



HOPKINS COUNTY SUB-DIVISION  
CHECK-OFF LIST

- Contact the County Clerk's Office for a copy of the Hopkins County Platting Procedures, Sub-Division Regulations and an Application: 903 438-4074 or 128 Jefferson St. Suite C, Sulphur Springs, TX 75482.
- Contact Hopkins County Environmental Quality for requirements pertaining to on-site sewage facilities and floodplain. The contact number is: 903 885-2732. Plat requirements pertaining to on-site sewage facilities and floodplain information must be approved by this department prior to submittal to Commissioners' Court. Contact the County Fire Department at (903) 439-6235 pertaining to any fire/emergency regulations.
- Contact Ark-Tex Council of Government for 9-1-1 rural addressing for approval of road names to be used in proposed subdivision. The contact number is 888-373-9028. Road names must be approved by 9-1-1 addressing prior to submittal to Commissioners' Court. **(a copy of the plat (8 1/2 X 14) must be submitted to Ark-Tex before they will issue an approval of road names)**

**SUBMIT THE FOLLOWING DOCUMENTATION AT LEAST 14 DAYS PRIOR TO THE CONSIDERATION FOR APPROVAL BY THE COMMISSIONERS' COURT.**

- On-Site Sewage Facility (OSSF) Program Form from Hopkins County Environmental Quality Control.  
*N/A*  Letter from the Hopkins County Fire Department.
- Letter from Water Supply District.
- Letter from Ark-Tex Council of Governments for 9-1-1 addressing.
- Plat size shall be 18" X 24"; three (3) mylar original plats and six (6) reduced paper copies of plat on legal size 8 1/2 " X 14" are required.
- Original Tax Certificate from each taxing entity with jurisdiction of the real property must be attached at time of submittal.
- Deed Restrictions and/or Covenants, if applicable.
- N/A* Bond or Letter of Credit, if applicable.
- Application for Preliminary and/or Final Plat and Application Fee (see page 4, Section 2.02)
- Filing Fee must be paid at time of filing approved plat in the County Clerk's Office.

SUBDIVISION FINAL PLAT APPLICATION FORM  
HOPKINS COUNTY, TEXAS

Please Type or Print Information

*This form shall be completed by the Property Owner or Applicant and submitted to the Subdivision Coordinator's Office along with the required number of copies of the respective plat, fees, and all other required information.*

Type of Plat Submittal:  X  Final Plat   Revision   Cancellation

Proposed Name of Subdivision:  Hargrave Subdivision

Applicant/Property Owner's Name:  Joe Stephens Cole

Mailing Address:  2827 Linhaven Drive

City:  Mesquite  State:  TX  Zip:  75150

Telephone No.:   Fax No.:

Surveyor/Engineer's Name:  Jewel Cahdd, RPLS

Company:  JPH Land Surveying, Inc.

Address:  807 Bluebonnet Drive Suite C

City:  Keller  State:  TX  Zip:  76248

Telephone No.:  817-431-4971 Ext. 2  Fax No.:

Total Acreage of Development:  1.257 Acres  Total Number of Lots:  1

Physical Location of Property:  NE Intersection of State Hwy 154 and Sate Hwy 71

Legal Description of Property:

Intended Use of Lots : *(Check all those that apply)*

Residential (Single Family)   Residential (Multi-family)

X  Other  Commercial Reatil   
*(please specify)*

Property Located Within City ETJ:   Yes  X  No

If Yes, Name of City:

Water Supply:  North Hopkins

Electric Service:

Sewage Disposal:  OSSF

Gas Service:

REASON FOR REVISION:  We are cutting one lot out of the called 63-6/10 acres

Note: *The submission of plans/drawings, calculations, etc., along with this application makes such items public record, and the Applicant understands that they may be viewed and/or reproduced (copied) by the general public.*

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**Property Year 2014**

Information Updated 3/31/2015

Property ID: R000017807 Geo ID: 65.0673.000.001.02

< Previous Property 1 / 13 Next Property >

**Property Details**

Ownership

Available Actions

COLE EDITH FAYE HARGRAVE

JOE S COLE  
2827 LINHAVEN DRIVE  
MESQUITE, TX 75150

Ownership Interest: 1.0000000

4-08-04

Qualified Exemptions

Not Applicable

Legal Information

Legal: Acres: 115.600, ABS: 673, TR: 1-02, SUR: MOORE N

Situs: FM 71 0 W

**Property Valuation History**

Values by Year		2014	2013	2012	2011	2010	n/a
Improvements	+	\$19,750	\$19,750	\$19,750	\$19,750	\$19,750	\$0
Land	+	\$1,440	\$1,080	\$1,080	\$1,080	\$1,080	\$0
Production Market	+	\$165,020	\$123,770	\$123,770	\$123,770	\$123,770	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0	\$0
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	=	\$186,210	\$144,600	\$144,600	\$144,600	\$144,600	\$0
Agricultural Loss	-	\$152,070	\$110,820	\$110,820	\$110,820	\$110,820	\$0
Homestead Cap Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed	=	\$34,140	\$33,780	\$33,780	\$33,780	\$33,780	\$0



