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VICINITY MAP COUNTY ROAD 4586 COUNTY ROAD 4588 FM. 71 WEST

ADDITION: SALGUERO ADDITION ASSE, SULPHUR SPRINGS, HOPHINS COUNTY, TEXAS OF COMMISSIONERS COURT OF HOPKINS COUNTY STATE OF TEXAS

TO SCALE

NOT

Y.C.

HIDERY CORTIYY THAT ALL REQUESIBILITS OF THE SUBORBION STANDARDS CONCERNING SUBJECTIVE OFFICIAL REPROMACE RECORDED WITH YOR HIS APPROVA WAVE BEST OWNERSON.

IN THE COMMISSIONERS COURT OF HOPIGHS COUNTY, TEXAS, ON THIS 5

C ACTING ON EDWAY OF ATTEST: HOWONS COUNTY OF

OF ATTREMPTOR WAS THAT THE FORECOMED INSTRUMENT OF WRITHIN, WITH THE CORTISION OF ATTREMPTOR OF WASHINGTON OF ATTREMPTOR OF THE WASHINGTON RECORDED BY ME IN VOLUME. AT PAGE.

MINICES MY HAND AND SEAL OF SHO COURT AT SULPHUR SPRINGS, HOPIONS COUNTY, TEXAS, THE DAY AND YEAR LAST WINTEN ABOVE.

HOPKING COUNTY CLERK

# SURVEYOR'S CERTIFICATE

Annual An





) a //2" rich rich with tollow cap starred "dram fires skar" will be set at all lot corrects appropriate premiss to let corrects, wherever possible, attra the correction of all utilities and subgiving comstruction. 1) BEARBNOS BASIS: GEODETIC NORTH, WORLD GEODETIC SYSTEM 1984 (WGSB4); GPS ORSERVEI

1) ACCORDING TO THE FLEAL IN COMMUNITY POWER NO. 48222001005.

10 ACCORDING THE STATEMENT OF THE THE STATEMENT OF THE STATEME

CHON POND WILL BE PRIMITELY MANTANED BY THE DEVELOPER OF ASSOCIATION PRECORDED IN THE MAP RECORDES OF HOPKING COLUMY TEXAS. THE WET DETENTION S) VOID UNLESS

CONTROLLING MONUMENT (RECOGNIZED AS OF RECORD DIGNITY). CM

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300

**EXHIBIT** 

R.O.W. DEDICATION 62,391.78 SQ.FT. 7.203 ACRES LORENZO AND CLORIA BOTELLO VOL. 836. PC. 210 COUNTY ROAD 4586 S 89°41'36" E 739.50'

PLACE OF BECINNING

PITER AND
PAULA TAMSMA
DOC. NO. 2018-3525

N 89'00'45" W 225.00" 1/Z-IRF O.C. "COOPER" FOR WITHESS S 00"22"05" E 21.65"

VETRE P.C. LANDE.

26' B.L.

1.000 ACRES

10. U.E.

GLORIA J. LLAMAS VOL. 915. PC. 436

DOC NO SOIG-2507 LOT 5 43,560.00 SQ.FT. 1.000 ACRES

THE THEORY SOUTH OF CREATES 11 WHITTENESS IS SCHOOLS WERE A AGOST THE PROMETTED CORRECT TO CORRECT THE OFFICE THE OFFICE

HENCE COURT IS COURTS IN THE SECURITY DE SCOROGO SEL THREE SECURITY DONE COURT TO SECURITY SE

OWNERS DEDICATION

COUNTY ROAD 4586

₩ ..69,12.20 S

E TOJ 1.000 ACRES 1.000 ACRES

POND

128,866.61 SQ.FT. 9.845 ACRES

N 00°18'47"

(SECOND TRACT)
JOE D. AND
PATRICIA R. JENNINGS

1037.55

43,560.00 SQ.FT.

HENCE NORTH OD DEGREES 22 MANUES DS SECONES WEST, ALON THE RECOGNEED WEST LARE OF SALD SALDERFOR AND THE SAPPLIES OF SOUL DUMAN TERMS AND THE PLACE OF BECKNEW, AND TOORNINGHED \*12,815% SO IT, OR TICKE AND LAND TO THE PLACE OF BECKNEW, AND CONTINUEND \*12,815% SO IT, OR TICKE AND LAND.

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DAY OF DO YEAR DET WINESS MY HAND, THE THE ... AN WEROS SALDUERO

NOTARY PUBLIC

LEHRY VACERGE SALGUERO, OWNER, INDIREN TO ME THE PERSON/REPRESENTATIVE WIDSE WALK IS SUBSCRIED TO THE PROTECTIONAL IN SUBSCRIED TO ME THE PROTECTION THE PROFESSOR AND CONSUSTRAINED HERRY STATED. BEDONE ME. THE UNDERSONALLY APPEARED ON THIS IN AND FOR THE STATE OF TEXAS. ON THIS DAY PERSONALLY APPEARED.

NOT SES' LC' SSO

43,560.00 SQ.FT. 1.000 ACRES

10. U.E. & B.L.

793.57

ONEN UNDER UT HAND AND SEM, OF OFFICE, THIS HAND ON OF UNICAPACE. NOTATE PUBLIC IN AND FOR THE STATE OF TEXAS

June 25th ZOZS

10T 1 43,560.00 SQ.FT. 1.000 ACRES

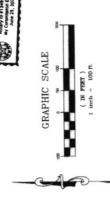
O. U.E. & B.L.

V BY 58 59 \* \$ 275.52

690.73

N 89\*58'59" W

(THIRD TRACT)
JOE D AND
PATRICIA R. JENNINGS



SALGUERO ADDITION

LOTS 1, 2, 3, 4, 5, 6 & 7 WM GARRISON SURVEY, ABSTRACT NO.385 HOPKINS COUNTY, TEXAS

OWNER

~BRIAN GALLIA & ASSOCIATES~ BG&A Land Surveying, Inc. 9011 STATE HIGHWAY 34 S. SUITE – QUINAM, TEKAS. 76474 PHONE. (903) 447–0658 FAX. (903) 447–0931 WWW.bgosurveying.com

JERRY VIVEROS SALGUERO 2397 COUNTY ROAD 4586 SULPHUR SPRINGS, TX 76482

CAD TECH. DB

PLAT DATE: 09/13/2024

2401182-2R

NO. SOB

Y.C. = TELLOW CAP

Y.C. = TELLOW CAP

F.C. = WHE COMMER

G. C. = ROBERT OF WAY

O 1/2" ROM ROD CRIT OF WAY

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EASTERNY

ROM ROD CLIVE

BUILDHO LINE

RUIDHO LINE

## APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: 1/02. 4th 2024	
CHECK ONE: Preliminary Plat Final Plat	ReplatAmendedCancellation
1. PROPOSED SUBDIVISION NAME: 52/av	ero Addition UNIT NO.
LOCATION DESCRIPTION/NEAREST COUNTY ROAL	) C.R. 4586. Hay 71
ACREAGE / E NO. OF LOTS: EXISTING _	PROPOSED 7
REASON(S) FOR PLATTING/REPLATTING	
2. OWNER/APPLICANT*: Vern Salguero	
(*If applicant is person other than owner, a lette	r of authorization must be provided from owner)
ADDRESS: 2397 County Rocal 458	( Suphur Spring, Tx 75482
TELEPHONE: <u>903-401-6 多66</u> FAX:	MOBILÉ:
EMAIL: 1/1059/62 2 49/20 . Com	
3. LICENSED ENGINEER/SURVEYOR: $6.6 \leftarrow 4$	Sirvey
3. LICENSED ENGINEER/SURVEYOR: $\frac{1}{1}$ $1$	who C. Qualen TX 75474
TELEPHONE: 903-447-0659 FAX:	MOBILE:
EMAIL ADDRESS:	
4. LIST ANY VARIANCES REQUESTED:	
REASON FOR REQUEST (LIST ANY HARDSHIPS): _	
5. PRESENT USE OF THE PROPERTY: Reserved	
INTENDED USE OF LOTS: (CHECK ALL THOSE THA	
_t RESIDENTIAL (SINGLE FAMILY)	
OTHER (SPECIFY)	
6. PROPERTY LOCATED WITHIN CITY ETJ:	YESNO
	Name of City:
7. IS ANY PART OF THE PROPERTY IN A FLOODPLAIN	
WATER SUPPLY: North Hopkins	ELECTRIC SERVICE: On (CY
SEWAGE DISPOSAL: Berobic System	GAS SERVICE: Propane
8. Is the property subject to any liens, encumbrances, or j	udgments? If so, give details. (Provide separate sheet if
	al of any encumbrances or judgments will be necessary
prior to filing of said plat with the County Clerk's Office.	,
See platting requirements. All necessary documents to	reflect compliance must be complete before application wil
be deemed complete.	
I agree to comply with all platting and subdivision requ	irements of Hopkins County, Texas, I understand that the
	urt unless all documentation is satisfactorily filed with the
County Clerk's Office correction due date.	,
A Sound Since correction due date.	
hl. 3	Derry Solguero Owner
Signature of Owner/Applicant	Print Name & Title
**If applicant is person other than owner, a letter of authorization must be provided fro	m owner. Signature indicates authorization for plat application and
acceptance of waiver statement.	59

DATE: 11-4-2024

#### 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

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

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

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

ACRES 18

CERTIFICATE NO: 417324

AD NUMBER: R000014241

COLLECTING AGENCY

**Hopkins County** 

GF NUMBER:

128 Jefferson Street, Ste. D Sulphur Springs TX 75482

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 INLCUDING 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: AG LAND VALUE: APPRAISED VALUE:	\$12,520 \$167,480 \$180,320	IMPROVEMENT : DEF HOMESTEAD: LIMITED VALUE:	\$320 \$0 \$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 .:

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

David Caceres

Designer Associate david.caceres@oncor.com



# 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 middlem 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 7. 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 ENGINEERIN

Stanley R. Hayes, P. Principal

STANLEY ROSS HAYES

72

DATE 11/04/2024

HOPKINS COUNTY CLERK

RECEIPT # 211024

TIME 14:42

128 JEFFERSON STREET, SUITE C SULPHUR SPRINGS TEXAS 75482

FILE # M29892

RECEIVED OF: DE-ROSALEZ, ZOCIMA

FOR: SALGUERO ADDITION

DESCRIPTION: FINAL PLAT FEE PAID / SALGUERO ADDITION/TS

\$250.00 AMOUNT DUE

AMOUNT PAID \$250.00

BALANCE \$.00

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PAYMENT TYPE D CHECK NO 100310311668 COLLECTED BY TS