

THE STATE OF TEXAS §
COUNTY OF HOPKINS §

OWNERS' DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that I, Shannon Carpenter, owner of 22.86 acres of land out of the John A. Winn Survey, Abstract No. 1085, Hopkins County, Texas as conveyed to me by deed dated June 21, 2006, and recorded in Volume 334, Page 115, Real Property Records of Hopkins County, Texas, DO HEREBY SUBDIVIDE 22.86 acres of land out of said Survey, to be known as the Carpenter Corner Addition, in accordance with the plat shown hereon, subject to any and all easements or restrictions hereto granted, and do hereby dedicate to the public the "Towners of the property shown hereon" for private streets) the use of the streets and easements shown hereon.

WITNESS MY HAND, this _____ day of _____, 2024.

Shannon Carpenter

THE STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority on this day personally appeared Shannon Carpenter, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and the capacity therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 2024.

NOTARY PUBLIC

THE STATE OF TEXAS §
COUNTY OF HOPKINS §

I, _____ County Clerk of Hopkins County, Texas, do hereby certify that on the _____ day of _____, A.D., 2024, the Commissioners' Court of Hopkins County, Texas, passed an Order authorizing the filing for record purposes only this Plat, and said Order has been duly entered in the minutes of the said Court in Book _____ Page _____.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

COUNTY CLERK
HOPKINS COUNTY, TEXAS

COUNTY JUDGE
HOPKINS COUNTY, TEXAS

CERTIFICATE OF COMMISSIONER'S COURT

APPROVED BY THE COMMISSIONERS' COURT ON THE _____ day of _____, 2024.

COUNTY JUDGE (ACTING ON BEHALF OF THE COMMISSIONERS COURT OF HOPKINS COUNTY, STATE OF TEXAS)

ATTEST: COUNTY CLERK
HOPKINS COUNTY, TEXAS

THE STATE OF TEXAS §
COUNTY OF HOPKINS §

I, _____ County Clerk of Hopkins County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the _____ day of _____, A.D., 2024, at _____ o'clock _____, and duly recorded on the _____ day of _____, Texas in Volume _____ Page _____ in the Real Property Records of Hopkins County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

