



SQUARE FOOTAGE DISCLAIMER

PROPERTY ADDRESS 1355 Cr 304 Dublin Tx 76446

ESTIMATED SQUARE FOOTAGE 1843

SOURCE OF ESTIMATE Builder

The undersigned acknowledge receipt of the square footage estimation and its source, and further acknowledge that neither the listing real estate broker or agent nor the agent/broker representing buyer(s) have created or otherwise originated the square footage estimate. All parties who are signatories to this disclaimer are recommended to have a third party verify the square footage of the property in the event a concern about the accuracy or value exists.

This disclaimer is being executed in advance of the negotiation and execution of a contract for the sale and purchase, and will become an exhibit to any contract executed by the parties.

DocuSigned by:		05/28/2024		
	<small>OFFER 73CABA41486</small>			
SELLER	Shawn Felton	DATE	BUYER	DATE

DocuSigned by:		05/28/2024		
SELLER	Scott Meeks	DATE	BUYER	DATE

	05/28/2024			
LISTING AGENT	Sam Byrd	DATE	SELLING AGENT	DATE

CLARK REAL ESTATE GROUP





UNIMPROVED LAND SELLER'S DISCLOSURE

FOR THE PURPOSE OF PROPOSED OFFERS FOR THE UNIMPROVED PROPERTY LOCATED AT:

1355 Cr 304 Dublin Tx 76446

(Property Address)

SELLER is is not aware of any flooding of the Property which has had a material adverse effect on the use of the Property.

SELLER is is not aware of any pending or threatened litigation, condemnation, or special assessment affecting the Property.

SELLER is is not aware of any environmental hazards that materially and adversely affect the Property.

SELLER is is not aware of any dumpsite, landfill, or underground tanks or containers now or previously located on the Property.

SELLER is is not aware of any wetlands, as defined by federal or state law or regulating affecting the Property.

SELLER is is not aware of any threatened or endangered species or their habitat affecting the Property.

SELLER is is not aware that the Property is located wholly partly in a floodplain,

SELLER is is not aware that a tree or trees located on the Property has oak wilt.

SELLER has or is aware of the following leases: ground, mineral, oil & gas,

fixture, or tenant. Seller is not a party or aware of any leases associated with the Property.

If SELLER is aware of any of the items above, please explain:

SELLER NAME: Shawn Felton

SELLER NAME: Scott Meeks

DocuSigned by:

A0FF73EABA41486...
Signature Date 05/28/2024

DocuSigned by:

51685074750E4C6...
Signature Date 05/28/2024



INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT 1355 County Road 304
Dublin, Tx 76446

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown

- (2) Type of Distribution System: _____ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____ Unknown

- (4) Installer: SEE ATTACHED APPROVAL Unknown
- (5) Approximate Age: _____ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? Yes No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard" on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? _____
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? Yes No
If yes, explain: _____

- (4) Does Seller have manufacturer or warranty information available for review? Yes No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
 planning materials permit for original installation final inspection when OSSF was installed
 maintenance contract manufacturer information warranty information _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

DS DS
SPSM

(TXR-1407) 1-7-04 Initialed for Identification by Buyer _____, _____ and Seller _____ Page 1 of 2

1355 County Road 304

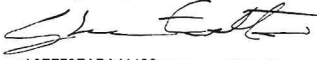
Information about On-Site Sewer Facility concerning _____

Dublin, Tx 76446


D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

DocuSigned by:


80FF73E7BA41486
 Signature of Seller
Shawn Felton
 Date 5/30/2024

DocuSigned by:


8183B746750E4CE
 Signature of Seller
Scott Meeks
 Date 5/31/2024

Receipt acknowledged by:

 Signature of Buyer Date

 Signature of Buyer Date



ERATH COUNTY ENVIRONMENTAL DEPARTMENT
Protecting Texas by Reducing and Preventing Pollution

**NOTICE OF APPROVAL
OF
ON-SITE SEWAGE FACILITY**

PERMIT # 024-76

Property Owner Shawn Felton

Mailing Address 5550 CR 299 Dublin TX 76446

Property Location 1355 CR 304 Dublin TX 764446

Erath County, Texas

This serves to notify all persons that the on-site sewage facility owned by the above has satisfied design, construction, and installation requirements of the Texas Commission on Environmental Quality (TCEQ). This TCEQ on-Site Sewage Facility Permit is issued for the operation of the above-identified on-site sewage facility.

