

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 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: MOBILE: Same
 EMAIL: CoryAndrew@gmail.com

3. LICENSED ENGINEER/SURVEYOR: STEVE HUDSON
 MAILING ADDRESS: 101 BILL BRADCOCK RD, SULPHUR SPRINGS, TX 75482
 TELEPHONE: 903-438-2402 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: ONCOR

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.

[Signature]
 Signature of Owner/Applicant

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: 02-21-23

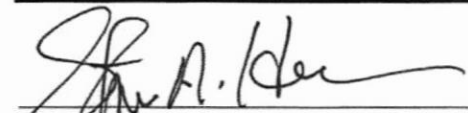
Appendix C
SUBDIVISION PLATTING CHECKLIST
SECOND (FINAL) READING

Subdivision name: LOT 1 OF THE JENKINS ADDON

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

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 Regdall
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

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

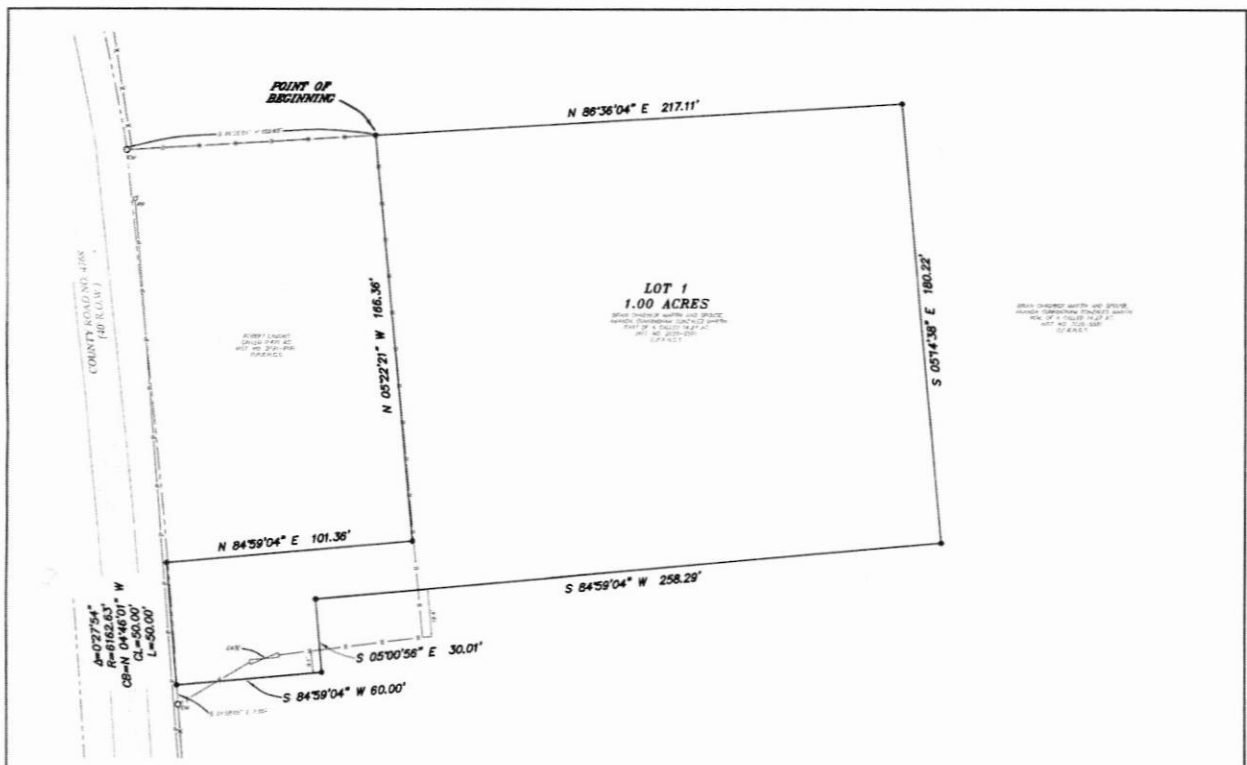
February 22, 2023
Date

License No. OS0034831

Seal:



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



BOUNDARY DESCRIPTION

ALL that certain 1.00 acre (or less or part) of land situated in the Elsie Simons Survey, Abstract No. 834, Hopkins County, Texas, and being part of a called 14.22 acre tract, described in a deed from Brian Chadwick Martin and Amanda Cunningham-Gonzales Martin to Brian Chadwick Martin and Amanda Cunningham-Gonzales Martin as recorded in instrument No. 2020-558, Official Public Records, Hopkins County, Texas, (OPRC-43), said 1.00 acre tract being divided by lines and located as follows:

BEINGING is a 1/2" iron rod with pink cap stamped "EST" set at an angle of 14.37° with the north line of the northern corner of a called 8.47 acre tract, described in a deed to Brian Chadwick Martin as recorded in instrument No. 2020-558, OPRC-43, from which a 1/2" iron rod with pink cap stamped "EST" found at a bearing of S 84°59'04" E and a distance of 101.35 feet to the southeast corner of said 8.47 acre tract, and at the east right-of-way line of County Road No. 4488 bears S 86°36'04" E a distance of 217.11 feet, for reference.

