

APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: 2/19/2022

CHECK ONE:  Preliminary Plat  Final Plat  Replat  Amended  Cancellation

1. PROPOSED SUBDIVISION NAME: "WENZEL RANCH" UNIT NO. \_\_\_\_\_

LOCATION DESCRIPTION/NEAREST COUNTY ROAD \_\_\_\_\_

ACREAGE 57.33 NO. OF LOTS: EXISTING \_\_\_\_\_ PROPOSED 8

REASON(S) FOR PLATTING/REPLATTING Dividing to Resale

2. OWNER/APPLICANT\*: TEXAS GRAND LAND Co - Terry Wheeler

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

ADDRESS: 424 Lost Square Lane, Poyse City, Texas 75189

TELEPHONE: \_\_\_\_\_ FAX: \_\_\_\_\_ MOBILE: 214-770-8755

EMAIL: TWheeler@TexasGrandLand.com

3. LICENSED ENGINEER/SURVEYOR: H.D. Petty Land Surveyor

MAILING ADDRESS 6770 Fm 1545, Poyse City, Texas 75189

TELEPHONE: 972-635-2255 FAX: \_\_\_\_\_ MOBILE: \_\_\_\_\_

EMAIL ADDRESS: tracyad@HDPetty.com

4. LIST ANY VARIANCES REQUESTED: NONE

REASON FOR REQUEST (LIST ANY HARDSHIPS): NONE

5. PRESENT USE OF THE PROPERTY: RANCH LAND

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: Drinker Water ELECTRIC SERVICE: FARMERS ELECTRIC

SEWAGE DISPOSAL: N/A 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 \_\_\_\_\_

Terry Wheeler / Co-OWNER  
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: 2/16/2022

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

Name of Subdivision: "HEAVER RANCH"  
 Contact Person: FERRY WEAVER Phone Number: 214-770-8755

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.

**PRELIMINARY CHECKLIST**

<b>YES</b>	<b>NO</b>	<b>N/A</b>	
—	—	✓	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).
—	—	✓	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. (SEE BOWLING WATER LEADER)
—	—	—	Tax Certificates and rollback receipts.

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Nancy Smith  
Signature of Reviewer

2-25-2022  
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.**

# TAX CERTIFICATE

ACCT # 65-0948-000-003-10

DATE 02/21/2022

CC



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

Cert# 211111

FEE 10.00

Property Description			
ABS: 948, TR: 3, SUR: X2288	STOUT V S, 537X2279X556	PROP TYPE-E	PCT OWNER-100.000
TOWN -	LOCATION-	692 CR 3528	
ACRES -	54.922		

Values			
LAND MKT VALUE	131,810	IMPR/PERS MKT VAL	19,680
LAND AGR VALUE	7,830	MKT. BEFORE EXEMP	32,310
EXEMPTIONS GRANTED:	NONE		
		LIMITED TXBL. VAL	9,310

BAXTER JAMES L & MARILYN  
840 CR 3528

SALTILLO TX 75478

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 2021	.00	.00	.00	.00
	.00	.00	.00	.00
		<b>TOTAL DUE 02/2022</b>		<b>.00</b>
		<b>TOTAL DUE 03/2022</b>		<b>.00</b>

ACCT # 65-0948-000-003-10

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	188.70
TAX LEVY FOR THE CURRENT ROLL YEAR: HOSP	71.08
TAX LEVY FOR THE CURRENT ROLL YEAR: 0070	283.94
<b>TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR</b> .....	<b>543.72</b>

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

REQUESTED BY:  
TGL6

Debra Mitchell

Signature of authorized officer of collecting office

ACCT # 65-0948-000-003-02  
 DATE 02/21/2022  
 CC

**TAX CERTIFICATE**



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

Cert# 211110  
 FEE 10.00

Property Description  
 ABS: 948, TR: 3-02, SUR: STOUT V S  
 PROP TYPE-A  
 PCT OWNER-100.000

TOWN - LOCATION- 840 CR 3528  
 ACRES - .810

Values

LAND MKT VALUE	8,100	IMPR/PERS MKT VAL	147,940
LAND AGR VALUE		MKT. BEFORE EXEMP	156,040
		LIMITED TXBL. VAL	147,080

EXEMPTIONS GRANTED: H S  
 (REMOVAL OF EXEMPTIONS MAY RESULT IN ADDITIONAL TAXES DUE)

BAXTER JAMES L & MARILYN  
 840 CR 3548

SALTILLO TX 75478

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 2021	.00	.00	.00	.00
	-----	-----	-----	-----
	.00	.00	.00	.00
				=====
		<b>TOTAL DUE 02/2022</b>		<b>.00</b>
		<b>TOTAL DUE 03/2022</b>		<b>.00</b>

