

Appendix N

REVISION TO PLAT

Name of Subdivision: High Point Estate Phase Two

Recorded in Volume 6, Page 301 of the Plat Records of Hopkins County, Texas

Commissioner Precinct No.: 3

Owner: Mike Moore

Owner's Mailing Address: 8369 Hwy 154 S Sul Spgs. Tx 75482

Owner's Phone Number(s): 903 348-1368

Lots or Tracts to be Revised (include Unit, Section or Phase # if applicable):
Lots 1 + 2

Resulting Lot Number to be Known As: Lot 1R + 2R

Lienholder: Yes No

If yes, Name of Lienholder: _____

(Attach Lienholder's Acknowledgement, Appendix K)

IF REVISED PLAT INCLUDES ANY CHANGES TO AN EXISTING UTILITY EASEMENT, RELEASE OF SAID EASEMENTS BY THE UTILITY PROVIDERS IS REQUIRED BEFORE APPROVAL OR FILING OF SAID PLAT.

The signature affixed below will certify that the owner of the described property does hereby request to revise the plat of the property. The owner certifies that any and all lienholders have acknowledged this revision as per the attached Lienholder's Acknowledgement, if applicable.

Mike Moore
(Owner's Signature)

Mike Moore
(Printed name)

RE-PLAT OF LOTS 1 & 2 HIGH POINT ESTATES, PHASE TWO

PLAT SHOWING A RE-SUBDIVISION OF LOTS 1 & 2 HIGH POINT ESTATES,
PHASE TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 6,
PAGE 301, PLAT RECORDS, HOPKINS COUNTY, TEXAS; (P.R.H.C.T.), BEING A
TRACT IN THE MARIA J. DEBONO SURVEY, ABSTRACT NO. 146,
HOPKINS COUNTY, TEXAS.

OWNERS CERTIFICATE
We, High Point Estates, a Texas Partnership, do hereby certify that we are the owners of the Lots 1 & 2,
High Point Estates, Phase Two tracts situated in Hopkins County, Texas, and described herein, and accept
the terms and conditions hereof, and agree to indemnify and hold the public, for public use of the streets, alleys,
easements and rights of ways as shown hereon.

Kim Moore
An Authorized Representative
STATE OF TEXAS
COUNTY OF HOPKINS
This instrument was acknowledged before me, a Notary Public, by Michael C. Moore in the
capacity above stated, on this _____ day of _____, 2020.

Notary Public, State of Texas

BOUNDARY DESCRIPTION

ALL land, certain 2.42 acre lot, tract or parcel of land situated in the Maria
J. De Bonis Copy Survey, Abstract No. 146, Hopkins County, Texas, being
the same as shown on the plat thereof as recorded in Volume 6, Page 301, Plat Records, Hopkins
County, Texas, (P.R.H.C.T.), said 2.42 acre tract being described by metes and
bounds as follows:
BEGINNING at a 1/2" iron rod and pink cap stamped "Landmark LS" found
at the southeast corner of said Lot 2, and on the east right-of-way line of Jake
Lane;

THENCE S 39°18'00" E along the north line of said Lot 2, and the south line
of said Lot 1, a distance of 420.0 feet to a 1/2" iron rod and pink cap
stamped "Landmark LS" found at a northeast corner of said Lot 2,
southwest corner of said Lot 3, and the west line of said 208.4 acre First
Trust, Abstract No. 146, Hopkins County, Texas, (P.R.H.C.T.);

THENCE S 16°49'37" W along the southeast line of said Lot 2, and
said 208.4 acre tract a distance of 62.83 to a 1/2" iron rod and pink cap
stamped "Landmark LS" found at the southeast corner of said Lot 2 and the
southwest corner of said Lot 3, and the west line of said 208.4 acre First
Trust, Abstract No. 146, Hopkins County, Texas, (P.R.H.C.T.);

THENCE S 78°29'21" W along the south line of said Lot 2, the south line of
said Lot 1, and the east line of said Common Area a distance of 231.88 feet to
a 1/2" iron rod and pink cap stamped "Landmark LS", containing in all
a total distance of 420.0 feet to a 1/2" iron rod and cap
stamped "Landmark LS" found at the northeast corner of said Lot 1, the
southwest corner of a color 0.24 acre tract described in instrument No.
2017-1343, Official Public Records, Hopkins County, Texas, (O.P.R.H.C.T.);

THENCE N 20°41'46" W (Basis of Bearings) along the west line of said
Lot 1, and the east line of said Common Area a distance of 231.88 feet to
a 1/2" iron rod and pink cap stamped "Landmark LS", containing in all
a total distance of 420.0 feet to a 1/2" iron rod and pink cap
stamped "Landmark LS" found;

THENCE along the north line of said Lot 1, the northeast line of said
Lot 2, and said south right-of-way line, along a curve to the left having a
central angle of 146°34' feet, a chord 32.97 feet, and
passing a 1/2" iron rod and pink cap stamped "Landmark LS" found at the
southeast corner of said Lot 2, and the northeast corner of said Lot 1,
containing in all a total length of 180.0 feet, to the POINT OF
BEGINNING and containing 2.42 acres of land, more or less.