Improvement / Buildings Improvement Value: \$19,750

Group Sequence	Code	Building Description	Year Built	Square Footage	Perimeter Footage
1	RES1	RESIDENCE - 1ST FLOOR	1900	1,472	180
2	S4GP	COV PORCH	1900	224	90
3	S7GC	GOOD ATT CARPORT	1900	400	80

Land Details Market Value: \$1,440 Production Market Value: \$165,020 Production Value: \$12,950

Land Code	Acres	Sq. Ft.	Front Ft.	Rear Ft.	Depth	Mkt. Value	Prd. Value
A120	1.000	43,560	0	0		1,440	0
A120	114.600	4,991,976	0	0		165,024	12,950

Deed History

Sold By	Volume	Page	Deed Date Instrument
UNAVAILABLE	012	805	10/11/1978

Property Tax Estimation by Entity / Jurisdiction

Code	Description	Taxable Value	Tax Rate per \$100	Tax Factor applied to Taxable Value	Estimated Tax
060	NORTH HOPKINS ISD	34,140	\$1.25	0.0125	\$426.75
HOP	HOPKINS COUNTY	34,140	\$0.612075	0.00612075	\$208.96
HOS	MEMORIAL HOSPITAL	34,140	\$0.25	0.0025	\$85.35
<b>Total Estimation</b>			<b>\$2.112075</b>	<b>0.02112075</b>	<b>\$721.06</b>

The above property tax estimation is not a tax bill. Do not pay.

Southwest Data Solutions provides this information "as is" without warranty of any kind.  
Southwest Data Solutions is not responsible for any errors or omissions.

ALL PROPOSED SUBDIVISIONS OR DEVELOPMENT PLANS, wherein the wastewater is to be disposed of by means of On-Site Sewage Facilities (OSSF), are required to be reviewed by the permitting authority and

**MUST HAVE THE FOLLOWING MINIMUM INFORMATION SUBMITTED.**

- An overall site plan that provides individual lot sizes and any existing water well locations. Areas for replacement OSSF systems are generally considered adequate when minimum lot sizes, as required by the TCEQ's OSSF rules (30 Texas Administrative Cod (TAC) Chapter 285) are provided. However, if ground surface features or topographies limit a lot's suitable area for an OSSF system smaller than the minimum lot size, then the replacement OSSF area on impacted lots needs to be addressed
- A topographic map with the proposed subdivision location imposed on the map. The map shall be an original or legible copy of a "7.5 degree" map (Department of the Interior Geological Survey map with 10 foot contour intervals). Surface drainage and direction of drainage influenced by slope and other improvements planned for the subdivision shall be indicated on the map.
- A Federal Emergency Management Agency (FEMA) 100-year flood plain map with the proposed subdivision location imposed on the map. The map will be an original or legible copy. A statement regarding whether the proposed subdivision is located in the floodplain of floodway is needed from the local flood plain coordinator/administrator if a FEMA 100-year flood plain map for the area where the proposed subdivision is located is not available or if the subdivision is not in a floodplain or floodway. There's no local flood plain coordinator/administrator, then a statement is needed from the TCRQ Floodplain Management Section regarding the location of the proposed development in the floodplain or floodway.
- A deed restriction requiring an aerobic OSSF or  a soil survey which includes:
- (a)  An original or legible copy of an existing official USDA Natural Resources Conservation Service soil survey map, if one has been completed, with the proposed subdivision location imposed on the map. The soil class and texture information must be in accordance with current 30 TAC Chapter 285 rules for *class and texture*. If there is no official Natural Resources Conservation Service soil survey information available, then soils information as described in the current 30 TAC Chapter 285 rules must be submitted by *class and texture*. This includes a soil texture analysis for each different WSDA *soil association*.
  - (b)  Soil drainage and groundwater information and soil limitations that could affect OSSF disposal, identified by soil scientists in any official soil surveys.
  - (c)  The types of OSSF disposal systems suitable for the soils in the proposed subdivision. A statement may be included to the effect that individual OSSF system selection will be made in conjunction with the site evaluation with respect to the individual site permitting process, in accordance with the 30 TAC Chapter 285 OSSF rules.
- An official county road map with directions to the proposed subdivision

Submittals including all of the above information will be considered administratively complete. Only upon determination that the submittal is administratively complete, staff will provide a technical review of the submittal to determine compliance with 30 TAC Chapter 285 regarding individual lot size requirements and overall site suitability. We will provide a written response to the sender regarding approval within 45 days of receipt of administratively complete planning materials.

