

FINAL PLAT REVIEW  
NORTH ADDITION  
REVIEWED BY: STEVE HUDSON 12-21-23

The following items on the Final Plat Checklist for the above-named subdivision in Hopkins County were found to be deficient during my review.

1. A letter from North Hopkins WSC that they can, and will, provide water for each lot will be required. The letter from Hayes Engineering to North Hopkins WSC, supplied with the application and dated September 09, 2023, indicates a 2" line coming from TX Highway 19 extends approximately 2000' toward this addition. The letter indicates this 2" line does not have any capacity to supply this proposed addition, and a new 4" line will have to be constructed from Highway 19. There is no letter or indication from North Hopkins WSC that they will supply water to this proposed addition. This is an incomplete item from the preliminary plat review.

**Staff recommends approval of the North Addition Final plat, but withholding recording of the plat until the roads are cleared per the subdivision regulation and receipt of the "will serve letter" from North Hopkins WSC and installation of the water line as indicated in the above referenced letter from Hayes Engineering.**

*Stephen A. Hudson*

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Steve Hudson 12-21-23



# FINAL PLAT OF NORTH ADDITION

SITUATED IN THE BENJAMIN MERRELL SURVEY,  
ABSTRACT NO. 595, HOPKINS COUNTY, TEXAS

**BOUNDARY DESCRIPTION**

All that certain 18.75 acre tract or parcel of land situated in the Benjamin Merrell Survey, Abstract No. 595, Hopkins County, Texas, and being part of the same land as a called 49.691 acre tract described in a Warranty Deed from Tins Land Holdings, L.L.C. to Coy Johnson, Clay Johnson and Craig Johnson as recorded in File #20231878, Official Public Records, Hopkins County, Texas (O.P.R.H.C.T.), said 18.75 acre tract being described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the northeast corner of said 49.691 acre tract, the southeast corner of a called 54.669 acre tract described in a Warranty Deed from Martin Lee Chapman to Lisa Brown Young as recorded in Volume 852, Page 131, O.P.R.H.C.T., and on the west line of a called 80 acre tract described in a Warranty Deed from Chester Phillips Huff to Michael Ray Harris as recorded in Volume 467, Page 584, O.P.R.H.C.T.:

THENCE South 01 Degrees 15 Minutes 40 Seconds East along the east line of said 49.691 acre tract and the west line of said 80 acre tract a distance of 892.79 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) set for a corner at the POINT OF BEGINNING of the herein described tract.

THENCE South 01 Degrees 15 Minutes 40 Seconds East continuing along the east line of said 49.691 acre tract and the west line of said 80 acre tract, passing a 1/2 inch iron rod found at a distance of 473.99 feet for a reference, and continuing a total distance of 490.66 feet to a point at the southeast corner of said 49.691 acre tract, the southeast corner of said 80 acre tract and in the center of County Road 4761 for a corner.

THENCE South 89 Degrees 19 Minutes 45 Seconds West along the south line of said 49.691 acre tract and generally along the center of said County Road 4761 a distance of 1,967.62 feet to a point at the southwest corner of said 49.691 acre tract for a corner.

THENCE North 01 Degrees 21 Minutes 38 Seconds West along the west line of said 49.691 acre tract and generally along the east edge of said County Road 4761 a distance of 590.64 feet to a point for a corner. From said point, a 1/2 inch iron rod found in a witness to the northwest corner of said 49.691 acre tract and the southeast corner of said 54.669 acre tract bears North 01 Degree 21 Minutes 38 Seconds West a distance of 792.75 feet and North 89 Degrees 19 Minutes 45 Seconds East a distance of 8.99 feet for a reference.

THENCE North 89 Degrees 19 Minutes 45 Seconds East across said 49.691 acre tract, passing a capped 1/2 inch iron rod (Tri-Point Surveying) set at a distance of 19.13 feet for a reference, and continuing a total distance of 479.77 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) set for a corner.

THENCE South 01 Degrees 21 Minutes 38 Seconds East across said 49.691 acre tract a distance of 100.00 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) set for a corner.

THENCE North 89 Degrees 19 Minutes 45 Seconds East across said 49.691 acre tract a distance of 1085.85 feet to the POINT OF BEGINNING and containing 18.75 acres of land, more or less.

