

APPLICATION FOR VARIANCE

Now comes Joe Jennings, Applicant, who requests permission from the Hopkins County Commissioners Court for a variance from the County Subdivision Rules and Regulations.

Applicant makes this Variance Application to resolve practical difficulties or unnecessary physical hardships that have resulted from the size, shape, dimensions, or other physical conditions of the location or in the immediate vicinity of the property described in the attached exhibit.

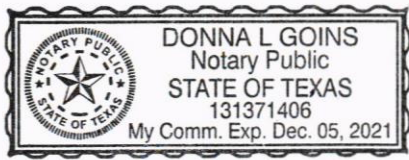
Specifically, Applicant requests the Variance for the following reasons:

A variance to the area regulation requirement of a minimum of one acre, free of easements; to allow for a request from ONCOR to place a ten foot easement across the front of the lots in the Beckham Addition for electric service. The variance, if granted, will require all OSSF spray heads to be located on the rear one half acre of each lot.

Joe Jennings
Signature of Applicant

Signed and sworn before Donna L. Goins, Notary Public, on the 9th day of October, 2020.

Donna L. Goins
Notary Public



ORDER

The Hopkins County Commissioners Court, having reviewed the Application for Variance filed by _____ hereby grants denies (check decision of the Court) the Application.

Filed this the 12 day of October, 2020.

[Signature]
County Judge

PRELIMINARY PLAT OF BECKHAM ADDITION

FINAL PLAT SHOWING A SUBDIVIDING OF A 13.03 ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JOHN J. GRANT SURVEY, ABSTRACT NO. 351, HOPKINS COUNTY, TEXAS, BEING PART OF THE REMAINDER OF A CALLED 46 ACRE TRACT TWO DESCRIBED IN A DEED TO JOE JENNINGS AND WIFE, PATRICIA JENNINGS AS RECORDED IN VOLUME 524, PAGE 263, OFFICIAL PUBLIC RECORDS, HOPKINS COUNTY, TEXAS.

OWNERS CERTIFICATE

We, Joe Jennings and Patricia Jennings, do hereby certify that we are the owners of this 13.03 acre tract in Hopkins County, Texas, described herein, and accept this plat of said tract and do hereby dedicate to the public for public use the streets, alleys, easements and rights of ways as shown hereon.

Joe Jennings Patricia Jennings
STATE OF TEXAS
COUNTY OF HOPKINS
This instrument was acknowledged before me, a Notary Public, by Joe Jennings in the capacity above stated, on this _____ day of _____, 2020.

Notary Public, State of Texas
STATE OF TEXAS
COUNTY OF HOPKINS
This instrument was acknowledged before me, a Notary Public, by Patricia Jennings in the capacity above stated, on this _____ day of _____, 2020.

Notary Public, State of Texas

CERTIFICATE OF COMMISSIONER'S COURT
APPROVED by the Commissioner's Court of Hopkins County, Texas, on the _____ day of _____, 2020.

County Judge; Acting on behalf of the Commissioners
Court of Hopkins County, State of Texas

Attest: Hopkins County Clerk

BOUNDARY DESCRIPTION

ALL that certain 13.03 acre lot, tract or parcel of land situated in the John J. Grant Survey, Abstract No. 351, Hopkins County, Texas, and being part of the remainder of a called 46 acre Tract Two described in a deed from Loper Emmett, et al to Joe Jennings and wife, Patricia Jennings as recorded in Volume 524, Page 263, Official Public Records, Hopkins County, Texas, (O.P.R.H.C.T.), said 13.03 acre tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod and pink cap stamped "Landmark 15" found at a northeast corner of said remainder of a called 46 acre Tract Two and on the west line of a called 28.326 acre tract described in a deed to Linda Williams as recorded in Volume 224, Page 412, Real Property Records, Hopkins County, Texas, (R.P.R.H.C.T.), from which a 1/2" iron rod found at the northwest corner of said 28.326 acre tract, on the south line of a called 26.553 acre tract. One described in a deed to Sarah Jo Dibbs L/E as recorded in Volume 874, Page 915, O.P.R.H.C.T., and in County Road #760, bears N 0310'58" W a distance of 55.68 feet for reference;

THENCE S 0310'58" E along a east line of said remainder of a called 46 acre Tract Two and the west line of said 28.326 acre tract a distance of 959.72 feet to a 1/2" iron rod and pink cap stamped "EST" set for corner, from which a 1/2" iron rod found at a ell corner of said remainder of a called 46 acre Tract Two and the southwest corner of said 28.326 acre tract, bears S 0310'58" E a distance of 229.35 feet for reference;

