

APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: _____

CHECK ONE: _____ Preliminary Plat _____ Final Plat X Replat _____ Amended _____ Cancellation _____

1. PROPOSED SUBDIVISION NAME: Replat of Lot 39 + 40, High Point Estate UNIT NO. _____

LOCATION DESCRIPTION/NEAREST COUNTY ROAD Kaden Lane

ACREAGE 2 NO. OF LOTS: EXISTING 2 PROPOSED 1

REASON(S) FOR PLATTING/REPLATTING combine the 2 lots

2. OWNER/APPLICANT*: Michael + Tracy Horn

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

ADDRESS: 322 Koby Circle, Sulphur Springs

TELEPHONE: 757-572-2061 FAX: _____ MOBILE: _____

EMAIL: michael.lynn.horn@gmail.com

3. LICENSED ENGINEER/SURVEYOR: Byline Surveying Tina Ballard

MAILING ADDRESS: PO Box 834, Emory TX 75440

TELEPHONE: 903-473-5150 FAX: 0 MOBILE: 903-368-8384

EMAIL ADDRESS: tina@bylinesurveying.com

4. LIST ANY VARIANCES REQUESTED: _____

REASON FOR REQUEST (LIST ANY HARDSHIPS): _____

5. PRESENT USE OF THE PROPERTY: vacant

INTENDED USE OF LOTS: (CHECK ALL THOSE THAT APPLY)

RESIDENTIAL (SINGLE FAMILY) _____ RESIDENTIAL (MULTI-FAMILY)

_____ OTHER (SPECIFY) _____

6. PROPERTY LOCATED WITHIN CITY ETJ: _____ YES _____ X NO

If yes, Name of City: _____

7. IS ANY PART OF THE PROPERTY IN A FLOODPLAIN? _____ YES X NO

WATER SUPPLY: _____ ELECTRIC SERVICE: _____

SEWAGE DISPOSAL: _____ GAS SERVICE: _____

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

MICHAEL HORN TRACY HORN / OWNERS
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: 9-1-23

Appendix C
SUBDIVISION PLATTING CHECKLIST
SECOND (FINAL) READING

Subdivision name: Replat of LOT 39440, High Point Estates

YES	NO	N/A	
—	—	<input checked="" type="checkbox"/>	All information required for preliminary plat. <i>Replat</i>
<input checked="" type="checkbox"/>	—	—	Lot and block numbers.
—	—	<input checked="" type="checkbox"/>	Street names, <i>must be pre-approved by 9-1-1 Coordinator.</i>
<input checked="" type="checkbox"/>	—	—	Acreage of each lot or parcel.
<input checked="" type="checkbox"/>	—	—	Name and address of Surveyor/Engineer.
—	—	<input checked="" type="checkbox"/>	Location and size of drainage structures.
—	—	<input checked="" type="checkbox"/>	Location, size, and proposed use of easements.
<input checked="" type="checkbox"/>	—	<input checked="" type="checkbox"/>	Incorporated City's Boundary/ETJ Note.
—	—	<input checked="" type="checkbox"/>	Servicing Utilities Note.
—	—	<input checked="" type="checkbox"/>	Certification from licensed professional engineer regarding utilities.
—	—	—	Restrictive covenants. <i>Already in place</i>
—	—	—	Tax certificates and rollback receipts if required.
—	—	—	Home Owners' Association Incorporation articles and by-laws.
—	—	<input checked="" type="checkbox"/>	Construction plans of roads and drainage improvements.
—	—	—	Receipt showing payment of Final plat fees.
—	—	<input checked="" type="checkbox"/>	Sign-off for TxDOT road access, if applicable.
<input checked="" type="checkbox"/>	—	—	Appendix D (1) – Certificate of Dedication by Owner (when owner is an individual)
—	—	<input checked="" type="checkbox"/>	Appendix D (2) – Certificate of Dedication by Owner (when owner is a corporation)

FINAL CHECKLIST

YES	NO	N/A	
—	—	X	Appendix D – Certificate of Recording (if applicable)
X	—	—	Appendix E – Water Supply Certificate
X	—	—	Appendix F – Certificate of Surveyor
—	—	X	Appendix G – Certificate of Engineer
—	—	X	Appendix H – Certificate of Road Maintenance (when roads are to be retained as private roads)
—	—	—	Appendix I – Certificate of County Approval (not applicable until the Court hears request to assume maintenance of roads)
—	—	X	Appendix J – Hopkins County Permit to Construct Access Driveway Facilities on County Road Right-of-Way
—	—	X	Appendix K – Lienholder’s Acknowledgement
X	—	—	Appendix L – Revision to Plat
—	—	X	Appendix O - On-Site Sewage Facility Inspector’s Approval
—	—	X	Appendix P - Utility Line Installation Permit
—	—	X	Appendix Q - Road Construction Specifications (Typical Section)
—	—	X	Appendix R - Cattle guard specification

Tinny Ballard
Signature of Reviewer

8/23/2023
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.

Applicant Information:

Michael Horn
322 Koby Circle
Sulphur Springs, TX 75482
(757) 572-2061

RE: High Point Estates Replat Request to combine my two lots into a single lot.