**SURVEYORS CERTIFICATE**

THE STATE OF TEXAS  
COUNTY OF HOPKINS

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 I further certify that this plat is true and correctly made and is prepared from an actual map or map of the property made under my supervision on the ground and that the corner monuments were properly placed or found under my supervision.

  
\_\_\_\_\_  
Greg Connaughton  
Registered Professional Land Surveyor  
License No. 6110

12/18/2023  
Date



**CERTIFICATE OF COMMISSIONER'S COURT**

I hereby certify that all requirements of the subdivision standards concerning submission and approval of information and data required for platting approval have been complied with for the above referenced subdivision.

Approved by the Commissioner's Court of Hopkins County, Texas, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

County Judge: \_\_\_\_\_

**ATTEST:**

By \_\_\_\_\_  
County Clerk

**CERTIFICATE DEDICATION BY OWNER**

THE STATE OF TEXAS  
COUNTY OF HOPKINS

KNOW ALL MEN BY THESE PRESENTS, that we, Coy Johnson, Clay Johnson and Craig Johnson as the owners of 49.69 acres of land out of the Benjamin Merrell Survey, Abstract No. 595, Hopkins County, Texas as conveyed to us by deed dated August 4, 2023, and recorded in File #20231878, Official Public Records of Hopkins County, Texas, DO HEREBY SUBDIVIDE 18.75 acres of land out of said tract to be known as the NORTH ADDITION. In accordance with the plat shown hereon, subject to any and all easements or restrictions shown hereon, granted, and do hereby dedicate to the public the use of the streets and easements shown hereon.

WITNESS MY HAND, this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2023.

\_\_\_\_\_  
Coy Johnson

\_\_\_\_\_  
Clay Johnson

\_\_\_\_\_  
Craig Johnson

THE STATE OF TEXAS  
COUNTY OF HOPKINS

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known by 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 consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2023.

\_\_\_\_\_  
Notary Public in and for  
The State of Texas

THE STATE OF TEXAS  
COUNTY OF HOPKINS

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known by 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 consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2023.

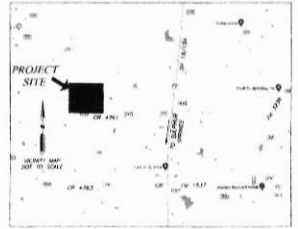
\_\_\_\_\_  
Notary Public in and for  
The State of Texas


THE STATE OF TEXAS  
COUNTY OF HOPKINS

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known by 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 consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2023.

\_\_\_\_\_  
Notary Public in and for  
The State of Texas



<p><b>OWNER/DEVELOPER</b></p> <p>COY JOHNSON 609 GILMER STREET SULPHUR SPRING, TEXAS 75482 PHONE: 903-884-8866</p>	 <p><b>Tri-Point Surveying, LLC</b> 801 F. Louisa Dr. Suite 103 Denning, TX 75119 PHONE: 903-872-2112 Email: admin@tri-pointsurveying.com Firm # 10194270</p>
<p>DATE: 12-18-2023   SHEET 1 OF 2   TECHNICIAN: GC   DRAWN BY: GC</p> <p>REVISIONS: REDUCED SIZE - NOT TO SCALE</p>	

APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: \_\_\_\_\_

CHECK ONE:  Preliminary Plat  Final Plat  Replat  Amended  Cancellation

1. PROPOSED SUBDIVISION NAME: North Addition UNIT NO. \_\_\_\_\_

LOCATION DESCRIPTION/NEAREST COUNTY ROAD CR 4761

ACREAGE 49 NO. OF LOTS: EXISTING \_\_\_\_\_ PROPOSED 22

REASON(S) FOR PLATTING/REPLATTING to sell smaller tracts

2. OWNER/APPLICANT\*: Coy Johnson Clay Johnson Craig Johnson

(If applicant is person other than owner, a letter of authorization must be provided from owner)

ADDRESS: 609 Gilmer St

TELEPHONE: 903-885-8816 FAX: \_\_\_\_\_ MOBILE: \_\_\_\_\_

EMAIL: coy@coyjohnson.com

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

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

TELEPHONE: 903-473-2117 FAX: \_\_\_\_\_ MOBILE: \_\_\_\_\_

EMAIL ADDRESS: admin@tri-point-surveying.com

4. LIST ANY VARIANCES REQUESTED: to comply with plat drawn by surveyor

REASON FOR REQUEST (LIST ANY HARDSHIPS): not financially feasible to move ditches, utilities etc.

