

APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: 07-07-2023CHECK ONE: Preliminary Plat Final Plat Replat Amended Cancellation1. PROPOSED SUBDIVISION NAME: PERRIN ADDITION UNIT NO. _____LOCATION DESCRIPTION/NEAREST COUNTY ROAD FIRST CURVE OF CR 1107ACREAGE 3.96 NO. OF LOTS: EXISTING ONE PROPOSED TWOREASON(S) FOR PLATTING/REPLATTING TO SEPERATE ADDRESSES2. OWNER/APPLICANT*: CURT M. SHROPSHIRE

(*If applicant is person other than owner, a letter of authorization must be provided from owner)

ADDRESS: 1331 CR 1107, SULPHUR SPRINGS, TX 75482TELEPHONE: 903 439 8387 FAX: _____ MOBILE: 903 439 8387EMAIL: ~~XXXXXXXXXX~~ onn.chaza 786@gmail.com3. LICENSED ENGINEER/SURVEYOR: TINA BALLARD / BY LINE SURVEYING LLCMAILING ADDRESS: PO BOX 834, EMORY TX 75440TELEPHONE: 903 473 5150 FAX: _____ MOBILE: _____

EMAIL ADDRESS: _____

4. LIST ANY VARIANCES REQUESTED: N/A

REASON FOR REQUEST (LIST ANY HARDSHIPS): _____

5. PRESENT USE OF THE PROPERTY: RESIDENTIAL HOME

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: BRASHEAR WATER ELECTRIC SERVICE: RELIANTSEWAGE DISPOSAL: SANITATION SOLUTION 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.

Curt M. Shropshire
Signature of Owner/ApplicantCurt M. Shropshire
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: 07-07-2023

Debbie Mitchell

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



Tax Certificate

Property Account Number:
65-0040-000-074-11

Statement Date: 08/29/2023
Owner: SHROPSHIRE CURT M ETAL
Mailing 1331 CR 1107
Address: SULPHUR SPRINGS, TX 75482

Property Location: 0001329 CR 1107 SS
Legal: ABS: 40| TR: 74-11| SUR: BALLANOVA M

TAX CERTIFICATE FOR ACCOUNT : 65-0040-000-074-11
AD NUMBER: R000010127
GF NUMBER:
CERTIFICATE NO : 271223

DATE : 8/29/2023 PAGE 1 OF 1
FEE : 10.00

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

PROPERTY DESCRIPTION
ABS: 40| TR: 74-11| SUR: BALLANOVA M
0001329 CR 1107 SS
3.95 ACRES

REQUESTED BY
ZUBIA BUKHART
1329 CR 1107
SULPHUR SPRINGS TX 75482

PROPERTY OWNER
SHROPSHIRE CURT M ETAL
1331 CR 1107
SULPHUR SPRINGS TX 75482

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/IS 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 346.72

CURRENT VALUES			
LAND MKT VALUE:	\$33,510	IMPROVEMENT :	\$14,890
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$48,400	LIMITED VALUE:	\$0
EXEMPTIONS:			
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 8/2023 : \$0.00
ISSUED TO : ZUBIA
ACCOUNT NUMBER: 65-0040-000-074-11

CERTIFIED BY : Debbie Mitchell RP
Authorized agent of Hopkins County

Texas Department of Housing and Community Affairs

MANUFACTURED HOUSING DIVISION

P. O. BOX 12489 Austin, Texas 78711-2489
 (800) 500-7074, (512) 475-2200 FAX (512) 475-1109
 Internet Address: www.tdhca.state.tx.us/mh/index.htm

STATEMENT FROM TAX ASSESSOR-COLLECTOR

To meet the requirements of Texas Occupations Code 1201.206(g)

BLOCK 1: Home Information (Must be completed.)

Tax Roll Account #: 65-0040-000-074-95

Physical Address: 1331 CR 1107 SS,

	Label/Seal Number	Complete Serial Number
Section One:	NTA0877674	1PTX7620BTX & A
Section Two:		
Section Three:		

BLOCK 2: Lienholder and Borrower Information

Please use one of these statements to confirm that taxes have been paid and/or escrowed enabling the transfer of ownership of a used manufactured home (providing all other requirements are met).

County: Hopkins Current year: 2023 Date of sale: 8/29/2023
 (mm/dd/yyyy)

Indicate tax status:

- A. Home not on the tax roll for year(s): _____
- B. The previous tax year has been billed and **paid in full.**
- C. The current tax year has been billed and paid in full.
- D. The current tax year has **NOT BEEN** billed but taxes have been estimated, paid and placed in escrow and any difference owed will be due when taxes are billed.
- E. All taxes due have been paid, **THERE ARE NO TAXES DUE.**
- F. All taxes recorded with TDHCA have been paid and are released.
- G. OTHER: _____

BLOCK 3: Signature and Confirmation

Debbie Mitchell ^{SP}

(Signature of tax assessor-collector's authorized representative)

DEBBIE MITCHELL

8/29/2023

(Printed name and title of authorized representative)

Date

debbie@hopkinscountytexas.org

(Email Address)

Confirmation

This statement applies to all taxing entities in my county.

This statement **DOES NOT** include the following:
 (List taxing entities)

SULPHUR SPRINGS ISD



TAX CERTIFICATE

ACCT # 65-0040-000-074-11
 DATE 08/29/2023
 PB

Cert# 220861



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

Property Description
 ABS: 40, TR: 74-11, SUR: BALLANOVA M PROP TYPE-E
 PCT OWNER-100.000

TOWN - LOCATION- 1329 CR 1107
 ACRES - 3.950

Values

LAND MKT VALUE	33,510	IMPR/PERS MKT VAL	14,890
LAND AGR VALUE		MKT. BEFORE EXEMP	48,400
EXEMPTIONS GRANTED:	NONE	LIMITED TXBL. VAL	22,810

SHROPSHIRE CURT M ETAL
 1331 CR 1107

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 2022	LEVY	P&I	ATTY FEES	AMT DUE
	.00	.00	.00	.00
	-----	-----	-----	-----
	.00	.00	.00	.00
				=====
				.00
				.00
				.00

ACCT # 65-0040-000-074-11

TOTAL DUE 08/2023
 TOTAL DUE 09/2023

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 563.91
 TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR 563.91
 REQUESTED BY:
 ZUBIA BUKHART

