



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: Titus County Judge Kent Cooper
From: Sgt. Clint Bain
Ref: Bonarrico Homes Subdivision No. 1

Date: 01292024

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,

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

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

F) Locations of Easements



George E. Sanford
11/19/24

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.

Tract 1-1.00 Acres

Tract 2-1.00 Acres

Tract 3-4.881 Acres



George Sanford
1/19/24

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.

Soil Boring Number: #1					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Tables)	Restrictive Horizon	Observations
1 FT.	II	N/A	N/A	No	Sandy Loam
2 FT.	IV	N/A	N/A	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	N/A	No	Sandy Loam
2 FT.	IV	N/A	N/A	Yes	Clay

FEATURES OF SITE AREA

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:

George E. Sanford

1/19/24

84266 P.E.

(Signature of person performing evaluation)

(Date)

Registration Number and Type

Site Location: FM 1735 Subsurface Disposal Surface Disposal
Mt Pleasant, Texas 75455
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: 6.881 acres

SITE DRAWING

See Attached

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

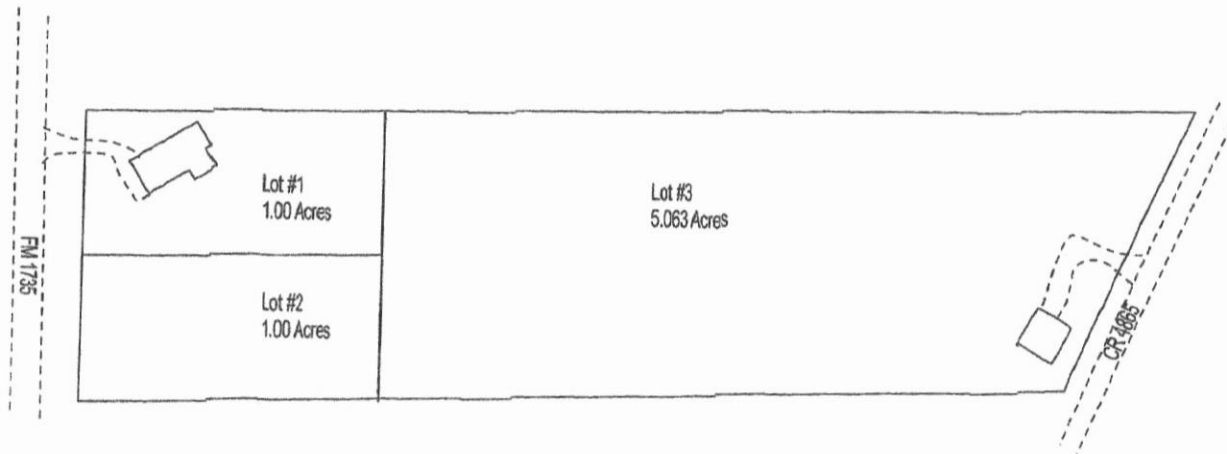
Attachment A Site Plan



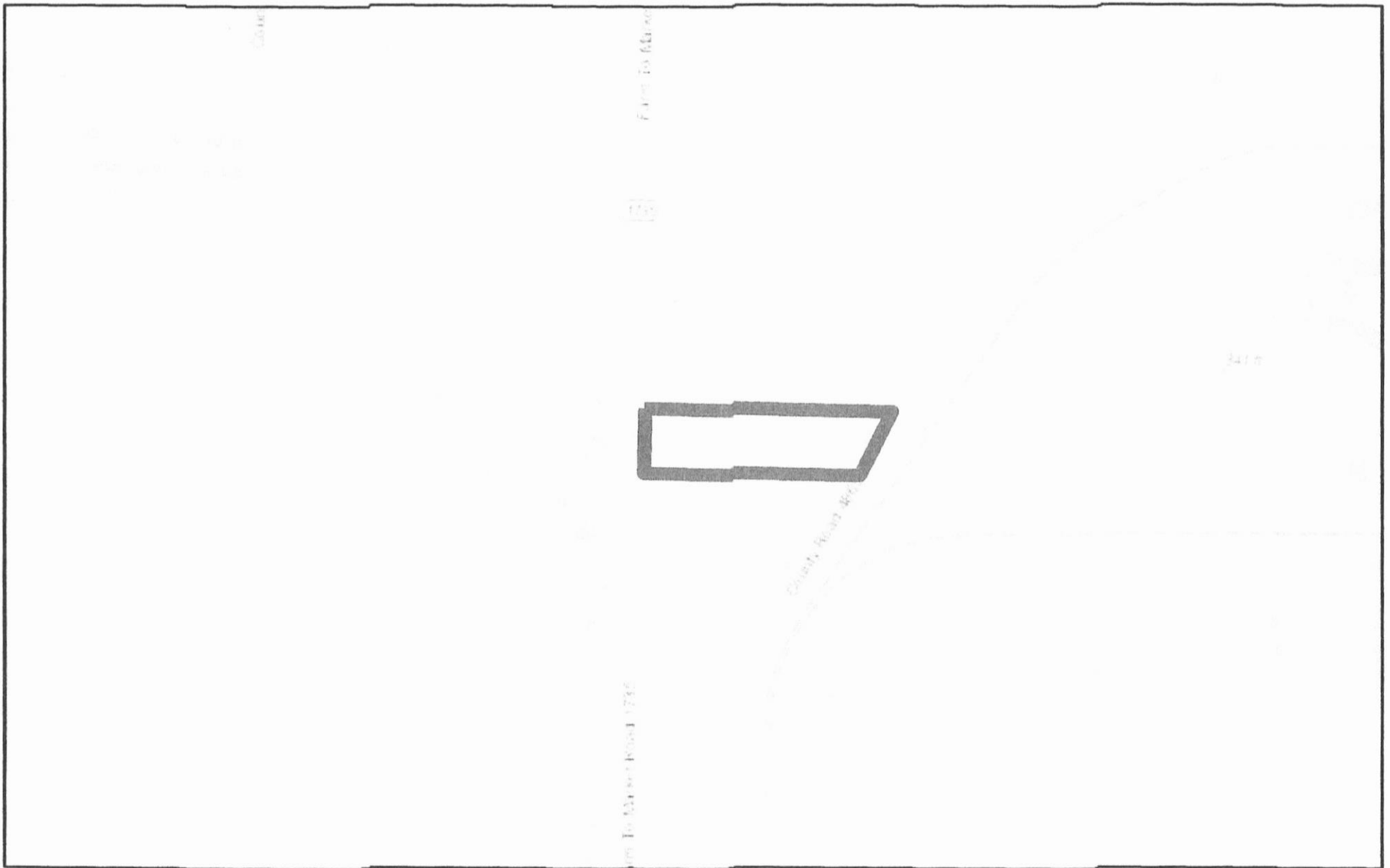
George Sanford
1/19/14



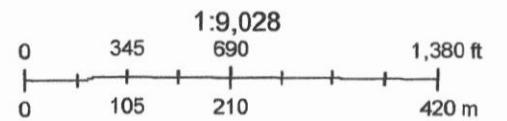
George Sanford
F9457



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

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

National Flood Hazard Layer FIRMette



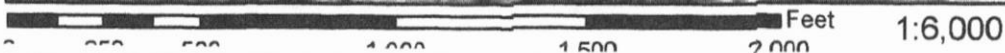
94°51'21"W 33°3'27"N



Legend

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

- | | |
|------------------------------------|---|
| SPECIAL FLOOD HAZARD AREAS | <ul style="list-style-type: none"> Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> Effective LOMRs Area of Undetermined Flood Hazard <i>Zone I</i> |
| GENERAL STRUCTURES | <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall |
| OTHER FEATURES | <ul style="list-style-type: none"> B 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5 Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature |
| MAP PANELS | <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped |
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



