

APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: _____

CHECK ONE: Preliminary Plat Final Plat Replat Amended Cancellation

1. PROPOSED SUBDIVISION NAME: Heritage Oaks UNIT NO. _____

LOCATION DESCRIPTION/NEAREST COUNTY ROAD: County Road 1135

ACREAGE 10.20 NO. OF LOTS: EXISTING _____ PROPOSED 3

REASON(S) FOR PLATTING/REPLATTING: Residential home build

2. OWNER/APPLICANT*: Louis Martinez, Lonestar Pro Builders, Inc
(*If applicant is person other than owner, a letter of authorization must be provided from owner)

ADDRESS: 6686 Riley Rd Warrenton, VA 20187

TELEPHONE: _____ FAX: _____ MOBILE: 903-456-1682

EMAIL: Lonestarprobuilder@gmail.com

3. LICENSED ENGINEER/SURVEYOR: By-Line Surveying

MAILING ADDRESS: P.O. Box 834 Emory, Tx 75440

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

EMAIL ADDRESS: _____

4. LIST ANY VARIANCES REQUESTED: _____

REASON FOR REQUEST (LIST ANY HARDSHIPS): _____

5. PRESENT USE OF THE PROPERTY: Ag Use

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: Cash Water Supply ELECTRIC SERVICE: Farmers

SEWAGE DISPOSAL: On-site GAS SERVICE: M/A

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.

 _____ Louis Martinez / President _____
 Signature of Owner/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: 10/10/2022

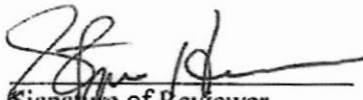
**Appendix B
SUBDIVISION PLATTING CHECKLIST
FIRST READING
(PRELIMINARY)**

Name of Subdivision: HERITAGE OAKS ADDITION
 Contact Person: LOUIS MARTINEZ Phone Number: 903-456-1682

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name of proposed subdivision.
<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contour information – rivers, creeks, bluffs, etc. (no greater than 2' intervals)
<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Total length of roads.

PRELIMINARY CHECKLIST

YES	NO	N/A	
<u>✓</u>	<u> </u>	<u> </u>	Width of right-of-way.
<u> </u>	<u>X</u>	<u> </u>	Special flood hazard areas/note.
<u>✓</u>	<u> </u>	<u> </u>	Road maintenance (County/Home Owners Assn.).
<u>?</u>	<u> </u>	<u> </u>	Approval by TxDOT or County for driveway entrance(s).
<u> </u>	<u> </u>	<u>X</u>	Location of wells - water, gas, & oil, where applicable & unused capped statement.
<u>?</u>	<u> </u>	<u> </u>	Plat Filing Fees paid. (receipt from County Clerk required)
√ <u> </u>	<u>X</u>	<u> </u>	On-Site Sewage Facility Inspector's Approval
<u> </u>	<u>X</u>	<u> </u>	Acknowledgement of Rural Addressing / Signage.
<u>✓</u>	<u> </u>	<u> </u>	Water Availability Study.
√ <u>?</u>	<u> </u>	<u> </u>	Tax Certificates and rollback receipts.


 Signature of Reviewer
STEVE HUDSON

02-14-23
 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.

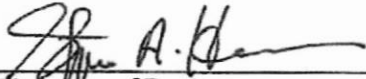
Appendix C
SUBDIVISION PLATTING CHECKLIST
SECOND (FINAL) READING

