

APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: _____

CHECK ONE: _____ Preliminary Plat Final Plat _____ Replat _____ Amended _____ Cancellation _____

1. PROPOSED SUBDIVISION NAME: TEXAS RANCHITOS - CUMBY ADDITION UNIT NO. —
LOCATION DESCRIPTION/NEAREST COUNTY ROAD CR 4131 JUST SOUTH OF CUMBY
ACREAGE 2.91 NO. OF LOTS: EXISTING 1 PROPOSED 2
REASON(S) FOR PLATTING/REPLATTING SPLIT TRACT FOR SALES

2. OWNER/APPLICANT*: TEXAS RANCHITOS, LLC
(*If applicant is person other than owner, a letter of authorization must be provided from owner)

ADDRESS: 3105 FAIR OAK DR. KOWALEX TX 75089
TELEPHONE: 214 794 2677 FAX: _____ MOBILE: _____
EMAIL: JUANE 4591 @ GMAIL.COM

3. LICENSED ENGINEER/SURVEYOR: EST, INC. (STEVE HUDSON)
MAILING ADDRESS: 101 BILL BRAOPORO RD, STE 13 SULPHUR SPRINGS, TX 75492
TELEPHONE: 903-438-2400 FAX: 903-438-9955 MOBILE: _____
EMAIL ADDRESS: STEPHENH@ESTINC.COM

4. LIST ANY VARIANCES REQUESTED: NONE
REASON FOR REQUEST (LIST ANY HARDSHIPS): —

5. PRESENT USE OF THE PROPERTY: AG
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: Cumby

7. IS ANY PART OF THE PROPERTY IN A FLOODPLAIN? _____ YES No NO

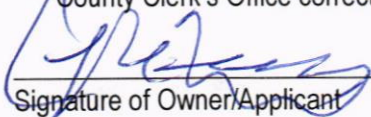
WATER SUPPLY: _____ ELECTRIC SERVICE: _____

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.


Signature of Owner/Applicant

JUAN A. CHINCHILLA
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: 7-23-19

TEXAS BANKNOTES - CURRENCY
Capital 1st Series of Currency

TEXAS BANKNOTES
2nd Series of Currency

EST. 1852
1015 - 1018
1019 - 1022
1023 - 1026
1027 - 1030
1031 - 1034
1035 - 1038
1039 - 1042
1043 - 1046
1047 - 1050

Capital
No

49

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

Name of Subdivision: TEXAS RANCHITOS - CUMSY
 Contact Person: JUAN CHINCILLA Phone Number: 214-794-2677

YES	NO	N/A	
<u>X</u>	___	___	Name of proposed subdivision.
<u>X</u>	___	___	Name and address of Sub-divider.
<u>X</u>	___	___	Volume, page and reference names of adjoining owners.
<u>X</u>	___	___	Volume, page and reference land use of adjoining owners.
___	___	<u>X</u>	Master Development Plan (if subdivision is a portion of a larger Tract.
<u>X</u>	___	___	Location map.
<u>X</u>	___	___	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>
<u>X</u>	___	___	North directional arrow.
___	___	<u>X</u>	Contour information – rivers, creeks, bluffs, etc. (no greater than 2' intervals)
___	___	<u>X</u>	Major topographic features.
<u>X</u>	___	___	Total acreage in subdivision.
<u>X</u>	___	___	Total number of lots in subdivision.
<u>X</u>	___	___	Typical lot dimensions.
___	___	<u>X</u>	Land use of lots, parks, greenbelts.
___	___	<u>X</u>	Total length of roads.

PRELIMINARY CHECKLIST

YES	NO	N/A	
___	___	<u>X</u>	Width of right-of-way.
___	___	<u>X</u>	Special flood hazard areas/note.
<u>X</u>	___	___	Road maintenance (County/Home Owners Assn.).
<u>X</u>	___	___	Approval by TxDOT or County for driveway entrance(s).
___	___	<u>X</u>	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.