OSSF DR

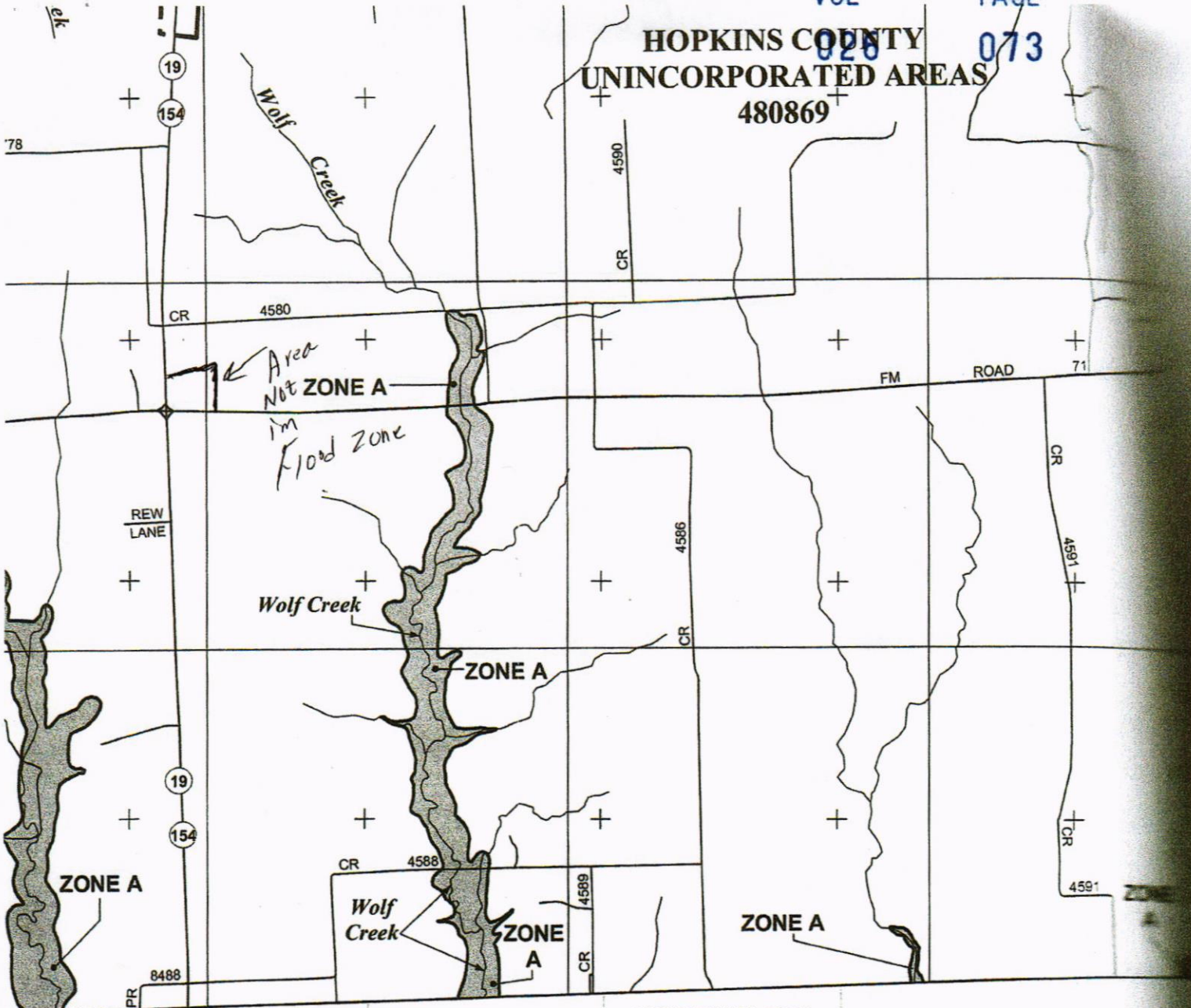
 P.R.