Subdivision name: HERITAGE OAKS ADDITION

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

FINAL CHECKLIST

YES	NO	N/A	
<u> </u>	<u> </u>	<u> X </u>	Appendix D – Certificate of Recording (if applicable)
<u> X </u>	<u> </u>	<u> </u>	Appendix E – Water Supply Certificate
<u> X </u>	<u> </u>	<u> </u>	Appendix F – Certificate of Surveyor
<u> </u>	<u> </u>	<u> X </u>	Appendix G – Certificate of Engineer
<u> </u>	<u> </u>	<u> X </u>	Appendix H – Certificate of Road Maintenance (when roads are to be retained as private roads)
<u> X </u>	<u> </u>	<u> </u>	Appendix I – Certificate of County Approval (not applicable until the Court hears request to assume maintenance of roads)
<u> X </u>	<u> </u>	<u> </u>	Appendix J – Hopkins County Permit to Construct Access Driveway Facilities on County Road Right-of-Way
<u> X </u>	<u> </u>	<u> </u>	Appendix K – Lienholder’s Acknowledgement
<u> </u>	<u> </u>	<u> X </u>	Appendix L – Revision to Plat
<u> X </u>	<u> </u>	<u> </u>	Appendix O - On-Site Sewage Facility Inspector’s Approval
<u> </u>	<u> </u>	<u> X </u>	Appendix P - Utility Line Installation Permit
<u> </u>	<u> </u>	<u> X </u>	Appendix Q - Road Construction Specifications (Typical Section)
<u> </u>	<u> </u>	<u> X </u>	Appendix R - Cattle guard specification



 Signature of Reviewer
 STEVE HOUSTON

02-14-23

 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.

LEGAL DESCRIPTION

Being a 10.20 acre tract or parcel of land situated in the G.F. Calvert Survey, Abstract No. 217 and A.S. Young Survey, Abstract No. 107, Hopkins County, Texas, and being all of that certain called 10.20 acre tract of land conveyed from Louis Martinis to Lonestar Pro Builders, Inc., by General Warranty Deed, as recorded in File No. 2022-2725, Official Public Records, Hopkins County, Texas, (Shareings are listed on L&S 53 (202), Texas North Central 4202, as observed by GPS, area and distance shown herein are as of GPS), and being more particularly described by metes and bounds as follows:

BEGINNING at a point in County Road 1135, at the Northwest corner of a called 10.62 acre tract of land conveyed to Timothy Rothrock, et al, by Warranty Deed with Vendor's Lien, as recorded in File No. 2016295, Official Public Records, Hopkins County, Texas, on the East line of a called 10,000 acre tract of land conveyed to Raymond E. Law, by Warranty Deed, as recorded in Volume 89, Page 481, Real Property Records, Hunt County, Texas, and with the West line of said 10.20 acre tract, a distance of 638.53 feet to a point at the most Westerly Southeast corner of the remainder of a called 60 acre tract of land, described as First Tract, conveyed to Steve Kennedy, et al, by Warranty Deed with Vendor's Lien, as recorded in Volume 265, Page 625, Real Property Records, Hopkins County, Texas, and with the East line of said 10.20 acre tract, a distance of 640.89 feet to a 1/2" iron rod found at the Northeast corner of said 10.20 acre tract, from which a 1/2" iron rod found bears North 88 degrees 52 minutes 26 seconds East, a distance of 1.04 feet and another 1/2" iron rod found at the Southwest corner of said 10.62 acre tract bears South 02 degrees 12 minutes 53 seconds East, a distance of 952.81 feet;

THENCE North 02 degrees 12 minutes 53 seconds East, generally along the centerline of County Road 1135, with the East line of said 10,000 acre tract, with the East line of a called 21,000 acre tract of land conveyed to Raymond E. Law, by Warranty Deed, as recorded in Volume 89, Page 481, Real Property Records, Hunt County, Texas, and with the West line of said 10.20 acre tract, a distance of 638.53 feet to a point at the most Westerly Southeast corner of the remainder of a called 60 acre tract of land, described as First Tract, conveyed to Steve Kennedy, et al, by Warranty Deed with Vendor's Lien, as recorded in Volume 265, Page 625, Real Property Records, Hopkins County, Texas, and with the East line of said 10.20 acre tract, a distance of 640.89 feet to a 1/2" iron rod found at the Northeast corner of said 10.20 acre tract, from which a cotton spindle set with washer bears North 88 degrees 52 minutes 26 seconds East, a distance of 1.04 feet, and another PK nail found bears North 02 degrees 12 minutes 53 seconds East, a distance of 498.86 feet, and another PK nail found bears North 02 degrees 12 minutes 53 seconds East, a distance of 1,114.75 feet;

THENCE North 88 degrees 52 minutes 26 seconds East, with a South line of the remainder of said 60 acre tract and with the North line of said 10.20 acre tract, joining at 22.29 feet a 1/2" iron rod found capped (By-Line) for reference, continuing for a total distance of 683.55 feet to a 1/2" iron rod found capped (By-Line) at an old corner of the remainder of said 60 acre tract and at the Northeast corner of said 10.20 acre tract;

