

PRELIMINARY PLAT REVIEW  
NORTH ADDITION  
REVIEWED BY: STEVE HUDSON 09-25-23

The following items on the Preliminary Plat Checklist for the above-named subdivision in Hopkins County were found to be deficient during my review.

1. A check in the amount of \$250 was submitted with the application. This is not the correct amount. An additional check in the amount of \$970, should be submitted before approval. (See Page 79 of the Hopkins County Subdivision Regulations.)
2. Revision of Lots 1 through 8 to provide for a minimum of 200 feet of road frontage for each lot. (See revised Hopkins County Subdivision Regulations adopted 08-28-23.) There is a request submitted for variance from this regulation. The wording of this request is, "to comply with plat drawn by surveyor". **Staff recommends denial of this request.**
3. There is a written request for variance from the regulations adopted 08-28-23. The request is apparently to not be required clear the right of way dedicated by this plat. The wording of the request is, "not financially feasible to move ditches, utilities, etc.". The current subdivision regulations adopted in 2018, Page 44, Section 6 states, "The Commissioners' Court may authorize a variance from the Subdivision Regulations when, in its opinion, undue hardship will result from requiring strict compliance. In approving a variance, the Commissioners' Court shall prescribe only conditions that it deems necessary or desirable to the public interest. Section 6, Paragraph D on page 45 states, "Financial hardship to the applicant shall not be deemed sufficient reason to constitute the recommendation of a variance." **Staff recommends denial of this request.**
4. A letter from the Hopkins County On-Site Sewage Facility (OSSF) Inspector that all lots are acceptable for OSSF systems. (Note: The inspector has indicated the lots appear to be sufficient for OSSF systems.)
5. A letter from NETCOG that they are prepared to issue 911 rural addresses for each lot.
6. A letter from North Hopkins WSC that they can, and will, provide water for each lot will be required. The letter from Hayes Engineering to North Hopkins WSC, supplied with the application and dated September 09, 2023, indicates a 2" line coming from TX Highway 19 extends approximately 2000' toward this addition. The letter indicates this 2" line does not have any capacity to supply this proposed addition, and a new 4" line will have to be constructed from Highway 19. There is no letter or indication from North Hopkins WSC that they will supply water to this proposed addition.

**STAFF RECOMMENDS DENIAL OF THIS PRELIMINARY PLAT IN ITS CURRENT FORM AND UNTIL THE CORRECT APPLICATION FEE IS PAID.**

*Stephen A. Hudson*

APPLICATION FOR LAND SUBDIVISION (PLAT)

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

CHECK ONE:  Preliminary Plat  Final Plat  Replat  Amended  Cancellation

1. PROPOSED SUBDIVISION NAME: North Addition UNIT NO. \_\_\_\_\_

LOCATION DESCRIPTION/NEAREST COUNTY ROAD CR 4761

ACREAGE 49 NO. OF LOTS: EXISTING \_\_\_\_\_ PROPOSED 22

REASON(S) FOR PLATTING/REPLATTING to sell smaller tracts

2. OWNER/APPLICANT\*: Coy Johnson Clay Johnson Craig Johnson ~~\_\_\_\_\_~~

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

ADDRESS: 609 Gilmer St

TELEPHONE: 903-885-8816 FAX: \_\_\_\_\_ MOBILE: \_\_\_\_\_

EMAIL: coy@coyjohnson.com

3. LICENSED ENGINEER/SURVEYOR: Greg Connaughton 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-point-surveying.com

4. LIST ANY VARIANCES REQUESTED: to comply with plat drawn by surveyor

REASON FOR REQUEST (LIST ANY HARDSHIPS): not financially feasible to move ditches, utilities, etc.

5. PRESENT USE OF THE PROPERTY: Farm use with ag exemption

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: North Hopkins water ELECTRIC SERVICE: Farmers Electric Coop

SEWAGE DISPOSAL: clear water septic GAS SERVICE: X

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.