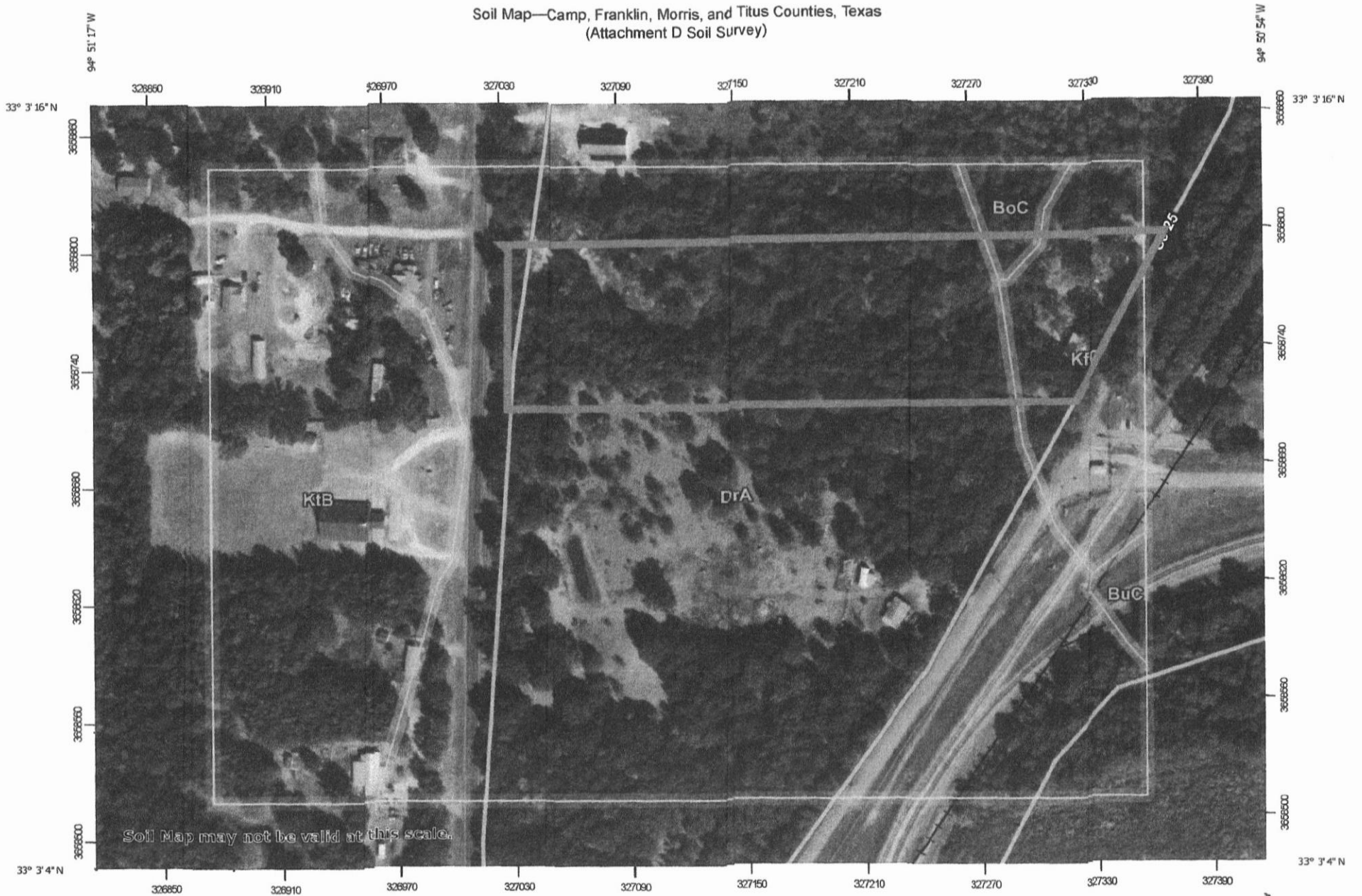
94°50'44"W 33°2'57"N

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.

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






































Map Scale: 1:2,750 if printed on A landscape (11" x 8.5") 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-NRC\$ certified data as of the version date(s) listed below.

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

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	Amount
Subdivision Design	\$300

PD!

Total **\$300**

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



5348 Highway 49
Mount Pleasant, Texas 75455

New Subdivision

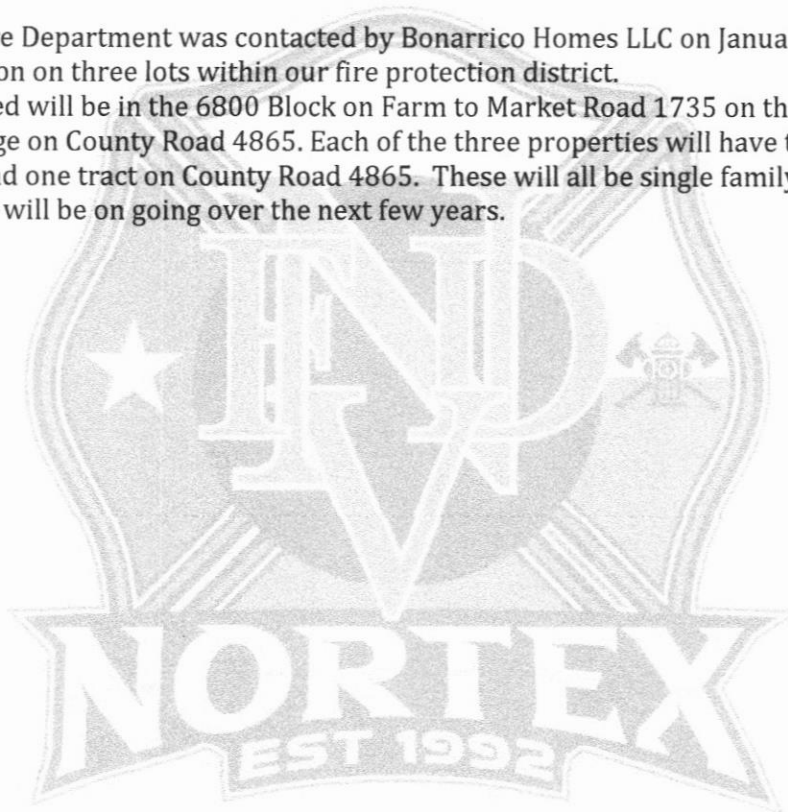
To Whom It May Concern:

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



BI-COUNTY WATER SUPPLY CORPORATION

P. O. BOX 848

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,

A handwritten signature in black ink, appearing to read "Harlton Taylor", written in a cursive style.