THENCE South 04 degrees 42 minutes 17 seconds East, with a West line of the remainder of said 60 acre tract, with the West line of said 10.20 acre tract, a distance of 640.89 feet, as recorded in Volume 265, Page 625, Real Property Records, Hopkins County, Texas, and with the East line of said 10.20 acre tract, a distance of 640.89 feet to a 1/2" iron rod found at the Northeast corner of said 10.20 acre tract and at the Southeast corner of said 10.20 acre tract;

THENCE South 88 degrees 52 minutes 26 seconds West, with the North line of said 10.62 acre tract and with the South line of said 10.20 acre tract, meeting at 682.24 feet a 1/2" iron rod found for reference, continuing for a total distance of 683.55 feet to the POINT OF BEGINNING and CONTAINING 10.20 acres of land.

CERTIFICATE OF DEDICATION BY OWNER

THE STATE OF TEXAS
COUNTY OF HOPKINS

KNOW ALL MEN BY THESE PRESENTS, that Lonestar Pro Builders, Inc., a corporation organized and existing under the laws of the State of Texas, with its home address at 5391 W. Commerce Street, Suite 3727, Dallas, TX 75208 and owners of 10.20 acres of land out of the G.F. Calvert Survey, Abstract No. 217 and in the A.S. Young Survey, Abstract No. 107, in Hopkins County, Texas, as conveyed to it by deed dated May 13, 2022 and recorded in File No. 2022-2725, Official Public Records, of Hopkins County, TEXAS, EXCESS HEREDIT SUBSIDIZED 5.72 acres of land out of the G.F. Calvert Survey, Abstract No. 217 and 4.48 acres of land out of A.S. Young Survey, Abstract No. 107, to be known as the HERITAGE OAKS ADDITION Subdivision, in accordance with the plat shown herein, subject to any and all easements or restrictions heretofore granted, and does hereby dedicate to the public the use of the streets and easements shown herein.

In WITNESS WHEREOF the said _____ has caused these presents to be executed by its A.D., 2023.

Louis Martinis, a representative for Lonestar Pro Builders, Inc.

THE STATE OF TEXAS
COUNTY OF HOPKINS

BEFORE ME, the undersigned authority, on this day personally appeared Louis Martinis known to me to be the person whose name is subscribed to the foregoing instrument as an officer of Lonestar Pro Builders, Inc, and acknowledged to me that the foregoing was executed in such capacity as the act of said corporation for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____ A.D., 2023.

Notary Public in and for The State of Texas

CERTIFICATE OF SURVEYOR

THE STATE OF TEXAS
COUNTY OF HOPKINS

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Plat complies with the survey related requirements of the Hopkins County Subdivision Regulations and I further certify that this plat is true and correctly made and in prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments shown hereon are under my supervision.

SMALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR USED AS EVIDENCE AS TO THE REAL PROPERTY BOUNDARIES.

Two District Registered Professional Land Surveyor License No. 6746

NOTES:

1. Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation. Area and distance shown herein are at GPS.
2. This property does not lie within and E.T.J. of any city to this surveyor's knowledge.
3. No assessment record search was made by this office concerning this property.
4. This survey was made without the benefit of a current title commitment, and may be subject to record evidence which is not available for consideration at this time.
5. The property shown herein was surveyed based on deeds and/or legal descriptions obtained through normal research procedures. There may be prior documents recorded/referenced that may affect the subject, and this survey in no way reports ownership of all or any part of the survey as shown herein.
6. Abstract and County Lines shown herein are approximate in location.
7. The property is shown as being located in Zone X by Flood Insurance Rate Map No. 4222550001E, dated 04/12/2002. It is not shown as being located in a special flood hazard area inundated by 100-year flood.
8. Refer to Restrictive Covenants on shown in deed dated May 13, 2022 and recorded in File No. 2022-2725, Official Public Records, Hopkins County, Texas.
9. The County shall not be responsible for the quantity or quality of a reliable water source.

CERTIFICATE OF COMMISSIONER'S COURT

I hereby certify that all requirements of the subdivision standards concerning subdivision and as required of information and data required for platting approval have been complied with for the above referenced subdivision.

