



Control Number: 47444



Item Number: 1

Addendum StartPage: 0

7/18/17

APPLICATION FOR STREAMLINED EXPIDITED RELEASE UNDER TEXAS WATER CODE § 13.254(a-5) and 16 Tex. Admin. Code (TAC) § 24.113(r).

Subject Property: A0446a Gibbons, TR 15, 60.093 Acres, Old DCAD Tr 5, aka 60.093+/- acres Hopkins Road, Krum, TX, 76249.

**WRITTEN STATEMENT**

1. The landowner is Herman H. Hopkins (deceased), Mike Hopkins as Executor
2. The subject property is over 25 acres.
3. The subject property is located in Denton County, Texas.
4. The subject property is not receiving water service.
5. A copy of this petition has been mailed to Bolivar Water and City of Denton

Signed:

DocuSigned by:  
*Mike Hopkins*  
52B0C1E95039423...

Mike Hopkins  
120 Powell Crossing  
Lipan, TX 76462  
(817)366-9983

RECEIVED  
2017 JUL 27 AM 10:56  
FUELLING COMMISSION  
FILING CLERK

# Details for Property 60794

Values are 2017 Preliminary ▾

## General Information

HOPKINS RD TX 76249 \$1,007,250.00

**Owner** HOPKINS, HERMAN H <sup>Q</sup> - 100%

**Owner ID** 476002

**Owner Mailing Address**  
C/O MIKE HOPKINS  
120 POWELL XING  
LIPAN, TX 76462-2908

**Property Type** Real Property

**Legal Description** A0446A GIBBONS, TR 15, 60.0 ACRES, OLD DCAD TR 5

**Geographic ID** A0446A-000-0015-0000

**Subdivision** GIBBONS - A0446A <sup>Q</sup>

**Neighborhood** E4 AND D1 PROPS KRUM ISD - DS07PASTUR <sup>Q</sup>

**Taxing Jurisdictions**  
C10 (KRUM CITY OF)  
G01 (DENTON COUNTY)  
S07 (KRUM ISD)

- [Direct Link to this Property](#)
- [View on map](#)
- [View plat](#)
- [Download Appraisal Notice](#)

## 2017 Values ▾

<b>Total Improvement Value</b>	\$0.00
<b>Land Homesite Value</b>	\$0.00
<b>Land Non-Homesite Value</b>	\$0.00
<b>Agricultural Market Value</b>	\$1,007,250.00
<b>Timber Market Value</b>	\$0.00
<b>Total Market Value</b>	\$1,007,250.00
<b>Agricultural Use Reduction</b>	\$996,450.00
<b>Timber Use Reduction</b>	\$0.00
<b>Homestead Cap</b>	\$0.00
<b>Appraised Value</b>	\$10,800.00
<b>Assessed Value</b>	\$10,800.00

[Value History Export](#)



### Land Segments

Type	Acres	Area
C2 - CROPLAND II	60	2613600 ft <sup>2</sup>

### 2017 Estimated Taxes

Entity	Tax Rate Per \$100	Taxable Value	Estimated Taxes	Tax Ceiling Amount
KRUM CITY OF - C10	0.647489%	\$10,800	\$69.93	n/a
DENTON COUNTY - G01	0.248409%	\$10,800	\$26.83	n/a
KRUM ISD - S07	1.54%	\$10,800	\$166.32	n/a
<b>Estimated Total Taxes</b>				<b>\$263.08</b>

**DO NOT PAY BASED ON THESE ESTIMATED TAXES.** You will receive an official tax bill from the appropriate agency when they are prepared. Taxes are collected by the agency sending you the official tax bill. To see a listing of agencies that collect taxes for your property, [click here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Denton Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. These tax estimates are calculated by using the taxable value as of 6:00AM multiplied by the most current tax rate. It does not take into account other special or unique tax scenarios.

Prior Taxing Rates

### Deed History

Date	Type	Seller	Buyer	Deed Number	Sale Price
	CONVERSION	PRIOR OWNER	HOPKINS, HERMAN H		Unavailable

### Real Estate Sales

By Neighborhood: E4 AND D1 PROPS KRUM ISD  
 By Abstract/Subdivision: A0446A  
 By City: KRUM CITY OF  
 By School: KRUM ISD

Sales within ▾  
 Sales within ▾  
 Sales within ▾  
 Sales within ▾



### Agent History

<b>Year</b>	<b>Name</b>
2017	HAYNES & ASSOCIATES PC
2016	HAYNES & ASSOCIATES PC
2015	HAYNES & ASSOCIATES PC
2014	HAYNES & ASSOCIATES PC
2013	HAYNES & ASSOCIATES PC
2012	HAYNES & ASSOCIATES PC
2011	HAYNES & ASSOCIATES PC
2010	HAYNES & ASSOCIATES PC
2009	HAYNES & ASSOCIATES PC
2008	HAYNES & ASSOCIATES PC