8/19/15



HOPKINS COUNTY UNINCORPORATED AREAS

480869



JOINS PANEL 0225

259<sup>000m</sup>E

260<sup>000m</sup>E

261<sup>000m</sup>E

262<sup>000m</sup>E

263<sup>000m</sup>E











**Debbie Shirley**

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**From:** North <nhwsc@hotmail.com>  
**Sent:** Thursday, August 06, 2015 12:35 PM  
**To:** cclerk@hopkinscountytexas.org  
**Subject:** Dollar General

NORTH HOPIKINS WATER SUPPLY CORP.  
PO BOX 407  
SULPHUR SPRINGS, TEXAS 75483  
903-945-2619

Ms. Shirley -

Please be advised we will provide water for the Dollar General store to be located at the intersection of Texas Highway 19 North and Farm Road 71 East in Sulphur Springs, Texas.

Sincerely,

Billy Emerson  
Manager

**Matthew Martinez**

---

**From:** Devan Pharis <dpharis@vaqueroventures.com>  
**Sent:** Monday, August 03, 2015 5:04 PM  
**To:** Kevin Patel; Matthew Martinez; Jewel Chadd  
**Cc:** Emily Crockett  
**Subject:** FW: Dollar General

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

All,

Below is the best we are going to get from North Hopkins Water. I am still waiting on letter from Mr. Dial.

Please let me know if you need anything else.

Best,

Devan Pharis  
Vaquero Ventures  
3211 West 4th Street  
Fort Worth, TX 76107  
Direct: (940) 550-8068  
Fax: (817) 984-8373  
dpharis@vaqueroventures.com  
[www.vaqueroventures.com](http://www.vaqueroventures.com)

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**From:** North <nhwsc@hotmail.com>  
**Date:** Friday, July 31, 2015 at 11:53 AM  
**To:** Devan Pharis <dpharis@vaqueroventures.com>  
**Subject:** Dollar General

Please be advised that North Hopkins Water Supply Corporation will be the provider for water on Highway 19 North, Sulphur Springs Texas just north of Highway 71 East.

Sincerely,

Billy Emerson  
Manager

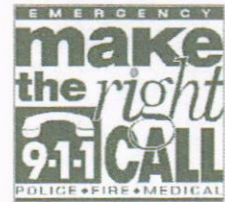




**ARK-TEX  
COUNCIL OF  
GOVERNMENTS**

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TO: DOLLAR GENERAL  
FROM: Sarawut Kelley, 9-1-1 Mapping Technician  
DATE: June 30, 2015  
SUBJECT: **911 Address Verification**

The Ark-Tex Council of Governments provides 9-1-1 addressing for Hopkins County. This letter is verification that 9750 TEXAS HIGHWAY 154/19 NORTH, SULPHUR SPRINGS, TX. 75482 was issued to DOLLAR GENERAL.

The purpose of the addressing system is to allow fire departments, EMS providers and law enforcement officials to reach someone as quickly as possible in the event of an emergency.

In the event of an emergency, please provide the following address to the 9-1-1 dispatcher to assist emergency personnel in finding your location.

**9750 TEXAS HIGHWAY 154/19 NORTH  
SULPHUR SPRINGS, TX 75482**

Because of the critical nature and the potential for saving a life, the county requires each resident to post their address in a location where it can be clearly seen by drivers of emergency vehicles. If you have any questions, please feel free to call the Emergency Communications personnel at the Ark-Tex Council of Governments at 888-373-9028 or (903) 832-8636.

**“PLEASE KEEP THIS PAGE AND INFORMATION  
FOR YOUR RECORDS AND FUTURE USE.”**

ACCT # 65-0338-000-007-22  
 DATE 08/12/2015  
 DJ



**TAX CERTIFICATE**

VOL PAGE  
 026 Cert# 141785  
 FEE 10.00 079

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

Property Description  
 ABS: 338, TR: 7-22, SUR: GRAGG WILLIAM

TOWN - LOCATION- N HWY 19  
 ACRES - 136.460

Values

LAND MKT VALUE	204,690	IMPR/PERS MKT VAL	
LAND AGR VALUE	15,420	MKT. BEFORE EXEMP	15,420
		LIMITED TXBL. VAL	
EXEMPTIONS GRANTED: NONE			

COLE EDITH FAYE HARGRAVE  
 JOE S COLE  
 2827 LINHAVEN DRIVE  
 MESQUITE TX 75150

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 2014	LEVY	P&I	ATTY FEES	AMT DUE
	.00	.00	.00	.00
	-----	-----	-----	-----
	.00	.00	.00	.00
				=====
		<b>TOTAL DUE 08/2015</b>		<b>.00</b>
ACCT # 65-0338-000-007-22		<b>TOTAL DUE 09/2015</b>		<b>.00</b>

