

**SUBDIVISION FINAL PLAT APPLICATION FORM  
HOPKINS COUNTY, TEXAS**

**EXHIBIT**  
3

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  Revision  Cancellation

Proposed Name of Subdivision: Re-Plat of Rocky Ridge Estates

Applicant/Property Owner's Name: Angela Green

Mailing Address: 403 CR 3640

City: Sulphur Springs State: TX Zip: 75482

Telephone No.: 903.951.8489 Fax No.: \_\_\_\_\_

Surveyor/Engineer's Name: Steve Hudson

Company: Landmark Surveyor

Address: 101 Bill Bradford Rd. Suite 13

City: Sulphur Springs State: TX Zip: 75482

Telephone No.: 903.438.2400 Fax No.: 903.438.9955

Total Acreage of Development: \_\_\_\_\_ Total Number of Lots: 1

Physical Location of Property: Lot #46 / Lot #47 Rocky Ridge Estates

Legal Description of Property: \_\_\_\_\_

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

Residential (Single Family)  Residential (Multi-family)  
 Other \_\_\_\_\_  
(please specify)

Property Located Within City ETJ:  Yes  No

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

Water Supply: Brinker Electric Service: TXU

Sewage Disposal: On site Gas Service: Propane

REASON FOR REVISION: re-plat 2 existing lots

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.

**TAX CERTIFICATE**

ACCT # 60-1460-200-046-00  
 DATE 09/20/2017  
 SR



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

Cert# 162046  
 FEE 10.00

Property Description  
 ABS: 146, LOT: 46, ADDN: ROCKY RIDGE ESTATES

TOWN - LOCATION- 401 CR 3640  
 ACRES - 1.423

Values

LAND MKT VALUE	22,500	IMPR/PERS MKT VAL	264,120
LAND AGR VALUE		MKT. BEFORE EXEMP	286,620
		LIMITED TXBL. VAL	286,620

EXEMPTIONS GRANTED: H S  
 (REMOVAL OF EXEMPTIONS MAY RESULT IN ADDITIONAL TAXES DUE)

MILLIGAN ANNA GERALDINE  
 401 CR 3640

SULPHUR SPRINGS TX 75482

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.

	LEVY	P&I	ATTY FEES	AMT DUE
TAXES 2016	.00	.00	.00	.00
	-----	-----	-----	-----
	.00	.00	.00	.00
	-----	-----	-----	=====
				.00
				.00
ACCT # 60-1460-200-046-00				TOTAL DUE 09/2017
				TOTAL DUE 10/2017
				.00
				.00

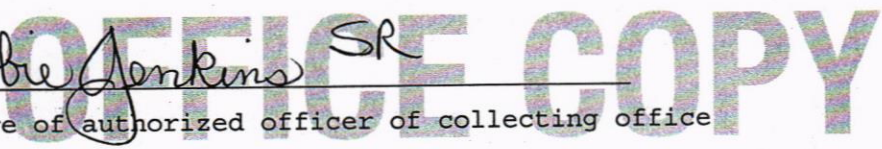
**BREAKDOWN OF TAX DUE BY JURISDICTION**

JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
COUNTY	.00	.00	.00	.00
HOSPITAL	.00	.00	.00	.00

(CERTIFICATE MAY NOT INCLUDE ALL TAXING JURISDICTIONS)

TAX LEVY FOR THE CURRENT ROLL YEAR: COUN 1,313.11  
 TAX LEVY FOR THE CURRENT ROLL YEAR: HOSP 716.55  
 TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR . . . . . 2,029.66  
 REQUESTED BY:

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



**TAX CERTIFICATE**

ACCT # 60-1460-200-047-00  
 DATE 09/20/2017  
 SR



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

Cert# 162047  
 FEE 10.00

Property Description  
 ABS: 146, LOT: 47, ADDN: ROCKY RIDGE ESTATES

TOWN - LOCATION- 403 CR 3640  
 ACRES - 1.000

Values

LAND MKT VALUE	22,500	IMPR/PERS MKT VAL	180,640
LAND AGR VALUE		MKT. BEFORE EXEMP	203,140
		LIMITED TXBL. VAL	203,140

EXEMPTIONS GRANTED: H  
 (REMOVAL OF EXEMPTIONS MAY RESULT IN ADDITIONAL TAXES DUE)

GREEN ANGELA KAY  
 403 CR 3640

SULPHUR SPRINGS TX 75482

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.

