

## APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: 4-23-2020CHECK ONE: Preliminary Plat  Final Plat  Replat  Amended  Cancellation 1. PROPOSED SUBDIVISION NAME: SUB. PT P. VENABLES A-1010 UNIT NO. \_\_\_\_\_LOCATION DESCRIPTION/NEAREST COUNTY ROAD X SH 154 + CR 1442ACREAGE 12.99 NO. OF LOTS: EXISTING \_\_\_\_\_ PROPOSED 5REASON(S) FOR PLATTING/REPLATTING PARTITION2. OWNER/APPLICANT\*: LLOYD STEVENS LEIGHTON STEVENS

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

ADDRESS: P.O. Box 2129, Sulphur Springs, TX 75483TELEPHONE: 903-440-1767 FAX: \_\_\_\_\_ MOBILE: 903-440-1767EMAIL: LEIGHTON STEVENS @ MAC.COM3. LICENSED ENGINEER/SURVEYOR: JUSTIN KLEAM RLS 5871 BY-LINE SURMAILING ADDRESS: 109 PROSPERITY EMORY, TX 75440TELEPHONE: \_\_\_\_\_ FAX: \_\_\_\_\_ MOBILE: 903-474-3132EMAIL ADDRESS: JKLEAM @ 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 \_\_\_\_\_  NOWATER SUPPLY: MARTIN SPRINGS ELECTRIC SERVICE: ONCOZSEWAGE DISPOSAL: AEROBIC SEPTIC 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.



Signature of Owner/Applicant

LEIGHTON A. STEVENS CO-OWNER

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: 4-23-2020

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

Name of Subdivision: Pt. P. VENABLES A-7010  
 Contact Person: \_\_\_\_\_ Phone Number: \_\_\_\_\_

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

PRELIMINARY CHECKLIST

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



Sub Plat Pleasant Venables A-1010.

Deed Restrictions:

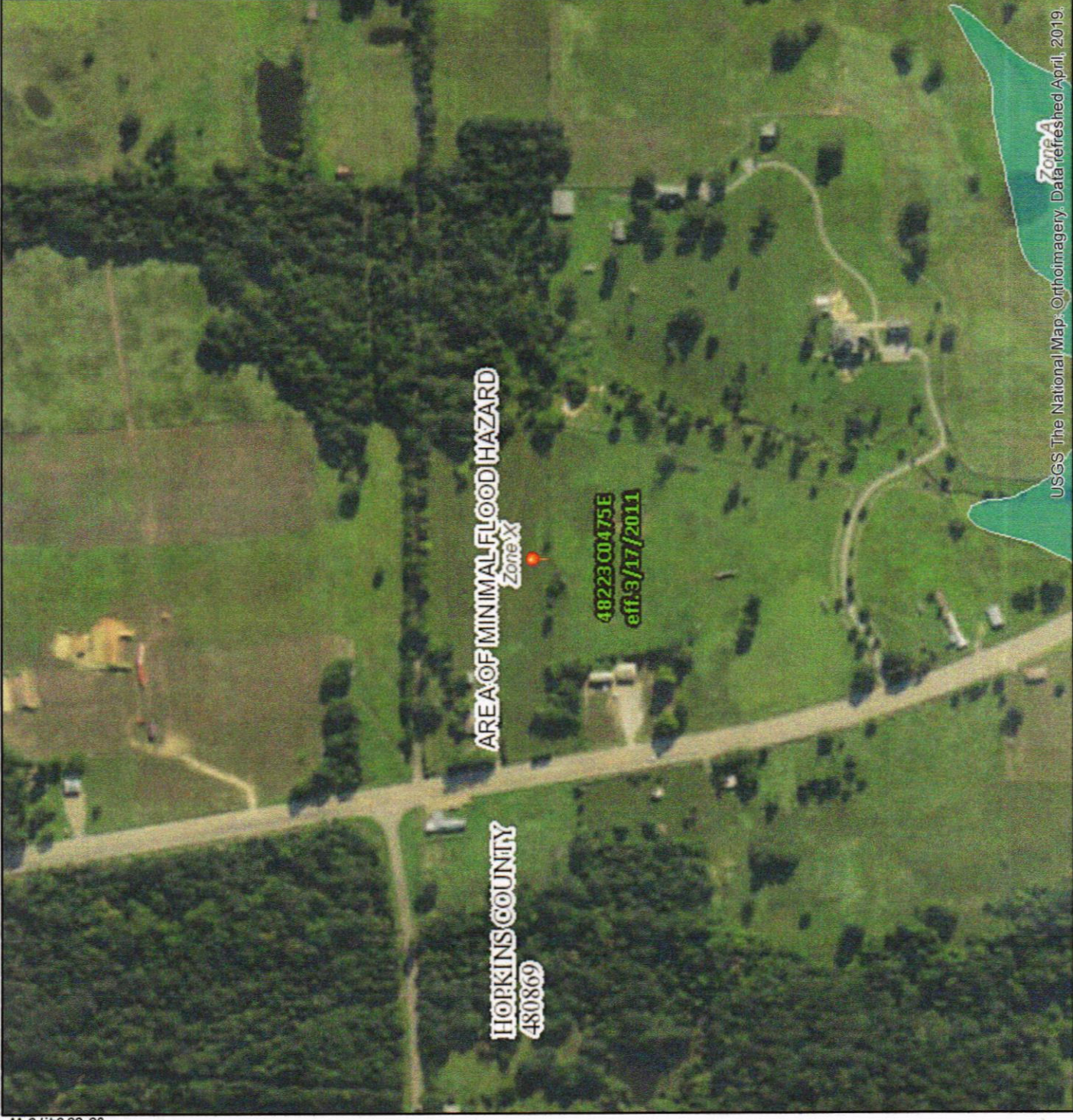
1. Only one single family housing unit per lot.
2. Single family housing units are to be a minimum of 1,000 square feet inside living space.
3. All structures are to be site built. No mobile homes or modular homes, etc.
4. No living in campers, travel trailers, etc.
5. All onsite septic systems must be aerobic type systems.

