

APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: _____

CHECK ONE: Preliminary Plat Final Plat Replat Amended Cancellation

1. PROPOSED SUBDIVISION NAME: Peerless Addition UNIT NO. _____

LOCATION DESCRIPTION/NEAREST COUNTY ROAD CR 4744

ACREAGE 34.35 NO. OF LOTS: EXISTING 129 acres PROPOSED _____

REASON(S) FOR PLATTING/REPLATTING County Required

2. OWNER/APPLICANT*: Coy Johnson

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

ADDRESS: 609 Gilmer Street

TELEPHONE: 903-243-8866 FAX: _____ MOBILE: same

EMAIL: coy@coyjohnson.com

3. LICENSED ENGINEER/SURVEYOR: Tri-Point Surveying LLC

MAILING ADDRESS: 903 E. Lennon Dr. Ste 103 Emory, TX 75440

TELEPHONE: 903-473-2117 FAX: _____ MOBILE: _____

EMAIL ADDRESS: admin@tri-pointsurveying.com

4. LIST ANY VARIANCES REQUESTED: None

REASON FOR REQUEST (LIST ANY HARDSHIPS): City Required

5. PRESENT USE OF THE PROPERTY: Pasture

INTENDED USE OF LOTS: (CHECK ALL THOSE THAT APPLY)

RESIDENTIAL (SINGLE FAMILY) RESIDENTIAL (MULTI-FAMILY)

OTHER (SPECIFY) Farm Use

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: N. Hopkins Water Supply ELECTRIC SERVICE: Direcor

SEWAGE DISPOSAL: Septic clear water 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 of Owner/Applicant

Coy Johnson
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: 5/21/23

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

Name of Subdivision: PEERLESS ADDITION
 Contact Person: COY JOHNSON Phone Number: 903-885-8866

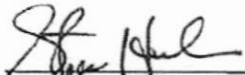
YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name of proposed subdivision.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name and address of Sub-divider.
<input checked="" type="checkbox"/>	<input type="checkbox"/>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

Statement from owner



 Signature of Reviewer

03-13-23

 Date of Review

STEVE HUDSON

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.

Debbie Mitchell

Tax Assessor/Collector
128 Jefferson Street, Ste. D
Sulphur Springs, TX 75482



Tax Certificate

Property Account Number:
65-0856-000-004-00

Statement Date: 01/13/2023
Owner: MCINTOSH MICHAEL E TRUSTEE
Mailing Address: BONNIE B MCINTOSH REVOCABLE TRUST
Address: 911 GUADALUPE AVE
CORONADO, CA 92118

Property Location: 0000000 CR 4744 NS
Legal: ABS: 856| TR: 4| SUR: SKIDMORE THOS H

TAX CERTIFICATE FOR ACCOUNT : 65-0856-000-004-00
AD NUMBER: R000020950
GF NUMBER: 36885MP
CERTIFICATE NO : 204410

DATE : 1/13/2023
FEE : 10.00

PAGE 1 OF 1

COLLECTING AGENCY

Hopkins County
128 Jefferson Street, Ste. D
Suite D
Sulphur Springs TX 75842

PROPERTY DESCRIPTION

ABS: 856| TR: 4| SUR: SKIDMORE THOS H
0000000 CR 4744 NS
36.25 ACRES

REQUESTED BY

HOPKINS COUNTY ABSTRACT CO
441 OAK AVENUE
SULPHUR SPRINGS TX 75482

PROPERTY OWNER

MCINTOSH MICHAEL E TRUSTEE
BONNIE B MCINTOSH REVOCABLE TRUST, 911
GUADALUPE AVE
CORONADO CA 92118

UDI: 0%

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 2022 ARE 101.54

CURRENT VALUES			
LAND MKT VALUE:	\$5,370	IMPROVEMENT :	\$0
AG LAND VALUE:	\$121,510	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$126,880	LIMITED VALUE:	\$0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2022	COUNTY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	HOSPITAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	NORTH HOPKINS ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 1/2023 : \$0.00

