

July 11, 2024

Honorable Brian Keith Umphress
Jack County Judge
100 N Main Street, Suite 206
Jacksboro, TX 76458

Re: Final Plat Submittal—Abel’s Place Residential Subdivision

Dear Judge Umphress,

BHB submits the final plat for Abel’s Place Residential Subdivision for review and approval at the Jack County Commissioners’ Court on Monday, July 22, 2024. The following items are included in this submittal package:

1. Final plat—one mylar set and one paper set, signed and notarized
2. Approved construction plans
3. Subdivision application and all other relevant appendices
4. Groundwater study (TAC 230 form)
5. Will serve letter from Wise Electric Coop
6. 911 approval of road names from NRPC
7. \$250 final plat fee

It has been a pleasure working with you on this project. As always, please don’t hesitate to reach out with any questions.

Sincerely,
Baird, Hampton & Brown

Casey Wagner, EIT
Graduate Civil Engineer

FILED FOR RECORD

_____ O’CLOCK _____ M

JUL 22 2024

**VANESSA JAMES, County Clerk
JACK COUNTY, TEXAS**

BY _____ DEPUTY

Appendix A1
Application for Subdivision of Land in
Jack County, Texas

1. Name of Applicant: J & A Home and Land, LLC

2. Name of Subdivision: Abel's Place

3. Designated Contact Person for Applicant:
 - a. Name: Jim Thomason
 - b. Address:
 - c. City/Zip:
 - d. Phone Number: 817-929-4276

4. Name of all Title Owner(s) of Property to be sub-divided:
 - a. Name J & A Home and Land, LLC
 - b. Address: 12125 Jacksboro Hwy
 - c. City/Zip: Fort Worth, TX 76135
 - d. Phone Number:

5. Jack County Appraisal District Tract or Parcel Identification Number for land to be developed: Parcel ID 6041

6. County Commissioner Precinct in which land to be developed is located: Gary Oliver, Pct 1

7. Location of Land to be Developed:
 - a. Legal or Mailing Address:
 - b. 911 Address: 1602 County Line Road, Chico, TX
 - c. Coordinates:
 - d. Topo or other suitable map depicting entire area to be subdivided.

8. Certifications Required by Subdivision Regulations:

- a. 1. Application for Subdivision
- N/A 2. Application for Manufactured Home Rental Community
- b. Certificate of Fire Department
- N/A c. 1. Certificate of Dedication by Owner/individual
- 2. Certificate of Dedication by Owner/corporation
- d. Certificate of County Approval of Plat and Recording
- e. Certificate of Water/Wastewater Supply
- f. Certificate of Surveyor
- g. Certificate of Engineer
- h. Certificate of OSSF Inspector (if applicable)
- N/A i. Certificate of Private Road maintenance
- j. Certificate that Subdivider seeks County Roads maintenance
- k. Certificate of County Taxes Paid
- l. Permit to Construct Driveway within County Road R-O-W
- m. Notice of Proposed Utility in R-O-W
- N/A n. Plans and Specifications for Cattleguard
- o. Typical Cross Section of Road
- p. Summary of Road Standards
- N/A q. Lienholder Acknowledgment
- N/A r. Application for Revisions to Existing Plat
- s. Receipt for Required Fees:
- t. Required number of copies of plat, if required, are provided:


Appendix B

CERTIFICATE OF FIRE DEPARTMENT

THE STATE OF TEXAS §
 §
COUNTY OF JACK §

I, JEFF JACKSON, an authorized agent of the Jack County Rural fire department, have inspected the property described as the Abel's Place subdivision of Jack County, Texas, and I do hereby certify that the subdivision as platted will satisfy the requirements of the Jack County Subdivision Regulation, specifically sections 2.2, 2.4.3 (d), 2.5(F), of said regulation, subject to final inspection as built upon the ground.

WITNESS MY HAND AND SEAL OF OFFICE this the 17 day of July, A.D., 2024.



