

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 4761

ACREAGE 16 NO. OF LOTS: EXISTING PROPOSED 15

REASON(S) FOR PLATTING/REPLATTING Required by County

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 Sul Springs TX 75482

TELEPHONE: 903-885-8842 ext 2 FAX: MOBILE: 903-243-8866

EMAIL: coy@coyjohnson.com

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

MAILING ADDRESS: 903 E Lennen Dr Emory TX 75440

TELEPHONE: 903-478-2117 FAX: MOBILE:

EMAIL ADDRESS: admin@tri-pointsurveying.com

4. LIST ANY VARIANCES REQUESTED: If necessary to comply with plat

REASON FOR REQUEST (LIST ANY HARDSHIPS):

5. PRESENT USE OF THE PROPERTY: Farm

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: FEC

SEWAGE DISPOSAL: aerobic septic GAS SERVICE: Propane 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 of Owner/Applicant

Coj 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: 10-25-23

Clay Johnson
Craig Johnson

**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

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 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~~ 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 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.


On Site Inspector

11/09/2023
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.*]

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

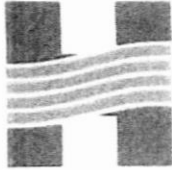
_____ Date

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

DATE 09/25/2023

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

RECEIPT # 210080

TIME 11:49

FILE # M29855

RECEIVED OF: JOHNSON COY

FOR: NORTH ADDITION

DESCRIPTION: REMAINING PRELIMINARY PLAT FEE/TS

AMOUNT DUE	\$970.00

AMOUNT PAID	\$970.00

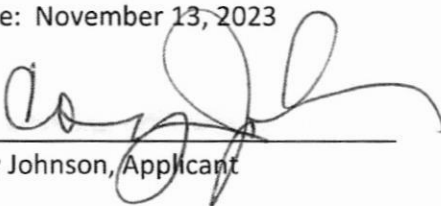
BALANCE	\$.00

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 20 2023

TRACY SMITH
HOPKINS COUNTY CLERK