

## APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: Sep. 17-2024CHECK ONE: ☒ Preliminary Plat ☐ Final Plat ☐ Replat ☐ Amended ☐ Cancellation1. PROPOSED SUBDIVISION NAME: Salguero Addition UNIT NO.       LOCATION DESCRIPTION/NEAREST COUNTY ROAD County Road 4586ACREAGE 18 NO. OF LOTS: EXISTING 1 PROPOSED 7REASON(S) FOR PLATTING/REPLATTING       2. OWNER/APPLICANT\*: Jerry Salguero

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

ADDRESS: 2397 County Road 4586 Sulphur Springs, TX 75482TELEPHONE: 903-406-6366 FAX:        MOBILE: 903-401-6366EMAIL: 11rosales1974@gmail.com3. LICENSED ENGINEER/SURVEYOR: B.G. + A Land Surveying Inc.MAILING ADDRESS: 9011 State Highway 34 S. Suite - C Benton, TX 75474TELEPHONE: 903-447-0658 FAX: 903-447-0931 MOBILE:       EMAIL ADDRESS: BGA Surveying.com4. LIST ANY VARIANCES REQUESTED:       REASON FOR REQUEST (LIST ANY HARDSHIPS): Already living on property5. PRESENT USE OF THE PROPERTY:       

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

☐ RESIDENTIAL (SINGLE FAMILY) ☐ RESIDENTIAL (MULTI-FAMILY)☒ OTHER (SPECIFY) residential my family members6. PROPERTY LOCATED WITHIN CITY ETJ: ☐ YES ☒ NOIf yes, Name of City:       7. IS ANY PART OF THE PROPERTY IN A FLOODPLAIN? ☐ YES ☒ NOWATER SUPPLY: North Hopkins ELECTRIC SERVICE: OncorSEWAGE DISPOSAL: B+M Septic 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 of Owner/Applicant: Jerry Salguero Viveros Print Name & Title: Jerry Salguero Viveros

\*\*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: 9-16-2024

**Debbie Mitchell**

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

**Tax Certificate**

Property Account Number:  
**65-0385-000-001-01**

Statement Date: 09/16/2024

Owner: WILLIS KURT & MELISSA BROOKE

Mailing 713 AUSTIN ACRES

Address: SULPHUR SPRINGS, TX 75482

Property Location: 0002528 CR 4586 SS & WS

Legal: ABS: 385| TR: 1-01| SUR: GARRISON WM

TAX CERTIFICATE FOR ACCOUNT : 65-0385-000-001-01

AD NUMBER: R000014241

GF NUMBER:

CERTIFICATE NO : 417324

**COLLECTING AGENCY**

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

DATE : 9/16/2024

PAGE 1 OF 1

FEE : 10.00

**PROPERTY DESCRIPTION**

ABS: 385| TR: 1-01| SUR: GARRISON WM

0002528 CR 4586 SS & WS

18 ACRES

**REQUESTED BY**

JERRY SALGUERO  
2397 CR 4586  
SULPHUR SPRINGS TX 75482

**PROPERTY OWNER**

WILLIS KURT & MELISSA BROOKE  
713 AUSTIN ACRES  
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 212.98**

CURRENT VALUES			
LAND MKT VALUE:	\$12,520	IMPROVEMENT :	\$320
AG LAND VALUE:	\$167,480	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$180,320	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	NORTH HOPKINS ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 9/2024 : \$0.00

ISSUED TO : JERRY SALGUERO  
ACCOUNT NUMBER: 65-0385-000-001-01

CERTIFIED BY:

*Debbie Mitchell*

Authorized agent of Hopkins County



06/11/2024 | 8:29:52 AM CDT

Oncor Electric Delivery Company, LLC  
Attn: David Caceres  
111 Heritage Court,  
Sulphur Springs, TX 75482

Larry Rosalez  
Abram Rosalez  
2528 County Road 4586  
Sulphur Springs, TX 75482

2528 County Road 4586 better described as;  
Re: 16 - 1 Acre Lots

Please be advised that Oncor Electric Delivery Company LLC, a Delaware limited liability company, can provide electric service to the above referenced site. Service will be provided upon request in accordance with our tariffs and service regulations on file with the Public Utility Commission of Texas.

If you have questions or need additional information, please feel free to contact me.

Sincerely,

DocuSigned by:  
*David Caceres*  
495768773E3F497...  
David Caceres

Designer Associate  
david.caceres@oncor.com

WWW.ONCOR.COM

DocuSign Envelope ID: 76AC95EF-48E2-43FF-BE1F-7CB65806D279



# 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

August 2, 2024

Mr. Casey Janway, Manager  
North Hopkins WSC  
9464 SH 19N  
Sulphur Springs, TX 75482-1120

RE: CR 4586 Larry Rosalez Non-Standard Service Investigation 8 additional meters (15 total)

Dear Mr. Janway:

Please accept this correspondence as comment letter on the above referenced proposed non-standard service. The developer originally requested 3 new meters and 4 future additional meters. Six of the meters were planned on CR 4586 on the north-south side of the property where there is an existing water main and one is requested approximately 600 feet to the west along CR 4586 where there is no existing water main. The water main was extended along CR 4586 and turned west then stopped. The developer now wants to add 8 additional meters by constructing a new road south from CR 4586 thru the middle of the property approximately 950 feet. The property is located on CR 4586, south of the intersection with Hwy 71 approximately 8 miles north of Sulphur Springs in Hopkins County. This area is fed from the Birthright Pump Station pressure plane and the site would have a static hydraulic grade of approximately 685 feet msl. The subject property has an elevation that varies from 500 to 510 feet msl. The static pressure would therefore be about 76 psi. The existing distribution system includes a 3" water main connected to an 8" main on Hwy 71. The 3" water main runs south cross country until it hits the CR 4586 ROW and then runs on the east side for approximately 500 feet then crosses to the west side and continues south. The existing 3" main is currently serving 30 existing connections plus the seven original requested and the eight proposed connections for a total of 45 connections once completed.

Texas Commission on Environmental Quality 30 TAC Chapter 290 Subchapter D Rules and Regulations for Public Water Systems 290.44(c) sets the minimum water main size at 2" and the maximum number of connections on a 2" main at 10 connections and the maximum number of connections on 3" main at 50 connections. There is adequate supply capacity available on the existing 3" main on CR 4586 to serve the 15 new meters. The eight new meters on the road extension south from CR 4586 would need a line extension for approximately 450' on CR 4586 and 950' on the new road for a total of 1,400 feet. I would recommend the services be allowed if the developer makes the line extension required. A cost estimate for the extension is attached.

If you have any questions or if I can be of additional assistance, please advise.

Sincerely,

HAYES ENGINEERING

Stanley R. Hayes, P.E.  
Principal



DATE 09/17/2024

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

RECEIPT # 210887

TIME 09:49

FILE # M29888

RECEIVED OF: SALGUERO ADDITION

FOR: SALGUERO ADDITION

DESCRIPTION: PRELIMINARY PLAT FEE - 7 LOTS W/OUT FLOODPLAIN  
PAID IN FULL/TS

AMOUNT DUE \$1,070.00

AMOUNT PAID \$1,070.00

BALANCE \$.00

PAYMENT TYPE D

CHECK NO 100306715912

COLLECTED BY TS