

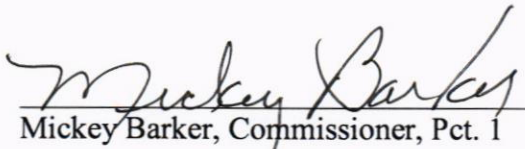
# ORDER

On December 21, 2020, the Commissioners' Court of Hopkins County, Texas, met in Regular Session. During such session the court considered a request from Brandon Ray Buckland and Rachel Ann Buckland for the closure of a portion of County Road 3602 as further described as **the closing of approximately 407 feet on the western end of CR 3602, a dead end road in Dike, Texas** in Exhibit A attached hereto as Warranty Deed With Vendor's Lien.

A motion was made, seconded and carried with a majority vote of the court for approval of the closure of a portion of County Road 3602 located in Precinct 3 of Hopkins County, Texas.

**APPOINTED AND APPROVED** by the Hopkins County Commissioners' Court at the regularly scheduled meeting on the 21<sup>st</sup> day of December, 2020.

  
Robert Newsom, Hopkins County Judge


  
Mickey Barker, Commissioner, Pct. 1

  
Greg Anglin, Commissioner, Pct. 2

  
Wade Bartley, Commissioner, Pct. 3

  
Joe Price, Commissioner, Pct. 4

ATTEST:

  
Tracy Smith, COUNTY CLERK



**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**WARRANTY DEED WITH VENDOR'S LIEN**

**DATE:** May 19, 2020

**GRANTOR:** BILLY HATLEY and wife, MARIA HATLEY and STACY LYNN HATLEY, a single woman

**GRANTOR'S MAILING ADDRESS:** 1439 Parkway Drive, Panama City, Florida 32404 and 8846 Christie Drive, Largo, Florida 33771, Respectively

**GRANTEE:** BRANDON RAY BUCKLAND and RACHEL ANN BUCKLAND

**GRANTEE'S MAILING ADDRESS:** 263 CR 3602, Dike, Texas 75437

**LENDER:** TEXAS FARM CREDIT SERVICES, FLCA

**LENDER'S MAILING ADDRESS:** 1305 Shannon Road East, Sulphur Springs, Texas 75482

**CONSIDERATION:** Ten Dollars and other valuable consideration, the receipt and sufficiency are hereby acknowledged, and the further consideration of the execution and delivery by Grantee of a promissory note of even date in the principal amount of \$160,000.00, payable to the order of Lender in monthly installments as therein provided and bearing interest at the rate therein specified and providing for acceleration of maturity in the event of default and for attorney's fees, the payment of which is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to Mark A. Milla, Trustee.

**PROPERTY** (including any improvements): ALL that certain 49.88 acre lot, tract or parcel of land situated in the Ocela Borb Survey, Abstract No. 50, Hopkins County, Texas, being all of the remainder of a called 60 acre tract described in a deed from Billy Hatley and Maria Hatley to Stacy Lynn Hatley as recorded in Volume 926, Page 681, Official Public Records, Hopkins County, Texas, (O.P.R.H.C.T.), said 49.88 acre tract being described by metes and bounds as follows:

**BEGINNING** at a mag nail found at the northeast corner of said remainder of a called 60 acre tract, the northwest corner of a called 8.90 acre tract described in a deed to Hopkins County Precinct 3 as recorded in Instrument No. 2020-200, O.P.R.H.C.T., on a south line of a called 39.551 acre Tract One described in a deed to Douglas Zane Burkham and wife, Deborah Leigh Burkham as recorded in Instrument No. 2017-5690, O.P.R.H.C.T., and being in the centerline of County Road No. 3564, from which a 3/8" iron rod found at the northeast corner of said 8.90 acre tract, and southeast corner of said 39.551 acre Tract One, bears N 87°53'32" E a distance of 228.10 feet for reference;

**THENCE** S 01°46'17" E along the east line of said remainder of a called 60 acre tract and the west line of said 8.90 acre tract, at a distance of 978.91 feet passing a 1/2" iron rod and

pink cap stamped "Landmark LS" found at the southwest corner of said 8.90 acre tract and the northwest corner of a called 0.82 acre tract described in a deed to Hopkins County Precinct 3 as recorded in Instrument No. 2020-212, O.P.R.H.C.T., continuing along the east line of said remainder of a called 60 acre tract and the west line of said 0.82 acre tract, in all a total distance of 1217.26 to a 1/2" iron rod and pink cap stamped "Landmark LS" found at the southeast corner of said remainder of a called 60 acre tract, the southwest corner of said 0.82 acre tract, on the north line of a called 3 acre Tract One described in a deed to Alvin E. Penner and wife, Anita Penner as recorded in Volume 651, Page 567, O.P.R.H.C.T., and in County Road No. 3602;

