

DESCRIPTION OF PROPERTY SURVEYED:
 Being the remainder of a tract of land conveyed to Roberto Figueroa by deed recorded in Inst. No. 20170378, Real Property Records, Titus County, Texas (RPR). This property is situated in the R. Short Survey, Abstract No. 517 and the T. Rutherford Survey, Abstract No. 456, Titus County, Texas, and is more specifically described by metes and bounds, to-wit:

POINT OF BEGINNING (POB): Being a 1/2" Capped "RPLS 6020" Steel Rod Set (CSRS) for the northwest corner of this tract, same being the southwest corner of Lot 1 of the PINEY WOODS ESTATES, SECTION 1. The official plat of this subdivision is located in the Plat Records of the Titus County Clerk's office, recorded and filed as Document No. 20224751. This POB is also a point in the east line of the Rance Craig tract, Inst. 20203812, RPR.

THENCE: North 85 degrees 14 minutes 33 seconds East with the south line of said Piney Woods Estate Section 1 for a distance of 407.92 feet to the south line of said westerly northeast corner of this tract, same being southeast corner of Lot 2 of said subdivision, same being an angle point in the west line of the Jonathan Alvarez tract, Inst. No. 20202624, RPR.

THENCE: South 03 degrees 56 minutes 00 seconds East for a distance of 40.33 feet to a 1/2" Steel Rod Found for the southwest corner of said Alvarez tract, Inst. 20202624, RPR.

THENCE: North 82 degrees 18 minutes 36 seconds East for a distance of 257.40 feet to a CSRS in the west line of a portion of the original Figueroa tract, previously surveyed out, but not recorded.

THENCE: South 02 degrees 37 minutes 14 seconds East for a distance of 84.33 feet to a 1/2" Steel Rod Found for the southwest corner of said Figueroa's unrecorded tract, same being an ell corner of this tract.

THENCE: South 83 degrees 14 minutes 28 seconds East with said unrecorded tract for a distance of 649.83 feet to a CSRS for an ell corner of this tract.

THENCE: North 01 degrees 19 minutes 01 seconds West for a distance of 409.14 feet to a CSRS on the north side of County Road 4690 for the most northerly northwest corner of this tract.

THENCE: North 88 degrees 19 minutes 16 seconds East along the north line of said road for a distance of 24.53 feet to a CSRS for the northeast corner of this tract.

THENCE: South 01 degrees 19 minutes 24 seconds East, crossing said road and continuing for a total distance of 648.07 feet to a CSRS for corner.

THENCE: North 88 degrees 10 minutes 13 seconds East for a distance of 12.43 feet to a CSRS in the east line of said Rutherford Survey and the west line of the Welch Survey, A-599.

THENCE: South 01 degrees 20 minutes 59 seconds East with said Surveys line for a distance of 215.77 feet to a CSRS for the northeast corner of the Raymond Mercer tract, Vol. 473 Page 161, RPR.

THENCE: South 89 degrees 32 minutes 12 seconds West with said Mercer tract for a distance of 305.23 feet to a CSRS.

THENCE: South 00 degrees 05 minutes 31 seconds West for a distance of 208.94 feet to a CSRS for in the north line of Highway 11 (variable width ROW) for the southwest corner of said Mercer tract.

THENCE: South 89 degrees 23 minutes 16 seconds West with said highway for a distance of 586.84 feet to a CSRS.

THENCE: South 86 degrees 42 minutes 59 seconds West, 102.15 feet to a CSRS for beginning of a curve to the left, Radius 1959.86 feet, Delta 7°57'28" and Long Chord of S 80°07'44" W for a distance of 273.37 feet.

THENCE: With said highway and the arc of said curve for a distance of 273.59 feet to a CSRS for the southwest corner of this tract, same being the southeast corner of the Juan Olmos tract, Inst. 20180169, RPR.

THENCE: North 01 degrees 19 minutes 04 seconds West for a distance of 864.05 feet to the POB.

This tract contains 22.373 acres of land.

Legend: ○ - 1/2" Capped Steel Rod Set "RPLS 6020" ⊕ - 1/2" Capped Steel Rod Fnd

LOT/ROAD CURVE DATA:						SUBDIVISION BOUNDARY CURVE DATA:				
Curve	Radius	Length	Delta	Chord	Chord Bear.	Radius	Arc	Delta	Chord	Chord Bear.
C1	50.00'	52.36'	60°00'00"	50.00'	N 59°54'29" W	1969.86'	273.59'	7°57'28"	273.37'	S 80°07'44" W
C2	50.00'	70.69'	81°00'21"	64.95'	S 49°35'21" W					
C3	50.00'	69.36'	79°29'05"	63.93'	S 30°39'22" E					
C4	50.00'	126.24'	144°39'33"	95.28'	N 77°45'45" E					
C5	50.00'	135.56'	155°20'27"	97.69'	N 72°14'15" W					
C6	50.00'	15.92'	18°14'18"	15.85'	N 39°12'40" E					

SUBDIVISION BOUNDARY LINE DATA:		
Course	Bearing	Distance
L1	S 03°56'00" E	40.33'
L2	S 02°37'14" E	84.33'
L3	S 86°42'59" W	102.15'
L4	S 84°37'58" W	77.93'

SURVEYOR'S CERTIFICATION:
 I, the undersigned, do hereby certify, that this plat was prepared from the findings of a survey made on the ground and under my supervision, of the property shown. This plat was made in accordance with the procedures and practices as established by the Texas Board of Land Surveying Practices Act, as amended.

WITNESSED UNDER MY HAND AND SEAL this March 7, 2023.

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

17 Lot Addition to
 Titus County, Texas

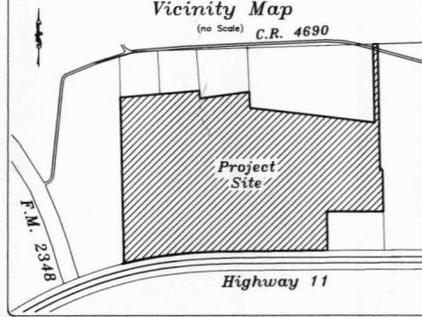
PINEY WOODS ESTATES
 SECTION 2

22.373 Acres

P.O. Box 460
 Pittsburg, Texas

GREEN LAND SURVEYING

903-856-0021
 greenpointssurvey@aol.com



STATE OF TEXAS
 COUNTY OF TITUS

OWNER'S DEDICATION:
 I, Roberto Figueroa, do hereby adopt this plat, designating the herein described property as the PINEY WOODS ESTATES, SECTION 2, and do accept this plat as my plan for dividing into lots and do dedicate to the public forever the streets, alleys and easements if any, as shown.

Witness my hand this: 29th day of September, 2023.

ROBERTO FIGUEROA

STATE OF TEXAS
 COUNTY OF TITUS

NOTARY PUBLIC
 Before me the undersigned, a notary public, in and for the State of Texas on this day 7-29-23 personally appeared Roberto Figueroa, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Laura A. Valentino
 Notary Public

STATE OF TEXAS
 COUNTY OF TITUS

CERTIFICATE OF COMMISSIONERS COURT:
 Approved by the commissioners court of Titus County, Texas, this the _____ day of _____, 2023.