ISSUED TO : HOPKINS COUNTY ABSTRACT CO
ACCOUNT NUMBER: 65-0856-000-004-00

CERTIFIED BY : Debbie Mitchell AP
Authorized agent of Hopkins County

Debbie Mitchell

Tax Assessor/Collector
128 Jefferson Street, Ste. D
Sulphur Springs, TX 75482



Tax Certificate

Property Account Number:
65-0856-000-003-00

Statement Date: 01/13/2023
Owner: MCINTOSH MICHAEL E TRUSTEE
Mailing: BONNIE B MCINTOSH REVOCABLE TRUST
Address: 911 GUADALUPE AVE
CORONADO, CA 92118

Property Location: 0000000 CR 4744 NS INSIDE
Legal: ABS: 856| TR: 3| SUR: SKIDMORE THOS H

TAX CERTIFICATE FOR ACCOUNT : 65-0856-000-003-00
AD NUMBER: R000020949
GF NUMBER: 36885MP
CERTIFICATE NO : 204409

DATE : 1/13/2023 PAGE 1 OF 1
FEE : 10.00

COLLECTING AGENCY

Hopkins County
128 Jefferson Street, Ste. D
Suite D
Sulphur Springs TX 75842

PROPERTY DESCRIPTION

ABS: 856| TR: 3| SUR: SKIDMORE THOS H
0000000 CR 4744 NS INSIDE
43.75 ACRES

REQUESTED BY

HOPKINS COUNTY ABSTRACT CO
441 OAK AVENUE
SULPHUR SPRINGS TX 75482

PROPERTY OWNER

MCINTOSH MICHAEL E TRUSTEE
BONNIE B MCINTOSH REVOCABLE TRUST, 911
GUADALUPE AVE
CORONADO CA 92118
UDI: 0%

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TAXES FOR 2022 ARE 122.52

CURRENT VALUES			
LAND MKT VALUE:	\$6,480	IMPROVEMENT :	\$0
AG LAND VALUE:	\$146,650	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$153,130	LIMITED VALUE:	\$0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2022	COUNTY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	HOSPITAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	NORTH HOPKINS ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 1/2023 : \$0.00

ISSUED TO : HOPKINS COUNTY ABSTRACT CO
ACCOUNT NUMBER: 65-0856-000-003-00

CERTIFIED BY : Debbie Mitchell AP
Authorized agent of Hopkins County

Debbie Mitchell

Tax Assessor/Collector
128 Jefferson Street, Ste. D
Sulphur Springs, TX 75482



Tax Certificate

Property Account Number:
65-0588-000-019-00

Statement Date: 01/13/2023
Owner: MCINTOSH MICHAEL E TRUSTEE
Mailing: BONNIE B MCINTOSH REVOCABLE TRUST
Address: 911 GUADALUPE AVE
CORONADO, CA 92118

Property Location: 0000000 CR 4744 WS & NS
Legal: ABS: 588| TR: 19| SUR: MCCULLOCH SAMUEL

TAX CERTIFICATE FOR ACCOUNT : 65-0588-000-019-00
AD NUMBER: R000017043
GF NUMBER: 36885MP
CERTIFICATE NO : 204405

DATE : 1/13/2023 PAGE 1 OF 1
FEE : 10.00

COLLECTING AGENCY

Hopkins County
128 Jefferson Street, Ste. D
Suite D
Sulphur Springs TX 75842

PROPERTY DESCRIPTION

ABS: 588| TR: 19| SUR: MCCULLOCH SAMUEL
0000000 CR 4744 WS & NS
7.5 ACRES

REQUESTED BY

HOPKINS COUNTY ABSTRACT CO
441 OAK AVENUE
SULPHUR SPRINGS TX 75482

PROPERTY OWNER

MCINTOSH MICHAEL E TRUSTEE
BONNIE B MCINTOSH REVOCABLE TRUST, 911
GUADALUPE AVE
CORONADO CA 92118

UDI: 0%

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TAXES FOR 2022 ARE 1,205.36

CURRENT VALUES			
LAND MKT VALUE:	\$63,750	IMPROVEMENT :	\$0
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$63,750	LIMITED VALUE:	\$0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2022	COUNTY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	HOSPITAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	NORTH HOPKINS ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 1/2023 : \$0.00

