

APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: _____

CHECK ONE: Preliminary Plat Final Plat Replat Amended Cancellation

1. PROPOSED SUBDIVISION NAME: North Addition UNIT NO. _____

LOCATION DESCRIPTION/NEAREST COUNTY ROAD CR 4761

ACREAGE 49 NO. OF LOTS: EXISTING _____ PROPOSED 22

REASON(S) FOR PLATTING/REPLATTING to sell smaller tracts

2. OWNER/APPLICANT*: Coy Johnson Clay Johnson Craig Johnson ~~_____~~

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

ADDRESS: 609 Gilmer St

TELEPHONE: 903-885-8866 FAX: _____ MOBILE: _____

EMAIL: COY@COYJOHNSON.COM

3. LICENSED ENGINEER/SURVEYOR: Greg Connaughton Tri-Point Surveying LLC

MAILING ADDRESS: 903 E. Lennon Dr. Ste 103 Emory Tx 75440

TELEPHONE: 903-473-2117 FAX: _____ MOBILE: _____

EMAIL ADDRESS: admin@tri-point-surveying.com

4. LIST ANY VARIANCES REQUESTED: to comply with plat drawn by surveyor

REASON FOR REQUEST (LIST ANY HARDSHIPS): not financially feasible to move ditches, utilities, etc.

5. PRESENT USE OF THE PROPERTY: Farm use with Ag exemption

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 Water ELECTRIC SERVICE: Farmers Electric Coop

SEWAGE DISPOSAL: clear water septic GAS SERVICE: X

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.

Coy Johnson
Signature of Owner/Applicant

Coy Johnson - CRAIG Johnson
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: 9-12-23

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

Name of Subdivision: North Addition
 Contact Person: Coy Johnson Phone Number: 903.243-8866

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

PRELIMINARY CHECKLIST

YES	NO	N/A	
—	—	/	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.
/	—	—	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.

Debbie Mitchell

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



Tax Certificate

Property Account Number:
65-0595-000-002-00

Statement Date: 07/26/2023
Owner: WILKINSON LORI B
Mailing: 717 CR 979
Address: CUSHING, TX 75760

Property Location: 0000000 CR 4761 ES
Legal: ABS: 595| TR: 2| SUR: MERRILL BENJAMIN