Hopkins County Clerk Replat Checklist

- | | |
|--|------------|
| 1. Application | <u>✓</u> |
| 2. Notice to be Published | <u>✓</u> |
| 3. Notice to be Paid by Applicant | <u>TBD</u> |
| 4. Letter indicating no Deed restriction | <u>✓</u> |
| 5. Property Owner's Association Approval | <u>✓</u> |
| 6. If No POA | <u>N/A</u> |
| 7. Water Supply Company Letter | <u>✓</u> |

Debbie Mitchell

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



Tax Certificate

Property Account Number:
60-1461-100-039-00

Statement Date: 10/20/2023
Owner: HORN MICHAEL L & TRACY L
Mailing: 322 KOBY CIR
Address: SULPHUR SPRINGS, TX 75482

Property Location: 0000000 KADEN LN
Legal: HIGH POINT ESTATES PHASE I 39 146

TAX CERTIFICATE FOR ACCOUNT : 60-1461-100-039-00
AD NUMBER: R000028021
GF NUMBER:
CERTIFICATE NO : 353552

DATE : 10/20/2023
FEE : 10.00

PAGE 1 OF 1

COLLECTING AGENCY

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

PROPERTY DESCRIPTION

HIGH POINT ESTATES PHASE I 39 146
0000000 KADEN LN
1 ACRES

REQUESTED BY

HORN MICHAEL L & TRACY L
322 KOBY CIR
SULPHUR SPRINGS TX 75482

PROPERTY OWNER

HORN MICHAEL L & TRACY L
322 KOBY CIR
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 2023 ARE 334.88

CURRENT VALUES			
LAND MKT VALUE:	\$50,000	IMPROVEMENT :	\$0
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$50,000	LIMITED VALUE:	\$0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2023	COUNTY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023	HOSPITAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 10/2023 : \$0.00

ISSUED TO : HORN MICHAEL L & TRACY L
ACCOUNT NUMBER: 60-1461-100-039-00

CERTIFIED BY : Debbie Mitchell
Authorized agent of Hopkins County

TAX CERTIFICATE

ACCT # 60-1461-100-039-00
 DATE 10/20/2023
 PB

Cert# 230135



SULPHUR SPRINGS ISD
 631 CONNALLY
 SULPHUR SPRINGS, TX 75482
 (903) 885-2153

Property Description			
ABST: 146, 39	SUBD: HIGH POINT ESTATES PHASE I, TRCT:	PROP TYPE-C1	PCT OWNER-100.000
TOWN -	LOCATION-	KADEN LN	
ACRES -	1.000		

Values			
LAND MKT VALUE	50,000	IMPR/PERS MKT VAL	
LAND AGR VALUE		MKT. BEFORE EXEMP	50,000
EXEMPTIONS GRANTED:	NONE	LIMITED TXBL. VAL	50,000

HORN MICHAEL L & TRACY L
 322 KOBY CIR

SULPHUR SPRINGS TX 75482

I, SANDRA GIBBY, TAX COLLECTOR FOR THE SULPHUR SPRINGS INDEPENDENT SCHOOL DISTRICT DO HEREBY CERTIFY AND OTHERWISE GUARANTEE THAT THE TAX LEVYS, PENALTIES/INTEREST AND ATTORNEY FEES DUE IN THE CURRENT MONTH FOR THE ABOVE DESCRIBED PROPERTY ARE AS LISTED BELOW:

	LEVY	P&I	ATTY FEES	AMT DUE
TAXES 2023	.00	.00	.00	.00
	.00	.00	.00	.00
				=====
			TOTAL DUE 10/2023	.00
ACCT # 60-1461-100-039-00			TOTAL DUE 11/2023	.00

BREAKDOWN OF TAX DUE BY JURISDICTION				
JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
SULPHUR SPRINGS ISD	.00	.00	.00	.00

TAX LEVY FOR THE CURRENT ROLL YEAR: 0086 495.70
 TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR 495.70
 REQUESTED BY:
 MICHAEL HORN

Sandra Gibby PB

 Signature of authorized officer of collecting office

Debbie Mitchell

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



Tax Certificate

Property Account Number:
60-1461-100-040-00

Statement Date: 10/20/2023
Owner: HORN MICHAEL & TRACY
Mailing: 322 KOBY CIRCLE
Address: SULPHUR SPRINGS, TX 75482

Property Location: 0000000 HIGH POINT CIR CF
Legal: HIGH POINT ESTATES PHASE I 40 146

TAX CERTIFICATE FOR ACCOUNT : 60-1461-100-040-00
AD NUMBER: R000028022
GF NUMBER:
CERTIFICATE NO : 353553

DATE : 10/20/2023
FEE : 10.00

PAGE 1 OF 1

COLLECTING AGENCY

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

PROPERTY DESCRIPTION

HIGH POINT ESTATES PHASE I 40 146
0000000 HIGH POINT CIR CR 3648
1 ACRES

REQUESTED BY

HORN MICHAEL L & TRACY L
322 KOBY CIR
SULPHUR SPRINGS TX 75482

PROPERTY OWNER

HORN MICHAEL & TRACY
322 KOBY CIRCLE
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.

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CURRENT VALUES			
LAND MKT VALUE:	\$50,000	IMPROVEMENT :	\$0
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$50,000	LIMITED VALUE:	\$0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2023	COUNTY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023	HOSPITAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 10/2023 : **\$0.00**

ISSUED TO : HORN MICHAEL L & TRACY L
ACCOUNT NUMBER: 60-1461-100-040-00

CERTIFIED BY : Debbie Mitchell
Authorized agent of Hopkins County

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.”