THENCE S 8750'47" W a distance of 260.22 feet to a 1/2" iron rod and pink cap stamped "EST" set for corner;

THENCE S 0310'58" E a distance of 182.51 feet to a 1/2" iron rod and pink cap stamped "EST" set for corner;

THENCE S 8750'47" W a distance of 351.55 feet to a 1/2" iron rod and pink cap stamped "EST" set for corner;

THENCE N 0209'13" W a distance of 292.96 feet to a 1/2" iron rod and pink cap stamped "Landmark 15" found at an ell corner of said remainder of a called 46 acre Tract Two and at the southeast corner of a called 10.30 acre Tract described in a deed to Christopher T. Alexander and Anja Alexander as recorded in instrument No. 2019-3237, O.P.R.H.C.T.;

THENCE N 0317'06" E along a west line of said remainder of a called 46 acre Tract Two and the east line of said 10.30 acre tract a distance of 677.37 feet to a 1/2" iron rod and pink cap stamped "EST" found at a northwest corner of said remainder of a called 46 acre Tract Two and at the southwest corner of a called 1.00 acre tract described in a deed to Renee Patricia Jennings as recorded in instrument No. 2020-0218, O.P.R.H.C.T.;

THENCE N 8750'47" E along a north line of said remainder of a called 46 acre Tract Two and the south line of said 1.00 acre tract a distance of 257.36 feet to a 1/2" iron rod and pink cap stamped "EST" found at an ell corner of said remainder of a called 46 acre Tract Two and the southeast corner of said 1.00 acre tract;

THENCE N 0209'13" W along a west line of said remainder of a called 46 acre Tract Two and the east line of said 1.00 acre tract a distance of 174.93 feet to a 1/2" iron rod and pink cap stamped "EST" found at a northeast corner of said remainder of a called 46 acre Tract Two and the northeast corner of said 1.00 acre tract;

THENCE N 8750'47" E along the north line of said remainder of a called 46 acre Tract Two a distance of 275.48 feet to the POINT OF BEGINNING and containing 13.03 acres of land, more or less.

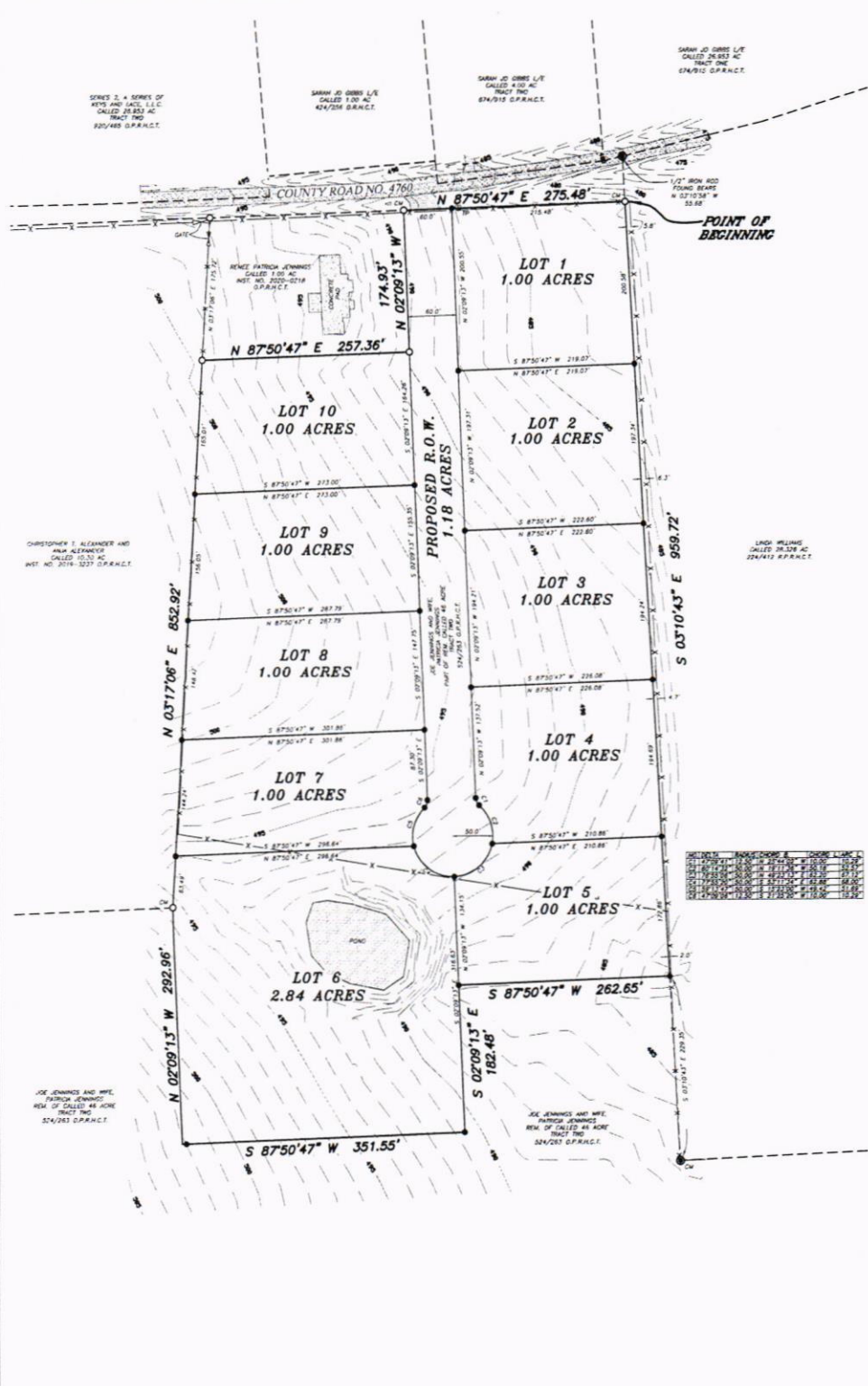
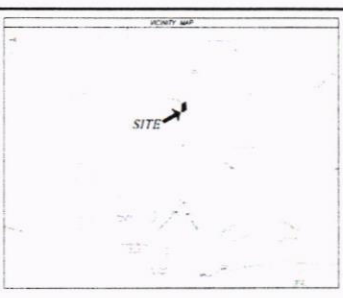
KNOW ALL MEN THESE PRESENTS:
That I, Stephen A. Hudson, Registered Professional Land Surveyor, State of Texas, do hereby certify that the plat hereon represents an accurate survey made on the ground on July 20, 2020 and the boundaries as located are according to the recorded references shown. Except as shown, this property abuts a public roadway, and there are no visible conflicts, encroachments, or overlapping of improvements. This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