ANY MODIFICATIONS TO THE STRUCTURE, SYSTEM COMPONENTS, OR CHANGES OF OWNERSHIP MAY REQUIRE A NEW PERMIT. The owner must notify this office of the aforementioned changes.

ADDITIONAL INFORMATION:

Austin Eason
INSPECTOR

OS 30332
INSPECTOR'S LICENSE NUMBER

4-22-24
DATE



**ERATH COUNTY
ON-SITE SEWAGE FACILITY PROGRAM
INSTALLATION INVESTIGATION REPORT
STANDARD SYSTEM**

Page 1 of 2

DATE 4-22-24

Property owner	Shawn Felton	Permit Number	024-76
Region Number	4	Installer Name & License Number	Carl Fan 2670
Investigator	Austin Gibson	Site Evaluator Name & License Number	Thomas Kohl 11000
Designer Name & License (P.E or R.S.)	Thomas Kohl 2908		

All "No" Answers Require Comment

I. SITE AND SOIL CONDITIONS & SET BACK DISTANCES	Y	N
Site and Soil Conditions Consistent with Submitted Planning Materials §285.30 & §285.31	✓	
Setback Distances Meet Minimum Standards §285.30(b)(4), §285.31(d) & §285.91(10)	✓	
II. SEWER PIPE	Y	N
Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch 40 SDR 26) §285.32(a)(1)	4" ✓	
Slope from the Sewer to the Tank at least 1/8 Inch Per Foot §258.32(a)(3)	✓	
Two Way Sanitary-Type Clean Out Properly Installed (Add. C/O Every 100' &/or 90°bends) §285.32(a)(5)	✓	

III. SEPTIC TANK	Y	N
Septic Tank(s) meet minimum requirements (tank volume; water tight seal inlet and outlet devices; baffles and series tanks; inspection and clean-out ports; design and construction materials ASTM C 1227 Standards; risers and installation of tanks) §285.32(b)(1)(A)-(F)	✓	
Tank Volume Required <u>1000</u> Gallons		
Tank Volume Installed <u>1000</u> Gallons		
Material of Tank Installed <u>Concrete</u>		
Manufacturer of Tank <u>Tim</u>		
Inlet Flow-line Greater than 3" and "T" Provided on Inlet and Outlet §285.32 (b)(1)(B)	✓	
If Single Tank, are 2 Compartments Provided with Baffle §285.32(b)(1)(C)(i)	✓	
Inspection/Clean-Out Port & Risers Provided on Tanks Above Inlet and Outlet. Risers Must be at Least 2" Above Final Grade §285.32(b)(1)(D)	✓	
Tank(s) Water Tight §285.32(b)(1)(E)	✓	
Tank(s) Clearly Marked <u>9384</u> §285.32(b)(1)(E)(iv)	✓	
Outlet Liquid Penetration 25% to 50% Total Liquid Depth at least 30" §285.32(b)(1)(A) & §285.32(b)(1)(C)(ii)	✓	
Greater than 1/2 of Total Volume in Primary Tank or Compartment (1/3 for Tank 3) §285.32(b)(1)(C)(ii)	✓	
Minimum 12" drop from the outlet pipe to the bottom of the disposal area §285.32(b)(1)(F)	✓	



**ERATH COUNTY
ON-SITE SEWAGE FACILITY PROGRAM
INSTALLATION INVESTIGATION REPORT
STANDARD SYSTEM**

Page 2 of 2

Property Owner	Shawn Felton	Permit Number	024-76
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IV. DRAINFIELD		CRITERIA FOR EFFLUENT DISPOSAL SYSTEM		§285.33(b)		
Absorptive Drain-Line	3" PVC	4" PVC	N/A	Gravel-less Pipe	8" 10" N/A	
Leaching Chambers	36-3x5'			Manufacturer	INF	
AREA REQUIRED				AREA INSTALLED		
Standard	285.33(b)(1)(A)(vii)			Standard	285.33(b)(1)(A)(vii)	
Gravel-less	§285.33(c)(1)(C)			Gravel-less	285.33(c)(1)(C)	
Leaching Chambers	§285.33(c)(2)(A)(i)or(ii)		1500ft ²	Leaching Chambers	§285.33(c)(2)(A)(i)or(ii)	900ft ²
Excavation Width	§285.33(b)(1)(A)(iv)		3ft	Excavation Depth	§285.33(b)(1)(A)(i)or(ii)	36"
Excavation Separation	§285.33(b)(1)(A)(iii)		6ft	Multiple Excavations	§285.33(b)(1)(A)(iii)	2
Depth of Porous Media	§285.33(b)(1)(D)		5ft	Type of Porous Media	§285.33(b)(1)(B)(i-ii)	III
						Y N
Level to within 1" per 25 ft.				§285.33(b)(1)(A)(v) & §285.33(c)(1)(B)		✓
Chambers – Open End Plates with Splash Plate, Inspection Port & Closed End Plates in Place (per manufactures specs.)				§285.33(b)(1)(D)		✓
Pipe and Gravel – Geotextile Fabric in Place				Chambers §285.33(b)(1)(E)		✓
Gravel-less Pipe – Couplings, End Caps, Off-Set Connectors, and Filter Wrap in Place				§285.33(c)(1)(B)		
Gravel-less Pipe – Inspection Port in Place				§285.33(c)(1)(B)		

