

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 21

REASON(S) FOR PLATTING/REPLATTING Required by County

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

ADDRESS: 609 Ellmer St Sul Spgs TX 75482

TELEPHONE: 903-885-8866 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: 903-493-2117 FAX: MOBILE:

EMAIL ADDRESS: admin@tri-point-surveying.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

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 3/27/24

Clay Johnson
Craig Johnson

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: 03/27/2024
Owner: TITUS LAND HOLDINGS LLC
Mailing Address: 1940 FOUNTAIN VIEW DR #3063
Address: HOUSTON, TX 77057

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:
CERTIFICATE NO : 395578

DATE : 3/27/2024
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

COY JOHNSON
609 GILMER ST
SULPHUR SPRINGS TX 75482

PROPERTY OWNER

TITUS LAND HOLDINGS LLC
1940 FOUNTAIN VIEW DR #3063
HOUSTON TX 77057

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 0.00

CURRENT VALUES			
LAND MKT VALUE:	\$0	IMPROVEMENT :	\$0
AG LAND VALUE:	\$347,840	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$347,840	LIMITED VALUE:	\$0
EXEMPTIONS:	Ag 1D1		
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	NORTH HOPKINS ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 3/2024 : **\$0.00**

ISSUED TO : COY JOHNSON
ACCOUNT NUMBER: 65-0595-000-002-00

CERTIFIED BY : Debbie Mitchell sp
Authorized agent of Hopkins County

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

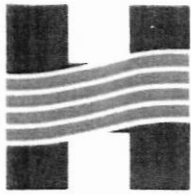
11/09/2023
Date

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.*]



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



North Hopkins WSC
Water System Improvements Coy Johnson CR 4761 (22 Meters)

ESTIMATE OF PROBABLE COST

DESCRIPTION	QTY	U/M	UNIT COST	AMOUNT
1 . Furnish & install 4" water main	6800	LF	\$18	\$ 122,400.00
2 . Bore and Encase 4" water main in 8" encasement	30	LF	\$100	\$ 3,000.00
3 . Bore and Encase 4" water main under drives	120	LF	\$60	\$ 7,200.00
4 . Furnish & install 4" Gate Valve w/ Adj. Valve Box	1	EA	\$2,000	\$ 2,000.00
5 . Tie into ex water main 10"x4" Tap Sleeve & valve	1	EA	\$3,000	\$ 3,000.00
6 . Tie into ex water main 2" water main	1	EA	\$2,500	\$ 2,500.00
7 . Furnish & install Flush Valve	1	EA	\$1,500	\$ 1,500.00
8 . Testing and Sterilization	1	LS	\$500	\$ 500.00
9 . SWPP and Erosion Control	1	LS	\$500	\$ 500.00
TOTAL ESTIMATE OF PROBABLE CONSTRUCTION COST				\$ 142,600.00
Engineering				\$ 14,000.00
TOTAL EST OF PROBABLE COST ONSITE IMPROVEMENTS				<u>\$ 156,600.00</u>

Note: Estimate does not include services.



**NORTH HOPKINS WATER SUPPLY CORP.
9364 TEXAS HIGHWAY 19 N
SULPHUR SPRINGS, TEXAS 75482
903-945-2619**

RECEIVED

MAR 14 2024
TRACY SMITH
HOPKINS COUNTY CLERK

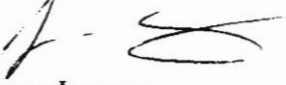
March 13, 2024

Please allow this to confirm that North Hopkins Water Supply Corporation will be able to provide water service for the property on County Road 4761, Hopkins County, Texas as long as the customer meets the standards set by North Hopkins Water Supply Corporation.

This letter is issued for Coy Johnson.

If you have any questions, please do not hesitate to contact this office.

Sincerely,



Casey Janway
Manager



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

DATE 12/19/2023

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

RECEIPT # 210292

TIME 15:54

FILE # M29864

RECEIVED OF: JOHNSON COY

FOR: NORTH ADDITION

DESCRIPTION: NORTH ADDITION - FINAL PLAT FEE PAID/TS

AMOUNT DUE	\$250.00

AMOUNT PAID	\$250.00

BALANCE	\$.00

PAYMENT TYPE K
CHECK NO *6992*
COLLECTED BY TS

DATE 03/27/2024

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

RECEIPT # 210491

TIME 14:59

FILE # M29871

RECEIVED OF: JOHNSON COY RENT ACC

FOR: NORTH ADDITION - REVISED

DESCRIPTION: FEES PAID - PRELIMINARY (REVISED) PLAT OF NORTH
ADDITION - 21 LOTS W/O FLOOD ZONE/TS

AMOUNT DUE	\$1,210.00

AMOUNT PAID	\$1,210.00

BALANCE	\$.00

PAYMENT TYPE K
CHECK NO 7095
COLLECTED BY TS

DATE 04/17/2024

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

RECEIPT # 210544

TIME 14:25

FILE # M29875

RECEIVED OF: JOHNSON, COY

FOR: JOHNSON, COY

DESCRIPTION: FINAL PLAT OF NORTH ADDITION FEE - PAID/MH

AMOUNT DUE \$250.00

AMOUNT PAID \$250.00

BALANCE \$.00

PAYMENT TYPE K

CHECK NO 7107

COLLECTED BY MH