Approved by the Commissioner's Court of Hopkins County, Texas, on this the _____ day of _____, 2023.

County Judge

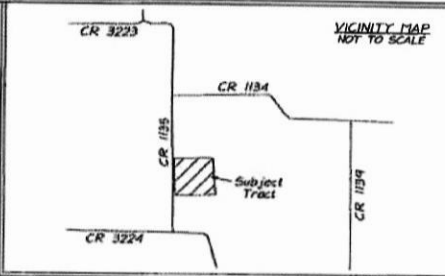
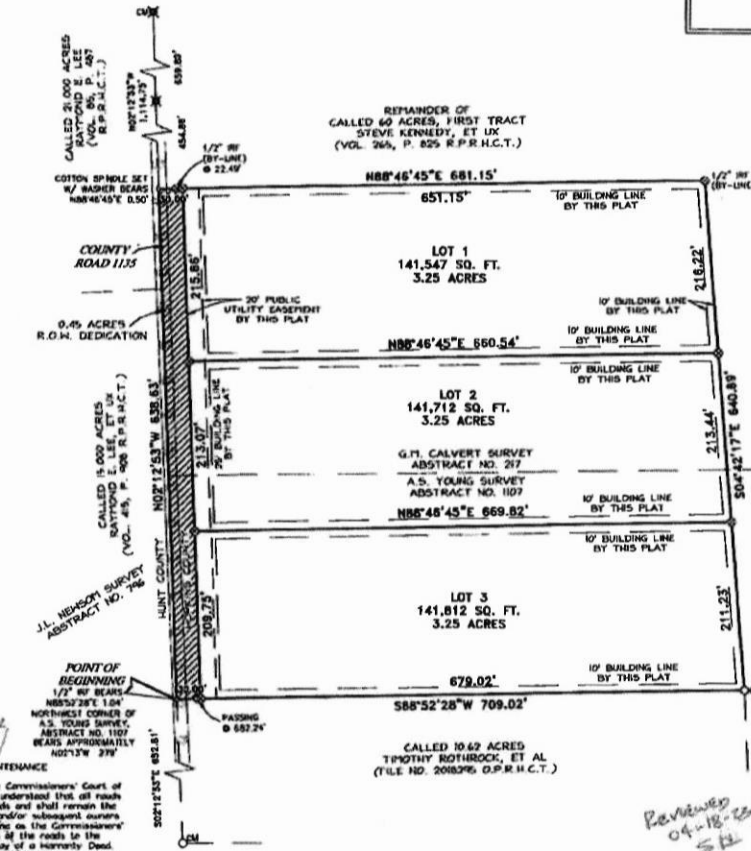
Attest: County Clerk

CERTIFICATE OF ON-SITE SEWAGE FACILITY INSPECTORS 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.

On Site Inspector License No. _____ Date _____

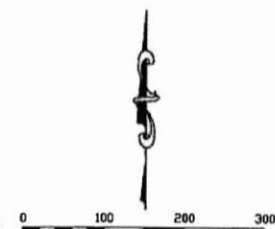


WATER SUPPLY CERTIFICATE

No structure on this subdivision shall be occupied until connected to either an individual water well, the location of which has been approved by the Northeast Texas Municipal Water District, a TCEQ approved public water supply system (described below), or other domestic water supply subject to approval by the Hopkins County Commissioners' Court.

Northeast Texas Municipal Water District _____ Date _____
Name of Public Water Supply System _____ Date _____
Signature & Title of Authorized Agent _____

Other Proposed Domestic Water Supply (Please specify): _____



FINAL PLAT
HERITAGE OAKS ADDITION
G.M. CALVERT SURVEY
ABSTRACT NO. 217 &
A.S. YOUNG SURVEY
ABSTRACT NO. 1107
HOPKINS COUNTY, TEXAS

CERTIFICATE OF ROAD MAINTENANCE

In approving this plat by the Commissioner's Court of Hopkins County, Texas, it is understood that all roads shown herein are private roads and shall remain the property of the Subdivisor and/or subsequent owners of the property until such time as the Commissioner's Court approves the dedication of the roads to the County for maintenance by way of a Warranty Deed. Assurances of this plat does not constitute acceptance of the roads shown herein by Hopkins County.