THENCE S 87°19'47" W along a south line of said remainder of a called 60 acre tract, the north line of said 3 acre Tract One, and generally along said county road, at a distance of 134.10 feet passing a 1/2" iron rod found at the northwest corner of said 3 acre Tract One and northeast corner of a called 3 acre Fourth Tract described in a deed to Thresa Stapleton as recorded in Volume 217, Page 76, Real Property Records, Hopkins County, Texas, (R.P.R.H.C.T.), continuing along a south line of said remainder of a called 60 acre tract, the north line said 3 acre Fourth Tract, and generally along said county road, at a distance of 335.05 feet passing a 60d nail found, continuing along a south line of said remainder of a called 60 acre tract, the north line of said 3 acre Fourth Tract, the north line of the remainder of a called 1 acre First Tract described in said Thresa Stapleton deed, and generally along said county road, at a distance of 549.09 feet passing a 1/2" iron rod found, at the northwest corner of said remainder of a called 1 acre First Tract and the northeast corner of a called 2.00 acre tract described in a deed to Rachel Ann Duncan as recorded in Volume 508, Page 681, O.P.R.H.C.T., continuing along a south line of said remainder of a called 60 acre tract, the north line of said 2.00 acre tract, and generally along said county road, in all a total distance of 638.78 feet to a 1/2" iron rod found at the northwest corner of said 2.00 acre tract and an ell corner of said remainder of a called 60 acre tract;

THENCE S 01°00'50" along a east line of said remainder of a called 60 acre tract and the west line of said 2.00 acre tract, at a distance of 18.15 feet passing a 1/2" iron rod found for reference, continuing in all a total distance of 42.61 feet to a 1/2" iron rod and pink cap stamped "EST" set in a 3" broken off post found at a southeast corner of said remainder of a called 60 acre tract, on the west line of said 2.00 acre tract, and at a northeast corner of a called 65.892 acre tract described in a deed to Audrey Hatley as recorded in Volume 861, Page 781, O.P.R.H.C.T.;

THENCE along the common boundary line between said remainder of a called 60 acre tract, and said 65.892 acre tract the following:

S 82°06'31" W a distance of 352.29 feet to a 6" bois d'arc post found at an angle point;  
 S 86°29'05" W a distance of 384.93 feet to a 1/2" iron rod and pink cap stamped "EST" set at a angle point;  
 N 27°28'50" W a distance of 60.08 feet to a 1/2" iron rod and pink cap stamped "EST" set at a angle point;  
 S 87°56'10" W a distance of 340.80 feet to a 1/2" iron rod and pink cap stamped "EST" set at a southwest corner of said remainder of a called 60 acre tract and a ell corner of said 65.892 acre tract;  
 N 00°41'04" W a distance of 1249.25 feet to a 1/2" iron rod and pink cap stamped "EST" set at the northwest corner of said remainder of a called 60 acre tract, a northeast corner of said 65.892 acre tract, a called 39.552 acre Tract Two described in said Douglas Zane Burkham deed, and in the centerline of said County Road No. 3564;

THENCE N 87°38'13" E along the north line of said remainder of a called 60 acre tract, the south line of a called 39.552 acre Tract Two described in said Douglas Zane Burkham deed, the south line of a called 1 acre tract described in a deed to Hopkins County as recorded in

Volume 210, Page 469, Deed Records, Hopkins County, Texas, (D.R.H.C.T.), the south line of a called 1.00 acre Tract Three described in said Douglas Zane Burkham deed, the south line of said 39.551 acre tract, and generally along said county road, a distance of 1717.55 feet to the POINT OF BEGINNING and containing 49.88 acres of land, more or less.

TOGETHER WITH, all and singular, the rights, privileges and appurtenances pertaining to the said real property, including any right, title and interest of Grantor in and to adjacent streets, alleys, and rights-of-way; and all improvements including fixtures, situated on and attached thereto.