**BREAKDOWN OF TAX DUE BY JURISDICTION**

JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
COUNTY	.00	.00	.00	.00
HOSPITAL	.00	.00	.00	.00
NORTH HOPKINS ISD	.00	.00	.00	.00

(CERTIFICATE MAY NOT INCLUDE ALL TAXING JURISDICTIONS)

TAX LEVY FOR THE CURRENT ROLL YEAR: COUN	94.38
TAX LEVY FOR THE CURRENT ROLL YEAR: HOSP	38.55
TAX LEVY FOR THE CURRENT ROLL YEAR: 0060	192.75
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR .....	325.68

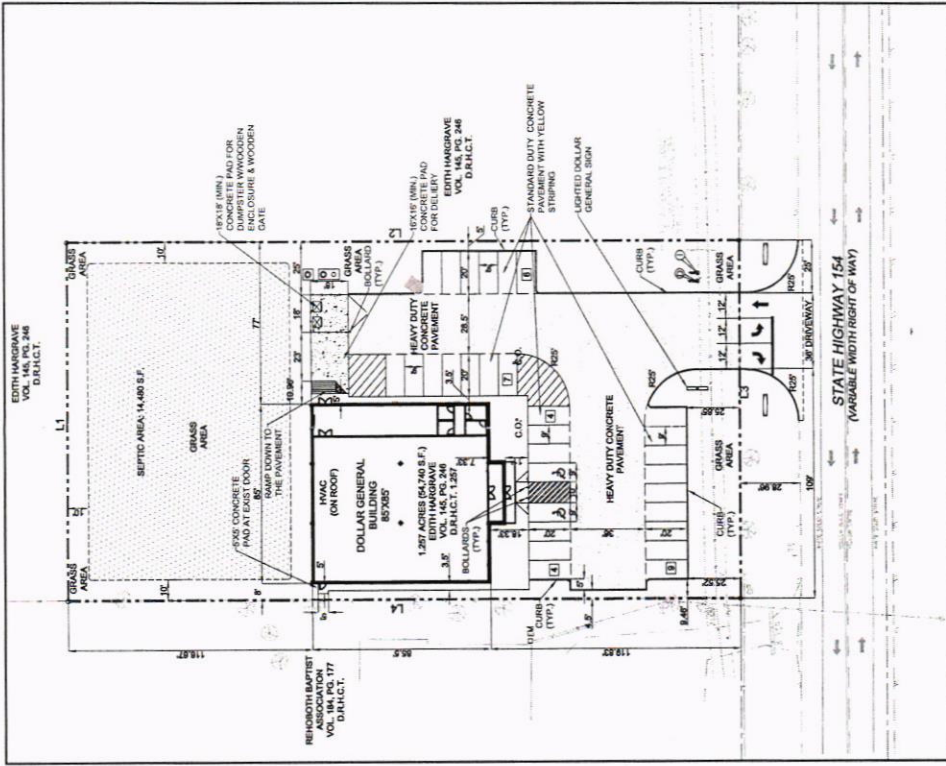
\*\*\*\*\*  
 \* SUBJECT TO ROLLBACK \*  
 \* SUBJECT TO ROLLBACK \*  
 \*\*\*\*\*

REQUESTED BY:

*Dellie Jenkins*  
 \_\_\_\_\_  
 Signature of authorized officer of collecting office



**DOLLAR GENERAL STORE DEVELOPMENT PLANS**  
 1.257 ACRES OUT OF N.F. MOORE SURVEY, ABSTRACT NO. 673  
 CITY OF SULPHUR SPRINGS  
 HOPKINS COUNTY, TEXAS



**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF CITY OF SULPHUR SPRINGS.
2. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION FROM THE CITY OF SULPHUR SPRINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF ALL UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES ARE PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF SULPHUR SPRINGS FOR THE COST OF REPAIRING THE UTILITY.
4. UNDERGROUND FACILITY OWNER TELEPHONE NUMBER: 800-344-8277
5. ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, COAST, SAFETY AND HEALTH REGULATIONS, VOL. 29, SUBPART P, PP. 125.151, AND ANY AMENDMENTS THERE TO.
6. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
7. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SOIL SLOPES, FENCES, CURB/VAULT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
8. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY RECEIVERS FROM STATE REGULATIONS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF SULPHUR SPRINGS FOR THE COST OF REPAIRING THE UTILITY.

