

NORTH ADDITION PRELIMINARY PLAT OF

SITUATED IN THE BENJAMIN MERRELL SURVEY, ABSTRACT NO. 595, HOPKINS COUNTY, TEXAS

NOTABLESCHI UNITALION

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III SCAT house 10 Degree 15 Mentes to Sceneda test continuent plang the earlier of tast 4000 pt asy tast and the west less of out that, assempt a 77 mels ment formed at character of 5100 feet for a settiness, and cantenings a 40 defeaters of 400 feet to post at the resilience of a 400 feet feet mented and a 400 feet feet post at the resilience of cantenings and cantening and defeaters of 400 feet a post at the resilience of cantenings and the set of cantenings and defeaters of 400 feet a control resilience of cantenings and the set of cantenings and the set

118 NCT South 89 Degrees 19 Minister 65 Successly West along the roads line of road 49 091 acressing and and green and 40 091 acressing to a consur.
Kond 4701 a distance of 1567 62 both to a point at the nindownst corner of and 49 091 acres to at low a consur.

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THE WEY South Of Diagness 21 Minutes All Neconds East across and 49/09) were track's distance of 100/00 feet to a copped 1/2 took sens red CEN Proof New Springs out for a commit TIB NYT. North #9 Digress 19 Minotes 45 Seconds Fast across said 49:691 acro bods passing a capped 1-2 medicine root (ErePosit Surveying) set as a statusise of 19-15 feet for a reference, and continuing a total distance of 470-77 feet to a capped 1-2 medicine of (ErePosit Surveying) set for a

110 NY) North 99 Degrees 19 Ministre 43 Seconds Fart acress said 49 091 acres tead a distance of 1083.95 feet to the PODA COF DEGENATION containing 18 75 acres of fand, incres or feet

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED ON NELLED UPON AS A FINAL SURVEY DOCUMENT.

Strig Commungation Registered Professional Land Surveyor Extense No. 6110

CHRIDICATE OF COMPRESSIONER'S COURT

I hereby cartify that all requirements of the subdivision standards for platting approval have been complied with for the above refer

2023

TEALIV

CERTIFICATE DEDICATION BY OWNER

TIR STATE OF TEXAS

WITSTAN ANY HAND, the the

Cry Islance

(Tay Johnson

Cray Johnson

THE STATE OF TEXAS

GIVEN UNDER MY HAND AND SEAL OF ODDICT this the day of

AD. 2021

Notary Public in and for The State of Texas

THE STATE OF TICKAS

BEFORE ME, the undersigned authority, or the person whose name is subscribed to the consideration of thorous stated. on this day personally appeared a foregoing matrument and ackin

GIVEN USDED MY HAND AND SEAL OF OPPICE 04: 04: day of

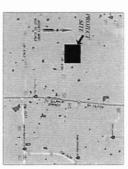
AD 2023

BEFORE NE, the undersigned the person whose name is subsc consideration of therein stated

GIVEN UNDER MY HAND AND SEAL OF OFFICE \$16.06

AD. 2023

Notary Public in and for The State of Texas



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APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: 10-25-23
CHECK ONE: Preliminary Plat Final Plat Replat Amended Cancellation
1. PROPOSED SUBDIVISION NAME: North Addition UNIT NO
LOCATION DESCRIPTION/NEAREST COUNTY ROAD CR 476
ACREAGE NO. OF LOTS: EXISTING PROPOSED 15
REASON(S) FOR PLATTING/REPLATTING required by Coulty
2. OWNER/APPLICANT*: Coy Johnson Clay Johnson Craig Johnson
ADDRESS: 609 GI Mer St. Swass IX 15482
3. LICENSED ENGINEER/SURVEYOR: Tri-Point Surveying LC
MAILING ADDRESS: 903 E Lennen Dr Emory Tx 75440
A 4
4. LIST ANY VARIANCES REQUESTED: H recessory to comply with Dat
REASON FOR REQUEST (LIST ANY HARDSHIPS):
5. PRESENT USE OF THE PROPERTY: For M
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 ANT PART OF THE PROPERTY IN A FLOODPLAIN?TESNO
WATER SUPPLY: North Hopkins Water ELECTRIC SERVICE: FEC
SEWAGE DISPOSAL: <u>aerobic</u> Septic GAS SERVICE: <u>Propune None</u>
OLIVIOL DIOI GOLL. GOLDIO GOLIVIOL.
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.
COV Johnson
Signature of Owner/Applicant Print Name & Title
** If applicant is person other than owner, a letter of authorization must be provided from owner. Signature indicates authorization fer plat application and
acceptance of waiver statement.
DATE: 10/15-23
Clay Johnson
Craig Johnson
Hopkins County Subdivision Regulations Page 51