6. DRIVEWAY CULVERTS MUST BE AT LEAST  
30 FEET WIDE

# National Flood Hazard Layer FIRMette



32°59'38.04"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

USGS The National Map. Orthoimagery. Data refreshed April, 2019.

32°59'7.86"N

95°35'17.29"W

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

Without Base Flood Elevation (BFE)  
Zone A, V, A99  
With BFE or Depth Zone AE, AO, AH, VE, AR  
Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

**OTHER AREAS OF FLOOD HAZARD**

NO SCREEN

Area of Minimal Flood Hazard Zone X

Effective LOMRS

Area of Undetermined Flood Hazard Zone I

**OTHER AREAS**

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

**GENERAL STRUCTURES**

20.2 Cross Sections with 1% Annual Chance

17.5 Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

**OTHER FEATURES**

Digital Data Available

No Digital Data Available

Unmapped

**MAP PANELS**



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/21/2020 at 3:25:00 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.


Appendix O

**CERTIFICATE OF ON-SITE SEWAGE FACILITY INSPECTOR'S APPROVAL**

**THE STATE OF TEXAS           §**

**COUNTY OF HOPKINS       §**

**KNOW ALL MEN BY THESE PRESENTS**, that I, the undersigned, a Licensed On-Site Sewage Facility Inspector in the State of Texas, hereby certify that I have inspected the On-Site Sewage Facilities for this plat, and the same complies with the related requirements of the Hopkins County Subdivision Regulations and the TCEQ.

  
\_\_\_\_\_  
On Site Inspector

4/23/2020  
Date

License No. 050029846

Seal:

Sub P#. P. Venables A - 1010

[NOTE: *The inspector may be required to be present for questioning at the presentation of the plat to the Commissioners' Court.*]

# TAX CERTIFICATE

ACCT # 65-1010-000-004-01  
 DATE 04/27/2020  
 SG



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

Cert# 190787  
 FEE 4.00

Property Description	
ABS: 1010, TR: 4-01, SUR: VENABLES PLEASANT	PROP TYPE-E PCT OWNER-100.000
TOWN -	LOCATION- 9963 S HWY 154
ACRES - 53.010	

Values			
LAND MKT VALUE	148,430	IMPR/PERS MKT VAL	37,390
LAND AGR VALUE		MKT. BEFORE EXEMP	185,820
EXEMPTIONS GRANTED:	NONE	LIMITED TXBL. VAL	35,720

STEVENS LLOYD A & LEIGHTON A  
 P.O. BOX 2129

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 2019	2,379.39	261.73	.00	2,641.12
	2,379.39	261.73	.00	2,641.12
				2,641.12
				2,688.72

ACCT # 65-1010-000-004-01

BREAKDOWN OF TAX DUE BY JURISDICTION				
JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
SULPHUR SPRINGS ISD	2,379.39	261.73	.00	2,641.12

TAX LEVY FOR THE CURRENT ROLL YEAR: 0086      2,379.39  
 TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR .....      2,379.39

\*\*\*\*\*  
 \* SUBJECT TO ROLLBACK \*  
 \* SUBJECT TO ROLLBACK \*  
 \*\*\*\*\*

REQUESTED BY:  
 STEVENS

Signature of authorized officer of collecting office



**TAX CERTIFICATE**

ACCT # 65-1010-000-004-01  
 DATE 04/24/2020  
 CC



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

Cert# 191566  
 FEE 10.00

Property Description	
ABS: 1010, TR: 4-01, SUR: VENABLES PLEASANT	PROP TYPE-E PCT OWNER-100.000
TOWN -	LOCATION- 9963 S HWY 154
ACRES - 53.010	

Values			
LAND MKT VALUE	148,430	IMPR/PERS MKT VAL	37,390
LAND AGR VALUE		MKT. BEFORE EXEMP	185,820
EXEMPTIONS GRANTED:	NONE	LIMITED TXBL. VAL	35,720

STEVENS LLOYD A & LEIGHTON A  
 P.O. BOX 2129

SULPHUR SPRINGS TX 75482

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 2019	1,625.72	178.83	.00	1,804.55
	-----	-----	-----	-----
	1,625.72	178.83	.00	1,804.55
				=====
		<b>TOTAL DUE 04/2020</b>		<b>1,804.55</b>
		<b>TOTAL DUE 05/2020</b>		<b>1,837.07</b>

ACCT # 65-1010-000-004-01

BREAKDOWN OF TAX DUE BY JURISDICTION				
JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
COUNTY	1,161.17	127.73	.00	1,288.90
HOSPITAL	464.55	51.10	.00	515.65

(CERTIFICATE MAY NOT INCLUDE ALL TAXING JURISDICTIONS)

TAX LEVY FOR THE CURRENT ROLL YEAR: COUN 1,161.17  
 TAX LEVY FOR THE CURRENT ROLL YEAR: HOSP 464.55  
 TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR ..... 1,625.72

\*\*\*\*\*  
 \* SUBJECT TO ROLLBACK \*  
 \* SUBJECT TO ROLLBACK \*  
 \*\*\*\*\*

REQUESTED BY:  
 LEIGHTON STEVENS

*Debbi Mitchell*

Signature of authorized officer of collecting office