5. PRESENT USE OF THE PROPERTY: farm use with Ag exemption

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: North Hopkins water ELECTRIC SERVICE: Farmers Electric Coop

SEWAGE DISPOSAL: clear water septic GAS SERVICE: X

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 - CRAIG Johnson  
Clay 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: 9-12-23

**Debbie Mitchell**

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



# Tax Certificate

Property Account Number:  
**65-0595-000-002-00**

Statement Date: 07/26/2023  
Owner: WILKINSON LORI B  
Mailing 717 CR 979  
Address: CUSHING, TX 75760

Property Location: 0000000 CR 4761 ES  
Legal: ABS: 595| TR: 2| SUR: MERRILL BENJAMIN

TAX CERTIFICATE FOR ACCOUNT : 65-0595-000-002-00  
AD NUMBER: R000017169  
GF NUMBER: 37351mp  
CERTIFICATE NO : 269327

DATE : 7/26/2023 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: 595| TR: 2| SUR: MERRILL BENJAMIN  
0000000 CR 4761 ES  
49.691 ACRES

**REQUESTED BY**  
HOPKINS COUNTY ABSTRACT CO  
441 OAK AVENUE  
SULPHUR SPRINGS TX 75482

**PROPERTY OWNER**  
WILKINSON LORI B  
717 CR 979  
CUSHING TX 75760

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 138.98

CURRENT VALUES			
LAND MKT VALUE:	\$7,350	IMPROVEMENT :	\$0
AG LAND VALUE:	\$191,410	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$198,760	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	NORTH HOPKINS ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 7/2023 : **\$0.00**

ISSUED TO : HOPKINS COUNTY ABSTRACT CO  
ACCOUNT NUMBER: 65-0595-000-002-00

CERTIFIED BY : Debbie Mitchell  
Authorized agent of Hopkins County

HOPKINS COUNTY ABSTRACT CO

441 Oak Avenue  
Sulphur Springs, TX 75482  
903-885-2145 (office) 903-885-2147 (fax)  
www.hcaco.com orders@hcaco.com

Date of Request: 07/26/2023

GF#: 37351MP 37354

Escrow Officer Requesting Information: \_\_\_\_\_

Owner Name: TITUS LAND HOLDINGS LLC

Legal Description: Acres: 49.691, ABS: 595, TR: 2, SUR: MERRILL BENJAMIN

Property ID: R000017169

Property Address: CR 4761 0

Geographic ID: 65.0595.000.002.00

Map Number: 4-07-05

\*\*\*\*\*  
North Hopkins ISD

I certify all taxes due to North Hopkins ISD, on the above-described property, have been paid through December 31, 2022.

Dated: 7/26/23, 2022

North Hopkins ISD Tax Collector: Debbie Mitchell sp

2022 Tax Amount: \$: ~~138.98~~ included below Amount Paid: \$: \_\_\_\_\_

Exemptions: Ag Tax Suits: \_\_\_\_\_

\*\*\*\*\*  
Hopkins County

I certify that all taxes due to the state, county, and hospital, on the above-described property, have been paid through December 31, \_\_\_\_\_.

Dated: 7/26/23, 2022

Tax Collector for Hopkins County & The State of Texas: Debbie Mitchell sp

2022 Tax Amount: \$: 138.98 Amount Paid: \$: 137.25

Exemptions: Ag Tax Suits: \_\_\_\_\_

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**Appendix F**

**WATER SUPPLY CERTIFICATE**

“No structure in this subdivision shall be occupied until connected to either: an individual water well, the location of which has been approved by the Northeast Texas Municipal Water District, a TCEQ approved public water supply system (described below), or other domestic water supply subject to approval by the Hopkins County Commissioners’ Court.”