COMMENTS:

Signature of County

Inspector Austin Gibson **Date** 4-22-24

Inspector's License Number 0534332

**ERATH COUNTY
ON-SITE SEWAGE FACILITY PROGRAM**

Protecting Texas by Reducing and Preventing Pollution

AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY

Application Number 024-76 TCEQ Region Number 4
Property Owner: Shawn Felton
Mailing Address: 5550 CR 299 Dublin Tx 76006
Property Location: 1355 CR 304 Dublin Tx 76006

Erath County, Texas

This servers to notify all persons that an on-site sewage facility application, related technical data, and the appropriate fee have been received by the Erath Environmental Department from the property owner. This application has been reviewed for technical and administrative consideration against the standards established by the Texas Commission on Environmental Quality (TCEQ). Authorization is hereby granted for the construction as shown on the submitted plans and is based on the information provided in the application. Any alterations to the approved planning materials will require approval by the Erath County Inspector prior to installation.

You or your installer must contact the Erath County Environmental Department **Five (5) Working Days Prior** to completion to schedule the required facility inspection. **If a final inspection has not been performed within one year of issue, a new application and fee will be required.**

Comments: _____

Austin Gibson OS 30332 4-11-24
Signature of County Inspector Inspector's License Number Date

New Installation

Modification

Erath County Environmental Department

APPLICATION FOR ON-SITE SEWAGE FACILITY

04-Fort Worth (TCEQ Regional Number)

COUNTY OF INSTALLATION—ERATH

Office Use Only

024-76
Application No.

4-11-24
Date

\$250.00
Amount

1. Property Owner's Name: Shawn Felton - Scott Meeks
2. Permanent Mailing Address: 5550 CR 299 Dublin TX 76446
3. Daytime Telephone No.: (504) 967-4840
4. Site Address: 1355 CR 304 Dublin TX 76446
5. Legal Description: A0753 Thomas William R 25860

Installer can get the legal description from the Erath County Clerk, but will need to know the following information Before filling: How many acres? 27 acres.

When did you purchase the property? _____

Whom did you purchase it from? _____

6. Source of Water: Private Well Public Water Supply: _____

7. Single Family Residence: No. of Bedrooms: 3 Living Area (ft²): 2000 (Name of Supplier)

8. Commercial / Institutional Type (including multi-family residences): _____
No. of Employees / Occupants / Units: _____ Days Occupied Per Week: _____

9. Site Evaluator: Thomas Kell Certification No.: 11,800

10. Designer: Thomas Kell License No. (PE or RS): 2908

Phone Number: (817) 739-4234

11. Installer: Carl Fain Registration No.: 052670

Phone Number: (504) 485-3693

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby given to the Erath County Environmental Department to enter upon the above described property for the purpose of lot evaluation and inspection of on-site sewage facility and that a permit to operate the facility will be granted following successful inspection of the installed systems which indicates that the system was installed in compliance with this commission's On-Site Sewage Facility Rules, TAC 30, Chapter 285.