ACCT # 65-0948-000-003-02

**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 570.39  
 TAX LEVY FOR THE CURRENT ROLL YEAR: HOSP 323.58  
 TAX LEVY FOR THE CURRENT ROLL YEAR: 0070 785.20  
 TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR . . . . 1,679.17

REQUESTED BY:  
 TGL6

*Debra Mitchell*

Signature of authorized officer of collecting office

DATE 02/25/2022

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

RECEIPT # 208454

TIME 16:18

FILE # M29827

RECEIVED OF: TEXAS GRAND LAND VI

FOR: WEAVER RANCH SUBDIVISION

DESCRIPTION: PRELIMINARY PLAT APPLICATION FEES W/8 LOTS & FINAL  
APPLICATIONS FEES - PAID IN FULL/TS

AMOUNT DUE \$1,330.00

AMOUNT PAID \$1,330.00

BALANCE \$.00

PAYMENT TYPE K

CHECK NO 1046

COLLECTED BY TS

Appendix D (2)

CERTIFICATE OF DEDICATION BY OWNER

(When Owner is a Corporation)

THE STATE OF TEXAS §

COUNTY OF HOPKINS §

KNOW ALL MEN BY THESE PRESENT, that Texas Grand Land VI LLC, a corporation organized and existing under the laws of the State of Texas, with its home address at 5733 Travis Dr, Frisco, Tx 75034 and owners of 57.33 acres of land out of the V.S. STOUT (ABTRNT#948) Survey, in Hopkins County, Texas, as conveyed to it by deed dated JAN. 28, 2022 and recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, Real Property Records of Hopkins County, DOES HEREBY SUBDIVIDE \_\_\_\_\_ acres of land out of said Survey, clerk# 2022678

(Note: if the subdivision lies in more than one survey, determine the acreage in each survey and repeat for each original survey within the subdivision)

to be known as the Weaver Ranch Subdivision, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted, and does hereby dedicate to the public (or "owners of the property shown hereon" for private streets) the use of the streets and easements shown hereon.

IN WITNESS WHEREOF the said \_\_\_\_\_ has caused these present to be executed by its \_\_\_\_\_, thereunto duly authorized, this the 18 day of February, A.D., 2022.

[Signature]
(Name, Title) managing member

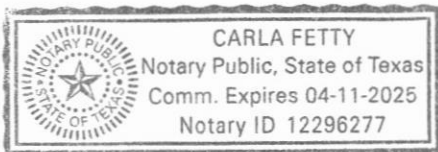
ATTEST: \_\_\_\_\_ (Name, Title)

THE STATE OF TEXAS §

COUNTY OF HOPKINS §

BEFORE ME, the undersigned authority, on this day personally appeared Terry D. Wheeler known to me to be the person whose name is subscribed to the foregoing instrument as an officer of Texas Grand Land VI, LLC, managing member and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 18th day of February, A.D., 2022.



[Signature]
Notary Public in and for
The State of Texas

WKS

Appendix F

WATER SUPPLY CERTIFICATE

"No structure in this subdivision shall be occupied until connected to either: an individual water well, the location of which has been approved by the Northeast Texas Municipal Water District, a TCEQ approved public water supply system (described below), or other domestic water supply subject to approval by the Hopkins County Commissioners' Court."

Northeast Texas Municipal Water District

Date

Brinker WSC  
Name of Public Water Supply System

2/16/22  
Date

Scott Cowan GENERAL MANAGER  
Signature & Title of Authorized Agent

Other Proposed Domestic Water Supply (Please specify): \_\_\_\_\_

\_\_\_\_\_





**Brinker Water Supply Corp.**  
**4534 I 30 E**  
**Sulphur Springs, TX. 75482**  
**(903) 885-8888 Fax: (903) 885-8825**

December 15, 2021

Attn: Terry Wheeler

Upon completion, and acceptance, of an upgrade on a 4-inch line east to end of Baxter property on County Road 3528, Brinker agrees to furnish Texas Grand Land VI with 8 meters. This includes the 2 existing meters on the property and an additional 6 meters. This Addition will be located on 55 acres of the Baxter property located on County Road 3528.

A handwritten signature in black ink, appearing to read "Jim Horton", is written over a circular stamp or seal.