TAX CERTIFICATE FOR ACCOUNT : 65-0595-000-002-00
AD NUMBER: R000017169
GF NUMBER: 37351mp
CERTIFICATE NO : 269327

DATE : 7/26/2023 PAGE 1 OF 1
FEE : 10.00

COLLECTING AGENCY

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

PROPERTY DESCRIPTION

ABS: 595| TR: 2| SUR: MERRILL BENJAMIN
0000000 CR 4761 ES
49.691 ACRES

REQUESTED BY

HOPKINS COUNTY ABSTRACT CO
441 OAK AVENUE
SULPHUR SPRINGS TX 75482

PROPERTY OWNER

WILKINSON LORI B
717 CR 979
CUSHING TX 75760

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 138.98

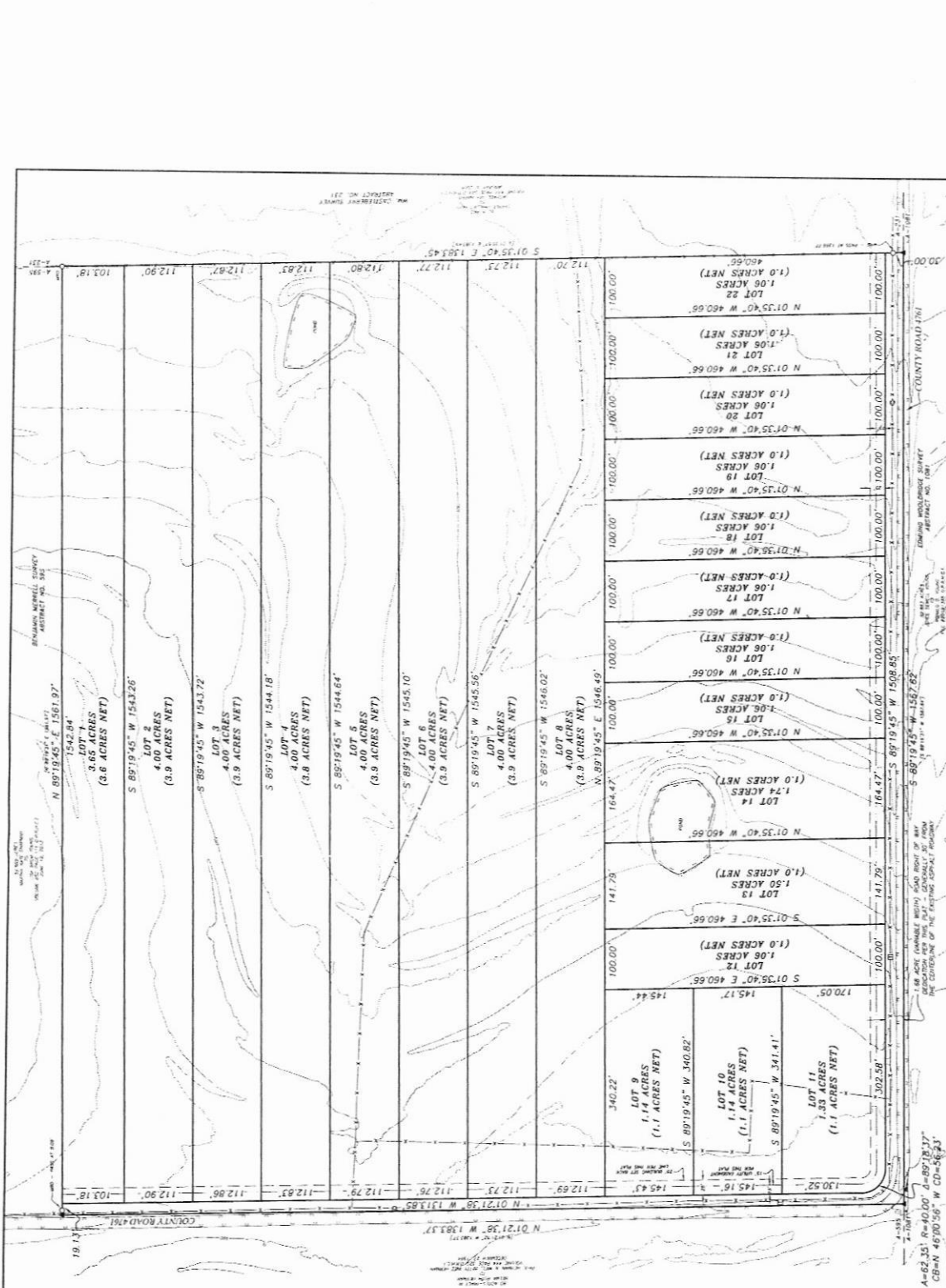
CURRENT VALUES			
LAND MKT VALUE:	\$7,350	IMPROVEMENT :	\$0
AG LAND VALUE:	\$191,410	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$198,760	LIMITED VALUE:	\$0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

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 7/2023 : \$0.00

ISSUED TO : HOPKINS COUNTY ABSTRACT CO
ACCOUNT NUMBER: 65-0595-000-002-00

CERTIFIED BY : Debbie Mitchell
Authorized agent of Hopkins County

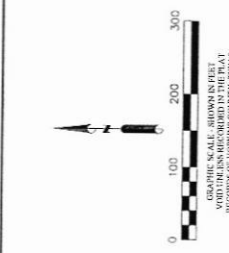


TH-Point Surveying, LLC
 501 E. University Blvd. #100
 Dallas, TX 75202
 Phone: (214) 343-1111
 Email: thpoint@thpointsurveying.com

DATE: 06/20/2018
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS

PRELIMINARY PLAT OF NORTH ADDITION
 SITUATED IN THE BENJAMIN MERRELL SURVEY,
 ABSTRACT NO. 595, HOPKINS COUNTY, TEXAS

1/7" = 100' Horizontal Scale
 1/8" = 100' Vertical Scale
 Contour Interval: 5 Feet
 Contour Interval: 10 Feet
 Contour Interval: 20 Feet
 Contour Interval: 30 Feet
 Contour Interval: 40 Feet
 Contour Interval: 50 Feet
 Contour Interval: 60 Feet
 Contour Interval: 70 Feet
 Contour Interval: 80 Feet
 Contour Interval: 90 Feet
 Contour Interval: 100 Feet



BENJAMIN MERRELL SURVEY
 ABSTRACT NO. 595
 HOPKINS COUNTY, TEXAS

LOT 1
 3.6 ACRES
 (3.6 ACRES NET)

LOT 2
 4.0 ACRES
 (4.0 ACRES NET)

LOT 3
 4.0 ACRES
 (3.9 ACRES NET)

LOT 4
 4.0 ACRES
 (3.8 ACRES NET)

LOT 5
 4.0 ACRES
 (3.9 ACRES NET)

LOT 6
 4.0 ACRES
 (3.9 ACRES NET)

LOT 7
 4.0 ACRES
 (3.9 ACRES NET)

LOT 8
 4.0 ACRES
 (3.9 ACRES NET)

LOT 9
 1.14 ACRES
 (1.1 ACRES NET)

LOT 10
 1.14 ACRES
 (1.1 ACRES NET)

LOT 11
 1.33 ACRES
 (1.1 ACRES NET)

LOT 12
 1.06 ACRES
 (1.06 ACRES NET)

