



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: Sandlin Creek subdivision CR2720

Date: 01292024

Sir,

I have recently received an OSSF Site Plan from Janson and Lisa Smit for the proposed Sandlin Creek Subdivision located on CR2720. The Smits own 7.21 acres which they propose dividing into 6 (six) lots with each lot being slightly over 1 acre. The subdivision will consist of site built structures to provide residential housing and/or residential storage in accordance with Titus County OSSF rules and the Sandlin Creek deed restrictions.

Each of the proposed lots will have ample road frontage along CR2720 for ingress/egress and therefore will not require the construction of any interior roads. Tri Special Utility District has indicated that water serves is available for the 6 lots. The proposed subdivision is in the Tri Lakes Volunteer Fire Department's district, which is aware of the project. 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 cursive script, 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

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**TITUS COUNTY DEVELOPMENT/ SUBDIVISION
CHECK-OFF LIST**

- Contact the County Clerk's Office for a copy of the Titus County Platting Procedures, Subdivisions Regulations and an Application: 903 577-6796 or 100 W. 1st Street, Suite 204, Mt. Pleasant, TX 75455.
- Contact Titus County Environmental Quality (Designated Representative) for requirements pertaining to on-site sewage facilities and floodplain. The contact number is 903 572-6641. Plat requirements pertaining to on-site sewage facilities and floodplain information must be approved by this department prior to submittal to Commissioners' Court.
- Contact Ark-Tex Council of Government for 9-1-1 rural addressing for approval of road names to be used in proposed subdivision. The contact number is 888 373-9028. Road names must be approved by 9-1-1 addressing prior to submittal to Commissioners' Court (**a copy of the plat (8 ½ X 14) must be submitted to Ark-Tex before they will issue an approval of road names**).

***SUBMIT THE FOLLOWING DOCUMENTATION AT LEAST 45 DAYS PRIOR TO
THE CONSIDERATION FOR APPROVAL BY THE COMMISSIONERS' COURT.***

- On-Site Sewage Facility (OSSF) Program Form from Titus County Environmental Quality Control.
- Letter from the Titus County Fire Department.
- Letter from Water Supply District.
- Letter from Ark-Tex Council of Governments for 9-1-1 addressing.
- Plat size shall be 18" X 24" landscape format with 1" borders all around; four (4) original plats. In addition, one (1) reduced paper copy of plat on legal size 8 ½" X 14" is required for recording in the Public Records.
- Original Tax Certificate from each taxing entity with jurisdiction of the real property must be attached at time of submittal.
- Deed Restrictions and/or Covenants, if applicable.
- Bond or Letter of Credit, if applicable. *NA*
- Application for Preliminary and/or Final Plat and Application Fee.
- Filing Fee of \$121 must be paid at time of filing the approved plat in the County Clerk's Office.

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

December 23, 2023

Site Address
CR 2720
Mt Pleasant, Texas 754556

Jason & Lisa Smit

A) Site Plan

The attached site plan is for the following:

Owner: Smit, Joseph & Lisa

Parcel ID: 105092

GEO ID 00461-00000-00153

Tract 153

Legal Description: Reed, Joseph ABS 00461

Situs: CR 2720

Mt Pleasant, Texas 75455

Acreage: 7.21 acres

B) Topographic Map

See Attached

C) 100 year Floodplain Map

See Attached

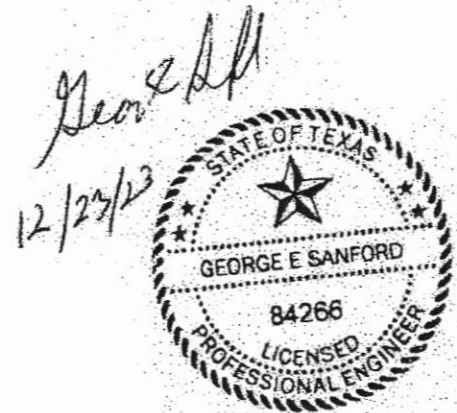
D) Soil Survey

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

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 7.21 acre tract in Titus County. The current survey includes 0.87 acres dedicated for ROW. The usable property is 6.35 acres. The property is accessed by CR 2720. The proposed division is for Six tracts of land.

