

APPLICATION FOR LAND SUBDIVISION (PLAT)

- DATE RECEIVED: 2-4-21
- CHECK ONE: Preliminary Plat Final Plat Replat Amended Cancellation
1. PROPOSED SUBDIVISION NAME: Anna Lake Estates UNIT NO. _____
 LOCATION DESCRIPTION/NEAREST COUNTY ROAD FM 900 and CR3541
 ACREAGE 19.16 NO. OF LOTS: EXISTING 2 PROPOSED 8
 REASON(S) FOR PLATTING/REPLATTING Subdivide property for development of houses.
2. OWNER/APPLICANT*: Shannon Carpenter, Leo Carpenter, Anna Carpenter
(*If applicant is person other than owner, a letter of authorization must be provided from owner)
 ADDRESS: 4234 CR 2324 Como Tx 75431
 TELEPHONE: 903-488-3448 FAX: 903-488-3444 MOBILE: 903-439-7807
 EMAIL: laytoncarpenter@yahoo.com
3. LICENSED ENGINEER/SURVEYOR: EST, Inc. (Stephen Hudson)
 MAILING ADDRESS: 101 Bill Bradford Road, Suite 13 Sulphur Springs, Tx 75402
 TELEPHONE: 903-438-2400 FAX: 903-438-9955 MOBILE: N/A
 EMAIL ADDRESS: fredd@estinc.com stephenh@estinc.com
4. LIST ANY VARIANCES REQUESTED: NONE
 REASON FOR REQUEST (LIST ANY HARDSHIPS): NONE
5. 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 NO
- WATER SUPPLY: Cypress Springs ELECTRIC SERVICE: Farmers Electric
 SEWAGE DISPOSAL: OSSF 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.

Layton Carpenter
Signature of Owner/Applicant

LAYTON CARPENTER
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: 4 FEB 21

Appendix B
SUBDIVISION PLATTING CHECKLIST
FIRST READING
(PRELIMINARY)

Name of Subdivision: Anna Lake Estates
 Contact Person: Shannon Carpenter Phone Number: 903-439-7666
Fred Dale 903-438-2400

YES	NO	N/A	
✓	—	—	Name of proposed subdivision.
✓	—	—	Name and address of Sub-divider.
✓	—	—	Volume, page and reference names of adjoining owners.
—	—	✓	Volume, page and reference land use 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.

PRELIMINARY CHECKLIST

YES	NO	N/A	
___	___	↓	Width of right-of-way.
↓	___	___	Special flood hazard areas/note.
___	___	↓	Road maintenance (County/Home Owners Assn.).
___	___	✓	Approval by TxDOT or County for driveway entrance(s).
___	___	NA	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: FINAL PLAT OF ANNA LAKE ESTATES

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Servicing Utilities Note.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Certification from licensed professional engineer regarding utilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Restrictive covenants.
<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Construction plans of roads and drainage improvements.
<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appendix D (1) – Certificate of Dedication by Owner (when owner is an individual)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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
—	✓	—	Appendix F – Certificate of Surveyor
—	✓	—	Appendix G – Certificate of Engineer
—	✓	—	Appendix H – Certificate of Road Maintenance (when roads are to be retained as private roads)
—	✓	—	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
—	✓	—	Appendix K – Lienholder’s Acknowledgement
—	✓	—	Appendix L – Revision to Plat
—	✓	—	Appendix O - On-Site Sewage Facility Inspector’s Approval
—	✓	—	Appendix P - Utility Line Installation Permit
—	✓	—	Appendix Q - Road Construction Specifications (Typical Section)
—	✓	—	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 03/03/2021

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

RECEIPT # 207614

TIME 14:32

FILE # M29814

RECEIVED OF: CARPENTER ENTERPRISE

FOR: ANNA LAKE ESTATES

DESCRIPTION: SUBDIVISION APPLICATION FEE W/8 LOTS / PAID/TS

AMOUNT DUE \$1,080.00

AMOUNT PAID \$1,080.00

BALANCE \$.00

PAYMENT TYPE K

CHECK NO 6505

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. 050034831

Seal:

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



CYPRESS SPRINGS SUD
 P.O. BOX 591
 MT. VERNON, TX 75457-0591
 903-588-2081/888-588-1464

Invoice No. 4122019

INVOICE

Customer

Name L&L BUILDERS C/O ANNA CARPENTER
 Address
 City SALTILLO State ZIP
 Phone 903-488-3448 ANNACARP2000@GMAIL.COM

Date 3/1/2021
 Order No.
 Rep
 FOB

Qty	Description	Unit Price	TOTAL
1	HIGHWAY BORE	\$1,800.00	\$1,800.00
1	2,080 FT LINE EXT STANDARD METER SET	\$7,280.00	\$7,280.00