	LEVY	P&I	ATTY FEES	AMT DUE
TAXES 2016	.00	.00	.00	.00
	-----	-----	-----	-----
	.00	.00	.00	.00
				=====
		<b>TOTAL DUE 09/2017</b>		.00
		<b>TOTAL DUE 10/2017</b>		.00

ACCT # 60-1460-200-047-00

**BREAKDOWN OF TAX DUE BY JURISDICTION**

JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
COUNTY	.00	.00	.00	.00
HOSPITAL	.00	.00	.00	.00

(CERTIFICATE MAY NOT INCLUDE ALL TAXING JURISDICTIONS)

TAX LEVY FOR THE CURRENT ROLL YEAR: COUN 1,019.59  
 TAX LEVY FOR THE CURRENT ROLL YEAR: HOSP 507.85  
 TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR ..... 1,527.44  
 REQUESTED BY:

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

**OFFICE COPY**

# TAX CERTIFICATE

ACCT # 60-1460-200-047-00  
 DATE 09/26/2017  
 SG



SULPHUR SPRINGS ISD  
 631 CONNALLY  
 SULPHUR SPRINGS, TX 75482  
 (903) 885-2153

Cert# 170068  
 FEE 4.00

Property Description  
 ABS: 146, LOT: 47, ADDN: ROCKY RIDGE ESTATES

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TOWN - LOCATION- 403 CR 3640  
 ACRES - 1.000

Values

LAND MKT VALUE	22,500	IMPR/PERS MKT VAL	180,640
LAND AGR VALUE		MKT. BEFORE EXEMP	203,140
		LIMITED TXBL. VAL	203,140

EXEMPTIONS GRANTED: H  
 (REMOVAL OF EXEMPTIONS MAY RESULT IN ADDITIONAL TAXES DUE)

GREEN ANGELA KAY  
 403 CR 3640  
  
 SULPHUR SPRINGS TX 75482

I, SANDRA GIBBY, TAX COLLECTOR FOR THE SULPHUR SPRINGS INDEPENDENT SCHOOL DISTRICT DO HEREBY CERTIFY AND OTHERWISE GUARANTEE THAT THE TAX LEVYS, PENALTIES/INTEREST AND ATTORNEY FEES DUE IN THE CURRENT MONTH FOR THE ABOVE DESCRIBED PROPERTY ARE AS LISTED BELOW:

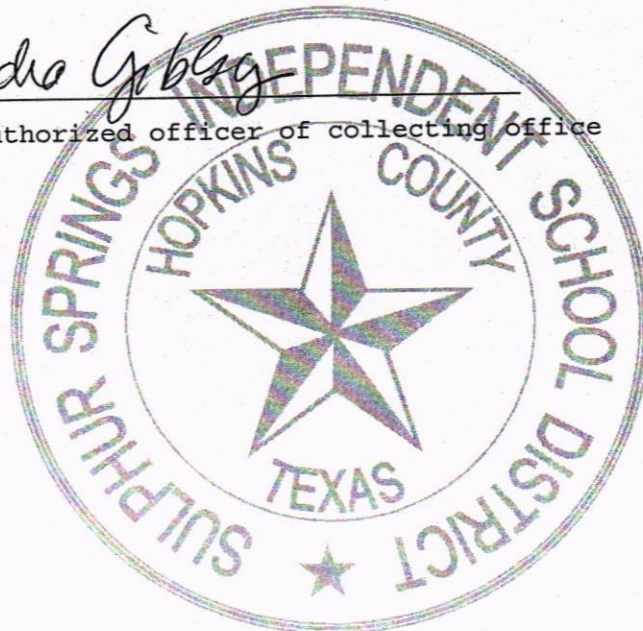
	LEVY	P&I	ATTY FEES	AMT DUE
TAXES 2016	.00	.00	.00	.00
	-----	-----	-----	-----
	.00	.00	.00	.00
				=====
				.00
				.00
ACCT # 60-1460-200-047-00				.00
				.00

BREAKDOWN OF TAX DUE BY JURISDICTION				
JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
SULPHUR SPRINGS ISD	.00	.00	.00	.00

TAX LEVY FOR THE CURRENT ROLL YEAR: 0086      2,405.75  
 TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR ..... 2,405.75  
 REQUESTED BY:  
 CHRIS ROSAMOND

