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LEGAL DESCRIPTION
M24.15 80' wide road of record shown in the plat is located in the Cedar Heights Addition, Section One, Township 34S, Range 12E, County of Hopkins, Texas. The plat is subject to the easements shown thereon.

STATE OF TEXAS
COUNTY OF HOPKINS
CERTIFICATE OF CITY MANAGER
I, the undersigned, City Manager of the City of Dallas, Texas, do hereby certify that the above and foregoing plat is a true and correct copy of the original plat as recorded in the Public Records Office of the County of Hopkins, Texas, on the date hereon.



Table with columns for 'ADJUSTMENTS', 'LOCALS', and 'NOTES'. It lists various survey details and corrections.

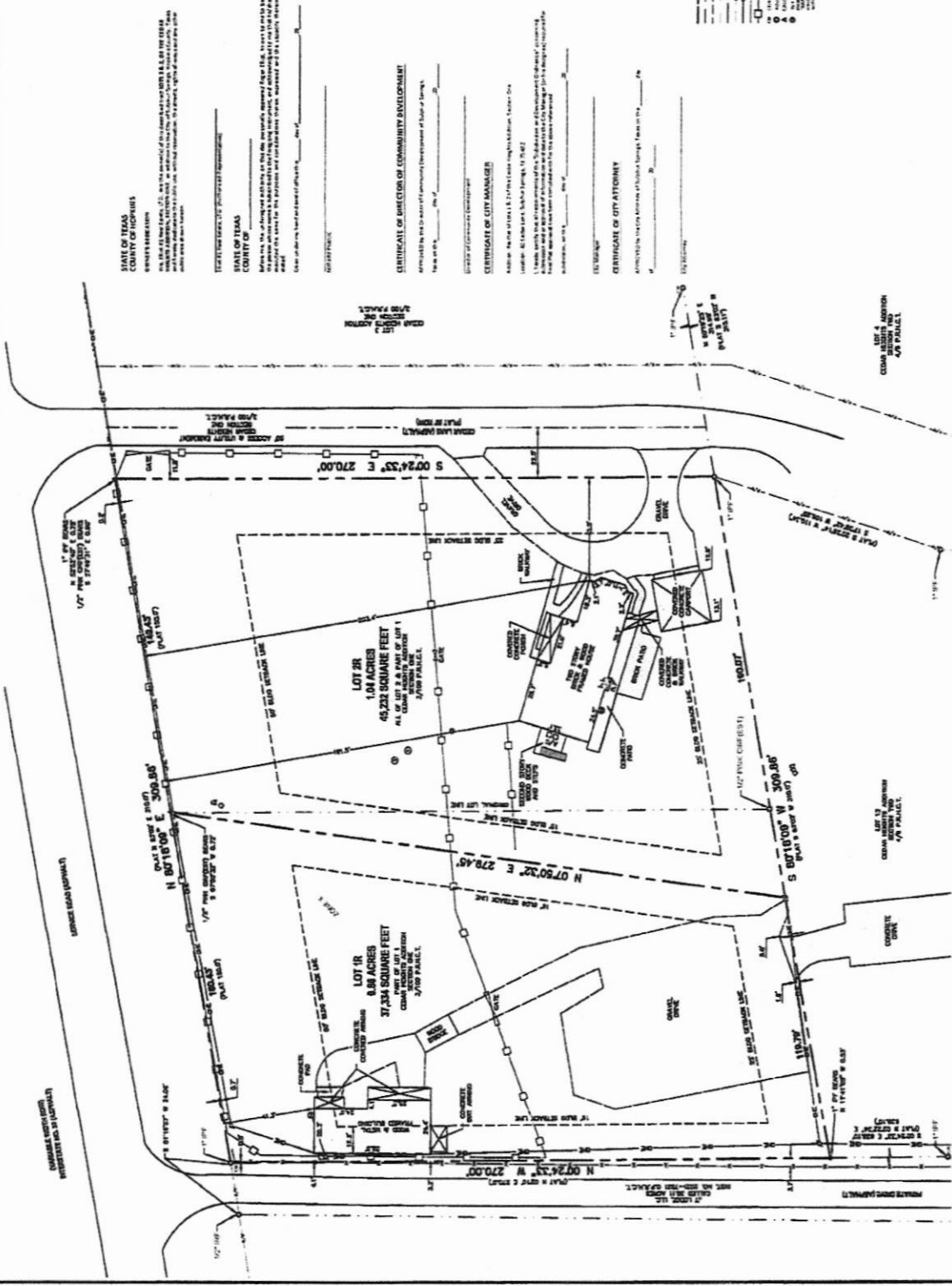
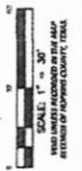
FINAL PLAT
LOTS 1R & 2R
SECTION ONE
CEDAR HEIGHTS ADDITION

