

GEO ID 00230-00000-00170

Tract 170

Legal Description: Gahagan, James ABS 00230 TR 170

Situs: CR 2720

Mt Pleasant, Texas 75455

Acreage: 6.881 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).





There is a flowage easement for Lake Bob Sandlin and the Titus County Fresh Water Supply District. The easement restricts construction of permanent structures but allows for OSSF disposal.

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 7.063 acre tract in Titus County. The current survey includes 0.182 acres dedicated for ROW. The usable property is 6.881 acres. The property is accessed by FM 1735 and CR 4865. The proposed division is for 3 tracts of land.

Heuft Larfel

Tract 1-1.00 Acres

Tract 2-1.00 Acres

Tract 3-4.881 Acres

### **OSSF SOIL & SITE EVALUATION**

Page 1 (Soil & Site Evaluation)	
Property Owner: Texas Bonarrico Homes	Date Performed: 1/19/24
Site Location: FM 1735	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.

Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Tables)	Restrictive Horizon	Observations
II	N/A	N/A	No	Sandy Loam
IV	N/A	N/A	Yes	Clay
		-		
	Class	Class (If Applicable)  II N/A	Class (If Applicable) (Mottles/ Water Tables)  II N/A N/A	Class (If Applicable) (Mottles/ Horizon Water Tables)  II N/A N/A No

	(If Applicable)	(Mottles/ Water Tables)	Horizon	
II	N/A	N/A	No	Sandy Loam
IV	N/A	N/A	Yes	Clay
I	I V		I N/A N/A	I N/A N/A No

### FEATURES OF SITE AREA

GEORGE E SANFORI

Presence of 100 year flood zone: No Presence of upper water shed: No

Presence of adjacent ponds, streams, water impoundments: No

Existing or proposed water well in nearby area (within 150 feet): No

Ground Slope: 2%

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) (Date) Registration Number and Type

Form #PA3/2-2004-Revised-Final

Page 2 (Soil & Site Evaluation):	
	Date Performed: 1/19/24
	Subsurface Disposal X Surface Disposal ematic of Lot or Tract
easements, swimming pools, water lines Location of existing or proposed water v Indicate slope or provide contour lines disposal field. Location of soil boring or excavation pit	wells within 100 feet of the property.  from the structure to the farthest location of the proposed is (show location with respect to a known reference point).  posed drainage ways (ditches, streams, ponds, lakes, rivers,
Lot Size: or Acreag	e: <u>6.881 acres</u>
	SITE DRAWING
See Attached	

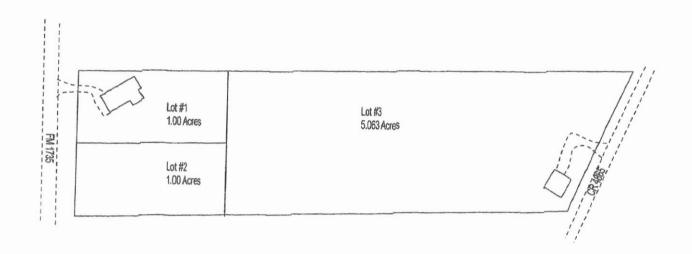
Texas Bonarrico Homes Sub No 1 FM 1735 Mt Pleasant, Tx 75455

