



Please Type or Print Information

This form shall be completed by the Property Owner or Applicant and submitted to the Subdivision Coordinator's Office along with the required number of copies of the respective plat, fees, and all other required information.

Type of Plat Submittal: \_\_\_\_\_ Final Plat X Revision \_\_\_\_\_ Cancellation \_\_\_\_\_

Proposed Name of Subdivision: Tarrant Creek Estates

Applicant/Property Owner's Name: Edward A. Drummond et ux Jane

Mailing Address: 903 Leonard St.

City: Hot Springs State: Ark. Zip: 71913

Telephone No.: 214-796-4353 Fax No.: \_\_\_\_\_

Surveyor/Engineer's Name: John Cooper

Company: Cooper Land Surveying, Inc.

Address: 3914 Texas Highway 11-W

City: Sul. Springs State: TX Zip: 75482

Telephone No.: 903-439-1218 Fax No.: 903-438-9035

Total Acreage of Development: \_\_\_\_\_ Total Number of Lots: 2

Physical Location of Property: 3.89 miles NE from SS

Legal Description of Property: 1.818 Ac - A.B. Hudson S.V.P. #424

Intended Use of Lots : (Check all those that apply)

X Residential (Single Family) \_\_\_\_\_ Residential (Multi-family)

\_\_\_\_\_ Other \_\_\_\_\_  
(please specify)

Property Located Within City ETJ: \_\_\_\_\_ Yes X No

If Yes, Name of City: \_\_\_\_\_

Water Supply: \_\_\_\_\_ Electric Service: \_\_\_\_\_

Sewage Disposal: \_\_\_\_\_ Gas Service: \_\_\_\_\_

REASON FOR REVISION: Reduce lot size due to conveyance of approximately 10 feet off adjoining lot.

Note: The submission of plans/drawings, calculations, etc., along with this application makes such items public record, and the Applicant understands that they may be viewed and/or reproduced (copied) by the general public.

ACCT # 60-0424-100-008-00  
 DATE 09/03/2015  
 SR



**TAX CERTIFICATE**

PAGE

**HOPKINS COUNTY TAX OFFICE**  
 PO BOX 481  
 SULPHUR SPRINGS, TX 75483  
 (903) 438-4063

026

225  
 Card# 141897  
 FEE 10.00

Property Description  
 ABST: 424, SUBD: TARRANT CREEK ESTATE, LOT: 8

|       |         |           |         |
|-------|---------|-----------|---------|
| TOWN  | -       | LOCATION- | CR 3646 |
| ACRES | - 1.823 |           |         |

Values

|                     |       |                   |       |
|---------------------|-------|-------------------|-------|
| LAND MKT VALUE      | 8,530 | IMPR/PERS MKT VAL |       |
| LAND AGR VALUE      |       | MKT. BEFORE EXEMP | 8,530 |
| EXEMPTIONS GRANTED: | NONE  | LIMITED TXBL. VAL |       |

DRUMMOND EDWARD A & JANE W  
 903 LEONARD ST

HOT SPRINGS AR 71913

hereby certify and otherwise guarantee that the tax levies, penalties, and attorney fees due in the current month for the above described property are as listed below.

| TAXES 2014                | LEVY  | P&I               | ATTY FEES | AMT DUE |
|---------------------------|-------|-------------------|-----------|---------|
|                           | .00   | .00               | .00       | .00     |
|                           | ----- | -----             | -----     | -----   |
|                           | .00   | .00               | .00       | .00     |
|                           |       |                   |           | =====   |
|                           |       |                   |           | .00     |
| ACCT # 60-0424-100-008-00 |       | TOTAL DUE 09/2015 |           | .00     |
|                           |       | TOTAL DUE 10/2015 |           | .00     |

**BREAKDOWN OF TAX DUE BY JURISDICTION**

| JURISDICTION      | LEVY | P&I | ATT FEES | TOTAL |
|-------------------|------|-----|----------|-------|
| COUNTY            | .00  | .00 | .00      | .00   |
| HOSPITAL          | .00  | .00 | .00      | .00   |
| NORTH HOPKINS ISD | .00  | .00 | .00      | .00   |

(CERTIFICATE MAY NOT INCLUDE ALL TAXING JURISDICTIONS)

