



RECEIVED

AUG 02 2024

APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: _____

CHECK ONE: ☐ Preliminary Plat ☐ Final Plat ☒ Replat ☐ Amended ☐ Cancellation

1. PROPOSED SUBDIVISION NAME: _____

LOCATION DESCRIPTION/NEAREST COUNTY ROAD 1000 CR 3648 Hopkins County

ACREAGE _____ NO. OF LOTS: EXISTING _____ PROPOSED _____

REASON(S) FOR PLATTING/REPLATTING _____

2. OWNER/APPLICANT*: David Fenton

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

ADDRESS: 1000 CR 3648 Sulphur Springs TX 75482

TELEPHONE: 903 720 7393 FAX: _____ MOBILE: _____

EMAIL: dfenton1975@gmail.com

3. LICENSED ENGINEER/SURVEYOR: By-Line Surveying LLC

MAILING ADDRESS: 109 Prosperity Pkwy / PO Box 834 Emory TX 75440

TELEPHONE: 903 473 5150 FAX: _____ MOBILE: _____

EMAIL ADDRESS: _____

4. LIST ANY VARIANCES REQUESTED: _____

REASON FOR REQUEST (LIST ANY HARDSHIPS): Combine two lots

5. PRESENT USE OF THE PROPERTY: Home

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: Brinter ELECTRIC SERVICE: Oncor

SEWAGE DISPOSAL: Sanitation Solutions GAS SERVICE: 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: 7/30/24

Debbie Mitchell

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

**Tax Certificate**

Property Account Number:
60-1461-100-002-00

Statement Date: 08/02/2024

Owner: FENTON DAVID B & AMANDA L

Mailing 1000 CR 3648

Address: SULPHUR SPRINGS, TX 75482

Property Location: 0000000 HIGH POINT CIR CF

Legal: LOT: 2 (AKA 2R) HIGH POINT ESTATES PHASE I 2
146

TAX CERTIFICATE FOR ACCOUNT : 60-1461-100-002-00

AD NUMBER: R000027983

GF NUMBER:

CERTIFICATE NO : 415416

COLLECTING AGENCY

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

DATE : 8/2/2024

PAGE 1 OF 1

FEE : 10.00

PROPERTY DESCRIPTION

LOT: 2 (AKA 2R) HIGH POINT ESTATES PHASE I 2
146

0000000 HIGH POINT CIR CR 3648

1.01 ACRES

REQUESTED BY

DAVID FENTON

1000 CR 3648

SULPHUR SPRINGS TX 75482

PROPERTY OWNER

FENTON DAVID B & AMANDA L

1000 CR 3648

SULPHUR SPRINGS TX 75482

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 301.39

CURRENT VALUES			
LAND MKT VALUE:	\$45,000	IMPROVEMENT :	\$0
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$45,000	LIMITED VALUE:	\$0
EXEMPTIONS:			
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 :

DAVID FENTON

ACCOUNT NUMBER:

60-1461-100-002-00

CERTIFIED BY :

Debbie Mitchell *sp*
Authorized agent of Hopkins County

Debbie Mitchell

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

**Tax Certificate**

Property Account Number:
60-1461-100-003-00

Statement Date: 08/02/2024

Owner: FENTON DAVID B & AMANDA L

Mailing 1000 CR 3648

Address: SULPHUR SPRINGS, TX 75482

Property Location: 0001000 HIGH POINT CIR CF

Legal: LOT: 3 (AKA 3R) HIGH POINT ESTATES PHASE I 146

TAX CERTIFICATE FOR ACCOUNT : 60-1461-100-003-00

AD NUMBER: R000027984

GF NUMBER:

CERTIFICATE NO : 415417

COLLECTING AGENCY

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

DATE : 8/2/2024

PAGE 1 OF 1

FEE : 10.00

PROPERTY DESCRIPTION

LOT: 3 (AKA 3R) HIGH POINT ESTATES PHASE I 146

0001000 HIGH POINT CIR CR 3648

1.11 ACRES

REQUESTED BY

DAVID FENTON

1000 CR 3648

SULPHUR SPRINGS TX 75482

PROPERTY OWNER

FENTON DAVID B & AMANDA L

1000 CR 3648

SULPHUR SPRINGS TX 75482

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 3,317.19

CURRENT VALUES			
LAND MKT VALUE:	\$50,000	IMPROVEMENT :	\$526,700
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$576,700	LIMITED VALUE:	\$0
EXEMPTIONS:	Optional Homestead		
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 :

DAVID FENTON

ACCOUNT NUMBER:

60-1461-100-003-00

CERTIFIED BY : Debbie Mitchell *AP*
Authorized agent of Hopkins County

TAX CERTIFICATE

ACCT # 60-1461-100-002-00
DATE 08/16/2024
KB



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

Cert# 230855
FEE 10.00

Property Description	
ABST: 146, SUBD: HIGH POINT ESTATES PHASE I, LOT: 2 (AKA 2R), TRCT: 2	PROP TYPE-C1 PCT OWNER-100.000
TOWN -	LOCATION- HIGH POINT CIR CR 36
ACRES - 1.010	

Values	
LAND MKT VALUE 45,000	IMPR/PERS MKT VAL
LAND AGR VALUE	MKT. BEFORE EXEMP 45,000
EXEMPTIONS GRANTED: NONE	LIMITED TXBL. VAL 45,000

FENTON DAVID B & AMANDA L
1000 CR 3648

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 08/2024		.00
ACCT # 60-1461-100-002-00		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 446.13
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR 446.13
REQUESTED BY:
MANDY FENTON

Sandra Gibby

Signature of authorized officer of collecting office

TAX CERTIFICATE

ACCT # 60-1461-100-003-00
DATE 08/16/2024
KB



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

Cert# 230856
FEE 10.00

Property Description	
ABST: 146, SUBD: HIGH POINT ESTATES PHASE I, LOT: 3 (AKA 3R)	PROP TYPE-A PCT OWNER-100.000
TOWN -	LOCATION- 1000 HIGH POINT CIR CR 36
ACRES - 1.110	

Values			
LAND MKT VALUE	50,000	IMPR/PERS MKT VAL	526,700
LAND AGR VALUE		MKT. BEFORE EXEMP	576,700
		LIMITED TXBL. VAL	576,700
EXEMPTIONS GRANTED: H (REMOVAL OF EXEMPTIONS MAY RESULT IN ADDITIONAL TAXES DUE)			

FENTON DAVID B & AMANDA L
1000 CR 3648

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
				=====
				.00
				.00
ACCT # 60-1461-100-003-00		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 4,772.18
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR 4,772.18
REQUESTED BY:
MANDY FENTON

Signature of authorized officer of collecting office

High Point Estates Property Owners Association

Subject: Lot Re-plotting Request

David & Amanda Fenton,

We hope this letter finds you well. We are writing to you on behalf of the High Point Estates Property Owners Association regarding your request for the re-plotting of your two lots, specifically Lot Numbers 2R and 3R into a single consolidated lot.

After review of your proposal, as well as the association's covenant paragraph 2(a) where the resulting re-plat will be considered one lot, we are pleased to inform you that your request has been approved. The association recognizes that your plan aligns with the community's standards and will not adversely affect the neighborhood's aesthetics or property values.

Please note that while the Home Owners Association has approved your request, it is your responsibility to ensure that all local government requirements are met and that you obtain the necessary permits from the city or county planning department. Additionally, any construction or changes to the property must comply with our community's guidelines and should be communicated to the association in a timely manner.

As you proceed with the re-plotting, we kindly ask that you provide us with the following:

- A copy of the recorded deed reflecting the consolidation of the lots.
- An updated survey map showing the new boundaries of your consolidated lot.
- Confirmation that all required permits and approvals have been obtained from the relevant governmental authorities.