COUNTY CLERK
HOPKINS COUNTY, TEXAS

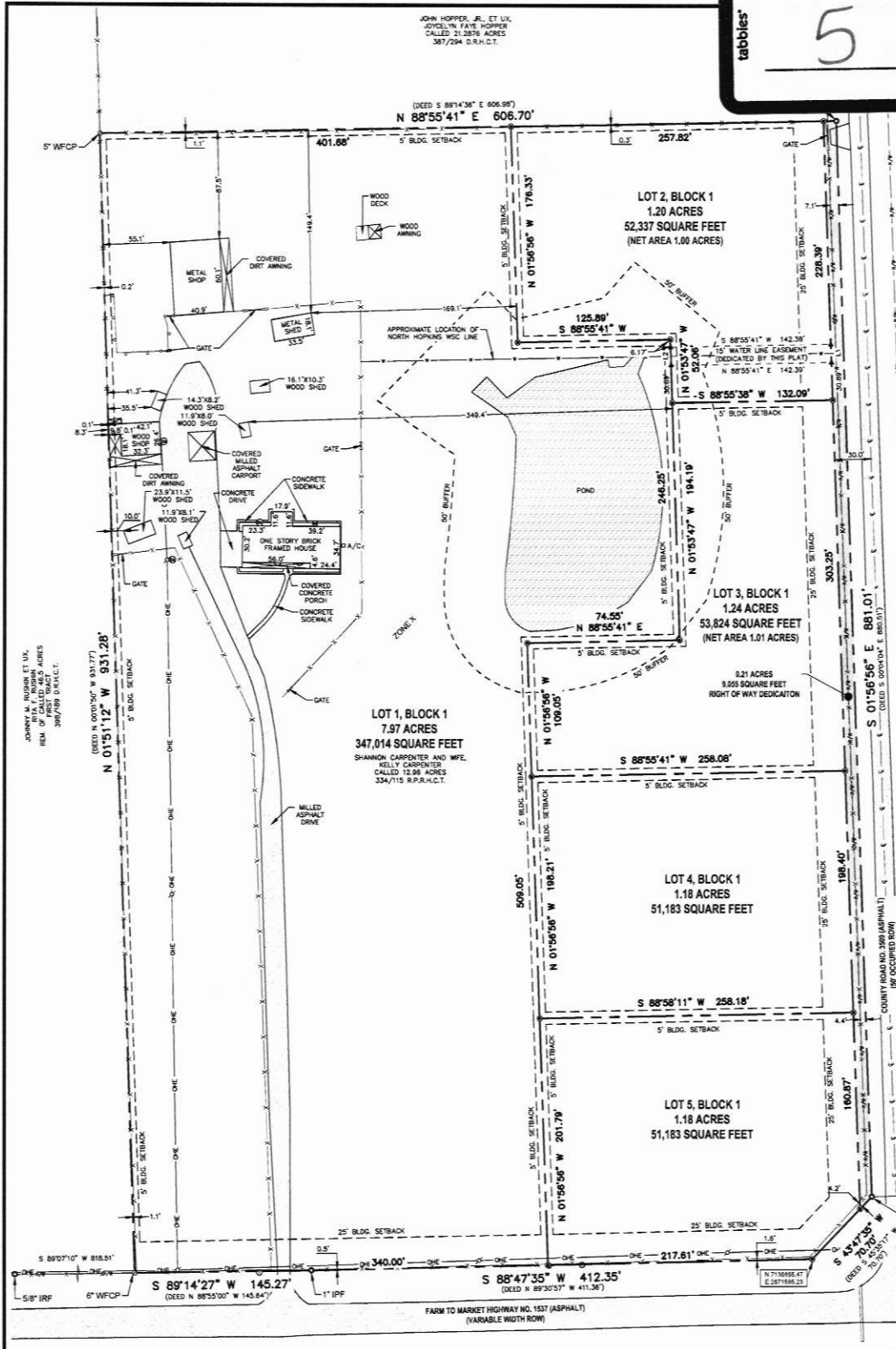
THE STATE OF TEXAS §
COUNTY OF HOPKINS §

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, a Registered Professional Land Surveyor State 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 survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