North Hopkins WSC  
Northeast Texas Municipal Water  
District

\_\_\_\_\_ Date

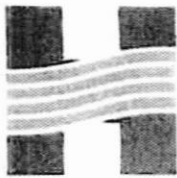
North Hopkins WSC  
Name of Public Water Supply System

\_\_\_\_\_ Date

\_\_\_\_\_  
Signature & Title of Authorized Agent

Other Proposed Domestic Water Supply (Please specify): \_\_\_\_\_

\_\_\_\_\_



# HAYES ENGINEERING, INC.

Texas Registered Engineering Firm F-1465    www.hayesengineering.net  
2126 ALPINE RD.    LONGVIEW, TX 75601-3401  
V 903.758.2010    F 903.758.2099

September 09, 2023

Mr. Casey Janway, Manager  
North Hopkins WSC  
9364 Texas Hwy 19 N  
Sulphur Springs, TX 75482

RE:    Coy Johnson (North Addition 22 meters) CR 4761 non-standard service investigation

Dear Mr. Janway:


Please accept this correspondence as non-standard service investigation for a 22 lot subdivision on CR 4761. The property is located approximately 4,000 feet west of the intersection of CR 4761 and SH 19, 3.5 miles north of Sulphur Springs, Hopkins County, Texas. The developer has requested service to 22 lots on CR 4761. There is not an existing water main on CR 4761 at the subject property. There is an existing 2" water main that extends from SH 19 approximately 2,000 feet that is supplied by a 10" water main on SH 19 serviced by direct pressure from the City of Sulphur Springs. The existing 2" water main does not have any available capacity to serve the new development. The area is fed from the City of Sulphur Springs pressure plane which has a static hydraulic grade of approximately 680 feet msl. The subject property has an elevation of approximately 475 to 495 feet msl. The static pressure would therefore be about 84 psi.

The Texas Commission on Environmental Quality (TCEQ) regulates public water system's and does not have a maximum number of connections for a 10" main but the main must be able to provide peak demands with a minimum pressure of 35 psi. The TCEQ requires a maximum of 10 meters on a 2" main and 100 meters on a 4" main. The existing 10" main on SH 19 has adequate capacity for serving the additional 22 meters.

The developer will be responsible for providing the minimum improvements necessary to serve the proposed development. The minimum improvements necessary would be to install a 4" water main from the existing 10" on the west side of SH 19 to the north end of the proposed development. An estimate of probable cost for the improvements is attached.

If you have any questions or if I can be of additional assistance, please advise.

Sincerely,  
HAYES ENGINEERING, Inc.

  
Stanley R. Hayes, P.E.  
Principal







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

8/30/2023

Coy Johnson  
609 Gilmer Street  
Sulphur Springs, TX 75482

Re: Availability of Electric Service to County Road 4761, beginning approximately 1.35 miles West of Texas State Highway 19 North

Mr. Johnson:

This letter certifies that Farmers Electric Cooperative is a Certified Electrical Service Provider at the above referenced property.

Farmers Electric Cooperative is a Certified Electrical Service Provider at the above referenced subdivision.

Farmers Electric Cooperative will be available to each individual residential lot, subject to the terms below.

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,

A handwritten signature in black ink, appearing to read "Samantha Crouch", written in a cursive style.

Samantha Crouch  
Farmers Electric Cooperative  
Office: 903-455-1715

DATE 09/15/2023

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

RECEIPT # 210057

TIME 09:26

FILE # M29852

RECEIVED OF: JOHNSON COY

FOR: NORTH ADDITION

DESCRIPTION: PRELIMINARY PLAT FEE PAID - 22 LOTS/TS

AMOUNT DUE \$250.00

AMOUNT PAID \$250.00

BALANCE \$.00

PAYMENT TYPE K  
CHECK NO 6912  
COLLECTED BY TS

DATE 09/25/2023

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

RECEIPT # 210080

TIME 11:49

FILE # M29855

RECEIVED OF: JOHNSON COY

FOR: NORTH ADDITION

DESCRIPTION: REMAINING PRELIMINARY PLAT FEE/TS

AMOUNT DUE \$970.00

AMOUNT PAID \$970.00

BALANCE \$.00

PAYMENT TYPE K

CHECK NO 6924

COLLECTED BY TS

DATE 12/19/2023

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

RECEIPT # 210292

TIME 15:54

FILE # M29864

RECEIVED OF: JOHNSON COY

FOR: NORTH ADDITION

DESCRIPTION: NORTH ADDITION - FINAL PLAT FEE PAID/TS

AMOUNT DUE	\$250.00
	-----
AMOUNT PAID	\$250.00
	-----
BALANCE	\$.00

PAYMENT TYPE K  
CHECK NO 6912  
COLLECTED BY TS