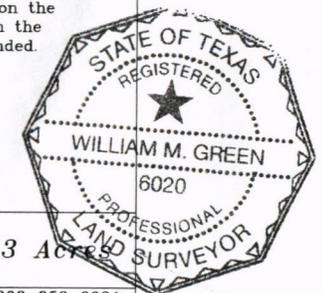
 COUNTY JUDGE

 ATTEST

 COUNTY CLERK

CERTIFICATE OF ENVIRONMENTAL INSPECTOR:
 Approved by the Titus County Environmental Office, this the _____ day of _____, 2023.

 ENVIRONMENTAL INSPECTOR





Titus County Sheriff's Office

304 South Van Buren, Mount Pleasant, Texas, 75455

Phone (903) 572 - 6641

Fax (903) 577 - 8038

Timothy C. Ingram, Sheriff

To: Judge Kent Cooper

07112023

From: Sgt. Clint Bain

Ref: **Subdivision Review/OSSF Site Plan for Piney Woods Estates Section 2**

Sir,

Last year Roberto Figueroa submitted section 1 of the Piney Woods Estates Subdivision located on CR4690, which was approved by the court. Roberto is now submitting for review and approval by the court his plans and plat for Piney Woods Estates section 2 which will be located on State Hwy 11 and join section 1 on its northwest corner. This proposed subdivision consists of 22.373 acres out of Roberto's 27+ acres identified as Geo ID 00467-00000-0020 in the Thomas Rutherford Survey ABS 00467 TR200.

The 22.373 acres is to be divided into 17 residential lots with each meeting or exceeding the Titus County minimum lot size of 1 acre. I have reviewed the Overall Site Plan for Onsite Sewage completed by Register Professional Sanitarian James C. Hester and have found that it meets the requirements of TAC 285.4 and confirms that the proposed subdivision will provide viable lots for residential construction and use of onsite sewage facilities.

I have also reviewed the survey plat completed by Green Land Surveying and found that it identifies the lots as meeting Titus County's minimum lot size requirement of one acre and also identifies the proposed interior road "Piney Lane" to be designed meeting the requirements as listed in the Titus County Platting and Development Procedures. (County Road number for 911 addressing to be assigned after approval by commissioners' court.)

I grant my approval of the OSSF Site Plan for this development and pass my findings along to Commissioner Jimmy Parker for his review of the proposed new road.

Respectfully,

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

East Texas Onsite Insights

James Hester R.S. #3720

SUBDIVISION REVIEW FOR PINEY WOODS ESTATES SECTION 2

The proposed subdivision is located off the intersection off State Highway 11 near Pittsburg in Titus County, Texas. The 22.373 acres of land is to be divided into 17 additional lots that residential houses will be built on. Section 1 of the Piney Woods Estates contained only 2 lots that is located just below CR 4690. Section #2 of this subdivision is property owned by Roberto Figueroa and is found in the T. Rutherford Survey, Abstract No. 467, Tract 200 and is found in the Titus County Appraisal District as property id # 7755.

Public water is supplied by Bi County Water Supply. There is an overhead electric line that goes thru the back of lot 4-10. No wells were found on site.

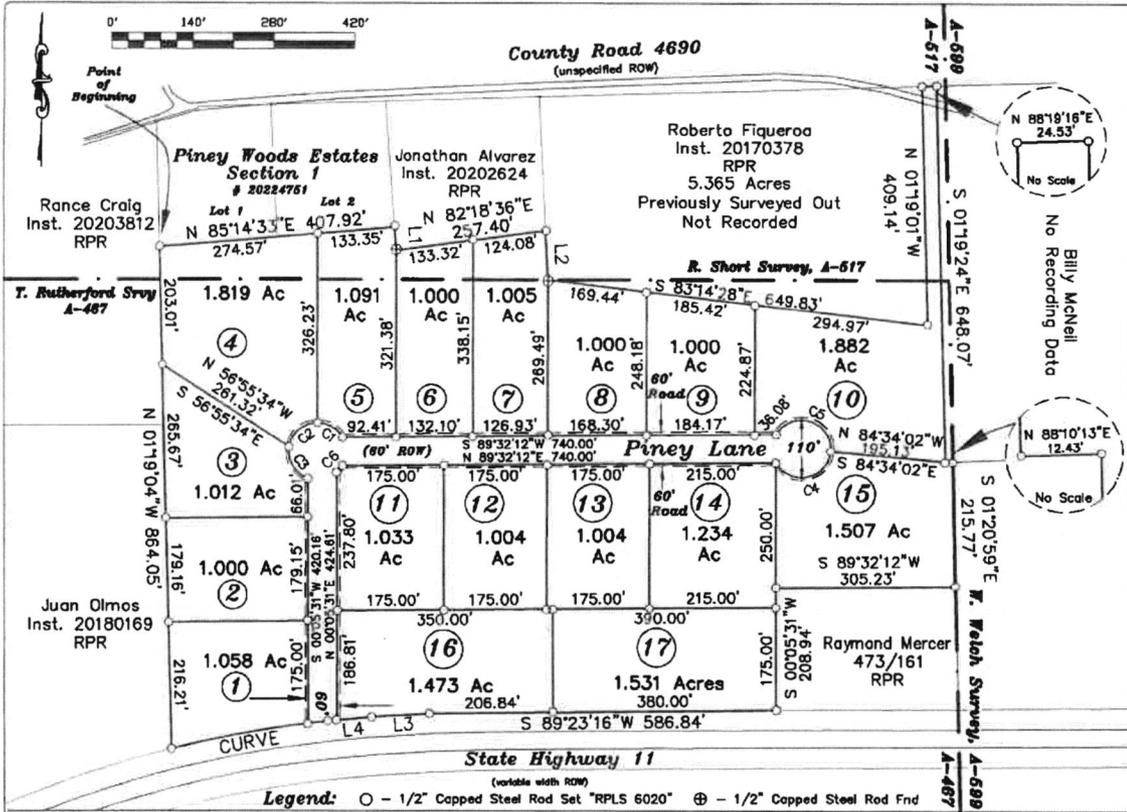
Soil classification in the proposed subdivision is generally unsuitable for conventional type of septic systems with clay soil found generally at 30-60 inches with signs of mottling indicating a seasonal high water table as high as 36 inches. Suitable OSSF's recommended include aerobic systems with surface or drip disposal. An aerobic system with surface application is proposed for a 4 bedroom mobile home on lot 8 as shown on the attached design. This will meet minimum standards as proposed in the Texas Administrative Code Chapter 285 for On-Site Sewage Facilities.

No portion of the property is located in a flood zone according to the FEMA map panel 0400D attached below. Drainage is well on this property with a gentle slope of 2-5 % generally from north to south.

