

APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: _____

CHECK ONE: Preliminary Plat Final Plat Replat Amended Cancellation

1. PROPOSED SUBDIVISION NAME: Rios Estates UNIT NO. _____

LOCATION DESCRIPTION/NEAREST COUNTY ROAD FM 2653 + CR 4112

ACREAGE 2 NO. OF LOTS: EXISTING 1 PROPOSED 2

REASON(S) FOR PLATTING/REPLATTING _____

2. OWNER/APPLICANT*: Vicente and Tammy Rios

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

ADDRESS: 1335 FM 2653 S Brashear Tx 75420

TELEPHONE: (903) 439-7377 FAX: _____ MOBILE: (903) 439-5632

EMAIL: tammyrios2008@yahoo.com

3. LICENSED ENGINEER/SURVEYOR: By-Line Surveying, LLC

MAILING ADDRESS: P.O. Box 834 Emory, TX 75440

TELEPHONE: 903-473-5150 FAX: _____ MOBILE: _____

EMAIL ADDRESS: tingab@bylinesurveying.com and admin@bylinesurveying.com

4. LIST ANY VARIANCES REQUESTED: _____

REASON FOR REQUEST (LIST ANY HARDSHIPS): _____

5. PRESENT USE OF THE PROPERTY: _____

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 Supply ELECTRIC SERVICE: FEC

SEWAGE DISPOSAL: _____ GAS SERVICE: _____

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.

Vicente Rios Basilla Tammy
Signature of Owner/Applicant

Vicente and Tammy Rios
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: 03/07/22

LEGAL DESCRIPTION

Being a 2.00 acre tract or parcel of land situated in the John Clark Survey, Abstract No. 160, Hopkins County, Texas, and being all of that certain called 2.00 acre tract of land conveyed from Bettye T. Jackson to Vicente Rios Badillo, et ux, Tammy Rios, by Warranty Deed, as recorded in File No. 2021-00004405, Official Public Records, Hopkins County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a concrete right-of-way monument found at or near the intersection of the East line of Farm to Market Road No. 2653 and the South line of County Road 1112 and at the Northwest corner of said 2.00 acre tract;

THENCE South 76 degrees 25 minutes 04 seconds East, with the South line of County Road 1112 and with the North line of said 2.00 acre tract, a distance of 166.10 feet to a 1/2" iron rod set capped (By-Line) at the most Northerly Northwest corner of a called 17.964 acre tract of land conveyed to Scully S. Stewart, et ux, by Warranty Deed with Vendor's Lien, as recorded in Volume 618, Page 724, Official Public Records, Hopkins County, Texas and at the Northeast corner of said 2.00 acre tract, from which a 3/4" iron rod found bears South 76 degrees 25 minutes 04 seconds East, a distance of 1,436.45 feet;

THENCE with the common line of said 17.964 acre tract and said 2.00 acre tract, the following courses and distances: South 01 degrees 58 minutes 52 seconds East, a distance of 543.07 feet to a 3/8" iron rod found; North 76 degrees 51 minutes 20 seconds West, a distance of 166.11 feet to a concrete right-of-way monument found in the East line of Farm to Market Road No. 2653, at the most Westerly Northwest corner of said 17.964 acre tract, and at the Southwest corner of said 2.00 acre tract;

THENCE North 01 degrees 56 minutes 43 seconds West, with the East line of Farm to Market Road No. 2653 and with the West line of said 2.00 acre tract, a distance of 544.29 feet to the POINT OF BEGINNING and CONTAINING 2.00 acres of land.

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF HOPKINS

KNOW ALL MEN BY THESE PRESENTS, that I, Vicente Rios Badillo et ux, Tammy Rios, owner of 2.00 acres of land out of the John Clark Survey, Abstract No. 160, Hopkins County, Texas as conveyed to me by deed dated July 22nd, 2021, and recorded in File No. 2021-00004405, Official Public Records, Hopkins County, Texas, DO HEREBY SUBDIVIDE 2.00 acres of land out of said Survey, to be known as the Rios Estates, in accordance with the plat shown herein, subject to any and all easements or restrictions heretofore granted, and do hereby dedicate to the public the use of the streets and easements shown herein.

WITNESS MY HAND, this the _____ day of _____, A.D., 2022.

Vicente Rios Badillo

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Vicente Rios Badillo, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration of therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, A.D., 2022.

Notary Public, State of Texas

WITNESS MY HAND, this the _____ day of _____, A.D., 2022.

Tammy Rios

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Tammy Rios, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration of therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, A.D., 2022.