Sandra Gibby PB

 Signature of authorized officer of collecting office

TAX CERTIFICATE

ACCT # 65-0040-000-074-95
 DATE 08/29/2023
 PB



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

Cert# 220862
 FEE 4.00

Property Description
 ABST: 40, TRCT: 74-11, SUR: BALLANOVA M PROP TYPE-M1
 PCT OWNER-100.000

TOWN - LOCATION- 1331 CR 1107
 ACRES -

MH Info - Model: CROWN COLONY Label: NTA0877674 S/N: 1PTX7620BTX & A

Values

LAND MKT VALUE	IMPR/PERS MKT VAL	39,200
LAND AGR VALUE	MKT. BEFORE EXEMP	39,200
EXEMPTIONS GRANTED: NONE	LIMITED TXBL. VAL	39,200

PERRIN SYBIL
 CURT SHROPSHRIE
 1331 CR 1107

SULPHUR SPRINGS TX 75482

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	.00	.00	.00	.00
	.00	.00	.00	.00
				=====
				.00
				.00
ACCT # 65-0040-000-074-95			TOTAL DUE 08/2023	.00
			TOTAL DUE 09/2023	.00

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JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
SULPHUR SPRINGS ISD	.00	.00	.00	.00

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 ZUBIA BUKHART

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DATE RECEIVED: 07-07-2023

CHECK ONE: Preliminary Plat Final Plat Replat Amended Cancellation

1. PROPOSED SUBDIVISION NAME: PERRIN ADDITION UNIT NO. _____

LOCATION DESCRIPTION/NEAREST COUNTY ROAD FIRST CURVE OF CR 1107

ACREAGE 3.96 NO. OF LOTS: EXISTING ONE PROPOSED TWO

REASON(S) FOR PLATTING/REPLATTING TO SEPERATE ADDRESSES

2. OWNER/APPLICANT: CURT M. SHROPSHIRE

(**If applicant is person other than owner, a letter of authorization must be provided from owner)

ADDRESS: 1331 CR 1107, SULPHUR SPRINGS, TX 75482

TELEPHONE: 903 439 8387 FAX: _____ MOBILE: 903 439 8387

EMAIL: ~~_____~~ ann.phaza786@gmail.com

3. LICENSED ENGINEER/SURVEYOR: TINA BALLARD / BY LINE SURVEYING LLC

MAILING ADDRESS: PO BOX 834, EMORY TX 75440

TELEPHONE: 903 473 5150 FAX: _____ MOBILE: _____

EMAIL ADDRESS: _____

4. LIST ANY VARIANCES REQUESTED: N/A

REASON FOR REQUEST (LIST ANY HARDSHIPS): _____

5. PRESENT USE OF THE PROPERTY: RESIDENTIAL HOME

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 NO

WATER SUPPLY: BRASHEAR WATER ELECTRIC SERVICE: RELIANT

SEWAGE DISPOSAL: SANITATION SOLUTION 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.

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Signature of Owner/Applicant

Curt M. Shropshire
Print Name & Title

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Debbie Mitchell

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128 Jefferson Street, Ste. D
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Mailing 1331 CR 1107
Address: SULPHUR SPRINGS, TX 75482

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Legal: ABS: 40| TR: 74-11| SUR: BALLANOVA M

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AD NUMBER: R000010127
GF NUMBER:
CERTIFICATE NO : 271223

DATE : 8/29/2023
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: 40| TR: 74-11| SUR: BALLANOVA M
0001329 CR 1107 SS
3.95 ACRES

REQUESTED BY

ZUBIA BUKHART
1329 CR 1107
SULPHUR SPRINGS TX 75482

PROPERTY OWNER

SHROPSHIRE CURT M ETAL
1331 CR 1107
SULPHUR SPRINGS TX 75482

UDI: 0%

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EXEMPTIONS:			
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 8/2023 : **\$0.00**
ISSUED TO : ZUBIA
ACCOUNT NUMBER: 65-0040-000-074-11

CERTIFIED BY: Debbie Mitchell KP
Authorized agent of Hopkins County

Texas Department of Housing and Community Affairs

MANUFACTURED HOUSING DIVISION

P. O. BOX 12489 Austin, Texas 78711-2489
 (800) 500-7074, (512) 475-2200 FAX (512) 475-1109
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STATEMENT FROM TAX ASSESSOR-COLLECTOR

To meet the requirements of Texas Occupations Code 1201.206(g)

BLOCK 1: Home Information (Must be completed.)

Tax Roll Account #: 65-0040-000-074-95

Physical Address: 1331 CR 1107 SS,

	Label/Seal Number	Complete Serial Number
Section One:	NTA0877674	1PTX7620BTX & A
Section Two:		
Section Three:		

BLOCK 2: Lienholder and Borrower Information

Please use one of these statements to confirm that taxes have been paid and/or escrowed enabling the transfer of ownership of a used manufactured home (providing all other requirements are met).

County: Hopkins Current year: 2023 Date of sale: 8/29/2023
(mm/dd/yyyy)

Indicate tax status:

- A. Home not on the tax roll for year(s): _____
- B. The previous tax year has been billed and **paid in full.**
- C. The current tax year has been billed and paid in full.
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- F. All taxes recorded with TDHCA have been paid and are released.
- G. OTHER: _____

BLOCK 3: Signature and Confirmation

Debbie Mitchell ^{HP}

(Signature of tax assessor-collector's authorized representative)

DEBBIE MITCHELL

(Printed name and title of authorized representative)

8/29/2023

Date

debbie@hopkinscountytexas.org

(Email Address)

Confirmation

This statement applies to all taxing entities in my county.