Coy Johnson  
Signature of Owner/Applicant

Coy Johnson - CRAIG 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: 9-12-23

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

**Name of Subdivision:** North Addition  
**Contact Person:** Coy Johnson      **Phone Number:** 903.243-8866

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Volume, page and reference <b>names</b> of adjoining owners.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Volume, page and reference <b>land use</b> of adjoining owners.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	Land use of lots, parks, greenbelts.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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>    </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>  /  </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>    </u>	<u>    </u>	On-Site Sewage Facility Inspector's Approval
<u>    </u>	<u>    </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

\_\_\_\_\_  
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.**

**Debbie Mitchell**

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



**Tax Certificate**

Property Account Number:  
**65-0595-000-002-00**

Statement Date: 07/26/2023  
Owner: WILKINSON LORI B  
Mailing 717 CR 979  
Address: CUSHING, TX 75760

Property Location: 0000000 CR 4761 ES  
Legal: ABS: 595| TR: 2| SUR: MERRILL BENJAMIN

TAX CERTIFICATE FOR ACCOUNT : 65-0595-000-002-00  
AD NUMBER: R000017169  
GF NUMBER: 37351mp  
CERTIFICATE NO : 269327

DATE : 7/26/2023  
FEE : 10.00  
PAGE 1 OF 1

**COLLECTING AGENCY**

Hopkins County  
128 Jefferson Street, Ste. D  
Suite D  
Sulphur Springs TX 75482

**PROPERTY DESCRIPTION**

ABS: 595| TR: 2| SUR: MERRILL BENJAMIN  
0000000 CR 4761 ES  
49.691 ACRES

**REQUESTED BY**

HOPKINS COUNTY ABSTRACT CO  
441 OAK AVENUE  
SULPHUR SPRINGS TX 75482

**PROPERTY OWNER**

WILKINSON LORI B  
717 CR 979  
CUSHING TX 75760

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 138.98**

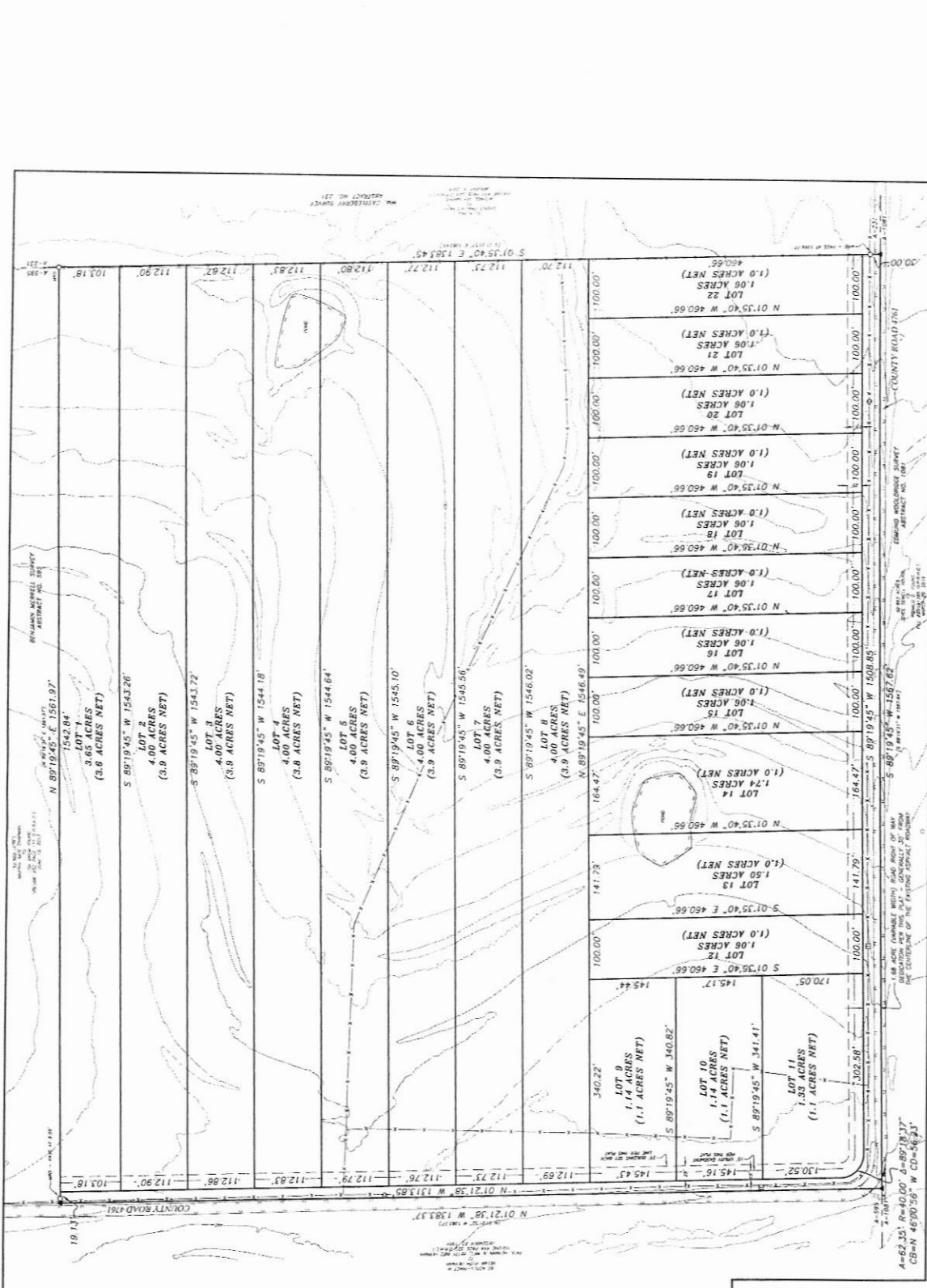
CURRENT VALUES			
LAND MKT VALUE:	\$7,350	IMPROVEMENT :	\$0
AG LAND VALUE:	\$191,410	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$198,760	LIMITED VALUE:	\$0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

