



APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED:
CHECK ONE: Preliminary Plat x Final Plat Replat Amended Cancellation
1. PROPOSED SUBDIVISION NAME: Oak Grove UNIT NO.
LOCATION DESCRIPTION/NEAREST COUNTY ROAD CR 4120, CR 1126
ACREAGE 61.5 NO. OF LOTS: EXISTING None PROPOSED 23
REASON(S) FOR PLATTING/REPLATTING Create Residential Subdivision
2. OWNER/APPLICANT*: Summit Ranch Investments, LTD.
ADDRESS: P.O. Box 1249 San Marcos, TX 78667
TELEPHONE: (512) 396-5115 FAX: MOBILE:
EMAIL: austin@tx-land.com
3. LICENSED ENGINEER/SURVEYOR: JDS Surveying
MAILING ADDRESS: 159 W. Main, Van, TX 75790
TELEPHONE: (903) 963-2333 FAX: MOBILE:
EMAIL ADDRESS: ryan@jdsurvey.com
4. LIST ANY VARIANCES REQUESTED: None
REASON FOR REQUEST (LIST ANY HARDSHIPS):
5. PRESENT USE OF THE PROPERTY: Agricultural
INTENDED USE OF LOTS: (CHECK ALL THOSE THAT APPLY)
x RESIDENTIAL (SINGLE FAMILY) RESIDENTIAL (MULTI-FAMILY)
OTHER (SPECIFY)
6. PROPERTY LOCATED WITHIN CITY ETJ: YES x NO
If yes, Name of City:
7. IS ANY PART OF THE PROPERTY IN A FLOODPLAIN? x YES NO

WATER SUPPLY: Miller Grove WSC ELECTRIC SERVICE: Farmers Electric Cooperative
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.

Signature of Owner/Applicant Austin Crabill Authorized Signer
Print Name & Title

DATE: 3/17/22
**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.

TAX CERTIFICATE

ACCT # 65-0263-000-002-00
 DATE 02/14/2022
 SP



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

Cert# 211065
 FEE 10.00

Property Description			
ABS: 263, TR: 2, SUR: DOWNING GEO W		PROP TYPE-D1	
		PCT OWNER-100.000	
TOWN -	LOCATION-	CR 1120	
ACRES - 56.925			

Values			
LAND MKT VALUE	136,170	IMPR/PERS MKT VAL	
LAND AGR VALUE	7,020	MKT. BEFORE EXEMP	7,020
EXEMPTIONS GRANTED:	NONE	LIMITED TXBL. VAL	

JUNELL DONNIE F
 1778 FM 275 S

CUMBY TX 75433

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 2020	.00	.00	.00	.00
TAXES 2021	.00	.00	.00	.00
	-----	-----	-----	-----
	.00	.00	.00	.00
				=====
				TOTAL DUE 02/2022 .00
				TOTAL DUE 03/2022 .00

ACCT # 65-0263-000-002-00

BREAKDOWN OF TAX DUE BY JURISDICTION

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

(CERTIFICATE MAY NOT INCLUDE ALL TAXING JURISDICTIONS)

TAX LEVY FOR THE CURRENT ROLL YEAR: COUN	41.00
TAX LEVY FOR THE CURRENT ROLL YEAR: HOSP	15.44
TAX LEVY FOR THE CURRENT ROLL YEAR: 0031	99.71
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	156.15

 * SUBJECT TO ROLLBACK *
 * SUBJECT TO ROLLBACK *

REQUESTED BY:
 SUMMIT RANCH INVESTMENTS

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



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

12/2/2021

Re: Availability of Electric Service to CR 1120

Mr. Austin Crabill:

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