Tract 1-1.06 Acres

Tract 2-1.06 Acres

Tract 3-1.06 Acres

Tract 4-1.05 Acres

Tract 5-1.06 Acres

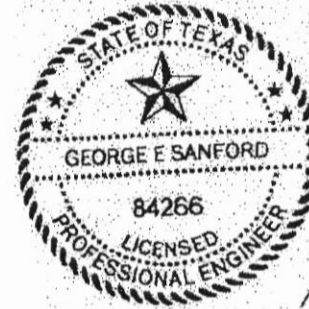
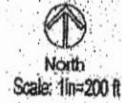
Tract 6-1.06 Acres



George E Sanford
12/23/23

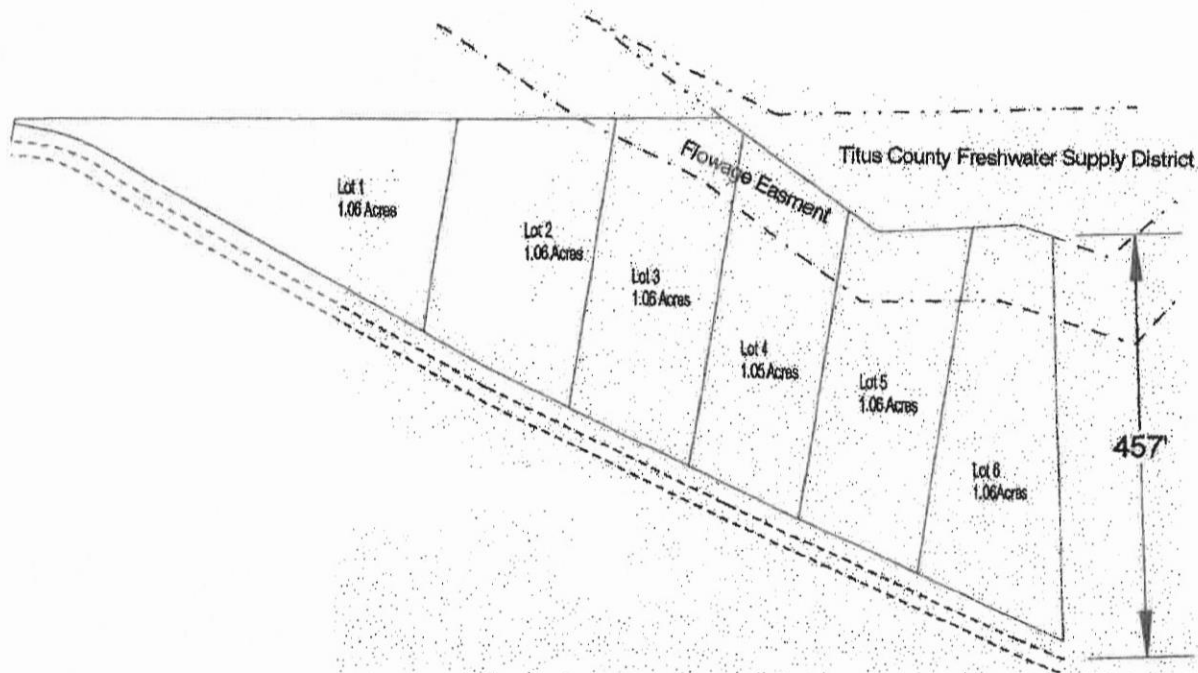
Attachment A Site Plan

Jason & Lisa Smit
CR 2720
Mt Pleasant, Tx 75455

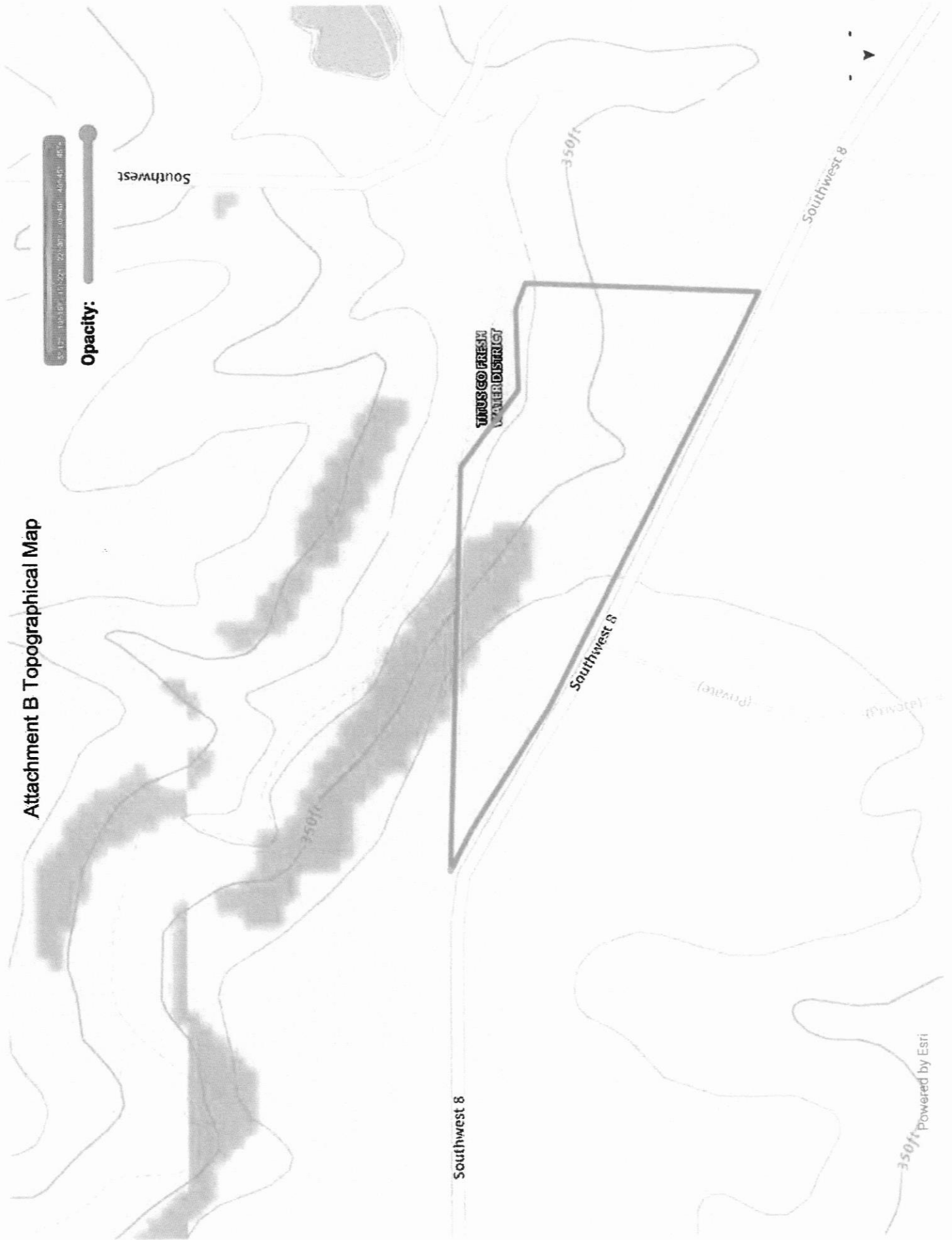


Handwritten signature and date
12/23/23

George Sanford
F9457



Attachment B Topographical Map



Opacity:



Southwest

TITUS CO FRESH
WATER DISTRICT

Southwest 8

Southwest 8

Southwest 8

350ft Powered by Esri

National Flood Hazard Layer FIRMette

Attachment C



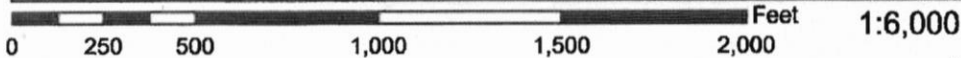
95°48'W 33°5'3"N



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) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR 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 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 | <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone X |
| 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"> Cross Sections with 1% Annual Chance Water Surface Elevation 29.2 Coastal Transect 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 <p>The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.</p> |