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 7/2023 : \$0.00**

ISSUED TO : HOPKINS COUNTY ABSTRACT CO  
ACCOUNT NUMBER: 65-0595-000-002-00

CERTIFIED BY : Debbie Mitchell  
Authorized agent of Hopkins County



RECORDS OF HOPKINS COUNTY, TEXAS

RECORDS OF HOPKINS COUNTY, TEXAS  
 ABSTRACT NO. 595  
 PLAT NO. 1561.97  
 1562.94  
 3.65 ACRES  
 (3.6 ACRES NET)  
 S 89°19'45" W 1543.26'  
 LOT 2  
 4.00 ACRES  
 (3.9 ACRES NET)  
 S 89°19'45" W 1543.72'  
 LOT 3  
 4.00 ACRES  
 (3.9 ACRES NET)  
 S 89°19'45" W 1544.18'  
 LOT 4  
 4.00 ACRES  
 (3.8 ACRES NET)  
 S 89°19'45" W 1544.64'  
 LOT 5  
 4.00 ACRES  
 (3.9 ACRES NET)  
 S 89°19'45" W 1545.10'  
 LOT 6  
 4.00 ACRES  
 (3.9 ACRES NET)  
 S 89°19'45" W 1545.56'  
 LOT 7  
 4.00 ACRES  
 (3.9 ACRES NET)  
 S 89°19'45" W 1546.02'  
 LOT 8  
 4.00 ACRES  
 (3.9 ACRES NET)  
 N 89°19'45" E 1546.49'  
 LOT 9  
 1.14 ACRES  
 (1.1 ACRES NET)  
 S 89°19'45" W 340.82'  
 LOT 10  
 1.16 ACRES  
 (1.1 ACRES NET)  
 S 89°19'45" W 341.41'  
 LOT 11  
 1.33 ACRES  
 (1.1 ACRES NET)  
 S 89°19'45" W 341.41'  
 LOT 12  
 1.06 ACRES  
 (1.0 ACRES NET)  
 S 01°35'40" E 450.66'  
 LOT 13  
 1.50 ACRES  
 (1.0 ACRES NET)  
 S 01°35'40" E 450.66'  
 LOT 14  
 1.74 ACRES  
 (1.0 ACRES NET)  
 N 01°35'40" W 450.66'  
 LOT 15  
 1.06 ACRES  
 (1.0 ACRES NET)  
 N 01°35'40" W 450.66'  
 LOT 16  
 1.06 ACRES  
 (1.0 ACRES NET)  
 N 01°35'40" W 450.66'  
 LOT 17  
 1.06 ACRES  
 (1.0 ACRES NET)  
 N 01°35'40" W 450.66'  
 LOT 18  
 1.06 ACRES  
 (1.0 ACRES NET)  
 N 01°35'40" W 450.66'  
 LOT 19  
 1.06 ACRES  
 (1.0 ACRES NET)  
 N 01°35'40" W 450.66'  
 LOT 20  
 1.06 ACRES  
 (1.0 ACRES NET)  
 N 01°35'40" W 450.66'  
 LOT 21  
 1.06 ACRES  
 (1.0 ACRES NET)  
 N 01°35'40" W 450.66'  
 LOT 22  
 1.06 ACRES  
 (1.0 ACRES NET)  
 S 01°35'40" E 1583.45'