LOT 13
 1.50 ACRES
 (1.06 ACRES NET)

LOT 14
 1.74 ACRES
 (1.06 ACRES NET)

LOT 15
 1.06 ACRES
 (1.06 ACRES NET)

LOT 16
 1.06 ACRES
 (1.06 ACRES NET)

LOT 17
 1.06 ACRES
 (1.06 ACRES NET)

LOT 18
 1.06 ACRES
 (1.06 ACRES NET)

LOT 19
 1.06 ACRES
 (1.06 ACRES NET)

LOT 20
 1.06 ACRES
 (1.06 ACRES NET)

LOT 21
 1.06 ACRES
 (1.06 ACRES NET)

LOT 22
 1.06 ACRES
 (1.06 ACRES NET)

DEVELOPER NOTES

1. UTILITY INSTALLATION - All utilities to be installed by Property Owner.
2. A minimum of 24 feet in depth and spaced at a minimum distance of 7 feet from one utility to another.
3. All utility lines shall be installed in accordance with the standards of the American Water Works Association, American Public Works Association, and the applicable codes and regulations of the State of Texas.
4. The Property Owner shall be responsible for obtaining all necessary permits and approvals for the installation of the utilities.
5. The Property Owner shall be responsible for the cost of the utility installation.
6. The Property Owner shall be responsible for the maintenance and repair of the utilities.
7. All utility lines shall be installed in accordance with the standards of the State of Texas.

PROPERTY NOTES

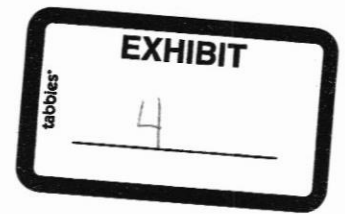
1. The area shown on this plat is a preliminary plat and is subject to change without notice.
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7. The area shown on this plat is a preliminary plat and is subject to change without notice.

STATEMENTS

1. This plat was prepared without the benefit of a title report or title insurance.
2. This plat was prepared without the benefit of a title report or title insurance.
3. This plat was prepared without the benefit of a title report or title insurance.
4. This plat was prepared without the benefit of a title report or title insurance.
5. This plat was prepared without the benefit of a title report or title insurance.
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7. This plat was prepared without the benefit of a title report or title insurance.

DISCLAIMER

The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. The information is not intended to be used as a basis for any investment decision. The information is not intended to be used as a basis for any investment decision. The information is not intended to be used as a basis for any investment decision.



PRELIMINARY PLAT REVIEW
NORTH ADDITION
REVIEWED BY: STEVE HUDSON 09-25-23

The following items on the Preliminary Plat Checklist for the above-named subdivision in Hopkins County were found to be deficient during my review.

1. A check in the amount of \$250 was submitted with the application. This is not the correct amount. An additional check in the amount of \$970, should be submitted before approval. (See Page 79 of the Hopkins County Subdivision Regulations.)
2. Revision of Lots 1 through 8 to provide for a minimum of 200 feet of road frontage for each lot. (See revised Hopkins County Subdivision Regulations adopted 08-28-23.) There is a request submitted for variance from this regulation. The wording of this request is, "to comply with plat drawn by surveyor". **Staff recommends denial of this request.**
3. There is a written request for variance from the regulations adopted 08-28-23. The request is apparently to not be required clear the right of way dedicated by this plat. The wording of the request is, "not financially feasible to move ditches, utilities, etc.". The current subdivision regulations adopted in 2018, Page 44, Section 6 states, "The Commissioners' Court may authorize a variance from the Subdivision Regulations when, in its opinion, undue hardship will result from requiring strict compliance. In approving a variance, the Commissioners' Court shall prescribe only conditions that it deems necessary or desirable to the public interest. Section 6, Paragraph D on page 45 states, "Financial hardship to the applicant shall not be deemed sufficient reason to constitute the recommendation of a variance." **Staff recommends denial of this request.**
4. A letter from the Hopkins County On-Site Sewage Facility (OSSF) Inspector that all lots are acceptable for OSSF systems. (Note: The inspector has indicated the lots appear to be sufficient for OSSF systems.)
5. A letter from NETCOG that they are prepared to issue 911 rural addresses for each lot.
6. A letter from North Hopkins WSC that they can, and will, provide water for each lot will be required. The letter from Hayes Engineering to North Hopkins WSC, supplied with the application and dated September 09, 2023, indicates a 2" line coming from TX Highway 19 extends approximately 2000' toward this addition. The letter indicates this 2" line does not have any capacity to supply this proposed addition, and a new 4" line will have to be constructed from Highway 19. There is no letter or indication from North Hopkins WSC that they will supply water to this proposed addition.

STAFF RECOMMENDS DENIAL OF THIS PRELIMINARY PLAT IN ITS CURRENT FORM AND UNTIL THE CORRECT APPLICATION FEE IS PAID.