Asst Chief - Jack County Rural Fire Dept.
JACK COUNTY, TEXAS

Appendix C (2)

CERTIFICATE OF DEDICATION BY OWNER/SUBDIVIDER/developer
(When owner/subdivider/developer is a Corporation)

THE STATE OF TEXAS §
 §
COUNTY OF JACK §

KNOW ALL MEN BY THESE PRESENT, that J & A Home and Land, LLC, a corporation organized and existing under the laws of the State of Texas, with its home address at 12125 Jacksboro Hwy, Fort Worth, TX 76135 and owner/subdivider/ or developer of 148.191 acres of land out of the H. Martinez Survey, in Jack County, Texas, as conveyed to it by deed dated February 23, 2024 and recorded in Instrument # 20240001004, Real Property Records of Jack County, **DOES HEREBY SUBDIVIDE** 148.191 acres of land out of said Survey,

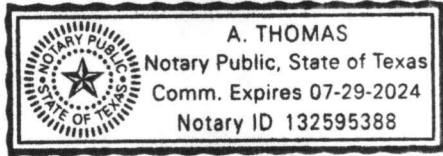
(Note: if the subdivision lies in more than one survey, determine the acreage in each survey and repeat for each original survey within the subdivision)

to be known as the Abel's Place Subdivision, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted and does hereby dedicate to the public (or "owner/subdivider/developer of the property shown hereon" for private streets) the use of the streets and easements shown hereon.

IN WITNESS WHEREOF the said Abel Navezo has caused these present to be executed by its Owner, thereunto duly authorized, this the 10 day of July, A.D., 20 24.

Abel Navezo ATTEST: A. Thomas, Notary
(Name, Title) (Name, Title)

THE STATE OF TEXAS §
 §
COUNTY OF JACK §



BEFORE ME, the undersigned authority, on this day personally appeared Abel Navezo known to me to be the person whose name is subscribed to the foregoing instrument as an officer of J & A Home and Land, LLC and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10 day of July, A.D., 20 24.

A. Thomas
Notary Public in and for the State of Texas

Appendix E

CERTIFICATE OF WATER/WASTEWATER SUPPLY

"No structure in this subdivision shall be occupied until connected to either: an individual water well, the location of which has been approved by the any applicable regulation, or connected to a TCEQ approved public water supply system (described below), or other domestic water supply corporation, and subject to approval by the Jack County Commissioners Court."

Underground Water
Conservation District

Date

Individual water wells

Name of ~~Public~~ Water Supply System

Date

7/10/24

Brian C. Bausch PE
Signature & Title of Authorized Agent
V.P. / COO

Other Proposed Domestic Water Supply (Please specify): _____

Texas Commission on Environmental Quality

Figure: 30 TAC §230.3(c)

CERTIFICATION OF GROUNDWATER AVAILABILITY FOR PLATTING FORM

Use of this form: If required by a municipal authority pursuant to Texas Local Government Code, §212.0101, or a county authority pursuant to §232.0032, Texas Local Government Code, the plat applicant and the Texas licensed professional engineer or Texas licensed professional geoscientist shall use this form based upon the requirements of Title 30, TAC, Chapter 230 to certify that adequate groundwater is available under the land to be subdivided (if the source of water for the subdivision is groundwater under the subdivision) for any subdivision subject to platting under Texas Local Government Code, §212.004 and §232.001. The form and Chapter 230 do not replace state requirements applicable to public drinking water supply systems or the authority of counties or groundwater conservation districts under either Texas Water Code, §35.019 or Chapter 36.

Administrative Information (30 TAC §230.4)

1. Name of Proposed Subdivision: Abel's Place

2. Any Previous Name Which Identifies the Tract of Land:

148.191 acres in the H. Martinez Survey,

Abstract No. 383 in Jack County, Texas.

3. Property Owner's Name(s): J & A Home and Land, LLC

Address: 444 Wyndham Crest, Westworth Village, Texas 76114

Phone: (817) 929-4276

Fax: N/A

4. Plat Applicant's Name: Jim Thomason

Address: 444 Wyndham Crest, Westworth Village, Texas 76114

Phone: (817) 929-4276

Fax: N/A

5. Licensed Professional Engineer or Geoscientist:

Name: Brion C. Bannister, P.E.

Address: 220 La Costa Circle, Weatherford, Texas 76088

Phone: (405) 922-1577

Certificate Number: TX #80563

6. Location and Property Description of Proposed Subdivision:

148.191 acres in the H. Martinez Survey,
Abstract No. 383 in Jack County, Texas.

