

## APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: \_\_\_\_\_

CHECK ONE: ☒ Preliminary Plat \_\_\_\_\_ Final Plat \_\_\_\_\_ Replat \_\_\_\_\_ Amended \_\_\_\_\_ Cancellation \_\_\_\_\_1. PROPOSED SUBDIVISION NAME: BROOKSIDE FARMS UNIT NO. \_\_\_\_\_LOCATION DESCRIPTION/NEAREST COUNTY ROAD 2600 CR 3512, DIKE, TXACREAGE 55.34 NO. OF LOTS: EXISTING 2 tracts PROPOSED 26REASON(S) FOR PLATTING/REPLATTING 26 residential lots2. OWNER/APPLICANT\*: Brookside Farms, TX, LLC - Vincent Russo

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

ADDRESS: 5230 Paylor Lane, Lakewood Ranch, FL 34240TELEPHONE: 205-300-1326 FAX: \_\_\_\_\_ MOBILE: \_\_\_\_\_EMAIL: V.RUSSO@bigcountrylandandlakes.com3. LICENSED ENGINEER/SURVEYOR: byLine Surveying LLC - Tina BallardMAILING ADDRESS: PO Box 834, Emory TX 75440TELEPHONE: 903-368-8384 FAX: \_\_\_\_\_ MOBILE: \_\_\_\_\_EMAIL ADDRESS: tina@bylinesurveying.com4. LIST ANY VARIANCES REQUESTED: N/A

REASON FOR REQUEST (LIST ANY HARDSHIPS): \_\_\_\_\_

5. PRESENT USE OF THE PROPERTY: \_\_\_\_\_

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 \_\_\_\_\_ ☒ NOWATER SUPPLY: North Hopkins ELECTRIC SERVICE: Farmers ElectricSEWAGE DISPOSAL: 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

Print Name &amp; 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: \_\_\_\_\_

**Appendix B**  
**SUBDIVISION PLATTING CHECKLIST**  
**FIRST READING**  
**(PRELIMINARY)**

Name of Subdivision: Brookside Farms

Contact Person: Vincent Russo

Phone Number: 205-300-1325

YES NO N/A

<u>X</u>	—	—	Name of proposed subdivision.
<u>X</u>	—	—	Name and address of Sub-divider.
<u>X</u>	—	—	Volume, page and reference <b>names</b> of adjoining owners.
<u>X</u>	—	—	Volume, page and reference <b>land use</b> of adjoining owners.
—	—	<u>X</u>	Master Development Plan (if subdivision is a portion of a larger Tract.
<u>X</u>	—	—	Location map.
<u>X</u>	—	—	Scale (not smaller than 1"=200'). <i>If parent tract is larger than 320 acres, scale may be 1"=1,000' w/proposed plat 1"=200'.</i>
<u>X</u>	—	—	North directional arrow.
<u>X</u>	—	—	Contour information – rivers, creeks, bluffs, etc. (no greater than 2' intervals)
<u>X</u>	—	—	Major topographic features.
<u>X</u>	—	—	Total acreage in subdivision.
<u>X</u>	—	—	Total number of lots in subdivision.
<u>X</u>	—	—	Typical lot dimensions.
<u>X</u>	—	<u>X</u>	Land use of lots, parks, greenbelts.
<u>X</u>	—	—	Total length of roads.

## PRELIMINARY CHECKLIST

**YES NO N/A**

<u>X</u>	—	—	Width of right-of-way.
<u>X</u>	—	—	Special flood hazard areas/note.
<u>X</u>	—	—	Road maintenance (County/Home Owners Assn.).
—	—	<u>X</u>	Approval by TxDOT or County for driveway entrance(s).
<u>X</u>	—	—	Location of wells - water, gas, & oil, where applicable & unused capped statement.
—	—	—	Plat Filing Fees paid. (receipt from County Clerk required)
—	—	—	On-Site Sewage Facility Inspector's Approval
—	—	—	Acknowledgement of Rural Addressing / Signage.
—	—	—	Water Availability Study.
—	—	—	Tax Certificates and rollback receipts.

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Signature of Reviewer

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Date of Review

ADDITIONAL REQUIREMENTS:

**ALL ITEMS ON THIS CHECKLIST MUST BE IN THE HANDS OF THE COUNTY CLERK'S OFFICE NO LESS THAN THIRTY (30) DAYS PRIOR TO THE COMMISSIONERS' COURT HEARING DATE.**

**NORTH HOPKINS WATER SUPPLY CORP.  
9364 TEXAS HIGHWAY 19 N  
SULPHUR SPRINGS, TEXAS 75482  
903-945-2619**

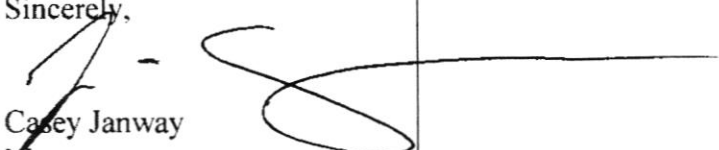
October 18, 2024

RE: Rusty Simmons  
Brookside Farms

Please allow this to confirm that North Hopkins Water Supply Corporation will be able to provide water service for the property being developed as Brookside Farms on County Road 3512 and County Road 3513, Hopkins County, Texas as long as the customer meets the standards set by North Hopkins Water Supply Corporation including but not limited to any and all upgrades.

If you have any questions, please do not hesitate to contact this office.

Sincerely,

  
Casey Janway  
Manager



2000 I-30 E - Greenville, TX 75402  
(903) 455-1715

10/14/2024

Brookside Farms, Tx, LLC  
Vincent Russo  
5230 Paylor Lane  
Lakewood Ranch, FL 34240

Re: Availability of Electric Service to Brookside Farms

Mr. Russo,

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,

Tamara L. Williams  
Project Coordinator  
Farmers Electric Cooperative  
[twilliams@farmerselectric.coop](mailto:twilliams@farmerselectric.coop)

DATE 10/28/2024

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

RECEIPT # 210993

TIME 14:21

FILE # M29891

RECEIVED OF: RUSSO, VINCENT

FOR: BROOKSIDE FARMS

DESCRIPTION: BROOKSIDE FARMS - PRELIMINARY PLAT FEE PAID/TS

AMOUNT DUE	\$1,760.00
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AMOUNT PAID	\$1,760.00
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BALANCE	\$ .00

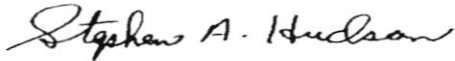
PAYMENT TYPE D  
CHECK NO 100309668674  
COLLECTED BY TS

PRELIMINARY PLAT REVIEW  
BROOKSIDE FARMS  
REVIEWED BY: STEVE HUDSON 12-09-24

I have performed a review of the Preliminary Plat of Brookside Farms and found the following deficiencies:

1. There is a gas pipeline coursing the property southeast to northwest. The easement for this property will need to be shown on the plat to verify useable acreage on each of the lots it crosses. We will also need a letter from the owner of the pipeline as to the type of line. They may specify additional requirements.
2. A 20,000 gallon water tank or a dry hydrate will be required for this subdivision.
3. There may be additional requirements for approval of the Final Plat.

**Staff recommends approval of this Preliminary Plat for Brookside Farms.**



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Steve Hudson 12-09-24