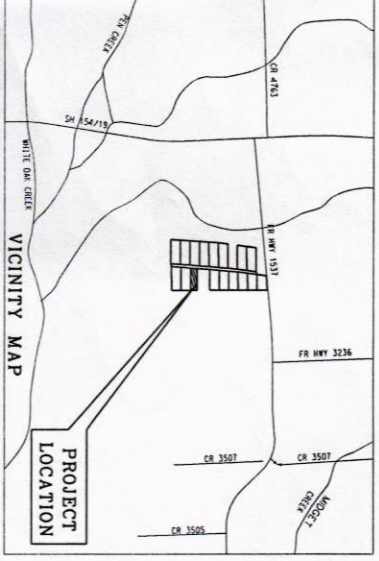
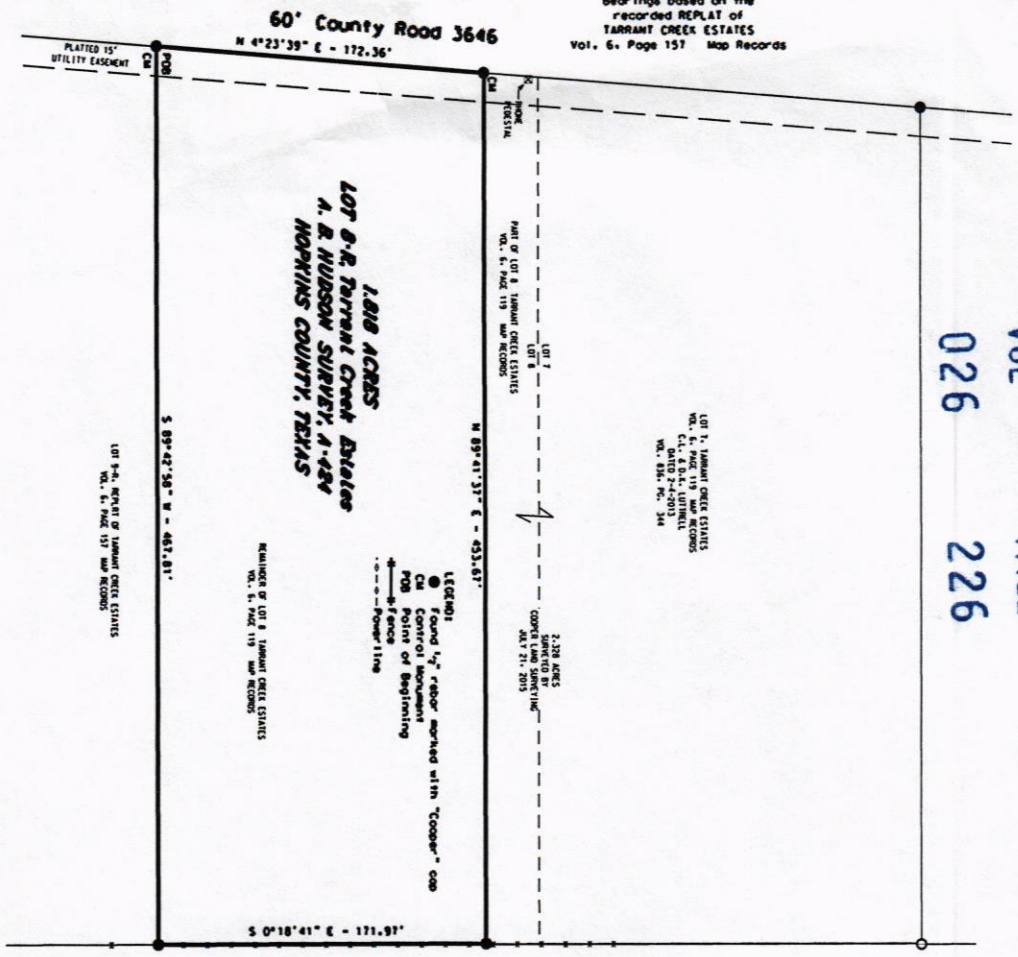
|  |        |
|--|--------|
| TAX LEVY FOR THE CURRENT ROLL YEAR: COUN       | 52.21  |
| TAX LEVY FOR THE CURRENT ROLL YEAR: HOSP       | 21.33  |
| TAX LEVY FOR THE CURRENT ROLL YEAR: 0060       | 106.63 |
| TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR ..... | 180.17 |

REQUESTED BY:

*Debbie Jenkins SR*  
 \_\_\_\_\_  
 Signature of authorized officer of collecting office

OFFICE COPY

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**FIELD NOTES FOR 1.818 ACRES A.B. HUDSON SURVEY, A-424 HOPKINS COUNTY, TEXAS**

All that certain tract or parcel of land situated in the A. B. Hudson Survey, A-424, located about 3.88 miles N 1/2 E from the Public Square of the City of Sulphur Springs, Hopkins County, Texas, being a part of that certain Lot 8, Tarrant Creek Estates, as created by plat of said addition recorded in Vol. 6, Page 119, Map Records of Hopkins County, Texas, and being more particularly described as follows:

DECLINING of a "C" rebar marked with a "Cooper" cap found on the South West corner of said Lot 8, being on the North West corner of Lot 9-R of the Replat of Tarrant Creek Estates as reflected by plat of said addition recorded in Vol. 6, Page 157, Map Records, and being on the East boundary line of County Road 3546 to 60 foot wide roadway.