UTILITY PROVIDERS

ELECTRIC: FARMERS ELECTRIC COMPANY  
 WATER: NORTHERNS WATER SUPPLY  
 SEWIC: PRIVATE ONSITE SEWAGE FACILITIES

DEVELOPER NOTES

THESE INSTALLATION ALLS ARE TO BE COMPLETED BY THE PROPERTY OWNER WITHIN 90 DAYS OF THE DATE OF THE SURVEY. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS ELECTRICAL CODE, THE TEXAS WATER SUPPLY CODE, AND THE TEXAS SEWAGE CODE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL UTILITIES AND SEWAGE FACILITIES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL UTILITIES AND SEWAGE FACILITIES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL UTILITIES AND SEWAGE FACILITIES.

SURVEYOR'S NOTES

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE TEXAS SURVEYING ACT AND THE TEXAS PROFESSIONAL SURVEYING ACT. THE SURVEYOR HAS REVIEWED ALL RECORDS AND PLATS OF RECORD RELATING TO THIS SURVEY AND HAS FOUND THEM TO BE CORRECT AND ACCURATE. THE SURVEYOR HAS REVIEWED ALL RECORDS AND PLATS OF RECORD RELATING TO THIS SURVEY AND HAS FOUND THEM TO BE CORRECT AND ACCURATE. THE SURVEYOR HAS REVIEWED ALL RECORDS AND PLATS OF RECORD RELATING TO THIS SURVEY AND HAS FOUND THEM TO BE CORRECT AND ACCURATE.

STATE OF TEXAS  
 COUNTY OF HOPKINS  
 I, JAMES H. MERRILL, Surveyor, do hereby certify that the foregoing is a true and correct copy of the original plat of record.

APPROVED AND AUTHORIZED FOR THE SURVEYOR:  
 JAMES H. MERRILL, Surveyor

APPROVED AND AUTHORIZED FOR THE DEVELOPER:  
 [Signature]

**Th-Point Surveying, LLC**  
 301 E. Lakeside Blvd. #100  
 P.O. Box 1561.97  
 Houston, Texas 77056-1562  
 Phone: 281-233-3333  
 Fax: 281-233-3334  
 Email: info@thpointsurveying.com

PRELIMINARY PLAT OF  
 NORTH ADDITION  
 SITUATED IN THE BENJAMIN MERRELL SURVEY,  
 ABSTRACT NO. 595, HOPKINS COUNTY, TEXAS

PLAT NO. 1561.97, SCALE 1" = 40' (PARTY) BY JAMES H. MERRILL, SURVEYOR  
 HOPKINS COUNTY, TEXAS

DATE: [Date]

THESE INSTALLATION ALLS ARE TO BE COMPLETED BY THE PROPERTY OWNER WITHIN 90 DAYS OF THE DATE OF THE SURVEY. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS ELECTRICAL CODE, THE TEXAS WATER SUPPLY CODE, AND THE TEXAS SEWAGE CODE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL UTILITIES AND SEWAGE FACILITIES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL UTILITIES AND SEWAGE FACILITIES.

THE SURVEYOR HAS REVIEWED ALL RECORDS AND PLATS OF RECORD RELATING TO THIS SURVEY AND HAS FOUND THEM TO BE CORRECT AND ACCURATE. THE SURVEYOR HAS REVIEWED ALL RECORDS AND PLATS OF RECORD RELATING TO THIS SURVEY AND HAS FOUND THEM TO BE CORRECT AND ACCURATE. THE SURVEYOR HAS REVIEWED ALL RECORDS AND PLATS OF RECORD RELATING TO THIS SURVEY AND HAS FOUND THEM TO BE CORRECT AND ACCURATE.