Harlton Taylor

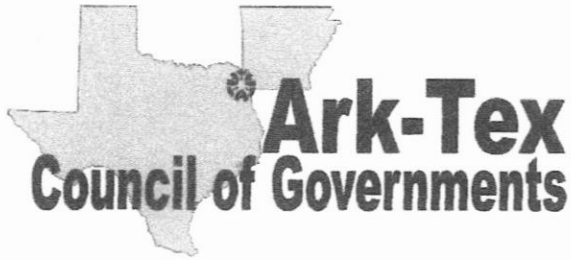
General Manager

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.”**

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: 0
Improvement NHS: 222,994
Land HS: 0
Land NHS: 91,390
Productivity Market: 0
Productivity Use: 0
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	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
01/25/2024	TAX CERTIFICATES	10.00
Total Fees Due:		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)].

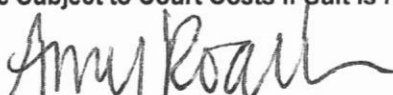
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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: TEXAS BONARRICO HOMES LLC
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

FEE RECEIPT

1/25/2024 1:56:19PM

Tax Office

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

Receipt Number

3581723

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
10352	TAX CERTIFICATES	1/25/2024	2024	10.00	10.00

Operator	Batch ID	Batch Description	Date Paid	Payment Type	Total Paid
AMY	9466	AMY1/25/2024	1/25/2024	P	10.00

Tender Type	Details	Description	Amount
Cash			10.00

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 Interest: 1.000000
 Owner: R58781
 TEXAS BONARRICO HOMES LLC
 8023 FARM ROAD 1735
 PITTSBURG TX 75686

Parcel ID/Seq: 6003577/1
 Account #: 00230-00000-00170
 Legals: GAHAGAN, JAMES ABS 00230 TR 170 7.03
 AC

Suit: No
 Acres: 7.030
 Land Value: \$ 91390
 Pers Value: \$ 0
 Imp Value: \$ 222990
 Ag/Timber: \$ 0
 HS Code:
 Cat Code: E4/E1
 MTG/Loan: -

Property 6887 FM 1735
 Address: TX
 MH Label:
 MH Serial:

Abst/Subdiv:
 Block: 0230-000 Lot: 170

Year	Entity	Value	Original Tax	Tax Due	Discount	Penalty/Interest	Total Due
2023	DS - DAINGERFIELD-LS ISD M&O	314,384	\$2,320.15	\$0.00	\$0.00	\$0.00	\$0.00
2023	DSIS - DAINGERFIELD-LS ISD I&S	314,384	\$360.36	\$0.00	\$0.00	\$0.00	\$0.00
Totals:			\$2,680.51	\$0.00	\$0.00	\$0.00	\$0.00

Parcel Total: \$2,680.51 \$0.00 \$0.00 \$0.00 \$0.00

PAID HISTORY (CURRENT TAX YEAR) 2023

Jurisdiction	Tax	Discount	Penalty	Other Payment	Total Amount	Cod	Ref Number	Posting Date
DS	\$2,320.15	\$0.00	0.00	\$0.00	\$2,320.15		5446	01/26/2024
DSIS	\$360.36	\$0.00	0.00	\$0.00	\$360.36		5446	01/26/2024
	\$2,680.51	\$0.00	\$0.00	\$0.00	\$2,680.51			

Signed By: Tyler Walker

Date: 1/25/24

Issued By: Tyler Walker

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.

PAID BY

MARIA BONARRICO

Property owner as of payment: Current Statement #: 0 Posting ID: 3001252024022540
R9999999 - MISC FEE POSTING
 Owner Interest: 1.000000 Agent:

Property Information	
Parcel ID/Sequence: 9999999/1 Account: 9999999MISCFEE Category Code: X Acres: 0.0000	Legal: MISC FEE POSTING Situs:
MH Label Number: MH Serial Number:	
Location Code: 001 Jurs - CAD	

Year	Jurisdiction	Tax Rate	Tax Value	Payment Type	Tax	Dis/Pen/Other	Total Amount
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
DPI Year/Month: 202401					\$10.00	\$0.00	\$10.00
Payment Ref Totals:					\$10.00	\$0.00	\$10.00
Clerk: Tyler		Payment Type: Credit Card		Payment Ref No: CREDIT CARD			
Effective Payment Date: 01/25/2024		Deposit Date: 01/26/2024		Drawer User/Number: TylerMain -28 -462			
Grand Totals*:					\$10.00	\$0.00	\$10.00

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

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.

