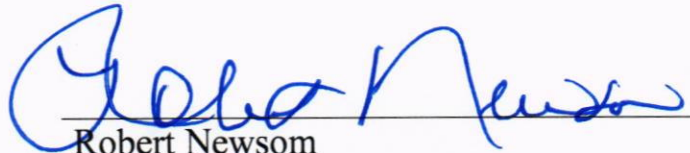


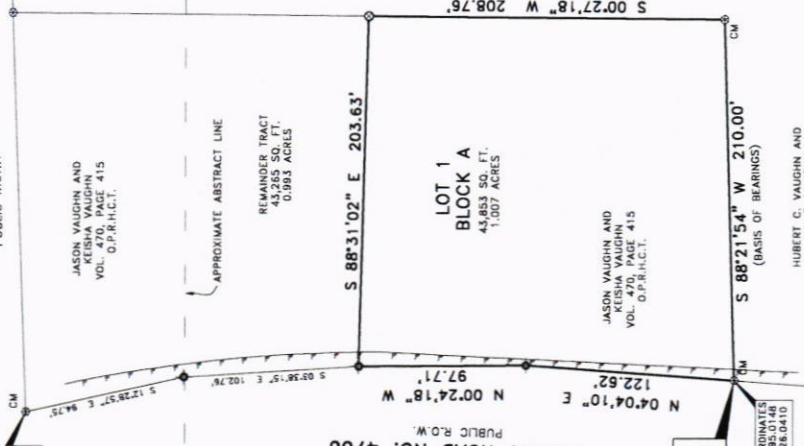
## WAIVER OF SUBDIVISION RULES

The Commissioners Court of Hopkins County, having received the recommendation of County Commissioner Precinct 4, Joe Price, hereby grants the Variance Request of Jason Vaughn regarding the property described as 1.007 acres noted as Lot 1, Block A, Volume 470, Page 415 located on County Road 4766.

By a vote of 4 yeas and 0 naves, the Court grants the Waiver of the Hopkins County Subdivision Rules as to the above described property.



Robert Newsom  
Hopkins County Judge



**COUNTY ROAD NO. 4772**  
PUBLIC R.O.W.

**COUNTY ROAD NO. 4766**  
PUBLIC R.O.W.

**LOT 1  
BLOCK A**  
43,853 SQ. FT.  
1.007 ACRES

**REMAINDER TRACT**  
43,265 SQ. FT.  
0.993 ACRES

**JASON VAUGHN AND  
KEISHA VAUGHN**  
VOL. 470, PAGE 415  
D.P.R.H.C.T.

**JASON VAUGHN AND  
KEISHA VAUGHN**  
VOL. 470, PAGE 415  
D.P.R.H.C.T.

**HUBERT C. VAUGHN AND  
JAN E. VAUGHN**  
VOL. 440, PAGE 379  
D.P.R.H.C.T.

**RICHARD MILLER SURVEY**  
ABSTRACT NO. 587

**JASON VAUGHN AND  
KEISHA VAUGHN**  
VOL. 470, PAGE 415  
D.P.R.H.C.T.

**HUBERT C. VAUGHN AND  
JAN E. VAUGHN**  
VOL. 440, PAGE 379  
D.P.R.H.C.T.

**G.P.S. COORDINATES**  
N=7,150,210.9845  
E=2,847,407.0533

**G.P.S. COORDINATES**  
N=7,150,795.0148  
E=2,847,458.0418

**POINT OF BEGINNING**

**LEGEND**  
CM CONTROLLING MONUMENT  
⊗ 1/2" IRON ROD SET WITH A YELLOW PLASTIC CAP  
○ 1/2" IRON ROD FOUND  
⊗ 3/8" IRON ROD FOUND  
⊗ MAG NAIL SET



**VICINITY MAP  
(NOT TO SCALE)**

WHEREAS, JASON VAUGHN and KEISHA VAUGHN are the sole owners of a tract of land situated in the Richard Miller 220 acre Survey, Abstract No. 587, Hopkins County, Texas, said tract being recorded in Volume 470, Page 415, Hopkins County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 3/8 inch iron rod found for corner, said corner being the Northwest corner of a 1/2 acre tract owned by Jason Vaughn and Jan E. Vaughn by deed recorded in Volume 440, Page 379, Official Public Record, Hopkins County, Texas, said corner line in the center line of County Road No. 4766 (a public right-of-way);

**THENCE**, North 04 degrees 04 minutes 10 seconds West, along said County Road No. 4766, a distance of 122.62 feet to a mag nail set for corner;

**THENCE**, North 00 degrees 24 minutes 18 seconds West, along said County Road No. 4766, a distance of 97.71 feet to a mag nail set for corner;

**THENCE**, South 88 degrees 31 minutes 02 seconds West over and across said Vaughn tract (Volume 460, Page 491) a distance of 203.63 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBC SURVEYING" for corner, said corner being in a West line of said Vaughn tract (Volume 440, Page 379);

**THENCE**, South 00 degrees 27 minutes 18 seconds West, along said Vaughn tract (Volume 440, Page 379) a distance of 210.00 feet to a 3/8 inch iron rod found for corner, said corner being an inside all corner of said Vaughn tract (Volume 440, Page 379);

**THENCE**, South 88 degrees 21 minutes 54 seconds West, along a North line of said Vaughn tract (Volume 440, Page 379) a distance of 210.00 feet to the POINT OF BEGINNING and containing 43,853 Square Feet or 1.007 acres of land.

