



APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: 5-17-24  
CHECK ONE:  Preliminary Plat  Final Plat  Replat  Amended  Cancellation

1. PROPOSED SUBDIVISION NAME: Arbala RV Park UNIT NO. \_\_\_\_\_

LOCATION DESCRIPTION/NEAREST COUNTY ROAD Em 1567 W, 3715

ACREAGE 12.7 NO. OF LOTS: EXISTING 0 PROPOSED 20

REASON(S) FOR PLATTING/REPLATTING New

2. OWNER/APPLICANT\*: Justin J. Schweitzer

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

ADDRESS: 10825 CR 2323 Terrell TX 75160

TELEPHONE: \_\_\_\_\_ FAX: \_\_\_\_\_ MOBILE: 214 808 3756

EMAIL: arbalarvpark@gmail.com

3. LICENSED ENGINEER/SURVEYOR: Steve Hudson (WSB)

MAILING ADDRESS: 101 Bill Bradford Rd.

TELEPHONE: 903 348 2900 FAX: \_\_\_\_\_ MOBILE: \_\_\_\_\_

EMAIL ADDRESS: Shudson@wsbeng.com

4. LIST ANY VARIANCES REQUESTED: \_\_\_\_\_

REASON FOR REQUEST (LIST ANY HARDSHIPS): \_\_\_\_\_

5. PRESENT USE OF THE PROPERTY: Ag

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

RESIDENTIAL (SINGLE FAMILY)  RESIDENTIAL (MULTI-FAMILY)

OTHER (SPECIFY) RV Sites

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: Shirley WSC ELECTRIC SERVICE: FEC

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.

Justin J. Schweitzer  
Signature of Owner/Applicant

Justin Schweitzer Owner  
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: 5-31-24

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



**Tax Certificate**  
 Property Account Number:  
**65-0550-000-064-00**

**Statement Date:** 01/02/2024  
**Owner:** SCHWEITZER JUSTAN JERALD  
**Mailing:** 95 FM 2081  
**Address:** YANTIS, TX 75497

**Property Location:** 0003657 W FM 1567 WS  
**Legal:** ABS: 550| TR: 64| SUR: LEE THOMAS

TAX CERTIFICATE FOR ACCOUNT : 65-0550-000-064-00  
 AD NUMBER: R000016396  
 GF NUMBER:  
 CERTIFICATE NO : 380358

DATE : 1/2/2024 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: 550| TR: 64| SUR: LEE THOMAS  
 0003657 W FM 1567 WS  
 11.855 ACRES

**REQUESTED BY**  
 RANDOLH ANNA L/E  
 3715 FM 1567  
 SULPHUR SPRINGA TX 75482

**PROPERTY OWNER**  
 SCHWEITZER JUSTAN JERALD  
 95 FM 2081  
 YANTIS TX 75497

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 18.08**

CURRENT VALUES			
LAND MKT VALUE:	\$1,760	IMPROVEMENT :	\$940
AG LAND VALUE:	\$116,790	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$119,490	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 SUB TOTAL							\$0.00

**TOTAL CERTIFIED TAX DUE 1/2024 :** \$0.00

ISSUED TO : RANDOLH ANNA L/E  
 ACCOUNT NUMBER: 65-0550-000-064-00

CERTIFIED BY : Debbie Mitchell  
 Authorized agent of Hopkins County

**TAX CERTIFICATE**

ACCT # 65-0550-000-064-00  
 DATE 01/02/2024  
 SG



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

Cert# 230314  
 FEE 10.00

Property Description  
 ABS: 550, TR: 64, SUR: LEE THOMAS PROP TYPE-D1  
 PCT OWNER-100.000

TOWN - LOCATION- 3657 W FM 1567  
 ACRES - 11.855

Values

LAND MKT VALUE	118,550	IMPR/PERS MKT VAL	940
LAND AGR VALUE	1,760	MKT. BEFORE EXEMP	2,700
EXEMPTIONS GRANTED: NONE		LIMITED TXBL. VAL	

RANDOLPH ANNA L L/E  
 HOLLI ANN RANDOLPH ETAL  
 95 FM 2081

YANTIS TX 75497-9602

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:

TAXES 2023	LEVY	P&I	ATTY FEES	AMT DUE
	.00	.00	.00	.00
	-----	-----	-----	-----
	.00	.00	.00	.00
				=====
		TOTAL DUE 01/2024		.00
		TOTAL DUE 02/2024		.00

ACCT # 65-0550-000-064-00

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 26.77  
 TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR ..... 26.77

\*\*\*\*\*  
 \* SUBJECT TO ROLL BACK \*  
 \* SUBJECT TO ROLL BACK \*  
 \*\*\*\*\*

REQUESTED BY:  
 JUSTAN SCHWEITZER

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:  
**65-0550-000-068-00**

**Statement Date:** 01/02/2024  
**Owner:** RANDOLPH ANNA L L/E  
**Mailing Address:** DAVID W RANDOLPH & HOLLI ANN RANDOLPH  
95 FM 2081  
YANTIS, TX 75497-9602

**Property Location:** 0003779 W FM 1567 WS  
**Legal:** ABS: 550| TR: 68| SUR: LEE THOMAS

TAX CERTIFICATE FOR ACCOUNT : 65-0550-000-068-00  
AD NUMBER: R000016400  
GF NUMBER:  
CERTIFICATE NO : 380359

DATE : 1/2/2024  
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: 550| TR: 68| SUR: LEE THOMAS  
0003779 W FM 1567 WS  
0.794 ACRES

**REQUESTED BY**

RANDOLH ANNA L/E  
3715 FM 1567  
SULPHUR SPRINGA TX 75482

**PROPERTY OWNER**

RANDOLPH ANNA L L/E  
DAVID W RANDOLPH & HOLLI ANN RANDOLPH, 95  
FM 2081  
YANTIS TX 75497-9602  
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 0.81**

CURRENT VALUES			
LAND MKT VALUE:	\$120	IMPROVEMENT :	\$0
AG LAND VALUE:	\$17,350	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$17,470	LIMITED VALUE:	\$0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2023	COUNTY	\$0.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.60
2023	HOSPITAL	\$0.21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.21
2023 SUB TOTAL							\$0.81

**TOTAL CERTIFIED TAX DUE 1/2024 :** **\$0.81**

ISSUED TO : RANDOLH ANNA L/E  
ACCOUNT NUMBER: 65-0550-000-068-00

CERTIFIED BY : Debbie Mitchell  
Authorized agent of Hopkins County

**TAX CERTIFICATE**

ACCT # 65-0550-000-068-00  
 DATE 01/02/2024  
 SG



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

Cert# 230315  
 FEE 10.00

Property Description  
 ABS: 550, TR: 68, SUR: LEE THOMAS PROP TYPE-D1  
 PCT OWNER-100.000

TOWN - LOCATION- 3779 W FM 1567  
 ACRES - .794

Values

LAND MKT VALUE	17,470	IMPR/PERS MKT VAL	
LAND AGR VALUE	120	MKT. BEFORE EXEMP	120
EXEMPTIONS GRANTED:	NONE	LIMITED TXBL. VAL	

RANDOLPH ANNA L L/E  
 DAVID W RANDOLPH & HOLLI ANN RANDOLPH  
 95 FM 2081

YANTIS TX 75497-9602

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:

TAXES 2023	LEVY	P&I	ATTY FEES	AMT DUE
	.00	.00	.00	.00
	.00	.00	.00	.00
				=====
		TOTAL DUE 01/2024		.00
		TOTAL DUE 02/2024		.00

ACCT # 65-0550-000-068-00

**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 1.19  
 TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR ..... 1.19

\*\*\*\*\*  
 \* SUBJECT TO ROLLBACK \*  
 \* SUBJECT TO ROLLBACK \*  
 \*\*\*\*\*

REQUESTED BY:  
 JUSTAN SCHWEITZER

Signature of authorized officer of collecting office



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

1/2/2024

Justin Schweitzer  
3715 FM 1567  
Sulphur Springs, TX 75482

Re: Availability of Electric Service to 3715 FM 1567

Mr. Schweitzer,

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

YES, Farmers Electric Cooperative is a Certified Electrical Service Provider at the above referenced location.

NO, Farmers Electric Cooperative is not a Certified Electrical Service Provider at the above referenced subdivision.