BEING A RE-PLAT OF LOTS 1 & 2 OF THE CEDAR HEIGHTS ADDITION, SECTION ONE, AN ADDITION TO THE CITY OF DALLAS, COUNTY OF HOPKINS, TEXAS, SITUATED IN THE ELIZABETH MITCHELL SUBDIVISION, PLAT NO. 985, ACCORDING TO THE PLAT RECORDED IN VOL. PAGE 190, PLAT RECORDS, HOPKINS COUNTY, TEXAS.
PLAT PREPARED: MARCH 13, 2024

Table with columns for 'DATE', 'DRAWN BY', 'CHECKED BY', 'PLAT NO.', 'PAGE', 'BOOK', 'COUNTY', 'STATE'. It contains the recording information for the plat.



ELIOT F. REA
ESTATE, LTD.
SURVEYOR
1734842
TX 00487



This plat is subject to the easements shown thereon. The easements are shown in the plat and are subject to the terms and conditions of the easement agreements.

- 1. The survey was conducted in accordance with the Texas Surveying Act and the rules and regulations of the State Board of Surveying.
2. The survey was conducted by a licensed surveyor and the results are true and correct.
3. The survey was conducted in accordance with the Texas Surveying Act and the rules and regulations of the State Board of Surveying.
4. The survey was conducted by a licensed surveyor and the results are true and correct.
5. The survey was conducted in accordance with the Texas Surveying Act and the rules and regulations of the State Board of Surveying.
6. The survey was conducted by a licensed surveyor and the results are true and correct.
7. The survey was conducted in accordance with the Texas Surveying Act and the rules and regulations of the State Board of Surveying.
8. The survey was conducted by a licensed surveyor and the results are true and correct.
9. The survey was conducted in accordance with the Texas Surveying Act and the rules and regulations of the State Board of Surveying.
10. The survey was conducted by a licensed surveyor and the results are true and correct.

APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: APRIL 12, 2024

CHECK ONE: Preliminary Plat Final Plat Replat Amended Cancellation

1. PROPOSED SUBDIVISION NAME: CEDAR HEIGHTS (MIRCHA SQUAVER * 58) UNIT NO. 2 R

LOCATION DESCRIPTION/NEAREST COUNTY ROAD 2. MID PASS CITY LIMITS (I-30 EAST)

ACREAGE 1.04 NO. OF LOTS: EXISTING 2 PROPOSED 1

REASON(S) FOR PLATTING/REPLATTING SALE OF PROPERTY

2. OWNER/APPLICANT*: ROGER E ELLIOT (ELLIOT * 1 REAL ESTATE) LTO

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

ADDRESS: 40 CEDAR LANE (OUR HOUSE IS 72 CEDAR LANE)

TELEPHONE: (903) 885-5211 FAX: NA MOBILE: 214 801-3696

EMAIL: roger@studdenlink.net

3. LICENSED ENGINEER/SURVEYOR: DATA SURVEYING (ZACK)

MAILING ADDRESS: 6450 NETWORK BLVD, SUITE 156 SAN ANTONIO, TX 78240

TELEPHONE: 725-777-4240 FAX: NA MOBILE: _____

EMAIL ADDRESS: Z.MCFEWIN@DATAPOINTSURVEYING.COM

4. LIST ANY VARIANCES REQUESTED: NA

REASON FOR REQUEST (LIST ANY HARDSHIPS): NA

5. PRESENT USE OF THE PROPERTY: INVESTMENT

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: BRINKER ELECTRIC SERVICE: ONRDP

SEWAGE DISPOSAL: CLEAR WATER (H&PO) GAS SERVICE: NONE

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.

ELLIOT * 1 REAL ESTATE LTO
Signature of Owner/Applicant

ELLIOT, R. E.
Print Name & Title PARTNER

** 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: APRIL 12, 2024

Debbie Mitchell

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



Tax Certificate

Property Account Number:
60-0550-000-001-00

Statement Date: 04/11/2024
Owner: ELLIOT #1 REAL ESTATE LTD
Mailing: 72 CEDAR LN
Address: SULPHUR SPRINGS, TX 75482

Property Location: 0000040 CEDAR LN
Legal: 310X270|LOT: 1 & 2 CEDAR HEIGHTS SEC 1 585