Jim Horton - General Manager  
Brinker WSC  
4534 I-30 East  
Sulphur Springs, TX 75482

Meter

Meter Meter

Meter

End of Line  
Davison Dairy Barn

Meter

House

# BRINKER WSC Davison CR 3528 Upgrade Brought Online 6/02/2020

Meter

Meter

Meter

Meter

Meter

Meter

Meter

Meter

Meter

Meter

County Road 3528

BRINKER WSC  
4 INCH WATER LINE

County Road 3600 (abandoned)

RAILROAD

County Road 3531

BRINKER WSC  
4 INCH WATER LINE

U. S. Highway 67

**Brinker Water Supply Corp.**  
**4534 I-30 E, Sulphur Springs, TX 75482**  
**MEMBERSHIP TRANSFER AUTHORIZATION**

Transferor hereby surrenders Membership in the BWSC by execution of the following document. Water service rights granted by Membership and other qualification hereby cease contingent upon further qualification of the Transferee in accordance with the policies of the BWSC.

By execution hereof, the undersigned hereby acknowledges that the Membership Transfer complies with the terms of one of the following items (1) through (4) thereby qualifying for transfer of Membership in accordance with the laws of the State of Texas.

- (1) The Membership is transferred by will to a person related to the Transferor within the second degree by consanguinity; or
- (2) The Membership is transferred without compensation to a person related to the Transferor within the second degree by consanguinity; or
- (3) The Membership is transferred without compensation or by sale to the Corporation; or
- (4) The Membership is transferred as a part of the conveyance of real estate from which the Membership arose.

Transferee understands that qualification for Membership is not binding on the Corporation and does not qualify Member for continued water service unless the following terms and conditions are met.

- (1) This Membership Transfer Authorization Form is completed by the Transferor and Transferee;
- (2) This Transferee has completed the required Application Packet;
- (3) All indebtedness due the Corporation has been paid;
- (4) The Membership Certification has been surrendered, properly endorsed, by the record Transferor;
- (5) The Transferee demonstrates satisfactory evidence of ownership of the property designated to receive service and from which the Membership originally arose; and
- (6) Any other terms and conditions of the Corporations Tariff are properly met.

Marilyn Bayler  
Signature of Transferor (Seller)

See Attached  
Signature of Transferee (Buyer)

MEMBERSHIP TRANSFER AUTHORIZATION (CONTINUED)

Marilyn Baxter

Transferor's Name

106 Willowbrook Drive

Forwarding Address

Athens, TX 75751

City, State, Zip Code

Phone

Account Number \_\_\_\_\_

Final Reading \_\_\_\_\_

Reading Date \_\_\_\_\_

Location of Meter \_\_\_\_\_

Texas Grand Land VI, LLC

Transferee's Name

5733 Travis Drive

Current Address

Frisco, TX 75034

City, State, Zip Code

Phone

Note: A fee of \$50.00 is charged on all transfers.

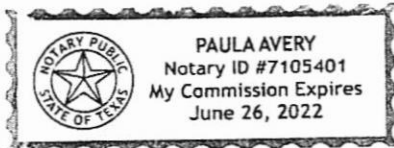
ACKNOWLEDGEMENT

The State of Texas  
County of Henderson

IN WITNESS WHEREOF the said Transferor and Transferee have executed this instrument this 27 day of January 2022

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Marilyn Baxter known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27 day of January, 2022



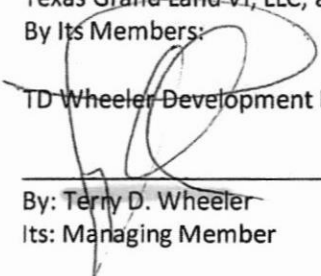
Paula Avery

Notary Public in and for  
Henderson County, Texas.

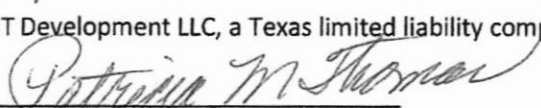
Commission expires 06/26/2022

Texas Grand Land VI, LLC, a Texas limited liability company  
By Its Members:

~~TD Wheeler Development LLC, a Texas limited liability company~~

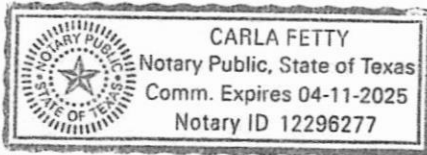
  
By: Terry D. Wheeler  
Its: Managing Member

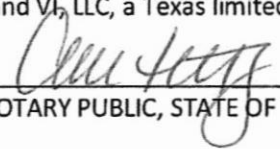
PMT Development LLC, a Texas limited liability company

  
By: Patricia M. Thomas  
Its: Managing Member

STATE OF TEXAS  
COUNTY OF DALLAS

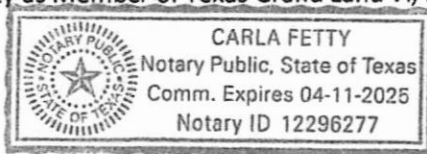
This instrument was acknowledged before me on the 28<sup>th</sup> day of January, 2022, by Terry D. Wheeler, Managing Member of TD Wheeler Development, LLC, a Texas limited liability company, acting in its capacity as Member of Texas Grand Land VI, LLC, a Texas limited liability company.