**RESERVATIONS FROM CONVEYANCE:**

1. All oil, gas and other minerals in, on and under and that may be produced from the Property, together with all appurtenant rights of ingress and egress for the purpose of exploring for, producing, storing, treating and removing any and all such minerals, it being the intention of Grantor to convey the SURFACE ONLY of the Property, including surface coal, lignite, gravel, iron ore and other similar surface substances for a period of ten (10) years from the date of conveyance. **After a period of ten (10) years One Hundred percent (100%) of the mineral rights shall be conveyed to the Buyer.**

**EXCEPTIONS TO WARRANTY:**

1. Any and all prior oil, gas and other mineral and/or royalty conveyances and reservations by Grantor or Grantor's predecessors in title, and all rights of ingress and egress appurtenant thereto for the purposes of exploring for, producing, storing, treating and removing any oil, gas and other minerals so conveyed or reserved.
2. Lien for taxes for the year 2020 and subsequent years.
3. Any portion of the Property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes.
4. All easements and rights of way of record affecting the Property and all visible and/or apparent easements and rights of way, not of record.
5. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto appearing in the Public Records.
6. Subject to easements as evidenced by power pole and overhead power line as shown on survey dated 4/2/2020, made by STEPHEN A. HUDSON, Registered Professional Land Surveyor, No. 4896.
7. Rights, if any, of property owners adjoining on the North in and to that portion of the insured premises lying between the North property line and the fence inside said property line, as shown on survey dated 4/2/2020, made by STEPHEN A. HUDSON, Registered Professional Land Surveyor, No. 4896.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee and Grantee's heirs and assigns, forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty

The vendor's lien against and superior title to the Property are retained until the note described is fully paid according to its terms, at which time this deed shall become absolute.

Lender, at the request of Grantee having advanced and paid in cash to Grantor that portion of the purchase price of the Property evidenced by the above described \$160,000.00, note, the vendor's lien, together with the superior title to the Property, is retained herein for the benefit of Lender, and the same are hereby TRANSFERRED AND ASSIGNED, without recourse, to Lender. A release of the deed of trust lien securing the above described note by the owner and holder thereof shall be sufficient to release the vendor's lien herein retained.

Grantee, by accepting delivery of this deed, acknowledges that Grantee has had sufficient time and access to make any inspections of the Property and the improvements to it which Grantee desires and has in fact become familiar with all aspects of the condition of the Property and the improvements to it. Grantee warrants and acknowledges and agrees with Grantor that Grantee is purchasing the Property and the improvements to it and any personal property included in the sale in an "AS IS" condition "WITH ALL FAULTS" and specifically and expressly without any warranties, representations or guarantees, either expressed or implied, of any kind, nature, or type whatsoever from or on behalf of the Grantor other than the warranty of title contained in this deed.

When the context requires, singular nouns and pronouns include the plural.

Billy Hatley  
BILLY HATLEY

Maria Hatley  
MARIA HATLEY

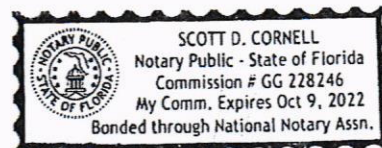
STATE OF FLORIDA

COUNTY OF Bay

This instrument was acknowledged before me on 19 day of May, 2020, by BILLY HATLEY and MARIA HATLEY.

2022763-HC

Scott D. Cornell  
Notary Public, State of Florida

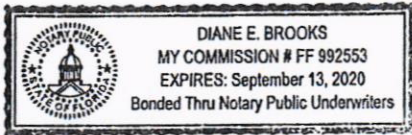


*Stacy Lynn Hatley*  
STACY LYNN HATLEY

STATE OF FLORIDA

COUNTY OF Hillsborough

This instrument was acknowledged before me on 21<sup>st</sup> day of May, 2020,  
by STACY LYNN HATLEY.



*Diane E Brooks*  
Notary Public, State of Florida

**PREPARED IN THE LAW OFFICE OF:**  
Holt Law Firm  
106 College Street  
Sulphur Springs, Texas 75482

**AFTER RECORDING RETURN TO:**  
Professional Land Title, LLC  
106 College Street  
Sulphur Springs, Texas 75482

2022763 HC

FILED AND RECORDED ON  
MAY 26, 2020 AT 02:45P  
AS A(N) OF RECORD  
CLERK NUMBER 20202495 PAGES 5  
AMOUNT: 42.00  
RECEIPT NUMBER 20003019  
BY SHARON

STATE OF TEXAS HOPKINS COUNTY, TEX  
I hereby certify that this instrument was filed in  
file number sequence on the date and time stamped  
hereon by me and was duly recorded in the named  
records of Hopkins County, Texas.

