

APPLICATION FOR LAND SUBDIVISION (PLAT)

- DATE RECEIVED: _____
- CHECK ONE: Preliminary Plat Final Plat Replat Amended Cancellation
1. PROPOSED SUBDIVISION NAME: Together Good Deeds II Addition UNIT NO. _____
 LOCATION DESCRIPTION/NEAREST COUNTY ROAD 309 Depot Street, Cumby, TX
 ACREAGE 0.370 NO. OF LOTS: EXISTING 1 PROPOSED 2
 REASON(S) FOR PLATTING/REPLATTING To create 2 buildable lots for future const.
2. OWNER/APPLICANT*: Robert Richardson
(*If applicant is person other than owner, a letter of authorization must be provided from owner)
 ADDRESS: 458 Hillcrest
 TELEPHONE: 903-438-1200 FAX: _____ MOBILE: 903-804-7308
 EMAIL: Robert@cbgtllc.com
3. LICENSED ENGINEER/SURVEYOR: Bryan Connally
 MAILING ADDRESS: 12025 Shiloh Road, Ste 200, Dallas, TX 75228
 TELEPHONE: 214-399-9485 FAX: 214-399-2216 MOBILE: _____
 EMAIL ADDRESS: Bryan@cbgtllc.com
4. LIST ANY VARIANCES REQUESTED: None
 REASON FOR REQUEST (LIST ANY HARDSHIPS): _____
5. PRESENT USE OF THE PROPERTY: Vacant 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: _____ ELECTRIC SERVICE: _____
- SEWAGE DISPOSAL: _____ 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]
Signature of Owner/Applicant

Robert Richardson, 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: 12-20-19

Appendix C
**SUBDIVISION PLATTING CHECKLIST
 SECOND (FINAL) READING**

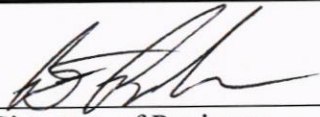
Subdivision name: Together Good Deeds II Addition

YES	NO	N/A	
—	—	✓	All information required for preliminary plat.
✓	—	—	Lot and block numbers.
✓	—	—	Street names, <i>must be pre-approved by 9-1-1 Coordinator.</i>
✓	—	—	Acreage of each lot or parcel.
✓	—	—	Name and address of Surveyor/Engineer.
—	—	✓	Location and size of drainage structures.
—	—	✓	Location, size, and proposed use of easements.
—	—	✓	Incorporated City's Boundary/ETJ Note.
—	—	✓	Servicing Utilities Note.
—	—	✓	Certification from licensed professional engineer regarding utilities.
—	—	—	Restrictive covenants.
—	—	✓	Tax certificates and rollback receipts if required.
—	—	✓	Home Owners' Association Incorporation articles and by-laws.
—	—	✓	Construction plans of roads and drainage improvements.
✓	—	—	Receipt showing payment of Final plat fees.
—	—	✓	Sign-off for TxDOT road access, if applicable.
—	—	✓	Appendix D (1) – Certificate of Dedication by Owner (when owner is an individual)
✓	—	—	Appendix D (2) – Certificate of Dedication by Owner (when owner is a corporation)

FINAL CHECKLIST

YES NO N/A

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appendix D – Certificate of Recording (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix E – Water Supply Certificate
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appendix F – Certificate of Surveyor
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix G – Certificate of Engineer
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix H – Certificate of Road Maintenance (when roads are to be retained as private roads)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix I – Certificate of County Approval (not applicable until the Court hears request to assume maintenance of roads)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix J – Hopkins County Permit to Construct Access Driveway Facilities on County Road Right-of-Way
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix K – Lienholder’s Acknowledgement
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix L – Revision to Plat
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix O - On-Site Sewage Facility Inspector’s Approval
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix P - Utility Line Installation Permit
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix Q - Road Construction Specifications (Typical Section)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix R - Cattle guard specification



 Signature of Reviewer

12-20-19

 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.

City of Cumby
P.O. Box 349
Cumby, TX 75433

December 30, 2019

To Whom It May Concern,

The City of Cumby will be providing water and sewer services at 309 Depot St. in Cumby, TX (75433). If you have any further questions or concerns, you may call City Hall at (903)-994-2272.

Kelsie Thomas

Kelsie Thomas- Utility Clerk

Codi Reynolds

Codi Reynolds- City Secretary





TGD II

Authorization Letter to Hopkins County

For: Platting Submission for TGD II, LLC

To Whom It May Concern,

That I, Tony Lesmes, am the sole owner of the property on 309 Depot Street and being known as 0.370 acres in the City of Cumby, Hopkins County, Texas, do hereby authorize CBG Surveying Texas, LLC, to act as my agent for the purpose of submitting a plat for said property, to Hopkins County, Texas.

Witness my hand at McKinney, Texas, this date 22nd day of December 2019.

BY: 

Together Good Deeds II, LLC

Tony Lesmes, Owner