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APPROVED AND AUTHORIZED FOR THE SURVEYOR:  
 JAMES H. MERRILL, Surveyor

APPROVED AND AUTHORIZED FOR THE DEVELOPER:  
 [Signature]

HOPKINS COUNTY ABSTRACT CO

441 Oak Avenue  
Sulphur Springs, TX 75482  
903-885-2145 (office) 903-885-2147 (fax)  
www.hcaco.com orders@hcaco.com

Date of Request: 07/26/2023

GF#: 37351MP 37354

Escrow Officer Requesting Information: \_\_\_\_\_

Owner Name: TITUS LAND HOLDINGS LLC

Legal Description: Acres: 49.691, ABS: 595, TR: 2, SUR: MERRILL BENJAMIN

Property ID: R000017169

Property Address: CR 4761 0

Geographic ID: 65.0595.000.002.00

Map Number: 4-07-05

\*\*\*\*\*  
North Hopkins ISD

I certify all taxes due to North Hopkins ISD, on the above-described property, have been paid through December 31, 2022.

Dated: 7/26/23, 2022

North Hopkins ISD Tax Collector: Debbie Mitchell sp

2022 Tax Amount: \$: 08.00 included below Amount Paid: \$: \_\_\_\_\_

Exemptions: Ag Tax Suits: \_\_\_\_\_

\*\*\*\*\*  
Hopkins County

I certify that all taxes due to the state, county, and hospital, on the above-described property, have been paid through December 31, \_\_\_\_\_.

Dated: 7/26/23, 2022

Tax Collector for Hopkins County & The State of Texas: Debbie Mitchell sp

2022 Tax Amount: \$: 138.98 Amount Paid: \$: 137.25

Exemptions: Ag Tax Suits: \_\_\_\_\_

\*\*\*\*\*

**Appendix F**

**WATER SUPPLY CERTIFICATE**

“No structure in 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.”

North Hopkins WSC  
Northeast Texas Municipal Water  
District

\_\_\_\_\_ Date

North Hopkins WSC  
Name of Public Water Supply System

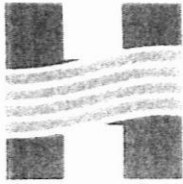
\_\_\_\_\_ Date

\_\_\_\_\_  
Signature & Title of Authorized Agent

Other Proposed Domestic Water Supply (Please specify): \_\_\_\_\_

\_\_\_\_\_





# HAYES ENGINEERING, INC.

Texas Registered Engineering Firm F-1465    www.hayesengineering.net  
2126 ALPINE RD.    LONGVIEW, TX 75601-3401  
V 903.758.2010    F 903.758.2099

September 09, 2023

Mr. Casey Janway, Manager  
North Hopkins WSC  
9364 Texas Hwy 19 N  
Sulphur Springs, TX 75482

RE: Coy Johnson (North Addition 22 meters) CR 4761 non-standard service investigation

Dear Mr. Janway:

Please accept this correspondence as non-standard service investigation for a 22 lot subdivision on CR 4761. The property is located approximately 4,000 feet west of the intersection of CR 4761 and SH 19, 3.5 miles north of Sulphur Springs, Hopkins County, Texas. The developer has requested service to 22 lots on CR 4761. There is not an existing water main on CR 4761 at the subject property. There is an existing 2" water main that extends from SH 19 approximately 2,000 feet that is supplied by a 10" water main on SH 19 serviced by direct pressure from the City of Sulphur Springs. The existing 2" water main does not have any available capacity to serve the new development. The area is fed from the City of Sulphur Springs pressure plane which has a static hydraulic grade of approximately 680 feet msl. The subject property has an elevation of approximately 475 to 495 feet msl. The static pressure would therefore be about 84 psi.


The Texas Commission on Environmental Quality (TCEQ) regulates public water system's and does not have a maximum number of connections for a 10" main but the main must be able to provide peak demands with a minimum pressure of 35 psi. The TCEQ requires a maximum of 10 meters on a 2" main and 100 meters on a 4" main. The existing 10" main on SH 19 has adequate capacity for serving the additional 22 meters.

The developer will be responsible for providing the minimum improvements necessary to serve the proposed development. The minimum improvements necessary would be to install a 4" water main from the existing 10" on the west side of SH 19 to the north end of the proposed development. An estimate of probable cost for the improvements is attached.

If you have any questions or if I can be of additional assistance, please advise.

Sincerely,

HAYES ENGINEERING, Inc.

  
Stanley R. Hayes, P.E.  
Principal





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

8/30/2023

Coy Johnson  
609 Gilmer Street  
Sulphur Springs, TX 75482

Re: Availability of Electric Service to County Road 4761, beginning approximately 1.35 miles West of Texas State Highway 19 North

Mr. Johnson:

This letter certifies that Farmers Electric Cooperative is a Certified Electrical Service Provider at the above referenced property.