Once these documents are received and verified, the association will update its records to reflect the change in the plot structure of your property.

We appreciate your cooperation and understanding in this matter. If you have any further questions or require assistance, please do not hesitate to contact the association's management office.

Thank you for your attention to this matter and for helping to maintain the quality and harmony of our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'AA', with a stylized flourish at the end.

Aaron Ash, President, High Point Estates Property Owners Association [903-919-1167]

PUBLISHER'S AFFIDAVIT

Public Notice

David Fenton and Amanda Fenton desire to re-plat Lots 2R and 3R, of High Points Estates. As recorded in (Lot 2R) Year 2023 Inst 312, and (Lot 3R) Year 2023 Inst 367 to combine these two separate lots into one lot.

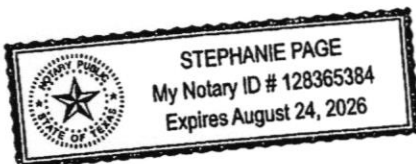
I HEREBY DEPOSE that the foregoing orders was published in the **SULPHUR SPRINGS NEWS TELEGRAM**, a newspaper which is published with the general circulation in Hopkins County, on the following dates: August 17, 2024, August 21, 2024, August 24, 2024, August 28, August 31, 2024

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
3rd day of September 2024



Stephanie Page

Notary Public in and for Hopkins County, Texas

PUBLIC NOTICE

Public Notice

Notice to all persons having property in the vicinity of Shady Grove NO.2W5C understands that property is sometimes sold with the representation that water is available to the property from SG NO.2W5C. This is not always the case. SG NO.2W5C urges any prospective buyers to verify with the office of SG NO.2W5C that the water is in fact available at the tract in question.

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

The IWSC understands that property is sometimes sold with the representation that water is available to the property from IWSC. Such is not always the case, and the IWSC urges any prospective buyers to verify with the manager of the IWSC by calling 903-882-2670 that water is in fact available at the tract in question.

PUBLIC NOTICE

David Fenton and Amanda Fenton desire to re-plat Lots 28 and 38, of HIGH POINT ESTATES as recorded in (Lot 28) Year 2023 Int 312, and (Lot 38) Year 2023 Int 367 to combine these two separate lots into one lot. If you have any questions or concerns, please attend the Hopkins County Commissioners Meeting, Time: 9:00 AM, Date: Monday, September 9th, 2024, Place: In the Commissioners' Courtroom on the first floor of the Hopkins County Courthouse located at 118 Church St, Sulphur Springs TX.

915.28.24.28.R

PUBLIC NOTICE NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Nell Ann Jordan, Dec'd, were issued on August 8th, 2024, in Cause No. 924-1482, pending in the County Court-at-Law of Hopkins County, Texas, to Jeffrey Lynn Jordan.

All persons having claims against this Estate which are currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

one Jonathan A. Newsum
Attorney at Law
113 Jefferson Street
Sulphur Springs, Texas 75482
DATED the 13th day of August, 2024.

Jonathan A. Newsum
Attorney for Jeffrey Lynn Jordan
State Bar No. 24931967
113 Jefferson Street
Sulphur Springs, Texas 75482
Telephone: (903) 885-2117
6.17

PUBLIC NOTICE

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

THE NHWSC understands that property is sometimes sold with the representation that water is available to the property from the NHWSC system. Such is not always the case, and the NHWSC urges any prospective buyer to verify with the president or manager at the NHWSC office at Burbright, phone 903-945-2819, 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 buyer to verify with the manager at the office, located on FM1567, East of Hwy 619 South of Sulphur Springs, Texas or phone 903-485-5811, whether or not water is available at the tract of land in question. Shirley Water Supply Corp. 664451, 1567 W, Sulphur Springs, TX 75482



PUBLIC NOTICE

NOTICE OF PUBLIC MEETING TO DISCUSS BUDGET AND PROPOSED TAX RATE

The _____ North Hopkins Independent School District _____ will hold a public meeting at _____ 8:15 p.m., August 29, 2024 _____ in _____ Administration Building, 1946 FM 71 W _____ Sulphur Springs, Texas 75482 _____

The purpose of this meeting is to discuss the school district's budget that will determine the tax rate that will be adopted. Public participation in the discussion is invited.