### Attachment A Site Plan



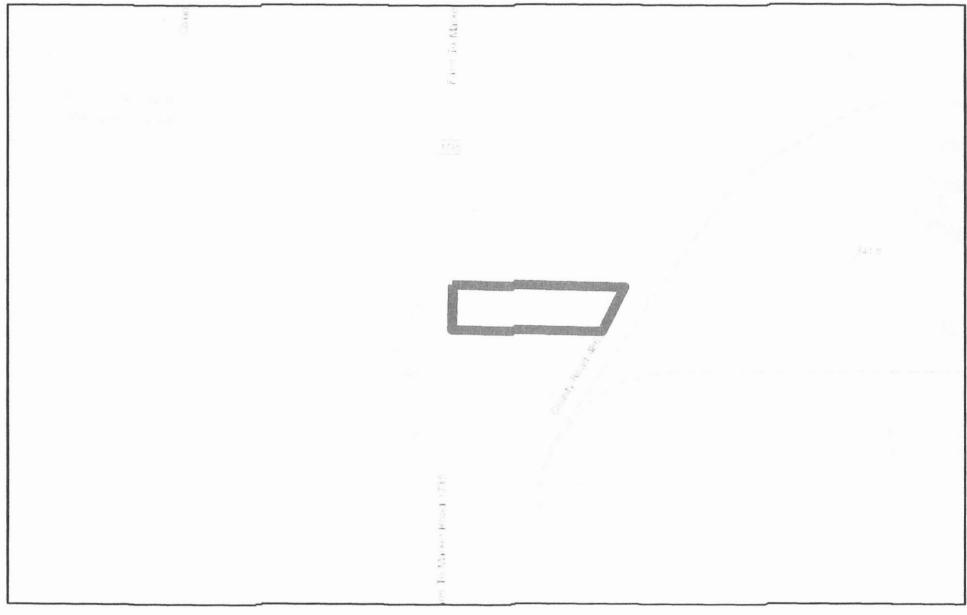


George Sanford F9457

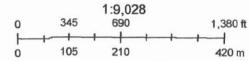


### Attachment B Topographic Map

### Titus CAD Web Map



1/20/2024, 9:21:24 AM



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

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

### National Flood Hazard Layer FIRMette

4 000

1 500



### Legend

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

Without Base Flood Elevation (BFE) With BFE or Depth Zone AE, AO, AH, VE, AR SPECIAL FLOOD Regulatory Floodway HAZARD AREAS 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 OTHER AREAS OF Area with Flood Risk due to Levee Zone D FLOOD HAZARD No screen Area of Minimal Flood Hazard Zone X Effective LOMRs OTHER AREAS Area of Undetermined Flood Hazard Zone t ---- Channel, Culvert, or Storm Sewer STRUCTURES | | | | Levee, Dike, or Floodwall 20.2 Cross Sections with 1% Annual Chance 17.5 Water Surface Elevation Coastal Transect ..... 513 ..... Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary --- Coastal Transect Baseline OTHER Profile Baseline **FEATURES** Hydrographic Feature Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

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

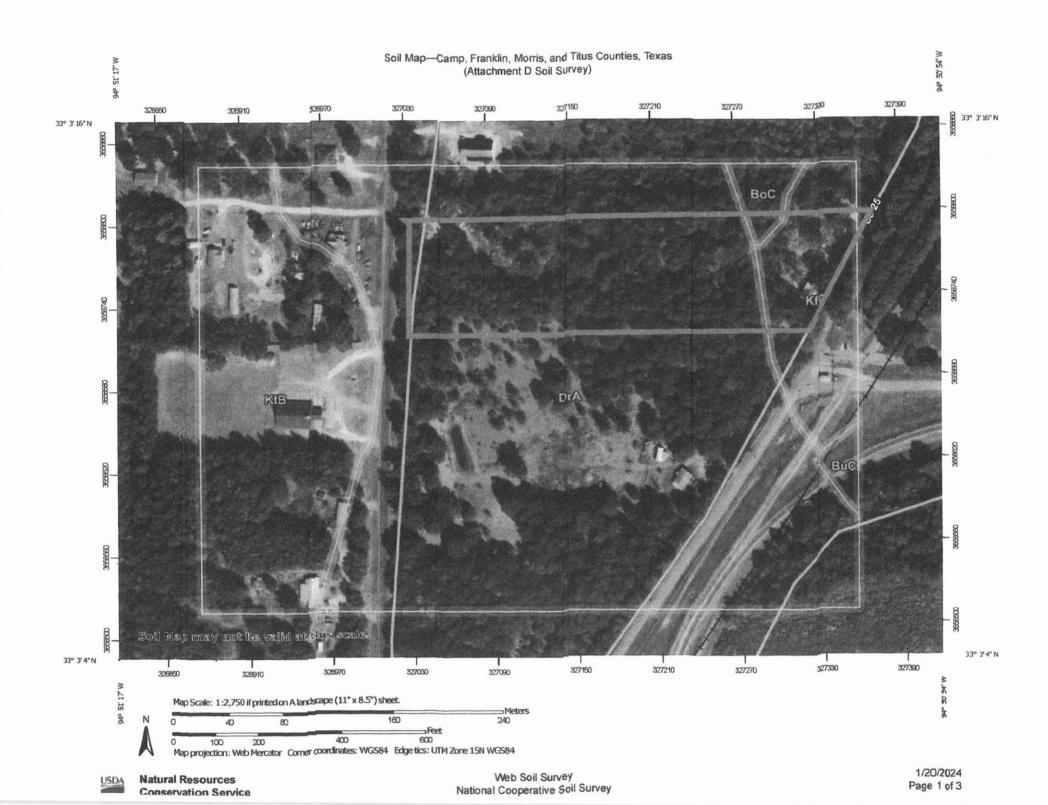
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/20/2024 at 9:35 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.



2 000



### 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

Lava Flow



Landfill



Marsh or swamp



Iviai Sii Oi Svaii



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

4-4-1

Rails



Interstate Highways



US Routes



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 reduired.

This product is generated from the USDA-NRC\$ certified data as of the version date(s) listed below.

Soil Survey Area: Camp, Franklin, Morris, and Titus Counties,

Survey Area Data: Version 20, Sep 5, 2023

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	0.5	1.2%	
BuC	Bowie-Urban land complex, 2 to 5 percent slopes	0.3	0.7%	
DrA	Derly, frequently ponded-Raino complex, 0 to 1 percent slopes	26.6	68.9%	
KfC	Kirvin very fine sandy loam, 3 to 8 percent slopes	3.0	7.7%	
KtB	Kullit very fine sandy loam, 1 to 3 percent slopes	8.3	21.4%	
Totals for Area of Interest		38.6	100.0%	

### George Sanford

### INVOICE

226 CR 4224 Mt Pleasant, Tx 75455 906-563-9151 georgesanford53@gmail.com INVOICE # 957 DATE 1/18/24

TO Bonarrico Homes **FOR** Subdivision

**DesignDescription**Subdivision Design

Amount \$300

PD.