YES, Farmers Electric Cooperative is available to the above referenced location should all necessary easements from surrounding landowners be obtained.

NO, Farmers Electric Cooperative is not available to each individual residential lot.

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,

Tamara L. Williams  
Project Coordinator  
Farmers Electric Cooperative  
Office: 903.455.1715  
Cell: 903.513.2903  
[twilliams@farmerselectric.coop](mailto:twilliams@farmerselectric.coop)

**Shirley Water Supply Corporation  
6684 FM 1567 W  
Sulphur Springs, TX 75482  
Phone (903)485-5811 - Fax (903)485-4211**

January 2, 2024

Arbala RV Park  
Justin Schwietzer  
3715 FM 1567 W  
Sulphur Springs, TX 75482

Re: Arbala RV Park

This letter is regarding your inquiry about adequate water for an RV park located on FM 1567 W within the Arabala Community, Hopkins County, TX. We have reviewed the information you provided and confirmed there is ample supply of water available for an RV Park. We have already installed a 2" water meter to provide service.

Once final plats are complete, please submit a copy to our office.

If you have any further questions, please contact our office at 903-485-5811.

Sincerely,  
Howard Birchfield  
General Manager, SWSC





## Permit to Construct Access Driveway Facilities on Highway Right of Way

Form 1058  
(Rev. 8/20)  
Page 1 of 2

<b>PERMIT NUMBER: 4228</b>			
<b>REQUESTOR</b>	<b>GPS*</b>	<b>ROADWAY</b>	
	<b>LATITUDE, LONGITUDE</b>	<b>HWY NAME</b>	<b>FM 1567 W.</b>
	32.991580, -95.652007	<b>FOR TxDOT'S USE</b>	
<b>NAME</b>	Justan Schweitzer	<b>CONTROL</b>	0641
<b>MAILING ADDRESS</b>	10825 CR 2323	<b>SECTION</b>	04
<b>CITY, STATE, ZIP</b>	Terrell, TX 75160		
<b>PHONE NUMBER</b>	(214) 808-3756		
*GLOBAL POSITIONING SYSTEM COORDINATES AT INTERSECTION OF DRIVEWAY CENTERLINE WITH ABUTTING ROADWAY			

Is this parcel in current litigation with the State of Texas?  YES  NO

The Texas Department of Transportation, hereinafter called the State, hereby authorizes Justan Schweitzer, hereinafter called the Permittee, to  construct /  reconstruct a Farm/Ranch (residential, convenience store, retail mall, farm, etc.) access driveway on the highway right of way abutting highway number FM 1567 in Hopkins County, located on FM 1567 W.; 1505 ft. North of FM 2081 S., on the West side of the road at TRM 248-0.0312.

USE ADDITIONAL SHEETS AS NEEDED

This permit is subject to the Access Driveway Policy described on page 2 and the following:

1. The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the state highway right of way.
2. The Permittee represents that the design of the facilities, as shown in the attached sketch, is in accordance with the Roadway Design Manual, Hydraulic Design Manual and the access management standards set forth in the Access Management Manual (except as otherwise permitted by an approved variance).
3. Construction of the driveway shall be in accordance with the attached design sketch, and is subject to inspection and approval by the State.
4. Maintenance of facilities constructed hereunder shall be the responsibility of the Permittee, and the State reserves the right to require any changes, maintenance or repairs as may be necessary to provide protection of life or property on or adjacent to the highway. Changes in design will be made only with prior written approval of the State.
5. The Permittee shall hold harmless the State and its duly appointed agents and employees against any action for personal injury or property damage related to the driveway permitted hereunder.
6. Except for regulatory and guide signs at county roads and city streets, the Permittee shall not erect any sign on or extending over any portion of the highway right of way. The Permittee shall ensure that any vehicle service fixtures such as fuel pumps, vendor stands, or tanks shall be located at least 12 feet from the right of way line to ensure that any vehicle services from these fixtures will be off the highway right of way.
7. The State reserves the right to require a new access driveway permit in the event of: (i) a material change in land use, driveway traffic volume or vehicle types using the driveway, or (ii) reconstruction or other modification of the highway facility by the State.
8. The State may revoke this permit upon violation of any provision of this permit by the Permittee.
9. This permit will become null and void if the above-referenced driveway facilities are not constructed within six (6) months from the issuance date of this permit.
10. The Permittee will contact the State's representative Richard Horton telephone, (903) 438-3165, at least twenty-four (24) hours prior to beginning the work authorized by this permit.
11. The requesting Permittee will be provided instructions on the appeal process if this permit request is denied by the State.

