

Commissioner Joe Price
Hopkins County
Precinct 4

Hopkins County Courthouse
118 Church Street
Sulphur Springs, Texas
75482

March 24, 2022

Dear Sir,

The concept plan for the subdivision described as having 10 acre lots or greater constitutes the exception to plat requirement as addressed in the Subdivision Regulation for Hopkins County and included below:

9. Exceptions to Plat Requirement

- A. All provisions of Section 232.0015 of the Texas Local Government Code, as now in effect or hereafter amended, are hereby incorporated by reference. If a conflict exists between these Rules and the provisions of said statute, the provisions of said statute shall control over these Rules. In accordance with Local Government Code, a subdivision plat is not required if:**
 - 3. The owner of a tract of land located outside the limits of a municipality divides the tract into two or more parts and:**
 - a. All of the lots of the subdivision are more than 10 acres in area;**

Therefore, platting is not required for the subdivision submitted and attached hereto. Although not required, it is recommended to have a 60-foot private road right-of-way for the use of emergency vehicles.

Please call the office at 903.438.4034 for any additional information.

Sincerely,

A handwritten signature in blue ink that reads "Joe Price". The signature is written over a horizontal line.

Joe Price
Hopkins County Commission

Donna Goins

From: Logan at Prime Land Buyer <hello@primelandbuyer.com>
Sent: Wednesday, March 23, 2022 1:17 PM
To: Joe Price
Subject: Fwd: Hopkins county subdivision
Attachments: Concept Plan D (1).pdf

Good morning,

This is Logan and we spoke a few months ago regarding a subdivision that we are working on in Hopkins county. We had to redraw and simplify our development. And we want to submit our concept plan for your initial review and opinion before we put the full packet together. We are happy to receive your notes via email, or schedule a zoom call.

You will find the new concept plan attached to this email. We plan to run one gravel road in to access the internal lots. This road will be gravel and maintenance will be paid for via an POA we will establish. We are not planning to zone these lots as residential, but rather have county zoning so that folks can run horses, have a little pen for goats and chickens, etc. I was told this would be acceptable on a phone call with Mr. Price as long as in our contracts we make it very clear that the county will never take over the maintenance of the road unless it is developed to county standards. All lots are 10 acres or larger and all the floodplain will be fully disclosed as well.

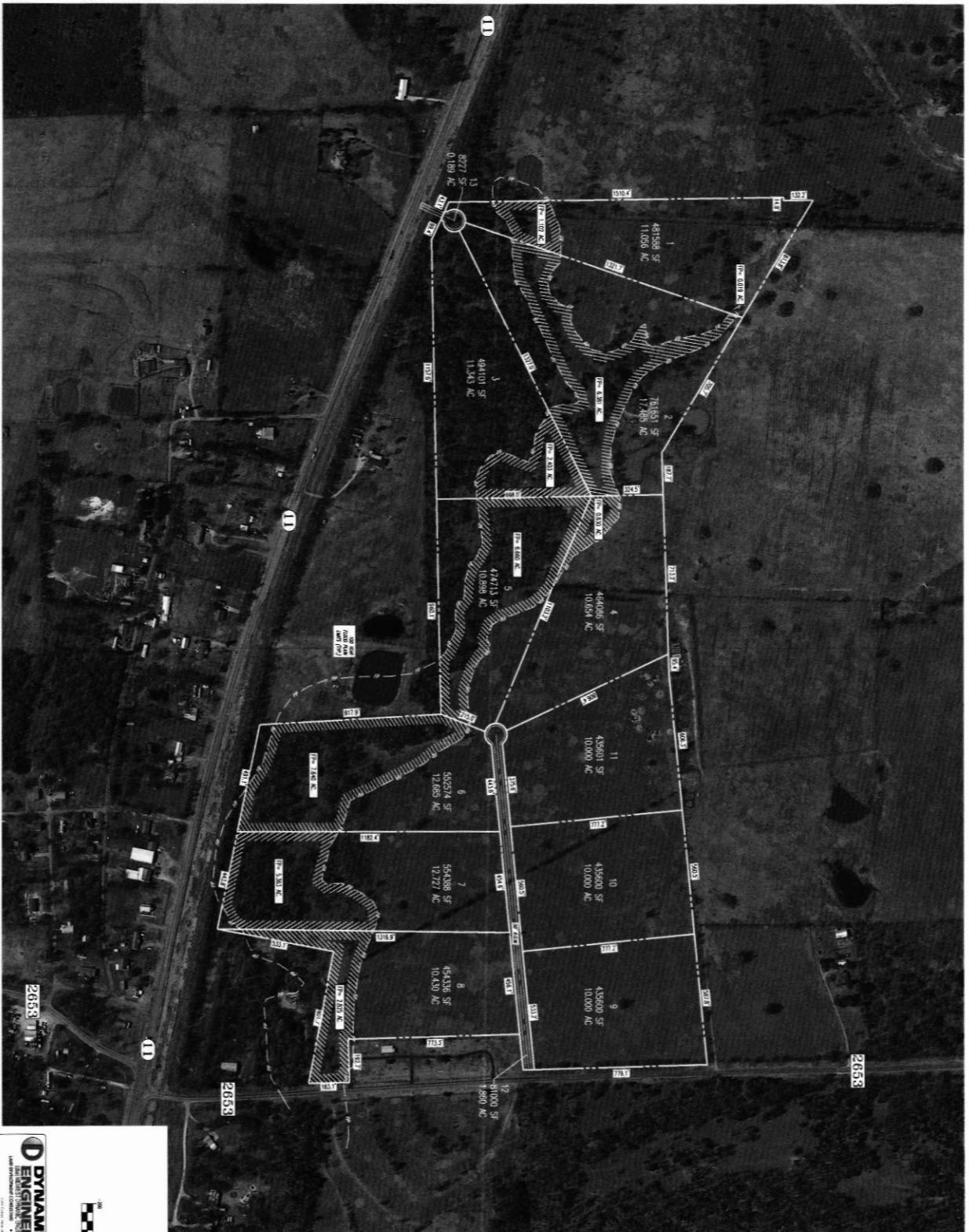
Please let me know what you think.

Thanks,

Logan

Logan Swanson
Owner, Prime Land Buyer
682-688-2400 | www.primelandbuyer.com | Hello@primelandbuyer.com





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**CONCEPT D
PRIME LAND EXCHANGE
HOPKINS COUNTY, TEXAS
11 LOTS (10 AC min.)**

GRAPHIC SCALE
1" = 100.00'
1" = 200.00'

North Arrow