Located on County Line Road and consisting of 66 residential lots

7. Tax Assessor Parcel Number(s).

Book: H. Martinez Survey

Map: Abstract No, 383

Parcel: Lots 1-66

Proposed Subdivision Information (30 TAC §230.5)

8. Purpose of Proposed Subdivision (single family/multi-family residential, non-residential, commercial): Single family

9. Size of Proposed Subdivision (acres): 148.1191 acres

10. Number of Proposed Lots: 66

11. Average Size of Proposed Lots (acres): 2.11 acres

12. Anticipated Method of Water Distribution.

Expansion of Existing Public Water Supply System? Yes No

New (Proposed) Public Water Supply System? Yes No

Individual Water Wells to Serve Individual Lots? Yes No

Combination of Methods? Yes No

Description (if needed):

13. Additional Information (if required by the municipal or county authority):

Note: If public water supply system is anticipated, written application for service to existing water providers within a 1/2-mile radius should be attached to this form (30 TAC §230.5(f) of this title).

Projected Water Demand Estimate (30 TAC §230.6)

14. Residential Water Demand Estimate at Full Build Out

(includes both single family and multi-family residential).

Number of Proposed Housing Units (single and multi-family): 66

Average Number of Persons per Housing Unit: 2.24

Gallons of Water Required per Person per Day: 127

Water Demand per Housing Unit per Year (acre feet/year): 0.32

Total Expected Residential Water Demand per Year (acre feet/year): 21.03

15. Non-residential Water Demand Estimate at Full Build Out. None

Type(s) of Non-residential Water Uses: N/A

Water Demand per Type per Year (acre feet/year): 0.00

16. Total Water Demand Estimate at Full Build Out (acre feet/year): 21.03

17. Sources of Information Used for Demand Estimates:

U.S. Census Bureau & Texas Water Development Board

General Groundwater Resource Information (30 TAC §230.7)

18. Identify and describe, using Texas Water Development Board names, the aquifer(s) which underlies the proposed subdivision:

Trinity

Note: Users may refer to the most recent State Water Plan to obtain general information pertaining to the state's aquifers. The State Water Plan is available on the Texas Water Development Board's Internet website at: www.twdb.state.tx.us

Obtaining Site-Specific Groundwater Data (30 TAC §230.8)

19. Have all known existing, abandoned, and inoperative wells within the proposed subdivision been located, identified, and shown on the plat as required under §230.8(b) of this title? Yes No
20. Were the geologic and groundwater resource factors identified under §230.7(b) of this title considered in planning and designing the aquifer test required under §230.8(c) of this title? Yes No
21. Have test and observation wells been located, drilled, logged, completed, developed, and shown on the plat as required by §230.8(c)(1) - (4) of this title? Yes No
22. Have all reasonable precautions been taken to ensure that contaminants do not reach the subsurface environment and that undesirable groundwater has been confined to the zone(s) of origin (§230.8(c)(5) of this title)? Yes No
23. Has an aquifer test been conducted which meets the requirements of §230.8(c)(1) and (6) of this title? Yes No
24. Were existing wells or previous aquifer test data used? Yes No
25. If yes, did they meet the requirements of §230.8(c)(7) of this title? Yes No
26. Were additional observation wells or aquifer testing utilized? Yes No

Note: If expansion of an existing public water supply system or a new public water supply system is the anticipated method of water distribution for the proposed subdivision, site-specific groundwater data shall be developed under the requirements of 30 TAC, Chapter 290, Subchapter D of this title (relating to Rules and Regulations for Public Water Systems) and the applicable information and correspondence developed in meeting those requirements shall be attached to this form pursuant to §230.8(a) of this title.

Determination of Groundwater Quality (30 TAC §230.9)

27. Have water quality samples been collected as required by §230.9 of this title? Yes No
28. Has a water quality analysis been performed which meets the requirements of §230.9 of this title? Yes No

Determination of Groundwater Availability (30 TAC §230.10)

29. Have the aquifer parameters required by §230.10(c) of this title been determined? Yes No

30. If so, provide the aquifer parameters as determined.

Rate of yield and drawdown: 9.4 GPM & 35.6 ft. of drawdown

Specific capacity: 0.26 GPM/ft.