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				
\checkmark			Name of proposed subdivision.			
_		-	Name and address of Sub-divider.			
			Volume, page and reference names of adjoining owners.			
		-	Volume, page and reference land use of adjoining owners.			
_			Master Development Plan (if subdivision is a portion of a larger Tract.			
<u> </u>			Location map.			
_	_		Scale (not smaller than 1"=200"). If parent tract is larger than 320 acres, scale may be 1"=1,000" w/proposed plat 1"=200".			
_			North directional arrow.			
_	_		Contour information – rivers, creeks, bluffs, etc. (no greater than 2' intervals)			
/			Major topographic features.			
_	_		Total acreage in subdivision.			
_			Total number of lots in subdivision.			
<u> </u>	_		Typical lot dimensions.			
			Land use of lots, parks, greenbelts.			
			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.		
\angle		_	Plat Filing Fees paid. (receipt from County Clerk required)		
$\underline{\checkmark}$			On-Site Sewage Facility Inspector's Approval		
			Acknowledgement of Rural Addressing / Signage.		
\angle		,	Water Availability Study.		
_			Tax Certificates and rollback receipts.		
Signat	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 Assc.ssor/Collector 128 Jelierson 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

0000000 CR 4761 ES Property Location:

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 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: 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 INLCUDING 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 \$7,350 \$0 LAND MKT VALUE: IMPROVEMENT: \$191,410 \$0 AG LAND VALUE: DEF HOMESTEAD: \$198,760 LIMITED VALUE: APPRAISED VALUE: 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						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 :

Authorized agent of Hopkins County

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#: +37351MP 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 a December 31,2022	above-described property, have been paid through Dated: 7/26/23, 2022				
North Hopkins ISD Tax Collector: Delbie Mitchell Af					
2022 Tax Amount: \$: B& Below	Amount Paid: \$:				
Exemptions: 49	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				
-/	Debbie mitchell sp				
2022 Tax Amount: \$:	Amount Paid: \$: 137. 25				
Exemptions: Ag	Tax Suits:				
****************	**********************				

Appendix O

CERTIFICATE OF ON-SITE SEWAGE FACILITY INSPECTOR'S APPROVAL

THE STATE OF TEXAS

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COUNTY OF HOPKINS

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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.

On Site Inspector

11 09 2023

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.]

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 (Pleas	se 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, In

Stanley R. Hayes, P.E.

Principal

STANLEY ROSS HAYES

7214



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 RECEIPT # 210057
128 JEFFERSON STREET, SUITE C
TIME 09:26 SULPHUR SPRINGS TEXAS 75482 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

DATE 09/25/2023 HOPKINS COUNTY CLERK RECEIPT # 210080
128 JEFFERSON STREET, SUITE C
TIME 11:49 SULPHUR SPRINGS TEXAS 75482 FILE # M29855

RECEIVED OF: JOHNSON COY

FOR: NORTH ADDITION

DESCRIPTION: REMAINING PRELIMINARY PLAT FEE/TS

AMOUNT DUE \$970.00

AMOUNT PAID \$970.00

BALANCE \$.00

PAYMENT TYPE K

CHECK NO 6924

COLLECTED BY TS

NORTH ADDITION Amendment to Application for Subdivision

(4.) Applicant requests a variance requiring the moving of ditch, tree stumps and telephone line. Applicant will remove fence, give right-of-way to County, and cut trees on the fence line.

Date: November 13, 2023

Coy Johnson, Applicant

RECEIVED

NOV 2 0 2023

TRACY SMITH HOPKINS COUNTY CLERK