

## APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: 02-21-23

CHECK ONE:  Preliminary Plat  Final Plat  Replat  Amended  Cancellation

1. PROPOSED SUBDIVISION NAME: Final Plat of Lot 1, of The Jenkins Addition ADJUT NO. —

LOCATION DESCRIPTION/NEAREST COUNTY ROAD CR 4768

ACREAGE 1 NO. OF LOTS: EXISTING — PROPOSED 1

REASON(S) FOR PLATTING/REPLATTING Comply w/ County Regs.

2. OWNER/APPLICANT\*: Cory Andrew Jenkins

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

ADDRESS: 3311 77th Street Lubbock, TX 79423

TELEPHONE: 808-375-7526 FAX: X MOBILE: Same

EMAIL: CoryAndrew@gmail.com

3. LICENSED ENGINEER/SURVEYOR: STEVE HUDSON

MAILING ADDRESS: 101 Bill Bradford Rd, Sulphur Springs, TX 75482

TELEPHONE: 905-438-2402 FAX: — MOBILE: —

EMAIL ADDRESS: STEPHANH@ESTINC.COM

4. LIST ANY VARIANCES REQUESTED: NONE

REASON FOR REQUEST (LIST ANY HARDSHIPS): NONE

5. PRESENT USE OF THE PROPERTY: Ag

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: NORTH HOPKINS ELECTRIC SERVICE: ONCOK

SEWAGE DISPOSAL: OSSF GAS SERVICE: NONE

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.

X   
Signature of Owner/Applicant

X Cory Andrew Jenkins  
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: X 02-21-23

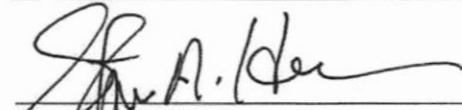
Appendix C  
**SUBDIVISION PLATTING CHECKLIST**  
**SECOND (FINAL) READING**

Subdivision name: LOT 1 OF THE JENKINS ADDN

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Location and size of drainage structures.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location, size, and proposed use of easements.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Incorporated City's Boundary/ETJ Note.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Servicing Utilities Note.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Certification from licensed professional engineer regarding utilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Home Owners' Association Incorporation articles and by-laws.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Construction plans of roads and drainage improvements.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Receipt showing payment of Final plat fees.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix D (2) – Certificate of Dedication by Owner (when owner is a corporation)

**FINAL CHECKLIST**

YES	NO	N/A	
—	—	<u>X</u>	Appendix D – Certificate of Recording (if applicable)
<u>X</u>	—	—	✓Appendix E – Water Supply Certificate
<u>X</u>	—	—	Appendix F – Certificate of Surveyor
—	—	<u>X</u>	Appendix G – Certificate of Engineer
—	—	<u>X</u>	Appendix H – Certificate of Road Maintenance (when roads are to be retained as private roads)
—	—	<u>X</u>	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
—	—	<u>X</u>	Appendix K – Lienholder’s Acknowledgement
—	—	<u>X</u>	Appendix L – Revision to Plat
—	—	—	✓Appendix O - On-Site Sewage Facility Inspector’s Approval
<u>X</u>	—	—	✓Appendix P - Utility Line Installation Permit
—	—	<u>X</u>	Appendix Q - Road Construction Specifications (Typical Section)
—	—	<u>X</u>	Appendix R - Cattle guard specification

  
 \_\_\_\_\_  
 Signature of Reviewer  
 STEVE HUDSON

02-21-23  
 \_\_\_\_\_  
 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.

**Debbie Mitchell**

Tax Assessor/Collector  
128 Jefferson Street, Ste. D  
Sulphur Springs, TX 75482



**Tax Certificate**

Property Account Number:  
**65-0834-000-006-00**

Statement Date: 02/21/2023  
Owner: MARTIN BRIAN C & AMANDA  
Mailing 3104 FM 71 W  
Address: SULPHUR SPRINGS, TX 75482

Property Location: 0003104 W FM 71 NS & SS  
Legal: ABS: 834| TR: 6| SUR: SIMMONS ELISHA

TAX CERTIFICATE FOR ACCOUNT : 65-0834-000-006-00  
AD NUMBER: R000020791  
GF NUMBER:  
CERTIFICATE NO : 213131

DATE : 2/21/2023  
FEE : 10.00

PAGE 1 OF 1

**COLLECTING AGENCY**

Hopkins County  
128 Jefferson Street, Ste. D  
Suite D  
Sulphur Springs TX 75482

**PROPERTY DESCRIPTION**

ABS: 834| TR: 6| SUR: SIMMONS ELISHA  
0003104 W FM 71 NS & SS  
14.27 ACRES

**REQUESTED BY**

CORY JENKINS  
3311 77TH ST  
LUBBOCK TX 79423

**PROPERTY OWNER**

MARTIN BRIAN C & AMANDA  
3104 FM 71 W  
SULPHUR SPRINGS TX 75482

UDI: 0%

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF HOPKINS COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS.

THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

**TAXES FOR 2022 ARE 2,335.86**

CURRENT VALUES			
LAND MKT VALUE:	\$85,620	IMPROVEMENT :	\$77,600
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$163,220	LIMITED VALUE:	\$0
EXEMPTIONS:	General Homestead, Optional Homestead		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2022	COUNTY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	HOSPITAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	NORTH HOPKINS ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022 SUB TOTAL							\$0.00

**TOTAL CERTIFIED TAX DUE 2/2023 : \$0.00**

ISSUED TO : CORY JENKINS  
ACCOUNT NUMBER: 65-0834-000-006-00

CERTIFIED BY : Debbie Mitchell  
Authorized agent of Hopkins County

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**From:** North Hopkins  
**Sent:** Friday, February 17, 2023 12:44 PM  
**To:** Cory Jenkins  
**Subject:** Water Available

Water is available on County Road 4768 through North Hopkins Water Supply Corporation. The cost is unknown to get water on this county road.

Any questions give us a call, 903-945-2619.

Thanks  
Sent from Mail for Windows

*Deana Rydall  
office assistant*



02/20/2023 | 1:21:47 PM CST

Daniel Roach  
111 Heritage Court  
Sulphur Springs, TX. 75482

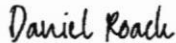
Cory Jenkins  
Near 1880 County Road 4768  
Sulphur Springs, TX. 75482

Re: Near 1880 County Road 4768 Sulphur Springs, TX. 75482

Please be advised that Oncor Electric Delivery Company LLC, a Delaware limited liability company, can provide electric service to the above referenced site. Service will be provided upon request in accordance with our tariffs and service regulations on file with the Public Utility Commission of Texas.

If you have questions or need additional information, please feel free to contact me.

Sincerely,

DocuSigned by:  
  
7A48C7E3DD3E489...  
Daniel Roach

Designer, Associate  
daniel.roach@oncor.com

WWW.ONCOR.COM

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 22, 2023*  
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.*]