Subdivisor or Representative _____ Date _____

DEVELOPER/OWNER
Lonestar Pro Builders, Inc.
Contact: Louis Martinis
639 W. Commerce St., Suite 3727
Dallas, TX 75208
803-466-1882

LEGEND

- 1/2" Iron Rod Found
- Point For Corner
- ⊗ PK Nail Found
- ⊙ 1/2" Iron Rod Set (By-Line)
- ⊕ Power Pole
- Asphalt Road
- Pipe Fence
- Overhead Electric
- Diverged Electric
- Barbed Fence

PROJECT NAME:

HERITAGE OAKS ADDITION
ADDRESS: CR 1135
LEGAL: 10.20 ACRES
PREPARED: 08/02/2022
BY-LINE: JOB NO. 2022-980
SCALE: 1" = 100'
TECHNICIAN: AFIN

BY-LINE SURVEYING LLC
P.O. Box 834
Brewer, TX 75840
PH: (903) 472-5150
FAX: (903) 472-5150
www.ByLineSurveying.com

Debbie Mitchell

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



Tax Certificate

Property Account Number:
65-1107-000-001-02

Statement Date: 12/08/2022
Owner: LONESTAR PRO
Mailing: BUILDERS INC
Address: 539 W COMMERCE ST STE 3727
DALLAS, TX 75208

Property Location: CR 1135 ES
Legal: ABS: 1107 & 217 TR: 1-02 SUR: YOUNG
ANDREW & G M CALVE

TAX CERTIFICATE FOR ACCOUNT : 65-1107-000-001-02
AD NUMBER: R000030230
GF NUMBER:
CERTIFICATE NO : 186691

DATE : 12/8/2022 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: 1107 & 217 TR: 1-02 SUR: YOUNG
ANDREW & G M CALVE
CR 1135 ES
10.2 ACRES

REQUESTED BY
LONESTAR PRO BUILDERS INC
539 W COMMERCE ST STE 3727
DALLAS TX 75208

PROPERTY OWNER
LONESTAR PRO BUILDERS INC
539 W COMMERCE ST STE 3727
DALLAS TX 75208

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 2022 ARE 0.00

CURRENT VALUES			
LAND MKT VALUE:	\$0	IMPROVEMENT :	\$0
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$38,810	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	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	HOSPITAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	MILLER GROVE ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	MILLER GROVE ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 12/2022 : \$0.00

ISSUED TO : LONESTAR PRO
ACCOUNT NUMBER: 65-1107-000-001-02

CERTIFIED BY : Debbie Mitchell
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

March 24, 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.]



CASH SPECIAL UTILITY DISTRICT

172 FM 1564 EAST
P.O. BOX 8129
GREENVILLE, TEXAS 75404-8129
PHONE (903) 883-2695 FAX (903) 883-4045

November 18, 2022

The Honorable Robert Newsom, County Judge
Hopkins County Courthouse
P.O. Box 288
Sulphur Springs Tx, 75483

Dear Sir:

The District holds the Certificate of Convenience and Necessity (CCN) No. 10824 for the area where Louis Martinez owns property on Cr 1135. Upon receiving county or city approved plans, executed Non-Standard Water Utility Service Agreement between the District and Louis Martinez, installation of the approved on-site and off-site facilities the District will supply water to property.

If you should have any questions regarding service to the subdivision, please feel free to contact me.

Sincerely,

Clay Hodges, General Manager
Cash Special Utility District



2000 I-30 E
Greenville, TX 75402

11/18/2022

Re: Availability of Electric Service to County Road 1135

Louis Martinez,

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,

Patrick Covington
Field Engineering Supervisor
Farmers Electric Cooperative
pcovington@farmerselectric.coop

DATE 12/15/2022

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

RECEIPT # 209293

TIME 13:28

FILE # M29836

RECEIVED OF: LONESTAR PRO BUILDER

FOR: HERITAGE OAKS ADDITION

DESCRIPTION: SUBDIVISION APPLICATION FEE - PRELIMINARY PLAT
WITHOUT FLOODPLAIN - 3 LOTS/TS

AMOUNT DUE \$1,030.00

AMOUNT PAID \$1,030.00

BALANCE \$.00

PAYMENT TYPE K

CHECK NO 1008

COLLECTED BY TS