This statement **DOES NOT** include the following:
 (List taxing entities)

SULPHUR SPRINGS ISD



TAX CERTIFICATE

ACCT # 65-0040-000-074-11
 DATE 08/29/2023
 PB



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

Cert# 220861

Property Description
 ABS: 40, TR: 74-11, SUR: BALLANOVA M PROP TYPE-E
 PCT OWNER-100.000

TOWN - LOCATION- 1329 CR 1107
 ACRES - 3.950

Values

LAND MKT VALUE	33,510	IMPR/PERS MKT VAL	14,890
LAND AGR VALUE		MKT. BEFORE EXEMP	48,400
		LIMITED TXBL. VAL	22,810
EXEMPTIONS GRANTED: NONE			

SHROPSHIRE CURT M ETAL
 1331 CR 1107

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 2022	LEVY	P&I	ATTY FEES	AMT DUE
	.00	.00	.00	.00
	-----	-----	-----	-----
	.00	.00	.00	.00
				=====
		TOTAL DUE 08/2023		.00
		TOTAL DUE 09/2023		.00

ACCT # 65-0040-000-074-11

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 563.91
 TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR 563.91
 REQUESTED BY:
 ZUBIA BUKHART

Sandra Gibby PB

Signature of authorized officer of collecting office

ACCT # 65-0040-000-074-95
 DATE 08/29/2023
 PB

TAX CERTIFICATE



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

Cert# 220862
 FEE 4.00

Property Description
 ABST: 40, TRCT: 74-11, SUR: BALLANOVA M PROP TYPE-M1
 PCT OWNER-100.000

TOWN - LOCATION- 1331 CR 1107
 ACRES -

MH Info - Model: CROWN COLONY Label: NTA0877674 S/N: 1PTX7620BTX & A

Values		
LAND MKT VALUE	IMPR/PERS MKT VAL	39,200
LAND AGR VALUE	MKT. BEFORE EXEMP	39,200
	LIMITED TXBL. VAL	39,200
EXEMPTIONS GRANTED:	NONE	

PERRIN SYBIL
 CURT SHROPSHIRE
 1331 CR 1107
 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 2022	LEVY	P&I	ATTY FEES	AMT DUE
	.00	.00	.00	.00
	-----	-----	-----	-----
	.00	.00	.00	.00

				.00

				.00
ACCT # 65-0040-000-074-95			TOTAL DUE 08/2023	.00
			TOTAL DUE 09/2023	.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 456.72
 TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR 456.72

REQUESTED BY:
 ZUBIA BUKHART

Sandra Gibby PB

Signature of authorized officer of collecting office

BRASHEAR WATER SUPPLY COR
 P O BOX 36
 BRASHEAR, TX 75420
 903-582-2670

240 5/25/2023 1329 CR 1107 SS#1

SERVICES	Current	Meter Readings		Usage	CHARGES
		Previous			
Water	790600	782500		8100	71.58
State fee					0.36
Total Due					\$71.94
*** After Due Date Penalty 5.00					\$ 76.94 ***

Last payment received 5/15/23 for \$56.54.

BWSC CCR revised report can be found on our website or at
brashearwsc.com/documents/482/CCR_REPORT_2021.pdf
 Now taking credit card payments
 As of Nov. rates will be \$5.75 per 1000g

BRASHEAR WATER SUPPLY COR
 P O BOX 36
 BRASHEAR, TX 75420
 903-582-2670

240 7/26/2023 1329 CR 1107 SS#1

SERVICES	Current	Meter Readings		Usage	CHARGES
		Previous			
Water	806400	797800		8600	74.45
State fee					0.37
Total Due					\$74.82
*** After Due Date Penalty 5.00					\$ 79.82 ***

Last payment received 7/14/23 for \$66.73.

BWSC CCR revised report can be found on our website or at
<https://brashearwsc.com/ccr1>
 Now taking credit card payments

BRASHEAR WATER SUPPLY COR
 P O BOX 36
 BRASHEAR, TX 75420
 903-582-2670

FIRST-CLASS MAIL
 US POSTAGE PAID
 Brashear
 PERMIT NO.36

211 8/25/2023 1331 CR 1107 SS

SERVICES	Current	Meter Readings Previous	Usage	CHARGES
Water	944000	929200	14800	110.10
State fee				0.55
Total Due				\$110.65
*** After Due Date Penalty	5.00			\$ 115.65 ***

CUSTOMER ACCOUNT	DUE DATE PAST DUE/AFTER THIS DATE
211	9/15/2023
TOTAL DUE UPON RECEIPT	AFTER DUE DATE PAY
110.65	115.65

MAIL THIS STUB WITH YOUR PAYMENT

Shropshire Curt #2
 1331 CR 1107
 Sulphur Springs TX 75482-7206

Last payment received 8/11/23 for \$152.84.

BWSC CCR revised report can be found on our website or at
<https://brashearwsc.com/ccr1>
 Now taking credit card payments

DATE 08/29/2023

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

RECEIPT # 210015

TIME 13:39

FILE # M29851

RECEIVED OF: PERRIN ADDITION

FOR: PERRIN ADDITION

DESCRIPTION: PRELIMINARY PLAT FEES - 2 LOTS WITHOUT FLOOD PLANE
PAID IN FULL/TS

AMOUNT DUE	\$1,020.00

AMOUNT PAID	\$1,020.00

BALANCE	\$.00

PAYMENT TYPE C
CHECK NO
COLLECTED BY TS

BY-LINE SURVEYING LLC

P.O. Box 834
Emory, Texas 75440
903-473-5150
Texas Surveying Firm No. 10194233

SUBJECT: VARIANCE FOR ROAD FRONTAGE
The Meadows at Deer Crossing
2441 County Road 3512
Dike, Texas

Date: September 19, 2023

To whom it may concern:

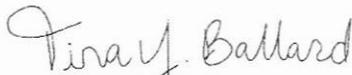
We are requesting a variance on proposed lots in The Meadows at Deer Crossing. We are basing these on the previous approved road frontages of 100 feet and 50 feet along cul-de-sacs.