TAX CERTIFICATE FOR ACCOUNT : 60-0550-000-001-00
AD NUMBER: R000009031
GF NUMBER:
CERTIFICATE NO : 396597

DATE : 4/11/2024 PAGE 1 OF 1
FEE : 10.00

COLLECTING AGENCY

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

PROPERTY DESCRIPTION
310X270|LOT: 1 & 2 CEDAR HEIGHTS SEC 1 585
0000040 CEDAR LN
1.921 ACRES

REQUESTED BY

ELLIOT #1 REAL ESTATE LTD
40 CEDAR LN
SULPHUR SPRINGS TX 75482

PROPERTY OWNER

ELLIOT #1 REAL ESTATE LTD
72 CEDAR LN
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 2,197.81

CURRENT VALUES			
LAND MKT VALUE:	\$38,420	IMPROVEMENT :	\$289,730
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$328,150	LIMITED VALUE:	\$0
EXEMPTIONS:			
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 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 4/2024 : \$0.00

ISSUED TO : ELLIOT #1 REAL ESTATE LTD
ACCOUNT NUMBER: 60-0550-000-001-00

CERTIFIED BY : Debbie Mitchell
Authorized agent of Hopkins County

TAX CERTIFICATE

ACCT # 60-0550-000-001-00
 DATE 05/14/2024
 SG

Cert# 230634



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

Property Description			
ABST: 585, SUBD: CEDAR HEIGHTS SEC 1, LOT: 1 & 2, 310X270		PROP TYPE-A	PCT OWNER-100.000
TOWN -	LOCATION-	40 CEDAR LN	
ACRES -	1.921		

Values			
LAND MKT VALUE	38,420	IMPR/PERS MKT VAL	289,730
LAND AGR VALUE		MKT. BEFORE EXEMP	328,150
EXEMPTIONS GRANTED:	NONE	LIMITED TXBL. VAL	328,150

ELLIOT #1 REAL ESTATE LTD
 72 CEDAR LN

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 2023	.00	.00	.00	.00
	-----	-----	-----	-----
	.00	.00	.00	.00
				=====
		TOTAL DUE 05/2024		.00
ACCT # 60-0550-000-001-00		TOTAL DUE 06/2024		.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 3,253.28
 TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR 3,253.28
 REQUESTED BY:
 COUNTY CLERK

Signature of authorized officer of collecting office

Re-Plat of Property: 40 Cedar Ln, Sulphur Springs

We, Roger and Deloris Elliott, are having our property re-platted to straighten up a boundary line. The County Clerks office needs a note stating that the property owners in Cedar Heights do not have any opposition to the replat.

Please sign below giving your consent to the re-plat:

- | | | |
|-----|--------------------------|---------------------------------|
| 1. | <u>Austi R. Stauber</u> | Print: <u>AUSTI STAUBER</u> |
| 2. | <u>Michelle Stauber</u> | Print: <u>MICHELLE STAUBER</u> |
| 3. | <u>Leslie Foster</u> | Print: <u>Leslie Foster</u> |
| 4. | <u>Nancy Moore</u> | Print: <u>NANCY MOORE</u> |
| 5. | <u>Ronald W. Fausett</u> | Print: <u>Donald W. Fausett</u> |
| 6. | <u>Jerry B. Jennings</u> | Print: <u>JERRY B. JENNINGS</u> |
| 7. | _____ | Print: _____ |
| 8. | _____ | Print: _____ |
| 9. | _____ | Print: _____ |
| 10. | _____ | Print: _____ |
| 11. | _____ | Print: _____ |
| 12. | _____ | Print: _____ |
| 13. | _____ | Print: _____ |
| 14. | _____ | Print: _____ |
| 15. | _____ | Print: _____ |
| 16. | _____ | Print: _____ |
| 17. | _____ | Print: _____ |

- 18. _____ Print: _____
- 19. _____ Print: _____
- 20. _____ Print: _____
- 21. _____ Print: _____
- 22. _____ Print: _____
- 23. _____ Print: _____
- 24. _____ Print: _____
- 25. _____ Print: _____
- 26. _____ Print: _____
- 27. _____ Print: _____
- 28. _____ Print: _____
- 29. _____ Print: _____
- 30. _____ Print: _____

DATE 04/17/2024

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

RECEIPT # 210540

TIME 10:28

FILE # M29873

RECEIVED OF: ELLIOTT #1 REAL EST

FOR: ELLIOTT ROGER

DESCRIPTION: REPLAT LOTS 1R & 2R CEDAR HEIGHTS ADDITION
SECTION ONE - FEES PAID IN FULL/TS

AMOUNT DUE \$250.00

AMOUNT PAID \$250.00

BALANCE \$.00

PAYMENT TYPE K

CHECK NO 1761

COLLECTED BY TS