The tax rate that is ultimately adopted at this meeting or at a separate meeting at a later date may not exceed the proposed rate shown below unless the district publishes a revised notice containing the same information and comparisons set out below and holds another public meeting to discuss the revised notice.

Maintenance Tax \$ _____ /\$100 (Proposed rate for maintenance and operations)
School Debt Service Tax \$ _____ /\$100 (Proposed rate to pay bonded indebtedness)
Approved by Local Voters \$ _____ /\$100 (Proposed rate to pay bonded indebtedness)

Comparison of Proposed Budget with Last Year's Budget

The applicable percentage increase or decrease for difference in the amount budgeted in the preceding fiscal year and the amount budgeted for the fiscal year that begins during the current tax year is indicated for each of the following expenditure categories:

Maintenance and operations	4.95	% increase	or	_____	% (Decrease)
Debt service	0.00	% increase	or	_____	% (Decrease)
Total expenditures	4.95	% increase	or	_____	% (Decrease)

Total Appraised Value and Total Taxable Value (as calculated under Tax Code Section 26.04)

	Preceding Tax Year	Current Tax Year
Total appraised value* of all property	\$ 218,901,724	\$ 258,406,886
Total appraised value** of new property**	\$ 3,929,490	\$ 6,625,070
Total taxable value*** of all property	\$ 142,941,951	\$ 143,016,990
Total taxable value*** of new property**	\$ 3,477,056	\$ 6,687,811

* "Appraised value" is the amount shown on the appraisal roll and defined by Tax Code Section 1.04(1).
** "New property" is defined by Tax Code Section 26.01(2)(7).
*** "Taxable value" is defined by Tax Code Section 1.04(2)(1).

Bonded Indebtedness

Total amount of outstanding and unpaid bonded indebtedness* \$ 2,438,000

* Outstanding principal.

Comparison of Proposed Rates with Last Year's Rates

	Maintenance & Operations	Interest & Sinking Fund**	Total	Local Revenue Per Student	State Revenue Per Student
Last Year's Rate	\$ 0.79750	\$ 0.23150 *	\$ 0.98900	\$ 2.644	\$ 11.745
Rate to Maintain Same Level of Maintenance & Operations Revenue & Pay Debt Service	\$ 0.85196	\$ 0.19613 *	\$ 1.04709	\$ 3.271	\$ 11.326
Proposed Rate	\$ 0.79750	\$ 0.23150 *	\$ 0.98900	\$ 3.132	\$ 11.321

* The Interest & Sinking Fund tax revenue is used to pay for bonded indebtedness on construction, equipment, or both. The bonds and the taxes necessary to pay these bonds, were approved by the voters of this district.

Comparison of Proposed Levy with Last Year's Levy on Average Residence

	Last Year	This Year
Average Market Value of Residences	\$ 110,719	\$ 127,863
Average Taxable Value of Residences	\$ 10,719	\$ 27,053
Last Year's Rate Versus Proposed Rate per \$100 Value	\$ 0.9890	\$ 0.9890
Taxes Due on Average Residence	\$ 106.21	\$ 275.47
Increase (Decrease) in Taxes		\$ 169.48

Under state law, the dollar amount of school taxes imposed on the residence homestead of a person 65 years of age or older or of the surviving spouse of such a person, if the surviving spouse was 55 years of age or older when the person died, may not be increased above the amount paid in the first year after the person turned 65, regardless of changes in tax rate or property value.

Notice of Voter Approval Rate: The highest tax rate the district can adopt before requiring voter approval at an election is 2.9890. This election will be automatically held if the district adopts a rate in excess of the voter-approval rate of 0.9890.

