

APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: _____

CHECK ONE: _____ Preliminary Plat Final Plat _____ Replat _____ Amended _____ Cancellation _____1. PROPOSED SUBDIVISION NAME: Harrington Estates UNIT NO. _____LOCATION DESCRIPTION/NEAREST COUNTY ROAD corner rd 4752 and FM 2285ACREAGE 8.35 NO. OF LOTS: EXISTING 1 PROPOSED 4REASON(S) FOR PLATTING/REPLATTING Sale inheritance2. OWNER/APPLICANT*: Maria Espinoza Harrington(*If applicant is person other than owner, a letter of authorization must be provided from owner)ADDRESS: 1551 County Road 4752 Sulphur Springs tx 75482TELEPHONE: _____ FAX: _____ MOBILE: 469-515-3466EMAIL: marydgo61@yahoo.com3. LICENSED ENGINEER/SURVEYOR: Tri-Point Surveying LLC, Greg ConnaughtonMAILING ADDRESS: 903 E. Lennon Dr Suite 103TELEPHONE: 903-473-2117 FAX: _____ MOBILE: _____EMAIL ADDRESS: admin@tri-pointsurveying.com4. LIST ANY VARIANCES REQUESTED: noneREASON FOR REQUEST (LIST ANY HARDSHIPS): N/A5. PRESENT USE OF THE PROPERTY: Residential

INTENDED USE OF LOTS: (CHECK ALL THOSE THAT APPLY)

 RESIDENTIAL (SINGLE FAMILY) _____ RESIDENTIAL (MULTI-FAMILY)

_____ OTHER (SPECIFY) _____

6. PROPERTY LOCATED WITHIN CITY ETJ: _____ YES NO

If yes, Name of City: _____

7. IS ANY PART OF THE PROPERTY IN A FLOODPLAIN? _____ YES NOWATER SUPPLY: Hopkins County water supply ELECTRIC SERVICE: TXU EnergySEWAGE DISPOSAL: N/A GAS SERVICE: N/A

8. Is the property subject to any liens, encumbrances, or judgments? If so, give details. (Provide separate sheet if needed) Permission from any lien holders and/or removal of any encumbrances or judgments will be necessary prior to filing of said plat with the County Clerk's Office.

9. See platting requirements. All necessary documents to reflect compliance must be complete before application will be deemed complete.

10. I agree to comply with all platting and subdivision requirements of Hopkins County, Texas. I understand that the plat will NOT be forwarded to the Commissioners' Court unless all documentation is satisfactorily filed with the County Clerk's Office correction due date.

Maria Espinoza Harrington
Signature of Owner/ApplicantMaria Espinoza Harrington
Print Name & Title**If applicant is person other than owner, a letter of authorization must be provided from owner. Signature indicates authorization for plat application and acceptance of waiver statement.DATE: 2/28/2023

Appendix C
SUBDIVISION PLATTING CHECKLIST
SECOND (FINAL) READING

Subdivision name: FINAL PLAT OF HARRINGTON ESTATES

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All information required for preliminary plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lot and block numbers.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Street names, <i>must be pre-approved by 9-1-1 Coordinator.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Acreage of each lot or parcel.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name and address of Surveyor/Engineer.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location and size of drainage structures.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location, size, and proposed use of easements.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Incorporated City's Boundary/ETJ Note.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Servicing Utilities Note.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Certification from licensed professional engineer regarding utilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Restrictive covenants.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tax certificates and rollback receipts if required.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Home Owners' Association Incorporation articles and by-laws.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Construction plans of roads and drainage improvements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Receipt showing payment of Final plat fees.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sign-off for TxDOT road access, if applicable.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appendix D (1) – Certificate of Dedication by Owner (when owner is an individual)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix D (2) – Certificate of Dedication by Owner (when owner is a corporation)

FINAL CHECKLIST

YES	NO	N/A	
—	—	✓	Appendix D – Certificate of Recording (if applicable)
✓	—	—	Appendix E – Water Supply Certificate
✓	—	—	Appendix F – Certificate of Surveyor
—	—	✓	Appendix G – Certificate of Engineer
—	—	✓	Appendix H – Certificate of Road Maintenance (when roads are to be retained as private roads)
—	—	✓	Appendix I – Certificate of County Approval (not applicable until the Court hears request to assume maintenance of roads)
—	—	✓	Appendix J – Hopkins County Permit to Construct Access Driveway Facilities on County Road Right-of-Way
—	—	✓	Appendix K – Lienholder’s Acknowledgement
—	—	✓	Appendix L – Revision to Plat
✓	—	—	Appendix O - On-Site Sewage Facility Inspector’s Approval
✓	—	—	Appendix P - Utility Line Installation Permit
—	—	✓	Appendix Q - Road Construction Specifications (Typical Section)
—	—	✓	Appendix R - Cattle guard specification


 Signature of Reviewer

12-07-22
 Date of Review

ADDITIONAL REQUIREMENTS:

ALL ITEMS ON THIS CHECKLIST MUST BE IN THE HANDS OF THE COUNTY CLERK’S OFFICE NO LESS THAN THIRTY (30) DAYS PRIOR TO THE COMMISSIONERS’ COURT HEARING DATE.