Efficiency of the pumped well: 48%

Transmissivity: 127.6 ft²/day

Coefficient of storage: 2.339 E-6

Hydraulic conductivity: 1.97 feet/day

Were any recharge or barrier boundaries detected? Yes No

If yes, please describe:

Thickness of aquifer(s):

31. Have time-drawdown determinations been calculated as required under §230.10(d)(1) of this title? Yes No
32. Have distance-drawdown determinations been calculated as required under §230.10(d)(2) of this title? Yes No
33. Have well interference determinations been made as required under §230.10(d)(3) of this title? Yes No
34. Has the anticipated method of water delivery, the annual

groundwater demand estimates at full build out, and geologic and groundwater information been taken into account in making these determinations?

Yes No

35. Has the water quality analysis required under §230.9 of this title been compared to primary and secondary public drinking water standards as required under §230.10(e) of this title?

Yes No

Does the concentration of any analyzed constituent exceed the standards?

Yes No

If yes, please list the constituent(s) and concentration measure(s) which exceed standards: Manganese @ 0.3797 mg/L & Iron @ 2.41 mg/L

Groundwater Availability and Usability Statements (30 TAC §230.11(a) and (b))

36. Drawdown of the aquifer at the pumped well(s) is estimated to be 25.8 feet over a 10-year period and 54.7 feet over a 30-year period.

37. Drawdown of the aquifer at the property boundary is estimated to be 20.4 feet over a 10-year period and 23.5 feet over a 30-year period.

38. The distance from the pumped well(s) to the outer edges of the cone(s)-of-depression is estimated to be 203 feet over a 10-year period and 351 feet over a 30-year period.

39. The recommended minimum spacing limit between wells is 150 feet with a recommended minimum well yield of 8.0 gallons per minute per well.

40. Available groundwater is not (circle one) of sufficient quality to meet the intended use of the plated subdivision.

41. The groundwater availability determination does not consider the following conditions (identify any assumptions or uncertainties that are inherent in the groundwater availability determination): horizontal fracking, adjacent development, and/or non-residential usage. The recommended minimum spacing limit is that which is allowed by Upper Trinity Groundwater Conservation District regulations and the recommended well yield is based on the industry accepted minimum for irrigation, without the use of storage and/or booster pumps. Homeowners should consider providing filtration of groundwater to reduce/eliminate heavy metal contaminants.

Certification of Groundwater Availability (30 TAC §230.11(c))

Must be signed by a Texas Licensed Professional Engineer or a Texas Licensed Professional Geoscientist.

42. I, Brion C. Bannister, P.E., Texas Licensed Professional Engineer or ~~Texas Licensed Professional Geoscientist~~ (circle which applies), certificate number TX 80563, based on best professional judgment, current groundwater conditions, and the information developed and presented in this form, certify that adequate groundwater is available from the underlying aquifer(s) to supply the anticipated use of the proposed subdivision.

Date: 6/4/24

(affix seal)

Brion C. Bannister P.E.



Appendix F

CERTIFICATE OF SURVEYOR

THE STATE OF TEXAS §
 §
COUNTY OF JACK §

KNOW ALL MEN BY THESE PRESENT, that I, the undersigned, a Registered Professional / State Land Surveyor in the State of Texas, do hereby certify that this Plat complies with the survey related requirements of Texas law and of the Jack County Subdivision Regulations and I further certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

Robert Lee

03-04-2024

Registered Professional / State Land Surveyor

Date

License No. 6895

Seal:



Appendix G

CERTIFICATE OF ENGINEER

THE STATE OF TEXAS §
 §
COUNTY OF JACK §

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that this plat complies with the engineering related requirements of state law, and the Jack County Subdivision Regulations.

Chad Wallace
Registered Professional Engineer
License No. 127255

3-4-2024
Date

Seal:



[NOTE: The engineer may be required to be present for questioning at the presentation of the plat to the Commissioners Court.]