95°33'1"W 33°4'33"N

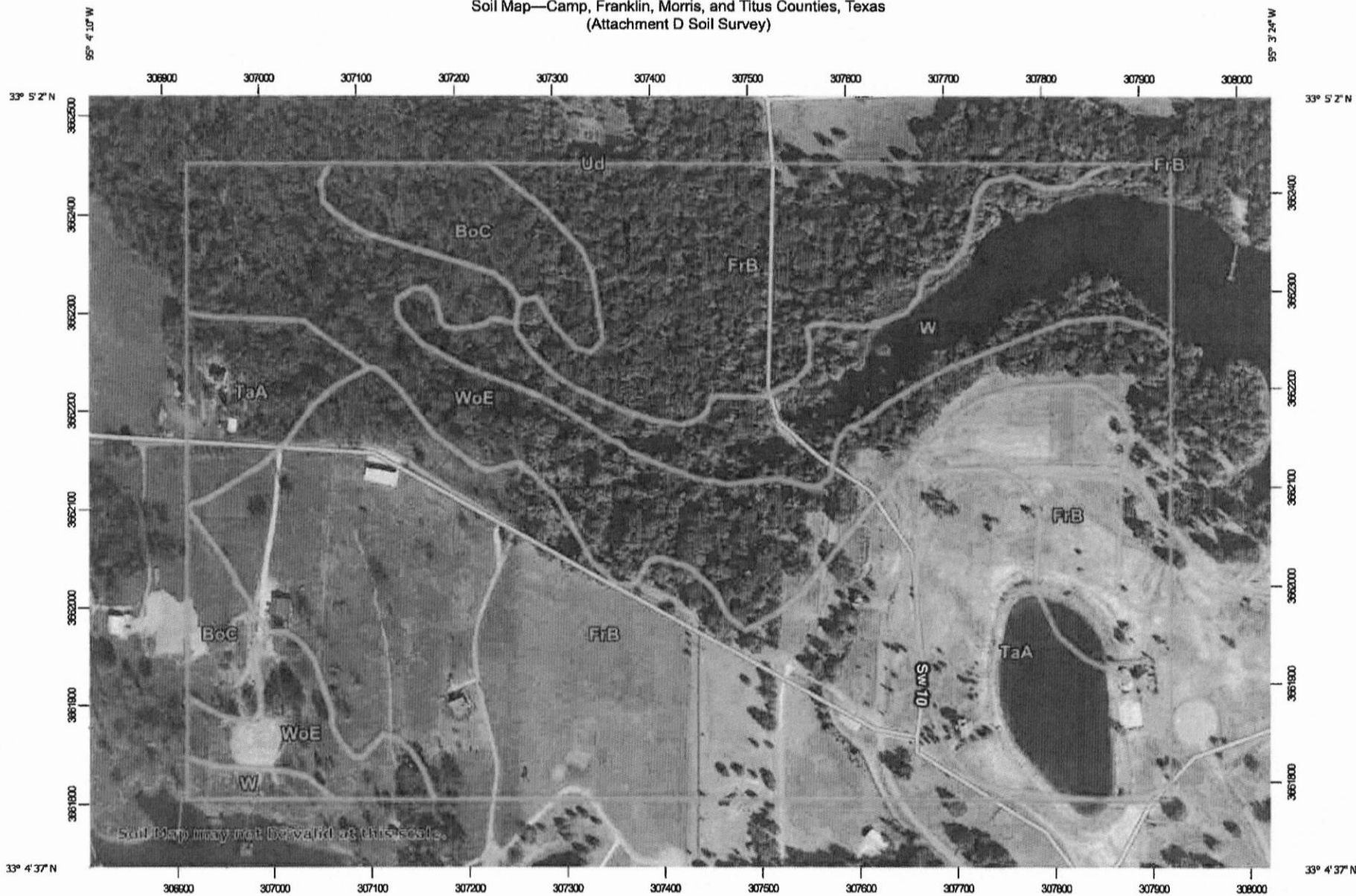
Basemap Imagery Source: USGS National Map 2022

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/29/2023 at 6:12 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.

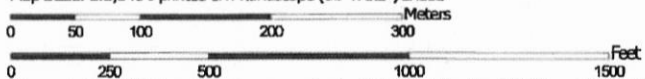
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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

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



Soil Map may not be valid at this scale.

Map Scale: 1:5,540 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)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water


 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip


 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

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

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

Survey Area Data: Version 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: Nov 30, 2021—Oct 14, 2022

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	9.2	5.7%
FrB	Freestone fine sandy loam, 1 to 3 percent slopes	79.5	49.1%
TaA	Talco-Raino complex, 0 to 1 percent slopes	19.3	11.9%
Ud	Udorthents, loamy and clayey	0.0	0.0%
W	Water	19.3	11.9%
WoE	Woodtell fine sandy loam, 5 to 20 percent slopes	34.5	21.3%
Totals for Area of Interest		161.9	100.0%



TRI LAKES VOLUNTEER FIRE DEPARTMENT

75 CR 2850

PITTSBURG, TX 75686

903-577-3900

To Whom It May Concern:

Tri Lakes Volunteer Fire Department mailing address is 75 CR 2850, Pittsburg, TX, but is actually in Titus County. We respond to calls within a five-mile radius of our station, and also has a mutual aid agreement with Camp County to assist Pittsburg Fire Department. Tri Lakes VFD has an ISO rating Class 4.