TRACY SMITH, COUNTY CLERK  
HOPKINS COUNTY, TEXAS

PLT

HATLEY BILLY & MARIA L/E  
R10333  
60

COUNTY ROAD 3602

407'


STAPLETON THRESA  
R960  
1.8

PENNER ALVIN E & ANITA  
R958  
4.5

STAPLETON THRESA  
R10420  
3.7

HATLEY AUDREY  
R10334  
65.892

BURNSIDE TAMMY RENAE NEAL  
R10349  
26.976

RECEIVED  
SEP 11 2020  
By 



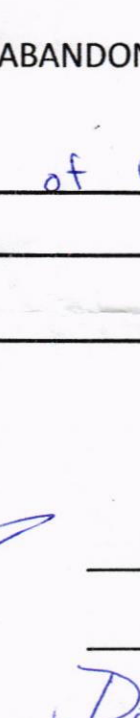


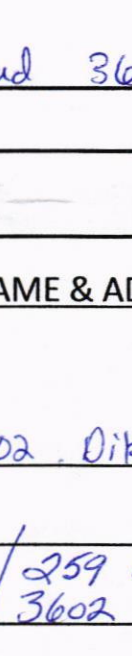


Hopkins County  
Tax Appraisal District  
P.O. Box 753  
Sulphur Springs, TX 75483

WE, THE UNDERSIGNED, <sup>Do</sup> ~~OR~~ REQUEST THAT THE HOPKINS COUNTY COMMISSIONERS' COURT CLOSE AND ABANDON THE FOLLOWING COUNTY ROAD.

The last 407' of County Road 3602

SIGNATURES

PRINTED NAME & ADDRESS

1. Brandon Buchland  263 CR 3602 Dike, TX 75437
2. Don Stapleton  Don Stapleton / 259 CRoad 3602 Dike, TX 75437
3. Zach Collett  Zach Collett / 15197 Farm Road 71E Sulphur Bluff, TX 75481
4. Archie Collins  Archie Collins 9825 F.M. 69 North Dike, Tex. 75437
5. Keith Ogren  Keith Ogren 145 Dunham Ranch Sulphur Bluff, TX. 75481
6. Jeremy Herman  Jeremy Herman 3031 FR 3236, SS 75482
7. V.J. Buckland  V.J. Buckland 29 CR 3507 Dike, TX.
8. Chuck Collins  Chuck Collins 558 CR 3512 DIKE, TX. 75437



CERTIFICATE of AUTHENTICITY of PETITIONER'S SIGNATURE(S)

I (we) the undersigned do attest to the authenticity of the signatures listed on the  
PETITION TO CLOSE OR ABANDON COUNTY ROAD # 3602.



-Brandon Buckler 9-2-20

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Signature

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Signature



Lesa Pierce

9-2-20

# AFFIDAVIT

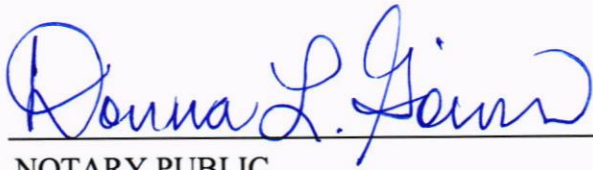
Now comes Bill Allan as Constable of Precinct 2 of Hopkins County to affirm that the Public Notice as attached hereto as exhibit A was posted on November 24, 2020 at three locations - Hopkins County Courthouse located at 118 Church Street, Courthouse Annex located at 128 Jefferson Street and County Road 3602.



Signature

SIGNED AND SWORN TO before me this 18th day of December, 2020,

by Bill Allan.



NOTARY PUBLIC



**PUBLIC NOTICE**

PER ACTION BY THE HOPKINS COUNTY COMMISSIONERS' COURT  
ON 11-23-20. THE COURT TOOK THIS ROAD UNDER  
REVIEW AND ARE CONSIDERING CLOSING A PORTION OF COUNTY  
ROAD 3602.

**DESCRIPTION**

Closing appx 407' on western  
end of CR 3602, a dead end road  
in Dike, TX

IF YOU HAVE COMMENTS OR OBJECTIONS, PLEASE CONTACT THE  
HOPKINS COUNTY COMMISSIONER AT (903)438-4033 ON OR  
BEFORE 12-7-20.