Appendix H

CERTIFICATE OF ON-SITE SEWAGE FACILITY INSPECTOR'S APPROVAL

THE STATE OF TEXAS

§

COUNTY OF JACK

§

§

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, a Licensed On-Site Sewage Facility Inspector in the State of Texas, hereby certify that I have inspected the On-Site Sewage Facilities for this plat, and the same complies with the related requirements of the Jack County Subdivision Regulations and the TCEQ.

Paul Hammer
On Site Inspector

7-18-24
Date

License No. 0036200

Seal:

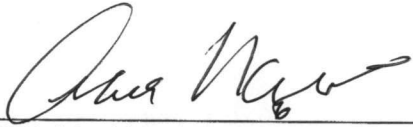
[NOTE: *The inspector may be required to be present for questioning at the presentation of the plat to the Commissioners Court.*]

Appendix J

CERTIFICATE OF ROAD MAINTENANCE

(When roads may, in the future, to be dedicated to Jack County for maintenance)

“In approving this plat by the Commissioners Court of Jack County, Texas, it is understood that all roads shown hereon are private roads and shall remain the property of the Owner/subdivider/developer and/or subsequent owners of the property until such time as the Commissioners Court approves the dedication of the roads to the County for maintenance by way of a Warranty Deed. Acceptance of this plat does not constitute acceptance of the roads shown hereon by Jack County.”



Owner/subdivider/developer or Representative

7-10-24

Date

Appendix L

JACK COUNTY
PERMIT TO CONSTRUCT DRIVEWAY WITHIN
COUNTY ROAD RIGHT-OF-WAY

Applicant: J & A Home and Land, LLC

County Road Name County Line Road

Address: 1602 County Line Road

Permit # _____

Chico, TX

Phone No. () 817-929-4276

I, Commissioner Gary OLIVER of Precinct # _____ Jack County, Texas, authorize Abel's Place, J & A Home + Land LLC hereinafter called the Grantee, to (re)construct an access driveway on the County road right-of way abutting County Road County Line in Jack County, Texas, located at _____;

SUBJECT TO THE FOLLOWING:

1. The Grantee is responsible for the culvert costs and installation.
2. Design of facilities shall be as shown on the sketch on page 2.
3. All construction and materials shall be subject to inspection and approval by the County.
4. The County reserves the right to require any changes, maintenance, or repairs as may be necessary to provide protection of life or property on or adjacent to the County road. Changes in design will be made only with approval of the County.
5. The Grantee shall hold harmless the County and its duly appointed agents and employees against any action for personal injury or property damage sustained by reason of the exercise of this permit.
6. The Grantee shall not erect any sign on, or extending over, any portion of the County road right-of-way.
7. Vehicle service fixtures such as fuel pumps, fuel tanks, vendor stands, etc., shall be located at least 12 (twelve) feet from the right-of-way line to ensure that vehicles being serviced from these fixtures will be off the County road.
8. Entrances must be constructed in such a way as to keep obstructions from being present in the right-of-way.

9. Mail boxes must be mounted on break away stands and be located so that boxes may be serviced and used from off the pavement.
10. This permit will become null and void if the above referenced driveway facilities are not constructed within six (6) months from the issuance date of this permit.
11. The Grantee will contact the Court's representative _____ at telephone number (325) _____ at least twenty-four (24) hours prior to beginning construction which is authorized by this permit.

DATE OF ISSUANCE: July 22, 2024

ROAD ADMINISTRATOR: [Signature]

The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction of an access driveway on the County road right-of-way.