METER SET PRICE NOT INCLUDED. WILL SUPPLY 10 STANDARD METERS MAX @ \$1500.00 EACH. NO 1" METERS

***PRICE IS ESTIMATED ON CUSTOMER MEASUREMENTS

Payment Details

CHECK
 CASH

Name
 CK#

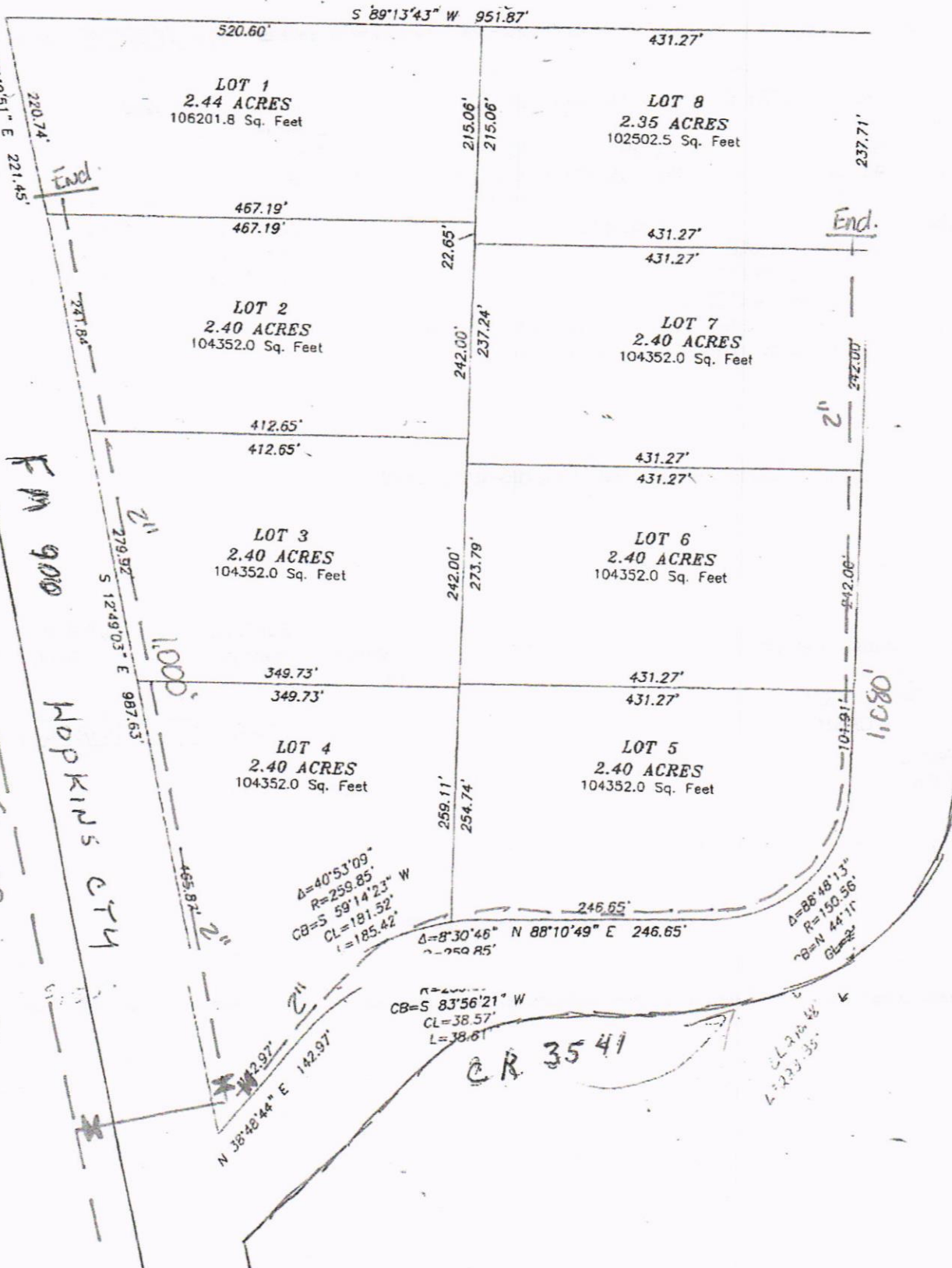
SubTotal	\$9,080.00
Shipping & Handling	\$0.00
Taxes	
TOTAL	\$9,080.00

Office Use Only

PRICE IS GOOD FOR 30 DAYS.

Tonya

903-578-2025



ACCT # 65-0207-000-005-00
 DATE 03/09/2021
 SP

TAX CERTIFICATE

Cert# 201248



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

Property Description			
ABS: 955, TRACT: 5, SURVEY CAVENER H C, THOMPSON J		PROP TYPE-D1	
OSIAH, COLLINS CHRISTOPHER		PCT OWNER-100.000	
TOWN	-	LOCATION-	CR 3541
ACRES	- 19.088		

Values			
LAND MKT VALUE	51,540	IMPR/PERS MKT VAL	
LAND AGR VALUE	2,830	MKT. BEFORE EXEMP	2,830
		LIMITED TXBL. VAL	
EXEMPTIONS GRANTED: NONE			

HERMOSA HOLDINGS LLC
 C/O LEO L CARPENTER ETAL
 4234 CR 2324

COMO TX 75431

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
ACCT # 65-0207-000-005-00				TOTAL DUE 03/2021 .00
				TOTAL DUE 04/2021 .00

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

TAX LEVY FOR THE CURRENT ROLL YEAR: COUN	17.68
TAX LEVY FOR THE CURRENT ROLL YEAR: HOSP	7.08
TAX LEVY FOR THE CURRENT ROLL YEAR: 0070	26.19
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	50.95

 * SUBJECT TO ROLLBACK *
 * SUBJECT TO ROLLBACK *

REQUESTED BY:
 LAYTON CARPENTER

Debbie Mitchell *SP*
 Signature of authorized officer of collecting office