12. Shawn Felton
(Signature of Owner)

4-9-24
(Date)



ERATH COUNTY ON-SITE SEWAGE FACILITY PROGRAM TECHNICAL INFORMATION FOR PERMIT



APPLICATION # 024-76

**DO NOT BEGIN CONSTRUCTION PRIOR TO APPLICATION APPROVAL.
UNAUTHORIZED CONSTRUCTION CAN RESULT IN CIVIL AND OR ADMINISTRATIVE
PENALTIES**

OWNER'S NAME: MEEKS SCOTT & SHAWN FELTON COUNTY: ERATH

Installation Site Address: 1355 CR 304 Dublin TX 76444

Professional design required? Yes No If yes, professional design attached: Yes No

I. SEWER (House Drain):

Type and Size of Pipe: 3" SCH 40 PVC Slope of Sewer Pipe: 1/8" / FT

II. DAILY WASTEWATER USAGE RATE: Q = 300 (gallons/day)

Water Saving Devices: Yes No

III. TREATMENT UNIT: SEPTIC TANK AEROBIC UNIT

• Tank Dimensions: 7'x6.3'x48" • Liquid Depth (Bottom of Tank to Outlet) 35"

• Size Required: 1,000 gallons • Size Proposed: 1,000 gallons

• Manufacturer: TIMS • Material/Model: CONCRETE

• Pretreatment Tank: Yes - Size: _____ gallons No N/A

Other: _____

(Please attach description)

IV. DISPOSAL SYSTEM:

Type: 3X5' LEACHING CHAMBERS

• Area Required: 1,500' • Area Proposed: 900'

V. ADDITIONAL INFORMATION:

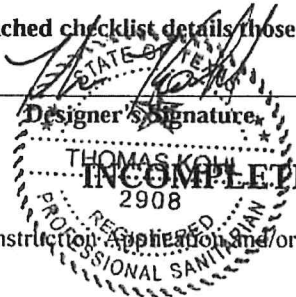
(NOTE - This information must be attached for review to be completed.)

A. Soil/Site Evaluation

B. Planning Materials

The attached checklist details those items that must be addressed under each of these categories.

 Designer's Signature License No. RS 2908 Date 4/9/2024



INCOMPLETE FORMS WILL NOT BE ACCEPTED

New Construction, Application and/or Modification

Thomas Kohl
5207 Brown Court
Tolar TX, 76476

Date: 4/9/2024

For: MEEKS SCOTT & SHAWN FELTON

Address: 1355 CR 304 *Dublin TX 76446*

Erath County

CONVENTIONAL TRENCH WITH 36" X 60" LEACHING CHAMBERS

The following information will serve as documentation for the installation of a conventional trench system using leaching chambers.

3 Bedroom, 2,000 sq ft

Q= 300 Standard Water Rate: 40% Reduction

Estimated Flow:	300 gpd
Soil type:	III
Loading Rate:	.2 gpd/sq.ft.
Area Required Before Reduction:	1,500 sq. ft. $300/.2=$
Area Designed After Reduction:	900 sq. ft. $=1,500-40%=900$ (180 lf or 36 Panels)
Septic Tank Size:	1,000 gl

Thomas Kohl: RS 2908



SITE / SOIL EVALUATION

For: MEEKS SCOTT & SHAWN FELTON	Date: 4/9/2024
Site: 1355 CR 304 <i>Dublin TX 76446</i>	County: ERATH

SUITABLE FOR CONVENTIONAL SEPTIC	YES
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TRENCH DEPTH 18- 36"


TEST #1

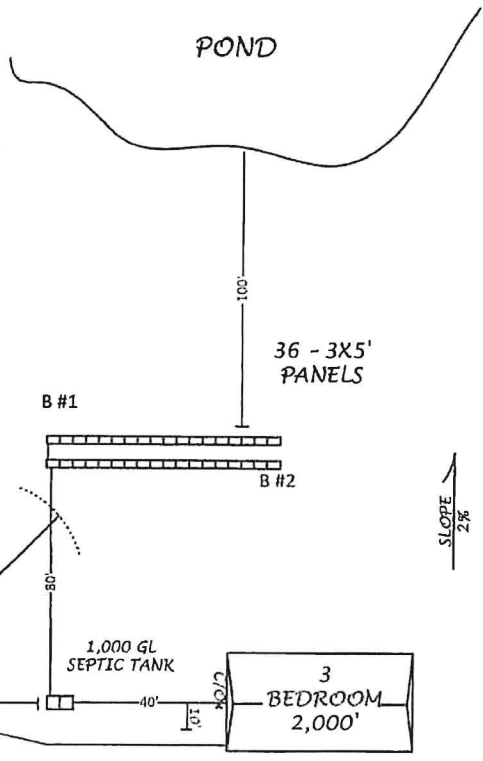
DEPTH	TEXTURAL CLASS	MOTTLES/WATER TABLE	RESTRICTIVE HORIZION	SUITABILITY
0-40"	CLASS II BROWN SAND LOAM	NO	NO	SUITABLE
40-60"	CLASS III TAN SILTY CLAY LOAM	NO	NO	SUITABLE

