

APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: _____

CHECK ONE: Preliminary Plat Final Plat Replat Amended Cancellation

1. PROPOSED SUBDIVISION NAME: Piper Jay Estates UNIT NO. _____

LOCATION DESCRIPTION/NEAREST COUNTY ROAD CR-1168 / CR1169

ACREAGE 10 9.77 NO. OF LOTS: EXISTING 1 PROPOSED 8

REASON(S) FOR PLATTING/REPLATTING Subdividing

2. OWNER/APPLICANT*: Sacob Kautner

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

ADDRESS: 3916 Wesley St Greenville TX 75401

TELEPHONE: 409-474-1488 FAX: _____ MOBILE: _____

EMAIL: Sacobkautnermp@gmail.com

3. LICENSED ENGINEER/SURVEYOR: Byline Surveying

MAILING ADDRESS: 109 Prosperity Pkwy, Emory, TX 75440

TELEPHONE: 903-473-5150 FAX: _____ MOBILE: _____

EMAIL ADDRESS: Tina.B@byline-surveying.com

4. LIST ANY VARIANCES REQUESTED: _____

REASON FOR REQUEST (LIST ANY HARDSHIPS): _____

5. PRESENT USE OF THE PROPERTY: Residential new builds

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: Shirley water ELECTRIC SERVICE: farmers electric

SEWAGE DISPOSAL: na GAS SERVICE: na

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

Sacob Kautner / general contractor
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: _____

Appendix B
SUBDIVISION PLATTING CHECKLIST
FIRST READING
(PRELIMINARY)

Name of Subdivision: Piper Jay estates
 Contact Person: Sachs Reuther Phone Number: 469-474-1406

YES	NO	N/A	
✓	—	—	Name of proposed subdivision.
✓	—	—	Name and address of Sub-divider.
✓	—	—	Volume, page and reference names of adjoining owners.
✓	—	—	Volume, page and reference land use of adjoining owners.
—	—	—	Master Development Plan (if subdivision is a portion of a larger Tract.
✓	—	—	Location map.
✓	—	—	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>
✓	—	—	North directional arrow.
✓	—	—	Contour information – rivers, creeks, bluffs, etc. (no greater than 2' intervals)
✓	—	—	Major topographic features.
✓	—	—	Total acreage in subdivision.
✓	—	—	Total number of lots in subdivision.
✓	—	—	Typical lot dimensions.
✓	—	—	Land use of lots, parks, greenbelts.
✓	—	—	Total length of roads.

PRELIMINARY CHECKLIST

YES	NO	N/A	
✓	—	—	Width of right-of-way.
✓	—	—	Special flood hazard areas/note.
—	—	✓	Road maintenance (County/Home Owners Assn.).
—	—	—	Approval by TxDOT or County for driveway entrance(s).
—	—	—	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.

Signature of Reviewer

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.

TAX CERTIFICATE

ACCT # 65-1075-000-007-12
 DATE 05/05/2022
 CC



HOPKINS COUNTY TAX OFFICE
 PO BOX 481
 SULPHUR SPRINGS, TX 75483
 (903) 438-4063

Cert# 211512
 FEE 10.00

Property Description			
ABS: 1075, TR: 7-12, SUR: WEAVER GREEN		PROP TYPE-D1	PCT OWNER-100.000
TOWN -	LOCATION-	CR 1165	
ACRES - 10.168			

Values			
LAND MKT VALUE	27,450	IMPR/PERS MKT VAL	240
LAND AGR VALUE	1,510	MKT. BEFORE EXEMP	1,750
EXEMPTIONS GRANTED:	NONE	LIMITED TXBL. VAL	

LYLES PRESTON S & INEZ Y
 342 RS CR 3388

ALBA TX 75410

hereby certify and otherwise guarantee that the tax levies, penalties, and attorney fees due in the current month for the above described property are as listed below.

TAXES 2021	LEVY	P&I	ATTY FEES	AMT DUE
	.00	.00	.00	.00
	.00	.00	.00	.00
				=====
				TOTAL DUE 05/2022 .00
ACCT # 65-1075-000-007-12				TOTAL DUE 06/2022 .00

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
COUNTY	.00	.00	.00	.00
HOSPITAL	.00	.00	.00	.00
MILLER GROVE ISD	.00	.00	.00	.00

(CERTIFICATE MAY NOT INCLUDE ALL TAXING JURISDICTIONS)

TAX LEVY FOR THE CURRENT ROLL YEAR: COUN	10.22
TAX LEVY FOR THE CURRENT ROLL YEAR: HOSP	3.85
TAX LEVY FOR THE CURRENT ROLL YEAR: 0050	23.36
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	37.43

 * SUBJECT TO ROLLBACK *
 * SUBJECT TO ROLLBACK *

REQUESTED BY:
 MCILRATH PROPERTIES

Steven Mitchell

 Signature of authorized officer of collecting office



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

10/20/2021

Dave McIlrath
2920 Lee St, #210
Greenville TX 75401

Re: Availability of Electric Service on CR 1168 & CR 1164

Mr. McIlrath:

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.

Thank you,

Patrick Covington
Project Coordinator
Farmers Electric Cooperative
Office: 903-455-1715, ext. 4065
Cell: 903-513-1331
pcovington@farmerselectric.coop

WATER AVAILABILITY STUDY

Shirley Water Supply Corporation
6684 FM 1567 W
Sulphur Springs, TX 75482
Phone (903)485-5811 - Fax (903)485-4211
swatercorp@hotmail.com
www.shirleywsc.org

October 20, 2021

McIlrath Properties
3910 Wesley St
Greenville, TX 75401

Re: 2 tracts of land to be subdivided Price Quote

This letter is regarding your inquiry about adequate water for a 59-acre tract of land to develop that is located on the Northeast corner of FM 1567 W and County Road 1168, in Hopkins County, TX. We have reviewed the information you provided and confirmed there is ample supply of water available for that tract of land to be subdivided. Estimated cost to install a water line to service subdivision as of today's date is \$39,558.00 for the 59-acre tract.

As for a 10-acre tract of land located on the Southwest corner of County Road 1168 and County Road 1164. The property currently does not have a water line located on it. The water line may be extended to the property and will provide adequate water to serve a development as well. Estimated cost to install water line to service subdivision as of today's date is \$26,732.00.

Once final plats are complete, please submit a copy to our office. Signed easements and applications will need to be completed before any work may begin. Prices are subject to change and cannot be confirmed until supply is ordered.

If you have any further questions, please contact our office at 903-885-7339.

Sincerely,



Howard Birchfield
General Manager, SWSC

DATE 05/05/2022

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

RECEIPT # 208643

TIME 11:41

FILE # M29831

RECEIVED OF: MCILRATH PROPERTIES

FOR: PIPER JAY ESTATES

DESCRIPTION: PIPER JAY ESTATES PRELIMINARY APPLICATION FEE
8 LOTS W/OUT FLOODPLAIN/TS

AMOUNT DUE \$1,080.00

AMOUNT PAID \$1,080.00

BALANCE \$.00

PAYMENT TYPE K

CHECK NO 3677

COLLECTED BY TS