SIGNED THIS DAY 11-24-20  
Waide Bartley  
WAIDE BARTLEY, COMMISSIONER, PCT. 3

CAME TO HAND ON THE 24th DAY OF November,  
2020 AT 11:00 AM. THREE COPIES OF THE ABOVE NOTICE PRESENTED  
TO THE COMMISSIONERS' COURT OF HOPKINS COUNTY, TEXAS ON THE  
24th DAY OF November. ONE COPY WAS POSTED AT THE  
COURTHOUSE DOOR, ONE AT Courthouse Annex AND  
THE THIRD AT CR 3602.

[Signature]  
CONSTABLE  
HOPKINS COUNTY, TX



**HOPKINS COUNTY APPRAISAL DISTRICT**

P O Box 753 • 109 College Street • Sulphur Springs, TX 75483

Phone (903) 885-2173 • Fax (903) 885-2175

E-mail: [chief@hopkinscad.com](mailto:chief@hopkinscad.com)

December 18<sup>th</sup>, 2020

I, Cathy N. Singleton, Chief Appraiser of the Hopkins County Appraisal District, submit the following information as to the identity of abutting landowners to County Road 3602. Each of these landowners have property that have boundaries along this County Road:

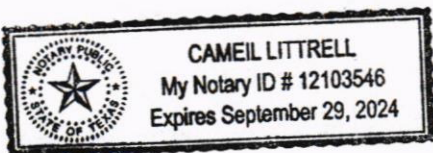
R953	Clawson, Kayla Janette & Cody	2.325 acres
R10349	Burnside, Tammy Renae Neal	26.976 acres
R957	Johnson, Michael Lynn	1.5 acres
R958	Penner, Alvin E & Anita	4.5 acres
R960	Stapleton, Thresa	1.8 acres
R26455	Buckland, Duncan Rachel Ann	.7 acres
R29731	Buckland, Brandon Ray & Rachel Ann	49.83 acres
R10333	Hatley, Billy & Maria L/E	1.22 acres
R28004	Hatley, Donald Wade	.821 acres
R961	Neal, Patsy Collins	.25 acres
R955	Neal, Patsy Ellen Collins	2.654 acres

Cathy N. Singleton  
Signature  
Cathy N. Singleton  
Printed Name

SUBSCRIBED AND SWORN TO before me this the

18<sup>th</sup> day of December, 2020

Cameil Littrell  
Notary Public, State of Texas



# Hopkins County Fire Department



1286 S. Texas St. Sulphur Springs TX, 75482

Phone: 903-439-6217

To whom it may concern;

September 18, 2020

It has come to our attention for a request to close 407 feet of Hopkins County Road 3602.

Hopkins County Fire Department has no objections concerning this closure.

If you have any questions please feel free to call me if you have any questions at 903-951-8096

Sincerely,

Andy Endsley

Hopkins County Fire Chief/EMC



# SULPHUR SPRINGS

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## INDEPENDENT SCHOOL DISTRICT

Michael Lamb  
Superintendent

631 Connally Street, Sulphur Springs, Texas 75482  
(903)885-2153 Fax (903)439-6162

September 15, 2020

To Whom it may concern:

This letter is to inform the county that SSISD has no objection to the last 407 feet of County Road 3602 being closed or abandoned.

Please feel free to call if you have any further concerns.

Sincerely,

Michael Lamb  
Superintendent  
Sulphur Springs ISD



Oncor  
2201 Woodlake Rd  
Denison, Texas 75021

October 27, 2020

RE: request to abandon the last 407' of County road 3602 in Hopkins County

To Whom It May Concern, Oncor Electric Delivery has obtained easements for our electric facilities from the property owners as it relates to the request to abandon the last 407' of County road 3602 in Hopkins County. We are now covered by separate easement and have no objections to the abandonment of this section of County Road 3602 as requested. Please contact me if any further questions.

Oncor Electric Delivery

Jeff Key  
Design Supervisor MEDS  
2201 Woodlake rd.  
Denison TX 75021  
972-978-0481 cell  
[Jeffrey.key@oncor.com](mailto:Jeffrey.key@oncor.com)

A handwritten signature in black ink, appearing to read "Jeff Key", with a long horizontal flourish extending to the right.

NORTH HOPKINS WATER SUPPLY CORPORATION

9364 TEXAS HIGHWAY 19 N

SULPHUR SPRINGS, TX.

75482-1120

Sept. 29, 2020

Mr. Buckland,

The Board of Directors of North Hopkins Water Supply Corporation has no objection to the closing of County Road 3602, in Dike, Texas, as long as we have full access to read the water meter and to do any repairs that might be necessary.

Thank you.

Sincerely, 

Edgar Clements, Manager

903-945-2619