Sandra Gibby

\_\_\_\_\_  
 Signature of authorized officer of collecting office



# TAX CERTIFICATE

ACCT # 60-1460-200-046-00  
 DATE 09/26/2017  
 SG



**SULPHUR SPRINGS ISD**  
 631 CONNALLY  
 SULPHUR SPRINGS, TX 75482  
 (903) 885-2153

Cert# 170069  
 FEE 4.00

Property Description  
 ABS: 146, LOT: 46, ADDN: ROCKY RIDGE ESTATES

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TOWN - LOCATION- 401 CR 3640  
 ACRES - 1.423

Values

LAND MKT VALUE	22,500	IMPR/PERS MKT VAL	264,120
LAND AGR VALUE		MKT. BEFORE EXEMP	286,620
		LIMITED TXBL. VAL	286,620

EXEMPTIONS GRANTED: H S  
 (REMOVAL OF EXEMPTIONS MAY RESULT IN ADDITIONAL TAXES DUE)

MILLIGAN ANNA GERALDINE  
 401 CR 3640  
  
 SULPHUR SPRINGS TX 75482

I, SANDRA GIBBY, TAX COLLECTOR FOR THE SULPHUR SPRINGS INDEPENDENT SCHOOL DISTRICT DO HEREBY CERTIFY AND OTHERWISE GUARANTEE THAT THE TAX LEVYS, PENALTIES/INTEREST AND ATTORNEY FEES DUE IN THE CURRENT MONTH FOR THE ABOVE DESCRIBED PROPERTY ARE AS LISTED BELOW:

TAXES 2016	LEVY	P&I	ATTY FEES	AMT DUE
	.00	.00	.00	.00
	-----	-----	-----	-----
	.00	.00	.00	.00
				=====
		TOTAL DUE 09/2017		.00
		TOTAL DUE 10/2017		.00

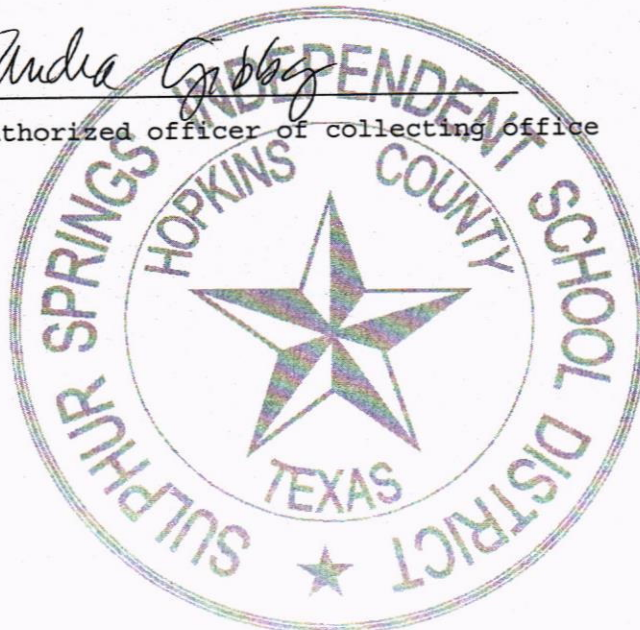
ACCT # 60-1460-200-046-00

BREAKDOWN OF TAX DUE BY JURISDICTION				
JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
SULPHUR SPRINGS ISD	.00	.00	.00	.00

TAX LEVY FOR THE CURRENT ROLL YEAR: 0086      1,069.85  
 TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR      1,069.85

REQUESTED BY:  
 CHRIS ROSAMOND

*Sandra Gibby*  
 \_\_\_\_\_  
 Signature of authorized officer of collecting office



# Restrictions

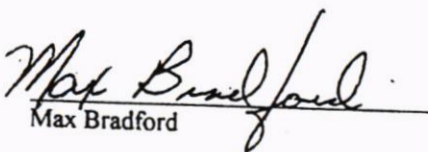
## DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ROCKY RIDGE ESTATES

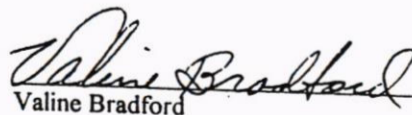
### THE STATE OF TEXAS COUNTY OF HOPKINS

THAT WE, Max Bradford and Valine Bradford, being the owner and developer of all the land constituting Rocky Ridge Estates, a development in Hopkins County, Texas, and being part of the land described in a deed recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_ of the Deed Records of Hopkins County, Texas, do hereby dedicate the streets and easements as shown thereon for utility installation and maintenance, and the undersigned do hereby restrict said lots in development, and that all lots shall be held, sold, assigned or otherwise conveyed, subject to the easements covenants, conditions and restrictions, which will constitute covenants running with the land and shall be binding upon all parties having any right, title or interest in the above described property or any part thereof, their heirs, successors, and assigns, and shall insure to the benefit of each owner thereof. The undersigned reserve the right to expand this development with anticipated additional phases, and it is the current intention that all such lots added in the future will be similarly restricted, and the undersigned reserve the right to change the restrictions on future unsold and undeveloped lots without the joinder of other lot owners or line holders on previously sold lots.