Farmers Electric Cooperative is a Certified Electrical Service Provider at the above referenced subdivision.

Farmers Electric Cooperative will be available to each individual residential lot, subject to the terms below.

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,

Samantha Crouch  
Farmers Electric Cooperative  
Office: 903-455-1715

DATE 09/15/2023

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

RECEIPT # 210057

TIME 09:26

FILE # M29852

RECEIVED OF: JOHNSON COY

FOR: NORTH ADDITION

DESCRIPTION: PRELIMINARY PLAT FEE PAID - 22 LOTS/TS

AMOUNT DUE \$250.00

AMOUNT PAID \$250.00

BALANCE \$ .00

PAYMENT TYPE K

CHECK NO 6912

COLLECTED BY TS

APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED:

CHECK ONE:  Preliminary Plat  Final Plat  Replat  Amended  Cancellation

1. PROPOSED SUBDIVISION NAME: North Addition UNIT NO. \_\_\_\_\_

LOCATION DESCRIPTION/NEAREST COUNTY ROAD CR 4761

ACREAGE 49 NO. OF LOTS: EXISTING \_\_\_\_\_ PROPOSED 22

REASON(S) FOR PLATTING/REPLATTING to sell smaller tracts

2. OWNER/APPLICANT\*: Coy Johnson Clay Johnson Craig Johnson

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

ADDRESS: 609 Gilmer St

TELEPHONE: 903-885-8816 FAX: \_\_\_\_\_ MOBILE: \_\_\_\_\_

EMAIL: Coy@coyjohnson.com

3. LICENSED ENGINEER/SURVEYOR: Greg Connaughton 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-point-surveying.com

4. LIST ANY VARIANCES REQUESTED: to comply with plat drawn by surveyor

REASON FOR REQUEST (LIST ANY HARDSHIPS): not financially feasible to move ditches, utilities, etc.

5. PRESENT USE OF THE PROPERTY: farm use with Ag exemption

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: North Hopkins Water ELECTRIC SERVICE: Farmers Electric Coop

SEWAGE DISPOSAL: clear water septic GAS SERVICE: X

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.

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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.

Coy Johnson  
Signature of Owner/Applicant

Coy Johnson - CRAIG Johnson  
Print Name & Title

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DATE: 9-12-23

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

Name of Subdivision: North Addition  
 Contact Person: Coy Johnson Phone Number: 903.243-8866

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Volume, page and reference <b>names</b> of adjoining owners.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Volume, page and reference <b>land use</b> of adjoining owners.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	Land use of lots, parks, greenbelts.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Total length of roads.

**PRELIMINARY CHECKLIST**

<b>YES</b>	<b>NO</b>	<b>N/A</b>	
—	—	/	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.**

**Debbie Mitchell**

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



# Tax Certificate

Property Account Number:  
**65-0595-000-002-00**

**Statement Date:** 07/26/2023  
**Owner:** WILKINSON LORI B  
**Mailing:** 717 CR 979  
**Address:** CUSHING, TX 75760

**Property Location:** 0000000 CR 4761 ES  
**Legal:** ABS: 595| TR: 2| SUR: MERRILL BENJAMIN

TAX CERTIFICATE FOR ACCOUNT : 65-0595-000-002-00  
AD NUMBER: R000017169  
GF NUMBER: 37351mp  
CERTIFICATE NO : 269327

DATE : 7/26/2023 PAGE 1 OF 1  
FEE : 10.00

**COLLECTING AGENCY**

Hopkins County  
128 Jefferson Street, Ste. D  
Suite D  
Sulphur Springs TX 75482

**PROPERTY DESCRIPTION**

ABS: 595| TR: 2| SUR: MERRILL BENJAMIN  
0000000 CR 4761 ES  
49.691 ACRES

**REQUESTED BY**

HOPKINS COUNTY ABSTRACT CO  
441 OAK AVENUE  
SULPHUR SPRINGS TX 75482

**PROPERTY OWNER**

WILKINSON LORI B  
717 CR 979  
CUSHING TX 75760

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 138.98**

CURRENT VALUES			
LAND MKT VALUE:	\$7,350	IMPROVEMENT :	\$0
AG LAND VALUE:	\$191,410	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$198,760	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 7/2023 : \$0.00**