KNOW ALL MEN THESE PRESENTS:
That I, Stephen A. Hudson, Notary Public, State of Texas, do hereby certify
that the plat hereon represents an accurate survey made on the ground on December 30th, 2019,
and the boundaries as located are according to the recorded references shown. Except as shown,
there are no other claims, encumbrances or other interests shown or claimed on the
premises and that no income has been copied, express or implied, to copy the survey except as is
necessary in conjunction with the original instrument.

Stephen A. Hudson, Notary Public, State of Texas, do hereby certify that the plat hereon represents an accurate survey made on the ground on December 30th, 2019, and the boundaries as located are according to the recorded references shown. Except as shown, there are no other claims, encumbrances or other interests shown or claimed on the premises and that no income has been copied, express or implied, to copy the survey except as is necessary in conjunction with the original instrument.

This instrument was acknowledged before me, a Notary Public, on this 3th day of February, 2020,
by Stephen A. Hudson.

Notary Public, State of Texas

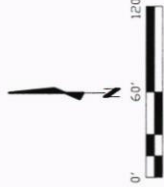
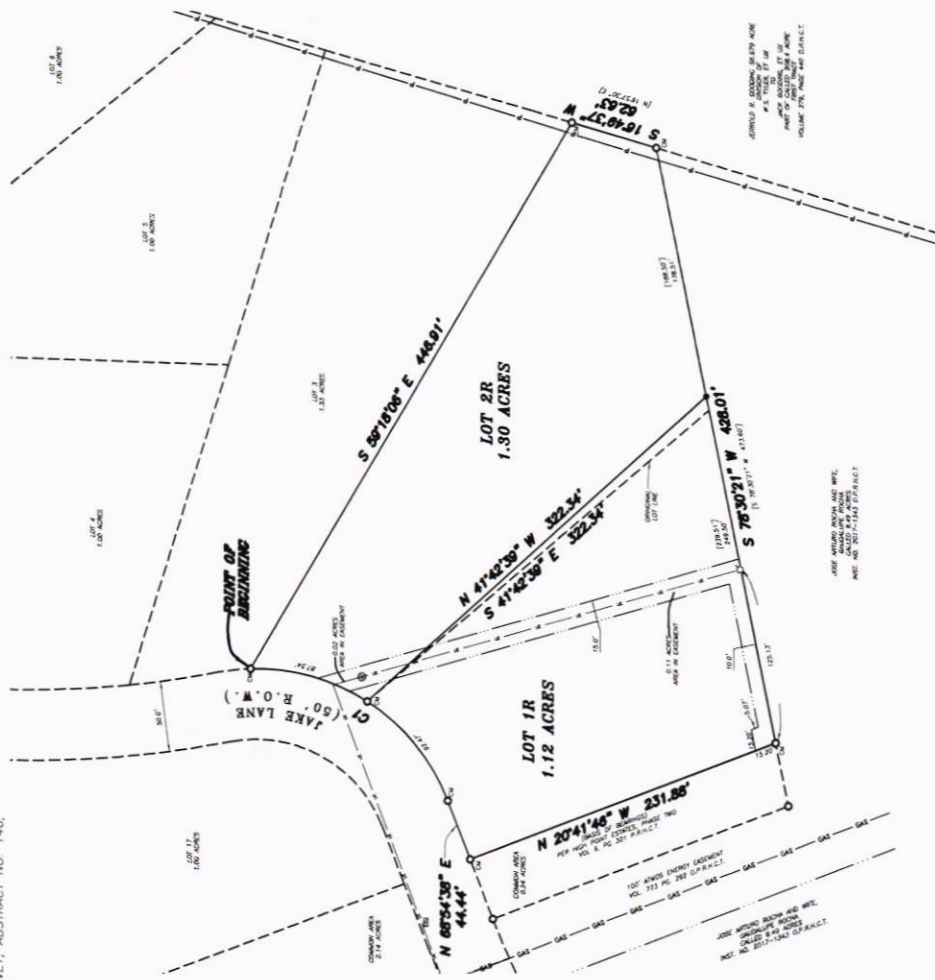
CERTIFICATE OF COUNTY APPROVAL

I, Tracy Smith, County Clerk of Hopkins County, Texas, do hereby certify that on the _____ day
of _____ A.D., 2020, the Commissioners' Court of Hopkins County, Texas, passed an
Order authorizing the filing for record purposes only this Plat, and said Order has been duly
entered in the minutes of the said Court in Book _____ Page _____

WITNESS MY HAND AND SEAL OF OFFICE this the _____ day of _____ A.D., 2020.