1. Each lot shall be known and described as residential lots, and be used only for the owner's single family residential non-commercial purposes. No structures shall be erected on any lot other than one detached single family dwelling, and a minimum of an attached two-car garage or carport. Garages or carports may be detached if structure conforms with main residence.
2. (ONE STORAGE BUILDING OR ONE OUT-BUILDING) One structure shall be permitted if built of new materials conforming with main structure, in regard to roofing, siding, brick, and color of paint.
3. No lot can be subdivided into two or more parcels or lots. Each lot will remain as platted.
4. No fence or wall shall be erected, placed, or altered on any lot nearer than 50 feet from the roadway easement stake.
5. Any building erected upon a lot must be constructed with permanent type new materials in a workmanship manner and fully completed for planned use within 180 days.
6. No dwelling shall be permitted containing less than 2000 square feet heated and cooled living space exclusive of porches, stoops, carports, and garages on any lot hereof. The exterior of dwelling erected on any lot shall be at least 65% brick, brick veneer, log, stone, or stone veneer. If less than 65%, plans must be reviewed and approved by developer. Roof pitch must be 7/12 pitch or greater.
7. No building shall be erected, placed, or altered on any lot in this development until the building plans, specifications and plot plan showing the location of such building have been approved by developer in writing as to conformity and harmony of external design with existing structures in the development and as to location of the building with respect to topography. Developer will comply within (30) thirty days upon request.
8. No building shall be located on any lot nearer than 50 feet to the front roadway easement stake, or nearer than 30 feet to any side lot line, or on the corner lots no nearer than 40 feet to the roadway easement stake. For the purpose of these covenants, eaves, and steps shall not be considered as a part of the building, provided however, that this shall not be constructed to permit any portion of a building on a lot to encroach on another lot.
9. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
10. No structure of a temporary character including trailer, tent, shack, garage, barn or other out-building shall be used on any lot at any time as a residence either temporary or permanently.
11. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or household pets may be kept, provided that they are not kept, bred maintained for any commercial purpose. The owner must keep these pets contained within his lot or restrain to his person when off his property.
12. No lot shall be used or maintained as a dumping ground for rubbish, garbage, or other waste material. Household garbage must be removed from premises and not burned on premises.
13. (RE-LOCATION OF BUILDINGS) Construction of new buildings only shall be permitted, it being the intent of this covenant to prohibit the moving of any existing building onto a lot and remodeling or converting same into a dwelling unit in this development.