ISSUED TO : HOPKINS COUNTY ABSTRACT CO  
ACCOUNT NUMBER: 65-0595-000-002-00

CERTIFIED BY : Debbie Mitchell *ap*  
Authorized agent of Hopkins County

**HOPKINS COUNTY ABSTRACT CO**  
 441 Oak Avenue  
 Sulphur Springs, TX 75482  
 903-885-2145 (office) 903-885-2147 (fax)  
[www.hcaco.com](http://www.hcaco.com) [orders@hcaco.com](mailto:orders@hcaco.com)

Date of Request: 07/26/2023

GF#: ~~37351MP~~ 37354

Escrow Officer Requesting Information: \_\_\_\_\_

Owner Name: TITUS LAND HOLDINGS LLC

Legal Description: Acres: 49.691, ABS: 595, TR: 2, SUR: MERRILL BENJAMIN

Property ID: R000017169

Property Address: CR 4761 0

Geographic ID: 65.0595.000.002.00

Map Number: 4-07-05

\*\*\*\*\*  
**North Hopkins ISD**

I certify all taxes due to North Hopkins ISD, on the above-described property, have been paid through December 31, 2022.

Dated: 7/26/23, 2022

North Hopkins ISD Tax Collector: Debbie Mitchell sp

2022 Tax Amount: \$: ~~138.98~~ 138.98 included Below Amount Paid: \$: \_\_\_\_\_

Exemptions: Ag Tax Suits: \_\_\_\_\_

\*\*\*\*\*  
**Hopkins County**

I certify that all taxes due to the state, county, and hospital, on the above-described property, have been paid through December 31, \_\_\_\_\_.

Dated: 7/26/23, 2022

Tax Collector for Hopkins County & The State of Texas: Debbie Mitchell sp

2022 Tax Amount: \$: 138.98 Amount Paid: \$: 137.25

Exemptions: Ag Tax Suits: \_\_\_\_\_

\*\*\*\*\*



Appendix F

**WATER SUPPLY CERTIFICATE**

“No structure in 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.”

North Hopkins WSC  
Northeast Texas Municipal Water  
District

\_\_\_\_\_ Date

North Hopkins WSC  
Name of Public Water Supply System

\_\_\_\_\_ Date

\_\_\_\_\_  
Signature & Title of Authorized Agent

Other Proposed Domestic Water Supply (Please specify): \_\_\_\_\_  
\_\_\_\_\_



# HAYES ENGINEERING, INC.

Texas Registered Engineering Firm F-1405    www.hayesengineering.net  
2126 ALPINE RD.    LONGVIEW, TX 75601-3401  
V 903.758.2010    F 903.758.2099

September 09, 2023

Mr. Casey Janway, Manager  
North Hopkins WSC  
9364 Texas Hwy 19 N  
Sulphur Springs, TX 75482

RE:    Coy Johnson (North Addition 22 meters) CR 4761 non-standard service investigation

Dear Mr. Janway:


Please accept this correspondence as non-standard service investigation for a 22 lot subdivision on CR 4761. The property is located approximately 4,000 feet west of the intersection of CR 4761 and SH 19, 3.5 miles north of Sulphur Springs, Hopkins County, Texas. The developer has requested service to 22 lots on CR 4761. There is not an existing water main on CR 4761 at the subject property. There is an existing 2" water main that extends from SH 19 approximately 2,000 feet that is supplied by a 10" water main on SH 19 serviced by direct pressure from the City of Sulphur Springs. The existing 2" water main does not have any available capacity to serve the new development. The area is fed from the City of Sulphur Springs pressure plane which has a static hydraulic grade of approximately 680 feet msl. The subject property has an elevation of approximately 475 to 495 feet msl. The static pressure would therefore be about 84 psi.

The Texas Commission on Environmental Quality (TCEQ) regulates public water system's and does not have a maximum number of connections for a 10" main but the main must be able to provide peak demands with a minimum pressure of 35 psi. The TCEQ requires a maximum of 10 meters on a 2" main and 100 meters on a 4" main. The existing 10" main on SH 19 has adequate capacity for serving the additional 22 meters.

The developer will be responsible for providing the minimum improvements necessary to serve the proposed development. The minimum improvements necessary would be to install a 4" water main from the existing 10" on the west side of SH 19 to the north end of the proposed development. An estimate of probable cost for the improvements is attached.

