

## APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: 2-4-21CHECK ONE:  Preliminary Plat  Final Plat  Replat  Amended  Cancellation1. PROPOSED SUBDIVISION NAME: Caney Creek Addition UNIT NO. \_\_\_\_\_LOCATION DESCRIPTION/NEAREST COUNTY ROAD FM 1567 and CR 1177ACREAGE 31.49 NO. OF LOTS: EXISTING 1 PROPOSED 15REASON(S) FOR PLATTING/REPLATTING subdividing property for housing development2. OWNER/APPLICANT\*: Caney Creek Investment Group, LLC

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

ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ FAX: \_\_\_\_\_ MOBILE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

3. LICENSED ENGINEER/SURVEYOR: EST, Inc (Stephen Hudson)MAILING ADDRESS: 101 Bill Bradford Road Suite B, Sulphur Springs, TX 75402TELEPHONE: 903-438-2400 FAX: 903-438-9955 MOBILE: N/AEMAIL ADDRESS: freddo@estinc.com stephenh@estinc.com4. LIST ANY VARIANCES REQUESTED: NONEREASON FOR REQUEST (LIST ANY HARDSHIPS): NONE5. PRESENT USE OF THE PROPERTY: Agricultural

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: \_\_\_\_\_ ELECTRIC SERVICE: Farmers Electric

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

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: \_\_\_\_\_

Final

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

Name of Subdivision: Caney Creek Addition  
Contact Person: Shawn Massey Phone Number: 903-348-2496

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





DATE 02/24/2021

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

RECEIPT # 207588

TIME 16:42

FILE # M29812

RECEIVED OF: CANEY CREEK INV LLC

FOR: CANEY CREEK ADDITION

DESCRIPTION: COSTS PAID / PRELIMINARY PLAT W/O FLOODPLAIN -  
15 LOTS/TS

AMOUNT DUE \$1,150.00

AMOUNT PAID \$1,150.00

BALANCE \$.00

PAYMENT TYPE K

CHECK NO 1029

COLLECTED BY TS

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.

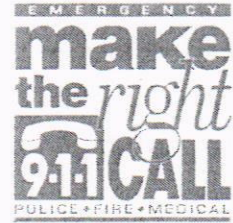
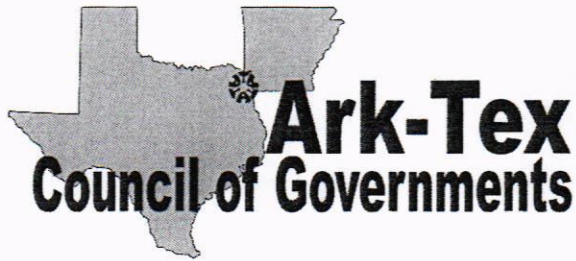
Kristy Springfield  
On Site Inspector

3/3/2021  
Date

License No. OS0034831

Seal:

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



TO: NATASHA MASSEY  
FROM: Vanesha Fields, 9-1-1 Addressing Technician  
DATE: February 9, 2021  
SUBJECT: **911 Address Notification/Verification**

The Ark-Tex Council of Governments provides 9-1-1 addressing for Hopkins county. This letter is verification **6291 FM 1567 West** is the 911 address assigned for the property.

The purpose of the addressing system is to allow fire departments, EMS providers and law enforcement officials to reach someone as quickly as possible in the event of an emergency.

In the event of an emergency, please provide the following address to the 9-1-1 dispatcher to assist emergency personnel in finding your location.

**6291 FM 1567 WEST  
SULPHUR SPRINGS, TX  
75482**

Because of the critical nature and the potential for saving a life, the county requires each resident to post their address in a location where it can be clearly seen by drivers of emergency vehicles. If you have any questions, please feel free to call the Emergency Communications personnel at the Ark-Tex Council of Governments at 888-373-9028 or (903) 832-8636.