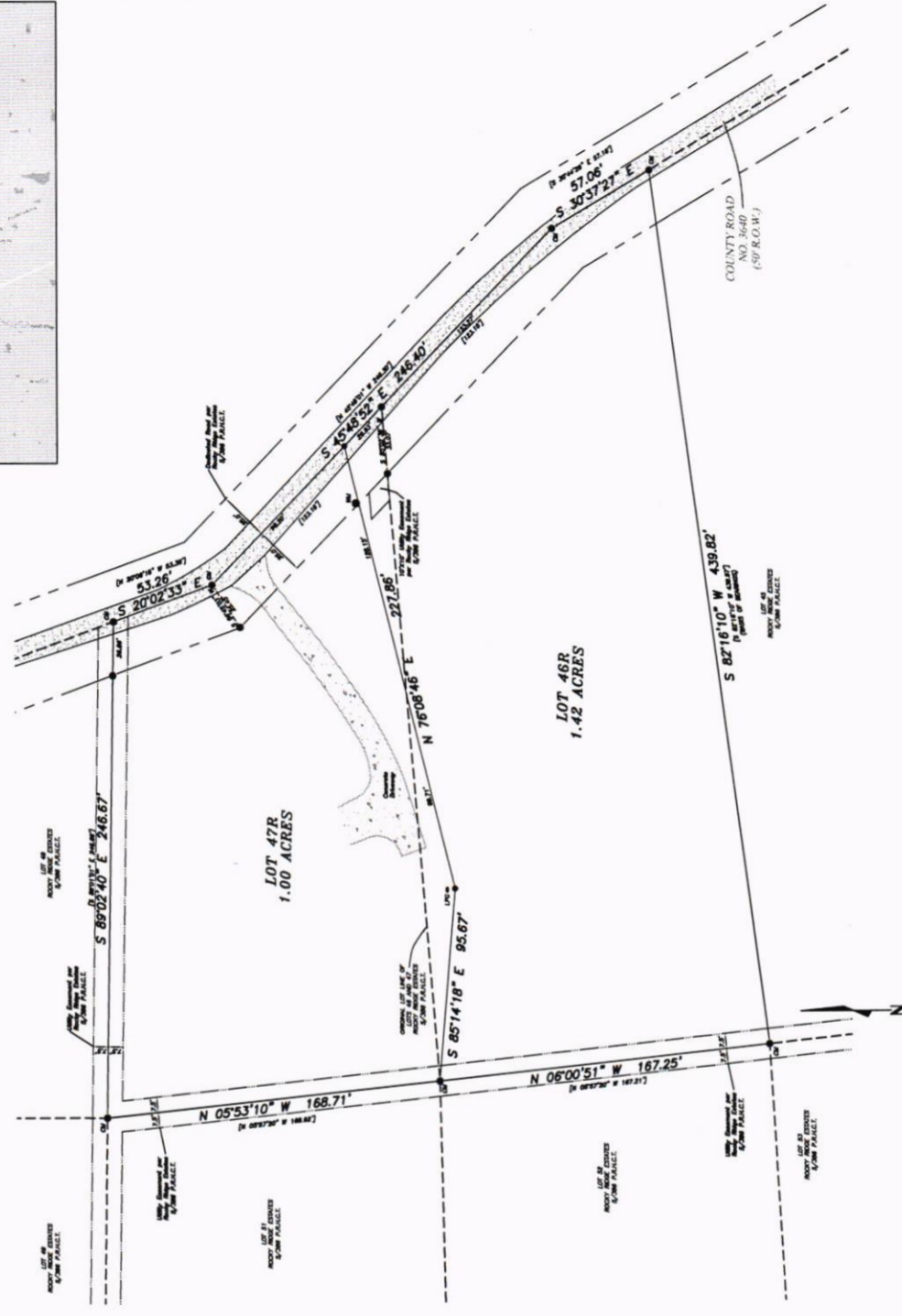
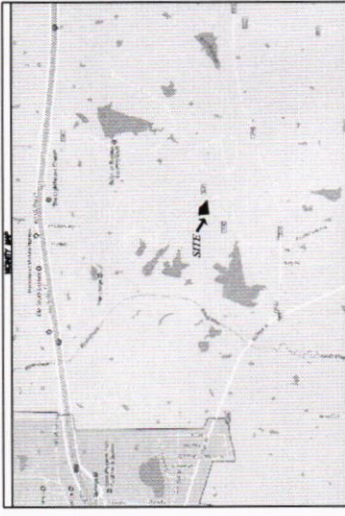
14. Trucks with tonnage in excess of one ton shall not be permitted to park on the street, driveways, or lots overnight. No trailers, campers, boats, or any sort of vehicle will be permitted to park in roadways. No parking of any vehicle shall be allowed on unpaved portion of lot.
15. Unregistered and/or wrecked vehicles of any type shall not be permitted to remain on any lot in this development for a period in excess of seven (7) days.
16. The right is reserved to locate, construct, erect and maintain, or cause to be located, constructed, erected or maintained within the area indicated on the Plat as easements, pipelines, drainage ditches, conduits, poles and wires, and any other methods of conducting or performing any public or quasi-public utility or function above or beneath the surface as developer deems reasonable and necessary. No shrubbery, fences or other obstructions shall be placed in any easement, and full right of egress and ingress shall be had at all times over any dedicated easement for the installation, operations, maintenance, repair, or removal of any utility.
17. (SEWER DISPOSAL) Individual home waste water treatment plants or systems must be approved by the State of Texas and Hopkins County.
18. Tanks for the purpose of storing fuels shall not be visible from roadways.
19. No business of a commercial nature shall be conducted on any lot. However, this prohibition shall not apply to the use of telephone for business purposes.
20. No sign of any kind shall be displayed to public view on a lot, except customary name and address signs or signs advertising a property for sale or rent.
21. Nothing shall be done or kept on or about a lot which would increase the rate of insurance for the occupants of surrounding lots.
22. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive period of five (5) years unless an instrument signed by the majority of the owners of the lots has been recorded, agreeing to change said covenants in whole or part.
23. The restrictions set forth herein shall run with the land and bind the parties and their successors and assigns and all parties claiming by, through or under the parties, shall be taken to hold, agree and covenant with the parties, their successors and assigns and with each of them to conform to and observe the restrictions, conditions and covenants as to the use of the lots and the construction of improvements thereon, and the owner or owners of any of the above lots shall have the right to sue for and maintain an injunction to prevent the breach or to enforce the observance of the restrictions, conditions and covenants in addition to ordinary legal action for damages.
24. Invalidation of any one of these covenants by judgment or court order shall in no way affect any or the other provisions which shall remain in full force and effect.