Attachments:

- (1) Survey of Subdivision**
- (2) Proposed Aerobic System Design on Lot 8**
- (3) FEMA Map showing location of property.**
- (4) Dynamic Flood Map of property**
- (5) NRCS Soil Survey Map with development located.**
- (6) NRCS Soil Map Unit Descriptions**
- (7) Topographic Map showing location of the property**





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NOTE:
1. Bearings based on NAD '83, Texas North Central, SPC.
2. No easement records search was made by this office.
3. This survey made without the benefit of a current Title Commitment and may be subject to records evidence which was not available for consideration.

SUBDIVISION BOUNDARY CURVE DATA:

Radius	Arc	Delta	Chord	Chord Bear.
1969.86'	273.59'	7°57'28"	273.37'	S 80°07'44" W

SUBDIVISION BOUNDARY LINE DATA:

Course	Bearing	Distance
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I, the undersigned, do hereby certify, that this plat was prepared from the findings of a survey made on the ground and under my supervision, of the property shown. This plat was made in accordance with the procedures and practices as established by the Texas Board of Land Surveying Practices Act, as amended.

GIVEN UNDER MY HAND AND SEAL, this March 7, 2023.

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

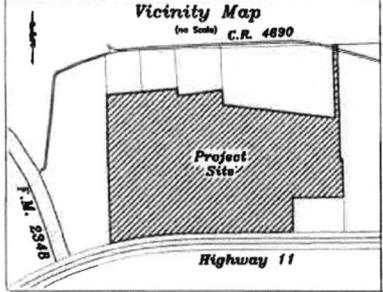
17 Lot Addition to Titus County, Texas

PINEY WOODS ESTATES SECTION 2

22.373 Acres

GREEN LAND SURVEYING

903-856-0021
greenpointssurvey@aol.com



STATE OF TEXAS
COUNTY OF TITUS

OWNER'S DEDICATION:

I, Roberto Figueroa, do hereby adopt this plat, designating the herein described property as the PINEY WOODS ESTATES, SECTION 2, and do accept this plat as my plan for dividing into lots and do dedicate to the public forever the streets, alleys and easements if any, as shown.

Witness my hand this: _____ day of March, 2023.

ROBERTO FIGUEROA

STATE OF TEXAS
COUNTY OF TITUS

NOTARY PUBLIC

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

Notary Public

STATE OF TEXAS
COUNTY OF TITUS

CERTIFICATE OF COMMISSIONERS COURT:

Approved by the commissioners court of Titus County, Texas, this the _____ day of _____ 2023

COUNTY JUDGE

ATTEST

COUNTY CLERK

CERTIFICATE OF ENVIRONMENTAL INSPECTOR:

Approved by the Titus County Environmental Office, this the _____ day of _____ 2023.

ENVIRONMENTAL INSPECTOR

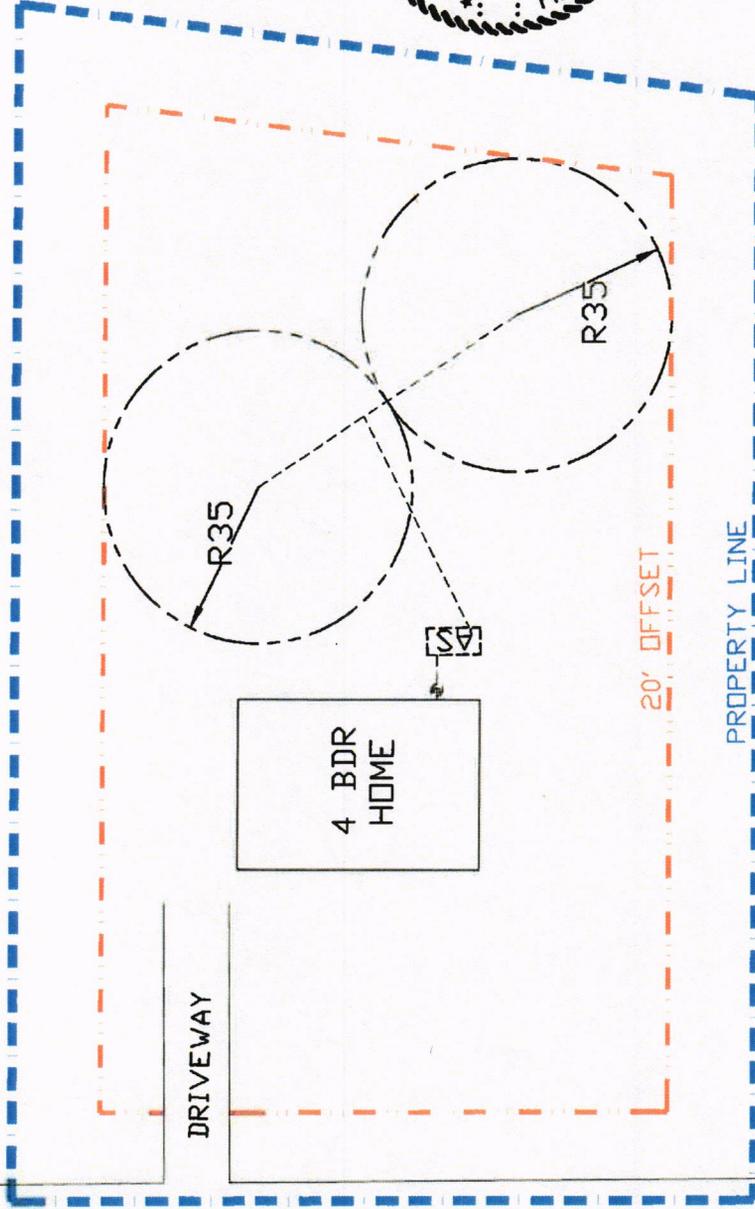
"In God We Trust"

TOTAL APPLICATION AREA: 7,696 SQ FT

LOT 8 1 ACRE



PINEY LN.



4 BDR HOME

DRIVEWAY

R35

R35

20' OFFSET

PROPERTY LINE



James C. Hester

*CALL DIGTEST

Please Note: Contractor shall have all utility lines identified and located prior to any excavation.
 Contractor/Installer shall have all sewer stub-outs located prior to system start-up.
 Contact the County Office and ETOI prior to any modification or design.
 A two-way cleanout plug shall be installed between all sewer stub outs and the treatment tank. Additionally a cleanout shall be installed every 100' and within 5' of 90 degree bends.

LEGEND:

	PROPERTY LINE	AEROBIC SYSTEM	[AS]
	SET BACK BOUNDARY	CLEAN OUT	⊙
	SCH 40 PVC	GAS METER	GM
	APPLICATION AREA	ELECTRIC METER	EM

PINEY WOODS ESTATES
 LOT 8 PINEY LN. PITTSBURG, TX

EAST TEXAS ONSITE INSIGHTS
 915 BERGSTROM PLACE MARSHALL, TX 75672
 (903) 930-0974

DR BY JH SCALE 1" = 40' DATE 06/12/23 DWG NO SBD020

National Flood Hazard Layer FIRMMette



94°51'56"W 33°2'29"N



Legend

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

- | | | |
|------------------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| | | 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 FLOOD HAZARD | | Area with Flood Risk due to Levee Zone D |
| | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| OTHER AREAS | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| OTHER FEATURES | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/12/2023 at 3:36 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.