The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the highway right of way.

Date: 05/23/2023

Signed:   
Digitally signed by Justan Schweitzer  
Date: 2023.05.23 21:24:53 -05'00'  
(Property owner or owner's representative)

<u>May 22, 2023</u>	
Date of Issuance	District Engineer, or designee Approval
<u> </u>	District Engineer, or designee Approval
Date of Issuance as per Variance to AMM	District Engineer Denial (No Delegation)
<u> </u>	District Engineer Denial (No Delegation)
Date of Denial	District Engineer Denial (No Delegation)

## Access Driveway Policy

Title 43 Texas Administrative Code (Transportation), Chapter 11 (Design), Subchapter C (Access Connections To State Highways) and the "Access Management Manual" establish policy for the granting of access and the design, materials, and construction of driveways connecting to state highways. All driveway facilities must follow this policy. To the extent there is any conflict between this permit and the policy, the policy shall control. If a proposed driveway does not comply with the access management standards, the owner may seek a variance to a requirement contained in the access management standards by contacting the local TxDOT office.

### TxDOT Driveway Permit Request Contact

For a local contact for your TxDOT Driveway Permit Request or variance request, visit: <http://www.txdot.gov/inside-txdot/district.html>. You can click on the section of the map closest to your location to find the local TxDOT office. You can also click on the drop down box below the map to find the district for your county.

### Other Conditions

In addition to Items 1 thru 11 on page 1 of this permit, the facility shall also be in accordance with the attached sketch and subject to the following additional conditions stated below:

Construct a driveway consisting of an 18"x 36' culvert, with a 30' throat width, 25' radius and 6:1 Safety ends. Safety ends can be made with concrete rip-rap around safety ends or pre-cast 6:1 safety ends according to attachments. No circle drives allowed. Permittee shall be responsible to create a positive flow in existing ditch or excavation may be required to accomplish positive flow when installing. Driveway surface shall be of an all weather material (ex. rock, gravel, asphalt, etc.). If concrete driveway is constructed the concrete shall be a minimum of 6" deep with 1/2" rebar on 12" centers. A 24 HRS. NOTICE for inspection of forms, etc. is required. There shall be no part of the installed driveway extending past the property line of the Permittee. The Permittee has 180 days from approval to comply with the permit requirements. Driveway shall be maintained by the Permittee.

### Variance Documentation Justification

For a Variance request, please indicate which of the below are applicable, as required by TAC §11.52(e):

- a significant negative impact to the owner's real property or its use will likely result from the denial of its request for the variance, including the loss of reasonable access to the property or undue hardship on a business located on the property.
- an unusual condition affecting the property exists that was not caused by the property owner and justifies the request for the variance.

For the conditions selected above, provide written justification below. (Attach additional sheets, if needed)

N/A

For TXDOT use below:

-----

For Variance denials, please indicate which of the below conditions, as provided in TAC §11.52(e), were determined:

- adversely affect the safety, design, construction, mobility, efficient operation, or maintenance of the highway; or
- likely impair the ability of the state or the department to receive funds for highway construction or maintenance from the federal government.

### Attachments:

- Sketch of Installation
- All Variance Documentation

ALL PERMIT FEES ARE  
NON-REFUNDABLE  
ONE PERMIT PER SYSTEM

On-Site Sewage Facilities  
Permit Application

Permit Number	
Date	
Amount Paid	Receipt #

Authorized Agent: Hopkins Co.