The lots that do not meet the new regulations are as listed below:

Lot 7 – flag lot, 5.00 acres with 100' of frontage
Lot 8 – 2.00 acres with 137.40' of frontage
Lot 9 – 2.00 acres with 159.94' of frontage
Lot 14 – 3.00 acres with 175.38' of frontage
Lot 16 – flag lot, 5.00 acres with 110.17' of frontage
Lot 28 – 6.35 acres with 214.71' of frontage
Lot 29 – flag lot, 5.00 acres with 100' of frontage
Lot 31 – 4.00 acres with 100' of frontage
Lot 37 – 5.00 acres with 100.04' of frontage
Lot 47 – 2.00 acres with 173.82' of frontage
Lot 48 – 2.00 acres with 176.67' of frontage
Lot 53 – 2.00 acres with 150.00' of frontage
Lot 54 – 2.00 acres with 150.00' of frontage
Lot 56 – flag lot, 5.00 acres with 100.00' of frontage
Lot 69 – 2.00 acres with 190.22' of frontage
Lot 76 – 2.00 acres with 165.35' of frontage
Lot 77 – 2.00 acres with 164.67' of frontage

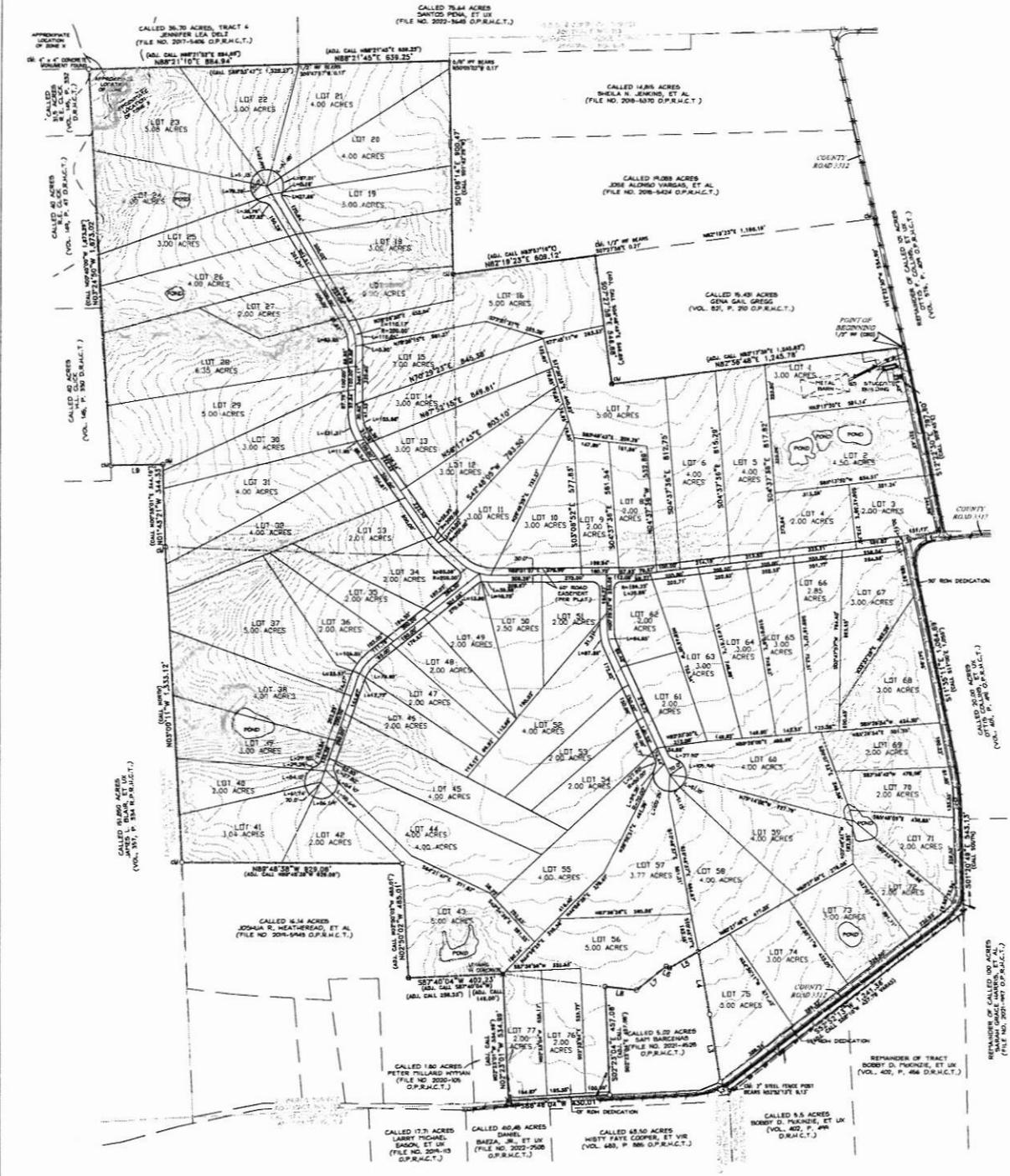
Please let me know if you have any questions.

Thank you,



Tina Ballard, RPLS No. 6746
Cell: 903-368-8384
Office: 903-473-5150
Tinab@By-LineSurveying.com

LINE	BEARING	DISTANCE	CALL BEARING	CALL DISTANCE
L1	S77°37'45"	156.87'	S89°30'W	271'
L3	N48°04'57"W	55.78'		
L5	N08°53'05"W	288.62'	N08°53'05"W (ADJ.)	288.62' (ADJ.)
L4	N10°08'12"W	269.18'	N10°08'12"W (ADJ.)	269.18' (ADJ.)
L5	S89°27'48"W	148.42'	S89°27'48"W (ADJ.)	148.42' (ADJ.)
L8	N89°38'57"W	15.45'	N89°38'57"W (ADJ.)	15.45' (ADJ.)
L7	S51°18'09"W	181.19'	S51°18'09"W (ADJ.)	181.19' (ADJ.)
L8	N87°41'52"W	133.73'	N87°41'52"W (ADJ.)	133.73' (ADJ.)
L8	S88°58'29"W	219.56'	N87°18'36"W	219.64'



THE MEADOWS AT DEER CROSSING
 VARIANCE REQUEST
 CR 3512
 DIKE, TX

DATE: 09/19/2023
 SCALE: NTS
 JOB NO.: 2023-892
 CLIENT: AMERICAN LAND & LAKES
 TECHNICIAN: TYB



PRELIMINARY THIS DOCUMENT
 SHALL NOT BE RECORDED FOR ANY
 PURPOSE AND SHALL NOT BE USED
 OR VIEWED OR RELIED UPON AS
 A FINAL SURVEY DOCUMENT

BY-LINE SURVEYING LLC
 P.O. BOX 834
 Emory, TX 75440
 Ph: (903) 473-5150
 Firm No: 10194233
 www.bylinesurveying.com

LONGEVITY PAY

ELIGIBILITY

All full time regular employees and elected officials shall be eligible for the longevity pay benefit.

An employee shall be required to work a minimum of two continuous years in an eligible position before receiving longevity pay with no break in service time.