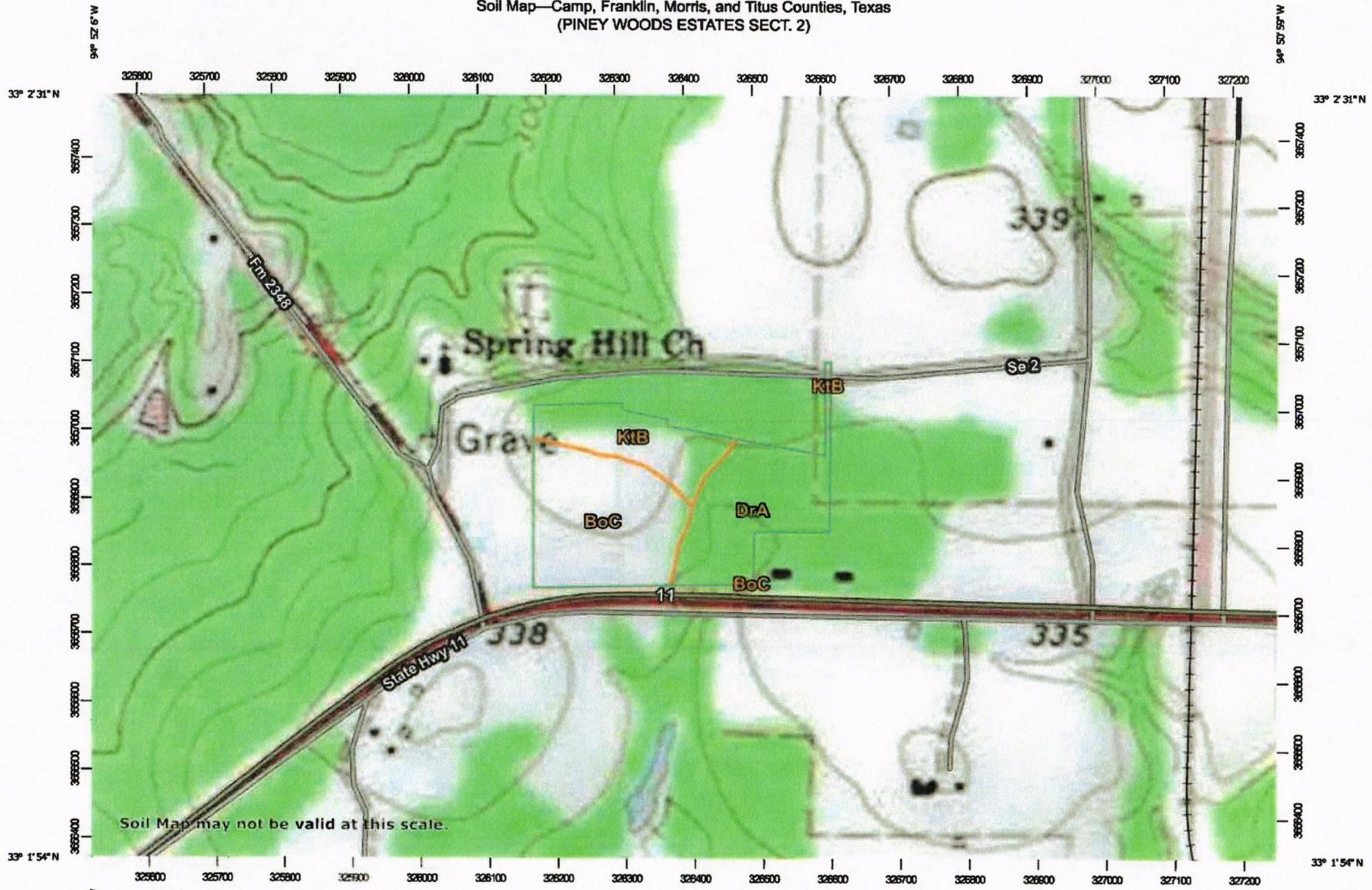
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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

0 250 500 1,000 1,500 2,000 Feet 1:6,000

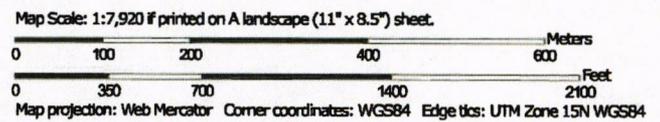
94°51'18"W 33°1'59"N

Basemap Imagery Source: USGS National Map 2023

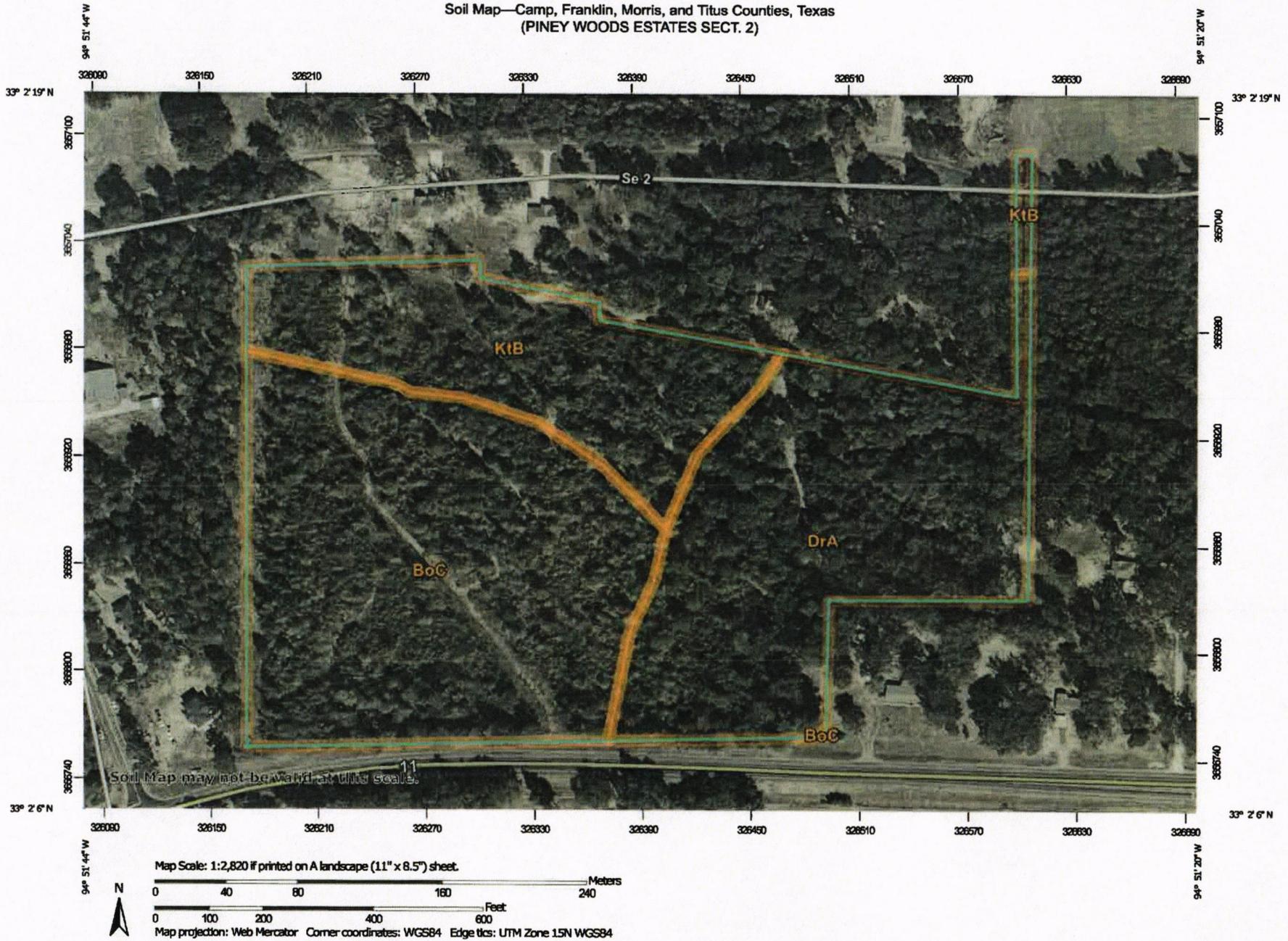
Soil Map—Camp, Franklin, Morris, and Titus Counties, Texas
(PINEY WOODS ESTATES SECT. 2)