Appendix B
SUBDIVISION PLATTING CHECKLIST
FIRST READING
(PRELIMINARY)

Name of Subdivision: HARRINGTON ESTATES
 Contact Person: _____ Phone Number: _____

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name of proposed subdivision.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name and address of Sub-divider.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Volume, page and reference names of adjoining owners.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Volume, page and reference land use of adjoining owners.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Master Development Plan (if subdivision is a portion of a larger Tract.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scale (not smaller than 1"=200'). <i>If parent tract is larger than 320 acres, scale may be 1"=1,000' w/proposed plat 1"=200'.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	North directional arrow.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contour information – rivers, creeks, bluffs, etc. (no greater than 2' intervals)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Major topographic features.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Total acreage in subdivision.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Total number of lots in subdivision.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Typical lot dimensions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Land use of lots, parks, greenbelts.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Total length of roads.

PRELIMINARY CHECKLIST

YES	NO	N/A	
<u>✓</u>	<u> </u>	<u> </u>	Width of right-of-way.
<u>✓</u>	<u> </u>	<u> </u>	Special flood hazard areas/note.
<u>✓</u>	<u> </u>	<u> </u>	Road maintenance (County/Home Owners Assn.).
<u>?</u>	<u> </u>	<u> </u>	Approval by TxDOT or County for driveway entrance(s).
<u> </u>	<u> </u>	<u>✓</u>	Location of wells - water, gas, & oil, where applicable & unused capped statement.
<u> </u>	<u> </u>	<u> </u>	Plat Filing Fees paid. (receipt from County Clerk required)
<u> </u>	<u> </u>	<u> </u>	On-Site Sewage Facility Inspector's Approval
<u> </u>	<u> </u>	<u> </u>	Acknowledgement of Rural Addressing / Signage.
<u> </u>	<u> </u>	<u> </u>	Water Availability Study.
<u> </u>	<u> </u>	<u> </u>	Tax Certificates and rollback receipts.

Signature of Reviewer

Date of Review

ADDITIONAL REQUIREMENTS:

ALL ITEMS ON THIS CHECKLIST MUST BE IN THE HANDS OF THE COUNTY CLERK'S OFFICE NO LESS THAN THIRTY (30) DAYS PRIOR TO THE COMMISSIONERS' COURT HEARING DATE.

Debbie Mitchell
Tax Assessor/Collector
128 Jefferson Street, Ste. D
Sulphur Springs, TX 75482



Tax Certificate
Property Account Number:
65-1103-000-014-02

Statement Date: 02/22/2023
Owner: HARRINGTON JAMES
Mailing P O BOX 1585
Address: SULPHUR SPRINGS, TX 75483

Property Location: 0001551 CR 4752 ES
Legal: ABS: 1103| TR: 14-02| SUR: YATES THOMAS

TAX CERTIFICATE FOR ACCOUNT : 65-1103-000-014-02
AD NUMBER: R000024868
GF NUMBER:
CERTIFICATE NO : 213225

DATE : 2/22/2023
FEE : 10.00

PAGE 1 OF 1

COLLECTING AGENCY

Hopkins County
128 Jefferson Street, Ste. D
Suite D
Sulphur Springs TX 75482

PROPERTY DESCRIPTION

ABS: 1103| TR: 14-02| SUR: YATES THOMAS
0001551 CR 4752 ES
10.73 ACRES

REQUESTED BY

Maria Harrington
1551 CR 4752
Sulphur Springs TX 75482

PROPERTY OWNER

HARRINGTON JAMES
P O BOX 1585
SULPHUR SPRINGS TX 75483

UDI: 0%

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF HOPKINS COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS.