A-64-WARRANTY DEED-With Single, Joint and Wife's Separate Acknowledgments

MARTIN Stationery Co., Dallas

THE STATE OF TEXAS, )

15519  
Know All Men By These Presents:

County of DENTON

That we, ROSA HOPKINS, of the County of Denton, State of Texas; MAE MARGARET BURNS, of the County of Tarrant, State of Texas; ROSA RUTH COE, of the County of Archer, State of Texas; LENA L. ERICKSON, BALLARD HOPKINS, WAYNE W. HOPKINS and FRED F. HOPKINS, all

of the County of Dallas, State of Texas for and in consideration of the sum of

TEN AND NO/100 (\$10.00)-----DOLLARS,  
and other good and valuable considerations,

to us in hand paid by HERMAN H. (BUD) HOPKINS, the receipt of which is hereby fully acknowledged, and further for the purpose of partitioning the hereinafter described property between the grantee herein and others;

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said

Herman H. (Bud) Hopkins

of the County of Tarrant, State of Texas ~~xxxxxxx~~  
all of our right, title and interest, in and to the South one-half (1/2) of all that certain lot, tract or parcel of land lying and being situated in the County of Denton, State of Texas, about 6 miles Northwest from the City of Denton, being 120 acres, part of the land originally granted to Henry J. Eastin, Assignee of John W. Gibbons, on November 20, 1873, by Letter Patent No. 5, Volume 20, First Class for 1280 acres of land, said 120 acres of land more particularly described as follows, to-wit:

BEGINNING at the Northwest corner of a tract of 425 acres heretofore sold by Jot Gunter to James Leonard;  
THENCE South with its West line 631 varas to the Northeast corner of the tract heretofore sold by Jot Gunter to E. Goodman;  
THENCE West 1071 varas to stake in the West line of said Gibbons Survey 919-1/2 varas North from its Southwest corner;  
THENCE North with its West line 631 varas a stake;  
THENCE East 1074 varas to place of beginning. Said Survey being Abstract No. 446.

The above described property is subject to a mineral reservation set out and described in a Warranty Deed from Ben E. Becker, et al to Fred Hopkins, Jr., dated August 31, 1949, recorded in Volume 352, page 505, Deed Records of Denton County, Texas, in which one-half (1/2) of the oil, gas and other minerals was reserved.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Herman H. (Bud) Hopkins, his

heirs and assigns forever; and we do hereby bind ourselves, our

heirs, executors and administrators, to Warrant and Forever Defend all and singular the said premises unto the said Herman H. (Bud) Hopkins, his

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Witness our hands and

this 3rd day of

August

, A.D. 1972.

~~WITNESSES~~

Rosa Hopkins  
(Rosa Hopkins)  
Rosa Ruth Coe  
(Rosa Ruth Coe)  
Ballard Hopkins  
(Ballard Hopkins)

Mae Margaret Burns  
(Mae Margaret Burns)  
Lena L. Erickson  
(Lena L. Erickson)  
Wayne W. Hopkins  
(Wayne W. Hopkins)  
Fred F. Hopkins  
(Fred F. Hopkins)

THE STATE OF TEXAS,

COUNTY OF DENTON

BEFORE ME, the undersigned authority,

in and for said County, Texas, on this day personally appeared

Rosa Hopkins

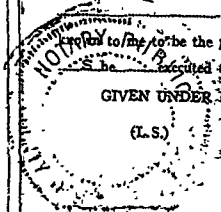
known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 17th day of August, A.D. 1972.

(L.S.)

Notary Public, Denton County, Texas

My Commission Expires June 1, 1973.



SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF Archer

BEFORE ME, the undersigned authority,

in and for said County, Texas, on this day personally appeared

Rosa Ruth Coe

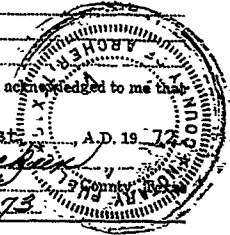
known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 31st day of AUGUST, A.D. 1972.

(L.S.)

Notary Public, Archer County, Texas

My Commission Expires June 1, 1973.



SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF Dallas

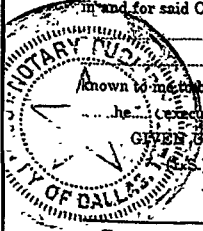
BEFORE ME, the undersigned authority,

in and for said County, Texas, on this day personally appeared

Ballard Hopkins

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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 24 day of August, A.D. 19 72.



