

FILED AT _____ o'clock M APR 22 2024

TRACY SMITH COUNTY CLERK HOPKINS COUNTY, TEXAS

BOUNDARY DESCRIPTION: ALL that certain 14.30 acre lot, tract or parcel of land situated in the Thomas Lee Survey, Abstract No. 550, Hopkins County, Texas, and being the residue of a certain 83-1.2 acre tract conveyed from Charles L. & B. R. L. L., individually and as Administrators of the Estate of Daniel H. L., to the Adverses by Warranty Deed recorded in File 09234423, Official Public Records, Hopkins County, Texas, O.P.R.# 17,1, and 14.30 acre tract being described by name and bearing as follows:

TRACY SMITH COUNTY CLERK HOPKINS COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat complies with the survey-related requirements of the Hopkins County Subdivision Regulations and further certify that this plat is true and correctly made and is prepared from actual surveys of the property made under my supervision on the ground and that the corner monuments were properly placed or found under my supervision.

City Commissioner Registered Professional Land Surveyor License No. 4119

CERTIFICATE OF DEDICATION BY OWNER THE STATE OF TEXAS COUNTY OF HOPKINS

KNOW ALL MEN BY THESE PRESENTS that I, Cory Johnson, the owner of the residue of 83-1.2 acres of land out of the Thomas Lee Survey, Abstract No. 550, Hopkins County, Texas, as conveyed to me by deed dated August 11, 2023, and recorded in File 20234423, Official Public Records of Hopkins County, Texas, DO PROPERTY AS REPRESENTED BY 14.30 acres of land out of said survey, to be known as the ARBALA ADDITION, as hereinafter described, subject to any and all easements or restrictions hereinafter granted, and do hereby dedicate to the public the use of the certain and easements shown hereon:

WITNESS MY HAND this 17th day of April, A.D. 2024

THE STATE OF TEXAS COUNTY OF HOPKINS REFERENCE: the undersigned authority, on the day personally appeared Cory Johnson (known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17th day of April, A.D. 2024

JULEA FARRAR SMITH NOTARY PUBLIC STATE OF TEXAS My Comm. Expires 05-09-2027

CERTIFICATE OF COMMISSIONER'S COURT I hereby certify that all requirements of this subdivision standards concerning submissions and all approval of information and data required for the platting approval have been complied with for the above referenced subdivision.

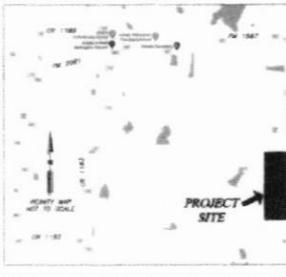
Approved by the Commissioners Court of Hopkins County, Texas, on this 22nd day of April, 2024

ATTEST Tracy Smith by Courtney Winstead

DEVELOPER NOTES: CURB AND GUTTER INSTALLATION - All curbs are to be installed by Property Owners in accordance with Hopkins County regulations. Each curb shall be a minimum of 24 feet in length and spaced at a maximum distance of 75 feet from any other curb. Curbs installed incorrectly may be subject to corrective measures by Hopkins County. The Property Owner shall hold harmless the Developer of the Arbalá Addition, Hopkins County, and its duly appointed agents and employees against any action for incorrect installation of curbs, personal injury or property damage sustained during or after the installation of the new curb and gutter.

PLATTING NOTE: This graphic platting only, this property DOES NOT appear to be within a 100-year flood zone area, according to Flood Insurance Rate Map No. 4822K0408E, dated March 17, 2011, published by the Federal Emergency Management Agency.

SURVEYOR'S NOTES: 1. Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone. All distances and bearings shown herein are grid values. To convert to surface values, divide by a combined scale factor of 0.999999999. 2. All record calls are denoted as (1) per recorded documents as shown herein. 3. This survey was prepared with the benefit of a site report or site consultation. There may be additional easements, setbacks or other encumbrances affecting this tract that are not shown herein. No statement search was made by this office pertaining to this property. 4. Field work was performed during the month of August and December, 2023 and April, 2024. 5. There were no small discrepancies between corner line distances and the sum of lot distances along the same lines and/or the sum of all lot acreages in contrast to the total acreage due to rounding. 6. Two feet contours shown herein were taken from other data published in the Texas National Historical Information System website, version 1. 7. Settling a portion of this addition by access and haulways is a violation of county and state law and is subject to fines and withholding of utilities and building permits. 8. ALL NET ACRES ARE shown herein are the total lot acreage including area encompassed by easements, building setbacks and 50' developer around ponds.