THE ABOVE DESCRIBED PROPERTY TAX HAS/S RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

TAXES FOR 2022 ARE 586.52

CURRENT VALUES			
LAND MKT VALUE:	\$13,290	IMPROVEMENT :	\$93,730
AG LAND VALUE:	\$51,090	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$158,110	LIMITED VALUE:	\$0
EXEMPTIONS:	Optional Homestead, Ag 1D1, Disabled		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2022	COUNTY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	HOSPITAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 2/2023 : \$0.00

ISSUED TO : Maria Harrington
ACCOUNT NUMBER: 65-1103-000-014-02

CERTIFIED BY :

Authorized agent of Hopkins County

TAX CERTIFICATE

ACCT # 65-1103-000-014-02
 DATE 02/22/2023
 PB



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

Cert# 220411
 FEE 4.00

Property Description	
ABS: 1103, TR: 14-02, SUR: YATES THOMAS	PROP TYPE-E PCT OWNER-100.000
TOWN -	LOCATION- 1551 CR 4752
ACRES - 10.730	

Values			
LAND MKT VALUE	64,380	IMPR/PERS MKT VAL	93,730
LAND AGR VALUE	1,290	MKT. BEFORE EXEMP	107,020
		LIMITED TXBL. VAL	71,910
EXEMPTIONS GRANTED: H D			
(REMOVAL OF EXEMPTIONS MAY RESULT IN ADDITIONAL TAXES DUE)			

HARRINGTON JAMES
 P O BOX 1585

SULPHUR SPRINGS TX 75483

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 2019	.00	.00	.00	.00
TAXES 2020	.00	.00	.00	.00
TAXES 2021	.00	.00	.00	.00
TAXES 2022	.00	.00	.00	.00
	-----	-----	-----	-----
	.00	.00	.00	.00
				=====
				.00
				.00
				=====
				.00
				.00

ACCT # 65-1103-000-014-02

TOTAL DUE 02/2023 .00
 TOTAL DUE 03/2023 .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 664.34
 TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR 664.34

 * SUBJECT TO ROLLBACK *
 * SUBJECT TO ROLLBACK *

REQUESTED BY:
 MARIA HARRINGTON

Sandra Gibby
 Signature of authorized officer of collecting office

**NORTH HOPKINS WATER SUPPLY CORP.
9364 TEXAS HIGHWAY 19 N
SULPHUR SPRINGS, TEXAS 75482
903-945-2619**

December 1, 2022

Please allow this to confirm that North Hopkins Water Supply Corporation will be able to provide water service to the property that James L. Harrington is selling on County Road 4752.. This property contains the metal building/shop.

An estimated cost to provide water to this property is \$4,400. This includes a meter set, membership and line extension.

If you have any questions, please do not hesitate to contact this office.

Sincerely,

Casey Janway
Manager

James Harrington

03/02/2023 | 3:33:28 PM CST

Daniel Roach
111 Heritage Court
Sulphur Springs, Tx. 75482

Maria Espinoza Harrington
1551 County Road 4752
Sulphur Springs Tx 75482

Re: 1551 County Road 4752 Sulphur Springs, TX. 75482

Please be advised that Oncor Electric Delivery Company LLC, a Delaware limited liability company, can provide electric service to the above referenced site. Service will be provided upon request in accordance with our tariffs and service regulations on file with the Public Utility Commission of Texas.

If you have questions or need additional information, please feel free to contact me.

Sincerely,

DocuSigned by:

7A48C7E3DD3E469...
Daniel Roach

Designer, Associate
daniel.roach@oncor.com

WWW.ONCOR.COM

DocuSign Envelope ID: 1636DFE0-97D5-4C26-BD38-028C2DEA0807

Appendix O

CERTIFICATE OF ON-SITE SEWAGE FACILITY INSPECTOR'S APPROVAL

THE STATE OF TEXAS §

COUNTY OF HOPKINS §

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 Hopkins County Subdivision Regulations and the TCEQ.

Kristy Springfield
On Site Inspector

March 1, 2023
Date

License No. OS 0034831

Seal:



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

DATE 03/03/2023

HOPKINS COUNTY CLERK
128 JEFFERSON STREET, SUITE C
SULPHUR SPRINGS TEXAS 75482

RECEIPT # 203303
FILE # M29841

TIME 11:30

RECEIVED OF: HARRINGTON MARIA

FOR: HARRINGTON ESTATES

DESCRIPTION: SUBDIVISION NO FLOODPLAIN W/4 LOTS - PRELIMINARY
AND FINAL FEES - PAID IN FULL/TS

AMOUNT DUE \$1,290.00

AMOUNT PAID \$1,290.00

BALANCE \$.00

PAYMENT TYPE K

CHECK NO 104

COLLECTED BY TS