AMOUNT

The schedule for Longevity pay is: \$100 per year of service after completing two years. The formula is as follows:

Number of years x \$100 = amount of payment – to be paid toward the end of the year.

Example follows:

Minimum number of years:

$$2 \text{ years} = \$100 \times 2 \text{ years of service} = \$200.00$$

If an employee terminates employment with the county prior to the established lump sum payment date, s/he will not receive a longevity payment. No pro-rated payments will be given.

Exhibit A

Hopkins County Vote Centers NOVEMBER 7, 2023

EARLY VOTING
JP2 COURTROOM
128G JEFFERSON STREET
SULPHUR SPRINGS, TX
(COURTROOM BEHIND TAX OFFICE)

PCT.1
LUTHERAN CHURCH
1000 TEXAS STREET
SULPHUR SPRINGS, TX
(FRONT FOYER)

PCT. 2A
H.W. GRAYS BUILDING
413 BECKHAM STREET
SULPHUR SPRINGS, TX
(MEETING ROOM)

PCT. 3
HOPKINS COUNTY COURTHOUSE
118 CHURCH STREET
SULPHUR SPRINGS, TX
(1ST FLOOR COURTROOM)

PCT. 3A
PARIS JUNIOR COLLEGE
SULPHUR SPRINGS CAMPUS
1137 TX-301 LOOP
SULPHUR SPRINGS, TX
(ROOM 101A)

PCT. 4
HOPKINS COUNTY CIVIC CENTER
1200 HOUSTON STREET
SULPHUR SPRINGS, TX
(WEST HALL)

PCT. 4A
LEAGUE STREET CHURCH OF CHRIST
1100 SOUTH LEAGUE ST
SULPHUR SPRINGS, TX
(FRONT FOYER)

TEMPORARY BRANCH EARLY VOTING
COMO PICKTON CONSOLIDATED ISD
13017 TX HWY 11 E
COMO, TX 75431
(ADMINISTRATION OFFICE)

PCT.5
SALTILLO ISD
150 CR 3534
SALTILLO, TX 75478
(AG LAB)

PCT. 11
CUMBY MUNICIPAL BUILDING
100 E. MAIN STREET
CUMBY, TX 75433
(CITY MEETING ROOM)

PCT. 12
SULPHUR BLUFF ISD
1027 CR 3550
SULPHUR BLUFF, TX 75481
(FOYER OUTSIDE GYM)

PCT. 13
COMO-PICKTON CISD
13017 TX HWY 11 E
COMO, TX 75431
(ART ROOM)

PCT. 16
MILLER GROVE ISD
7819 FM 275 SOUTH
CUMBY, TX 75433
(FOYER OUTSIDE GYM)

PCT. 17
NORTH HOPKINS ISD
1994 FM 71 W
SULPHUR SPRINGS, TX
(ADMIN. BUILDING)

APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: _____

CHECK ONE: Preliminary Plat Final Plat Replat Amended Cancellation

1. PROPOSED SUBDIVISION NAME: North Addition UNIT NO. _____

LOCATION DESCRIPTION/NEAREST COUNTY ROAD CR 4761

ACREAGE 49 NO. OF LOTS: EXISTING _____ PROPOSED 22

REASON(S) FOR PLATTING/REPLATTING to sell smaller tracts

2. OWNER/APPLICANT*: Coy Johnson Clay Johnson Craig Johnson

(*If applicant is person other than owner, a letter of authorization must be provided from owner)

ADDRESS: 609 Gilmer St

TELEPHONE: 903-885-8866 FAX: _____ MOBILE: _____

EMAIL: Coy@cojohnson.com

3. LICENSED ENGINEER/SURVEYOR: Greg Connaughton Tri-Point Surveying LLC

MAILING ADDRESS: 903 E. Lennon Dr. Ste 103 Emory TX 75440

TELEPHONE: 903-473-2117 FAX: _____ MOBILE: _____

EMAIL ADDRESS: admin@tri-point-surveying.com

4. LIST ANY VARIANCES REQUESTED: to comply with plat drawn by surveyor

REASON FOR REQUEST (LIST ANY HARDSHIPS): not financially feasible to move ditches, utilities, etc.

5. PRESENT USE OF THE PROPERTY: farm use with Ag exemption

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 NO

WATER SUPPLY: North Hopkins water ELECTRIC SERVICE: Farmers Electric Coop

SEWAGE DISPOSAL: clear water septic GAS SERVICE: X

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.

Coy Johnson
Signature of Owner/Applicant

Coy Johnson - CRAIG Johnson
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: 9-12-23

**Appendix B
SUBDIVISION PLATTING CHECKLIST
FIRST READING
(PRELIMINARY)**

Name of Subdivision: North Addition
 Contact Person: Coy Johnson Phone Number: 903.243-8866

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name of proposed subdivision.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name and address of Sub-divider.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Volume, page and reference names of adjoining owners.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Volume, page and reference land use of adjoining owners.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Master Development Plan (if subdivision is a portion of a larger Tract.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Contour information – rivers, creeks, bluffs, etc. (no greater than 2' intervals)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Land use of lots, parks, greenbelts.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Total length of roads.

PRELIMINARY CHECKLIST

YES	NO	N/A	
—	—	/	Width of right-of-way.
—	—	/	Special flood hazard areas/note.
—	—	/	Road maintenance (County/Home Owners Assn.).
—	—	—	Approval by TxDOT or County for driveway entrance(s).
—	—	/	Location of wells - water, gas, & oil, where applicable & unused capped statement.
/	—	—	Plat Filing Fees paid. (receipt from County Clerk required)
/	—	—	On-Site Sewage Facility Inspector's Approval
—	—	/	Acknowledgement of Rural Addressing / Signage.
/	—	—	Water Availability Study.
/	—	—	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:
65-0595-000-002-00

Statement Date: 07/26/2023
Owner: WILKINSON LORI B
Mailing: 717 CR 979
Address: CUSHING, TX 75760

Property Location: 0000000 CR 4761 ES
Legal: ABS: 595| TR: 2| SUR: MERRILL BENJAMIN