Appendix C
SUBDIVISION PLATTING CHECKLIST
SECOND (FINAL) READING

Subdivision name: TEXAS RANCHITOS - CUMBY

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All information required for preliminary plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lot and block numbers.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Street names, <i>must be pre-approved by 9-1-1 Coordinator.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Acreage of each lot or parcel.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name and address of Surveyor/Engineer.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location and size of drainage structures.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location, size, and proposed use of easements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Incorporated City's Boundary/ETJ Note.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Servicing Utilities Note.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Certification from licensed professional engineer regarding utilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Restrictive covenants.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tax certificates and rollback receipts if required.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Home Owners' Association Incorporation articles and by-laws.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Construction plans of roads and drainage improvements.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Receipt showing payment of Final plat fees.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sign-off for TxDOT road access, if applicable.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix D (1) – Certificate of Dedication by Owner (when owner is an individual)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix D (2) – Certificate of Dedication by Owner (when owner is a corporation)

FINAL CHECKLIST

YES	NO	N/A	
___	___	___	Appendix D – Certificate of Recording (if applicable)
___	___	___	Appendix E – Water Supply Certificate
<u>X</u>	___	___	Appendix F – Certificate of Surveyor
___	___	<u>X</u>	Appendix G – Certificate of Engineer
___	___	<u>X</u>	Appendix H – Certificate of Road Maintenance (when roads are to be retained as private roads)
___	___	<u>X</u>	Appendix I – Certificate of County Approval (not applicable until the Court hears request to assume maintenance of roads)
___	___	___	Appendix J – Hopkins County Permit to Construct Access Driveway Facilities on County Road Right-of-Way
___	<u>X</u>	<u>X</u>	Appendix K – Lienholder’s Acknowledgement
___	___	<u>X</u>	Appendix L – Revision to Plat
___	___	___	Appendix O - On-Site Sewage Facility Inspector’s Approval
___	___	<u>X</u>	Appendix P - Utility Line Installation Permit
___	___	<u>X</u>	Appendix Q - Road Construction Specifications (Typical Section)
___	___	<u>X</u>	Appendix R - Cattle guard specification

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.

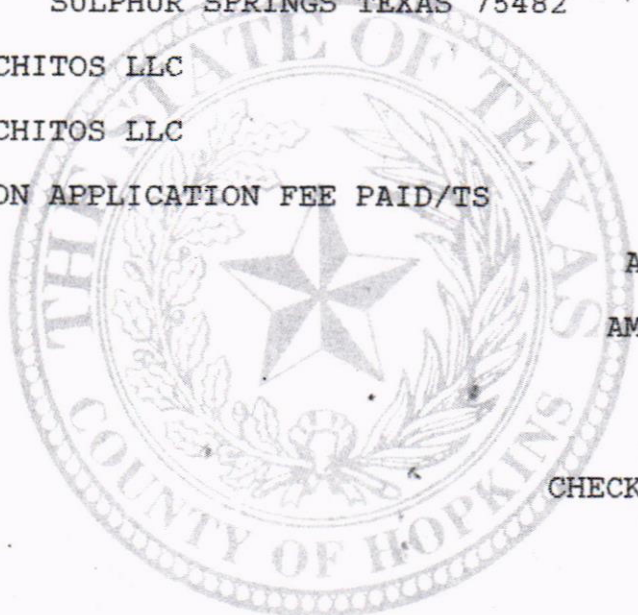
DATE 07/23/2019

TIME 11:58

RECEIVED OF: TEXAS RANCHITOS LLC

FOR: TEXAS RANCHITOS LLC

DESCRIPTION: SUBDIVISION APPLICATION FEE PAID/TS



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

RECEIPT # 206472

FILE # M29792

AMOUNT DUE \$250.00

AMOUNT PAID \$250.00

BALANCE \$.00

PAYMENT TYPE K
CHECK NO 1391
COLLECTED BY TS

TAX CERTIFICATE

ACCT # 65-1047-000-001-00
 DATE 07/23/2019
 CC



HOPKINS COUNTY TAX OFFICE
 PO BOX 481
 SULPHUR SPRINGS, TX 75483
 (903) 438-4063

Cert# 181918
 FEE 10.00

Property Description
 ABS: 1047, TR: 1, SUR: WARD JEREMIAH

TOWN - LOCATION- 4131 CR 1131
 ACRES - 169.734

Values

LAND MKT VALUE	356,050	IMPR/PERS MKT VAL	
LAND AGR VALUE	23,910	MKT. BEFORE EXEMP	23,910
		LIMITED TXBL. VAL	
EXEMPTIONS GRANTED:	NONE		