If you have any questions or if I can be of additional assistance, please advise.

Sincerely,  
HAYES ENGINEERING, Inc.

  
Stanley R. Hayes, P.E.  
Principal





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

8/30/2023

Coy Johnson  
609 Gilmer Street  
Sulphur Springs, TX 75482

Re: Availability of Electric Service to County Road 4761, beginning approximately 1.35 miles West of Texas State Highway 19 North

Mr. Johnson:

This letter certifies that Farmers Electric Cooperative is a Certified Electrical Service Provider at the above referenced property.

Farmers Electric Cooperative is a Certified Electrical Service Provider at the above referenced subdivision.

Farmers Electric Cooperative will be available to each individual residential lot, subject to the terms below.

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,

Samantha Crouch  
Farmers Electric Cooperative  
Office: 903-455-1715

DATE 09/15/2023

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

RECEIPT # 210057

TIME 09:26

FILE # M29852

RECEIVED OF: JOHNSON COY

FOR: NORTH ADDITION

DESCRIPTION: PRELIMINARY PLAT FEE PAID - 22 LOTS/TS

AMOUNT DUE \$250.00

AMOUNT PAID \$250.00

BALANCE \$.00

PAYMENT TYPE K

CHECK NO 6912

COLLECTED BY TS

BRASHEAR WATER SUPPLY COR  
P O BOX 36  
BRASHEAR, TX 75420  
903-582-2670

240 5/25/2023 1329 CR 1107 SS#1

SERVICES	Meter Readings		Usage	CHARGES
	Current	Previous		
Water	790600	782500	8100	71.58
State fee				0.36
Total Due				\$71.94
*** After Due Date Penalty 5.00				\$ 76.94 ***

Last payment received 5/15/23 for \$56.54.

BWSC CCR revised report can be found on our website or at  
[brashearwsc.com/documents/482/CCR\\_REPORT\\_2021.pdf](https://brashearwsc.com/documents/482/CCR_REPORT_2021.pdf)  
Now taking credit card payments  
As of Nov. rates will be \$5.75 per 1000g

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BRASHEAR WATER SUPPLY COR  
P O BOX 36  
BRASHEAR, TX 75420  
903-582-2670

240 7/26/2023 1329 CR 1107 SS#1

SERVICES	Meter Readings		Usage	CHARGES
	Current	Previous		
Water	806400	797800	8600	74.45
State fee				0.37
Total Due				\$74.82
*** After Due Date Penalty 5.00				\$ 79.82 ***

Last payment received 7/14/23 for \$66.73.

BWSC CCR revised report can be found on our website or at  
<https://brashearwsc.com/ccr1>  
Now taking credit card payments

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BRASHEAR WATER SUPPLY COR  
 P O BOX 36  
 BRASHEAR, TX 75420  
 903-582-2670

FIRST-CLASS MAIL  
 US POSTAGE PAID  
 Brashear  
 PERMIT NO.36

211 8/25/2023 1331 CR 1107 SS

SERVICES	Current	Meter Readings Previous	Usage	CHARGES
Water	944000	929200	14800	110.10
State fee				0.55

Total Due \$110.65

\*\*\* After Due Date Penalty 5.00 \$ 115.65 \*\*\*

CUSTOMER ACCOUNT	DUE DATE PAST DUE AFTER THIS DATE
211	9/15/2023
TOTAL DUE UPON RECEIPT	AFTER DUE DATE PAY
110.65	115.65

MAIL THIS STUB WITH YOUR PAYMENT

Shropshire Curt #2  
 1331 CR 1107  
 Sulphur Springs TX 75482-7206

Last payment received 8/11/23 for \$152.84.

BWSC CCR revised report can be found on our website or at  
<https://brashearwsc.com/ccr1>  
 Now taking credit card payments

DATE 08/29/2023

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

RECEIPT # 210015

TIME 13:39

FILE # M29851

RECEIVED OF: PERRIN ADDITION

FOR: PERRIN ADDITION

DESCRIPTION: PRELIMINARY PLAT FEES - 2 LOTS WITHOUT FLOOD PLANE  
PAID IN FULL/TS

AMOUNT DUE	\$1,020.00
	-----
AMOUNT PAID	\$1,020.00
	-----
BALANCE	\$ .00

PAYMENT TYPE C  
CHECK NO  
COLLECTED BY TS