THENCE N 4° 37' 38" E along the West boundary line of said Lot 8 and the East boundary line of said CR 3546 a distance of 112.35 feet to a "C" rebar marked with a "Cooper" cap found on the South West corner of a 2,328 acre tract described in a deed to C. L. and D. K. Luttrell dated February 4, 2013 recorded in Vol. 536, page 344 Official Public Record.

THENCE N 89° 41' 31" E along the South boundary line of said 2,328 acre tract a distance of 431.61 feet to a "C" rebar marked with a "Cooper" cap found on the South East corner of said 2,328 acre tract, being on the East boundary line of said Lot 8, and being on the West boundary line of an 87.37 acre tract described in a deed to Andy Young and wife, Aleta Coli Young, dated January 1, 1985, recorded in Vol. 444, Page 435, Deed Record.

THENCE S 0° 18' 41" E along the East boundary line of said Lot 8 a distance of 111.91 feet to a "C" rebar marked with a "Cooper" cap found on the South East corner of said Lot 8, and being on the North East corner of said Lot 9-R.

THENCE S 89° 42' 58" W along the South boundary line of said Lot 8 a distance of 467.81 feet to the PLACE OF DECLINING and containing 1.818 acres of land.

**LEGEND**  
 ● Found "C" rebar marked with "Cooper" cap  
 ○ Control Monument  
 PMS Color of Beginning  
 --- Fence  
 - - - - - Power Line

REMARKS OF LOT 8 TARRANT CREEK ESTATES Vol. 6, Page 119, Map Records

LOT 8-R, REPLAT OF TARRANT CREEK ESTATES Vol. 6, Page 157, Map Records

87.37 ACRES  
 2,328 ACRES  
 444, Page 435  
 1/1/1985

**READ ALL WITH THESE PREMISSIS**

That I, John Cooper, a Registered Professional Land Surveyor in the State of Texas certify that this plat was prepared from an actual survey on the ground and that the corner monuments shown hereon were placed or found under my supervision.

Dated July 31, 2015

Signed: John Cooper, R.P.L.S., No. 5276

STATE OF TEXAS  
 COUNTY OF HOPKINS

This instrument was acknowledged before me, a Notary Public, on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by John Cooper.

Notary Public, State of Texas

**DWIMERS CERTIFICATE**

I, EDWARD A. DRUMMOND and wife, JANE W. DRUMMOND, do hereby certify that we are the owners of this 1.818 acre tract in Hopkins County, Texas and do hereby certify that this plat was prepared from an actual survey on the ground and that the corner monuments shown hereon were placed or found under my supervision.

Dated July 31, 2015

Signed: EDWARD A. DRUMMOND JANE W. DRUMMOND

STATE OF TEXAS  
 COUNTY OF HOPKINS

This instrument was acknowledged before me, a Notary Public, on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by Edward A. Drummond and Jane W. Drummond.

Notary Public, State of Texas

**CERTIFICATE OF COMMISSIONERS COURT OF HOPKINS COUNTY**

**Additional TARRANT CREEK ESTATES**

Location: East side of County Road 3546, South of FM Hwy 1537

I hereby certify that all requirements of the "Subdivision Standards & Development Ordinance" concerning subdivision and/or approval of location and dots required for platting approved have been complied with for the above referenced subdivision.

Approved by the Commissioners Court of Hopkins County Texas on this \_\_\_\_\_ day of \_\_\_\_\_, 2015

County Judge (or his designee) \_\_\_\_\_

Attest: County Clerk \_\_\_\_\_

**FINAL REPLAT**  
**LOT 8-R**  
**TARRANT CREEK**  
**ESTATES**  
 TARRANT CREEK ESTATES  
 A. B. HUDSON SURVEY, A-424  
 HOPKINS COUNTY, TEXAS

DATE: JULY 31, 2015

Cooper Land Surveying, Inc.  
 P. O. Box 487  
 Sulphur Springs, Texas 76485  
 Tel. 803-439-1218  
 Fax 803-439-0205  
 Tlx 10016500