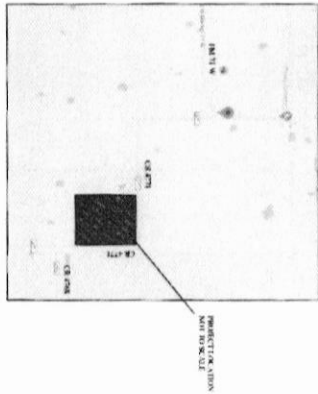


The area shown appears to be in Zone X unshaded according to FEMA Community Panel No. 490499, Hopkins 49222C 0072E Effective Date: 09-17-2011
 This information was obtained from FEMA prepared maps and should not be used as a hydrology study. Bent Pine Surveying, Inc. assumes no liability for flood damages to this property.

Address
 CR 4771
 Hopkiss Springs TX

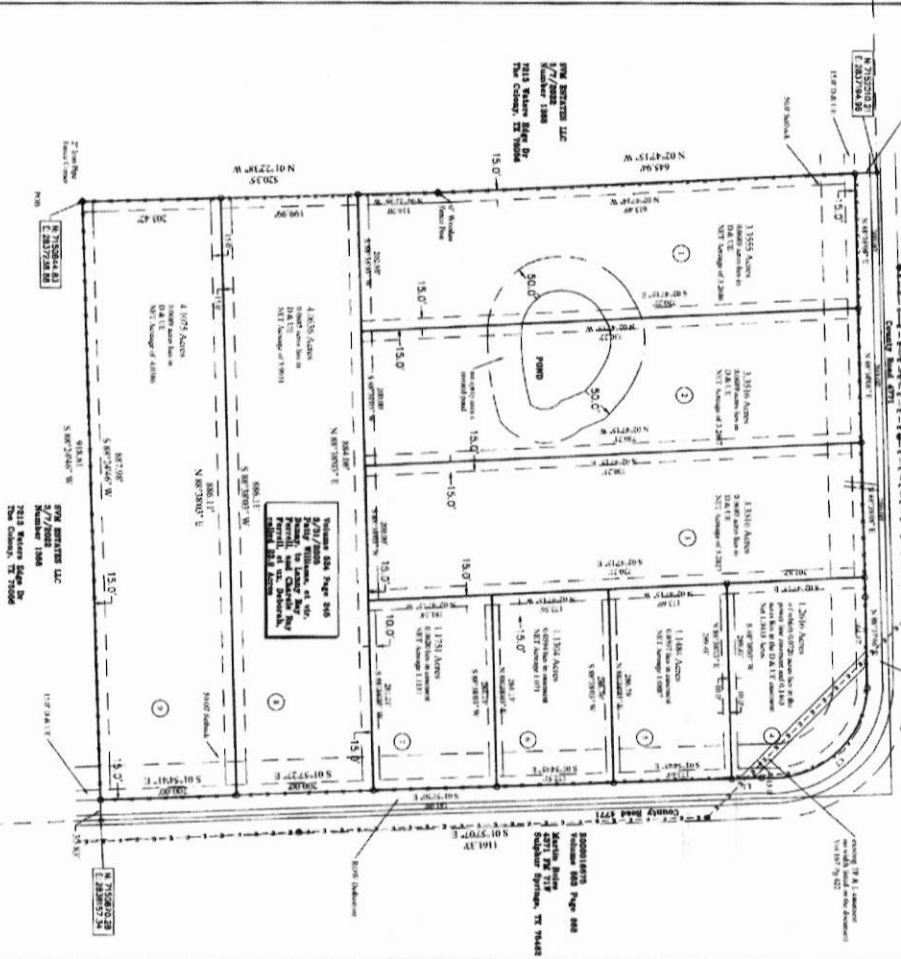


- | | | |
|--|--|---|
| <ul style="list-style-type: none"> ● Railroad Right of Way ○ Railroad Right of Way — Point for corner ● Iron Nail Find ● Iron Pipe Find ● Iron Pipe Find | <ul style="list-style-type: none"> ■ Gas Valve Find ○ 2" Iron Nail Set ● Utility pole — 1" nail ● 2" Iron Pipe Find ● 4" Iron Pipe Find ● 6" Iron Pipe Find | <ul style="list-style-type: none"> — Drive by R.A.S. — Field Work by — Book Page |
|--|--|---|

I, BIRSH GREGG HARRIS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 50600, do hereby certify that the plat shown herein was prepared from an actual survey made on the ground under my direction and supervision during the month of February 2024. Apparent, above ground, conflicts, protrusions or encroachments, if any, are as shown.