Total

Make all checks payable to George Sanford Payment is due within 30 days.

\$300

# Texas Bonarrico Homes Subdivision No. 1

# \* REDUCED

							П		× 1 1	1 1 1	loo, k.
Distance	356.70	1233.42	813 40	83.82	62.59	148.07	331	nnor, h., et al to ato of Fishas 0.462 stqus 407, Puth 624 , Titus Chanty, Toxa	and Mart Richard a of Thouse ros (Parcel 19) i. Pags 114	KORCOTTO, JANA CHARRY, ICHARS Old, Jr. to the Sing of Texas called 5.420 siyes Volume 496, Pags 626 Records, Titts Charay, Texas	n and Hart Richard late of Thomas merce (Gasement) 107, Page 111 Title S Charty, Yex
	N 00*0430* W	N 00-0430- W	S 01"Z7"Z6" E.	01027	N 02"47'45" W	N 02"47'45" W	N 24°39'21" E	Terrell Conner, k, et al to the State of Fega- enled O-642 see, Volume 497, Feg, 624 Deed Roccords, Titus Chanky, T	Joy Petton Richardson and P <sub>del</sub> Rich to the Starb of People called 0.106 seros (Pared 1) Volumo 607, Pulls 114	Dond Robonton, 1103 chanty Hird Old, Jr. to the Ship of cailed 5.420 styrs Volume 406, Phy 6.26 Doed Roscords, Titus Chanty	Joy Patten Richardrom and Mud Ric to the State of Theas called 0.027 acres (deemed Voluce 407, Phig. 11 Deed Records, Tibs Chany,
Course	17	1.2	1.3	N	1.5	97	1.7	0	⊜	0	<b>(2)</b>

x - Feaceline

4 1/2" soon rold with a cap marked "Precessia" found 🚳 1/2" ston roll with a cap marked "Lampton" foam ☐ Concrete right-of-way monarcent(3) pc 1) fount O 1/2" from rold with a cap murked "Deemey" set 4 1/2" iron roll with a cap marked "DCA" found

♦ 172° iron rol found

Owner's Dedication	
Texas Benarrico Bonere, LLC, the underragned owners of the land shown on this Pluy within the urea described by a benards between, and described as shown, and whom names is substrated breach, the backsy succept that plut as a plus subdivising same, and spreby offer the same for recording in the Plut Reseate of Than County, issue.	this play within the area described by the, the heardsy second this plat as a pla is of Fitus County, Texas.
Toxas Bonarrico Hones, LAC by:	
STATH OF TEXAS COUNTY OF THUS	
Before me, the undersighed, a Notary Public is and for the State of Texas, on this tay personally appeared	this they personally appeared
, of Toxes thematical Magnes, 1.1.C., known to use to be a fire to the foreigning instrument, acknowledged to me that he concepted the sense for	of Texas Honerrico Hornes, 1.1.C, known to use to be 1 anweledged to me that he executed the same for
www.www.wamp.ss.moorrow.and.com/schrosod.	
Notery Public in and for the State of Tours	Date
STATE OF TEXAS COUNTY OF TITUS	
Approved by the Yitus County Environmental Inspector officer this	Jo deb
Titus County Environme <sup>a</sup> hal Impector	
STATE OF TEXAS COUNTY OF TITLS	
Approved by the Commissioner's Court of Thus County, Texas this	day of
County Judge	
County Chris.	

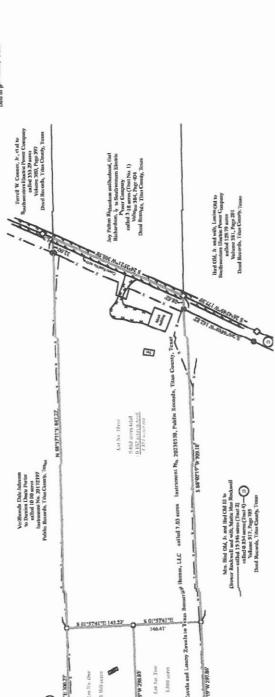
COUNTY OF TITUS STATE OF TEXAS

Desiroy Land Steveying, LLCS dues bereity certaly that the following pint and description were prepared from return rearies on the ground during the months of Describer, A.D. 2023 and Janusey, A.D. 2020.

DESCRIPTION OF PROPERTY

A. Titasak the stand female bases flying specify 147 - mo-zes of some different bases flying specify 147 - mo-case stoomer of the lib DO the says than 1950 1150 1150. The major is the 13 Jacobs bases New Specify 196 - mo-les of the soon finish 27 My near heard the sound has no similar flow and have the soon finish of the says heard of the sound then excessing on the say have the soon finish 27 My near heard of the sound then excessed of the 100 tear.

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Texas State Farm to Market Road No. 1735



### 5348 Highway 49 Mount Pleasant, Texas 75455

### New Subdivision

### To Whom It May Concern:

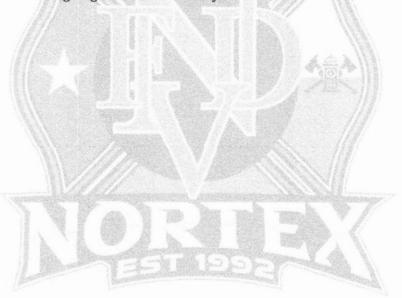
The Nortex Volunteer Fire Department was contacted by Bonarrico Homes LLC on January 19, 2024 to inform us of plans to begin construction on three lots within our fire protection district.