Property Owners: last, Schweitzer, first, Justan, MI, \_\_\_\_\_, spouse, \_\_\_\_\_

Mailing Address: \_\_\_\_\_/\_\_\_\_\_

Telephone #'s: land line, \_\_\_\_\_, cell, \_\_\_\_\_, other, \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Site Address Required: 3715 FM 1567, / Sulphur Springs, TX / 75482

Lot: N/a, Block: N/a, Subdivision: \_\_\_\_\_

Unit #, N/a, Acreage: 11.855, Survey Name: Lee Thomas

Abstract: 550, Deed volume or clerk #: 203, Page: 737, Tract: 64, Section: N/a

GEO #: 65.0550.000.064.00, Property ID: R000016396

Water Usage Rate "Q" (GPD): 816, Water saving devices:  yes,  no,

Source of water:  Private well,  Public water supply name: \_\_\_\_\_

Single Family Residence: # of bedrooms N/a, Sq Ft living area N/a

Commercial,  Institutional,  Multi-Family:

Name of Business or Institution: N/a

# of employees/occupants/units: 20 Rv hookups, with office

Site Evaluator: Issac Ridgle, Registration # and type: OS#35421

Designer: Issac Ridgle, Registration # and type: RS # 5020

Address: 738 VZ CR 2918, Eustace, TX 75124, Phone #: 903-681-9892

Installer: Joey Ridgle, Registration # and type: OS # 6493

Address: 8675 St Hwy 31 E, Murchison, TX 75778, Phone #: 903-852-3740

I hereby certify that under penalty of law that this application and any attachments contain no willful or negligent misrepresentation or falsification and that the information is true, accurate, and complete to the best of my knowledge. I understand that any misrepresentation or falsification may result in denial of my application. Authorization is hereby granted for the Permitting Authority to enter the above described property for the purpose of lot evaluation and inspection of on-site sewage facility and related activities. A permit to operate the facility will be granted following a successful inspection of the system.

Signature of owner: \_\_\_\_\_ Date: \_\_\_\_\_

(ATC) AUTHORIZATION TO CONSTRUCT GRANTED BY: \_\_\_\_\_

LICENSE #: \_\_\_\_\_, DATE: \_\_\_\_\_

A COPY OF THIS APPLICATION WITH APPROVAL SIGNATURE ON LINE (ATC) BY DESIGNATED REPRESENTATIVE SHALL SERVE AS "AUTHORIZATION TO CONSTRUCT". BASED ON PLANNING MATERIALS RECEIVED BY THIS DATE

(AO) INSPECTED AND APPROVAL TO OPERATE GRANTED BY: \_\_\_\_\_

LICENSE #: \_\_\_\_\_, DATE: \_\_\_\_\_

A COPY OF THIS APPLICATION WITH APPROVAL SIGNATURE ON LINE (AO) BY THE DESIGNATED REPRESENTATIVE SHALL SERVE AS "NOTICE OF APPROVAL TO OPERATE". BASED ON FINAL SYSTEM INSPECTION, TO INCLUDE ANY APPROVED CHANGES OR MODIFICATIONS MADE AFTER RELEASE OF AUTHORIZATION TO CONSTRUCT.

## INITIAL TWO-YEAR AEROBIC SYSTEM SERVICE POLICY

The following named company or individual, **Joey Ridgle's Septic and Sanitation, LLC.**, hereby enters into a contract with the homeowner \_\_\_\_\_ of the property located at 3715 FM 1567, Sulphur Springs, TX 75482, to provide the initial two-year service policy required by the State of Texas to inspect and service a new aerobic treatment unit or other system as required in TAC 285.91(12).

- A. The **Maintenance Provider** will, at a minimum, inspect, service, and clean as needed, the following items:
- a. Aerators and their filters, Pumps and their filters, Diffusers, Disinfection Device.
  - b. Electrical Components and Circuits
  - c. Distribution System including spray heads, valves, etc. as applicable.
  - d. Aerobic and pump tanks will be checked for scum, sludge levels, turbidity, color, and odors.
- B. We will perform a chlorine residual test once each scheduled visit and any other tests as required by TCEQ regulations.
- C. The **Homeowner** is responsible for maintaining the disinfection unit.
- D. When the owner calls with a complaint regarding the system's operation, the **Maintenance Provider** will respond to that complaint within 48 hours. Any items found to be in need of service that are still covered by their warranty will be replaced or repaired under the provisions of the warranty. Parts under warranty will be replaced but a service call of \$44.50 will be charged. Replacement of sprinkler head(s) is not covered under the warranty provision after 4 months (120 days) from the date of installation.
- E. The name of the **Maintenance Provider** responsible for fulfilling the terms of this service policy is identified below.
- F. The **Maintenance Provider** will inspect, service, and test this system at least once every 4 (four) months or more frequently according to all TCEQ requirements and/or additional conditions of the permit.

