

APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: 9-18-24CHECK ONE: ☐ Preliminary Plat ☒ Final Plat ☐ Replat ☐ Amended ☐ Cancellation1. PROPOSED SUBDIVISION NAME: Webb Acres UNIT NO. LOCATION DESCRIPTION/NEAREST COUNTY ROAD 1116E.ACREAGE 9.53 NO. OF LOTS: EXISTING 3 PROPOSED REASON(S) FOR PLATTING/REPLATTING Final Plat2. OWNER/APPLICANT*: Lloyd Webb + Janet Webb

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

ADDRESS: 1516 Co. Rd. 4104 Gnu. TX. 75401Lloyd TELEPHONE: 214-803-3135 FAX: MOBILE: 903-44-2072 JanetEMAIL: aceautosales515@gmail.com3. LICENSED ENGINEER/SURVEYOR: Tri Point SurveyingMAILING ADDRESS: 903 Lemon Dr. Suite 103 Emory, TX. 75440TELEPHONE: 903-473-2117 FAX: MOBILE: EMAIL ADDRESS: admin@tri-point-survey.com4. LIST ANY VARIANCES REQUESTED: REASON FOR REQUEST (LIST ANY HARDSHIPS): 5. PRESENT USE OF THE PROPERTY: hayag

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

☒ RESIDENTIAL (SINGLE FAMILY) ☐ RESIDENTIAL (MULTI-FAMILY)☐ OTHER (SPECIFY) 6. PROPERTY LOCATED WITHIN CITY ETJ: ☐ YES ☒ NOIf yes, Name of City: 7. IS ANY PART OF THE PROPERTY IN A FLOODPLAIN? ☐ YES ☒ NOWATER SUPPLY: Shirley ELECTRIC SERVICE: FECSEWAGE DISPOSAL: Septic GAS SERVICE: Propane

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: 9-18-24

Debbie Mitchell

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



Tax Certificate

Property Account Number:
65-0144-000-041-10

Statement Date: 08/20/2024

Owner: STONE J W

Mailing 1445 PRIVATE ROAD 4129

Address: GREENVILLE, TX 75401-1054

Property Location: 0000573 CR 1116 ES

Legal: ABS: 144| TR: 41-10| SUR: CARO A| 338X
425X375X457X667X929

TAX CERTIFICATE FOR ACCOUNT : 65-0144-000-041-10

AD NUMBER: R000011375

GF NUMBER:

CERTIFICATE NO : 416097

COLLECTING AGENCY

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

DATE : 8/20/2024

FEE : 10.00

PROPERTY DESCRIPTION

ABS: 144| TR: 41-10| SUR: CARO A| 338X

425X375X457X667X929

0000573 CR 1116 ES

11.523 ACRES

PAGE 1 OF 1

REQUESTED BY

LLOYD & JANET WEBB

573 CR 1116

SULPHUR SPRINGS TX 75482

PROPERTY OWNER

STONE J W

1445 PRIVATE ROAD 4129

GREENVILLE TX 75401-1054

UDI: 100%

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 229.93

CURRENT VALUES			
LAND MKT VALUE:	\$11,560	IMPROVEMENT :	\$22,770
AG LAND VALUE:	\$103,670	DEF HOMESTEAD:	\$0
APRAISED VALUE:	\$138,000	LIMITED VALUE:	\$0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2023	HOPKINS 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 8/2024 :

\$0.00

ISSUED TO:

LLOYD & JANET WEBB

ACCOUNT NUMBER:

65-0144-000-041-10

CERTIFIED BY:

Debbie Mitchell
Authorized agent of Hopkins County

TAX CERTIFICATE

ACCT # 65-0144-000-041-10
DATE 08/20/2024
PB



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

Cert# 230858

Property Description	
ABS: 144, TR: 41-10, SUR: CARO A, 338X 425X37 5X457X667X929	PROP TYPE-E PCT OWNER-100.000
TOWN - ACRES - 11.523	LOCATION- 573 CR 1116

Values	
LAND MKT VALUE 115,230	IMPR/PERS MKT VAL 22,770
LAND AGR VALUE 1,560	MKT. BEFORE EXEMP 34,330
	LIMITED TXBL. VAL 32,770
EXEMPTIONS GRANTED: NONE	

STONE J W
1445 PRIVATE ROAD 4129

GREENVILLE TX 75401-1054

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
				=====
				.00
				.00
ACCT # 65-0144-000-041-10			TOTAL DUE 08/2024	.00
			TOTAL DUE 09/2024	.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 340.35
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR 340.35

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

REQUESTED BY:
LLOYD AND JANET WEBB

Sandra Gibby PB

Signature of authorized officer of collecting office

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

August 13, 2024

Lloyd & Janet Webb
1516 CR 4104
Greenville, TX 75401

Re: 12.32-acre tract of land to be subdivided.

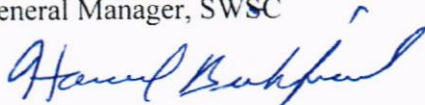
This letter is regarding your inquiry about adequate water for a 12.32-acre tract located on both sides of CR 1116 E in Hopkins County, TX with an address of 573 CR 1116 E, Sulphur Springs, TX 75482, to split into 4 tracts of land, located near the intersection of CR 1116 E and CR 1179, Hopkins County, TX. We have reviewed the information you provided and confirmed there is ample supply of water available for that tract of land to be subdivided.

Once final plats are complete, please submit a copy to our office. Signed easements and applications will need to be completed before any work may begin.

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

Sincerely,

Howard Birchfield
General Manager, SWSC





2000 I-30 E
Greenville, TX 75402

8/12/2024

573 COUNTY ROAD 1116 E LOT #2
573 COUNTY ROAD 1116 E LOT #3

Re: Availability of Electric Service to

To Whom it May Concern:

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 subdivision.

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

☒ YES, Farmers Electric Cooperative is available to each individual residential lot.

☐ 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.

NOTE: Confirmation that Farmers Electric Cooperative can service the above-mentioned property does not mean that electricity is readily available at the location. Easements from adjoining property owners may be needed to construct Farmers Electric facilities. If these easements cannot be obtained by the person requesting the service, this may hinder or prevent Farmers Electric from constructing the service lines to the property in question.

Thank you,

Patrick Covington
Field Engineering Supervisor
Farmers Electric Cooperative
pcovington@farmerselectric.coop

DATE 09/04/2024

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

RECEIPT # 210860

TIME 16:05

FILE # M29887

RECEIVED OF: WEBB JANET

FOR: WEBB ACRES

DESCRIPTION: PRELIMINARY PLAT FEE PAID - 3 LOTS W/O FLOODPLAIN
/TS

AMOUNT DUE \$1,030.00

AMOUNT PAID \$1,030.00

BALANCE \$.00

PAYMENT TYPE K

CHECK NO 2869

COLLECTED BY TS

DATE 09/18/2024

TIME 13:00

RECEIVED OF: WEBB ACRES

FOR: WEBB ACRES

DESCRIPTION:

FINAL PLAT FEE/MH

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

RECEIPT # 210890

FILE # M29890

AMOUNT DUE \$250.00

AMOUNT PAID \$250.00

BALANCE \$.00

PAYMENT TYPE K

CHECK NO 2873

COLLECTED BY MH