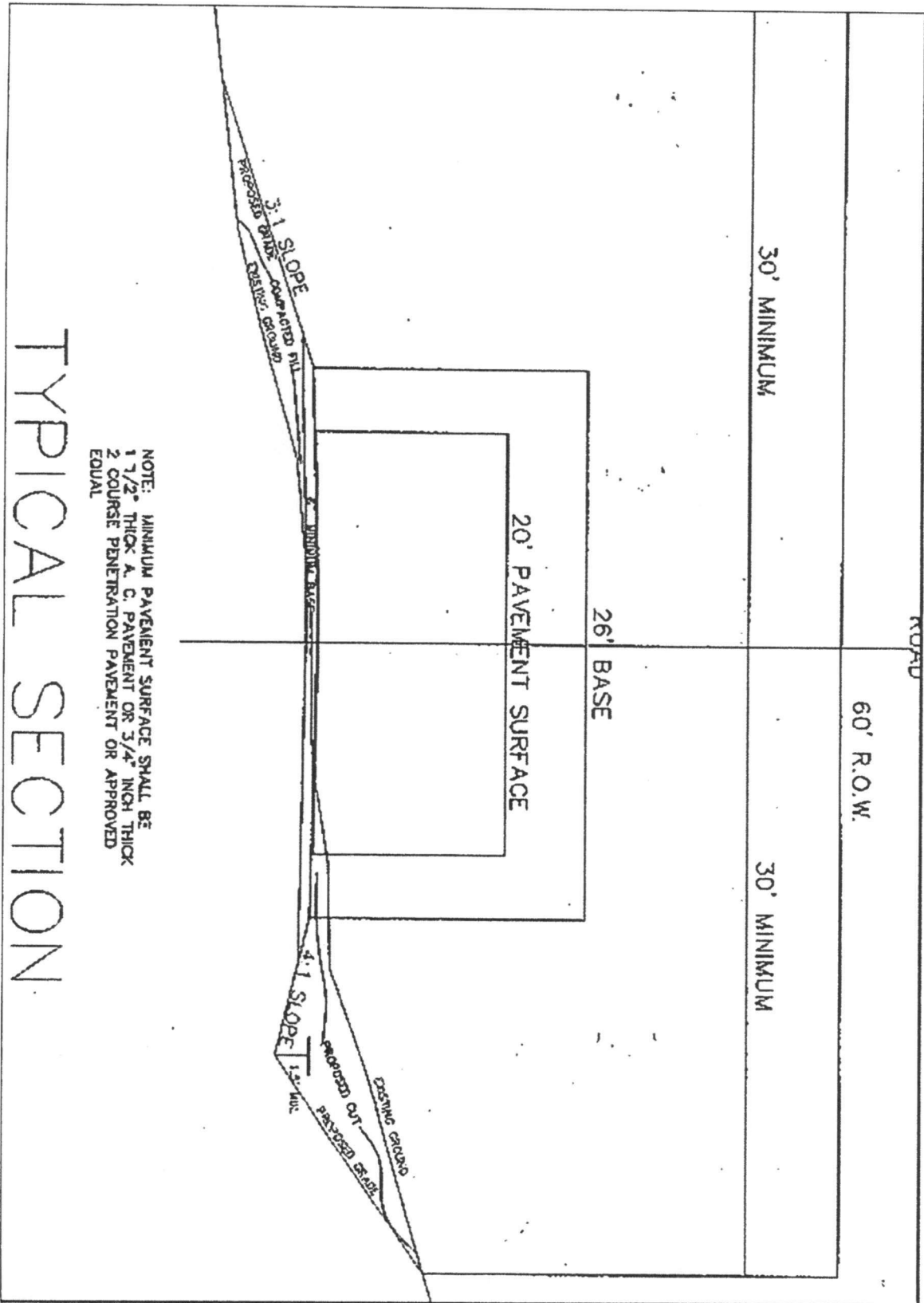
PRINTED NAME: Abel Narezo

SIGNATURE: [Signature]

DATE: 7-10-24

SKETCH OF INSTALLATION

Please refer to the final construction plans dated 2024-06-20 for the four (4) proposed driveway locations on County Line Road.



Appendix P

SUMMARY OF JACK COUNTY ROAD STANDARDS

Average Daily Traffic (one-way trips) **	0-1000	1001-2500	2501-5000	5001-15000
Functional Classification	Local Street	Minor Collector	Major Collector	Minor Arterial
Design Speed	25 mph	35 mph	45 mph	55 mph
Number of Lanes	2	2	2	4
ROW Width	60'	60'	70'	100'
Width of Traveled Way	20'	20'	28'	48'
Width of Shoulders	4'	5'	6'	8'
Minimum Centerline Radius	175'	375'	675'	975'
Minimum Tangent Length between Reverse Curves Or Compound Curves	75'	150'	300'	500'
Minimum Radius for Edge of Pavement At intersections	25'	25'	25'	25'
Intersecting Street Angle	80-100	80-100	80-100	80-100
Maximum Grade *	11%	10%	9%	8%
Minimum Street Centerline Offset at Adjacent Intersections	125'	125'	125'	125'
Minimum Stopping Sight Distance	175'	250'	350'	550'
Minimum Intersection Sight Distance	250'	350'	450'	550'
Steepest Ditch Fore Slope Grade	4:1	4:1	4:1	6:1
Flood Design (year event)	10	15	25	25

