



FINAL PLAT REVIEW  
PATRICK ADDITION  
REVIEWED BY: STEVE HUDSON 05-26-25

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

A plat showing a single lot of 1.953 acres dated 04-28-25 was originally submitted for review. I reviewed the plat on 05-19-25 and found there were two minor changes needed. The building setback along the FM highway needed to be changed to 50 feet and a 15 foot utility easement parallel and immediately adjacent to the right of way needed to be added. I conveyed this information to the owner and her surveyor.

On Tuesday afternoon, I received an email from the surveyor wanting to know if the tract could be split into two lots. I advised it could, but each lot would need to be at least one acre. I also advised the plat would need to be received in the clerks office not later than Friday morning, 05-23-25.

The surveyor revised the plat to change the setback, add the utility easement and form two lots. He apparently changed the most southeasterly line to add the additional acreage needed to make two, one acre lots. In doing so, the surveyor left off the bearing and distance from the revised plat which was received at approximately 2:00 p.m. on Friday. They also neglected to change the metes and bounds description to reflect the change to two acres

**Staff recommends tabling the Patrick Addition Final plat until the drawing and metes and bounds description are complete and accurate.**

*Stephen A. Hudson*

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Steve Hudson 05-26-25