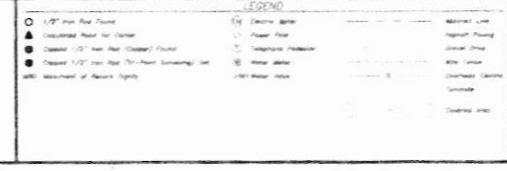


REFERENCE DEED PUBLIC RECORD NUMBER 20234423 CHASLES LYNN HENTON, INDIVIDUALLY & AS ADMINISTRATOR OF THE ESTATE OF DANIEL H. L., to Cory Johnson, File 20234423 O.P.R.# 17,1 AUGUST 11, 2023

UTILITY PROVIDERS: ELECTRIC: FARMERS ELECTRIC COOPERATIVE WATER: SHREVELEY WATER SUPPLY SEPTIC: PRIVATE ON-SITE SEWAGE FACILITIES

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

OWNER DEVELOPER: CORY JOHNSON 409 GILMER STREET SHELBYVILLE, TEXAS 75482 PHONE: 409-855-8866



LEGEND: 1/2" Iron Rod (Top) 1/2" Iron Rod (Bottom) 1/2" Iron Rod (Corner) 1/2" Iron Rod (Center) 1/2" Iron Rod (Edge) 1/2" Iron Rod (Hinge) 1/2" Iron Rod (Joint) 1/2" Iron Rod (Nail) 1/2" Iron Rod (Screw) 1/2" Iron Rod (Washer) 1/2" Iron Rod (Wedge) 1/2" Iron Rod (Wire) 1/2" Iron Rod (Zip Tie) 1/2" Iron Rod (Other)

Tri-Point Surveying, LLC 887 C. L. Jones Dr., Suite 305 Dallas, TX 75208 972-475-2511 tri-point-surveying.com

THIS PLAT SHOWS 14 LOTS IN 14 PARTS. SEE ALSO DEVELOPER'S PLAT FILED IN 2024 (SHEET 1 OF 1) THOMAS LEE SURVEY, DRAWN BY GUY REYNOLDS

APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: March 14, 2024

CHECK ONE: Preliminary Plat Final Plat Replat Amended Cancellation

1. PROPOSED SUBDIVISION NAME: Arbala Addition UNIT NO. _____

LOCATION DESCRIPTION/NEAREST COUNTY ROAD CR 1195

ACREAGE 12 acres NO. OF LOTS: EXISTING _____ PROPOSED 12 lots

REASON(S) FOR PLATTING/REPLATTING _____

2. OWNER/APPLICANT*: Coy Johnson

ADDRESS: 609 Gilmer Sulphur Springs TX 75482

TELEPHONE: 903-243-8866 FAX: _____ MOBILE: 903-243-8866

EMAIL: coy@coyjohnson.com

3. LICENSED ENGINEER/SURVEYOR: Tri-Point Surveying, LLC

MAILING ADDRESS: 903 E. Lennon Dr. #103 Emory TX 75440

TELEPHONE: 903-473-2117 FAX: _____ MOBILE: _____

EMAIL ADDRESS: admin@tri-pointsurveying.com

4. LIST ANY VARIANCES REQUESTED: NO

REASON FOR REQUEST (LIST ANY HARDSHIPS): _____

5. PRESENT USE OF THE PROPERTY: Agriculture

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 ELECTRIC SERVICE: FEC

SEWAGE DISPOSAL: clear water 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.

Coy Johnson
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: 3/14/24

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: 03/27/2024
Owner: JOHNSON COY
Mailing: 609 GILMER ST
Address: SULPHUR SPRINGS, TX 75482

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:
CERTIFICATE NO : 395581

DATE : 3/27/2024
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

COY JOHNSON
609 GILMER ST
SULPHUR SPRINGS TX 75482

PROPERTY OWNER

JOHNSON COY
609 GILMER ST
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 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 2023 ARE 520.40

CURRENT VALUES			
LAND MKT VALUE:	\$16,930	IMPROVEMENT :	\$60,770
AG LAND VALUE:	\$442,320	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$520,020	LIMITED VALUE:	\$0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2023	COUNTY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023	HOSPITAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 3/2024 : \$0.00

ISSUED TO : COY JOHNSON
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
		TOTAL DUE 09/2023		.00

ACCT # 65-0550-000-082-00

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

Sandra Gibby

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@farmerelectric.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 03/27/2024

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

RECEIPT # 210490

TIME 14:56

FILE # M29870

RECEIVED OF: JOHNSON COY RENT ACC

FOR: ARBALA ADDITION

DESCRIPTION: FEES PAID - PRELIMINARY AMENDED PLAT OF ARBALA
ADDITION - 14 LOTS W/O FLOOD ZONE/TS

AMOUNT DUE \$1,140.00

AMOUNT PAID \$1,140.00

BALANCE \$.00

PAYMENT TYPE K
CHECK NO 7096
COLLECTED BY TS

DATE 04/17/2024

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

RECEIPT # 210543

TIME 14:25

FILE # M29874

RECEIVED OF: JOHNSON, COY

FOR: JOHNSON, COY

DESCRIPTION: AMENDED FINAL PLAT OF ARBALA ADDITION FEE - PAID
/MH

AMOUNT DUE \$250.00

AMOUNT PAID \$250.00

BALANCE \$.00

PAYMENT TYPE K

CHECK NO 7108

COLLECTED BY MH