Datapoint Surveying & Mapping

PRELIMINARY (NOT TO BE RECORDED) JULY 11, 2024

TYLER J. WILLES
REGISTERED PROFESSIONAL/LICENSED STATE LAND SURVEYOR
LICENSE NO. 8877



- SURVEY NOTES:
1. ALL COORDINATES AND BEARINGS CONTAINED HEREIN ARE GRID (U.S. SURVEY) FEET, BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 83, NORTH CENTRAL ZONE 4203, NAVD 83.
2. ELEVATIONS WERE DERIVED FROM G.A.S. OBSERVATION AND DERIVED FROM SAID ON-THE-GROUND SURVEY.
3. ALL DIMENSIONS SHOWN HEREIN ARE GRID BASED UPON AN ON-THE-GROUND SURVEY PERFORMED FEBRUARY 11, 2024.
4. SELLING A PORTION OF THIS BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES.
5. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NO. 480200020E, EFFECTIVE DATE MARCH 11, 2021, THIS PROPERTY APPEARS TO BE IN ZONE X AND IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN.
6. THIS SURVEY WAS PERFORMED WITHIN THE BENEFIT OF A CURRENT TITLE ENCUMBRANCES THAT ARE NOT DETECTED IN THIS SURVEY.
7. ALL LOTS SHOWN HEREON HAVE THE FOLLOWING BUILDING SETBACKS:
15' FRONT SETBACK
5' SIDE SETBACK
5' REAR SETBACK
8. THIS PLAT DOES NOT PROVIDE A BUILDING SETBACK VARIANCE FOR LOT 1, BLOCK 1.
9. THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE. THE COUNTY SHALL NOT ACCEPT ALL OR A PORTION OF THE ROADS IN THIS SUBDIVISION FOR MAINTENANCE WITH THE APPROVAL OF THE PLAT. ANY ROAD OR PORTION OF THEREOF SHALL BE ACCEPTED FOR COUNTY MAINTENANCE ONLY UPON SEPARATE ORDER OF THE COMMISSIONERS' COURT IN CONFORMANCE WITH THIS SUBDIVISION REGULATION.
10. PRIOR TO GRADING, ANY TYPE OF EARTH MOVING, CONSTRUCTION OF, OR UNDER THE LAND IN THIS SUBDIVISION, A DRAINAGE PLAN DESIGNED BY A LICENSED PROFESSIONAL ENGINEER SHALL BE SUBMITTED TO THE PROPOSED DEVELOPER, AND MODIFICATIONS HERETO TO THE COMMISSIONERS' COURT OF HOPKINS COUNTY FOR REVIEW AND APPROVAL.
11. THE RIGHT OF WAY DEDICATION IS GRANTED BY THIS PLAT TO HOPKINS COUNTY FOR USE AS STORM WATER, PUBLIC UTILITY, PEDESTAL, OR OTHER PURPOSES.

LEGAL DESCRIPTION
BEING a 12.96 acre tract of land, situated in the John A. Winn Survey, Abstract No. 1085, Hopkins County, Texas, being all of a called 12.96 acre tract described in a deed to Shannon Carpenter as recorded in Volume 334, Page 115, Real Property Records, Hopkins County, Texas, (R.P.H.C.T.), and being more fully described by Metes and Bounds as follows:
BEGINNING at a 3/4" iron rod found at the northeast corner of said 12.96 acre tract, at the southeast corner of a called 11.2876 acre tract described in a deed to John Hopper, Jr., et al., as herein before Hopper Hays or recorder in Volume 387, Page 236, Deed Records, Hopkins County, Texas, (D.R.H.C.T.), and on the west 1/4 of the line of County Road No. 1537;
THENCE along the common boundary line of said 12.96 acre tract and said north right of way line a distance of 549'47.92" N 01°56'56" W to a 1/2" yellow capped iron stamped (DATAPoint) #1204065 found at an iron pipe;
S 88°47'35" W a distance of 412.35 feet to a 1" iron pipe found at an angle point;
S 89°47'32" W a distance of 143.27 feet to a 1" wood fence corner post found at the occupied southwest corner of said 12.96 acre tract, at the occupied southeast corner of a called 46.5 acre tract described in a deed to John Hopper, Jr., et al., as herein before Hopper Hays or recorder in Volume 387, Page 236, Deed Records, Hopkins County, Texas, (D.R.H.C.T.), and on the east north right of way line, from which a 3/4" iron rod found on said north right of way line, bears S 89°17'12" W a distance of 832.32 feet to a reference;
THENCE S 81°51'32" W, along the west line of said 12.96 acre tract and the east line of said remainder of a called 46.5 acre tract a distance of 933.28 feet to a 1" wood fence corner post found at the occupied southwest corner of said 12.96 acre tract, at the occupied southwest corner of said 21.2378 acre tract, and on the east line of said remainder of a called 46.5 acre tract;
THENCE N 88°55'41" E, along the north line of said 12.96 acre tract and the south line of said 11.2876 acre tract a distance of 496.78 feet to the POINT OF BEGINNING, containing 561.565 square feet and said 12.96 acre tract, more or less.

