

VICINITY MAP NOT TO SCALE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	9.48'	75.00'	7°14'35"	S87°01'31"W	9.47'

CERTIFICATE OF COMMISSIONER'S COURT

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

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

County Judge _____

County Commissioner P.L. 1 _____

County Commissioner P.L. 2 _____

County Commissioner P.L. 3 _____

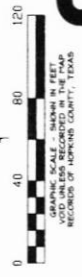
County Commissioner P.L. 4 _____

NOTES:

1. Bearings based on Texas State Plane Coordinate, Texas North Central Zone 4302 as indicated by GPS observation Area and distances shown herein are at grid.
2. The above information was prepared using the following data:
3. This survey was made for the benefit of a current title commitment, and may be used for that purpose only.
4. The property shown herein was surveyed based on deeds and/or legal descriptions obtained from the public records of Hopkins County, Texas, and is subject to any and all encumbrances, easements, and restrictions of record.
5. This property does not lie within and E.T. of any city to the surveyor's knowledge.

DIVISION OF SURVEYING

Michael & Tracy Horn
3855 S. Highway 207
Sulphur, Texas 76788



REPLAT OF LOT 39 & LOT 40

HIGH POINT ESTATE

MARIA J. DE LOS SANTOS COY SU

ABSTRACT NO. 146

HOPKINS COUNTY, TEXAS

PROJECT MATRICE
REPLAT OF LOT 39 & LOT 40
HIGH POINT ESTATES
ADDRESS
Kaden Lane, Sulphur, Texas, TX 76782
ACREAGE 2.00 Acres
PREPARED 10/24/2023
SCALE 1" = 40' (AS SHOWN)
TECHNICIAN: ATN

BY: SURVEY
FOR: [Signature]
PLAT NO. [Blank]
FILE NO. [Blank]
EX. NO. [Blank]

LEGAL DESCRIPTION

Block 1200, 600 feet or portion of being situated in the Plat of the Lot 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

KNOW ALL MEN BY THESE PRESENTS, that I, Maria J. de los Santos Coy, of the County of Hopkins, State of Texas, do hereby certify that this plat complies with the survey related to the replat of Lot 39 and Lot 40, and in the North line of Lot 41, of said High Point Estates, as shown on the attached plat, and is subject to all encumbrances, easements, and restrictions of record. I hereby certify that this plat is true and correct and is the true and correct plat of the property made under my supervision. I am a duly Licensed Professional Land Surveyor, State of Texas, License No. 97124, and I am duly sworn and qualified to perform the duties of my office.

WITNESS MY HAND AND SEAL OF OFFICE this 10th day of October, 2023.

Michael & Tracy Horn
3855 S. Highway 207
Sulphur, Texas 76788

Michael & Tracy Horn
3855 S. Highway 207
Sulphur, Texas 76788

THE STATE OF TEXAS
COUNTY OF HOPKINS

BEFORE ME, the undersigned authority, on this day personally appeared Maria J. de los Santos Coy, known to me to be the true and correct owner of the above described property, and acknowledged to me that he executed the above instrument for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of October, 2023.

THE STATE OF TEXAS
COUNTY OF HOPKINS

BEFORE ME, the undersigned authority, on this day personally appeared Michael L. Horn, known to me to be the true and correct owner of the above described property, and acknowledged to me that he executed the above instrument for the purposes and considerations therein stated.

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Tina Ballard
10/24/2023
Registered Professional Land Surveyor
License No. 97124

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APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: _____

CHECK ONE: Preliminary Plat Final Plat Replat Amended Cancellation

1. PROPOSED SUBDIVISION NAME: Replat of LOT 39 + 40, High Point Estate UNIT NO. _____

LOCATION DESCRIPTION/NEAREST COUNTY ROAD: Kaden Lane

ACREAGE: 2 NO. OF LOTS: EXISTING 2 PROPOSED 1

REASON(S) FOR PLATTING/REPLATTING: combine the 2 lots

2. OWNER/APPLICANT*: Michael + Tracy Horn

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

ADDRESS: 322 Koby Circle, Sulphur Springs

TELEPHONE: 757-572-2061 FAX: MOBILE:

EMAIL: michael.lynn.horn@gmail.com

3. LICENSED ENGINEER/SURVEYOR: Byline Surveying Tina Ballard

MAILING ADDRESS: PO Box 834, Emory TX 75440

TELEPHONE: 903-473-5150 FAX: MOBILE: 903-368-8384

EMAIL ADDRESS: tina@bylinesurveying.com

4. LIST ANY VARIANCES REQUESTED:

REASON FOR REQUEST (LIST ANY HARDSHIPS):

5. PRESENT USE OF THE PROPERTY: vacant

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: ELECTRIC SERVICE:

SEWAGE DISPOSAL: GAS SERVICE:

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

MICHAEL HORN TRACY HORN / OWNERS
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: 9-1-23

Appendix C
SUBDIVISION PLATTING CHECKLIST
SECOND (FINAL) READING

Subdivision name: Replat of LOT 39440, High Point Estates

YES	NO	N/A	
—	—	<input checked="" type="checkbox"/>	All information required for preliminary plat. <i>Replat</i>
<input checked="" type="checkbox"/>	—	—	Lot and block numbers.
—	—	<input checked="" type="checkbox"/>	Street names, <i>must be pre-approved by 9-1-1 Coordinator.</i>
<input checked="" type="checkbox"/>	—	—	Acreage of each lot or parcel.
<input checked="" type="checkbox"/>	—	—	Name and address of Surveyor/Engineer.
—	—	<input checked="" type="checkbox"/>	Location and size of drainage structures.
—	—	<input checked="" type="checkbox"/>	Location, size, and proposed use of easements.
<input checked="" type="checkbox"/>	—	<input checked="" type="checkbox"/>	Incorporated City's Boundary/ETJ Note.
—	—	<input checked="" type="checkbox"/>	Servicing Utilities Note.
—	—	<input checked="" type="checkbox"/>	Certification from licensed professional engineer regarding utilities.
—	—	—	Restrictive covenants. <i>Already in place</i>
—	—	—	Tax certificates and rollback receipts if required.
—	—	—	Home Owners' Association Incorporation articles and by-laws.
—	—	<input checked="" type="checkbox"/>	Construction plans of roads and drainage improvements.
—	—	—	Receipt showing payment of Final plat fees.
—	—	<input checked="" type="checkbox"/>	Sign-off for TxDOT road access, if applicable.
<input checked="" type="checkbox"/>	—	—	Appendix D (1) – Certificate of Dedication by Owner (when owner is an individual)
—	—	<input checked="" type="checkbox"/>	Appendix D (2) – Certificate of Dedication by Owner (when owner is a corporation)