Soil Map may not be valid at this scale.



Soil Map—Camp, Franklin, Morris, and Titus Counties, Texas
(PINEY WOODS ESTATES SECT. 2)



Soil Map—Camp, Franklin, Morris, and Titus Counties, Texas
(PINEY WOODS ESTATES SECT. 2)

MAP LEGEND

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

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

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

Survey Area Data: Version 19, Aug 24, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BoC	Bowie fine sandy loam, 1 to 5 percent slopes	10.2	43.7%
DrA	Derty, frequently ponded-Raino complex, 0 to 1 percent slopes	8.1	34.5%
KtB	Kullit very fine sandy loam, 1 to 3 percent slopes	5.1	21.8%
Totals for Area of Interest		23.4	100.0%

Camp, Franklin, Morris, and Titus Counties, Texas

BoC—Bowie fine sandy loam, 1 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2y11v
Elevation: 150 to 600 feet
Mean annual precipitation: 40 to 58 inches
Mean annual air temperature: 61 to 70 degrees F
Frost-free period: 220 to 250 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Bowie and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bowie

Setting

Landform: Interfluves
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interflue
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loamy marine deposits

Typical profile

A - 0 to 5 inches: fine sandy loam
E - 5 to 10 inches: fine sandy loam
Bt - 10 to 27 inches: sandy clay loam
Btv - 27 to 45 inches: sandy clay loam
Btv/E - 45 to 73 inches: sandy clay loam
B_t¹ - 73 to 80 inches: sandy clay loam

Properties and qualities

Slope: 1 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 40 to 46 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.1 to 0.3 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: C
Ecological site: F133BY005TX - Loamy Upland
Hydric soil rating: No

Minor Components

Sacul

Percent of map unit: 3 percent
Landform: Interfluves
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Head slope
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F133BY003TX - Loamy Over Clayey Upland
Hydric soil rating: No

Lilbert

Percent of map unit: 3 percent
Landform: Interfluves
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F133BY006TX - Northern Sandy Loam Upland
Hydric soil rating: No

Kirvin

Percent of map unit: 2 percent
Landform: Interfluves
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F133BY003TX - Loamy Over Clayey Upland
Hydric soil rating: No

Kullit

Percent of map unit: 2 percent
Landform: Interfluves
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F133BY005TX - Loamy Upland
Hydric soil rating: No

Data Source Information

Soil Survey Area: Camp, Franklin, Morris, and Titus Counties, Texas
Survey Area Data: Version 19, Aug 24, 2022

Camp, Franklin, Morris, and Titus Counties, Texas

BoC—Bowie fine sandy loam, 1 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2y11v
Elevation: 150 to 600 feet
Mean annual precipitation: 40 to 58 inches
Mean annual air temperature: 61 to 70 degrees F
Frost-free period: 220 to 250 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Bowie and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bowie

Setting

Landform: Interfluves
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loamy marine deposits

Typical profile

A - 0 to 5 inches: fine sandy loam
E - 5 to 10 inches: fine sandy loam
Bt - 10 to 27 inches: sandy clay loam
Btv - 27 to 45 inches: sandy clay loam
Btv/E - 45 to 73 inches: sandy clay loam
B't - 73 to 80 inches: sandy clay loam

Properties and qualities

Slope: 1 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 40 to 46 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.1 to 0.3 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: C
Ecological site: F133BY005TX - Loamy Upland
Hydric soil rating: No

Minor Components

Sacul

Percent of map unit: 3 percent
Landform: Interfluves
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Head slope
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F133BY003TX - Loamy Over Clayey Upland
Hydric soil rating: No

Lilbert

Percent of map unit: 3 percent
Landform: Interfluves
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interflue
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F133BY006TX - Northern Sandy Loam Upland
Hydric soil rating: No

Kirvin

Percent of map unit: 2 percent
Landform: Interfluves
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interflue
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F133BY003TX - Loamy Over Clayey Upland
Hydric soil rating: No

Kullit

Percent of map unit: 2 percent
Landform: Interfluves
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interflue
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F133BY005TX - Loamy Upland
Hydric soil rating: No

Data Source Information

Soil Survey Area: Camp, Franklin, Morris, and Titus Counties, Texas
Survey Area Data: Version 19, Aug 24, 2022

NOTES TO USERS

1. This map is intended to be used in conjunction with the Flood Insurance Rate Map (FIRM) for the same area. The FIRM shows the flood hazard areas and the flood insurance rates for each area. The FIRM is the primary source of information for flood insurance purposes. This map is intended to be used in conjunction with the FIRM and is not intended to be used as a substitute for the FIRM.

2. The Flood Insurance Rate Map (FIRM) is the primary source of information for flood insurance purposes. This map is intended to be used in conjunction with the FIRM and is not intended to be used as a substitute for the FIRM.