CALLAN GEORGE W
 2733 MARK DR

MESQUITE TX 75150

hereby certify and otherwise guarantee that the tax levies, penalties, 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 2018	.00	.00	.00	.00
	-----	-----	-----	-----
	.00	.00	.00	.00
				=====
		TOTAL DUE 07/2019		.00
ACCT # 65-1047-000-001-00		TOTAL DUE 08/2019		.00

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
COUNTY	.00	.00	.00	.00
HOSPITAL	.00	.00	.00	.00
CUMBY ISD	.00	.00	.00	.00

(CERTIFICATE MAY NOT INCLUDE ALL TAXING JURISDICTIONS)

TAX LEVY FOR THE CURRENT ROLL YEAR: COUN	149.41
TAX LEVY FOR THE CURRENT ROLL YEAR: HOSP	59.78
TAX LEVY FOR THE CURRENT ROLL YEAR: 0031	310.83
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	520.02

 * SUBJECT TO ROLLBACK *
 * SUBJECT TO ROLLBACK *

REQUESTED BY:
 TEXAS RANCHITOS LLC

Dale Mitchell

Signature of authorized officer of collecting office

TAX CERTIFICATE

ACCT # 20-0030-000-003-00
 DATE 07/23/2019
 CC



HOPKINS COUNTY TAX OFFICE
 PO BOX 481
 SULPHUR SPRINGS, TX 75483
 (903) 438-4063

Cert# 181919
 FEE 10.00

Property Description
 LOT: 3 & 4, BLK: 30 & 28, TOWN: CUMBY

TOWN	-	LOCATION-	521 S MILL ST
ACRES	- 10.266		

Values

LAND MKT VALUE	8,640	IMPR/PERS MKT VAL	4,820
LAND AGR VALUE	1,520	MKT. BEFORE EXEMP	6,340
EXEMPTIONS GRANTED:	NONE	LIMITED TXBL. VAL	

CALLAN GEORGE W
 2733 MARK DR

MESQUITE TX 75150

hereby certify and otherwise guarantee that the tax levies, penalties, and attorney fees due in the current month for the above described property are as listed below.

TAXES 2018	LEVY	P&I	ATTY FEES	AMT DUE
	.00	.00	.00	.00
	-----	-----	-----	-----
	.00	.00	.00	.00
				=====
				.00
				.00

ACCT # 20-0030-000-003-00

TOTAL DUE 07/2019 .00
 TOTAL DUE 08/2019 .00

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
COUNTY	.00	.00	.00	.00
HOSPITAL	.00	.00	.00	.00
CITY OF CUMBY	.00	.00	.00	.00
CUMBY ISD	.00	.00	.00	.00

(CERTIFICATE MAY NOT INCLUDE ALL TAXING JURISDICTIONS)

TAX LEVY FOR THE CURRENT ROLL YEAR: COUN	39.62
TAX LEVY FOR THE CURRENT ROLL YEAR: HOSP	15.85
TAX LEVY FOR THE CURRENT ROLL YEAR: 0030	27.94
TAX LEVY FOR THE CURRENT ROLL YEAR: 0031	82.42
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	165.83

 * SUBJECT TO ROLL BACK *
 * SUBJECT TO ROLL BACK *

REQUESTED BY:
 TEXAS RANCHITOS LLC

Debra Mitchell

 Signature of authorized officer of collecting office

August 13, 2019

Honorable Robert Newsom
Hopkins County Judge
P.O. Box 288
Sulphur Springs, TX 75482

Re: **Plat of Texas Ranchitos – Cumby Addition**

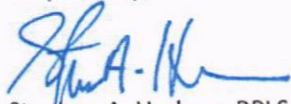
Dear Judge Newsom:

There is a plat currently pending review and approval before the Commissioners Court in Hopkins County entitled "Texas Ranchitos – Cumby Addition". I hereby request an exemption from the Hopkins County engineering requirements for this subdivision.