ISSUED TO : HOPKINS COUNTY ABSTRACT CO
ACCOUNT NUMBER: 65-0588-000-019-00

CERTIFIED BY : Debbie Mitchell
Authorized agent of Hopkins County

Debbie Mitchell

Tax Assessor/Collector
128 Jefferson Street, Ste. D
Sulphur Springs, TX 75482



Tax Certificate

Property Account Number:
65-0856-000-001-00

Statement Date: 01/13/2023
Owner: MCINTOSH MICHAEL E TRUSTEE
Mailing: BONNIE B MCINTOSH REVOCABLE TRUST
Address: 911 GUADALUPE AVE
CORONADO, CA 92118

Property Location: 0000000 CR 4744 NS
Legal: ABS: 856| TR: 1| SUR: SKIDMORE THOS H

TAX CERTIFICATE FOR ACCOUNT : 65-0856-000-001-00
AD NUMBER: R000020947
GF NUMBER: 36885MP
CERTIFICATE NO : 204406

DATE : 1/13/2023 PAGE 1 OF 1
FEE : 10.00

COLLECTING AGENCY

Hopkins County
128 Jefferson Street, Ste. D
Suite D
Sulphur Springs TX 75842

PROPERTY DESCRIPTION

ABS: 856| TR: 1| SUR: SKIDMORE THOS H
0000000 CR 4744 NS
43.75 ACRES

REQUESTED BY

HOPKINS COUNTY ABSTRACT CO
441 OAK AVENUE
SULPHUR SPRINGS TX 75482

PROPERTY OWNER

MCINTOSH MICHAEL E TRUSTEE
BONNIE B MCINTOSH REVOCABLE TRUST, 911
GUADALUPE AVE
CORONADO CA 92118

UDI: 0%

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TAXES FOR 2022 ARE 122.52

CURRENT VALUES			
LAND MKT VALUE:	\$6,480	IMPROVEMENT :	\$0
AG LAND VALUE:	\$146,650	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$153,130	LIMITED VALUE:	\$0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2022	COUNTY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	HOSPITAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	NORTH HOPKINS ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 1/2023 : **\$0.00**

ISSUED TO : HOPKINS COUNTY ABSTRACT CO
ACCOUNT NUMBER: 65-0856-000-001-00

CERTIFIED BY: Debbie Mitchell AP
Authorized agent of Hopkins County

Appendix O

CERTIFICATE OF ON-SITE SEWAGE FACILITY INSPECTOR'S APPROVAL

THE STATE OF TEXAS §

COUNTY OF HOPKINS §

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, a Licensed On-Site Sewage Facility Inspector in the State of Texas, hereby certify that I have inspected the On-Site Sewage Facilities for this plat, and the same complies with the related requirements of the Hopkins County Subdivision Regulations and the TCEQ.

Kristy Springfield
On Site Inspector

April 6, 2023
Date

License No. OS 0034831

Seal:



[NOTE: *The inspector may be required to be present for questioning at the presentation of the plat to the Commissioners' Court.*]

COY JOHNSON, P.C.
Attorney at Law
609 GILMER STREET
SULPHUR SPRINGS, TEXAS 75482
TELEPHONE: (903) 885-8866 EXT. 2
coy@coyjohnson.com


March 21, 2023

Re: Letter from NETCOG regarding issuing 911 Rural addresses for each lot

To Whom it May Concern:

I spoke with a representative from NETCOG this morning, who informed me that they do not send any letters stating that they will provide 911 rural addresses until the plat for an addition is finalized through the Commissioner's Court.