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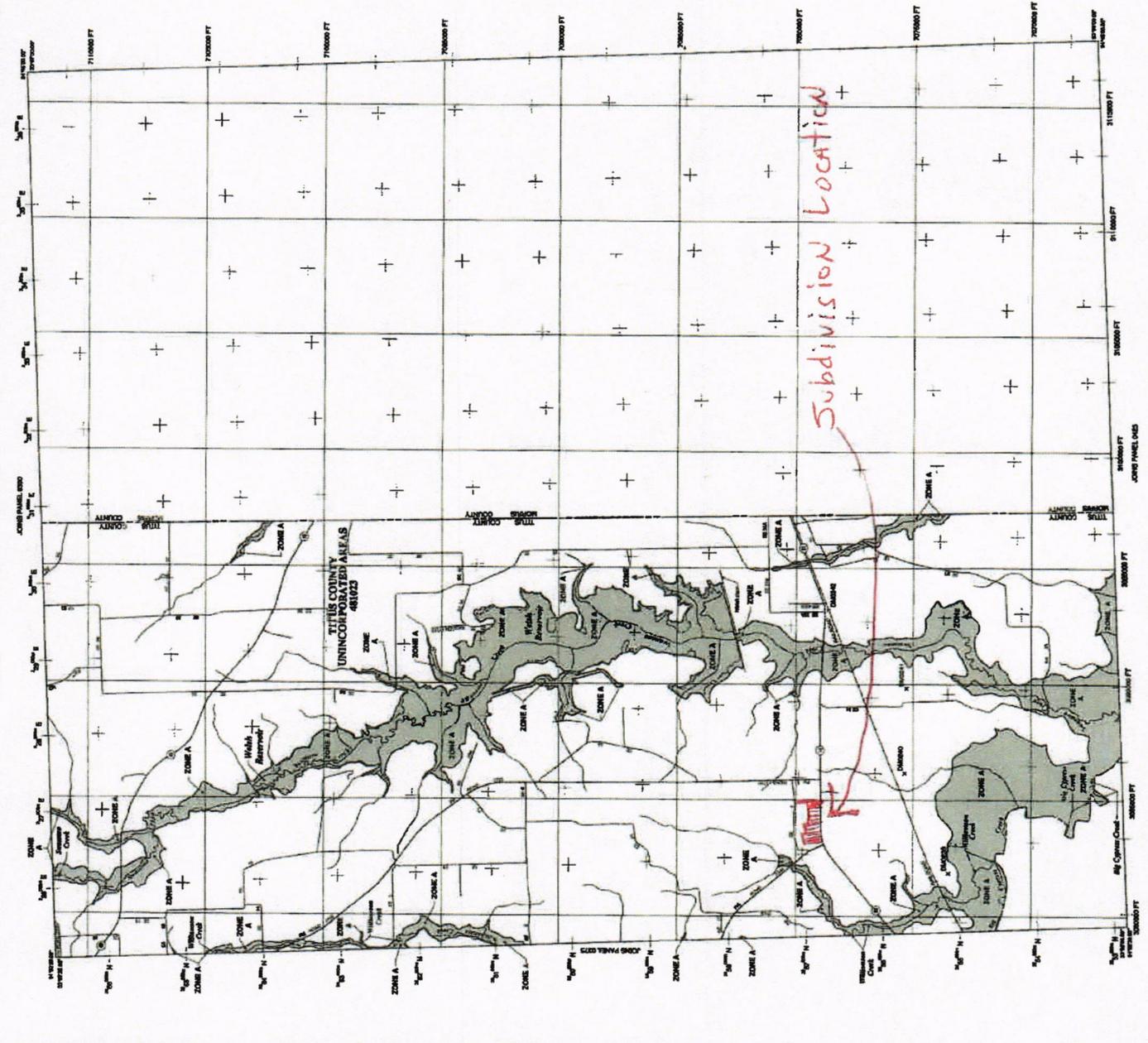
6. The Flood Insurance Rate Map (FIRM) is the primary source of information for flood insurance purposes. This map is intended to be used in conjunction with the FIRM and is not intended to be used as a substitute for the FIRM.

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10. The Flood Insurance Rate Map (FIRM) is the primary source of information for flood insurance purposes. This map is intended to be used in conjunction with the FIRM and is not intended to be used as a substitute for the FIRM.



LEGEND

BOUNDARY LINES

- County Boundary
- City Boundary
- Waterway Boundary
- Other Boundary

OTHER AREAS

- Zone A
- Zone B
- Zone C
- Zone D
- Zone E
- Zone F
- Zone G
- Zone H
- Zone I
- Zone J
- Zone K
- Zone L
- Zone M
- Zone N
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- Zone P
- Zone Q
- Zone R
- Zone S
- Zone T
- Zone U
- Zone V
- Zone W
- Zone X
- Zone Y
- Zone Z

BOUNDARY LINES TO ZONE A

- Zone A Boundary
- Zone B Boundary
- Zone C Boundary
- Zone D Boundary
- Zone E Boundary
- Zone F Boundary
- Zone G Boundary
- Zone H Boundary
- Zone I Boundary
- Zone J Boundary
- Zone K Boundary
- Zone L Boundary
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NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

TITUS COUNTY, TEXAS

AND INCORPORATED AREAS

PANEL 0400

PANEL 0401 OF 02

DATE MAP MADE FOR THIS PANEL LAYOUT

COMMISSIONER

MAP NUMBER

EFFECTIVE DATE

SEPTEMBER 29, 2019

Federal Emergency Management Agency



06/09/2023

RE: Fire Services in Titus County

To Whom It May Concern:

Based upon the submitted plat and diagram of the proposed Piney Woods Estates subdivision in 17, approximately one acre plots, to be located Hwy 11 east of FM 2348 the Mt. Pleasant Fire Department is aware that you are putting in a subdivision in that location.

Sincerely,

Larry McRae, Fire Chief
Mt. Pleasant Fire Dept.

Through Tax Year
2021

TAX CERTIFICATE

Certificate #
11723

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

Property Information

Property ID: 7755 Geo ID: 00467-00000-00200
Legal Acres: 29.5880
Legal Desc: RUTHERFORD, THOMAS M G ABS 00467 TR 200
29.588 AC
Situation: HWY 11 TX
DBA:
Exemptions:

Owner ID: 143904 100.00%
FIGUEROA ROBERTO
447 CYPRESS ST
PITTSBURG, TX 75686

For Entitles

Chapel Hill ISD

Value Information

Improvement HS: 0
Improvement NHS: 75,523
Land HS: 0
Land NHS: 153,858
Productivity Market: 0
Productivity Use: 0
Assessed Value 229,381

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
06/17/2022	TAX CERTIFICATES	10.00
Total Fees Due:		10.00
Effective Date: 06/17/2022		Total Due if paid by: 06/30/2022 10.00

Tax Certificate Issued for: Taxes Paid in 2021
Chapel Hill ISD 2,413.54

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)].