TAX CERTIFICATE FOR ACCOUNT : 65-0595-000-002-00
 AD NUMBER: R000017169
 GF NUMBER: 37351mp
 CERTIFICATE NO : 269327

DATE : 7/26/2023 PAGE 1 OF 1
 FEE : 10.00

COLLECTING AGENCY

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

PROPERTY DESCRIPTION

ABS: 595| TR: 2| SUR: MERRILL BENJAMIN
 0000000 CR 4761 ES
 49.691 ACRES

REQUESTED BY

HOPKINS COUNTY ABSTRACT CO
 441 OAK AVENUE
 SULPHUR SPRINGS TX 75482

PROPERTY OWNER

WILKINSON LORI B
 717 CR 979
 CUSHING TX 75760

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/IS 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 138.98

CURRENT VALUES			
LAND MKT VALUE:	\$7,350	IMPROVEMENT :	\$0
AG LAND VALUE:	\$191,410	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$198,760	LIMITED VALUE:	\$0
EXEMPTIONS:	Ag 1D1		
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	NORTH HOPKINS ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 7/2023 : \$0.00

ISSUED TO : HOPKINS COUNTY ABSTRACT CO
 ACCOUNT NUMBER: 65-0595-000-002-00

CERTIFIED BY : Debbie Mitchell
 Authorized agent of Hopkins County

HOPKINS COUNTY ABSTRACT CO

441 Oak Avenue
Sulphur Springs, TX 75482
903-885-2145 (office) 903-885-2147 (fax)
www.hcaco.com orders@hcaco.com

Date of Request: 07/26/2023

GF#: ~~3735IMP~~ 37354

Escrow Officer Requesting Information: _____

Owner Name: TITUS LAND HOLDINGS LLC

Legal Description: Acres: 49.691, ABS: 595, TR: 2, SUR:
MERRILL BENJAMIN

Property ID: R000017169

Property Address: CR 4761 0

Geographic ID: 65.0595.000.002.00

Map Number: 4-07-05

North Hopkins ISD

I certify all taxes due to North Hopkins ISD, on the above-described property, have been paid through
December 31, 2022.

Dated: 7/26/23, 2022

North Hopkins ISD Tax Collector: Debbie Mitchell AP

2022 Tax Amount: \$: ~~138.98~~ included Below Amount Paid: \$: _____

Exemptions: Ag Tax Suits: _____

Hopkins County

I certify that all taxes due to the state, county, and hospital, on the above-described property, have been paid
through December 31, _____.

Dated: 7/26/23, 2022

Tax Collector for Hopkins County & The State of Texas: Debbie Mitchell AP

2022 Tax Amount: \$: 138.98 Amount Paid: \$: 137.25

Exemptions: Ag Tax Suits: _____

Appendix F

WATER SUPPLY CERTIFICATE

“No structure in this subdivision shall be occupied until connected to either: an individual water well, the location of which has been approved by the Northeast Texas Municipal Water District, a TCEQ approved public water supply system (described below), or other domestic water supply subject to approval by the Hopkins County Commissioners’ Court.”

North Hopkins WSC
Northeast Texas Municipal Water
District

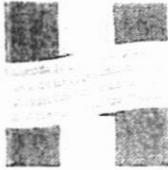
Date

North Hopkins WSC
Name of Public Water Supply System

Date

Signature & Title of Authorized Agent

Other Proposed Domestic Water Supply (Please specify): _____



HAYES ENGINEERING, INC.

Texas Registered Engineering Firm F-1465 www.hayesengineering.net
2126 ALPINE RD. LONGVIEW, TX 75601-3401
V 903.758.2010 F 903.758.2099

September 09, 2023

Mr. Casey Janway, Manager
North Hopkins WSC
9364 Texas Hwy 19 N
Sulphur Springs, TX 75482

RE: Coy Johnson (North Addition 22 meters) CR 4761 non-standard service investigation

Dear Mr. Janway:

Please accept this correspondence as non-standard service investigation for a 22 lot subdivision on CR 4761. The property is located approximately 4,000 feet west of the intersection of CR 4761 and SH 19, 3.5 miles north of Sulphur Springs, Hopkins County, Texas. The developer has requested service to 22 lots on CR 4761. There is not an existing water main on CR 4761 at the subject property. There is an existing 2" water main that extends from SH 19 approximately 2,000 feet that is supplied by a 10" water main on SH 19 serviced by direct pressure from the City of Sulphur Springs. The existing 2" water main does not have any available capacity to serve the new development. The area is fed from the City of Sulphur Springs pressure plane which has a static hydraulic grade of approximately 680 feet msl. The subject property has an elevation of approximately 475 to 495 feet msl. The static pressure would therefore be about 84 psi.

The Texas Commission on Environmental Quality (TCEQ) regulates public water system's and does not have a maximum number of connections for a 10" main but the main must be able to provide peak demands with a minimum pressure of 35 psi. The TCEQ requires a maximum of 10 meters on a 2" main and 100 meters on a 4" main. The existing 10" main on SH 19 has adequate capacity for serving the additional 22 meters.

The developer will be responsible for providing the minimum improvements necessary to serve the proposed development. The minimum improvements necessary would be to install a 4" water main from the existing 10" on the west side of SH 19 to the north end of the proposed development. An estimate of probable cost for the improvements is attached.

If you have any questions or if I can be of additional assistance, please advise.

Sincerely,
HAYES ENGINEERING, Inc.


Stanley R. Hayes, P.E.
Principal





2000 I-30 E - Greenville, TX 75402
(903) 455-1715

8/30/2023

Coy Johnson
609 Gilmer Street
Sulphur Springs, TX 75482

Re: Availability of Electric Service to County Road 4761, beginning approximately 1.35 miles West of Texas State Highway 19 North

Mr. Johnson:

This letter certifies that Farmers Electric Cooperative is a Certified Electrical Service Provider at the above referenced property.

Farmers Electric Cooperative is a Certified Electrical Service Provider at the above referenced subdivision.

Farmers Electric Cooperative will be available to each individual residential lot, subject to the terms below.

NOTE: Electrical service will be provided to the subdivision upon contractual agreement and receipt of payment of any Developer Aid to Construction cost which may be assessed. Electrical service will then be provided to each individual residential lot upon the completion of installation of new electrical infrastructure in the subdivision.

Should you have any questions, please feel free to contact me.