Notary Public, State of Texas

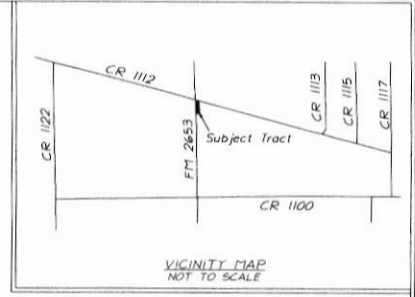
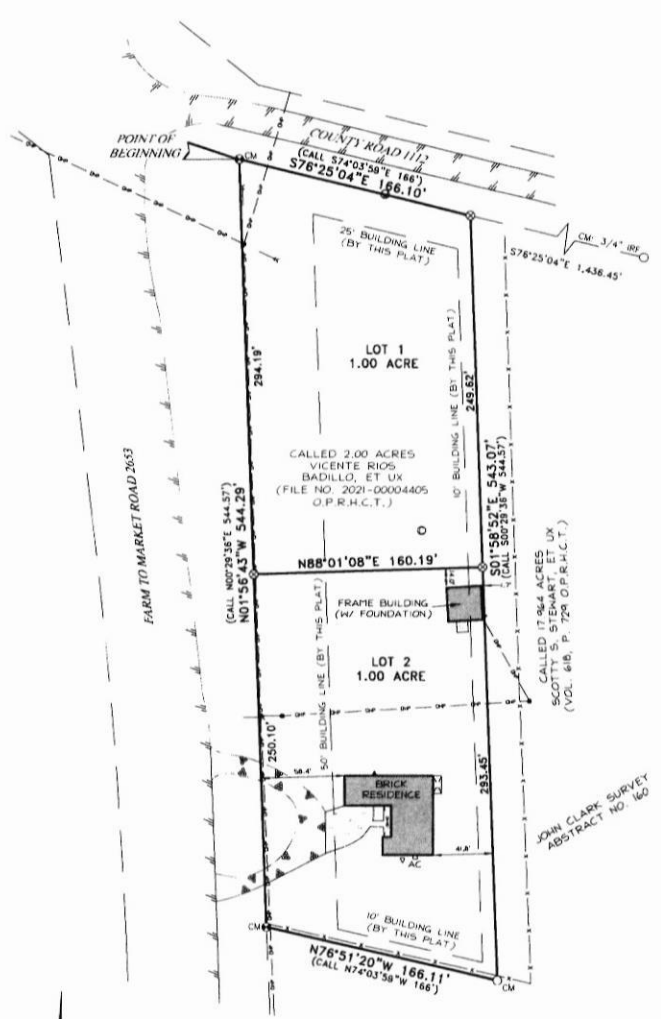
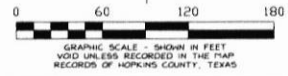
KNOW ALL MEN BY THESE PRESENTS:

That I, Tina Ballard, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

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

Tina Ballard, R.P.L.S. of Texas No. 6746

Date _____



CERTIFICATE OF COMMISSIONER'S COURT

I hereby certify that all requirements of the subdivision standards concerning submission and an approval of information and data required for platting 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 _____, 2022.

County Judge

Attest: County Clerk

County Commissioner Pct. 1

County Commissioner Pct. 2

County Commissioner Pct. 3

County Commissioner Pct. 4

NOTES:

- Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation. Area and distances shown hereon are at grid.
- The property is shown as being located in Zone X by flood insurance rate map no. 4B223C0300E, dated 03/17/2011. It is shown as not being located in a special flood hazard area inundated by 100-year flood.
- No easement record search was made by this office concerning this property.
- 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.
- Prior to grading, any type of earth moving, construction of, on, or under the land in this subdivision, a drainage plan designed by a Licensed Professional Engineer shall be submitted for the proposed development, and modifications thereof to the Commissioners' Court of Hopkins County for review and approval.

**PRELIMINARY PLAT OF
RIOS ESTATES
JOHN CLARK SURVEY
ABSTRACT NO. 160
HOPKINS COUNTY, TEXAS**

LEGEND	
OP.R.H.C.T. OFFICIAL PUBLIC RECORDS, HOPKINS COUNTY, TEXAS	Asphalt
CM CONTROLLING MONUMENT	Gravel
3/8" Iron Rod Found	Overhead Electric
Concrete Monument Found	Barbed Fence
1/2" Iron Rod Set (By-Line)	Concrete
Cleanout	Building
Water Meter	Overhang
Electric Meter	Power Pole
Antenna	Guy Wire

PROJECT NAME: MINOR PLAT OF RIOS ESTATES
ADDRESS: 1390 F.M. 2653 BRASHEAR, TX 75420
ACREAGE: 2.00 Acres
PREPARED: 06/01/2022
BY-LINE JOB NO.: 2021-2226
SCALE: 1" = 60'
TECHNICIAN: AMIN

BY-LINE SURVEYING LLC

P.O. Box 834
Limery, TX 75440
Ph: (903) 473-5130
Firm No: 18194233
www.bylinesurveying.com

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