  
Max Bradford

  
Valine Bradford

# REPLAT OF LOTS 46 AND 47 OF ROCKY RIDGE ESTATES

ALL OF THAT CERTAIN 2.42 ACRE TRACT BEING LOTS 46 AND 47  
OF ROCKY RIDGE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED  
IN VOLUME 5, PAGE 386, PLAT RECORDS, HOPKINS COUNTY, TEXAS.



SCALE	1"=40'
DATE	08/03/2017
SUBDIVISION	ROCKY RIDGE ESTATES
PLAT	
SURVEYED BY	J.M. HUDSON
DRAWN BY	T.B. HUDSON
TECHNICIAN	T.B. HUDSON
SHEET	1 OF 1
JOB NO.	17-0662

**LANDMARK**  
LAND SURVEYING, INC.  
10 Bill Bradford Road, Suite 13  
Sulphur Springs, Texas 75482  
Phone: 940.486.2400 Fax: 940.486.9955  
E-mail: info@landmark-surveying.com

- LEGEND**
- Propose Tank
  - Water Meter
  - Control Monument
  - 1/2" Iron Rod Set w/ Pink Cap
  - Stamped "Landmark LS"
  - 1/2" Iron Rod Found

NOTE: All record calls are detailed in [ ] per plat recorded in Volume 5, Page 386, P.P.L.C., Hopkins County, Texas. This plat is a replat of the original survey and does not show any additional encroachments or encumbrances affecting the tract that are not shown herein. FLOOD NOTE: By platting this plat, the surveyor certifies that the plat is not in violation of the Flood Damage Prevention Act, 42 U.S.C. § 1982b, as amended, and that the plat is not in violation of the Federal Emergency Management Agency.

CERTIFICATE OF COMMISSIONER'S COURT  
APPROVED by the Commissioner's Court of Hopkins County, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

County Judge Acting on Behalf of the Commissioners Court of Hopkins County, Texas  
\_\_\_\_\_  
Tillene Hopkins County Clerk

**OWNER'S CERTIFICATE**  
I, Angelo Kay Green, do hereby certify that I am the owner of Lot 47 of Rocky Ridge Estates, Hopkins County, Texas, and occupy the same. I have read the plat and do hereby acknowledge the improvements as shown and do dedicate all easements and right of ways as shown herein.  
\_\_\_\_\_  
Angelo Kay Green  
STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
This instrument was acknowledged before me in the capacity above stated, a Notary Public, on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Angelo Kay Green.  
\_\_\_\_\_  
Notary Public, State of Texas

**OWNER'S CERTIFICATE**  
I, Anna Gertrude Milgion, do hereby certify that I am the owner of Lot 46 of Rocky Ridge Estates, Hopkins County, Texas, and occupy the same. I have read the plat and do hereby acknowledge the improvements as shown and do dedicate all easements and right of ways as shown herein.  
\_\_\_\_\_  
Anna Gertrude Milgion  
STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
This instrument was acknowledged before me in the capacity above stated, a Notary Public, on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Anna Gertrude Milgion.  
\_\_\_\_\_  
Notary Public, State of Texas

**KNOW ALL MEN THESE PRESENTS:**  
That I, Stephen A. Hudson, Registered Professional Land Surveyor, State of Texas, do hereby certify that the plat herein represents an accurate survey made on the ground on July 19, 2017, and that the same is correct and true. I have examined the original survey and the plat and find that the property shown is a public roadway, and there are no visible conflicts, encroachments, or overlapping of improvements. This survey is being provided solely for the use of the current parties and that I am not responsible for any errors or omissions that may appear hereon. I have caused to be stamped in connection with the original transaction.

Stephen A. Hudson, R.P.L.S. NO. 4808  
Date: 08/03/2017

STATE OF TEXAS  
COUNTY OF HOPKINS  
This instrument was acknowledged before me, a Notary Public, on the 3rd day of August, 2017, by Stephen A. Hudson.  
\_\_\_\_\_  
Notary Public, State of Texas