



Tri-Point Surveying, LLC
1001 L. L. ...
HOUSTON, TEXAS 77001
TELEPHONE: 281.466.9900
FAX: 281.466.9901
WWW.TRI-POINTSURVEYING.COM

BRIEF DESCRIPTION
This plat is a subdivision of the ...
...
...

OWNER'S CERTIFICATE
I, the undersigned, being the owner of the above described land, do hereby certify that the same is as described in the foregoing plat and that the same is not subject to any lien, mortgage, or other encumbrance...

THE STATE OF TEXAS
COUNTY OF HOUSTON
I, the undersigned, being duly qualified and sworn to as a Notary Public for the State of Texas, do hereby certify that the foregoing plat is a true and correct copy of the original plat on file in my office...



DEVELOPER NOTES
1. All construction shall conform to the City of Houston, Texas, Code of Ordinances, Title 25, Chapter 25.01, Subchapter B, and the Texas State Building Code, 2019 Edition, as amended.
2. The developer shall be responsible for obtaining all necessary permits from the City of Houston, Texas, and the Texas State Building Code, 2019 Edition, as amended.

UTILITY PROVIDERS
ELECTRIC: FARMERS ELECTRIC COOPERATIVE
GAS: TEXAS GAS COMPANY
SEWER: HOUSTON SEWER UTILITY
WATER: HOUSTON WATER UTILITY

CERTIFICATE OF COMPLETION
I, the undersigned, being duly qualified and sworn to as a Notary Public for the State of Texas, do hereby certify that the foregoing plat is a true and correct copy of the original plat on file in my office...

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

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 7195

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 442 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]
Signature of Owner/Applicant

Coy Johnson
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: 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: 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

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
EXEMPTIONS GRANTED:	NONE	LIMITED TXBL. VAL	64,270

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@farmersselectric.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

DATE 12/19/2023

HOPKINS COUNTY CLERK
128 JEFFERSON STREET, SUITE C
SULPHUR SPRINGS TEXAS 75482

RECEIPT # 210291

TIME 15:20

FILE # M29863

RECEIVED OF: JOHNSON COY

FOR: ARBALA ADDITION

DESCRIPTION: ARBALA ADDITION - FINAL PLAT FEE PAID/TS

AMOUNT DUE \$250.00

AMOUNT PAID \$250.00

BALANCE \$.00

PAYMENT TYPE K

CHECK NO 6993

COLLECTED BY TS