Northeast Texas Municipal Water
District

Date

Brinker WSC
Name of Public Water Supply System

Sept 1, 2023
Date

Scott Cowden GENERAL MANAGER
Signature & Title of Authorized Agent

Other Proposed Domestic Water Supply (Please specify): _____

From: Michael Horn
To: Hopkins County Clerk
CC: Commissioner's Court

Subj: REQUIRED LETTER TO CLERK AND COURT STATING REVISION IS NOT IN VIOLATION OF EXISTING DEED RESTRICTIONS.

Hopkins County Clerk and Commissioner's Court,

I respectfully request permission to combine the two lots I own in High Point Estates into a single lot.

I currently own Lots 39 and 40. The replatted lot will be designated Lot 39R.

High Point Estates Restrictive Covenants allow this. The applicable paragraphs of the Restrictive Covenants are included for your review.

The restrictions require that lots may not be sub-divided unless it is to be split and absorbed by contiguous neighbors essentially making larger lots, just not smaller lots.

I have gained approval from the High Point Property Owner's Association. The approval letter is included for your review.

Very Respectfully,

A handwritten signature in black ink, appearing to read 'Michael Horn', with a long horizontal flourish extending to the right.

Michael Horn

HIGH POINT

Estates

**RESTRICTIVE COVENANTS
ARCHITECTURAL CONTROL COMMITTEE (ACC)
HOMEOWNER'S ASSOCIATION
DUTIES OF THE ASSOCIATION
DUTIES OF AN OWNER
POWERS RESERVED TO THE DEVELOPER**

DATE: 8-22-, 2011

OWNER: JAMES L. MASTERS, IV and MICHAEL C. MOORE, owners /developers

PROPERTY (including any improvements): located in the Maria J. De los Santos Survey, Abstract No. 146, in Hopkins County, Texas; more particularly described on the HIGH POINT Estates Final Plat attached hereto and incorporated herein by reference.

These deed restrictions are designed to provide internal controls within the community to guarantee a quiet and attractive neighborhood. The developer believes all of the "not allowed" items are things that protect quality of life and preserve beauty. Compliance with the restrictive covenants should help maintain the value and integrity of HIGH POINT and the Improvements within. As the years go by changes can be made by two-thirds vote of the Property Owners Association. The architectural control committee, otherwise known as the ACC, will assist you in the planning process to insure compatibility with the land and your neighbors.

Owner is the owner of the Property.

For the purpose of carrying out a general plan of development and maintenance of the Property, Owner does hereby impose the following restrictions, covenants, liens, and conditions on the Property and each Lot and all improvements constructed on the Property. Each contract or deed which may be hereafter executed with regard to any part of the Property shall be held conclusively to have been executed, delivered and accepted subject to the following, whether the same are or are not set out in full or by reference in said contract or deed.

1. **USE.** The Property shall be used solely for single family residential purposes plus allowable outbuildings shall be permitted. No commercial activity shall be conducted or permitted on any Lot, except "home office/telecommuting" or other such non-public activities of the resident.

No building materials of any kind shall be placed or stored upon any Lot until the Owner thereof is ready to commence improvements and then such material shall only be placed within the property lines of the Lot upon which the improvements are erected and shall not be placed on the street or the right-of-way. During construction or thereafter, no Lot shall be used or maintained as a dumping ground for rubbish, waste or scrap building materials. All such material or rubbish shall be kept in sanitary containers and removed regularly and shall not be buried on the Lot. After completion of construction of residence the left-over materials must be removed from property. An exception will be allowed for brick, stone and roofing that may be kept on property in storage or out of sight from streets.

Any Owner may delegate his or her rights of use and enjoyment of the Common Areas as shown on the Final Plat to the members of his or her family residing in the home, his or her guest while in the company of the Owner and to such other persons as may be permitted by the Property Owners Association Bylaws and the Association Rules.

Any delegated rights of use and enjoyment of Property or Common Areas shall in no way relieve an Owner from liability to the Property Owners Association or to other Owners for payment of assessments or performance of the covenants, conditions and restrictions contained in this Declaration.

2. **LOT AREA.** No Lot may be re-subdivided except:

(a) Individual Lots may be re-subdivided between abutting owners and thereafter each owner's resulting lot shall be considered as one Lot for all purposes. The abutting owners desiring to re-subdivide their Lots shall immediately cause a plat of the re-subdivided Lots showing the area of each to be prepared by a Registered Public Land Surveyor and recorded in the Real Property Records of Hopkins County, Texas, in conjunction with related necessary or appropriate covenant instruments. The ACC must approve all lot boundary changes. Such re-plat may also require approval of the County Commissioners Court.

