



APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: 10/25/23  
CHECK ONE:  Preliminary Plat  Final Plat  Replat  Amended  Cancellation  
1. PROPOSED SUBDIVISION NAME: Arbala Addition UNIT NO. \_\_\_\_\_

LOCATION DESCRIPTION/NEAREST COUNTY ROAD 1195  
ACREAGE 1 NO. OF LOTS: EXISTING \_\_\_\_\_ PROPOSED 2  
REASON(S) FOR PLATTING/REPLATTING Required by County

2. OWNER/APPLICANT: Coy Johnson  
(If applicant is person other than owner, a letter of authorization must be provided from owner)  
ADDRESS: 609 Gilmer St  
TELEPHONE: 903-885-8866 FAX: \_\_\_\_\_ MOBILE: 903-243-8866  
EMAIL: coy@coyjohnson.com

3. LICENSED ENGINEER/SURVEYOR: Tri-Point Surveying LLC  
MAILING ADDRESS: 903 E. Lennon Dr Emory Tx 75440  
TELEPHONE: 903-473-2117 FAX: \_\_\_\_\_ MOBILE: \_\_\_\_\_  
EMAIL ADDRESS: admin@tri-point-surveying.com

4. LIST ANY VARIANCES REQUESTED: NA None aware 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? \_\_\_\_\_ YES  NO

WATER SUPPLY: Shirley Water Supply ELECTRIC SERVICE: FEC

SEWAGE DISPOSAL: Septic GAS SERVICE: Propane

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 Clerk's Office correction due date.

Signature of Owner/Applicant: [Signature] Print Name & Title: Coy Johnson

\*\*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: 10/25/23

**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 Address:** 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  
 FEE : 10.00

PAGE 1 OF 1

**COLLECTING AGENCY**

Hopkins County  
 128 Jefferson Street, Ste. D  
 Suite D  
 Sulphur Springs TX 75482

**PROPERTY DESCRIPTION**

ABS: 550| TR: 82| SUR: LEE THOMAS  
 0000646 CR 1195 WS  
 83.5 ACRES

**REQUESTED BY**

HOPKINS COUNTY ABSTRACT CO  
 441 OAK AVENUE  
 SULPHUR SPRINGS TX 75482

**PROPERTY OWNER**

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

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 INCLUDING 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**

CURRENT VALUES			
LAND MKT VALUE:	\$14,930	IMPROVEMENT :	\$60,770
AG LAND VALUE:	\$277,320	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$353,020	LIMITED VALUE:	\$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 : HOPKINS COUNTY ABSTRACT CO  
 ACCOUNT NUMBER: 65-0550-000-082-00

CERTIFIED BY :

*Debbie Mitchell*

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 -	LOCATION- 646 CR 1195
ACRES - 83.500	

Values			
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	P&I	ATTY FEES	AMT DUE
	.00	.00	.00	.00
	-----	-----	-----	-----
	.00	.00	.00	.00
				=====
		TOTAL DUE 08/2023		.00
ACCT # 65-0550-000-082-00		TOTAL DUE 09/2023		.00

**BREAKDOWN OF TAX DUE BY JURISDICTION**

JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
SULPHUR SPRINGS ISD	.00	.00	.00	.00

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

\*\*\*\*\*  
 \* SUBJECT TO ROLLBACK \*  
 \* SUBJECT TO ROLLBACK \*  
 \*\*\*\*\*

REQUESTED BY:  
 HCA

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.

**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.**

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 infrastructure in the subdivision.

Should you have any questions, please feel free to contact me.

Thank you,

Tamara L. Williams  
Project Coordinator  
Farmers Electric Cooperative  
Office: 903-455-1715  
Cell: 903-513-2903  
[twilliams@farmerselectric.coop](mailto: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  
128 JEFFERSON STREET, SUITE C  
SULPHUR SPRINGS TEXAS 75482

RECEIPT # 210177

TIME 14:48

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