THENCE N 86°36'04" E a distance of 217.11 feet to a 1/2" iron rod with pink cap stamped "EST" set.

THENCE S 05°14'38" E a distance of 180.22 feet to a 1/2" iron rod with pink cap stamped "EST" set.

THENCE S 84°59'04" W a distance of 258.29 feet to a 1/2" iron rod with pink cap stamped "EST" set.

THENCE S 05°22'21" W a distance of 166.36 feet to a 1/2" iron rod with pink cap stamped "EST" set.

THENCE N 05°22'21" W a distance of 166.36 feet to a 1/2" iron rod with pink cap stamped "EST" set.

THENCE N 84°59'04" E a distance of 101.35 feet to a 1/2" iron rod with pink cap stamped "EST" set at the north line of the northern corner of a called 8.47 acre tract, described in a deed to Brian Chadwick Martin as recorded in instrument No. 2020-558, OPRC-43, from which a 1/2" iron rod with pink cap stamped "EST" found at a bearing of S 84°59'04" E and a distance of 101.35 feet to the southeast corner of said 8.47 acre tract, and at the east right-of-way line of County Road No. 4488 bears S 86°36'04" E a distance of 217.11 feet, for reference.

KNOW ALL MEN THESE PRESENTS

That Stephen A. Hudson, Registered Professional Land Surveyor, State of Texas, do hereby certify that the plat herein represents an accurate survey made on the ground on December 21, 2022, and the boundaries as shown are according to the recorded references shown. Except as shown, this property is not a public roadway, and there are no visible conflicts, encroachments, or overlapping of improvements. This survey is being recorded solely for the use of the current parties and that no license has been granted, express or implied, to copy the survey except as is necessary in conjunction with the original instrument.

Surveyor: Stephen A. Hudson, R.P.L.S. No. 1198
Date: 01/25/2023

STATE OF TEXAS
COUNTY OF HOPKINS

This instrument was acknowledged before me, a Notary Public, on the 25th day of January, 2023, by Stephen A. Hudson.

Notary Public, State of Texas

NOTE: This Survey is subject to the Texas State Flood Hazard Insurance Rate Map (SH-2022-020) and any amendments thereto. The property does not appear to be within a 100 year flood zone area, according to Flood Insurance Rate Map No. 4822C00070E, dated March 17, 2021, published by the Federal Emergency Management Agency.

The undersigned hereby certifies that the plat represents an accurate survey made on the ground on December 21, 2022, and the boundaries as shown are according to the recorded references shown. Except as shown, this property is not a public roadway, and there are no visible conflicts, encroachments, or overlapping of improvements. This survey is being recorded solely for the use of the current parties and that no license has been granted, express or implied, to copy the survey except as is necessary in conjunction with the original instrument.

Drawn: GAB/BJW

OWNERS CERTIFICATE

We, Brian Chadwick Martin and Amanda Cunningham-Gonzales Martin, do hereby certify that we are the owners of this 1.00 acre tract in Hopkins County, Texas, described herein, and except this plat of said tract and do hereby dedicate to the public for public use the streets, alleys, easements and rights of ways as shown herein.

Brian Chadwick Martin
Amanda Cunningham-Gonzales Martin

STATE OF TEXAS
COUNTY OF HOPKINS

This instrument was acknowledged before me, a Notary Public, by Brian Chadwick Martin.

In the hereby above stated, on this _____ day of _____, 2023.

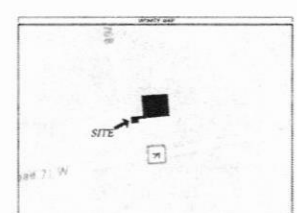
Notary Public, State of Texas

CERTIFICATE OF COMMISSIONER'S COURT

APPROVED by the Commissioners' Court of Hopkins County, Texas, on the _____ day of _____, 2023.

County Judge, Acting on behalf of the Commissioners' Court of Hopkins County, State of Texas

Attest: Hopkins County Clerk



FINAL PLAT OF LOT 1, OF THE JENKINS ADDITION

FINAL PLAT SHOWING A 1.00 ACRE TRACT SITUATED IN THE ELSIE SIMONS SURVEY, ABSTRACT NO. 834, HOPKINS COUNTY, TEXAS, AND BEING PART OF A CALLED 14.22 ACRE TRACT DESCRIBED IN A DEED TO BRIAN CHADWICK MARTIN AND AMANDA CUNNINGHAM-GONZALES MARTIN AS RECORDED IN INSTRUMENT NO. 2020-558, OFFICIAL PUBLIC RECORDS, HOPKINS COUNTY, TEXAS.



LEGEND HD: Iron Rod CM: Control Monument 1/2" Iron Rod Set with Cap Stamped "EST" 1/2" Iron Rod Found without Cap Stamped "EST" Dashed: Proposed Boundary Solid: Existing Boundary Blue: Proposed Easement Red: Existing Easement	<p>101 8th Street, Suite 111 Sugar Springs, Texas 75080 Phone: 972-438-2499 Fax: 972-438-9951 Firm License No. 192490 www.esi.com</p>	PLAT DATE: 01/25/2023 DRAWN BY: S.A. CHECKED BY: S.A. TECHNICIAN: S.A. JOB NO: 22-05493
		SHEET 1 OF 1 REVISIONS: