

APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: Nov. 4th 2024

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

1. PROPOSED SUBDIVISION NAME: Selguero Addition UNIT NO.

LOCATION DESCRIPTION/NEAREST COUNTY ROAD C.R. 9586 Hwy 71

ACREAGE 18 NO. OF LOTS: EXISTING 1 PROPOSED 7

REASON(S) FOR PLATTING/REPLATTING

2. OWNER/APPLICANT*: Jerry Selguero

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

ADDRESS: 2397 County Road 9586 Sulphur Springs, TX 75982

TELEPHONE: 903-401-6366 FAX: MOBILE:

EMAIL: 11059628@yahoo.com

3. LICENSED ENGINEER/SURVEYOR: B.G. + A. Survey

MAILING ADDRESS: 9011 TX-34 Suite C. Garland TX 75044

TELEPHONE: 903-447-0658 FAX: MOBILE:

EMAIL ADDRESS:

4. LIST ANY VARIANCES REQUESTED:

REASON FOR REQUEST (LIST ANY HARDSHIPS):

5. PRESENT USE OF THE PROPERTY: Residential

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: North Hopkins ELECTRIC SERVICE: Onco

SEWAGE DISPOSAL: Aerobic System 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]
Signature of Owner/Applicant

Jerry Selguero 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: 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
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

DATE : 9/16/2024
FEE : 10.00

PAGE 1 OF 1

COLLECTING AGENCY

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

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:

A handwritten signature of Debbie Mitchell in black ink, followed by a horizontal line.
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 11/04/2024

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

RECEIPT # 211024

TIME 14:42

FILE # M29892

RECEIVED OF: DE-ROSALEZ, ZOCIMA

FOR: SALGUERO ADDITION

DESCRIPTION: FINAL PLAT FEE PAID / SALGUERO ADDITION/TS

AMOUNT DUE	\$250.00

AMOUNT PAID	\$250.00

BALANCE	\$.00

PAYMENT TYPE D
CHECK NO 100310311668
COLLECTED BY TS