Thank you,

Samantha Crouch
Farmers Electric Cooperative
Office: 903-455-1715

DATE 09/15/2023

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

RECEIPT # 210057

TIME 09:26

FILE # M29852

RECEIVED OF: JOHNSON COY

FOR: NORTH ADDITION

DESCRIPTION: PRELIMINARY PLAT FEE PAID - 22 LOTS/TS

AMOUNT DUE \$250.00

AMOUNT PAID \$250.00

BALANCE \$.00

PAYMENT TYPE K
CHECK NO 6912
COLLECTED BY TS

BRASHEAR WATER SUPPLY COR
 P O BOX 36
 BRASHEAR, TX 75420
 903-582-2670

240 5/25/2023 1329 CR 1107 SS#1

SERVICES	Current	Meter Readings		Usage	CHARGES
		Previous			
Water	790600	782500		8100	71.58
State fee					0.36
Total Due					\$71.94
*** After Due Date Penalty 5.00					\$ 76.94 ***

Last payment received 5/15/23 for \$56.54.

BWSC CCR revised report can be found on our website or at
brashearwsc.com/documents/482/CCR_REPORT_2021.pdf
 Now taking credit card payments
 As of Nov. rates will be \$5.75 per 1000g

BRASHEAR WATER SUPPLY COR
 P O BOX 36
 BRASHEAR, TX 75420
 903-582-2670

240 7/26/2023 1329 CR 1107 SS#1

SERVICES	Current	Meter Readings		Usage	CHARGES
		Previous			
Water	806400	797800		8600	74.45
State fee					0.37
Total Due					\$74.82
*** After Due Date Penalty 5.00					\$ 79.82 ***

Last payment received 7/14/23 for \$66.73.

BWSC CCR revised report can be found on our website or at
<https://brashearwsc.com/ccr/>
 Now taking credit card payments

BRASHEAR WATER SUPPLY COR
 P O BOX 36
 BRASHEAR, TX 75420
 903-582-2670

FIRST-CLASS MAIL
 US POSTAGE PAID
 Brashear
 PERMIT NO.36

211 8/25/2023 1331 CR 1107 SS

SERVICES	Current	Meter Readings Previous	Usage	CHARGES
Water	944000	929200	14800	110.10
State fee				0.55
Total Due				\$110.65
*** After Due Date Penalty	5.00		\$ 115.65	***

CUSTOMER ACCOUNT	DUE DATE PAST DUE AFTER THIS DATE
211	9/15/2023
TOTAL DUE UPON RECEIPT	AFTER DUE DATE PAY
110.65	115.65

MAIL THIS STUB WITH YOUR PAYMENT

Shropshire Curt #2
 1331 CR 1107
 Sulphur Springs TX 75482-7206

Last payment received 8/11/23 for \$152.84.

BWSC CCR revised report can be found on our website or at
<https://brashearwsc.com/ccr1>
 Now taking credit card payments

DATE 08/29/2023

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

RECEIPT # 210015

TIME 13:39

FILE # M29851

RECEIVED OF: PERRIN ADDITION

FOR: PERRIN ADDITION

DESCRIPTION: PRELIMINARY PLAT FEES - 2 LOTS WITHOUT FLOOD PLANE
PAID IN FULL/TS

AMOUNT DUE \$1,020.00

AMOUNT PAID \$1,020.00

BALANCE \$.00

PAYMENT TYPE C
CHECK NO
COLLECTED BY TS

LEGAL DESCRIPTION

Being a 3.96 acre tract or parcel of land situated in the M. Ballanova Survey, Abstract No. 40, Hopkins County, Texas, and being all of that certain called 3.960 acre tract of land conveyed from Sharon Schmidt, et al, to Sybil Perry, by Special Warranty Deed, as recorded in Volume 533, Page 540, Official Public Records, Hopkins County, Texas. (Bearings as based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown herein are as given, and being more particularly described by metes and bounds as follows:

BEGINNING is a 1/2" iron rod found at the Northwest corner of said 3.960 acre tract, at the most Northern-Northeast corner of the remainder of a called 130.899 acre tract of land, described in Tract One, conveyed to Adrian Van Der Jagt, by deed as recorded in Volume 884, Page 726, Official Public Records, Hopkins County, Texas, and at or near the center of County Road 827, from which a 1/2" iron rod found at the Northwest corner of said 130.899 acre tract bears South 90 degrees 01 minutes 31 seconds East, a distance of 1,241.97 feet.

THENCE North 86 degrees 46 minutes 20 seconds East, with the North line of said 3.960 acre tract and generally along County Road 107, a distance of 747.68 feet to a 3/8" iron rod found at the Northeast corner of said 3.960 acre tract and in a west line of a called 72 acre tract of land, described as Tract 2, conveyed to Kevin Ray Anderson, et al, by deed as recorded in Volume 874, Page 176, Official Public Records, Hopkins County, Texas.

THENCE South 02 degrees 01 minutes 00 seconds East, with the East line of said 3.960 acre tract and with a west line of said 72 acre tract, a distance of 230.64 feet to a 1/2" iron rod set capped (By-Line) at the Southeast corner of said 3.960 acre tract and at the most Eastern, Northern corner of said 130.899 acre tract, from which a 3/8" iron rod found at the Southeast corner of said 130.899 acre tract bears South 02 degrees 01 minutes 00 seconds East, a distance of 1,731.04 feet.

THENCE with the common line of said 3.960 acre tract and said 30.859 acre tract, the following courses and distances: South 86 degrees 46 minutes 20 seconds East, a distance of 747.27 feet to a 1/2" iron rod set capped (By-Line) for corner;

North 02 degrees 15 minutes 14 seconds East, passing at 210.45 feet a 3/8" iron rod found for reference, continuing for a total distance of 230.64 feet to the POINT OF BEGINNING and CONTAINING 3.96 acres of land.

CERTIFICATE OF SURVEYOR

THE STATE OF TEXAS
COUNTY OF HOPKINS

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat complies with the various related requirements of the Hopkins County Subdivision Regulations and I further certify that this plat is true and correctly made and is a true and correct copy of the actual survey of the property made under my supervision and that the corner monuments were properly placed.