GIVEN UNDER MY HAND AND SEAL, this the 21st day of April 2024.

[Signature]
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 50600
 BENT PINE SURVEYING, INC.
 Hopkiss Springs, TX 75448



SECTION 12
 T. 13 N. R. 10 E. S. 22
 BENT PINE SURVEYING, INC.
 21077 Avenue
 Hopkiss Springs, TX 75448
 of which Lot 12 is a Survey
 and Plat
 of which Lot 12 is a Survey
 and Plat
 of which Lot 12 is a Survey
 and Plat

REVISIONS	
DATE	REVISIONS

BENT PINE SURVEYING, INC

P.O. BOX 856
 MINEOLA, TX 75773

FIRM # 10194326
 BENTPINESURVEYING.COM

PHONE #
 903 569 1776

FINAL PLAT
 SPRING RANCH SUBDIVISION

PART OF THE B. LUCINGER SURVEY A-571
 HOPKINS COUNTY, TEXAS
 SURVEYED FEBRUARY 2024
 SCALE 1 INCH = 100.00 FEET

PAGE 1 OF 2

BENT PINE SURVEYING & 3D MAPPING



APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: _____

CHECK ONE: Preliminary Plat Final Plat Replat Amended Cancellation

1. PROPOSED SUBDIVISION NAME: Spring Ranch UNIT NO. _____
LOCATION DESCRIPTION/NEAREST COUNTY ROAD County Road 4771, Sulphur Springs
ACREAGE 23.9 NO. OF LOTS: EXISTING 2 PROPOSED 9 Property 1E
REASON(S) FOR PLATTING/REPLATTING Subdividing R000016674

2. OWNER/APPLICANT*: Neil Clements
(*If applicant is person other than owner, a letter of authorization must be provided from owner)
ADDRESS: 102 Indian Hills Dr, Waxahachie, TX 75165
TELEPHONE: _____ FAX: _____ MOBILE: 469-401-8099
EMAIL: neilclements200@gmail.com

3. LICENSED ENGINEER/SURVEYOR: Bent Pine Surveying (Gregg Saxon)
MAILING ADDRESS: PO Box 856, Mineola, TX 75713
TELEPHONE: 903-569-1776 FAX: _____ MOBILE: _____
EMAIL ADDRESS: gregg@bentpinesurveying.com

4. LIST ANY VARIANCES REQUESTED: N/A
REASON FOR REQUEST (LIST ANY HARDSHIPS): N/A

5. PRESENT USE OF THE PROPERTY: Farm Land
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 Supply ELECTRIC SERVICE: Oncor

SEWAGE DISPOSAL: OSSF 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.

Neil Clements
Signature of Owner/Applicant

NEIL CLEMENTS APPLICANT
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: 4/22/24

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



Tax Certificate
 Property Account Number:
65-0571-000-003-02

Statement Date: 02/15/2024
Owner: FERRELL LANNY RAY & CHARLES RAY & DEBORAH
Mailing 2022 CR 4771
Address: SULPHUR SPRINGS, TX 75482

Property Location: 0000000 CR 4771 SS
Legal: SUR: LUCINGER B|TR: 3-02 ABS: 571

TAX CERTIFICATE FOR ACCOUNT : 65-0571-000-003-02
 AD NUMBER: R000016674
 GF NUMBER:
 CERTIFICATE NO : 391965

DATE : 2/15/2024 PAGE 1 OF 1
 FEE : 10.00

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

PROPERTY DESCRIPTION
 SUR: LUCINGER B|TR: 3-02 ABS: 571
 0000000 CR 4771 SS
 23.9 ACRES

REQUESTED BY
 NEIL CLEMENTS
 PO BOX 901
 WAXAHACHIE TX 75168

PROPERTY OWNER
 FERRELL LANNY RAY & CHARLES RAY &
 DEBORAH
 2022 CR 4771
 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 2023 ARE 73.48