Fund Balances

The following estimated balances will remain at the end of the current fiscal year and are not encumbered with or by a corresponding debt obligation, less estimated funds necessary for operating the district before receipt of the first state aid payment:

Maintenance and Operations Fund (amounts)	\$ 8,379,033
Interest & Sinking Fund (amounts)	\$ 0.00

A school district may not increase the district's maintenance and operations tax rate to create a surplus in maintenance and operations tax revenue for the purpose of paying the district's debt service.

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database in which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

6.17

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75437. 903-440-5085.
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PETS

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good home. Tino male.
903-243-1425.

Service Directory

Foundation Repair

H&S
HOUSE LEVELING
and Construction LLC
25 yrs Exp.
Free estimates
903-784-1849 or
903-792-4347

Tree Services

PARKER AUCTION
INC. Tree Services free
estimates. 20 years
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Sulphur Springs
News-Telegram

PUBLIC NOTICE

PUBLIC NOTICE

David Fenton and Amanda
Fenton desire to re-
plat Lots 2R and 3R, of
1000 POINT ESTATES
as recorded in (Lot 2R)
Year 2023 Int 512, and
(Lot 3R) Year 2023 Int
387 to combine these two
separate lots into one lot.
If you have any questions
or concerns, please attend
the Hopkins County
Commissioners
Meeting. Time: 9:00 AM,
Date: Monday, September
16th, 2024, Place:
In the Commissioners'
Courtroom on the first
floor of the Hopkins
County Courthouse
located at 118 Church St.,
Sulphur Springs TX.

8.17.24, 24, 26, 31



PUBLIC NOTICE

PUBLIC NOTICE

CLERK OF THE CLERK
COUNTY OF TEXAS
702 Commerce St., Suite 2
Sulphur Springs, Texas 75482

THE STATE OF TEXAS

CITATION BY PUBLICATION

BY: CLERK OF THE CLERK

You are hereby notified that you are required to appear in court on or before the date and time set forth below for the purpose of answering the claim of the plaintiff.

The Plaintiff in the above captioned cause is the State of Texas, County of Hopkins, Texas, and the Defendant is the County of Hopkins, Texas.

IN THE INTEREST OF ALL PARTIES, I AM

There is no dispute as to the Plaintiff's claim of ownership.

The date and place of trial of the above captioned cause is on the 24th day of September, 2024 at 10:00 AM at the County of Hopkins, Texas.

The Court has authority to do so under the provisions of the Texas Civil Statutes, Chapter 101, Section 101.001, and the provisions of the Texas Civil Statutes, Chapter 101, Section 101.002.

NOTICE AND RETURN TO THE CLERK OF THE CLERK, County of Hopkins, Texas, on the 24th day of September, 2024.

CLERK OF THE CLERK, County of Hopkins, Texas

By: Clerk of the Clerk

8.7, 14, 21, 28

NOTICE TO BIDDERS

Sealed Proposals will be received by the City of Sulphur Springs, Sulphur Springs, Texas, only at the office of Ashley Floyd, Purchasing Agent, Business Office, 123 S. Davis St., Sulphur Springs, Texas 75482 until the hour 2:00 PM on the 17th day of September, 2024 at which time bids duly delivered and submitted will be considered for supplying the following:

REQUEST FOR PROPOSAL FOR ROOF REPLACEMENT AT VARIOUS PARK FACILITIES

The terms "bid" and "proposal" used in this document have the same meaning.

Any bid received after stated closing time will be returned unopened. If bids are sent by mail to the Purchasing Agent, the bidder shall be responsible for actual delivery of the bid to the Purchasing Agent before the advertised date and hour for opening of bids. If mail is delayed by the postal service, or courier service beyond the date and hour set for the bid opening, bids thus delayed will not be considered and will be returned unopened. All proposals must be clearly marked with "RFP 2024-Parks Roofing - Attn: Ashley Floyd". Proposals will be opened at the Business Office at 2:05 PM on September 17, 2024. Information concerning the bid specifications may be obtained by contacting Jerry Maynard, Director of Parks and Recreation, at (903) 243-2526. Please call Jerry to arrange a time to look at the facilities. Information on the bid process/procedures may be obtained from Ashley Floyd, Purchasing Agent at (903) 885-7541. Until the final award by the City of Sulphur Springs, said City reserves the right to reject any and/or all bids, to waive technicalities, to re-advertise, to proceed otherwise when the best interests of said City will be realized hereby.

8.21

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SERVICE DIRECTORY

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BACKUP POWER.
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Get a Standard
Warranty of

7 YEARS \$849 Value

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APARTMENTS



Rahman Properties
Sulphur Springs
903-885-5820
1, 2 & 3
Bedrooms
80 Application Fee
Cable • Internet • Phone
INCLUDED
For Leasing or
COMMERCIAL Call:
903-886-4469

REAL ESTATE RENTAL

Apartments For Rent

FOR RENT:
1100RM/110A, with all
appliances, washer/dryer
\$825/month,
\$825/depot,
westvillalagpt.com
903-885-3503

EMPLOYMENT

Real Estate

FOR SALE:
5 acres for \$89,000
2 acre for \$69,000 in
Peerless addition.
100m 100m house
\$189,000.
Owner financing.
Call 903-243-8866.

Service Directory

Foundation Repair

I&S
HOUSE LEVELING
and Construction LLC
25 yrs Exp.
Free estimates
903-784-1849 or
903-782-4147

Tree Services

PARKER AUCTION
INC. Tree Services free
estimates. 20 years
experience. Bucket truck
and stump grinder
available. Fully insured.
Call Colby Parker at:
980148-1377.

PUBLIC NOTICE

PUBLIC NOTICE

David Fenton and Amanda Fenton desire to re-plat Lots 2R and 3R, of HIGH POINT ESTATES as recorded in (Lot 2R) Year 2023 Inst 312, and (Lot 3R) Year 2023 Inst 367 to combine these two separate lots into one lot. If you have any questions or concerns, please attend the Hopkins County Commissioners Meeting, Time: 9:00 AM, Date: Monday, September 9th, 2024, Place: In the Commissioners' Courtroom on the first floor of the Hopkins County Courthouse located at 118 Church St., Sulphur Springs TX.



Place your ad
With us today!
...
Don't Hesitate
Call Us Today!

PUBLIC NOTICE

Public Notice

Notice to all persons buying property in the vicinity of Study gone NO.2WSC understands that property is sometimes sold with the representation that water is available to the property from SG. NO.2WSC. This is not always the case. SG. NO.2WSC urges any prospective buyers to verify with the office of SG. NO.2WSC that the water is in fact available at the tract in question.

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

The BWSWC understands that property is sometimes sold with the representation that water is available to the property from BWSWC. Such is not always the case, and the BWSWC urges any prospective buyers to verify with the manager of the BWSWC by calling 903-982-2670 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 NHWSC understands that property is sometimes sold with the representation that water is available to the property from the NHWSC system. Such is not always the case, and the NHWSC urges any prospective buyer to verify with the president or manager at the NHWSC office at Ruthright, phone 903-945-2619, 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 buyer to verify with the manager at the office, located on FM1567, East of Hwy. 409 South of Sulphur Springs, Texas or phone 903-485-9811, whether or not water is available at the tract of land in question.

PUBLIC NOTICE

Notice to all persons buying property in the vicinity of the Pleasant Hill Water Supply Corporation #2 Located 3.5 Miles south of Sulphur Springs, Texas on FM 2297. Pleasant Hill Water Supply Corporation #2 urges any prospective buyer to verify with the president at 903-485-2441 or the manager at 903-485-9811 whether or not water is available at the tract of land in question.

