

PRELIMINARY PLAT REVIEW  
DIKE ADDITION  
REVIEWED BY: STEVE HUDSON 03-11-25

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

1. A preliminary plat application with proper fees, plat copies, certificates of taxes paid and will serve letters from North Hopkins WSC and Farmers Electric Co-Op has been filed with the county clerk.
2. Lots 1 through 12 each contain between one and one-half acre and two acres of land. The road frontage requirement for lots in this acreage range is one hundred fifty feet. None of the lots meet the requirement. I believe there is a request for a variance from this requirement in the application. The wording of this request is, "size of lots". I take this to be a request for a width variance. In the section of the application allotted for the reason for the request it states, "depth of property". **Staff recommends denial of this request.**
3. The current subdivision regulations adopted in 2018, on page 23, in Section I, Paragraph 5 require an elevated storage tower/tank with a 20,000-gallon minimum capacity or a pond with a minimum of 20,000 gallon capacity maintained by the owner and/or Homeowners Association at all times and two (2) dry hydrants connected to the pond. There is no provision for this requirement shown on this preliminary plat. I believe there is a request for variance from this requirement in the application. The wording of this request is, "water requirement". **Staff recommends denial of this request.**

As you are aware the regulations adopted in 2018 allow the Commissioners' Court to authorize a variance from the Subdivision Regulations when, in its opinion, undue hardship will result from requiring strict compliance. In approving a variance, the Commissioners' Court shall prescribe only conditions that it deems necessary or desirable to the public interest. Section 6, Paragraph D on page 45 states, "Financial hardship to the applicant shall not be deemed sufficient reason to constitute the recommendation of a variance."

**STAFF RECOMMENDS DENIAL OF THIS PRELIMINARY PLAT IN ITS CURRENT FORM.**

*Stephen A. Hudson*

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Steve Hudson 03-11-25

APPLICATION FOR LAND SUBDIVISION (PLAT)

DATE RECEIVED: 2/18/25

CHECK ONE: ☒ Preliminary Plat ☐ Final Plat ☐ Replat ☐ Amended ☐ Cancellation

1. PROPOSED SUBDIVISION NAME: Dike Addition UNIT NO. 12

LOCATION DESCRIPTION/NEAREST COUNTY ROAD 5018 CR 3562 Dike Tx 75437

ACREAGE 19.92 NO. OF LOTS: EXISTING 1 PROPOSED 12

REASON(S) FOR PLATTING/REPLATTING County Requirement

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

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

ADDRESS: 609 Gilmer St. Sulphur Springs Texas 75182

TELEPHONE: 903-885-8866 ext 2 FAX:  MOBILE: 903-243-8866

EMAIL: coy@coyjohnson.com

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

MAILING ADDRESS: 903 E. Lennon Dr. Ste 103, Embury Tx. 75440

TELEPHONE: 903-473-2117 FAX:  MOBILE:

EMAIL ADDRESS: greg@tri-pointsurveying.com

4. LIST ANY VARIANCES REQUESTED: Size of lots, and water requirement & Ditch

REASON FOR REQUEST (LIST ANY HARDSHIPS): depth of property North Hopkins water available

5. PRESENT USE OF THE PROPERTY: Residence & farm use.

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: Septic tanks 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.