The two lots in this subdivision are very small (each under two acres) and both front on an existing county road. No changes to existing grade are necessary and none is anticipated. Existing lot and roadway drainage will continue without diversion or interruption. No street or road construction will be undertaken as a result of this subdivision.

I ask that the court grant this one-time exemption for this subdivision.

Respectfully,



Stephen A. Hudson, RPLS
Texas Survey Manager



EXHIBIT B

An easement for the purpose and intent herein stated above, lying in the Jeremiah Ward Survey, Abstract No. 1047 and in the J. Haile Survey, A-464, Hopkins County, Texas, and over and across a called 181.12 acre tract described in a deed from George W. Callan and wife, Bonnie Callan to Texas Ranchitos, LLC, Instrument No. 2018-6060, Official Public Records, Hopkins County, Texas, (O.P.R.H.C.T.), said easement being 15 feet in width, lying 7.5 feet on each side of the following described centerline:

Beginning at a point on the north line of said 181.12 acre tract, said point being N 87°25'19" E a distance of 20.00 feet from a 3/8" iron rod found at the northwest corner of said 181.12 acre tract;

THENCE S 01°24'58" E a distance of 2130.22 feet to a point;

THENCE S 46°24'58" E a distance of 40.54 feet to a point;

THENCE N 89°22'01" E a distance of 769.53 feet to a point;

THENCE S 00°38'30" E a distance of 67.50 feet to a point on the south line of said 181.12 acre tract, from said point a 1/2" iron rod found at an angle point on said south line bears S 89°22'07" W a distance of 35.60 feet to the END OF SAID EASEMENT.

Basis of Bearing: Texas State Plane North Central Zone, NAD 83, FIPZONE 4202.

The undersigned does hereby certify that the attached plat represents an accurate survey made on the ground on August 31, 2018, and the boundaries as located are according to the recorded references shown. Except as shown, this property abuts a public roadway, and there are no visible conflicts, encroachments, or overlapping of improvements. This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

Date: 05/15/2019

Stephen A. Hudson, RPLS No. 4896
Sheet 2 of 2 Job No. 6009107 H2O



City of Cumby
P.O. Box 349
Cumby, TX 75433

August 9, 2019

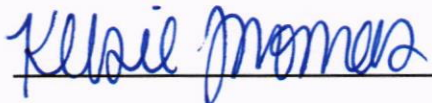
To Whom It May Concern,

The City of Cumby will be providing water service to the following properties:

- Lot One of the Texas Ranchitos Cumby Addition (a 1.73 acre tract located in the Jeremiah Ward Survey and the J. Haile Survey off of County Road 4131 in Hopkins County, TX)
- Lot Two of the Texas Ranchitos Cumby Addition (a 1.18 tract located in the Jeremiah Ward Survey off of County Road 4131 in Hopkins County, TX)

If you need any further assistance or have any other questions or concerns, please feel free to contact City Hall at (903)994-2272.

Thank You,



Kelsie Thomas
Utility Clerk

City of Cumby
P.O. Box 349
Cumby, TX 75433

August 16, 2019

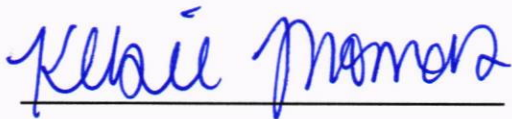
To Whom It May Concern,

The City of Cumby will be providing sewage service to the following properties:

- Lot One of the Texas Ranchitos Cumby Addition (a 1.73 acre tract located in the Jeremiah Ward Survey and the J. Haile Survey off of County Road 4131 in Hopkins County, TX)
- Lot Two of the Texas Ranchitos Cumby Addition (a 1.18 acre Tract located in the Jeremiah Ward Survey off of County Road 4131 in Hopkins County, TX)

If you need any further assistance or have any other questions or concerns, please feel free to contact City Hall at (903)994-2272.

Thank You



Kelsie Thomas

Utility Clerk