3. **STRUCTURES.**

- (a) Only one single family residence may be constructed on any Lot. "single family residence" means a building or structure designed, built, and maintained for private, residential purposes by a single family.
- (b) **SIZE.** No residence shall be constructed on any Lot unless such residence has a minimum of **2400 square feet of living area** (heated area) in which 2000 of the 2400 square feet must be on the first floor.
- (c) No dwelling shall be erected or placed on any lot having a width of less than 65 feet at the minimum setback line.
- (d) Each home must have at least 50% of the exterior walls surfaced with stone, brick or stucco materials, other materials may be approved. Roofs must be earth toned no white or bright colors. An architectural control committee (ACC) will approve all plans before start of construction

From: Michael and Tracy Horn
To: High Point Estates Property Owner's Association
C/O: A. J. Ash, High Pint Estates Property Owner's Association President

Subj: LOTS 39 AND 40 REPLAT TO SINGLE LOT FOR CONSTRUCTION AND TAX PURPOSES

High Point POA,

1. I respectfully request permission to Replat Lots 39 and 40 to a single 2.0 acre lot to be designated as Lot 39R High Point Estates.
2. Our current approved construction plan is placing our main house and swimming pool on the lower lot, currently designated as Lot 39.
3. We have plans for a future "Pool" house to be set behind the swimming pool in what will be our back yard. Our future "Pool" house will probably encroach on the High Point Deed Restrictions set back from Lot 40.
4. Additionally, in order to maximize some Texas Veteran's tax benefits for our land and planned improvements, it will be simpler to combine our two lots into a single lot.
5. If approved, please sign below and I will provide to the Hopkins County Clerk.

Thank you,

Michael and Tracy Horn
(757) 572-2061 / 2832
Michael.lynn.horn@gmail.com



Michael Horn / Tracy Horn
Property Owners Lots 39 & 40

9-1-23

Date Signed

Approved Disapproved

Signed 

Print Name Aaron J. Ash
For High Point Estates POA

1 Sept. 2023

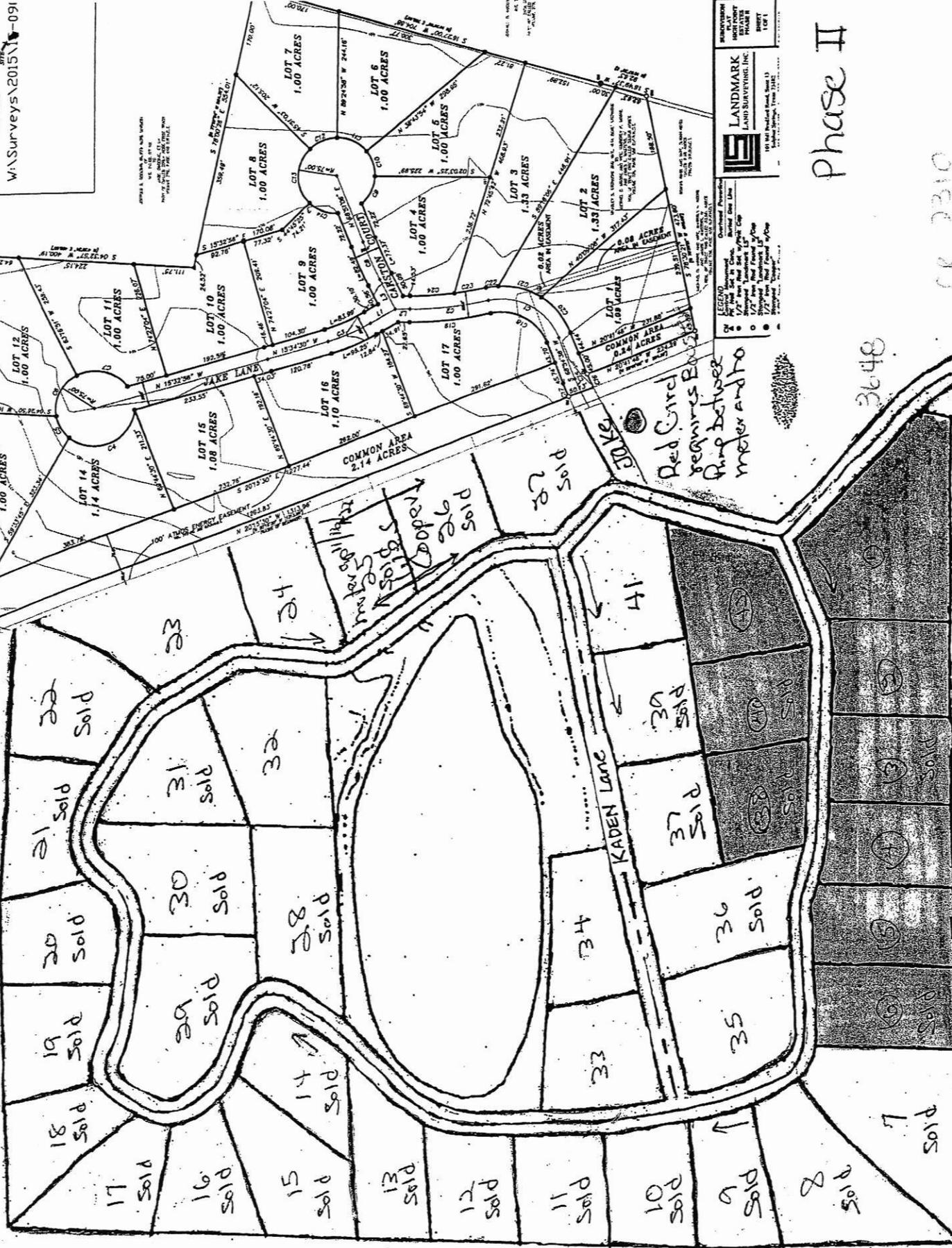
Date Signed

High Point Estates

CR 2310

Engineered for one meter per lot in plat agreement.