**“PLEASE KEEP THIS PAGE AND INFORMATION  
FOR YOUR RECORDS AND FUTURE USE.”**

**Shirley Water Supply Corporation**  
**6684 FM 1567 W**  
**Sulphur Springs, TX 75482**  
**Phone (903)485-5811 - Fax (903)485-4211**

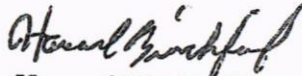
July 20, 2020

To whom it may concern;

This letter is in reference to a 34-acre tract of land for sale located across the farm to market road from residence 6883 FM 1567 W, Sulphur Springs, TX 75482. Shirley WSC is the water utility provider for that area. There is adequate water available for that tract of land and for subdividing purposes.

If you have any questions you may contact our office at 903-485-5811.

Sincerely,



Howard Birchfield,  
General Manager, SWSC



Michael Williams,  
Board President, SWSC



ACCT # 65-0661-000-008-00  
 DATE 03/03/2021  
 CC

**TAX CERTIFICATE**

Cert# 201223  
 FEE 10.00



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

Property Description	
ABS: 661, TR: 8, SUR: MATTHEWS RUTHY	PROP TYPE-E PCT OWNER-100.000
TOWN -	LOCATION- 6489 W FM 1567
ACRES - 42.660	

Values			
LAND MKT VALUE	106,650	IMPR/PERS MKT VAL	58,820
LAND AGR VALUE	6,170	MKT. BEFORE EXEMP	67,490
		LIMITED TXBL. VAL	54,980
EXEMPTIONS GRANTED: NONE			

BIRCHFIELD HOWARD & TERESA LYNN  
 6338 FM 1567 W

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.

TAXES 2020	LEVY	P&I	ATTY FEES	AMT DUE
	.00	.00	.00	.00
	-----	-----	-----	-----
	.00	.00	.00	.00
				=====
				.00
				.00
ACCT # 65-0661-000-008-00				TOTAL DUE 03/2021
				TOTAL DUE 04/2021
				.00
				.00

BREAKDOWN OF TAX DUE BY JURISDICTION				
JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
COUNTY	.00	.00	.00	.00
HOSPITAL	.00	.00	.00	.00
(CERTIFICATE MAY NOT INCLUDE ALL TAXING JURISDICTIONS)				

TAX LEVY FOR THE CURRENT ROLL YEAR: COUN	421.74
TAX LEVY FOR THE CURRENT ROLL YEAR: HOSP	168.73
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	590.47

\*\*\*\*\*  
 \* SUBJECT TO ROLLBACK \*  
 \* SUBJECT TO ROLLBACK \*  
 \*\*\*\*\*  
 REQUESTED BY:  
 CANEY CREEK INVESTMENT

*Debra Mitchell*  
 \_\_\_\_\_  
 Signature of authorized officer of collecting office



ACCT # 65-0661-000-008-00  
 DATE 03/03/2021  
 PB

**TAX CERTIFICATE**

Cert# 200564  
 FEE 4.00



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

Property Description	
ABS: 661, TR: 8, SUR: MATTHEWS RUTHY	PROP TYPE-E PCT OWNER-100.000
TOWN -	LOCATION- 6489 W FM 1567
ACRES - 42.660	

Values			
LAND MKT VALUE	106,650	IMPR/PERS MKT VAL	58,820
LAND AGR VALUE	6,170	MKT. BEFORE EXEMP	67,490
		LIMITED TXBL. VAL	54,980
EXEMPTIONS GRANTED: NONE			

BIRCHFIELD HOWARD & TERESA LYNN  
 6338 FM 1567 W

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:

TAXES 2020	LEVY	P&I	ATTY FEES	AMT DUE
	.00	.00	.00	.00
	-----	-----	-----	-----
	.00	.00	.00	.00
				=====
		<b>TOTAL DUE 03/2021</b>		<b>.00</b>
		<b>TOTAL DUE 04/2021</b>		<b>.00</b>

ACCT # 65-0661-000-008-00

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 844.56  
 TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR ..... 844.56

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

REQUESTED BY:  
 MASSEY

*Sandra Gibby PB*

Signature of authorized officer of collecting office