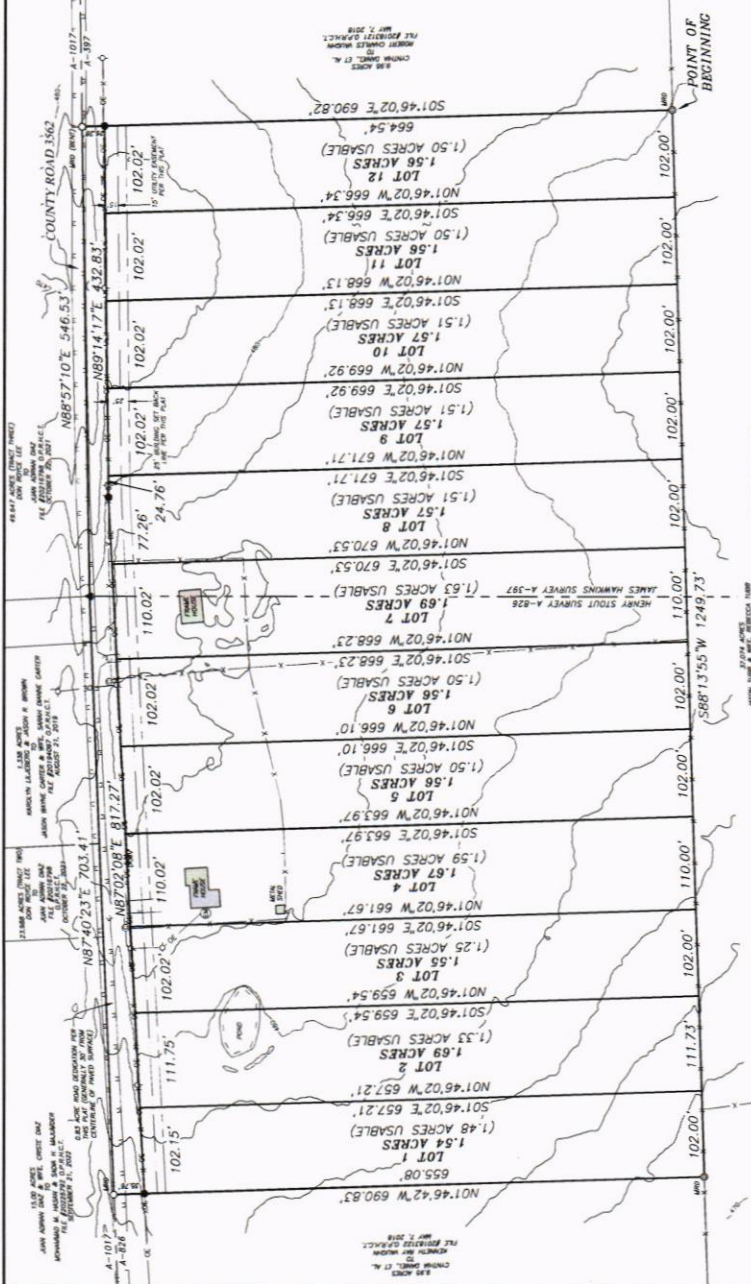
10. I agree to comply with all platting and subdivision requirements of Hopkins County, Texas. I understand that the plat will NOT be forwarded to the Commissioners' Court unless all documentation is satisfactorily filed with the County Clerk's Office correction due date.

Signature of Owner/Applicant Coy Johnson agent for Clay Johnson & Kelli Johnson Print Name & Title Coy Johnson

\*\*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: 2/18/25





THE STATE OF TEXAS  
COUNTY OF HOPKINS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2025.

CERTIFICATE OF COMMISSIONER'S COURT

I hereby certify that all requirements of the subordination statute concerning advertisement and approval of advertisement and data required for filing approved have been complied with in the above referenced instrument.

Approved by the Commissioner's Court of Hopkins County, Texas, on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2025.

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

ATTORNEY \_\_\_\_\_

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

REFERENCE TO RECORD FOR SUBMITTED PROPERTY

1992 ACRES  
SHAWN DAVIS SHEPHERD  
CLAY JENSEN, CLAY JENSEN,  
CHAD JENSEN AND JAMES JENSEN  
FILED 2025/01/12 PROJECT  
JANUARY 1, 2025

RESUBDIVISION OF LAND FOR  
RESIDENTIAL

TOTAL ACREAGE SUBMITTED  
1992 ACRES



UTILITY PROXIMITIES

ELECTRIC: FARMERS ELECTRIC COOPERATIVE  
WATER: NORTH HOPKINS WATER SUPPLY  
SEPTIC: PRIVATE ON-SITE SEWAGE FACILITIES

DEVELOPER NOTES:

1. Base of bearings is the Texas Coordinate System of 1983, North Central Zone. All distances and acreages shown herein are as shown on the plat.
2. All boundary calls shown herein are the same as those recorded and shown on the survey attached to this Warranty Deed recorded in File 2025/01/12, O.P.R.I.C.T.
3. This survey was prepared without the benefit of a title report or title commitment. There may be additional encumbrances, easements, or other interests affecting this tract that are not shown herein. No statement is made by this office pertaining to this property.
4. Field work was performed during the month of February, 2025.
5. All lot areas are shown herein as the sum of lot areas and the sum of lot distances along the same line and as the sum of all lot areas contained in the total acreage due to rounding.
6. Two foot contours shown herein were taken from LIDAR data published on the Texas Natural Resource Information System website (https://nris.org). Addition by meter and bounds is a violation of county and state law and is subject to fines and withholding of utilities and building permits.
7. All SET ACREAGE shown herein are the total lot acreage excluding area encompassed by easements, building setbacks and 50' enclose around ponds.

FLOOD NOTE: By graphic platting only this property DOES NOT appear to be within a 100 year flood zone area, according to Flood Insurance Rate Map No. 48225C012E, dated March 17, 2011, published by the Federal Emergency Management Agency.

SURVEYOR'S NOTES:

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6. Two foot contours shown herein were taken from LIDAR data published on the Texas Natural Resource Information System website (https://nris.org). Addition by meter and bounds is a violation of county and state law and is subject to fines and withholding of utilities and building permits.
7. All SET ACREAGE shown herein are the total lot acreage excluding area encompassed by easements, building setbacks and 50' enclose around ponds.