Phase I



W:\Surveys\2015\1-091



Phase II

3648

CR 2310

Michael Horn Public Notice to be published in Sulphur Springs New Telegram.

Michael Lynn Horn and Tracy Lynn Horn desire to re-plat Lots 39 and 40, Abstract # 146, Block 200 of the plat of High Point Estates as recorded in Volume 6, Page 259-261 to remove a lot line effectively combining Lots 39 and 40 into a single lot to be redesignated as Lot 39R. If you have any questions or concerns, please attend the Hopkins County Commissioners Meeting. Time: **TBD.** Date: **DAY AND DATE TBD.** Place: In the Commissioners' Courtroom on the first floor of the Hopkins County Courthouse located at 118 Church St., Sulphur Springs, TX.

PUBLISHER'S AFFIDAVIT

Public Notice
Replat lot 39 and 40
High Point Estates

I HEREBY DEPOSE that the foregoing orders was published in the **SULPHUR SPRINGS NEWS TELEGRAM**, a newspaper which is published with the general circulation in Hopkins County, on the following dates: September 30, 2023, October 7, 2023, October 14, 2023

SULPHUR SPRINGS NEWS TELEGRAM

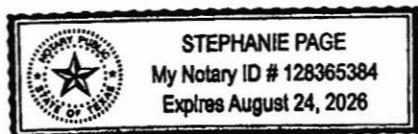
Signed: Melinda Hitt

Personally, appeared Melinda Hitt and made oath that
The foregoing statement by her subscribed is true and correct.

Subscribed and sworn to before me on the
20th day of October 2023

Stephanie Page

Notary Public in and for Hopkins County, Texas



APARTMENTS

APARTMENT
Rahman Properties
Sulphur Springs
903-885-5920
1, 2, 3 Bedrooms
80 Application Fee
Cable + Internet + Phone
INCLUDED
For Listing on
COMMERCIAL Call:
903-886-6669

REAL ESTATE

Homes for Sale

FOR SALE BY owner
3bdrm/1bath on 2 acres.
Call 214-762-8209

HOUSE FOR SALE
3bdrm & 1ba, 490 sq ft
property (1 acre). Property
currently has tenants.
\$150,000.00 Call 903-
951-2044.

REAL ESTATE RENTAL

Homes For Rent

FOR RENT, 3/2 home
1500 sq ft, on quiet
County Road, Millar
Grove ISD, on acreage.
\$1400 month, good refer-
ences. 903-366-9364.

FOR RENT, 3/2 home
1400 sq ft, on quiet
County Road, Millar
Grove ISD, on acreage.
\$1500 month, good refer-
ences. 903-366-9364.

APARTMENTS FOR RENT

REMODELLED 1BR/1BATH, ALL appli-
ances, washer/dryer. \$600
month, \$800 deposit.
wreatokvillageapt.com.
903-885-3505.

EMPLOYMENT

Full-time Employment

CDL DRIVERS NEEDED -
Home most nights and
weekends. Some
weekends required.
(214) 808-9024

Real Estate

FOR SALE:
5 acres for \$79,000.
1 acre for \$39,000 in
Perciana Edition.
Owner financing.
Call 903-243-8866

GARAGE SALES

Garage Sales

NEIGHBORHOOD GARAGE SALE:
County Road 1046, off of
Mishney Rd @ FM 1537
Thu (10-5)-Fri (10-6)-
Sat (10-7).

PETS

Pet Supplies/Services

OPEN YOUR HEART
up and go to the SS Animal
Shelter and adopt a
pet. Our has been
dumped, abused and
starved. They deserve all
the happiness and love
that we can give. The pet
will make your life more
happier.

Open for hours
and more info
call 903-886-6669

REAL ESTATE

NOTICE TO ALL PERSONS BUYING THE PROPERTY IN THE VICINITY OF THE SHIRLEY WATER SUPPLY CORPORATION
The BWSU understands that property is sometimes sold with the representation that water is available to the property from BWSU. Such is not always the case, and the BWSU urges any prospective buyers to verify with the manager of the BWSU by calling 903-582-2670 that water is in fact available to the tract in question.

NOTICE TO ALL PERSONS BUYING PROPERTY IN THE VICINITY OF THE NORTH HOPKINS WATER SUPPLY CORPORATION
THE NHWC understands that property is sometimes sold with the representation that water is available to the property from the NHWC system. Such is not always the case, and the NHWC urges any prospective buyers to verify with the president or manager at the NHWC office at 1414 North, phone 903-947-2497, that water is in fact available to the particular tract in question.

Public Notice
Notice to all persons buying property in the vicinity of Shady Grove NW 28th St. understands that property is sometimes sold with the representation that water is available to the property from NW 28th St. This is not always the case. NW 28th St. urges any prospective buyers to verify with the office at NW 28th St. that the water is in fact available to the tract in question.

