

APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: _____

CHECK ONE: Preliminary Plat Final Plat Replat Amended Cancellation

1. PROPOSED SUBDIVISION NAME: Noah Joy estates UNIT NO. _____

LOCATION DESCRIPTION/NEAREST COUNTY ROAD fm 1567 - CR 1168

ACREAGE 28 NO. OF LOTS: EXISTING 1 PROPOSED 29

REASON(S) FOR PLATTING/REPLATTING sub dividing

2. OWNER/APPLICANT*: Jacob Kather

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

ADDRESS: 3918 Wesley St Greenville TX 75401

TELEPHONE: 469-474-1986 FAX: _____ MOBILE: 469-474-1400

EMAIL: Jacob.Kather.mf@gmail.com

3. LICENSED ENGINEER/SURVEYOR: By line surveying

MAILING ADDRESS: 109 Prosperity Hwy Emory TX 75440

TELEPHONE: 903-473-5150 FAX: _____ MOBILE: _____

EMAIL ADDRESS: Tinah@bylinesurveying

4. LIST ANY VARIANCES REQUESTED: _____

REASON FOR REQUEST (LIST ANY HARDSHIPS): _____

5. PRESENT USE OF THE PROPERTY: Residential Homes

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: _____ 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]
Signature of Owner/Applicant

Jacob Kather
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: _____

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

Name of Subdivision: North Jay Estates
 Contact Person: Jacob Butler Phone Number: 469-474-1488

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 names of adjoining owners.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Volume, page and reference land use of adjoining owners. } <i>Billie</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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. <i>Billie</i>
<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'. (B/BL)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	North directional arrow. <i>BL</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Contour information – rivers, creeks, bluffs, etc. (no greater than 2' intervals) <i>BL</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Major topographic features. <i>BL</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Total acreage in subdivision. <i>BL</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Total number of lots in subdivision. <i>BL</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Typical lot dimensions. <i>BL</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land use of lots, parks, greenbelts.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Total length of roads. <i>BL</i>

PRELIMINARY CHECKLIST

YES NO N/A

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Width of right-of-way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Special flood hazard areas/note.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Road maintenance (County/Home Owners Assn.). <i>→ sign this</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Approval by TxDOT or County for driveway entrance(s). ✓
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location of wells - water, gas, & oil, where applicable & unused capped statement. <i>part of plat will serve</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plat Filing Fees paid. (receipt from County Clerk required)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	On-Site Sewage Facility Inspector's Approval - (FERM) <i>OSF cert sent by Kristy</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Acknowledgement of Rural Addressing / Signage.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Availability Study. <i>Shirley water will serve</i> <i>Appendix D</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.

TAX CERTIFICATE

ACCT # 65-1075-000-007-00
 DATE 05/05/2022
 CC



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

Cert# 211511
 FEE 10.00

Property Description
 ABS: 1075, TR: 7, SUR: WEAVER GREEN PROP TYPE-D1
 PCT OWNER-100.000

TOWN - LOCATION- W FM 1567
 ACRES - 59.289

Values

LAND MKT VALUE	142,290	IMPR/PERS MKT VAL	
LAND AGR VALUE	8,780	MKT. BEFORE EXEMP	8,780
EXEMPTIONS GRANTED:	NONE	LIMITED TXBL. VAL	

LYLES PRESTON S & INEZ Y
 342 RS CR 3388

ALBA TX 75410

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
				=====
		TOTAL DUE 05/2022		.00
ACCT # 65-1075-000-007-00		TOTAL DUE 06/2022		.00

BREAKDOWN OF TAX DUE BY JURISDICTION

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

(CERTIFICATE MAY NOT INCLUDE ALL TAXING JURISDICTIONS)

TAX LEVY FOR THE CURRENT ROLL YEAR: COUN	51.28
TAX LEVY FOR THE CURRENT ROLL YEAR: HOSP	19.32
TAX LEVY FOR THE CURRENT ROLL YEAR: 0050	117.19
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	187.79

 * SUBJECT TO ROLLBACK *
 * SUBJECT TO ROLLBACK *

REQUESTED BY:
 MCILRATH PROPERTIES

Della Mitchell

 Signature of authorized officer of collecting office



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

05/03/22

Dave McIlrath
2920 Lee St, #210
Greenville TX 75401

Re: Availability of Electric Service on CR 1168 & FM 1567 W

Mr. McIlrath:

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
ncovington@farmerselectric.com

WATER AVAILABILITY STUDY

Shirley Water Supply Corporation
6684 FM 1567 W
Sulphur Springs, TX 75482
Phone (903)485-5811 - Fax (903)485-4211
swatercorp@hotmail.com
www.shirleywsc.org

October 20, 2021

McIlrath Properties
3910 Wesley St
Greenville, TX 75401

Re: 2 tracts of land to be subdivided Price Quote

This letter is regarding your inquiry about adequate water for a 59-acre tract of land to develop that is located on the Northeast corner of FM 1567 W and County Road 1168, in Hopkins County, TX. We have reviewed the information you provided and confirmed there is ample supply of water available for that tract of land to be subdivided. Estimated cost to install a water line to service subdivision as of today's date is \$39,558.00 for the 59-acre tract.

As for a 10-acre tract of land located on the Southwest corner of County Road 1168 and County Road 1164. The property currently does not have a water line located on it. The water line may be extended to the property and will provide adequate water to serve a development as well. Estimated cost to install water line to service subdivision as of today's date is \$26,732.00.

Once final plats are complete, please submit a copy to our office. Signed easements and applications will need to be completed before any work may begin. Prices are subject to change and cannot be confirmed until supply is ordered.

If you have any further questions, please contact our office at 903-885-7339.

Sincerely,



Howard Birchfield
General Manager, SWSC

DATE 05/05/2022

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

RECEIPT # 208642

TIME 11:40

FILE # M29830

RECEIVED OF: MCILRATH PROPERTIES

FOR: NOAH JOY ESTATES

DESCRIPTION: NOAH JOY ESTATES PRELIMINARY APPLICATION FEE
29 LOTS W/OUT FLOODPLAIN/TS

AMOUNT DUE	\$1,290.00

AMOUNT PAID	\$1,290.00

BALANCE	\$.00

PAYMENT TYPE K
CHECK NO 3716
COLLECTED BY TS