Tracy Smith, County Clerk
Hopkins County, Texas

Robert Newsum, County Judge
Hopkins County, Texas



SCALE: 1"=60'	DATE: 02/05/2020
REPLAT	SURVEYED BY: SH
SHEET 1 OF 1	DRAWN BY: ZAM
REV: 000	TECHNICIAN: SH
	JOB NO.: 00000001

WEST
101 Bill Bradford Road, Suite 13
Dallas, Texas 75243
Phone: 972-488-3400 Fax: 972-488-9555
Firm License No. 00024800
www.west.com

LEGEND
Overhead Powerline
Mud Power Pole
Culvert
Mudstone
Stomped Landmark LS
1/2" Iron Rod Found w/Cap
Stomped Landmark LS
1/2" Iron Rod Found w/Cap
Stomped "Cooper"

NOTE: The bearings are based on the west line of Lot 1 of High Point Estates, Phase Two, according to the plat thereof, recorded in Vol. 6, Pg. 301, P.R.H.C.T.
NOTE: This survey was prepared without the benefit of a title report or title commitment. There may be other interests in the property shown hereon which are not shown on this plat.
FLOOD NOTE: By graphic plotting only, this property DOES NOT appear to be within a 100 year flood zone.
Production of this plat is subject to the State Map No. 4825250223L, dated March 17, 2011, published by the Federal Emergency Management Agency.

ACCT # 60-0146-200-006-00
 DATE 02/13/2020
 SP

TAX CERTIFICATE



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

Cert# 191162
 FEE 10.00

Property Description
 BLK: 200, ABS: 146, LOT: 6, SUBD: HIGH POINT ESTATES PHASE II
 PROP TYPE-E
 PCT OWNER-100.000

TOWN - LOCATION- CARSTON COURT
 ACRES - 21.630

Values

LAND MKT VALUE	75,710	IMPR/PERS MKT VAL	1,460
LAND AGR VALUE		MKT. BEFORE EXEMP	77,170
EXEMPTIONS GRANTED: NONE		LIMITED TXBL. VAL	

HIGH POINT ESTATES
 8369 TX HWY 154 S

SULPHUR SPRINGS TX 75482

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 2019	LEVY	P&I	ATTY FEES	AMT DUE
	.00	.00	.00	.00
	.00	.00	.00	.00
		TOTAL DUE 01/2020		.00
		TOTAL DUE 02/2020		.00

ACCT # 60-0146-200-006-00

BREAKDOWN OF TAX DUE BY JURISDICTION

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

(CERTIFICATE MAY NOT INCLUDE ALL TAXING JURISDICTIONS)

TAX LEVY FOR THE CURRENT ROLL YEAR: COUN 482.23
 TAX LEVY FOR THE CURRENT ROLL YEAR: HOSP 192.93
 TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR 675.16
 REQUESTED BY:
 HIGH POINT ESTATE PHASE2

Debbie Mitchell SP
 Signature of authorized officer of collecting office

TAX CERTIFICATE

ACCT # 60-0146-200-006-00
 DATE 02/13/2020
 PB

Cert# 190555



SULPHUR SPRINGS ISD
 631 CONNALLY
 SULPHUR SPRINGS, TX 75482
 (903) 885-2153

Property Description		PROP TYPE-E
BLK: 200, ABS: 146, TR: 6, DIVISION OF JACK GOODING PROPERTY		PCT OWNER-100.000
TOWN -	LOCATION-	CARSTON COURT
ACRES -	1.000	

Values			
LAND MKT VALUE	75,710	IMPR/PERS MKT VAL	1,460
LAND AGR VALUE		MKT. BEFORE EXEMP	77,170
		LIMITED TXBL. VAL	1,460
EXEMPTIONS GRANTED: NONE			

HIGH POINT ESTATES
 8369 TX HWY 154 S

SULPHUR SPRINGS TX 75482

I, SANDRA GIBBY, TAX COLLECTOR FOR THE SULPHUR SPRINGS INDEPENDENT SCHOOL DISTRICT DO HEREBY CERTIFY AND OTHERWISE GUARANTEE THAT THE TAX LEVYS, PENALTIES/INTEREST AND ATTORNEY FEES DUE IN THE CURRENT MONTH FOR THE ABOVE DESCRIBED PROPERTY ARE AS LISTED BELOW:

TAXES 2019	LEVY	P&I	ATTY FEES	AMT DUE
	.00	.00	.00	.00
	.00	.00	.00	.00
		TOTAL DUE 02/2020		.00
		TOTAL DUE 03/2020		.00

ACCT # 60-0146-200-006-00

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
SULPHUR SPRINGS ISD	.00	.00	.00	.00

TAX LEVY FOR THE CURRENT ROLL YEAR: 0086 988.15
 TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR 988.15

REQUESTED BY:

Sandra Gibby PB

Signature of authorized officer of collecting office