PUBLIC NOTICE
NOTICE TO ALL PERSONS BUYING PROPERTY IN THE VICINITY OF THE SHIRLEY WATER SUPPLY CORP.
Shirley Water Supply Corp. urges any prospective buyer to verify with the manager at the office, located on 1314 S.W. 2nd St. in Sulphur Springs, Texas or phone 903-885-3811, whether or not water is available to the tract in question.
Shirley Water Supply Corp.
1314 S.W. 2nd St.
Sulphur Springs, TX 75482

PUBLIC NOTICE
Notice to all persons buying property in the vicinity of the property located at 1314 S.W. 2nd St. in Sulphur Springs, Texas or phone 903-885-3811, whether or not water is available to the tract in question.
Shirley Water Supply Corp.
1314 S.W. 2nd St.
Sulphur Springs, TX 75482

Advertise Here Today!
903-885-8663

SERVICE Directory

AUTO	AUTO	SANITATION	SANITATION
HomeTown Auto Sales Inc. Mark Merrell Operations Manager (903) 951-6356 www.markmerrell@gmail.com 1017 Galena Street Sulphur Springs, TX 75482	CALL BRIGHT STAR PORTABLE FOR ALL YOUR SANITATION NEEDS! 903-440-2437 WWW.BRIGHTSTARPORTABLE.COM "WE GO, SO YOU CAN GO!"		

FLOORING	FLOORING	PLUMBING SERVICES	PLUMBING SERVICES
Bright Star Floors Serving and Located in Sulphur Springs, TX and All E. Texas 903-885-7913 "Improve Your Home. Not Just Your Floor!" New Carpet, Tile and Hard Flooring	Sales & Service 310 JD Franklin St M-F 9-5 Sewer & Drain TACLB 14345E		

NAIL SALON	NAIL SALON	RESTAURANTS	RESTAURANTS
Solar Nails & Spa Professional Nail Care 903-558-1078 1335 S. Broadway St. Hours: Mon-Fri 10am-7pm, Sat-Sun 11am-6pm Appointments & Walk-ins Welcome! Gift Certificates Available	OPEN 24 HOURS! 105 Industrial Dr. Sulphur Springs 903-885-6446		

SEPTIC TANK SERVICES	SEPTIC TANK SERVICES
NORTH EAST TEXAS DISPOSAL Septic / Grease Trap Install / Aerobic Maintenance / Pumping 903-885-4946	

TREE SERVICES	TREE SERVICES
Mercer Tree Service Complete Tree & Stump Removal - Tree Trimming Bucket Truck - Fire Extinguisher Tyler Francis 903-348-6339	

PUBLIC NOTICE	PUBLIC NOTICE
PUBLIC NOTICE The Hopkins County Commissioners Court will accept sealed bids until 9:00 A.M. THURSDAY, OCTOBER 12, 2023 in the County Judge's office for the Purchase of Road Materials, Road Oil, and Culverts for Hopkins County. Specifications are available from Hopkins County Auditor Shamah Ashbrock 118 Church Street Sulphur Springs, Texas 75482 903-438-0818 Bidder may use lump-sum or unit pricing as designated in the specifications. No money will be paid in the contract until completion and acceptance of the work or the fulfillment of the purchaser's obligation to the County. 9/23, 30	PUBLIC NOTICE Michael Lynn Horn and Tracy Lynn Horn desire to re-plot Lots 39 and 40, Abstract # 146, Block 200 of the plat of High Point Estates as recorded in Volume 6, Page 259-261 to remove a lot line error, to subdivide Lots 39 and 40 into a single lot to be redesignated as Lot 19B. If you have any questions or concerns, please attend the Hopkins County Commissioners Meeting, Time: 9:00 a.m. Date: Monday, October 23, 2023. Place in the Commissioners' Courtroom on the first floor of the Hopkins County Courthouse located at 118 Church St., Sulphur Springs, TX. 9/30/2023

PUBLIC NOTICE	PUBLIC NOTICE
PUBLIC NOTICE Uticon Pacific Railroad Company hereby provides notice of the proposed replacement of a 230' concrete abutment tower. The site coordinates are 33 138422, 95 51679. The Federal Communications Commission (FCC) Antenna Structure Registration Form 954 filing number is A1254023. Medium intensity dual lighting will be used. The application may be reviewed by going to www.fcc.gov for applications and entering the Form 954 Filing Number. Environmental concerns may be addressed by filing a Request for Environmental Review online at www.fcc.gov or environmentalrequest or by mailing a request to FCC, Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554. 9/30	PUBLIC NOTICE Members of the Planning and Zoning Commission will hold a Public Hearing on October 18, 2023 at 6:00 PM at 201 North Dixie Street. The hearing will be conducted as follows: 1. Discussion, Action on Planning and Zoning Meeting Minutes of September 18, 2023. 2. Discussion, Action on a re-plot of Lot 2 of the Amador Business Park existing Lot 28 (37.21 acres) and Lot 113 (0.8 acres) partially located west of Lovers Lane, east of CMH Road on the north side of Main Street aka Business 97. 3. Discussion, Action on a final plat called College Street Holly Council Addition consisting of 0.914 acres out of a 10.54 acre tract generally west of E 30 and Avenue Burt Ruskoff Drive on the south side of College Street. 4. Discussion, Action on Special Use Permit Process. For more information regarding this request, please contact the Department of Community Development at (903) 885-7341. 9/30

Service Directory	Service Directory
Foundation Repair M&R HOUSE LEVELING Foundation repair. 25 yrs Exp. Free estimates 903-784-1849 or 903-783-4347	Tree Services PARKER AUCTION INC. Tree Services Inc. estimator. 20 years experience. Bucket truck and stump grinder available. Fully insured. Call Colby Parker at (903) 344-2572.