- Any deviation from these standards must be the subject of an approved variance. *
- Lots that are restricted by plat note to one single-family residence shall be presumed to generate 10 one-way trips per day. Average daily traffic for all other lots shall be determined by the precinct commissioner of their designee. Factors to consider are lot size, other plat restrictions and the potential for future development. **
- The entire side ditch shall be totally contained within the road right-of-way or a dedicated drainage easement. Guardrails shall be required wherever the ditch depth exceeds 8' from the edge of the shoulder to the bottom of the ditch on local streets, 6' from the edge of the shoulder to bottom of the ditch on minor collectors and 4' from the edge of the shoulder to the bottom of the ditch on all others larger than a minor collector.
- Any development generating more than 15000 average daily traffic counts will be designed according to TxDot standards.

February 26, 2024

J & A Home and Land, LLC, Owner/Developer
444 Wyndham Crest
Westworth Village, 76114

To Whom It May Concern,

This letter is written to inform you that Wise Electric Cooperative is the electric service provider for ABEL PLACE, BEING A 148.91 ACRE TRACT SITUATED IN THE H. MARTINEZ SURVEY, ABSTRACT NO. 282, JACK COUNTY, TEXAS. Any addition, removal, modification or relocation of existing electric distribution facilities owned by Wise Electric Cooperative will be subject to Cooperative policies and procedures. Any questions or comments may be forwarded to me at (940)627-2167.

Sincerely,

Chris Walsh

Chris Walsh
Operations-Engineering/Warehouse Manager

**Appendix S
Development Fees and Receipt**

The following are a list of development fees for Jack County. These fees are subject to change.

Plat without a designated floodplain: \$2000.00 + \$10.00 per lot

Plat in a designated floodplain: \$2500.00 + \$10.00 per lot

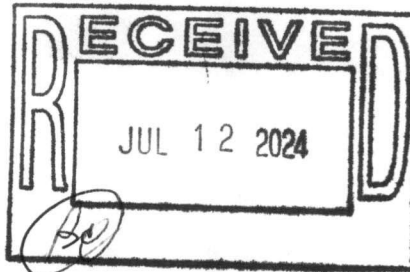
Final Plat: \$250.00

Total Development Fees due with Application:	\$ 250.00
Inspection Fees pursuant to Section 2.8.4	\$ 0.00
Total Fees due:	\$ 250.00

Receipt of Development and Inspection Fees:

On this date, the sum of \$ 250.00 was received and receipt given by the Treasurer of Jack County.


Jack County Treasurer



ORIGINAL DOCUMENT HAS SECURITY FEATURES INCLUDING PANOGRAPH, MICROPRINTED SIGNATURE LINE AND SECURITY PAPER

A&A MOBILE HOMES TRANSPORT
12125 JACKSBORO HWY
FORT WORTH, TX 76132

PINNACLE BANK
AZLE, TEXAS
88-351/1119

9468

PAY TO THE
ORDER OF

Jack County
Five Hundred Fifty Dollars \$ 250.00

DATE 7-10-24

DOLLARS

MEMO *Auto*

[Signature]
AUTHORIZED SIGNATURE

⑈009468⑈ ⑆11903517⑆3905910968⑈



Appendix K

CERTIFICATE OF COUNTY TAXES PAID

THE STATE OF TEXAS

§
§
§

COUNTY OF JACK

I, Janessa James, County ~~Tax Assessor/Collector~~ ^{Clerk}, of Jack County, Texas, do hereby certify that on the 12th day of July, A.D., 2024, that no taxes owed to Jack County are currently due and owing on the following tracts of land:

Identify all tracts or parcels within proposed subdivision:

See attached Tax Certificate

WITNESS MY HAND AND SEAL OF OFFICE this the 22nd day of July, A.D., 2024.