**DOLLAR GENERAL NOTES**

1. IF AN UNOCCUPIED VIEW EXISTS OF A RESIDENTIAL BUILDING BETWEEN TENANT PARCEL AND ADJACENT PARCEL, THEN LEISOR SHALL CONSTRUCT A PRIVACY FENCE IN ACCORDANCE WITH THE TENANT'S PROTOTYPE CRITERIA SET PLANS AND ANY APPLICABLE GOVERNMENTAL AGENCIES.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING POSTAL DELIVERY METHOD WITH THE LOCAL JURISDICTION. IF A PHYSICAL MAILBOX IS REQUIRED, GC IS RESPONSIBLE FOR THE PURCHASE, LOCATION, PLACEMENT AND INSTALLATION.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PUBLIC UTILITY CONNECTIONS (ELECTRIC, WATER, GAS, SEPTIC, SEWER) AS WELL AS PROVISIONAL INFRASTRUCTURES REQUIRED BY UTILITY COMPANY.

**SITE DATA SUMMARY CHART**

NUMBER OF LOTS	1
LAND USE DESIGNATION	COMMERCIAL
PROPOSED BUILDING	DOLLAR GENERAL STORE
TOTAL ACRES	1.257 ACRES OR 54,740 SQ. FT.
GROSS ACRES	7,509 SQ. FT.
PROPOSED BLDG. HEIGHT	20'-0"
PERCENTAGE OF SITE COVERAGE	13.79%
IMPERVIOUS COVERAGE	27,097 S.F. OR 49.50%
OPEN SPACE/LANDSCAPE AREA	27,643 S.F. OR 50.50%
STORAGE	100,000 LBS. MAX. STORAGE
MAX. GROUP "A" NO. HIGH RATED	100
MAX. GROUP "B" NO. HIGH RATED	100
MAX. GROUP "C" NO. HIGH RATED	100
COMMODITIES ABOVE 6'	

**BOUNDARY LINE DATA**

LINE NO.	BEARING	DISTANCE
L1	N27°02'27"W	170.00'
L2	S57°48'52"W	322.00'
L3	N27°02'27"E	170.00'
L4	N87°40'52"E	252.50'

**WATER METER & SANITARY SEWER SCHEDULE**

ID	TYPE	SIZE	NO.	SHOULDER	W.H.
1	DOM	1"	1	4"	4"
2	IRR.	3/4"	N/A	N/A	N/A

**LEGEND**

EX. BOUNDARY	---
EX. CURB	---
EX. WATER MAIN	---
EX. SANITARY SEWER	---
EX. SEWER MANHOLE	○
EX. CLEAN OUT	○
EX. POWER POLE	○
EX. FIRE HYDRANT	○
EX. STORM SEWER	---
EX. STORM INLET	○
EX. FENCE	---
EX. WATER METER	○
EX. TREE	○
EX. TELEPHONE	○
EX. FIBER OPTIC CABLE	---
EX. GAS RISER	○
EX. GAS LINE	---
EX. GUARD POST	○
EX. TRAFFIC SIGNS	○

**LEGEND**

P.U.E.	PUBLIC UTILITY EASEMENT
S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATERLINE EASEMENT
G.W.	GAS EASEMENT
E.T.	ELECTRICAL TRANSFORMER
P.H.	FIRE HYDRANT
S.M.	SANITARY SEWER MANHOLE
S.M.	SEWER MANHOLE
S.M.	STORM MANHOLE
B.S.	BUILDING SET BACK
L.S.	LANDSCAPE SETBACK
F.D.C.	FIRE DEPARTMENT CONNECTIONS
P.F.L.	PROPOSED FIRE LANE

**VICINITY MAP**  
N.T.S.

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**DOLLAR GENERAL**  
 9750 TX HWY 154 / 19 NORTH  
 CITY OF THE SULPHUR SPRINGS  
 HOPKINS COUNTY, TX 75482

**TRIANGLE ENGINEERING LLC**  
 7549 HWY 154, SUITE 1100  
 W. HOPKINS, TEXAS 75482  
 TEL: 940-291-1100  
 FAX: 940-291-1101  
 WWW.TRIANGLEENGINEERING.COM