Sincerely,


Coy Johnson

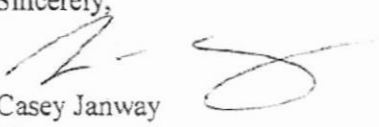
NORTH HOPKINS WATER SUPPLY CORP.
9364 TEXAS HIGHWAY 19 N
SULPHUR SPRINGS, TEXAS 75482
903-945-2619

February 8, 2023

To Whom It May Concern:

Coy Johnson has paid to have a water line extension for a portion of County Road 4744. Once we have completed the extension, water meters will be available on that portion of the road.

Sincerely,


Casey Janway
Manager



CLOSE

Re: Service Availability Letter Estimate 36 lots near CR 4744 Sulphur Springs 75482

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:
Mohammad Abu Arja
MOHAMMAD ABU ARJA
NCM 111
Mohammad.AbuArja@oncor.com

WWW.ONCOR.COM

DocuSign Envelope ID: CCB05A69-1818-4E27-A05A-8AC7043B62BA

Service Availability Letter

CLOSE



**DEED RESTRICTIONS
PEERLESS ADDITION**

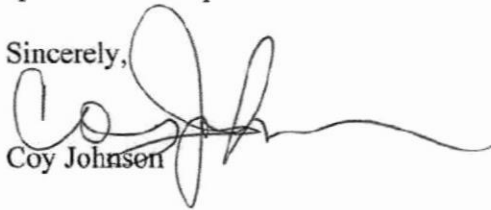
The following restrictions will be placed on all warranty deeds:

Culverts installed shall be a minimum of 24 feet in length and at least 75 feet from another culvert.

The developer shall install clear water septic systems on Lots 8 & 9. Water will not be sprinkled in the pond.

Sincerely,

Coy Johnsen

A handwritten signature in black ink, appearing to read "Coy Johnsen", with a long horizontal flourish extending to the right.