The property to be divided will be in the 6800 Block on Farm to Market Road 1735 on the East side of the roadway and will also have frontage on County Road 4865. Each of the three properties will have their own entrance with two being on FM 1735 and one tract on County Road 4865. These will all be single family homes. 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



# PITTSBURG, TX 75686

January 25, 2024

Texas Bonarrico Homes, LLC 8023 FM 1735 Pittsburg, TX 75686

This letter is to confirm Bi-County Water Supply Corporation can provide water service for Texas Bonarrico Homes, LLC; reference Subdivision No. 1 on FM 1735 in Titus County.

Should you have any questions, please call. Our office lobby hours are Monday - Friday, 7:30 am to 3:30 pm. Our phones are answered Monday - Friday, 7:30 am to 4:00 pm.

Thank you,

Harlton Taylor

General Manager

**Bi-County Water Supply Corporation** 

P. O. Box 848

Pittsburg, TX 75686

Phone (903) 856-5840





TO:

**TEXAS BONARRICO HOMES** 

FROM:

Vanesha Fields, 9-1-1 Addressing Technician

DATE:

April 19, 2021

SUBJECT:

911 Address Notification/Verification

The Ark-Tex Council of Governments provides 9-1-1 addressing for Titus county. This letter is verification 6887 FM 1735 is the 911 address 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.

6887 FM 1735 PITTSBURG, TX 75686

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."

### TAX CERTIFICATE

Certificate # 10585

Issued By:

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

**Property Information** 

Property ID: 3577 Geo ID: 00230-00000-00170

Legal Acres: 7.0300

Legal Desc: GAHAGAN, JAMES ABS 00230 TR 170 7.03 AC

Situs: 6887 FM 1735 & SE 25 .

DBA:

Exemptions:

Owner ID: 539891 100.00%

TEXAS BONARRICO HOMES LLC

8023 FARM ROAD 1735 PITTSBURG, TX 75686

For Entities NTX Community College

Titus County

Titus County Hospital

Value Information

Improvement HS: Improvement NHS: 222 994 Land HS: 0

Land NHS: 91,390 Productivity Market: n Productivity Use: D

Assessed Value 314.384

### **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 Totals:

Taxable

Tax Due 0.00

Disc./P&I 0.00

Attorney Fee

**Total Due** 0.00

**Outstanding Litigation Fees** 

Fee Date 01/25/2024 Fee Description TAX CERTIFICATES Amount Due

0.00

Total Fees Due:

10.00 10.00

Effective Date: 05/31/2024

Total Due if paid by: 05/31/2024

10.00

Tax Certificate Issued for: Taxes Paid in 2023 Titus County 1.160.08 Titus County Hospital 572.30 NTX Community College 345.82

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:

01/25/2024

Requested By: Reference #:

TEXAS BONARRICO HOMES LLC

Fee Amount: 10.00

Page: 1

Signature of Authorized Officer of Collecting Office

### **FEE RECEIPT**

3581723

Tax Office

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

**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
0352	TAX CERTIFICATES		1/25/2024	2024	10.00	10.00
Operator	Batch ID	Batch Description	Date Paid	Pay	ment Type	Total Paid
AMY	9466	AMY1/25/2024	1/25/2024		Р	10.00
	Tender Type	Details	Descri	ption		Amount
	Cash					10.0

### TAX CERTIFICATE

Please remit payment to: Morris Co Appraisal District Summer Golden, RPA, CCA, RTA, CTA PO Box 563 Daingerfield, Texas 75638-1509

Phone: 903-645-5601

Fee: 10.00

Certificate Number: 4974

I hereby certify that after checking the records of the Taxing Jurisdictions listed below, the following delinquent taxes, penalties and interest are due on the property described below, if paid by the last day of the month in which this certificate is issued.