**Maintenance Provider Address:**

8675 SH 31E  
Murchison, TX 75778

**Maintenance Provider Phone:**

903-852-3740



ACCEPTED BY \_\_\_\_\_  
Homeowner

DATE: \_\_\_\_\_

ACCEPTED BY Joey Ridgle  
Joey Ridgle's Septic and Sanitation, LLC

License# MP0001045

AFFIDAVIT

THE COUNTY OF \_\_\_\_\_

STATE OF TEXAS

CERTIFICATION OF ON-SITE SEWAGE FACILITIES REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Official Public records of Hopkins County, Texas.

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), 5.012 and 5.013, gives the TCEQ primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The TCEQ, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the TCEQ requires an Official Public Record recording. Additionally, the owner must provide proof of the recording to the local OSSF permitting authority. This document is not a representation or warranty by the TCEQ or the local permitting authority of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ or the local permitting authority that the appropriate OSSF was installed.

Before me, the undersigned authority, on this day personally appeared (land owner's printed name):

\_\_\_\_\_ who after being by me duly sworn, upon oath states that he/she is the owner/owner's agent of record of that certain tract, lot, or parcel of land lying and being situated in Hopkins County Texas, and being more particularly described as follows:

Lot N/a, Block N/a, Subdivision N/a, Unit # N/a

Acreage 1.855, Survey Name Lee Thomas, Abstract # 550, Deed Volume 203, Page 737

Tract 64, Section N/a, GEO # 65.0550.000.064.00

911 Address 3715 FM 1567, Sulphur Springs, TX 75482

OR ATTACH: A COPY OF WARRANTY DEED /W METES AND BOUNDS PROPERTY DESCRIPTION

An OSSF requiring inspections and maintenance according to 30 Texas Administrative Code 285.91(12) is proposed to be installed on this property. This OSSF must be inspected once every 3 months. Inspection and maintenance on this OSSF must be done in accordance with THSC 366.0515 and TAC 285. At least thirty days before an existing inspection contract expires, the property owner must submit a renewal contract (or equivalent compliance documentation per TAC 285) to the local permitting authority. The owner will, upon sale or transfer of the above described property, request a transfer of the permit for the OSSF to the buyer or new owner and a new, signed maintenance contract (or equivalent compliance documentation per TAC 285) must be submitted to the permitting authority within 30 days after the property has been transferred. Neither the maintenance company nor the owner may alter the OSSF in any way without prior approval of the permitting authority.

WITNESS MY HAND ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
(Owner's Signature[s])

SWORN TO AND SUBSCRIBED BEFORE ME on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

by \_\_\_\_\_  
(Owner's Printed Name)

\_\_\_\_\_  
(Notary Public, State of Texas)