Respectfully,

Jerry Ward

Fire Chief



**Texas Department of Insurance
State Fire Marshal's Office**

Mail Code 112-FM, 333 Guadalupe • P.O. Box 149221, Austin, Texas 78714-9104
512-676-6800 telephone • 512-490-1063 fax • www.tdi.texas.gov

PPC SUBMITTAL

Municipality:	Tri Lakes VFD	County:	Titus	Population:	3500
Surveyed:	11/08/2016	Total Credit:	62.92	Class:	04/10
Submitted:	03/01/2017	Effective Date:	08/01/2017		
Place Code:	44928	Addendum Applied:	11/08/2016		

SUMMARY OF ASSIGNED CREDIT

Feature	Assigned Credit	Addendum Credit	Maximum Credit Texas
Emergency Communications	7.85		10.00
Water Supply	28.58		40.00
Fire Department	26.28		50.00
Texas State Training (CTT)		1.43	3.26
FSRS Community Risk Reduction		1.99	5.50
Texas Addendum Credit (CAFS)		0.00	1.00
* Divergence:	< 3.21 >		
Total Points:	59.50	3.42	109.76

The Public Protection Class is based on the total percentage credit as follows:

Texas Department of Insurance
Approved by
Chris Comely
MAR 15 2017
State Fire Marshal

Class	Percentage %
1	90.00 or more
2	80.00 to 89.99
3	70.00 to 79.99
4	60.00 to 69.99
5	50.00 to 59.99
6	40.00 to 49.99
7	30.00 to 39.99
8	20.00 to 29.99
9	10.00 to 19.99
10	0 to 9.99

Divergence is a reduction in credit to reflect a difference in the relative credits for the Fire Department and Water Supply.

The difference in protection provided by the fire department and the water supply prevents the better feature from being utilized to its fullest extent. Therefore, an adjustment (divergence) is made to reflect any difference between these two features. Because of the difference in the total weights assigned to the two features, the total for the Fire Department is adjusted to make the comparison reflect the relative adequacies of the two features.

Divergence = 50% (100% water supply credit - 80% of fire department credit)

Fire Chief of Tri Lakes VFD
75 Cr 2850
Pittsburg, Texas 75686

Place Code: Titus: 44928

Dear Mr. Ward:

Insurance Services Office (ISO) has submitted a recommendation concerning your community's Public Protection Classification (PPC). Currently, the Community's Public Protection Classification is a Class 06/10.

Insurance Services Office is recommending that the classification be changed to a split Class 04/10, with an effective date of 08/01/2017. The recommendation is based on a review of your community performed on 11/08/2016 and does include application of the Addendum to the Fire Suppression Rating Schedule.

With a split **Class 04/10**, all class-rated properties located within 5 miles of a fire station will use **Class 04**. All class-rated properties located farther than 5 miles of a fire station will use **Class 10**. Hydrant distance requirement does not apply due to an alternate creditable water supply.

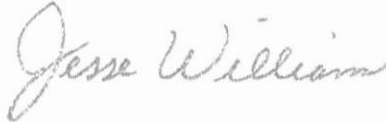
Public Protection Classifications range from 1 (best) to 10 (worst).

We have reviewed the information provided and believe it is sufficient to grant approval. Enclosed is a PPC Submittal sheet indicating point totals for the major areas associated with the review. The Insurance Services Office will be notified of our approval of their recommendation and the 08/01/2017 effective date.

If you have any questions regarding this change, I may be reached at the address indicated above or by telephone at (512) 676-6784.

Please make sure all community officials and residents within your district are notified of the new Public Protection Classification rating for your community, and the effective date.

Sincerely,



Jesse James Williams
Deputy State Fire Marshal
PPC Oversight Officer
jesse.williams@tdi.texas.gov

Texas Department of Insurance
Approved by



MAR 15 2017

State Fire Marshal

Tri SUD Engineering Study

Becki Brantley <becki@trisud.com>

Tue 1/9/2024 2:07 PM

To:jsmit03@hotmail.com <jsmit03@hotmail.com>

To Whom it May Concern:

We have completed the engineering study for Mr. Smit regarding his request for meters on his property at County Road 2720 in Titus County. According to this study, there is availability for 6 meters for his property at this time.