TEST #2

DEPTH	TEXTURAL CLASS	MOTTLES/WATER TABLE	RESTRICTIVE HORIZION	SUITABILITY
0-35"	CLASS II BROWN SAND LOAM	NO	NO	SUITABLE
35-60"	CLASS III TAN SILTY CLAY LOAM	NO	NO	SUITABLE

PRESENCE OF HUNDRED YEAR FLOOD PLAIN	NO
PRESENCE OF UPPER WATER SHED	YES
PRESENCE OF POND, STREAMS, WATER IMPOUNDS	NO
PRESENCE OF WATER WELL	YES

ATTESTED BY:	<i>Thomas Kohl</i>	
THOMAS KOHL RS	5207 BROWN COURT	TOLAR TX 76476
OS 11000		



CLOSEST PROPERTY LINE



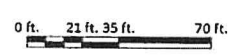
1,000' TO CR 304

TREE LINE



Property ID: R25860
Legal Acreage: 27.00

Legal Description: A0753 THOMAS WILLIAM;
(YARBOROUGH FARMS LOT 14 & 15)



THOMAS KOHL RS 2908	
1355 CR 304	4/9/2024

Property Details

Account

Property ID: R000025860 **Geographic ID:** R.0753.00430.00.0

Type: Real **Zoning:**

Property Use: **Condo:**

Location

Situs Address: CR304

Map ID: 17-14-1 **Mapsco:**

Legal Description: Acres 27.000, A0753 THOMAS WILLIAM; (YARBOROUGH FARMS LOT 14 & 15)

Abstract/Subdivision:

Owner

Name: MEEKS SCOTT & SHAWN FELTON

Agent:

Mailing Address: 4833 TORTUGA TRL
WICHITA FALLS, TX 76309

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$270,000 (+)
Market Value:	\$270,000 (=)
Agricultural Value Loss: ⓘ	\$266,980 (-)

Appraised Value: \$270,000 (=)

Homestead Cap Loss: ② \$0 (-)

Assessed Value: \$3,020

Ag Use Value: \$3,020

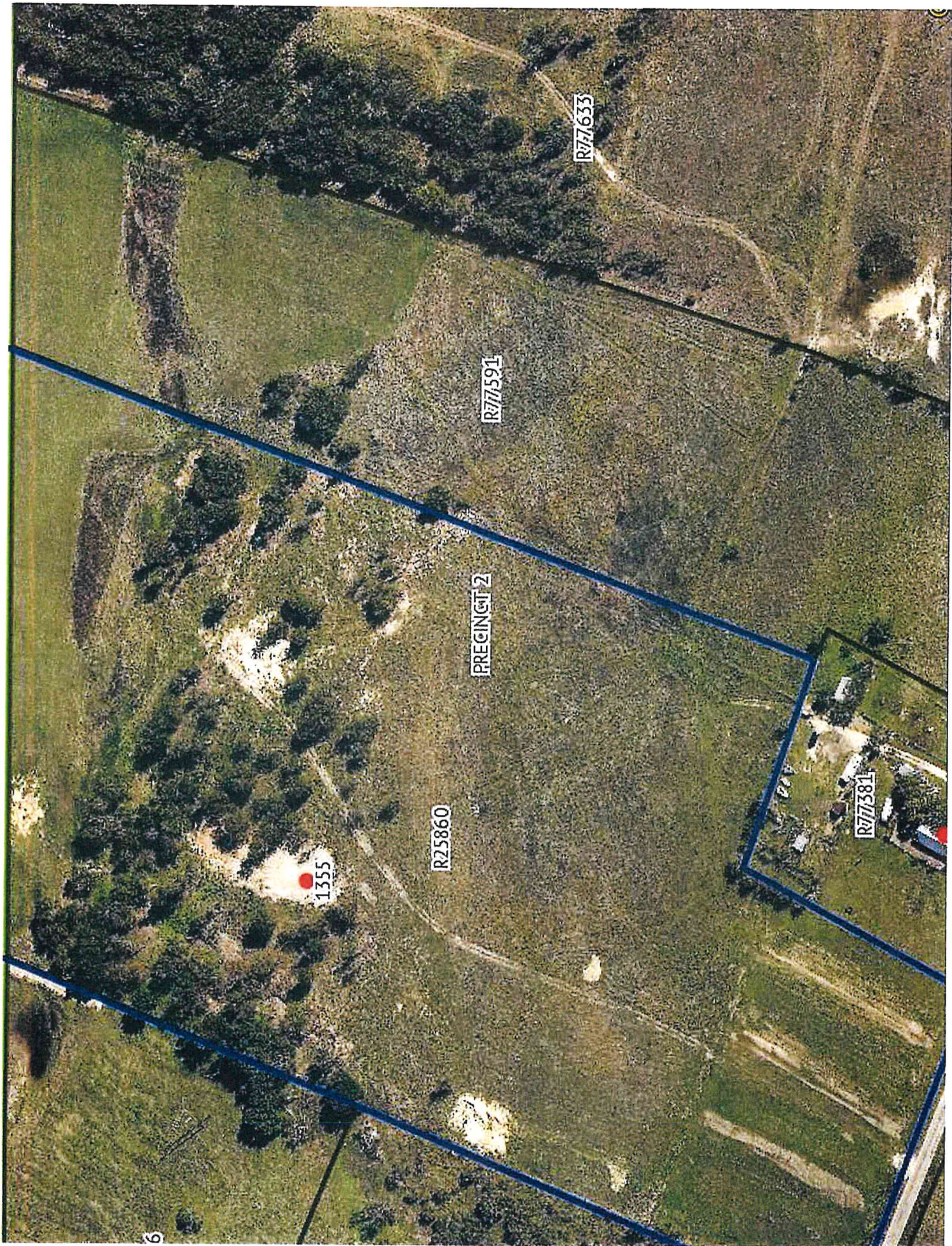
VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: MEEKS SCOTT & SHAWN FELTON **%Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value
072	ERATH COUNTY	\$270,000	\$3,020
902	DUBLIN ISD	\$270,000	\$3,020
MTD	MIDDLE TRINITY WATER	\$270,000	\$3,020
RER	ERATH ROAD & BRIDGE	\$270,000	\$3,020