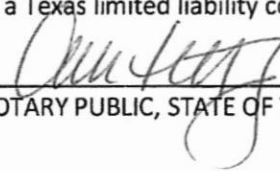


  
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the 28<sup>th</sup> day of January, 2022, by Patricia M. Thomas, Managing Member of PMT Development, LLC, a Texas limited liability company, acting in its capacity as Member of Texas Grand Land VI, LLC, a Texas limited liability company.



  
NOTARY PUBLIC, STATE OF TEXAS



2000 I-30 E - Greenville, TX 75402  
(903) 455-1715

12/14/2021

TERRY WHEELER

Re: Availability of Electric Service to 840 CR 3528 in Saltillo, Tx

Mr. Wheeler:

This letter certifies that Farmers Electric Cooperative is a Certified Electrical Service Provider at the above referenced property.

YES, Farmers Electric Cooperative is a Certified Electrical Service Provider at the above referenced subdivision.

NO, Farmers Electric Cooperative is not a Certified Electrical Service Provider at the above referenced subdivision.

YES, Farmers Electric Cooperative is available to each individual residential lot.

NO, Farmers Electric Cooperative is not available to each individual residential lot.

NOTE: Electrical service will be provided to the subdivision upon contractual agreement and receipt of payment of any Developer Aid to Construction cost which may be assessed. Electrical service will then be provided to each individual residential lot upon the completion of installation of new electrical infrastructure in the subdivision.

Should you have any questions, please feel free to contact me.

*NOTE: Confirmation that Farmers Electric Cooperative can service the above-mentioned property does not mean that electricity is readily available at the location. Easements from adjoining property owners may be needed to construct Farmers Electric facilities. If these easements cannot be obtained by the person requesting the service, this may hinder or prevent Farmers Electric from constructing the service lines to the property in question.*

Thank you,

Patrick Covington  
Project Coordinator  
Farmers Electric Cooperative  
Office: 903-455-1715, ext. 4065  
Cell: 903-513-1331  
[pcovington@farmerselectric.coop](mailto:pcovington@farmerselectric.coop)

*email to  
Tracy*

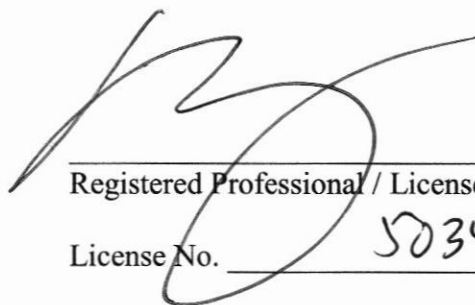
**Appendix G**

**CERTIFICATE OF SURVEYOR**

**THE STATE OF TEXAS           §**

**COUNTY OF HOPKINS         §**

**KNOW ALL MEN BY THESE PRESENT**, that I, the undersigned, a Registered Professional Land /Licensed State Land Surveyor in the State of Texas, do hereby certify that this Plat complies with the survey related requirements of the Hopkins County Subdivision Regulations and I further certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.



\_\_\_\_\_  
Registered Professional / Licensed State Land Surveyor

License No. 5034

*02-22-22*

\_\_\_\_\_  
Date

Seal:





Appendix M

LIENHOLDER'S ACKNOWLEDGEMENT

I (We), (Name of Lienholder(s)) American National  
Bank of Texas

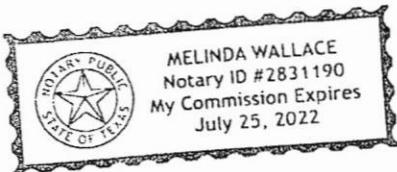
owner(s) and holder(s) of a lien(s) against the property described within the Revision to Plat, said lien(s) being evidenced by instrument of record in Volume NP, Page CLERK # 2022673, of the Real Property Records of Hopkins County, Texas, do hereby in all things subordinate to said Revision of Plat said lien(s), and I (we) hereby confirm that I am (we are) the present owner(s) of said lien(s) and have not assigned the same nor any part thereof.

Tori Lucas  
(Signature of Lienholder(s))

Tori Lucas, Senior VP  
(Printed name(s))

THE STATE OF TEXAS §  
Kaufman  
COUNTY OF HOPKINS §

SWORN TO AND SUBSCRIBED before me by Tori Lucas  
Senior VP on the 17th day of February, 2022.



Melinda Wallace  
Notary Public in and for  
The State of Texas

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

*February 21, 2022*  
Date

License No. 030034831

Seal:



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