\_\_\_\_\_  
Notary's Printed Name

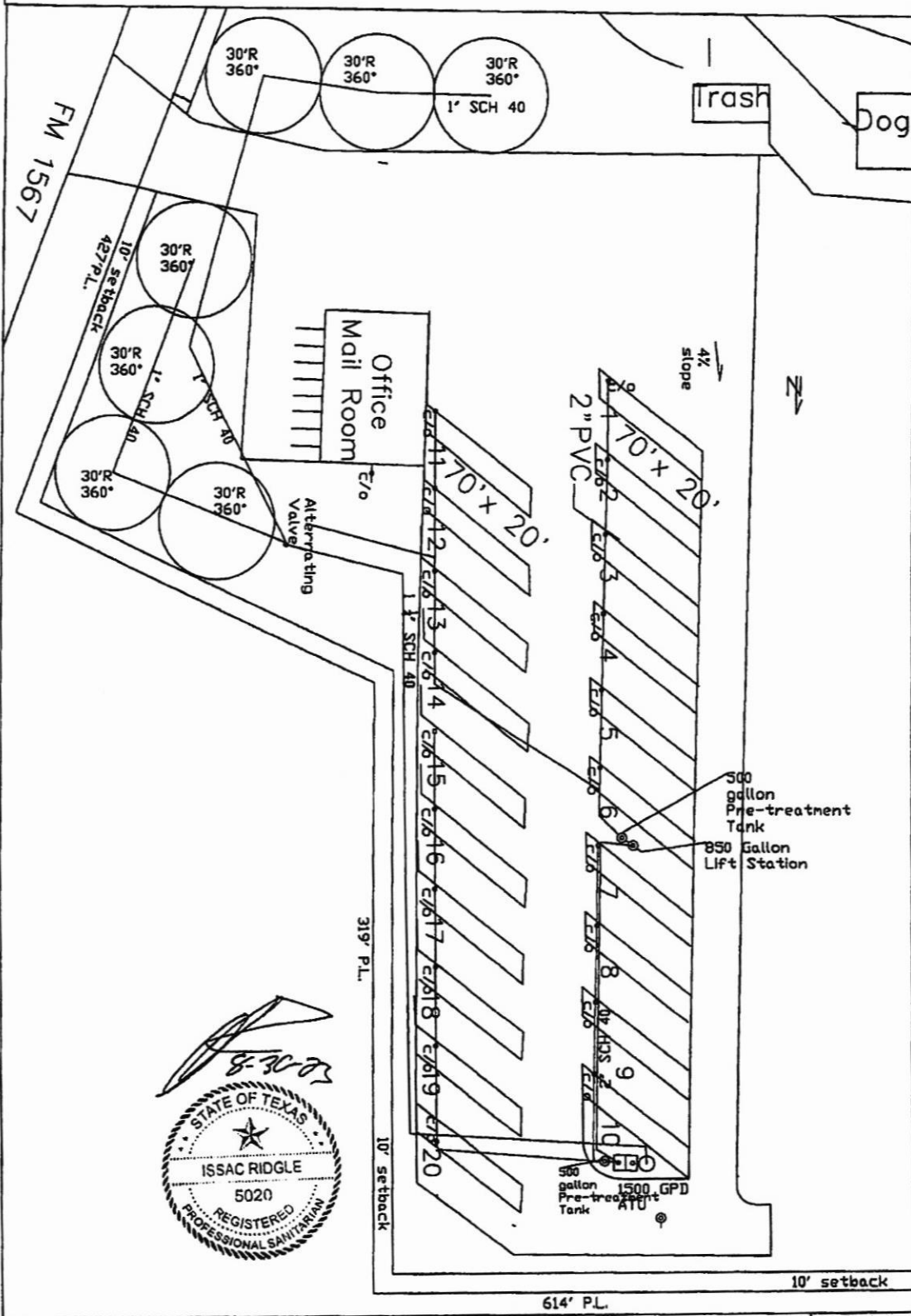
My Commission Expires: \_\_\_\_\_

(Seal)



Drawn by:  
Issac Ridgle RS # 5020

On Site Sewage Facility Design  
System not located in floodzone



Address: 3715 FM 1567, Sulphur Springs, TX 75482	Owner: Justin Schweitzer	Aerobic tank: 1500 GPD	Application Rate 0.041
	Scale: 1" to 60'	Pretreatment: 2-500 gal	Application Area 19,813
		Pump Tank: 1500 gal	

DATE 01/23/2024

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

RECEIPT # 210340

TIME 12:00

FILE # M29867

RECEIVED OF: SSZ PROPERTIES LLC

FOR: ARBALA RV PARK

DESCRIPTION: PRELIMINARY APPL FEES PAID/TS

AMOUNT DUE \$1,630.00

AMOUNT PAID \$1,630.00

BALANCE \$ .00

PAYMENT TYPE K

CHECK NO 1053

COLLECTED BY TS

DATE 05/31/2024

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

RECEIPT # 210625

TIME 10:26

FILE # M29880

RECEIVED OF: ARBALA RV PARK

FOR: ARBALA RV PARK

DESCRIPTION: APPLICATION FOR LAND SUBDIVISION - PAID/MH

AMOUNT DUE	\$250.00
	-----
AMOUNT PAID	\$250.00
	-----
BALANCE	\$.00

PAYMENT TYPE D  
CHECK NO 0299050263  
COLLECTED BY MH