R77633

R77591

PRECINCT 2

R25860

1355

R77381

AREA SCHEDULE:

ITEM	DESCRIPTION	QUANTITY	UNIT
1	FOUNDATION	1	SQ. FT.
2	FLOORING	1	SQ. FT.
3	PAINT	1	SQ. FT.
4	CEILING	1	SQ. FT.
5	WALLS	1	SQ. FT.
6	ROOFING	1	SQ. FT.
7	MECHANICAL	1	SQ. FT.
8	ELECTRICAL	1	SQ. FT.
9	PLUMBING	1	SQ. FT.
10	INSULATION	1	SQ. FT.
11	GLASS	1	SQ. FT.
12	IRONING BOARD	1	SQ. FT.
13	SCREEN DOOR	1	SQ. FT.
14	SCREEN DOOR	1	SQ. FT.
15	SCREEN DOOR	1	SQ. FT.
16	SCREEN DOOR	1	SQ. FT.
17	SCREEN DOOR	1	SQ. FT.
18	SCREEN DOOR	1	SQ. FT.
19	SCREEN DOOR	1	SQ. FT.
20	SCREEN DOOR	1	SQ. FT.

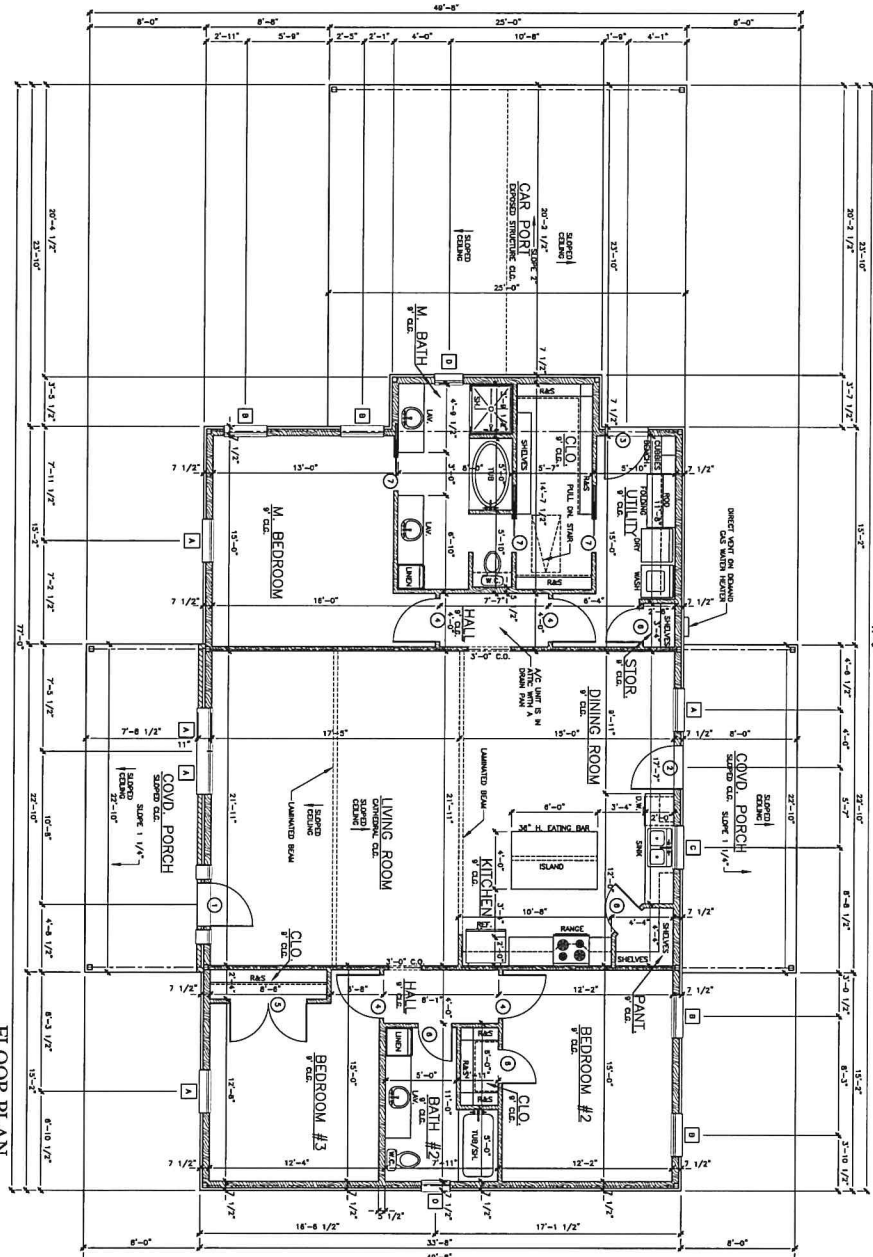
WINDOW SCHEDULE:

NO.	SIZE	OPERATION	GLAZING	FRAME
1	3'-0" X 6'-0"	SHIELD GLASS	LOW E INSULATED	ALUM. THERMAL BREAK
2	3'-0" X 5'-0"	SHIELD GLASS	LOW E INSULATED	ALUM. THERMAL BREAK
3	3'-0" X 5'-0"	SHIELD GLASS	LOW E INSULATED	ALUM. THERMAL BREAK