DATE 03/21/2023

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

RECEIPT # 209548

TIME 12:04

FILE # M29843

RECEIVED OF: JOHNSON LAW FIRM

FOR: PEERLESS ADDITION

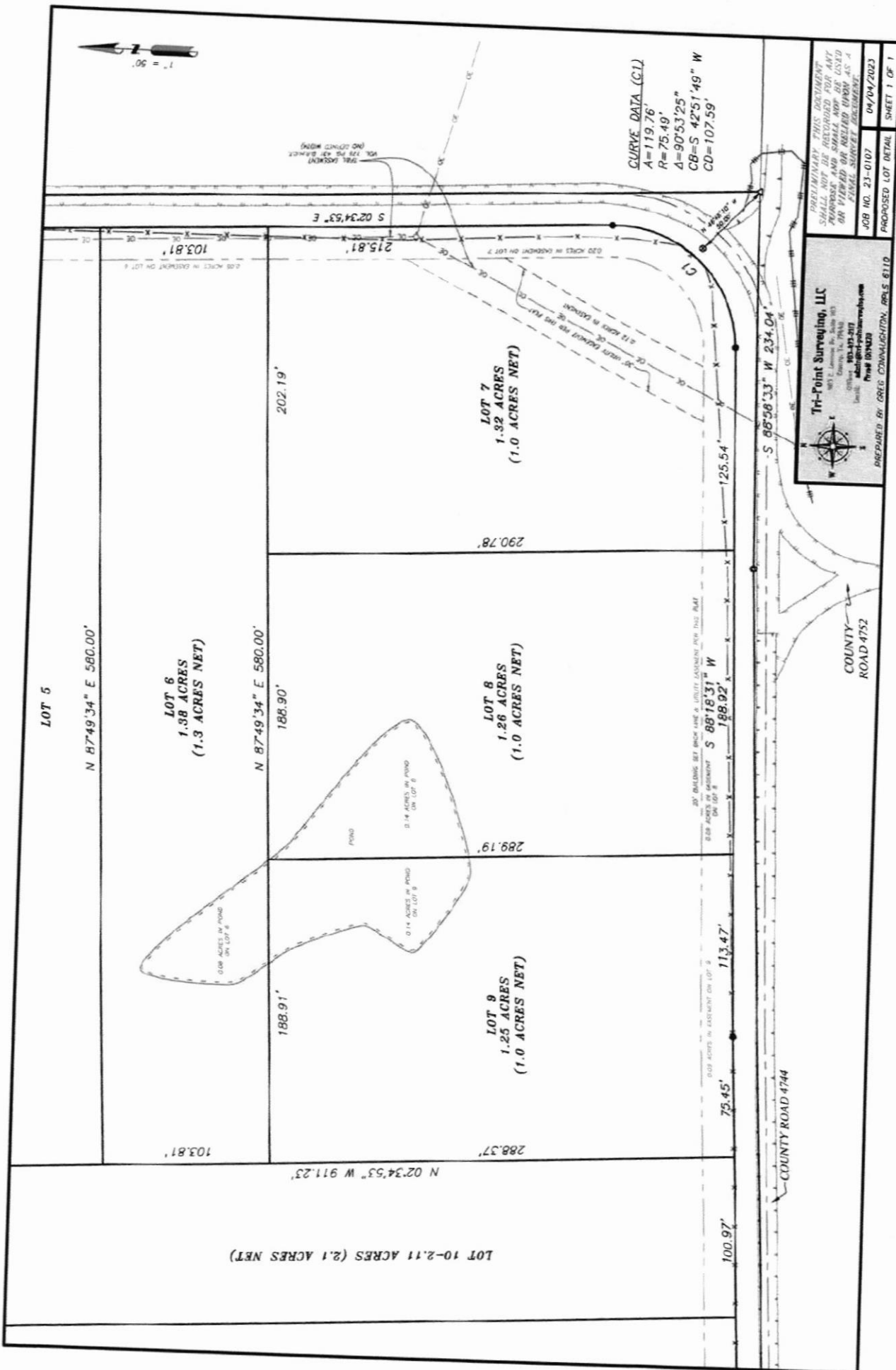
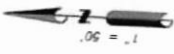
DESCRIPTION: PEERLESS ADDITION SUBDIVISION FEES - SUBDIVISION
W/IN FLOODPLAIN W/35 LOTS (\$10 PAID TOWARDS FINAL

AMOUNT DUE \$1,860.00

AMOUNT PAID \$1,860.00

BALANCE \$.00

PAYMENT TYPE K
CHECK NO 39948
COLLECTED BY TS



LOT 5

N 87°49'34" E 580.00'

LOT 6
1.38 ACRES
(1.3 ACRES NET)

N 87°49'34" E 580.00'

188.90'

LOT 8
1.26 ACRES
(1.0 ACRES NET)

289.19'

LOT 9
1.25 ACRES
(1.0 ACRES NET)

288.37'

LOT 7
1.32 ACRES
(1.0 ACRES NET)

290.78'

LOT 10-2.11 ACRES (2.1 ACRES NET)

N 02°34'53" W 911.23'

103.81'

188.91'

100.97'

75.45'

113.47'

188.92'

125.54'

S 88°58'33" W 234.04'

COUNTY ROAD 4744

COUNTY ROAD 4752

CURVE DATA (C1)
A=119.76'
R=75.49'
Δ=90°53'25"
CB=S 42°51'49" W
CD=107.59'

PRELIMINARY THIS DOCUMENT
SHOULD NOT BE RECORDED FOR ANY
PURPOSES AND SHOULD BE USED
OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT.
JOB NO. 23-0107
04/04/2023
PROPOSED LOT DETAIL SHEET 1 OF 1

Tri-Point Surveying, LLC
101 E. Lawrence St. Suite 103
Tomball, TX 77375
Tel: 281-371-2111
Fax: 281-371-2112
www.tri-point-surveying.com
Prep: TRP/DB
PREPARED BY: GREG CONNAUGHTON, ARLS 6110