CLASSIFIEDS

Sulphur Springs News-Telegram

APARTMENTS

APARTMENT
Rahman Properties
 Sulphur Springs
 903-885-5820
 1, 2 & 3
 Bedrooms
 50 Application Fee
 Cable • Internet • Phone
 INCLUDED!
 For Listing in
 COMMERCIAL CALL
 903-886-4469

REAL ESTATE

Homes for Sale
FOR SALE BY owner
 10 acres/1000 on 2 acres
 Call 214-762-8299

EMPLOYMENT

RAHMAN CONSTRUCTION COMPANY, Inc.
 is hiring 7 Concrete Finishers for their 1105 W. Broadway, Watauga TX location. Duties to include pour, smooth, finish concrete & set forms. Light facility equip. maint. during inclement weather. Involves bending, stooping, stretching, and lifting up to 50 lbs. on a frequent basis, as well as working in extreme weather. Free housing may be available. Employer only. Possibility of performance-based raise, bonus, overtime & Saturdays. Must pass employer paid post-employment test. No exp. or ed. req. On the Job Training Provided. Submit resumes to: P.O. Box 919 Pains, TX 75461 or email to: chris@rahman-construction.com or at https://www.workintexas.com/women/Default.aspx. Refer to job order # 1622916.

Part-time Employment

HOUSEKEEPING IN SULPHUR SPRINGS every other Wednesday or Friday. Day and tone neg \$15/hr. Call 575-952-0519. Please leave message.

Real Estate

FOR SALE:
 5 acres for \$79,000
 1 acre for \$39,000 in Peerless Edition.
 Owner financing.
 Call 903-243-8866.

GARAGE SALES

Garage Sales
ANNUAL COMMUNITY YARD SALE:
 Lake Fork Country Club Estates, October 21, 8:00 start, Entrance on Hwy 2946 - Have COVID masks handy!

Service Directory

Foundation Repair

HAS HOUSE LEVELING
 Foundation repair.
 25 yrs Exp.
 Free estimates
 903-794-1849 or
 903-782-4347

Foundation Repair

HAS HOUSE LEVELING
 Foundation repair.
 25 yrs Exp.
 Free estimates
 903-794-1849 or
 903-782-4347

Don't Forget To View Us ONLINE
[ssnnewsitegram.com](http://www.ssnnewsitegram.com)

PUBLIC NOTICE

RJE MINI STORAGE
GRAND OPENING
 2311 Indus Blvd
 Sulphur Springs, TX 75481
 8' x 12' - \$95/mo.
 12' x 12' - \$145/mo.
 12' x 24' - \$195/mo.
903-558-1129
rjeministorage.com
 New taking reservations online for November 1, 2023

PUBLIC NOTICE

NOTICE TO ALL PERSONS BUYING THE PROPERTY IN THE VICINITY OF THE BRASHEAR WATER SUPPLY CORPORATION
 The BWSC understands that property is sometimes sold with the representation that water is available to the property from the BWSC. Such is not always the case, and the BWSC urges any prospective buyers to verify with the manager of the BWSC by calling 903-582-2670 that water is in fact available at the tract in question.

NOTICE TO ALL PERSONS BUYING PROPERTY IN THE VICINITY OF THE NORTH HOPKINS WATER SUPPLY CORPORATION

The NHWSM understands that property is sometimes sold with the representation that water is available to the property from the NHWSM. Such is not always the case, and the NHWSM urges any prospective buyers to verify with the president or manager at the NHWSM, office at Burlington, phone 903-945-2659 that water is in fact available at the particular tract in question.

PUBLIC NOTICE

NOTICE TO ALL PERSONS BUYING PROPERTY IN THE VICINITY OF THE SHIRLEY WATER SUPPLY CORP.
 Shirley Water Supply Corp. urges any prospective buyers to verify with the manager at the office, located on 13461467, East of Hwy 419 South of Sulphur Springs, Texas to phone 903-885-5811, whether or not water is available at the tract of land in question.
 Shirley Water Supply Corp.
 13461467 W
 Sulphur Springs, TX 75482

PUBLIC NOTICE

NOTICE TO ALL PERSONS BUYING PROPERTY IN THE VICINITY OF THE SHIRLEY WATER SUPPLY CORP.
 Shirley Water Supply Corp. urges any prospective buyers to verify with the manager at the office, located on 13461467, East of Hwy 419 South of Sulphur Springs, Texas to phone 903-885-5811, whether or not water is available at the tract of land in question.
 Shirley Water Supply Corp.
 13461467 W
 Sulphur Springs, TX 75482

Public Notice

Notice to all persons buying property in the vicinity of Shady Grove N2129366, understand that property is sometimes sold with the representation that water is available to the property from the NW2946. This is not always the case. NW29466 urges any prospective buyers to verify with the office of NW29466 that water is in fact available at the tract in question.

