BOUNDARY DESCRIPTION

All, that create 23 sees the text or parted of test shoulded the Themas Let Survey, Albester Yo. SS, Hophist Cream; Text all being part of the should be an an offer some and are a collected by the state of the Association of the Association of the State of Themas and Homes, in California, by the control of the State of Themas and Homes, in California by Marriany Dand screeded in File 2021-0431, Official Public Records, Hophist County, Texts, (O. P.R.H. C.T.), and 2.34 sees neck being distributed by metric and bounds to follow:

MMENCING as best 1/2 sub-iner red found at the sendstear center of used \$1.1/2 new tract, the newheat center of a 1.000 are tract conveyed to the Stant, at a 1,9 deed recorded in 16th 2012/2012/0.0 Pk. 10°C., and so the west line of 1.1.20 are tract conveyed to Lunary before the convey deed tractions of the 2012/2012/0.0 Pk. 10°C., and in the receiver of comprehensive that 1.90 are made permanent to the conveyed to the convey feet 11.90 (now made permanent). The above med (Comprehensive that a negle convey feet) and the sendberst control of set 1.90 are tract been found to 1.00 are tract been found to 1.00 are tract been found to 1.00 are tract.

THENCE South 87 Degrees 38 Minutes 17 Seconds West across and 83-1/2 acre tract, passing a capped 1/2 inch iron rod (Tir-Point Surveying) set at a datance of 39 90 feet for a reference, and continuing a total distance of 490.64 feet to a capped 1/2 inch iron rod (Tir-Point Surveying) set for a corner; I HEXCE North 01 Degrees 35 Minutes 20 Seconds West across said \$3.1/2 acre tract a distance of 200 00 feet to a capped 1/2 inch tron rod (Tri-Point Surveying) set for a corner.

HINCK from P. Degree M. Momen. 17 Seconds has seen until 11.1 and meet, poung a copped 12 mais no med (The Poung and as a bilates of Seld of the Teachers, and extensing a paid abstract of the first a point on the actified a stall for the stall for the stall of the stall part and the stall part and

HENCE South D. Degrees 35 Minutes 20 Seconds East along the east line of said 83-1/2 acre tract, the west line of said 19-39 acre tract and generally long the centerline of said County Road 1195 a distance of 200 00 feet to the POINT OF BEGINNING and containing 2.25 acres of land, more or leas

THE STATE OF TEXAS COUNTY OF HOPKINS SURVEYOR'S CERTIFICATE

NOW ALL MEN BY THESE PRESENT, that the subsequent, a Explained Printenson Land Surveys in the State of Years between the whole of the subsequent that the State of Years and the State of Years and The State of Years and The State of Years of State of Years and The State of Years and Control of Years and Ye

NO1"35'20"W 200.00"

100.00

100.00

LOT 1 1:06 ACRES (1.0 ACRES NET)

BENDA

N87'38'17"E 490.64"

460.64

S87'38'17"W 460.64'

SO1'35'20"E 200.00' 30' RIGHT OF WAY DEDICATION (0.14 ACRES) PER THIS PLAT

S01'35'20"E [NORTH 615 WES ROAD 1195

SHELA MARIE ASHINS & MELISSA O AUTHY WHIMAN DARDEN FILL \$2019519 OFFIRE NOWEWER IR, 2019

1.06 ACRES
(1.0 ACRES NET)

BANK BANK

BEGINNING PASS AT ***13

S87'38'17'W 490.64

COMMENCING -

PASS AT 175.98

CLISE MARIE DARGEN (LISE MARIE DARGEN (D) MELISSA CAY FOUSE VOLUME 4/2, PACE 482 OR R H.C.T. JANUARY 28, 2004

1/2" MOW MOD FOUND (MMS) AT THE SOUTHERN F SOUTHERNS THE COMMER OF THE THOMAS LEE SURFERY BEAMS SOUTH *** T 1665.3" FROM THIS MORE!