PAID BY

TEXAS BONARRICO HOMES LLC
 8023 FARM ROAD 1735
 PITTSBURG TX 75686

Property owner as of payment: **R58781 - TEXAS BONARRICO HOMES LLC** Current Statement #: 5081 Posting ID: 3001252024022204
 Owner Interest: 1.000000 Agent:

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:	
Location Code: TTSDS Jurs - DSTC	

Year	Jurisdiction	Tax Rate	Tax Value	Payment Type	Tax	Dis/Pen/Other	Total Amount	
2023	DAINGERFIELD-LS ISD M&O	0.73800000	\$314,384	Full Payment	\$2,320.15	\$0.00	\$2,320.15	
2023	DAINGERFIELD-LS ISD I&S	0.11462300	\$314,384	Full Payment	\$360.36	\$0.00	\$360.36	
2023 Year Totals:					\$2,680.51	\$0.00	\$2,680.51	
Parcel 6003577 Totals:					\$2,680.51	\$0.00	\$2,680.51	
DPI Year/Month: 202401					Payment Ref Totals:	\$2,680.51	\$0.00	\$2,680.51
Clerk: Tyler		Payment Type: Check		Payment Ref No: 5446				
Effective Payment Date: 01/25/2024		Deposit Date: 01/26/2024		Drawer User/Number: TylerMain -28 -462				
<i>If posting was paid with other parcels/owners, the grand total will include everything for that payment reference.</i>					Grand Totals*:	\$2,680.51	\$0.00	\$2,680.51

Morris Co Appraisal District TAX CERTIFICATE PAID REPORT

Posting Date: 01/26/2024

Issued To:	Certificate #:	Parcel Id	Account:	Amount:	Posted Date:
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	1	\$10.00	MARIA BONARRICO

JURISDICTIONS:	Total Fee :	10.00
Jurisdiction	Fee	
DSTC DAINGERFIELD-LS ISD TITUS M&O	10.00	



All Transactions Approved

Bureau: 8959610 - Morris Co, TX Property Tax CNT

Reference Number	Amount	Qty	Conv. Fee	Result
P 6003577 (TAX CERT) Payment ID: 100288431999 Property Tax Fee	\$10.00	1	\$1.00	Approved
Total Amounts + All Fees:	\$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.

Privacy Statement - www.certifiedpayments.net/PrivacyStatement.aspx

Legal Notice - www.certifiedpayments.net/LegalNotices.aspx

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 DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TITUS §

THAT THE UNDERSIGNED, 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

Hector A. Zavala, Grantor

Loany Zavala, Grantor

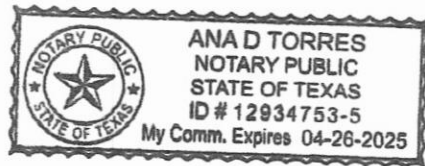
Address: 303 E Magnolia Drive
Mount Pleasant, TX 75455

THE STATE OF TEXAS §

§

COUNTY OF TITUS §

The foregoing instrument was acknowledged before me on the 10th day of February, 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 81 Degrees 01 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
Payee: 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 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 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

AMERICAN NATIONAL BANK

Sheila Donnelly

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

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EXECUTED on this the 16th day of February, 2023

AMERICAN NATIONAL BANK

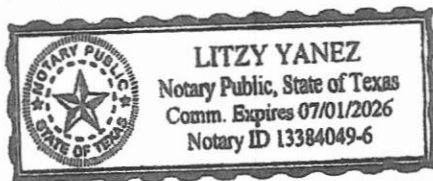
Sheila Donnelly
By: Sheila Donnelly, President

THE STATE OF TEXAS §

COUNTY OF TITUS §

This instrument was acknowledged before me on this the 16th day of February, 2023, by Sheila Donnelly, President of American National Bank, a corporation, on behalf of said corporation.

(Seal)



Litzy Yanez
Notary Public, State of Texas

20230551 REL
02/22/2023 10:44:24 AM Total Pages: 2 Fee: 26.00
Leslie Brosnan, County Clerk - Titus County, Texas

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.



Leslie Brosnan

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