4	3'-0" X 3'-0"	SHIELD GLASS	LOW E INSULATED	ALUM. THERMAL BREAK
5	3'-0" X 3'-0"	SHIELD GLASS	LOW E INSULATED	ALUM. THERMAL BREAK
6	3'-0" X 3'-0"	SHIELD GLASS	LOW E INSULATED	ALUM. THERMAL BREAK
7	3'-0" X 3'-0"	SHIELD GLASS	LOW E INSULATED	ALUM. THERMAL BREAK
8	3'-0" X 3'-0"	SHIELD GLASS	LOW E INSULATED	ALUM. THERMAL BREAK
9	3'-0" X 3'-0"	SHIELD GLASS	LOW E INSULATED	ALUM. THERMAL BREAK
10	3'-0" X 3'-0"	SHIELD GLASS	LOW E INSULATED	ALUM. THERMAL BREAK

DOOR SCHEDULE:

NO.	DOOR SIZE	DOOR DESCRIPTION
1	3'-0" X 8'-0"	ENTRY DOOR W/ DOOR LITE
2	3'-0" X 6'-0"	PULL GLASS DOOR
3	3'-0" X 6'-0"	1/2" GLASS DOOR
4	3'-0" X 6'-0"	HIDDEN DOOR
5	3'-0" X 6'-0"	HIDDEN DOOR
6	3'-0" X 6'-0"	HIDDEN DOOR
7	3'-0" X 6'-0"	HIDDEN DOOR
8	3'-0" X 6'-0"	HIDDEN DOOR
9	3'-0" X 6'-0"	HIDDEN DOOR
10	3'-0" X 6'-0"	HIDDEN DOOR