CURRENT VALUES			
LAND MKT VALUE:	\$3,540	IMPROVEMENT :	\$890
AG LAND VALUE:	\$235,460	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$239,890	LIMITED VALUE:	\$0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2023	COUNTY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023	HOSPITAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023	NORTH HOPKINS ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 2/2024 : **\$0.00**
 ISSUED TO : NEIL CLEMENTS
 ACCOUNT NUMBER: 65-0571-000-003-02

CERTIFIED BY : Debbie Mitchell SP
 Authorized agent of Hopkins County

2/26/2024
Date: _____

We authorize Neil Clements to work on our behalf with Hopkins County Development to plat the property located off County Road 4771, Sulphur Springs, TX 75482, Property ID# R000016674.

DocuSigned by:
KIM FERRELL
E2E150F8E4274B9...

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


February 20, 2024

Please allow this to confirm that North Hopkins Water Supply Corporation will be able to provide water service for the property on County Road 4771, Hopkins County, Texas as long as the customer meets the standards set by North Hopkins Water Supply Corporation.

This letter is issued for Neil Clements.

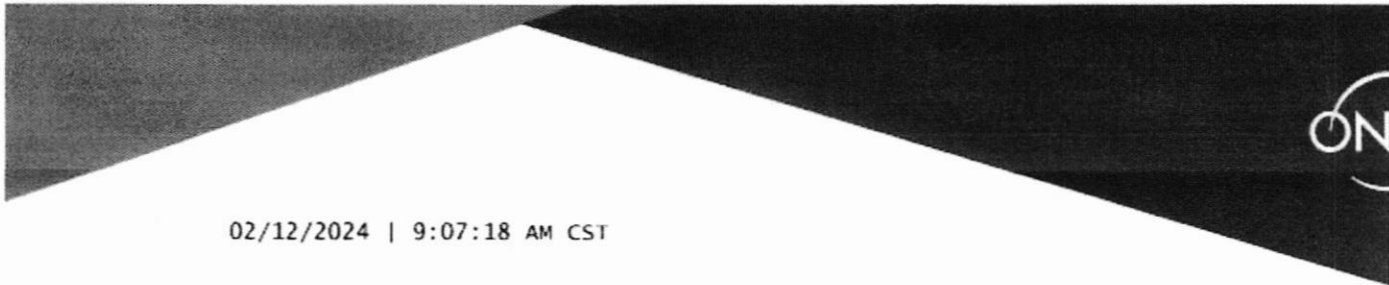
If you have any questions, please do not hesitate to contact this office.

Sincerely,


Casey Janway
Manager



CLOSE



02/12/2024 | 9:07:18 AM CST

David Caceres
Designer Associate
(469)-507-8992

Neil Clements

Re: Project Near 2022 County Road 4771, 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
David Caceres
49b761728121-497
David Caceres
Designer Associate
david.caceres@oncor.com



DATE 03/14/2024

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

RECEIPT # 210459

TIME 11:14

FILE # M29869

RECEIVED OF: EARN LEARN LLC

FOR: SPRING RANCH

DESCRIPTION: PRELIMINARY PLAT FEES PAID - 9 LOTS W/O FLOODPLAIN
/TS

AMOUNT DUE \$1,090.00

AMOUNT PAID \$1,090.00

BALANCE \$.00

PAYMENT TYPE K
CHECK NO 209
COLLECTED BY TS

DATE 05/03/2024

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

RECEIPT # 210572

TIME 14:56

FILE # M29876

RECEIVED OF: EARN LEARN LLC

FOR: SPRING RANCH

DESCRIPTION: FINAL PLAT FEE PAID - SPRING RANCH/TS

AMOUNT DUE \$250.00

AMOUNT PAID \$250.00

BALANCE \$.00

PAYMENT TYPE K

CHECK NO 248

COLLECTED BY TS