

## 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.phaza786@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/Applicant

Curt M. Shropshire

Print Name &amp; 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* <sup>XP</sup>

(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



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

**TAX CERTIFICATE**

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
		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:

	LEVY	P&I	ATTY FEES	AMT DUE
TAXES 2022	.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
	LIMITED TXBL. VAL	39,200

EXEMPTIONS GRANTED: NONE

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

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



**Debbie Mitchell**

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Suite D  
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2022	HOSPITAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022 SUB TOTAL							\$0.00

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ISSUED TO : ZUBIA  
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Authorized agent of Hopkins County

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

DEBBIE MITCHELL

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8/29/2023

Date

debbie@hopkinscountytexas.org

(Email Address)

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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

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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

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	.00	.00	.00	.00
	.00	.00	.00	.00
				=====
				.00
ACCT # 65-0040-000-074-11			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 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 SHROPSHIRE  
 1331 CR 1107  
  
 SULPHUR SPRINGS TX 75482

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TAXES 2022	LEVY	P&I	ATTY FEES	AMT DUE
	.00	.00	.00	.00
	-----	-----	-----	-----
	.00	.00	.00	.00
	-----	-----	-----	-----
		TOTAL DUE 08/2023		.00
ACCT # 65-0040-000-074-95		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

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](https://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
<b>Total Due</b>				<b>\$110.65</b>

\*\*\* 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