Owner Interes	t: 1.000000			cel ID/Seq:					:	Suit:		No	
Owner: R5878	31		Account #: 00230-00000-00170							Acres:		7.030	
	RRICO HOMES	SLLC	_	als: GAHA	gan, Jan	MES ABS 0	0230 T	R 170 7.	03	Land Va	lue:	\$ 91390	
8023 FARM R PITTSBURG T			AC						-	Pers Val	ue:	\$ 0	
THIODORG	17 7 3 3 3 3								1	Imp Valu	ie:	\$ 222990	
										Ag/Timb	er:	\$ 0	
	37 FM 1735		Abs	t/Subdiv:				141	1	HS Code	e:		
Address: TX	(		Bloc	ck: 0230-00	0	Lot: 17	0			Cat Cod	e:	E4/E1	
MH Label: MH Serial:										MTG/Lo		-	
	- 676 -			Malara	0-1-11	т	T D	D:-			alty/		T-4-1 D
-	ntity			Value	Original	lax	Tax Due	e Dis	count	IIILE	erest		Total Due
2023 DS	S - DAINGERFI	ELD-LS ISD M&O		314,384	\$2,320	0.15	\$0.00	\$0	0.00	\$0	0.00		\$0.00
2023 DS	SIS - DAINGER	FIELD-LS ISD I&S		314,384	\$360	0.36	\$0.00	\$0	0.00	\$0	0.00		\$0.00
Totals:					\$2,68	0.51	\$0.00	\$0	0.00	\$0	0.00		\$0.00
Parcel Total:					\$2,68	0.51	\$0.00	\$0	0.00	\$0	0.00		\$0.00
			PAID H	ISTORY (C	URRENT	TAX YEA	R) 2023						
Jurisdiction	Tax	Discount	Penalty	Other Pa	ayment	Total Amo	unt	Cod F	Ref Nu	mber	Posting	g Date	
DS	\$2,320.15	\$0.00	0.00		\$0.00	\$2,3	20.15	5	446		01/26/	2024	
DSIS	\$360.36	\$0.00	0.00		\$0.00		60.36	-	446		01/26/	0004	

DSIS \$360.36 \$0.00 0.00 \$0.00 \$360.36 5446 \$2,680.51 \$0.00 \$0.00 \$0.00 \$2,680.51

Signed By:

Date:

Issued By: Tyle

Issued To:

TEXAS BONARRICO HOMES LLC

Issued Date:

1/25/2024 2:23:16PM

DPIYRMO: 202401

If the above described property has received special valuation based on its use, additional rollback taxes including penalty and interest, may become due based on the statutory provisions of the special valuation. 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)].

Morris Co Appraisal District Summer Golden, RPA, CCA, RTA, CTA PO Box 563 501 Crockett St. Ste. 1 Daingerfield, Texas 75638-1509 903-645-5601

### TAX RECEIPT This is a receipt. Do not pay.

MARIA BONARRICO

PAID BY

Property owner as of payment: R9999999 - MISC FEE POSTING

Current Statement #: 0

Legal: MISC FEE POSTING

Posting ID: 3001252024022540

**Property Information** Parcel ID/Sequence: 9999999/1 Account: 9999999MISCFEE

Category Code: X Acres: 0.0000

Owner Interest: 1.000000

MH Label Number: MH Serial Number:

Location Code: 001 Jurs - CAD

			Payment			
Year Jurisdiction	Tax Rate	Tax Value	Type	Tax	Dis/Pen/Other	<b>Total Amount</b>
2023 TAX CERTIFICATE	0.00000000	\$0	Full Payment	\$10.00	\$0.00	\$10.00
		2023 Year Totals:		\$10.00	\$0.00	\$10.00
		Parcel 9999999	Totals:	\$10.00	\$0.00	\$10.00

Situs:

DPI Year/Month: 202401 Clerk: Tyler

Payment Ref Totals: Payment Type: Credit Card

\$10.00 Payment Ref No: CREDIT CARD

Effective Payment Date: 01/25/2024

Deposit Date: 01/26/2024

Drawer User/Number: TylerMain -28 -462

\*If posting was paid with other parcels/owners, the grand total will include everything for that payment reference.

Grand Totals\*:

\$10.00

\$10.00 \$0.00

\$10.00

\$0.00

Morris Co Appraisal District Summer Golden, RPA,CCA,RTA,CTA PO Box 563 501 Crockett St. Ste. 1 Daingerfield, Texas 75638-1509 903-645-5601

# PAID BY

TAX RECEIPT

This is a receipt. Do not pay.

TEXAS BONARRICO HOMES LLC 8023 FARM ROAD 1735 PITTSBURG TX 75686

Property owner as of payment:

R58781 - TEXAS BONARRICO HOMES LLC

Owner Interest: 1.000000

Agent:

A ----

Property Information	
Parcel ID/Sequence: 6003577/1 Account: 00230-00000-00170 Category Code: E4/E1 Acres: 7.0300	Legal: GAHAGAN, JAMES ABS 00230 TR 170 7.03 AC Situs: 6887 FM 1735 TX-
MH Label Number: MH Serial Number:	

Current Statement #: 5081

Location Code: TTSDS Jurs - DSTC						
Year Jurisdiction 2023 DAINGERFIELD-LS ISD M&O	Tax Rate 0.73800000	Tax Value \$314,384	Payment Type Full Payment	<b>Tax</b> \$2,320.15	Dis/Pen/Other \$0.00	Total Amount \$2,320.15
2023 DAINGERFIELD-LS ISD I&S	0.11462300	\$314,384	Full Payment	\$360.36	\$0.00	\$360.36
	2023 Yea		r Totals:	\$2,680.51	\$0.00	\$2,680.51
		Parcel 6003577	7 Totals:	\$2,680.51	\$0.00	\$2,680.51
DPI Year/Month: 202401		Payment Re	f Totals:	\$2,680.51	\$0.00	\$2,680.51
Clerk: Tyler	Payment Type: Check		Paymen	Payment Ref No: 5446		
Effective Payment Date: 01/25/2024	Deposit Dat	te: 01/26/2024	Drawer	User/Number: Tyler	Main -28 -462	
"If posting was paid with other parcels/owners, everything for that payment re		nclude Grand	Totals*:	\$2,680.51	\$0.00	\$2,680.51