PRELIMINARY, THIS DOCUMENT SHALL NOT BE PREVORDED FOR ANY PERFECS AND SHALL NOT BE USED OR VIATED OF PRICES OF PRICES. Date

Greg Connaughton Registered Professional Land Surveyor License No. 6110

SPICATE DEDICATION BY OWNER

COUNTY OF HOPKINS

(NO) ALL MAY BY THESE RESETY, that Locy behave, the enert of B-12 new of ties out of the Flomas Let Surey, Alexandre 1 vs. 59, Highlight Centry, Team a conveyted are the died dated Aqual (1), 1200, and recorded in the 1820/1412). Giller abled Recorded (1), 1200, and recorded in the 1820/1412, Giller abled Recorded (1), 1200, and (1),

VITNESS MY HAND, this the

COUNTY OF HOPKINS

NOSE, M.E. the addrespect authority, on this day personally appeared.

Lacore by me to be to person whose man or subscined to the finegoing instrument and acknowledged to me that he executed the same for the purposes and numberation of therein stated.

IVEN UNDER MY HAND AND SEAL OF OFFICE this the day of

A D . 2023

Notary Public in and for The State of Texas

CLIVER INSTALLATION. All others are to be installed by Properly Owner in secondance with Bliphins Compy equations. Each clear hall be a minima of 27 feet in leigh hast passed at a minimum distance of 75 feet from any after others. Distorted marked between properly and between the properly of the properly of the properly and the minimum hast Designer of the Persition Addition, Bliphins County and in day appointed against and improve against any action for moments installation of culturals, present improve property damage sentenced during or after the small atom of the new debelocheric.

OOD NOTE: By graphic plotting only, this property DOES NOT appear to within a 100 year flood zone erea, according to I lood Insurance Rate Map. 4872E/0540E, dated March 17, 2011, published by the Federal Emergency magement Agency.

s the Texas Coordinate System of 1983, North Central not acreages shown hereon are grid values. To convert to by a combined existic factor of 0.99983490, denoted in [] per W arranty Deed recorded in Pile C.T.

prepared without the benefit of a title report or title may be additional easements, setbacks or other ting this tract that are not shown hereon. No easement

ng to this property
e month of August, 2023
tween entire line distances and the sum
d/or the sum of all lot acreages in

we floor contours above between were the from Lidar data published on freas Natural Resources Information System white (https://mrn.org/). Illing a portion of this addition by netter and bounds it as visitation of control that addition by netter and bounds it as visitation of control tasks as and is subject to fines and withholding of utilities and building the state of the

COY JOHNSON 609 GILMER STRHET SULPHUR SPRINGS, TEXAS 75482 PHONE: 903-885-8866

OWNER/DEVELOPER

CERTIFICATE OF COMMISSIONER'S COURT

I hereby certify that all requirements of the subdivision stand for platting approval have been complied with for the above

2023

ATTEST

GULVICKEN SOVICE V TVLC

BESIDESTLY TRANSPORTER

SEPTIC PRIVATE ON STIB SEWAGE FACILITIES
WATER SHIRLEY WATER SUPPLY
COODSRATIVE

SITUATED IN THE THOMAS LEE SURVEY, ABSTRACT NO. 550, HOPKINS COUNTY, TEXAS ARBALA ADDITION PRELIMINARY PLAT OF

O 1/2" two find Found

Convenied Part In Conne

Compare 1/2" two find (Section) Touris

Compare 1/2" two find (Section) Surveying) Set
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Assirant Line Aspirant Pleaning Desait Disail Based Fance Destroate Electric Conscrete Tri-Point Surveying, LLC