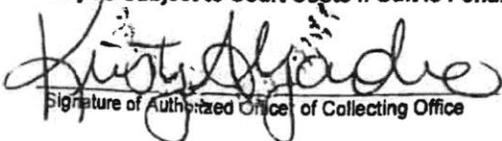
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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: 06/17/2022
Requested By: FIGUEROA ROBERTO
Fee Amount: 10.00
Reference #: REQUESTED


Signature of Authorized Officer of Collecting Office

Through Tax Year
2021

TAX CERTIFICATE

Certificate #
9659

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

Property Information

Property ID: 7755 Geo ID: 00467-00000-00200
Legal Acres: 29.5880
Legal Desc: RUTHERFORD, THOMAS M G ABS 00467 TR 200
29.586 AC
Situs: HWY 11
DBA:
Exemptions:

Owner ID: 557300 100.00%
FIGUEROA ROBERTO
447 CYPRESS ST
PITTSBURG, TX 75686

For Entities

NTX Community College
Titus County
Titus County Hospital

Value Information

Improvement HS: 0
Improvement NHS: 75,523
Land HS: 0
Land NHS: 153,858
Productivity Market: 0
Productivity Use: 0
Assessed Value 229,381

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
			0.00	0.00	0.00	0.00
Totals:						

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
06/17/2022	TAX CERTIFICATES	10.00
	Total Fees Due:	10.00
Effective Date: 06/17/2022		Total Due if paid by: 06/30/2022
		10.00

Tax Certificate issued for:	Taxes Paid in 2021
Titus County	1,060.27
Titus County Hospital	474.59
NTX Community College	298.20

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.

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May Be Subject to Court Costs If Suit is Pending

Date of Issue: 06/17/2022
Requested By: FIGUEROA ROBERTO
Fee Amount: 10.00
Reference #: N/A


Signature of Authorized Officer of Collecting Office

CERTIFIED COPY
By *[Signature]*
PITTSBURG TITLE COMPANY

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN

Date: January 27, 2017

Grantor: Busch Family Limited Partnership
4747 FM 1735
Mt. Pleasant, Titus County, Texas 75455

James Larry Shrum, Trustee of the Shrum Family Trust
3867 Hwy 271 North
Pittsburg, Camp County, Texas 75686

Grantee: Roberto Figueroa

Grantee's Mailing Address (including county):
447 Cypress Street
Pittsburg, Camp County, Texas 75686

Consideration: Ten and no/100 dollars (\$10.00) and a note of even date that is in the principal amount of Seventy Seven Thousand Five Hundred Forty Nine and 60/100 dollars (\$77,549.60) and is executed by Grantee, payable to the order of Cypress Bank, State Savings Bank. The note is secured by a vendor's lien retained in favor of Cypress Bank, State Savings Bank in this deed and by a deed of trust of even date from Grantee to Brian W. Gooding, Trustee.

Property (including any improvements): All of the following-described real property located and situated in Titus County, Texas:

Being a lot, tract, or parcel of land situated in the T. Rutherford Survey, Abstract No. 467, Titus County, Texas, and being all of the remainder of that certain called 51.978 acre tract of land conveyed from Gary Bicknell, Executor of the Estate of Ira Young Bicknell, Jr to Shrum Family Trust and Busch Family Limited Partnership, by Warranty Deed, as recorded in File No. 20141101, Public Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod previously set with a yellow plastic cap stamped (CBG INC) at the Southwest corner of the remainder of said 51.978 acre tract, and the Southeast corner of a called 3.78 acre tract conveyed to Ricky Martin et ux, by deed as recorded in File No. 20143992, Public Records, Titus County, Texas, said point being in the North line of State Highway No. 11, (Variable Width R.O.W.);

THENCE, North 01 Degrees 18 Minutes 53 Seconds West, with the West line of the remainder of said 51.978 acre tract, and the East line of said 3.78 acre tract, and passing at a distance of 554.68 feet, a 1/2 inch iron rod previously set with a yellow plastic cap stamped (CBG INC) at the Northeast corner of said 3.78 acre tract, and the Southeast corner of a called 4.57 acre tract conveyed to Ricky Martin et ux, by deed as recorded in File No. 20142852, Public Records, Titus County, Texas, and continuing on for a total distance of 1,080.73 feet to a point for corner in County Road No. 4690 at the Northeast corner of said 4.57 acre tract, and the Northwest corner of the remainder of said 51.978 acre tract, from said point, a 1/2 inch iron rod previously set for witness with a yellow plastic cap stamped (CBG INC), bears South 01 Degrees 18 Minutes 53 Seconds East, a distance of 8.56 feet;

THENCE, North 73 Degrees 45 Minutes 24 Seconds East, (deed - North 75 Degrees 56 Minutes 50 Seconds East), with a North line of the remainder of said 51.978 acre tract, and said County Road No. 4690, a distance of 74.78 feet to a 1/2 inch iron rod found with a plastic cap at the an ell corner of the remainder of said 51.978 acre tract;

THENCE, North 04 Degrees 04 Minutes 47 Seconds West, (deed - North 00 Degrees 20 Minutes 08 Seconds East, a distance of 2.57 feet), with a West line of the remainder of said 51.978 acre tract, a distance of 2.52 feet to a 1/2 inch iron rod found with a plastic cap at a Northwest corner of the

remainder of said 51.978 acre tract, and the Southwest corner of a called 42.5 acre tract conveyed to Melvin Keith et ux, by deed as recorded in Volume 201, Page 053, Deed Records, Titus County, Texas;

THENCE, North 88 Degrees 19 Minutes 16 Seconds East, (deed - South 89 Degrees 24 Minutes 51 Seconds East, a distance of 1,262.61 feet), with a North line of the remainder of said 51.978 acre tract, and the South line of said 42.5 acre tract, a distance of 1,262.43 feet to a 5/8 inch iron rod found on the North side of said County Road No. 4690 at the Northeast corner of the remainder of said 51.978 acre tract, and the Southeast corner of said 42.5 acre tract, said point being in the West line of a called 37.01 acre tract conveyed to Ira Bicknell et ux, by deed as recorded in Volume 1080, Page 246, Real Property Records, Titus County, Texas;

THENCE, South 01 Degrees 19 Minutes 15 Seconds East, (deed - South 00 Degrees 56 Minutes 38 Seconds West, a distance of 648.18 feet), with an East line of the remainder of said 51.978 acre tract, and the West line of said 37.01 acre tract, and crossing said County Road No. 4690, and continuing on and passing the Southwest corner of said 37.01 acre tract, and continuing on for a total distance of 648.07 feet to a point for corner at an ell corner of the remainder of said 51.978 acre tract;

THENCE, North 88 Degrees 10 Minutes 24 Seconds East, (deed - South 89 Degrees 33 Minutes 43 Seconds East), with a North line of the remainder of said 51.978 acre tract, a distance of 12.43 feet to a 1/2 inch iron rod previously set with a yellow plastic cap stamped (CBG INC) at a Northeast corner of the remainder of said 51.978 acre tract, the Southwest corner of a tract of land conveyed to Billy McNeil, by deed as recorded in Volume 425, Page 001, Deed Records, Titus County, Texas, and the Northwest corner of a called 10.19 acre tract conveyed to Texas Bonarrico Homes LLC, by deed as recorded in File No. 20162007, Public Records, Titus County, Texas;