- GENERAL NOTES:**
1. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE.
 2. STRUCTURES ARE TO BE CONSTRUCTED OF STEEL, CONCRETE OR MASONRY.
 3. THE TYPE AND SIZE OF MATERIALS TO BE USED SHALL BE AS SELECTED BY OWNER, THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE.
 4. ALL WALLS SHALL BE 1/2" CEMENT BOARD FINISH OVER SHEATHING.
 5. THE INSULATION FOR THE WALLS SHALL BE AS SELECTED BY OWNER, THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE.
 6. CEILING INSULATION SHALL BE AS SELECTED BY OWNER, THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE.
 7. CEILING INSULATION SHALL BE AS SELECTED BY OWNER, THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE.
 8. ALL CEILING AND ROOFING SHALL BE AS SELECTED BY OWNER, THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE.
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 17. ROOFING SHALL BE AS SELECTED BY OWNER, THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE.
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SHEET NO. **A-1**
 JOB NUMBER: **23R24**
 DRAWN BY: **J.G.B.**
 START DATE: **5/26/23**
 REVISED: **6/17/23**

DRAWINGS THIS SHEET:
 FLOOR PLAN
 SCHEDULES
 NOTES

JOHN G. BEVERLY ARCHITECT
 P.O. BOX 1990
 (254) 968-4211 O. (254) 396-9999 M.
 STEPHENVILLE, TEXAS 76401
 jgb@jgbsarch.com

A SPEC HOME DESIGNED FOR
PACK & FELTON
 DUBLIN, TEXAS



 Map

Property Details

Account

Property ID: R000025860 **Geographic ID:** R.0753.00430.00.0

Type: Real **Zoning:**

Property Use: **Condo:**

Location

Situs Address: 1355 CR304

Map ID: 17-14-1 **Mapsco:**

Legal Description: Acres 27.000, A0753 THOMAS WILLIAM; (YARBOROUGH FARMS LOT 14 & 15)

Abstract/Subdivision:

Owner

Name: MEEKS SCOTT & SHAWN FELTON

Agent:

Mailing Address: 5550 CR299
DUBLIN, TX 76446

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$351,000 (+)
Market Value:	\$351,000 (=)
Agricultural Value Loss: ⓘ	\$346,790 (-)
Appraised Value:	\$351,000 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$4,210
Ag Use Value:	\$4,210

VALUES DISPLAYED ARE 2024 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: MEEKS SCOTT & SHAWN FELTON **%Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value
072	ERATH COUNTY	\$351,000	\$4,210
902	DUBLIN ISD	\$351,000	\$4,210
MTD	MIDDLE TRINITY WATER	\$351,000	\$4,210
RER	ERATH ROAD & BRIDGE	\$351,000	\$4,210

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
SAW		27.0000	1,176,120.00	0.00	0.00	\$351,000	\$4,212

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$351,000	\$4,210	\$351,000	\$0	\$4,210
2023	\$0	\$270,000	\$3,020	\$270,000	\$0	\$3,020
2022	\$0	\$216,250	\$3,440	\$216,250	\$0	\$3,440
2021	\$33,390	\$535,040	\$18,030	\$568,430	\$0	\$67,420
2020	\$33,390	\$174,400	\$5,470	\$207,790	\$0	\$54,860
2019	\$28,690	\$174,400	\$5,730	\$203,090	\$0	\$50,420
2018	\$28,450	\$175,000	\$5,690	\$203,450	\$0	\$50,140
2017	\$28,170	\$146,200	\$5,420	\$174,370	\$0	\$49,590
2016	\$28,160	\$126,600	\$5,290	\$154,760	\$0	\$48,450
2015	\$27,610	\$126,600	\$5,290	\$154,210	\$0	\$47,900
2014	\$27,610	\$119,800	\$4,570	\$147,410	\$3,700	\$43,480

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
2/22/2023			ZZ & IC, LLC	MEEKS SCOTT & SHAWN FELTON			2023-01010
4/20/2021	LI		YARBOROUGH CHARMON G	ZZ & IC, LLC			2021-03064
9/21/2011			YARBOROUGH CHARMON G & GEORGE D MARTIN & LYLALEA	YARBOROUGH CHARMON G			2011-05332
9/21/2011			MARTIN FAMILY TRUST	YARBOROUGH CHARMON G & GEORGE D MARTIN & LYLALEA			2011-05329
5/23/2005			MARTIN FAMILY TRUST	MARTIN FAMILY TRUST	1223	1043	