DATE: 05/29/2015  
 SCALE: 1" = 30'  
 PROJECT NO.: 011-15  
 SHEET NO.: 3

**NO. DATE** | **DESCRIPTION**

1	05/22/15	1st CITY SUBMITTAL
2	05/29/15	PER ARCH COMMENTS

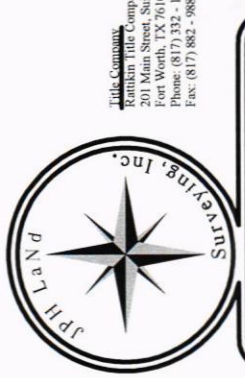
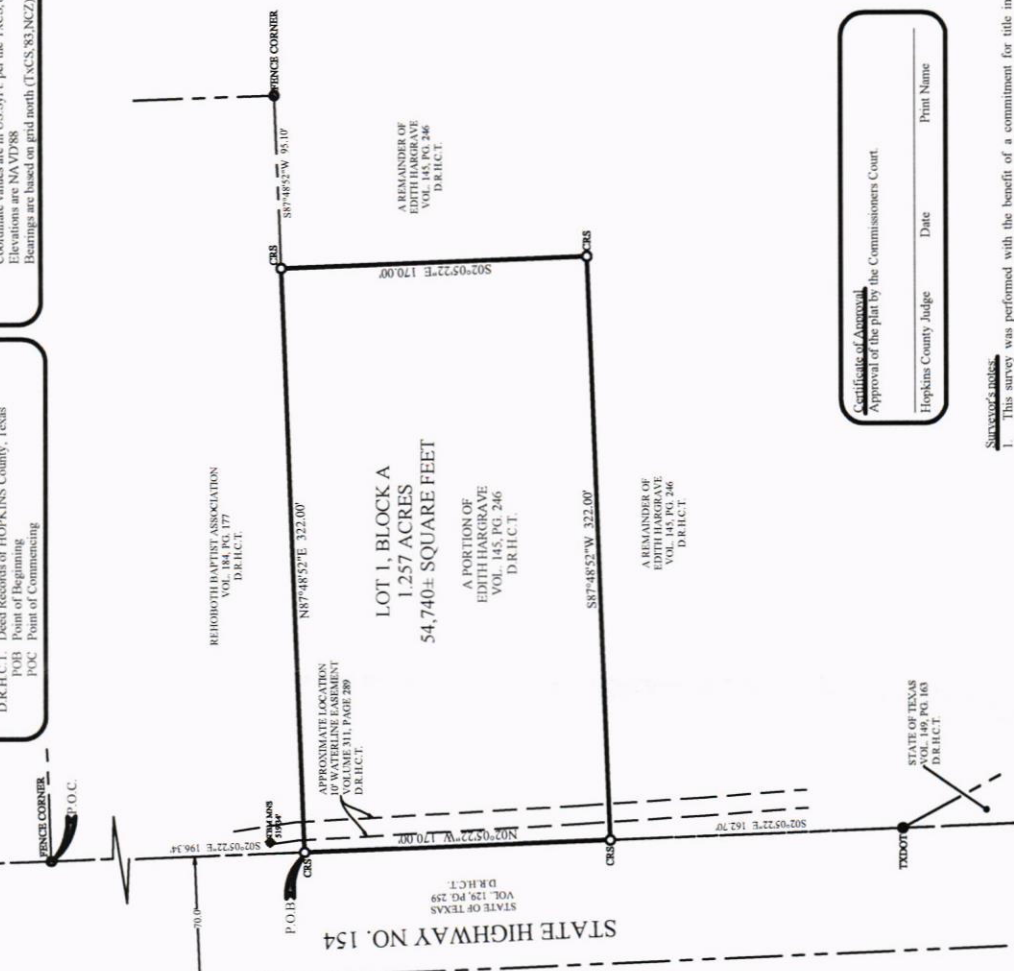






MONUMENTS / HORIZONTAL & VERTICAL DATUMS / BEARING BASIS  
CRS 1/2" rebar stamped "JPH Land Surveying"  
MNS 1/2" Mag nail & washer stamped "JPH Land Surveying"  
TBM 1/2" site benchmark (see vicinity map for general location)  
Coordinates values are in US SPT, per the TACS, 83, NCZ  
Elevations are NAVD83  
Bearings are based on grid north (TACS, 83, NCZ)

LEGEND OF ABBREVIATIONS  
US SPT United States Survey Feet  
TACS, 83, NCZ Texas Coordinate System of 1983, North Central Zone  
NAVD83 North American Vertical Datum of 1988  
P.R.H.C.T. Plat Records of HOPKINS County, Texas  
O.P.R.H.C.T. Official Public Records of HOPKINS County, Texas  
D.R.H.C.T. Deed Records of HOPKINS County, Texas  
POB Point of Beginning  
POC Point of Commencement