Aaron Gann/bb

Becki Brantley

Tri Special Utility District

300 West 16th Street

Mount Pleasant, Texas 75455


PH 903-572-3676

Fax 903-572-4701

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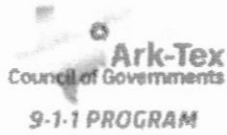
This email was Virus checked by Astaro Security Gateway. <http://www.sophos.com>

**Ark-Tex**
Council of Governments
9-1-1 PROGRAM

Ark-Tex Council of Governments
9-1-1 Address Request - Submission ID: 5807159928207357822

ATCOG ISSUED ADDRESS: 1103 County Road 2720 Mount Pleasant, TX 75455

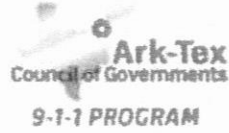
Coordinates:	33.03064 -95.06579
Requestor Name:	Mr Jason Smit
Organization:	Smit Lot 1
Residence:	No
Phone Number:	214-207-2718
Phone Number Type:	Cell/Mobile
Email Address:	jsmit03@hotmail.com
County:	Titus
Type of Request:	New subdivision plat
Cell Site:	No
Property Developer:	Yes
Plat or Site Plan:	2024-004 CONCEPT PLAN A.pdf
Type of Structure:	Agricultural Structure or Barn



Ark-Tex Council of Governments
9-1-1 Address Request - Submission ID: 5807162398204186994

ATCGD ISSUED ADDRESS: 1125 County Road 2720 Mount Pleasant, TX 75455

Coordinates:	33.06026 -95.06507
Requestor Name	Mr Jason Smit
Organization:	Smit Lot 2
Residence:	No
Phone Number	214-207-2718
Phone Number Type	Cell/Mobile
Email Address:	jsmit03@hotmail.com
County:	Titus
Type of Request:	Lot for new subdivision
Cell Site:	No
Property Developer:	Yes
Type of Structure	Other
Other Request	New Empty Lot



Ark-Tex Council of Governments
9-1-1 Address Request - Submission ID: 5807164098205211213

ATCOG ISSUED ADDRESS: 1127 County Road 2720 Mount Pleasant, TX 75455

Coordinates	33 08010 -95 06462
Requestor Name:	Mr Jason Smit
Organization:	Smit Lot 3
Residence:	No
Phone Number:	214-207-2718
Phone Number Type:	Cell/Mobile
Email Address:	jsmit03@hotmail.com
County:	Titus
Type of Request:	Empty lot for new subdivisiob
Cell Site:	No
Property Developer:	Yes
Type of Structure	Other
Other Request:	New Subdivision. Lot 3 of 6.

**Ark-Tex**
Council of Governments
9-1-1 PROGRAM

Ark-Tex Council of Governments
9-1-1 Address Request - Submission ID: 5807166748207971991

ATCOG ISSUED ADDRESS: 1139 County Road 2720 Mount Pleasant, TX 75455

Coordinates:	33 07983 -95 06401
Requestor Name:	Mr. Jason Smit
Organization:	Smit Lot 4
Residence:	No
Phone Number:	214-207-2718
Phone Number Type:	Cell/Mobile
Email Address:	jsmit03@hotmail.com
County:	Titus
Type of Request:	Subdivision Lot 4 of 6
Cell Site:	No
Property Developer:	Yes
Type of Structure:	Other
Other Request:	New Subdivision Lot 4 of 6

 **Ark-Tex**
Council of Governments
9-1-1 PROGRAM

Ark-Tex Council of Governments
9-1-1 Address Request - Submission ID: 5807167876206538131

ATCOG ISSUED ADDRESS: 1153 County Road 2720 Mount Pleasant, TX 75455

Coordinates	33.07973 -95.06378
Requestor Name:	Mr Jason Smit
Organization:	Smit Lot 5
Residence	No
Phone Number:	214-207-2716
Phone Number Type	cell/mobile
Email Address:	jsmit03@hotmail.com
County:	Titus
Type of Request	Subdivision Lot 5 of 6
Cell Site:	No
Property Developer	Yes
Type of Structure	Other
Other Request	New subdivision Lot 5 of 6.