THE STATE OF TEXAS §  
COUNTY OF HOPKINS §

**"PRELIMINARY - FOR REVIEW ONLY"**  
Bryan Connolly, Registered Professional / Licensed State Land Surveyor Date License No. 5513

**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 TCED approved public water supply system (described below), or other domestic water supply subject to approval by the Hopkins County Commissioners' Court.

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

Other Proposed Domestic Water Supply (Please specify): \_\_\_\_\_  
CERTIFICATE OF RECORDING  
THE STATE OF TEXAS §  
COUNTY OF HOPKINS §

I, \_\_\_\_\_ County Clerk of Hopkins County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed and recorded in my office on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ m., in the Real Property Records of Hopkins County, Texas in Volume \_\_\_\_\_ Page \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

PLANNING & SURVEYING  
Main Office  
12025 Shiloh Road, Ste. 230  
Dallas, TX 75228  
P 214.349.9485  
F 214.349.2216  
SURVEYING TEXAS LLC Firm No. 10168800  
www.cbgtk.com  
P.O. Box 7482 Sulphur Springs, TX 75482

**PRELIMINARY PLAT OF  
VAUGHN SUBDIVISION**  
LOT 1, BLOCK A  
43,853 SQ. FT. / 1.007 ACRES  
RICHARD MILLER 220 ACRE SURVEY ABSTRACT NO. 587  
HOPKINS COUNTY, TEXAS

JASON VAUGHN and KEISHA VAUGHN  
3314 C.R. 4766  
SULPHUR SPRINGS, TEXAS 75482

SCALE: 1"=50' / DATE: 08/17/2020 / JOB NO. 201252-01 / DRAWN BY: RL

**CERTIFICATE OF DEDICATION BY OWNER**  
THE STATE OF TEXAS §  
COUNTY OF HOPKINS §

KNOW ALL MEN BY THESE PRESENTS, that I, JASON VAUGHN and KEISHA VAUGHN, owner of 2,000 acres of land out of the Richard Miller 220 acre Survey, Abstract No. 587, Hopkins County, Texas, do hereby dedicate to me by deed dated January 24, 2004, and recorded in Volume 470, Page 415, Official Public Record, Hopkins County, Texas, DO HEREBY SUBDIVIDE 1,000 acres of land out of said Survey, to be known as the VAUGHN SUBDIVISION, into two lots, one of which is the subject of this plat and all easements or restrictions hereon shall be subject to any and all assessments or restrictions hereon as shown hereon, to be used for the use of the streets and easements shown hereon. WITNESS MY HAND, this the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2020.

(Owner's name) \_\_\_\_\_ (Owner's name) \_\_\_\_\_  
THE STATE OF TEXAS §  
COUNTY OF HOPKINS §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purposes and consideration of therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2020.

in and for the State of Texas  
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, do 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 TCED.

On Site Inspector Date  
License No. \_\_\_\_\_

Notary Public in and for the State of Texas  
HOPKINS COUNTY JUDGE  
HOPKINS COUNTY CLERK

APPROVED BY COMMISSIONERS' COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
Texas

THE STATE OF TEXAS §  
COUNTY OF HOPKINS §

SWORN TO AND SUBSCRIBED before me by \_\_\_\_\_ on \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas  
HOPKINS COUNTY JUDGE  
HOPKINS COUNTY CLERK

ATTEST: \_\_\_\_\_

THE STATE OF TEXAS §  
COUNTY OF HOPKINS §

I, \_\_\_\_\_ County Clerk of Hopkins County, Texas, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, \_\_\_\_\_, 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., 20\_\_\_\_.

HOPKINS COUNTY, TEXAS  
COUNTY CLERK

HOPKINS COUNTY, TEXAS  
COUNTY JUDGE

HOPKINS COUNTY, TEXAS

**SURVEYOR'S NOTES:**  
1) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL, AS OBSERVED BY GPS. MAKE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR THIS TRACT.  
2) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.  
3) ALL LOT CORNERS ARE MONUMENTED WITH 1/2 INCH IRON UNLESS OTHERWISE NOTED.