Stephen A. Hudson

HOPKINS COUNTY ABSTRACT CO

441 Oak Avenue
Sulphur Springs, TX 75482
903-885-2145 (office) 903-885-2147 (fax)
www.hcaco.com orders@hcaco.com

Date of Request: 07/26/2023

GF#: 3735IMP 37354

Escrow Officer Requesting Information: _____

Owner Name: TITUS LAND HOLDINGS LLC

Legal Description: Acres: 49.691, ABS: 595, TR: 2, SUR: MERRILL BENJAMIN

Property ID: R000017169

Property Address: CR 4761 0

Geographic ID: 65.0595.000.002.00

Map Number: 4-07-05

North Hopkins ISD

I certify all taxes due to North Hopkins ISD, on the above-described property, have been paid through December 31, 2022.

Dated: 7/26/23, 2022

North Hopkins ISD Tax Collector: Debbie Mitchell SP

2022 Tax Amount: \$: 138.98 ^{included below} Amount Paid: \$: _____

Exemptions: Ag Tax Suits: _____

Hopkins County

I certify that all taxes due to the state, county, and hospital, on the above-described property, have been paid through December 31, _____.

Dated: 7/26/23, 2022

Tax Collector for Hopkins County & The State of Texas: Debbie Mitchell SP

2022 Tax Amount: \$: 138.98 Amount Paid: \$: 137.25

Exemptions: Ag Tax Suits: _____

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.”

North Hopkins WSC
Northeast Texas Municipal Water
District

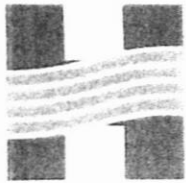
Date

North Hopkins WSC
Name of Public Water Supply System

Date

Signature & Title of Authorized Agent

Other Proposed Domestic Water Supply (Please specify): _____



HAYES ENGINEERING, INC.

Texas Registered Engineering Firm F-1465 www.hayesengineering.net
2126 ALPINE RD. LONGVIEW, TX 75601-3401
V 903.758.2010 F 903.758.2099

September 09, 2023

Mr. Casey Janway, Manager
North Hopkins WSC
9364 Texas Hwy 19 N
Sulphur Springs, TX 75482

RE: Coy Johnson (North Addition 22 meters) CR 4761 non-standard service investigation

Dear Mr. Janway:

Please accept this correspondence as non-standard service investigation for a 22 lot subdivision on CR 4761. The property is located approximately 4,000 feet west of the intersection of CR 4761 and SH 19, 3.5 miles north of Sulphur Springs, Hopkins County, Texas. The developer has requested service to 22 lots on CR 4761. There is not an existing water main on CR 4761 at the subject property. There is an existing 2" water main that extends from SH 19 approximately 2,000 feet that is supplied by a 10" water main on SH 19 serviced by direct pressure from the City of Sulphur Springs. The existing 2" water main does not have any available capacity to serve the new development. The area is fed from the City of Sulphur Springs pressure plane which has a static hydraulic grade of approximately 680 feet msl. The subject property has an elevation of approximately 475 to 495 feet msl. The static pressure would therefore be about 84 psi.


The Texas Commission on Environmental Quality (TCEQ) regulates public water system's and does not have a maximum number of connections for a 10" main but the main must be able to provide peak demands with a minimum pressure of 35 psi. The TCEQ requires a maximum of 10 meters on a 2" main and 100 meters on a 4" main. The existing 10" main on SH 19 has adequate capacity for serving the additional 22 meters.

The developer will be responsible for providing the minimum improvements necessary to serve the proposed development. The minimum improvements necessary would be to install a 4" water main from the existing 10" on the west side of SH 19 to the north end of the proposed development. An estimate of probable cost for the improvements is attached.

If you have any questions or if I can be of additional assistance, please advise.

Sincerely,

HAYES ENGINEERING, Inc.


Stanley R. Hayes, P.E.
Principal





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

8/30/2023

Coy Johnson
609 Gilmer Street
Sulphur Springs, TX 75482

Re: Availability of Electric Service to County Road 4761, beginning approximately 1.35 miles West of Texas State Highway 19 North

Mr. Johnson:

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

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

Farmers Electric Cooperative will be available to each individual residential lot, subject to the terms below.

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.

Thank you,

Samantha Crouch
Farmers Electric Cooperative
Office: 903-455-1715

DATE 09/15/2023

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

RECEIPT # 210057

TIME 09:26

FILE # M29852

RECEIVED OF: JOHNSON COY

FOR: NORTH ADDITION

DESCRIPTION: PRELIMINARY PLAT FEE PAID - 22 LOTS/TS

AMOUNT DUE \$250.00

AMOUNT PAID \$250.00

BALANCE \$.00

PAYMENT TYPE K
CHECK NO 6912
COLLECTED BY TS