01/25/2024

Posting ID: 3001252024022204

### Morris Co Appraisal District TAX CERTIFICATE PAID REPORT

Posting Date: 01/26/2024

Issued To: Certficate #: Posted Date: Parcel Id Account: Amount: TEXAS BONARRICO HOMES LL 4974 6003577 00230-00000-00170 10.00 01/26/2024 Posting Date: Certificates Posted: Total Amount: Paid by: 01/26/2024 MARIA BONARRICO \$10.00

JURISDICTIONS:

Total Fee:

10.00

Jurisdiction DSTC

DAINGERFIELD-LS ISD TITUS M&O

Fee

10.00

1/25/2024 2:24:48PM



### **All Transactions Approved**

Bureau: 8959610 - Morris Co, TX Property Tax CNT

Reference Number

Amount Qty Conv. Result Fee

P 6003577 (TAX CERT)
Payment ID: 100288431999
Property Tax Fee

Total Amounts + All Fees:

\$10.00

\$11.00

### **BILLING INFORMATION**

Payment will be billed to:
NASIF/MARIA BONARRICO
Card ending in ...9797 (Mastercard)
Processed at 01/25/2024 2:26:33 PM CST

### LEGAL NOTICE

Certified Payments provides a service for consumers and businesses to make payments via their credit card for various types of services and taxes. By utilizing Certified Payments, you, the cardholder, are subject to the following terms and conditions. By submitting your payment through Certified Payments, you are agreeing to the terms and conditions listed in the Legal Notices link below. Please read all terms and conditions carefully

PrivacyStatement - www.certifledpayments.net/PrivacyStatement.aspx Legal Notice - www.certifledpayments.net/LegalNotices.aspx



# Texas Bonarrico Homes Subdivision No. 1



♦ 1/2" iron rol found

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Volume 407, Fulg. 111
Deed Records, Titu Charny, Texas

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ames Cabagan Survey Abstract No. 230 Titus County, Texas Richard Short Survey Abstract No. 517 Titus County, Texas

¶ 1/2" iron red with a cap marked "Freeman" found 8 1/2" sron red with a cap marked "Hampton" found Texas Bonarico Homes, J.L.C.

Concrete right-of-way menuruent (Type 1) found O 1/2" iron red with a cap marked "Denney" set

1/2" iron roll with a cap marked "DCA" Ibunil

STATE OF TEXAS

Before me, the undervigied, a Notary

whose same is subscribed to the force dodged to me that rico Hogges, 1.1.C, known to me to be the per

Notary Public in and for the State of Toxas Date

Approved by the Titus County

STATE OF TRAMS Approved by the Come day of

County Judge

County Clerk

he executed the sume for the purpose

A 13 202

. A.D. 202

Frank Benarrico Hones. 13.C, the undersigned owner of the land downs on this play eithin the sea described by metes and beneath berows, and designated as shows, and whore some is subscribed bareds, the hearty accept this plate as plan for subdivisiting sams, and by Poly offer the name for recording in the Plat Azemeth of Fund County, fease.

COUNTY OF TITUES STATE OF TEXAS

Dentity Land Saveying, LLC does hereby certify that the following plat and description were prepared from an actual any ey made on the ground during the months of December, A.D. 2023 and January, A.D. 2024. DESCRIPTION OF PROPERTY

 $H_0H_0^2$  is treet of lead boarded in the James Ordengen Survey, Alasteat via 230, Then Coordy, Tears, and being off of a  $H_0H_0^2$  to James that conveyed to Tears Houselvie Bisseat,  $L(\Sigma_R)$ , Dock Lyapon an horisoment via 20202050 of the Packin, Righest's of Thirt Costroly, Tears, and though more produced by Samphela a. Dalone,

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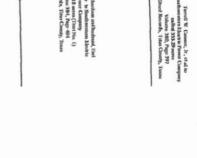
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tastrument No. 20172197
Public Resords, Titus County, Tetage

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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DIVER'S LICENSE NUMBER.

### GENERAL WARRANTY DEED

THAT THE UNDERSIFNED, Hector A. Zavala and Loany Zavala hereinafter called "Grantors," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith the total amount of \$32,840.49. The payment of which has been payable in full has GRANTED, SOLD, AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEY unto Texas Bonarrico Homes, LLC represented by Carlos Bonarrico, herein referred to as the "Grantee," whether one or more, the real property described on attached Exhibit "A".

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the herein above described property as the same are filed for record in the County Clerk's Office of Titus County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances lawfully accompanying it, by the Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heir, executors, administrators, successors, and/or assigns to WARRANT AND FOREVER DEFEND all the said premises unto the

said Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on the property having been paid by Grantee.

EXECUTED this 10th day of February, 2023

Zavala, Grantor

Loany Zavala, Grantor

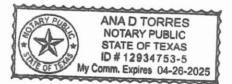
Address: 303 E Magnolia Drive Mount Pleasant, TX 75455

THE STATE OF TEXAS

COUNTY OF TITUS

The foregoing instrument was acknowledged before me on the  $\frac{1}{2}$  day

of Lebrucy, 2023 by Hector A. Zavala & Loany Zavala



NOTARY PUBLIC IN AND FOR

THE STATE OF TEXAS

Grantee's signature and address:

Carlos Bonarrico

Texas Bonarrico Homes Address: 8023 FM 1735

Pittsburg, TX 75686

### EXHIBIT "A"

Being a lot, tract or parcel of land situated in the James Gahagan Survey, Abstract No. 230, and being the remainder of that certain called 10 1/4 acre tract of land conveyed from Joy Patton Richardson and husband Earl Richardson Jr. to Little Rivers Hardwoods, Inc. by Warranty Deed as recorded in Volume 1020, Page 93, Real Property Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with a yellow plastic cap marked (HAMPTON) at the Southwest corner of the remainder of said called 10 1/4 acre tract, the Northwest Corner of a called 15.346 acre tract of land conveyed to Hattie Ruth Craig, by deed recorded in Volume 981, Page 163, Real Property Records, Titus County, Texas, said point also lying on the East Right of Way line of Farm to Market Road No. 1735 (FM 1735);

Thence North & Degrees & Minutes 13 Seconds West, along the East Right of Way line of said FM 1735, a distance of 84.53 feet, to a 5/8 inch iron rod set with a yellow plastic cap marked (DCA INC) at an angle point of the East Right of Way line of said FM 1735;

Thence North 00 Degrees 42 Minutes 55 Seconds West, along the East Right of Way line of said FM 1735, a distance of 202.51 feet, to a concrete Right of Way marker found at the Northwest Corner of the remainder of said called 10 1/4 acre tract, said point also being the Southwest corner of a called 9.72 acre tract of land conveyed to George Howard by deed recorded in Volume 670, Page 36, Real Property Records, Titus County, Texas;

Thence South 89 Degrees 18 Minutes 15 Seconds East, along the North line of the remainder of said called 10 1/4 acre tract, and the South line of said called 9.72 acre tract, and passing at a distance of 1,104.05 feet a fence wood corner post found for witness corner at the Southeast corner of said called 9.72 acre tract and on the occupied West Right of Way line of County Road No. 4865 and continuing along the North line of the remainder of said 10 1/4 acre tract, for a total distance of 1,141.14 feet to a point for corner at the Northeast corner of the remainder of said 10 1/4 acre tract, said point lying on the West line of several tracts of land conveyed to Southwestern Electric Company by Warranty Deed recorded in Volume 384, Page 404 of the Deed Records of Titus County, Texas;

Thence South 25 Degrees 52 Minutes 00 Seconds West, along the Centerline of said County Road No. 4865, a distance of 315.68 feet, to a point for corner in the centerline of said County Road No. 4865;

Thence North 89 Degrees 22 Minutes 30 Seconds West, along the South line of the remainder of said called 10 1/4 acre tract, and passing at a distance of 29 feet a wood fence corner post found at the Northeast corner of said called 15.346 acre tract, and continuing along the North line of said called 15.346 acre tract, and the South line of the remainder of said called 10 1/4 acre tract, a total distance of 999.36 feet, to the Point of Beginning and Containing 306,444 square feet or 7.03 acres of land, more or less.

-: .

### RELEASE OF LIEN

Date: 2-14-23

Note:

Date: 8-12-20

Original Amount: \$42,500.00 Maker: HECTOR A. ZAVALA Pavee: American National Bank

Holder of Note and Lien:

American National Bank 301 S Madison, Mt. Pleasant, Titus County, Texas 75455

Note and Lien Are Described in the Following Documents, Recorded in:

Deed of Trust recorded in File Number 20202793 of the Real Property Records of Titus County, Texas.

Property (including any improvements) Subject to Lien:

Being a lot, tract or parcel of land situated in the James Gahagan Survey, Abstract No. 230, and being the remainder of that certain called 10 1/4 acre tract of land conveyed from Joy Patton Richardson and husband Earl Richardson Jr. to Little Rivers Hardwoods, Inc. by Warranty Deed as recorded in Volume 1020, Page 93, Real Property Records, Titus County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at a 1/2 inch iron rod found with a yellow plastic cap marked (HAMPTON) at the Southwest comer of the remainder of said called 10 1/4 acre tract, the Northwest Corner of a called 15.346 acre tract of land conveyed to Hattie Ruth Craig, by deed recorded in Volume 981, Page 163, Real Property Records, Titus County, Texas, said point also lying on the East Right of Way line of Farm to Market Road No. 1735 (FM 1735); THENCE North 01 Degrees 01 Minutes 23 Seconds West, along the East Right of Way line of said FM 1735, a distance of 84.53 feet, to a 5/8 inch iron rod set with a yellow plastic cap marked (DCA INC) at an angle point of the East Right of Way line of said FM 1735; THENCE North 00 Degrees 42 Minutes 55 Seconds West, along the East Right of Way line of said FM 1735, a distance of 202.51 feet, to a concrete Right of Way marker found at the Northwest Corner of the remainder of said called 10 1/4 acre tract, said point also being the Southwest corner of a called 9.72 acre tract of land conveyed to George Howard by deed recorded In Volume 670, Page 36, Real Property Records, Titus County, Texas; THENCE South 89 Degrees 18 Minutes 15 Seconds East, along the North line of the remainder of said called 10 1/4 acre tract, and the South line of said called 9.72 acre tract, and passing at a distance of 1,141.14 feet a fence wood corner post found for witness corner at the Southeast corner of said called 9.72 acre tract and on the occupied West Right of Way line of County Road No. 4865 and continuing along the North line of the remainder of said 10 1/4 acre tract, said point lying on the West line of several tracts of land conveyed to Southwestern Electric Company by Warranty Deed recorded in Volume 384, Page 404 of the Deed Records of Titus County, Texas; THENCE South 25 Degrees 52 Minutes 00 Seconds West, along the Centerline of said County Road No. 4865, a distance of 315.68 feet, to a point for corner in the centerline of said County Road No. 4865; THENCE North 89 Degrees 22 Minutes 30 Seconds West, along the South line of the remainder of said called 10 1/4 acre tract, and passing at a distance of 29 feet a wood fence corner post found at the Northeast corner of said called 15.346 acre tract, and continuing along the North line of said called 15.346 acre tract, and the South line of the remainder of said called 10 1/4 acre tract, a total distance of 999.36 feet, to the Point of Beginning and Containing 306,444 square feet or 7.03 acres of land, more or less. The Property is located in Titus County at; TBD FM 1735 & SE 25TX, Pittsburg, Texas 75686

Holder of the note and lien acknowledges its full payment and releases the property described above from the lien and from all liens held by Holder of the note and lien without regard to how they were created or evidenced.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED on this the 16th day of February, 2023

Sheila Connelly

WILL A VELLOW PLASTIC CAP MARKED (DUA INC.) AT AN ANGLE POINT OF THE EAST KIGHT OF WAY LINE OF SAID FM 1735; THENCE North 00 Degrees 42 Minutes 55 Seconds West, along the East Right of Way line of said FM 1735, a distance of 202.51 feet, to a concrete Right of Way marker found at the Northwest Corner of the remainder of said called 10 1/4 acre tract, said point also being the Southwest corner of a called 9.72 acre tract of land conveyed to George Howard by deed recorded In Volume 670, Page 36, Real Property Records, Titus County, Texas; THENCE South 89 Degrees 18 Minutes 15 Seconds East, along the North line of the remainder of said called 10 1/4 acre tract, and the South line of said called 9.72 acre tract, and passing at a distance of 1,141.14 feet a fence wood corner post found for witness corner at the Southeast corner of said called 9.72 acre tract and on the occupied West Right of Way line of County Road No. 4865 and continuing along the North line of the remainder of said 10 1/4 acre tract, said point lying on the West line of several tracts of land conveyed to Southwestern Electric Company by Warranty Deed recorded in Volume 384, Page 404 of the Deed Records of Titus County, Texas; THENCE South 25 Degrees 52 Minutes 00 Seconds West, along the Centerline of said County Road No. 4865, a distance of 315.68 feet, to a point for corner in the centerline of said County Road No. 4865; THENCE North 89 Degrees 22 Minutes 30 Seconds West, along the South line of the remainder of said called 10 1/4 acre tract, and passing at a distance of 29 feet a wood fence corner post found at the Northeast corner of said called 15.346 acre tract, and continuing along the North line of said called 15.346 acre tract, and the South line of the remainder of said called 10 1/4 acre tract, a total distance of 999.36 feet, to the Point of Beginning and Containing 306,444 square feet or 7.03 acres of land, more or less. The Property is located in Titus County at: TBD FM 1735 & SE 25TX, Pittsburg, Texas 75686

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When the context requires, singular nouns and pronouns include the plural.

EXECUTED on this the 16 day of February, 2023

Sheila Connelly

By: Sheila Donnelly, President

THE STATE OF TEXAS

COUNTY OF TITUS

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This instrument was acknowledged before me on this the \( \frac{\sum \chi^3 \text{V}}{\text{day}}\) day of \( \frac{\text{February.}}{\text{Ebruary.}}\) 2023, by Sheila Donnelly, President of American National Bank, a corporation, on behalf of said corporation.

(Seal)

LITZY YANEZ
Notary Public, State of Texas
Comm. Expires 07/01/2026
Notary ID 13384049-6

Notary Public State of Texas

**0230551 REL** 2/22/2023 10:44:24 AM Total Pages

nan, County Clerk - Titus County, Texas

| Maria | Ma

### FILED AND RECORDED

Instrument Number: 20230551

Filing and Recording Date: 02/22/2023 10:44:24 AM Pages: 2 Recording Fee: \$26.00 I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the PUBLIC RECORDS of Titus County, Texas.



Lessi Brownan

Leslie Brosnan, County Clerk Titus County, Texas

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

## TEXAS BONARRICO HOMES, LLC 8023 FM 1735 PITTSBURG, TX 75686 (903) 767-2754

# Texas Bonarrico Homes, LLC SUBDIVISION NO. 1