ABBREVIATIONS:
B/F IRON ROD FOUND
CRS CAPRIED IRON ROD SET
N.C.B. NEW CITY BLOCK
O.P.R. OFFICIAL PUBLIC RECORDS
D.P.R. DEED AND PLAT RECORDS
H.C.T. HOPKINS COUNTY TEXAS
D.C.T. DOCUMENT NUMBER
VOL VOLUME
PG PAGE
R.O.W. RIGHT-OF-WAY
G.A.S. GAS
E.L.C. (E) ELECTRIC
T.E.L. (T) TELEPHONE
C.A.T.V. (TV) CABLE TELEVISION
E.S.M.T. EASEMENT

LEGEND:
--- SUBJECT TRACT BOUNDARY
--- ADJACENT TRACT BOUNDARY
--- BUILDING FOOTPRINT
--- 1/4" IRON ROD FOUND
--- 3/4" IRON ROD FOUND
--- 1" IRON PIPE FOUND
--- 1" WOOD FENCE CORNER POST
--- 1" WOOD FENCE CORNER POST FOUND AT OCCUPIED SOUTHWEST CORNER OF SAID 12.96 ACRE TRACT, AT THE OCCUPIED SOUTHWEST CORNER OF SAID 21.2378 ACRE TRACT, AND ON THE EAST LINE OF SAID REMAINDER OF A CALLED 46.5 ACRE TRACT.
--- POWER POLE
--- WATER METER
--- TELEPHONE POLE
--- ELECTRIC METER
--- CLEANOUT

OWNER:
SHANNON CARPENTER
1549 FM 1537, SULPHUR SPRINGS, TX 75482
(903) 439-7666

PRELIMINARY PLAT
LOTS 1, 2, 3, 4 & 5, BLOCK 1
CARPENTER CORNER ADDITION
BEING A 12.96 ACRE TRACT OF LAND, SITUATED IN THE JOHN A. WINN SURVEY, ABSTRACT NO. 1085, HOPKINS COUNTY, TEXAS, BEING ALL OF A CALLED 12.96 ACRE TRACT DESCRIBED IN A DEED TO SHANNON CARPENTER AND WIFE, KELLY CARPENTER AS RECORDED IN VOLUME 334, PAGE 115, REAL PROPERTY RECORDS, HOPKINS COUNTY, TEXAS.
PLAT PREPARED: JULY 11, 2024
DATE: 07/11/2024
DRAWN BY: ZM
CHECKED BY: TW
PROJECT #: 24-02-0468
SHEET 1 OF 1

APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: _____

CHECK ONE: Preliminary Plat Final Plat Replat Amended Cancellation

1. PROPOSED SUBDIVISION NAME: CARPENTER CORNER ADDITION UNIT NO. _____

LOCATION DESCRIPTION/NEAREST COUNTY ROAD Fm 1537 & CR 3509

ACREAGE _____ NO. OF LOTS: EXISTING _____ PROPOSED _____

REASON(S) FOR PLATTING/REPLATTING sell lots + build homes on

2. OWNER/APPLICANT*: Shannon Carpenter

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

ADDRESS: 1549 Fm 1537 Sul. Spgs., TX 75482

TELEPHONE: 903-439-7666 FAX: _____ MOBILE: same

EMAIL: scarpenterenterprises@yahoo.com

3. LICENSED ENGINEER/SURVEYOR: DataPoint SURVEYING & MAPPING

MAILING ADDRESS: 137 Dabbs St. Sul. Spgs., TX 75482

TELEPHONE: 903-395-6995 FAX: _____ MOBILE: same

EMAIL ADDRESS: Z.MCWEEN@DATAPOINTSURVEYING.COM

4. LIST ANY VARIANCES REQUESTED: N/A

REASON FOR REQUEST (LIST ANY HARDSHIPS): N/A

5. PRESENT USE OF THE PROPERTY: ag

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 ELECTRIC SERVICE: Oncor

SEWAGE DISPOSAL: septic GAS SERVICE: NA

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.

Shannon Carpenter
Signature of Owner/Applicant

Shannon Carpenter
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: 6-6-24

FILED
AT 10:28 o'clock A M
JUN 11 2024
TRACY SMITH
COUNTY CLERK
HOPKINS COUNTY, TEXAS