Service Directory

FLOORING
Bright Star Floors
 Serving and Installed in Sulphur Springs, TX
 903-885-7913
 "Upgrade Your Home With New Carpet, Tile and Hard Flooring"

Classic Floors
 510 Main St.
 903-885-0421
 Carpet & Tile Cleaning
 24 Hr. Water Damage
 903-348-1247

HAIR SALON
Country Cottage
 1305 W. Broadway, Suite 100
 903-885-4131
 Jennifer Francis - Owner • Susan Meyer • Kelley Tidwell

NAIL SALON
GRAND NAIL & Lash
 903-558-1058
 1305 S. Broadway, Suite 100, Sulphur Springs, TX

Solar Nails & Spa
 903-888-1078 | 1335 S. Broadway St.
 Hours: Monday - Friday 10am - 6pm
 Saturday 10am - 5pm, Sunday 12pm - 5pm
 Appointments & Walk-in Welcome!
 Gift Certificates Available!

PUBLIC NOTICE
 Michael Lynn Horn and Tracy Lynn Horn desire to re-plat Lots 39 and 40, Abstract # 146, Block 290 of the plat of High Point Estates as recorded in Volume 6, Page 259-261 to remove a lot line effectively combining Lots 39 and 40 into a single lot to be redesignated as Lot 39R. If you have any questions or concerns, please attend the Hopkins County Commissioners Meeting, Time: 9:00 a.m. Date: Monday, October 23, 2023. Place: In the Commissioners' Courtroom on the first floor of the Hopkins County Courthouse located at 118 Church St., Sulphur Springs, TX. 9:30 | 10:14

PUBLIC NOTICE
NOTICE TO CREDITORS
 Notice to go on that original Letters Testamentary for the Estate of Cassidy Brittain Cartridge were issued on September 19, 2023, to docket number 123-14662, pending in the County Court of Hopkins County, Texas, to Sharron Thomas Peters.
 All persons having claims against the estate, which is presently being administered, are required to submit them, within the time and manner provided by law, and before the estate is closed, addressed as follows:
 Representative
 Estate of Cassidy Brittain Cartridge
 c/o Phil Smith
 308 Oak Ave
 Sulphur Springs, TX 75482
 Dated October 11, 2023
 Phil Smith
 Attorney for Executor of the Estate of Cassidy Brittain Cartridge 10-14

Lawnmower/Small Engine Repair
TROY-BUILT PUSH
 mower \$250, Troy-built push mower in great condition \$275, Pulsar push mower \$250, New 12 gauge pump \$300, and 20 gauge pump \$250. 903-235-8666

Tree Services
PARKER AUCTION INC. Tree Services free estimates. 20 years experience. Bucket truck and stump grinder available. Fully insured. Call Colby Parker at (903)348-2577.

PLUMBING SERVICES
E.J.R. PLUMBING HVAC SERVICES
 TEL: 903-885-8821
 Sales & Service 310 JD Franklin St M-#9997
 Sewer & Drain TACLB14345E

RESTAURANTS
JEN'S KITCHEN
 KOREAN COOKING
 (681) 645-7666
 105 Industrial Dr. Sulphur Springs, TX 75481

Metro Diner
 OPEN 24 HOURS!
 105 Industrial Dr. Sulphur Springs
 903-885-6446

SEPTIC TANK SERVICES
NORTHEAST TEXAS DISPOSAL
 Septic / Grease Trap
 Install / Aerobic Maintenance / Pumping
 903-885-4946

TIRE SERVICES
Tire Town
 903-885-8882
 407 So. Banner
 Sulphur Springs, TX 75481
 Tires • Balances • Alignments • Drains • Lifts
 Open Mon - Sat 8am - 6pm | Sun 9am - 12pm

TREE SERVICES
Mercer Tree Service
 Complete Tree & Stump Removal • Tree Topping
 Bucket Truck • Free Estimates
 Tyler Francis 903-348-6339

PUBLIC NOTICE
PUBLIC NOTICE OF TEST OF AUTOMATIC TABULATING EQUIPMENT
 Notice is hereby given that the automatic tabulating equipment that will be used at the Constitutional Amendment Election to be held on November 7, 2023, will be tested October 16, 2023 at 1:00 p.m. at 129 Jefferson Street, Suite C, Sulphur Springs, Texas to ascertain that it will accurately count the votes cast for all offices and on all measures.

AVISO PUBLIC PARA PROBAR EL EQUIPO PARA TABULAR AUTOMATICAMENTE
 Se da aviso de que el equipo de tabulación automática que se utilizará en la Elección sobre las medidas a la Constitución, que será el 7 de Noviembre del 2023 será probado el 16 de Octubre del 2023 a las 1:00 p.m. en 129 Jefferson St., Suite C, Sulphur Springs, Texas, para determinar de que sea preciso el recuento de los votos emitidos por todos los electores y en todas las medidas.

Your News. Your Town. Your Paper
 Check us out. Subscribe Today!
903-885-8663

DATE 09/26/2023

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

RECEIPT # 210084

TIME 14:50

FILE # M29856

RECEIVED OF: HORN MICHAEL

FOR: REPLAT LOT 39 & 40 HIGH POINT

DESCRIPTION: APPLICATION TO REPLAT LOT 39 & LOT 40 HIGH POINT
ESTATE/TS/TS

AMOUNT PAID -----
\$250.00

* DUPLICATE RECEIPT *

PAYMENT TYPE K
CHECK NO 1088
COLLECTED BY TS