NO INSTRUMENT THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

This Survey was made on _____ Date _____
Registered Professional Land Surveyor
License No. 2746

NOTES:

1. Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation. Area and distances shown herein are as given.
2. The property does lie within an ETJ of Sulphur Springs. The city deferred the plat over to the County.
3. No easement record search was made by this office concerning this property.
4. This survey was made without the benefit of a current title commitment, and may be subject to record evidence which is not available for consideration at this time.
5. The property shown herein was surveyed based on deeds and/or legal descriptions obtained through normal research procedures. There may be other documents recorded/referred that may affect the subject, and this survey in no way imparts ownership of all or any part of the survey as shown herein.
6. Contour lines as shown are based on elevation data and contour lines obtained through internet/data from a .org - dated Texas Labor 2007. These contour lines do not represent an actual field topographic survey and should not be used to design from.
7. Contours shown herein are at 2-foot intervals.
8. The property is shown as being located in Zone X by Flood Insurance Rate Map No. 4823C(2)298E, dated 3/7/2008. It is not shown as being located in a special flood hazard area established by 100-year flood.
9. There are no restrictive covenants recorded.
10. The County shall not be responsible for the quality or quantity of a reliable water source.
11. Each lot has existing utilities. The suppliers are listed below:
 Breakout Water Supply
 Natural Energy
 Waste Connections for garbage
 Each lot has it's own individual septic system.

CERTIFICATE OF DEDICATION BY OWNER

THE STATE OF TEXAS
COUNTY OF HOPKINS

KNOW ALL MEN BY THESE PRESENTS, that I, Curt Shopshire, owner of 3.960 acres of land out of the M. Ballanova Survey, Abstract No. 40, in Hopkins County, Texas, as shown in Description of Section of the State, further reference by deed dated May 29, 2009, and recorded in Volume 533, Page 540, Official Public Records of Hopkins County, DOES HEREBY **SUBDIVIDE** 3.96 acres of, and out of, said Survey, to be known as the **PERRIN ADDITION** subdivision, in accordance with the plat shown herein, subject to any and all easements or restrictions heretofore granted, and does hereby dedicate to the public the use of the streets and easements shown herein.

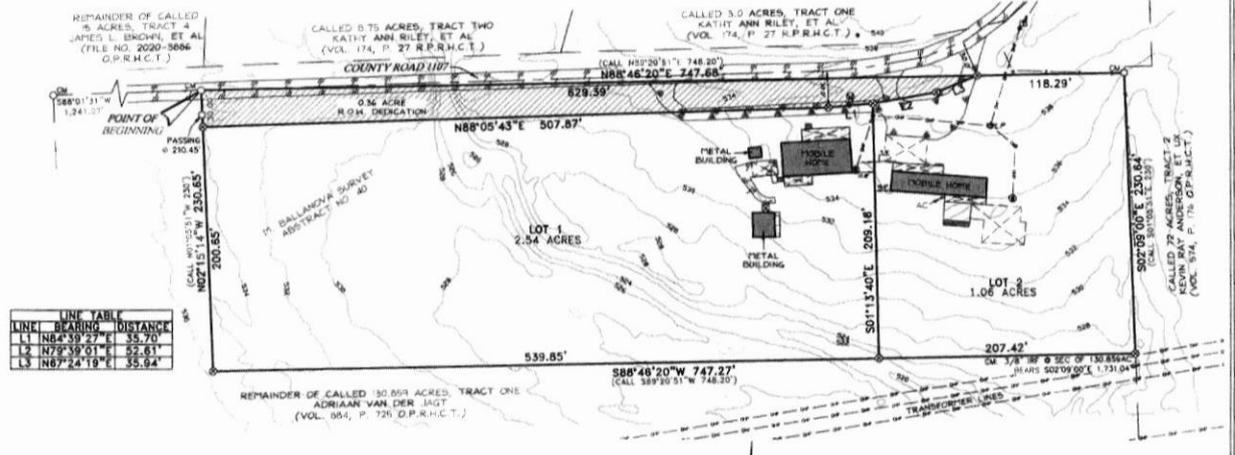
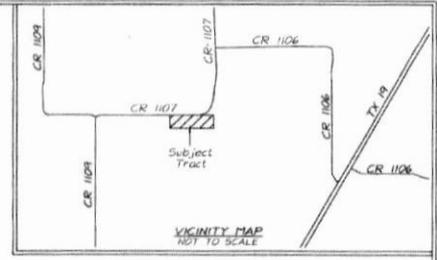
I, WITNESS WHEREOF the said _____ has caused these presents to be executed by its _____, this _____ day of _____, A.D., 2023.

Curt Shopshire
THE STATE OF TEXAS
COUNTY OF HOPKINS

BEFORE ME, the undersigned authority, on this day personally appeared Curt Shopshire known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, A.D., 2023.

Notary Public in and for
The State of Texas



LINE	BEARING	DISTANCE
1	N88°05'27"E	35.70'
2	N79°39'01"E	52.61'
3	N87°24'19"E	35.04'

DEVELOPER
Curt Shopshire
1331 County Road No. 1107
Sulphur Springs, TX 75482
903-439-8367
onn.rhaza788@gmail.com

CERTIFICATE OF COMMISSIONER'S COURT

I hereby certify that all requirements of the subdivision standards concerning submission and approval of information and data required for zoning approval have been complied with for the above referenced subdivision.

Approved by the Commissioner's Court of Hopkins County, Texas, on this the _____ day of _____, 2023.

County Judge

Clerk, County Clerk

LEGEND

- 1/2" Iron Rod Found
- Right For Corner
- 3/8" Iron Rod Found
- 1/2" Iron Rod Set (By-Line)
- Power Pole
- ⊙ Electric Meter
- ⊙ Water Meter
- ⊙ Tele. Pedestal
- Light Pole
- ▨ Concrete
- ▨ Overhang
- ▨ Wood Deck
- ▨ Building
- ▨ Barbwire Fence

PROJECT NAME:
PERRIN ADDITION

ADDRESS:
1331 CR 1107
Sulphur Springs, TX 75482

ACREAGE: 3.96 Acres

PREPARED: 06/28/2023

BY-LINE JOB NO.: 2023-685

SCALE: 1" = 80'

TECHNICIAN: APN

BY-LINE SURVEYING LLC

210. Ross 234
Zanesville, TX 75448
761-963-273-5150
www.byline-surveying.com

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**PRELIMINARY PLAT
PERRIN ADDITION
M. BALLANOVA SURVEY
ABSTRACT NO. 40
HOPKINS COUNTY, TEXAS**