THORNICIAN OC DRAWNBY

APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: 10/25/23
CHECK ONE: Preliminary Plat Final Plat Replat Amended Cancellation
1. PROPOSED SUBDIVISION NAME: Arbaia Addition UNIT NO
LOCATION DESCRIPTION/NEAREST COUNTY ROAD 1195
ACREAGENO. OF LOTS: EXISTINGPROPOSED
REASON(S) FOR PLATTING/REPLATTING Registred by Council
2. OWNER/APPLICANT*: COU Johnson
ADDRESS: 4.09 ("Happlicant is person other than owner, a letter of authorization must be provided from owner)
TELEPHONE: 903.885.8866 44 FAX:MOBILE: 903.243.8866
EMAIL: COU(a) Cay 18/10/500, con
3. LICENSED ENGINEER/SURVEYOR: Tri-Point Surveying LLC
MAILING ADDRESS: 903 E. Lennon Dr Emory TX 75440
TELEPHONE: 903.473.2117
EMAIL ADDRESS: admin@tri-pointsurveying.com
4. LIST ANY VARIANCES REQUESTED: 4A None ware of
REASON FOR REQUEST (LIST ANY HARDSHIPS):
5. PRESENT USE OF THE PROPERTY: Farm
INTENDED USE OF LOTS: (CHECK ALL THOSE THAT APPLY)
RESIDENTIAL (SINGLE FAMILY) RESIDENTIAL (MULTI-FAMILY)
OTHER (SPECIFY)
6. PROPERTY LOCATED WITHIN CITY ETJ: YES NO
If yes, Name of City:
7. IS ANY PART OF THE PROPERTY IN A FLOODPLAIN?YESNO
WATER SUPPLY: Shirley Water Supply ELECTRIC SERVICE: FEC
/ / /
SEWAGE DISPOSAL: 6 Septic GAS SERVICE: Propone
8. Is the property subject to any liens, encumbrances, or judgments? If so, give details. (Provide separate sheet if
needed) Permission from any lien holders and/or removal of any encumbrances or judgments will be necessary
prior to filing of said plat with the County Clerk's Office.
9. See platting requirements. All necessary documents to reflect compliance must be complete before application will
be deemed complete.
10. I agree to comply with all platting and subdivision requirements of Hopkins County, Texas. I understand that the
plat will NOT be forwarded to the Commissioners' Court unless all documentation is satisfactorily filed with the
County Glerk's Office correction due date.
Coy Johnson
Signature of Owner/Applicant Print Name & Title
** If applicant is person other than owner, a letter of authorization must be provided from owner. Signature indicates authorization for plat application and
acceptance of waiver statement.
DATE:

Debbie Mitchell

Tax Assessor/Collector 128 Jefferson Street, Ste. D Sulphur Springs, TX 75482



Tax Certificate

Property Account Number:

65-0550-000-082-00

Statement Date: 08/04/2023

Owner: HINTON CHARLES LYN ETAL Mailing 25248 YORKTOWN CT UNIT 10 Address: HARRISON TOWNSHIP, MI 48045 Property Location:

0000646 CR 1195 WS

Legal:

ABS: 550| TR: 82| SUR: LEE THOMAS

TAX CERTIFICATE FOR ACCOUNT: 65-0550-000-082-00

AD NUMBER: R000016408 GF NUMBER: 37355MP CERTIFICATE NO: 270072 DATE: 8/4/2023

PAGE 1 OF 1

FEE: 10.00

PROPERTY DESCRIPTION
ABS: 550| TR: 82| SUR: LEE THOMAS

0000646 CR 1195 WS 83.5 ACRES

COLLECTING AGENCY

Hopkins County 128 Jefferson Street, Ste. D Suite D

Sulphur Springs TX 75482

PROPERTY OWNER

HINTON CHARLES LYN ETAL 25248 YORKTOWN CT UNIT 10 HARRISON TOWNSHIP MI 48045

REQUESTED BY

HOPKINS COUNTY ABSTRACT CO 441 OAK AVENUE SULPHUR SPRINGS TX 75482

UDI: 0%

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF HOPKINS COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INLCUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS.

THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

TAXES FOR 2022 ARE 542.28

		RRENT VALUES		
LAND MKT VALUE: AG LAND VALUE: APPRAISED VALUE:	\$14,930 \$277,320 \$353,020	IMPROVEMENT : DEF HOMESTEAD: LIMITED VALUE:	\$60,770 \$0 \$0	
EXEMPTIONS: Ag 1D1 LAWSUITS:				

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2022	COUNTY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	HOSPITAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					2022	SUB TOTAL	\$0.00

TOTAL CERTIFIED TAX DUE 8/2023:

\$0.00

ISSUED TO:

ACCOUNT NUMBER:

HOPKINS COUNTY ABSTRACT CO

65-0550-000-082-00

CERTIFIED BY :