THENCE, South 01 Degrees 20 Minutes 48 Seconds East, with an East line of the remainder of said 51.978 acre tract, and the West line of said 10.19 acre tract, a distance of 215.77 feet to a 1/2 inch iron rod previously set with a yellow plastic cap stamped (CBG INC) at a Southeast corner of the remainder of said 51.978 acre tract, and the Southwest corner of said 10.19 acre tract, said point being in the North line of a called 2 acre tract conveyed to Raymond Mercer et ux, by deed as recorded in Volume 473, Page 161, Deed Records, Titus County, Texas;

THENCE, South 89 Degrees 32 Minutes 23 Seconds West, (deed - North 88 Degrees 09 Minutes 43 Seconds West), with a South line of the remainder of said 51.978 acre tract, and the North line of said 2 acre tract, a distance of 305.23 feet to a 2-1/2 inch iron pipe found at an ell corner of the remainder of said 51.978 acre tract, and the Northwest corner of said 2 acre tract;

THENCE, South 00 Degrees 05 Minutes 31 Seconds West, (deed - South 01 Degrees 50 Minutes 17 Seconds West, a distance of 208.71 feet), with an East line of the remainder of said 51.978 acre tract, and the West line of said 2 acre tract, a distance of 208.94 feet to a point for corner at a Southeast corner of the remainder of said 51.978 acre tract, and the Southwest corner of said 2 acre tract, said point being in the North line of said State Highway No. 11, from said point, a 2-1/2 inch iron pipe found, bears North 00 Degrees 05 Minutes 31 Seconds East, a distance of 0.86 feet;

THENCE, South 89 Degrees 39 Minutes 36 Seconds West, (deed - North 88 Degrees 09 Minutes 43 Seconds West), with a South line of the remainder of said 51.978 acre tract, and the North line of said State Highway No. 11, a distance of 360.94 feet to a Type I concrete right of way monument found;

THENCE, South 89 Degrees 42 Minutes 38 Seconds West, (deed - North 88 Degrees 10 Minutes 26 Seconds West, a distance of 24.24 feet), with a South line of the remainder of said 51.978 acre tract, and the North line of said State Highway No. 11, a distance of 23.97 feet to a point for corner;

THENCE, South 89 Degrees 19 Minutes 50 Seconds West, (deed - North 88 Degrees 24 Minutes 17 Seconds West, a distance of 100.58 feet), with a South line of the remainder of said 51.978 acre tract, and the North line of said State Highway No. 11, a distance of 100.58 feet to a point for corner;

THENCE, South 88 Degrees 23 Minutes 54 Seconds West, (deed - North 89 Degrees 20 Minutes 13 Seconds West, a distance of 101.37 feet), with a South line of the remainder of said 51.978 acre tract, and the North line of said State Highway No. 11, a distance of 101.37 feet to a point for corner;

THENCE, South 86 Degrees 42 Minutes 59 Seconds West, (deed - South 88 Degrees 58 Minutes 52 Seconds West, a distance of 102.15 feet), with a South line of the remainder of said 51.978 acre tract, and the North line of said State Highway No. 11, a distance of 102.15 feet to a point for corner;

THENCE, South 84 Degrees 37 Minutes 58 Seconds West, (deed - South 86 Degrees 53 Minutes 51 Seconds West, a distance of 77.93 feet), with a South line of the remainder of said 51.978 acre tract, and the North line of said State Highway No. 11, a distance of 77.93 feet to a Type I concrete right of way monument found at the beginning of a curve to the left, with a radius of 1,969.86 feet, a delta angle of 07 Degrees 57 Minutes 16 Seconds, the chord of which bears South 80 Degrees 07 Minutes 44 Seconds West, for a chord distance of 273.26 feet

THENCE, along the arc of said curve, a South line of the remainder of said 51.978 acre tract, and the North line of said State Highway No. 11, for an arc length of 273.48 feet to the POINT OF BEGINNING and containing 1,362,332 Square Feet or 31.27 acres of land, more or less..

Reservations from and Exceptions to Conveyance and Warranty:

- A. Any and all easements for utilities or rights-of-way, whether public or apparent.
- B. Any easements, rights-of-way, prescriptive rights, whether of public record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, and other liens and conveyances that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements.
- C. Title to oil, gas, and other minerals on and under the property, together with all rights of ingress and egress, heretofore transferred or reserved by predecessors in title.

This conveyance is subject to the following Protective and Restrictive Covenants:

1. Minimum size of a residence is 1,600 square feet heated space.
2. No mobile homes may be located upon any lot. Mobile homes include all structures intended for permanent residential use that have axles.
3. No structure of a temporary nature, trailer, bus, tent, shack, garage, barn or other outbuilding may be used on any lot at any time as a permanent residence. A recreational vehicle or similar temporary residence may be used during the construction of a permanent residence for no more than 12 months.
4. No metal buildings may be used as a residence unless the façade is covered at least 50% by materials such as brick, stone, logs, wood or Hardiplank that have been permanently constructed to cover such façade.
5. No shop building or temporary structure can be the main residence on any lot; any shop must be located behind or to the side of the main residence.
6. No building, wall or other permanent structure may be erected within 10 feet of the property line of a lot. This does not include fencing and reasonable supports incident thereto.
7. Any water supply system on a lot must be located, constructed and equipped in accordance with the standards and requirements of the Texas Commission on Environmental Quality and any applicable county agency, and approval of such system as installed must be obtained from such authorities.
8. No individual sewage disposal system will be permitted on any lot unless such system is designed, located and constructed in accordance with the standards and requirements of the Texas Commission on Environmental Quality and Titus County Environmental Inspection Service, and approval of such system as installed must be obtained from such authorities.
9. No noxious or offensive activities may be carried on upon any lot, nor may any thing be done on a lot that may be reasonably considered a nuisance by a neighbor.
10. No commercial or large-scale livestock operation will be permitted on any lot, including without limitation chicken houses, hog pens, etc.

11. No vehicles may be located upon a lot without a current inspection sticker unless stored inside or under a permanent structure.
12. No lot may be used or maintained as a dumping ground for rubbish, debris, trash, garbage or other waste. All such waste must be kept in sanitary containers, and all equipment for the storage of such waste material must be kept in a clean and sanitary condition.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold unto Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the property or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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

Cypress Bank, State Savings Bank, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of Cypress Bank, State Savings Bank and are transferred to that party without recourse on Grantor.

Busch Family Limited Partnership

By: Douglas Todd Busch
 Douglas Todd Busch, president of
 Busch Management Company,
 general partner

Shrum Family Trust

By: James Larry Shrum
 James Larry Shrum, Trustee

Acknowledgment

State of Texas
 County of Camp

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This instrument was acknowledged before me on this day, January 27, 2017, by Douglas Todd Busch, president of Busch Management Company, general partner of Busch Family Limited Partnership and James Larry Shrum, Trustee of the Shrum Family Trust.

[SEAL]



Brad Strotman
 Notary Public, State of Texas

After Recording Return to:
 Pittsburg Title Company
 123 Tapp Street
 Pittsburg, Texas 75686

Prepared in the Law Office of:
 Brad Strotman, Attorney & Counselor
 123 Tapp Street
 Pittsburg, Texas 75686