Janessa James
Jack COUNTY CLERK
JACK COUNTY, TEXAS

B.K. Umphress, COUNTY JUDGE
JACK COUNTY, TEXAS

TAX CERTIFICATE

Please remit payment to:
 Jack County Tax Office
 Sharon Robinson, PCC, CTOP
 100 N. Main Street, Ste 209
 Jacksboro, TX 76458
 Phone: (940)567-2352

Fee: 10.00
 Certificate Number: 53995

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 Section 33.48 are due on the described property for the following taxing unit(s):

Owner Interest: 1.000000
 Owner: R974607
 DSCI INCORPORATED
 1163 WALNUT CREEK DR
 SPRINGTOWN TX 76082

Parcel ID/Seq: 6041/1
 Account #: 20383-00020-00400-000000
 Legals: AB 383 H MARTIN

Suit: No
 Acres: 148.170
 Land Value: \$ 889020
 Pers Value: \$ 0
 Imp Value: \$ 0
 Ag/Timber: \$ 10670
 HS Code:
 Cat Code: D1
 MTG/Loan: -

Property 1602 COUNTY LINE RD
 Address: CHICO TX 76431
 MH Label:
 MH Serial:

Abst/Subdiv: 383
 Block: Lot:

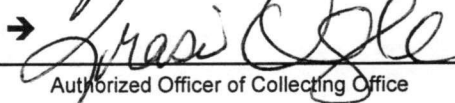
Year	Entity	Value	Original Tax	Tax Due	Discount	Penalty/ Interest	Total Due
2023	01 - JACK COUNTY	10,670	\$36.50	\$0.00	\$0.00	\$0.00	\$0.00
2023	31 - JACKSBORO I.S.D.	10,670	\$71.40	\$0.00	\$0.00	\$0.00	\$0.00
2023	31IS - JISD ISD I&S	10,670	\$49.08	\$0.00	\$0.00	\$0.00	\$0.00
2023	61 - JACK CO HOSPITAL DIST	10,670	\$30.76	\$0.00	\$0.00	\$0.00	\$0.00
2023	63 - JACK CO WCID #1	10,670	\$0.75	\$0.00	\$0.00	\$0.00	\$0.00
2023	65 - JACK COUNTY SPECIAL	10,670	\$9.69	\$0.00	\$0.00	\$0.00	\$0.00
Totals:			\$198.18	\$0.00	\$0.00	\$0.00	\$0.00

Parcel Total: \$198.18 \$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
01	\$36.50	\$0.00	2.56	\$0.01	\$39.07		538045449	02/26/2024
31	\$71.40	\$0.00	5.00	\$0.00	\$76.40		538045449	02/26/2024
31IS	\$49.08	\$0.00	3.44	\$0.00	\$52.52		538045449	02/26/2024
61	\$30.76	\$0.00	2.15	\$0.00	\$32.91		538045449	02/26/2024
63	\$0.75	\$0.00	0.05	\$0.00	\$0.80		538045449	02/26/2024
65	\$9.69	\$0.00	0.68	\$0.00	\$10.37		538045449	02/26/2024
\$198.18		\$0.00	\$13.88	\$0.01	\$212.07			

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)].

sign here → 
 Authorized Officer of Collecting Office

07/12/2024

Date of Tax Certificate

Issued By: Front Counter

Issued To: BHB

Issued Date: 7/12/2024 10:13:41AM

DPIYRMO: 202407



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 taxing unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the taxing 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 of collusion is void.

Appendix D

CERTIFICATE OF COUNTY APPROVAL OF PLAT AND RECORDING

THE STATE OF TEXAS

§

COUNTY OF JACK

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I, Janesa James County Clerk of Jack County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 22nd day of July, 2024, at 3:30 o'clock p.m., and duly recorded on the 22nd day of July, A.D., 2024, at 3:30 o'clock p.m., in the Real Property Records of Jack County, Texas in Volume A, Page 27.
Cabinet

WITNESS MY HAND AND SEAL OF OFFICE this the 22nd day of July, A.D., 2024.

Janesa James
COUNTY CLERK
JACK COUNTY, TEXAS