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.
Stephen A. Hudson, R.P.L.S. NO. 4896

Date: 10/07/2020

STATE OF TEXAS
COUNTY OF HOPKINS
This instrument was acknowledged before me, a Notary Public, on this 7th day of October, 2020, by Stephen A Hudson

Notary Public, State of Texas

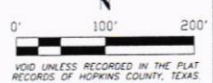


Lot	Area (Acres)	Perimeter (Feet)
1	1.00	1,100.00
2	1.00	1,100.00
3	1.00	1,100.00
4	1.00	1,100.00
5	1.00	1,100.00
6	2.84	1,100.00
7	1.00	1,100.00
8	1.00	1,100.00
9	1.00	1,100.00
10	1.00	1,100.00

NOTE: The Bearings are based on the Texas State Plane NAD 83, Texas North Central Zone, FIPSZONE 4202. NOTE: This survey was prepared without the benefit of a title report or title commitment. There may be additional easements or encumbrances affecting this tract that are not shown hereon. FLOOD NOTE: By graphic platting only, this property DOES NOT appear to be within a 100 year flood zone area, according to Flood Insurance Rate Map No. 48233C0225E, dated March 17, 2011, published by the Federal Emergency Management Agency.

The undersigned does hereby certify that this plat represents an accurate survey made on the ground on July 20, 2020, and the boundaries as located are according to the recorded references shown. Except as shown, this property abuts a public roadway, and there are no visible conflicts, encroachments, or overlapping of improvements. This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

Client: Joe Jennings



VOID UNLESS RECORDED IN THE PLAT RECORDS OF HOPKINS COUNTY, TEXAS

LEGEND	Barbed Wire Fence
CW Control Monument	
● 1/2" Iron Rod Set w/Pink Cap Stamped "EST"	
○ 1/2" Iron Rod Found w/Cap Stamped "Landmark 15"	
● 1/2" Iron Rod Found	

PRELIMINARY PLAT	SCALE: 1"=100'
SHEET 1 OF 1	DATE: 10/07/2020
REVISIONS:	SURVEYED BY: A.A.
	DRAWN BY: F.D.
	TECHNICIAN: F.D.
	JOB NO. 6009262