Don't See Your Ad?
Call Us Today
903-885-6663

PUBLIC NOTICE

NOTICE OF MEETING TO VOTE ON TAX RATE

Notwithstanding to whom it is proposed to vote, this notice is not subject to the laws of the non-revenue tax rate or the non-revenue tax rate, as provided by the Tax Code (24.061).

NOTICE OF MEETING TO VOTE ON TAX RATE

A tax rate of \$ 1.01000 per \$100 valuation has been proposed by the governing body of Hopkins County Hospital District.

PROPOSED TAX RATE	\$ 1.01000	per \$100
NO-NEW-REVENUE TAX RATE	\$ 1.01000 <td>per \$100</td>	per \$100
VOTER-APPROVAL TAX RATE	\$ 1.02700 <td>per \$100</td>	per \$100

The non-revenue tax rate is the tax rate for the 2024 tax year that will raise the same amount of property tax revenue for Hopkins County Hospital District from the same properties in both the 2023 tax year and the 2024 tax year.

The voter-approved tax rate is the highest tax rate that Hopkins County Hospital District may adopt without having an election to seek voter approval of the rate.

The proposed tax rate is not greater than the non-revenue tax rate. This means that Hopkins County Hospital District is not proposing to increase property taxes for the 2024 tax year.

A PUBLIC MEETING TO VOTE ON THE PROPOSED TAX RATE WILL BE HELD ON: September 24, 2024 @ 12:00 pm at Hopkins County Hospital District, Conference Room, 118 Airport Rd., Sulphur Springs, TX 75483.

The proposed tax rate is also not greater than the voter-approved tax rate. As a result, Hopkins County Hospital District is not required to hold an election to seek voter approval of the rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the Board of Directors of Hopkins County Hospital District, at their offices or by attending the public meeting mentioned above.

YOUR TAXES OWED UNDER ANY OF THE TAX RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:
Property tax amount = (Tax rate) x (Assessable value of your property) / 100

FOR the proposed CLARK DICK, DAVID DICK, JOE DICK, TERRY DICK, TERRY DICK, ROBERT DICK
AGAINST the proposal
PRESIDENT and not voting
ASSISTANT Terry Dick, Robert Dick

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

Form Adopted by: Texas Comptroller of Public Accounts Property Tax Assistance Division
For additional copies, visit comptroller.texas.gov/propertytaxes/

PUBLIC NOTICE

PUBLIC NOTICE / INVITATION FOR PROPOSAL

The Hopkins County Commissioners Court invites qualified public accounting firms to submit a proposal for Financial Audit Services for Hopkins County.

Proposal Response Deadline:
Proposals are due on or before 10:00am, Thursday, September 19, 2024. All proposals must be submitted in a sealed envelope to the County Judge's Office, located at 118 Church Street, Sulphur Springs, Texas 75482. All sealed proposals must have clearly marked on the envelope "RFP 2024-005 Proposal for FINANCIAL AUDIT SERVICES". All proposals shall remain good and may not be withdrawn for 60 calendar days.

Hidder may use lump-sum or unit pricing as designated in the specifications. No money will be paid to the contractor until completion and acceptance of the work or the fulfillment of the purchase obligation to the County.

PUBLIC NOTICE

The Hopkins County Commissioners Court will accept sealed bids until 9:00 A.M. Thursday, September 5, 2024 in the County Judge's office for the purchase of (2) TWO NEW 2024-2025 MODEL 1/2 TON 4x4 PICK-UP TRUCKS for Hopkins County.

Specifications are available from:
Hopkins County Auditor's Office
Shannah Auldbrook
118 Church Street
Sulphur Springs, Texas 75483
903-438-4011

Hidder may use lump-sum or unit pricing as designated in the specifications. No money will be paid to the contractor until completion and acceptance of the work or the fulfillment of the purchase obligation to the County. Bids will be presented to Commissioners Court Monday, September 9, 2024 at 9:00 A.M. located on the first floor of the County Courthouse.