BOUNDARY DESCRIPTION

ALL that certain lot, tract or parcel of land situated in the Henry Stout Survey, Abstract No. 826, and the James Hawkins Survey, Abstract No. 397, Hopkins County, Texas, and being the same land as a called 1992 acre tract conveyed from Sharon Diane Sheffield to Clay Johnson, et al., by deed recorded in Volume 301, Page 223, Real Property Records, Hopkins County, Texas, (R.P.R.I.C.T.), and said tract being described by metes and bounds as follows:

BEGINNING at a capped 1/2 inch iron rod (Landmark 13) found at the southeast corner of said 1992 acre tract, the southwest corner of a 1992 acre tract, the southwest corner of a 1992 acre tract, the southwest corner of a 1992 acre tract, the southwest corner of a 1992 acre tract, and on the northerly most north line of said 1992 acre tract conveyed from Joan Tubb and wife, Rebecca Tubb to Pamela Lynn Johnson by deed recorded in Volume 301, Page 223, Real Property Records, Hopkins County, Texas, (R.P.R.I.C.T.), for a corner;

THENCE South 88 Degrees 13 Minutes 55 Seconds West along the south line of said 1992 acre tract and the northerly most north line of said 1992 acre tract and the southeast corner of a 1992 acre tract conveyed from Cynthia Daniel, et al., to Kenneth Ray Vaughn by deed recorded in File 2018/01/22, O.P.R.I.C.T., for a corner;

THENCE North 01 Degrees 46 Minutes 42 Seconds West along the west line of said 1992 acre tract and the west line of said 1992 acre tract (File 2018/01/22, O.P.R.I.C.T.) to a 1/2 inch iron rod found at the southeast corner of said 1992 acre tract and the southeast corner of said 1992 acre tract (File 2018/01/22, O.P.R.I.C.T.) for a corner;

THENCE North 87 Degrees 40 Minutes 21 Seconds East along the north line of said 1992 acre tract and along said County Road 3562 a distance of 705.41 feet to a point at an angle corner of said 1992 acre tract for a corner;

THENCE North 88 Degrees 57 Minutes 10 Seconds East along the north line of said 1992 acre tract and along said County Road 3562 a distance of 546.53 feet to a point at an angle corner of said 1992 acre tract and the southeast corner of said 1992 acre tract (File 2018/01/22, O.P.R.I.C.T.) for a corner;

THENCE South 01 Degrees 46 Minutes 02 Seconds East along the east line of said 1992 acre tract and the west line of said 1992 acre tract (File 2018/01/22, O.P.R.I.C.T.) to the POINT OF BEGINNING and containing 1992 acres of land, of which 19.87 acres lie within the right of way of said County Road 3562.

SURVEYOR'S 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 correct and that the survey of the property made under my supervision on the ground and that the corner monuments were properly placed or found under my supervision.

**PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED ON RECORD UNDER AS A FINAL SURVEY DOCUMENT**

\_\_\_\_\_  
Date

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

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

\_\_\_\_\_  
Kelli Johnson by Clay Johnson as Agent and Attorney-in-Fact

\_\_\_\_\_  
THE STATE OF TEXAS

COUNTY OF HOPKINS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2025.

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

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The State of Texas

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**NORTH HOPKINS WATER SUPPLY CORP.  
9364 TEXAS HIGHWAY 19 N  
SULPHUR SPRINGS, TEXAS 75482  
903-945-2619**


February 12, 2025

Please allow this to confirm that North Hopkins Water Supply Corporation will be able to provide water service for the property on County Road 3562 for 12 lots, Coy Johnson , Hopkins County, Texas as long as the customer meets the standards set by North Hopkins Water Supply Corporation.

This letter is issued for Abs 397 Dike Addition for Coy Johnson.

If you have any questions, please do not hesitate to contact this office.

Sincerely,

  
Casey Janway  
Manager



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

1/31/2025

Coy Johnson  
Dike Addition  
5018 County Road 3562  
Dike, Tx 34240  
Re: Availability of Electric Service to Dike Addition

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 subdivision.

☐ NO, Farmers Electric Cooperative is not a Certified Electrical Service Provider at the above referenced subdivision.

☒ YES, Farmers Electric Cooperative is available to each individual residential lot should all necessary easements be obtained.

☐ 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. All pre-construction requirements shall be met prior to installation; including but not limited to permits, easements, and inspections.

Should you have any questions, please feel free to contact me.

Thank you,

Catherine Rollins  
Project Coordinator  
Farmers Electric Cooperative  
Cell: (903)513-0259  
[crollins@farmerselectric.coop](mailto:crollins@farmerselectric.coop)