**Ark-Tex**
Council of Governments
9-1-1 PROGRAM

Ark-Tex Council of Governments
9-1-1 Address Request - Submission ID: 5807169918206543394

ATCOG ISSUED ADDRESS: 1167 County Road 2720 Mount Pleasant, TX 75455

Coordinates	33.97948, -95.06334
Requestor Name	Mr. Jason Smit
Organization	Smit Lot 6
Residence	No
Phone Number	214-307-2718
Phone Number Type	Cell/Mobile
Email Address	jsmit03@hotmail.com
County	Titus
Type of Request	Subdivision lot 6 of 6
Cell Site	No
Property Developer	Yes
Type of Structure	Other
Other Request	New subdivision Lot 6 of 6

Issued By:

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

Property Information

Property ID: 105092 Geo ID: 00461-00000-00153
Legal Acres: 7.2100
Legal Desc: REED, JOSEPH ABS 00461 TR 153 7.21 AC
Situs: CR 2720 TX
DBA:
Exemptions:

Owner ID: 168321 100.00%
SMIT JASON & LISA
584 PR 2711
MOUNT PLEASANT, TX 75455

For Entities

Mount Pleasant ISD

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 0
Land NHS: 93,730
Productivity Market: 0
Productivity Use: 0
Assessed Value 93,730

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
01/03/2024	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00
Effective Date: 01/03/2024	Total Due if paid by: 01/31/2024	10.00

Tax Certificate Issued for: Taxes Paid in 2023
Mount Pleasant ISD 839.07

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

Emily Proobar

Signature of Authorized Officer of Collecting Office

Date of Issue: 01/03/2024
Requested By: SMIT JASON & LISA
Fee Amount: 10.00
Reference #:

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

Property Information

Property ID: 105092 Geo ID: 00461-00000-00153
Legal Acres: 7.2100
Legal Desc: REED, JOSEPH ABS 00461 TR 153 7.21 AC
Situs: CR 2720
DBA:
Exemptions:

Owner ID: 573424 100.00%
SMIT JASON & LISA
584 PR 2711
MOUNT PLEASANT, TX 75455

For Entities

NTX Community College
Titus County
Titus County Hospital

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 0
Land NHS: 93,730
Productivity Market: 0
Productivity Use: 0
Assessed Value 93,730

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
01/03/2024	TAX CERTIFICATES	10.00
Total Fees Due:		10.00

Effective Date: 01/03/2024

Total Due if paid by: 01/31/2024

10.00

Tax Certificate Issued for:	Taxes Paid in 2023
Titus County	345.86
Titus County Hospital	170.62
NTX Community College	103.10

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: 01/03/2024
Requested By: SMIT JASON & LISA
Fee Amount: 10.00
Reference #: N/A

Signature of Authorized Officer of Collecting Office

Deed Restrictions for Sandlin Creek

1. Only site-built structures are permitted on the property. No mobile home or transportable homes allowed on the property.
2. No trailer, boat, boat trailer, marine craft, hovercraft, aircraft, recreational Vehicle, pick-up camper, travel trailer, motor home, camper body or similar vehicle or equipment may be parked for storage for mor than 14 days in a calendar year unless completely concealed from public view. This restriction shall not apply to any vehicle, machinery, or equipment necessary for the construction, maintenance, or repair of a residence within the subdivision.
3. No vehicle of any size which transports inflammatory or explosive cargo or hazardous material may be kept on property at any time.
4. No vehicles or similar equipment shall be parked or stored any area visible from any street except passenger automobiles, passenger vans, motorcycles, pick-up trucks and in operating condition and current license plates and inspection stickers may be kept on the property.
5. No Lot or other area of the property shall be used as a dumping ground for rubbish or as a site for the accumulation of unsightly materials of any kind including broken or rusty equipment, disassembled or inoperative cars or other vehicles and discarded appliances and furniture. Trash, garbage, or other waste shall not be kept on the Property except in sanitary containers. All equipment for the storage or other disposal of such material shall be kept in clean and sanitary condition. Materials incident to construction improvements may be stored on lots during construction so long as construction progresses without undue delay.
6. Property shall not be used as a mobile home or recreational vehicle park.
7. Lots 2 (two) through 6 (six) shall not be used for commercial or manufacturing purposes. No noxious or offensive activity shall be undertaken on the property.
8. Lots shall not be further divided into smaller tracts.