Service Directory

FLOORING Bright Star Floors Serving and Located in Sulphur Springs, TX 401 E. Industrial 903-885-7913	FLOORING Classic Floors 510 Main St. 903-885-0421 Carpet & Tile Cleaning 24 Hr. Water Damage 903-348-1297	PLUMBING & ELECTRIC VETERANS PLUMBING & ELECTRIC Residential Service & Senior/Veteran Discounts 903-583-1137 • 214-766-8282 David Panchalor is a VETERAN - Active Duty 40106	PLUMBING & ELECTRIC SEPTIC TANK SERVICES SEPTIC TANK SERVICES NORTHEAST TEXAS DISPOSAL Septic / Grease Trap Install / Aerobic Maintenance / Pumping 903-885-4946
PLUMBING SERVICES ELR PLUMBING & HVAC SERVICES Sales & Service 310 JD Franklin St M-#9997 TACLB14345E	PLUMBING SERVICES ELR PLUMBING & HVAC SERVICES Sales & Service 310 JD Franklin St M-#9997 TACLB14345E	TREE SERVICES Mercer Tree Service Complete Tree & Stump Removal • Tree Trimming Bucket Truck • Free Estimates Tyler Francis 903-348-6339	TREE SERVICES Mercer Tree Service Complete Tree & Stump Removal • Tree Trimming Bucket Truck • Free Estimates Tyler Francis 903-348-6339

PUBLIC NOTICE

David Fenton and Amanda Fenton desire to re-plat Lots 2R and 3R, of HIGH POINT ESTATES as recorded in (Lot 2R) Year 2023 Inst 312, and (Lot 3R) Year 2023 Inst 367 to combine these two separate lots into one lot. If you have any questions or concerns, please attend the Hopkins County Commissioners Meeting. Time: 9:00 AM, Date: Monday, September 9th, 2024, Place: In the Commissioner's Courtroom on the first floor of the Hopkins County Courthouse located at 118 Church St., Sulphur Springs TX.

8.17, 21, 24, 28, 31

DATE 08/20/2024

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

RECEIPT # 210825

TIME 14:00

FILE # M29886

RECEIVED OF: HIGH POINT ESTATES

FOR: HIGH POINT ESTATES

DESCRIPTION: REPLAT OF LOTS 2R & 3R
HIGH POINT ESTATES - PAID/MH

AMOUNT DUE \$250.00

AMOUNT PAID \$250.00

BALANCE \$.00

PAYMENT TYPE D
CHECK NO 0304824317
COLLECTED BY MH

RECEIVED

AUG 02 2024

APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: _____

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

1. PROPOSED SUBDIVISION NAME: _____

LOCATION DESCRIPTION/NEAREST COUNTY ROAD 1000 CR 3648 Hopkins County

ACREAGE _____ NO. OF LOTS: EXISTING _____ PROPOSED _____

REASON(S) FOR PLATTING/REPLATTING _____

2. OWNER/APPLICANT*: David Fenton

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

ADDRESS: 1000 CR 3648 Sulphur Springs TX 75482

TELEPHONE: 903 720 7393 FAX: _____ MOBILE: _____

EMAIL: dfenton1975@gmail.com

3. LICENSED ENGINEER/SURVEYOR: By-Line Surveying LLC

MAILING ADDRESS: 109 Prosperity Pkwy / PO Box 834 Emory TX 75440

TELEPHONE: 903 473 5150 FAX: _____ MOBILE: _____

EMAIL ADDRESS: _____

4. LIST ANY VARIANCES REQUESTED: _____

REASON FOR REQUEST (LIST ANY HARDSHIPS): Combine two lots

5. PRESENT USE OF THE PROPERTY: Home

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: Brinker ELECTRIC SERVICE: Oncor

SEWAGE DISPOSAL: Sanitation Solutions GAS SERVICE: 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

David Fenton
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: 7/30/24