APPROVED & UPDATED : May 20, 2026

REPLAT APPLICATION

REQUIREMENTS AND INSTRUCTIONS:

1. _____ Replat- acknowledged and notarized. Three copies. If you want additional copies file marked, you may submit those also. **Attach field notes.**
2. _____ Fee of $105.00 per Plat and $10.00 for each additional page.
3. _____ Attach Tax Certificates. (Tax Certificates are obtained from the Freestone County Tax Office; 305 W Commerce St. Fairfield, TX 75840)

****Attendance to Commissioners Court is mandatory for possible approval of Plat Application.****

****APPROVAL OF REPLAT APPLICATION IS CONTINGENT ON PAYING FILING FEES TO THE COUNTY CLERK'S OFFICE TO BE FILED ON RECORD*****

Application, replat maps, and other required paperwork must be submitted to this office before it is presented to the Freestone County Commissioners Court:

Freestone County Judge's Office
118 E Commerce St. Room #205
Fairfield, TX 75840

Signature: Michael Sanderson Vicki Sanderson

Printed Name: Michael Sanderson Vicki Sanderson

Date: 8/20/2026

Phone Number: 214-533-5428

Email Address: MSanderson@mkslawpllc.com

Please contact Commissioner of the precinct that the subdivision or property is located:

Pct. #1 – Andy Bonner	903-389-3709 or cell 903-391-9900
Pct. #2 – Will McSwane	254-739-3444 or cell 903-388-0519
Pct. #3 – Richard McGowan	903-389-5305 or cell 903-879-6138
Pct. #4 – Clyde Ridge	254-765-3888 or cell 254-625-1006

COMMISSIONERS COURT FREESTONE COUNTY, TEXAS

FILED FOR RECORD
At 9 ,o'clock A M

AUG 12 2026

RENEE GREGORY
Clerk County Court, Freestone County, Texas
By Renee Gregory

TAX CERTIFICATE

Please remit payment to:
Freestone County Tax Office
Daniel M. Ralstin
PO Box 257
Fairfield TX 75840
Phone: 903-389-2336

Fee: 10.00
Certificate Number: 25263

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: R47510
SANDERSON MICHAEL K & VICKI J
1900 MCKINNEY AVE APT 2302
DALLAS TX 75201 1727

Parcel ID/Seq: 49582/1
Account #: 63110-00087-00000-000000
Legals: THE WILDERNESS III
LOT 87

Suit:	No
Acres:	1.710
Land Value:	$ 281570
Pers Value:	$ 0
Imp Value:	$ 1472110
Ag/Timber:	$ 0
HS Code:	S
Cat Code:	A1
MTG/Loan:	-

Property Address: 140 LOOKOUT MOUNTAIN STREETMAN TX 75859
MH Label:
MH Serial:

Abst/Subdiv:
Block: Lot:

Year	Entity	Value	Original Tax	Tax Due	Discount	Penalty/ Interest	Total Due
2025	01 - COUNTY	1,389,504	$4,634.00	$0.00	$0.00	$0.00	$0.00
2025	31 - FISD M&O	1,258,145	$5,214.29	$0.00	$0.00	$0.00	$0.00
2025	31IS - FISD I&S	1,258,145	$3,145.36	$0.00	$0.00	$0.00	$0.00
2025	60 - FHOSP	1,444,504	$1,940.30	$0.00	$0.00	$0.00	$0.00
Totals:			$14,933.95	$0.00	$0.00	$0.00	**$0.00**
Parcel Total:			**$14,933.95**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

PAID HISTORY (CURRENT TAX YEAR) 2025

Jurisdiction	Tax	Discount	Penalty	Other Payment	Total Amount	Cod	Ref Number	Posting Date
01	$4,634.00	$0.00	0.00	$0.00	$4,634.00		142	01/12/2026
31	$5,214.29	$0.00	0.00	$0.00	$5,214.29		142	01/12/2026
31IS	$3,145.36	$0.00	0.00	$0.00	$3,145.36		142	01/12/2026
60	$1,940.30	$0.00	0.00	$0.00	$1,940.30		142	01/12/2026
	$14,933.95	**$0.00**	**$0.00**	**$0.00**	**$14,933.95**			

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 →

07/28/2026

Authorized Officer of Collecting Office

Date of Tax Certificate

FREESTONE COUNTY TEXAS • COLLECTOR • TAX ASSESSOR

Issued By: LORI BOSLEY

Issued To: MICHAEL K SANDERSON

Issued Date: 7/28/2026 3:24:33PM

DPIYRMO: 202607

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.

Freestone County Tax Office
Daniel M. Ralstin
PO Box 257
Fairfield TX 75840
903-389-2336

TAX RECEIPT PAID

This is a receipt. Do not pay.

PAID BY

MICHAEL SANDERSON

Property owner as of payment:
R9999999 - MISC FEES

Current Statement #: 0

Posting ID: 2907282026032806

Owner Interest: 1.000000 Agent:

Property Information	
Parcel ID/Sequence: 9999999/1 Account: 99999-99000-00000-000000 Category Code: Acres: 0.0000 MH Label Number: MH Serial Number:	Legal: X Situs:

Location Code: MC2 Jurs - 00

Year	Jurisdiction	Tax Rate	Tax Value	Payment Type	Base Tax	Dis/Pen/Other	Total Amount
2025	TAX CERTIFICATES	0.00000000	$0	Full Payment	$10.00	$0.00	$10.00
			2025 Year Totals:		$10.00	$0.00	$10.00
			Parcel 9999999 Totals:		$10.00	$0.00	$10.00
			Payment Ref Totals:		$10.00	$0.00	$10.00
			Grand Totals*:		$10.00	$0.00	$10.00

DPI Year/Month: 202607

Clerk: LORI **Payment Type:** Credit Card **Payment Ref No:** Certificate Misc Fee

Effective Payment Date: 07/28/2026 **Deposit Date:** 07/28/2026 **Drawer User/Number:** LORI -15 -1380

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