Authorized agent of Hopkins County

TAX CERTIFICATE

ACCT # 65-0550-000-082-00

DATE 08/03/2023 SG



SULPHUR SPRINGS ISD

631 CONNALLY SULPHUR SPRINGS, TX 75482 (903) 885-2153 Cert# 220782 FEE 4.00

Property Description

ABS: 550, TR: 82, SUR: LEE THOMAS

PROP TYPE-E
PCT OWNER-100.000

TOWN ACRES - 83.500

Values

LAND MKT VALUE 292.250

TMPP/PEPS MKT VALUE 60.770

LAND MKT VALUE 292,250 IMPR/PERS MKT VAL 60,770
LAND AGR VALUE 11,430 MKT. BEFORE EXEMP 75,700
LIMITED TXBL. VAL 64,270
EXEMPTIONS GRANTED: NONE

HINTON CHARLES LYN ETAL 25248 YORKTOWN CT UNIT 10

HARRISON TOWNSH MI 48045

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	2022	LEVY .00	P&I .00	ATTY	FEES	AMT	DUE .00
		.00	.00		.00		.00
	ACCT	# 65-0550-000-082-00		DUE 08/2		=====	.00

	BREAKDOWN	OF	TAX I	DUE	BY	JURISDICTION		
JURISDICTION SULPHUR SPRINGS ISD	LEVY .00					P&I ATT	FEES	TOTAL .00

TAX LEVY FOR THE CURRENT ROLL YEAR: 0086 881.98 TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR 881.98

REQUESTED BY:

Signature of authorized officer of collecting office



2000 I-30 E - Greenville, TX 75402 (903) 455-1715

9/25/2023

Re: Availability of Electric Service to Hopkins County Parcel ID R000016408.
Mr. Johnson,
This letter certifies that Farmers Electric Cooperative is a Certified Electrical Service Provider at the above referenced property.
X YES, Farmers Electric Cooperative is a Certified Electrical Service Provider at the above referenced location. NO, Farmers Electric Cooperative is not a Certified Electrical Service Provider at the above
referenced location.
YES, Farmers Electric Cooperative will be available to each individual residential lot should all necessary easements be provided. This parcel does not currently have power available. Easements will need to be obtained from Parcels R000020890 and/or R000026261.
\underline{X} YES, Farmers Electric Cooperative will be available to each individual residential lot should all necessary easements be provided. This parcel does not currently have power available.
X YES, Farmers Electric Cooperative will be available to each individual residential lot should all necessary easements be provided. This parcel does not currently have power available. Easements will need to be obtained from Parcels R000020890 and/or R000026261.
XYES, Farmers Electric Cooperative will be available to each individual residential lot should all necessary easements be provided. This parcel does not currently have power available. Easements will need to be obtained from Parcels R000020890 and/or R000026261. NO, Farmers Electric Cooperative is not available to each individual residential lot. NOTE: Electrical service will be provided to the subdivision upon contractual agreement and receipt of payment of any Developer Aid to Construction cost which may be assessed. Electrical service will then be provided to each individual residential lot upon the completion of installation of new electrical

Tamara L. Williams
Project Coordinator
Farmers Electric Cooperative
Office: 903-455-1715
Cell: 903-513-2903
twilliams@farmerselectric.coop

Shirley Water Supply Corporation 6684 FM 1567 W Sulphur Springs, TX 75482 Phone (903)485-5811 - Fax (903)485-4211

September 20, 2023

Mr. Coy Johnson 646 CR 1195 Yantis, TX 75497

Re: Arbala Addition (80-acre tract subdividing into 16 tracts)

This letter is regarding your inquiry about adequate water for a 80-acre tract (Arbala Addition) of land to develop that is located on the on West side of County Road 1195 in Hopkins County, TX. We have reviewed the information you provided and confirmed there is ample supply of water available for that tract of land to be subdivided.

Once final plats are complete, please submit a copy to our office.

If you have any further questions, please contact our office at 903-485-5811.

Sincerely, Howard Birchfield General Manager, SWSC

DATE 11/01/2023 HOPKINS COUNTY CLERK RECEIPT # 210177
128 JEFFERSON STREET, SUITE C
TIME 14:48 SULPHUR SPRINGS TEXAS 75482 FILE # M29859

RECEIVED OF: JOHNSON COY

FOR: ARBALA ADDITION

DESCRIPTION: PRELIMINARY PLAT FEES W/OUT FLOODPLAIN - 2 LOTS

PAID IN FULL/TS

AMOUNT DUE \$1,020.00

AMOUNT PAID \$1,020.00

BALANCE \$.00

PAYMENT TYPE K

CHECK NO 6941

COLLECTED BY TS