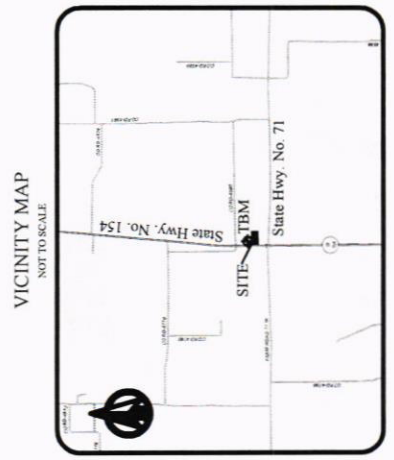
JPH Job No. 2015.022.003 Sulphur Springs, TX - PLAT.dwg  
© 2015 JPH Land Surveying, Inc. - All Rights Reserved  
807 Bluebonnet Drive, Suite C Keller, Texas 76248  
Telephone (817) 431-4971 www.jphlandsurveying.com  
TBPLS Firm #100195-00

Title Company  
Rathkin Title Company  
201 Main Street, Suite 800  
Fort Worth, TX 76102  
Phone: (817) 332-1171  
Fax: (817) 882-9886



- Surveyor's notes:**
- This survey was performed with the benefit of a commitment for title insurance provided by First Alliant National Title Insurance Company, GP Number 15-00575 effective April 29, 2015 and issued May 15, 2015. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey except for those items listed within Schedule B of said commitment. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.
  - On-Site Benchmark - Mag nail with washer stamped "JPH LAND SURVEYING" set in asphalt approximately 20 feet Northeastly from the Northwest corner of the aforementioned 1.257 acre tract and approximately 549.24 feet Northeastly of the intersection of State Highway No. 154 and State Highway No. 71 - Elevation = 519.34'
  - This property lies within ZONE(S) X of the Flood Insurance Rate Map for HOPKINS County, Texas and Incorporated Areas, map no. 48223C0100E, dated March 17, 2011, via scaled map location and graphic plotting only.
  - Purpose of the plat is to create one lot out of a portion of the called 63-6/10 acre tract.
  - Only an Acrebic OSSF may be installed on this site.

**Certificate of Approval**  
Approval of the plat by the Commissioners Court.  
Hopkins County Judge \_\_\_\_\_ Date \_\_\_\_\_ Print Name \_\_\_\_\_



**FINAL PLAT**  
of  
**LOT 1, BLOCK A**  
**HARGRAVE SUBDIVISION**  
1.257 ACRES  
54,740 ± SQUARE FEET  
SITUATED IN THE  
**N. F. MOORE SURVEY**  
**ABSTRACT NO. 673**  
10 MILES NORTH OF SULPHUR SPRINGS  
HOPKINS COUNTY, TEXAS

NORTHEAST INTERSECTION OF STATE HIGHWAY NO. 154  
AND STATE HIGHWAY NO. 71

STATE OF TEXAS §  
COUNTY OF HOPKINS §  
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT, JOE STEPHENS COLE, does hereby adopt this plat designating the herein above described property as **Hargrave Subdivision, Lot 1 of Block A**, an addition to the Hopkins County, Texas, and do hereby dedicate all streets, alleys, and easements shown hereon to the public's use unless otherwise noted.  
Witness under my hand this \_\_\_ day of \_\_\_\_\_, 2015 at \_\_\_\_\_ County, Texas.

By: JOE STEPHENS COLE  
STATE OF TEXAS §  
COUNTY OF HOPKINS §  
BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared JOE STEPHENS COLE, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and considerations expressed therein.  
Given under my hand and seal of office this \_\_\_ day of \_\_\_\_\_, 2015.

Notary Public, State of Texas  
THAT, JUDY LYNN COLE, does hereby adopt this plat designating the herein above described property as **Hargrave Subdivision, Lot 1 of Block A**, an addition to the Hopkins County, Texas, and do hereby dedicate all streets, alleys, and easements shown hereon to the public's use unless otherwise noted.  
Witness under my hand this \_\_\_ day of \_\_\_\_\_, 2015 at \_\_\_\_\_ County, Texas.

By: JUDY LYNN COLE  
STATE OF TEXAS §  
COUNTY OF HOPKINS §  
BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared JUDY LYNN COLE, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and considerations expressed therein.  
Given under my hand and seal of office this \_\_\_ day of \_\_\_\_\_, 2015.

Notary Public, State of Texas

**Surveyor's Certification**

I, Jewel Chadd, a Registered Professional Land Surveyor in the State of Texas, hereby state, to the best of my knowledge and belief, this plat hereby represents an on-the-ground survey performed by me and all the property corners are marked as indicated.  
PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
\*RELEASED FOR REVIEW TO HOPKINS COUNTY ON AUGUST 04, 2015.

Jewel Chadd  
Registered Professional  
Land Surveyor No. 5754  
Email: jewel@jphls.com  
TBD