Notary Public, [Signature] County, Texas  
My Commission Expires June 1, 19 73

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF Tarrant

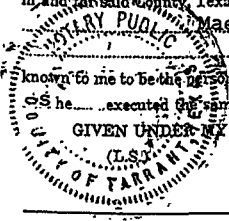
BEFORE ME, the undersigned authority,

in and for said County, Texas, on this day personally appeared

Mae Margaret Burns

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 24 day of August, A.D. 19 72,



Notary Public, [Signature] County, Texas  
My Commission Expires June 1, 19 72

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF Dallas

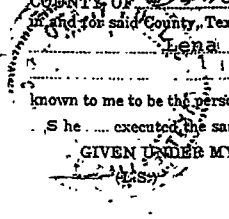
BEFORE ME, the undersigned authority,

in and for said County, Texas, on this day personally appeared

Lena L. Erickson

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 24 day of August, A.D. 19 72.



Notary Public, [Signature] County, Texas  
My Commission Expires June 1, 19 73

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF Dallas

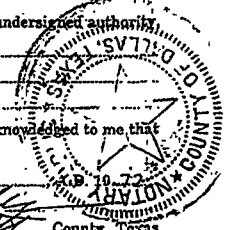
BEFORE ME, the undersigned authority,

in and for said County, Texas, on this day personally appeared

Wayne W. Hopkins

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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 24 day of August, A.D. 19 72.



Notary Public, [Signature] County, Texas  
My Commission Expires June 1, 19 73

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF Dallas

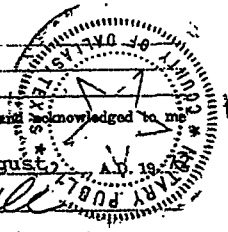
BEFORE ME, the undersigned authority,

in and for said County, Texas, on this day personally appeared

Fred F. Hopkins

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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 26 day of August, A.D. 19 72.



(L.S.)

Notary Public, [Signature] Dallas County, Texas  
My Commission Expires June 1, 19 73



VOL 654 PAGE 636

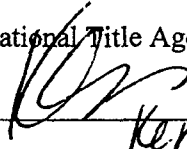
FILED FOR RECORD: 16<sup>th</sup> DAY OF September A.D. 1972 at 10:11 o'clock A.M.  
RECORDED: 13<sup>th</sup> DAY OF September A.D. 1972 at 11:15 o'clock A.M.  
BY E. H. Enrich DEPUTY                      THETA PARKER, COUNTY CLERK  
DENTON COUNTY, TEXAS

**RECEIPT**

Date: July 6, 2017  
Seller: Mike Hopkins  
Purchaser: Impression Homes, LLC  
Property: Approx. 60.093 acres Krum Texas  
GF#: 4412210663

The undersigned does hereby acknowledge receipt of additional earnest money in the amount of \$20,000.00. ( 2<sup>nd</sup> and 3<sup>rd</sup> earnest money deposits of \$10,000.00)

Fidelity National Title Agency, Inc.

BY:   
NAME: Keri Keis  
TITLE: ESCROW ASSISTANT

5051 01249

037470

NO. 02-0410-1

ESTATE OF  
HERMAN H. HOPKINS,  
DECEASED

§  
§  
§  
§  
§

IN THE PROBATE COURT  
NO. 1 OF  
TARRANT COUNTY, TEXAS

**ORDER AND JUDGMENT ADMITTING WILL  
TO PROBATE AND AUTHORIZING LETTERS TESTAMENTARY**

On this day the Court heard the Application for Probate of Will and Issuance of Letters Testamentary filed by JON MICHAEL HOPKINS ("Applicant") in the Estate of HERMAN H. HOPKINS, Deceased ("Decedent").

The Court, having heard the evidence and having reviewed the Will dated July 9, 1974, the original of which was filed in Cause No. 02-0411-1 for the Estate of Jeannine C. Hopkins who died on February 3, 2002, and the other documents filed herein, finds that the allegations contained in the Application are true; that notice and citation have been given in the manner and for the length of time required by law; that Decedent is dead and that four (4) years have not elapsed since the date of Decedent's death; that this Court has jurisdiction and venue of the Decedent's estate; that Decedent left a Will dated July 9, 1974, executed with the formalities and solemnities and under the circumstances required by law to make it a valid Will; that on such date Decedent had attained the age of eighteen (18) years and was of sound mind; that such Will was not revoked by Decedent; that no objection to or contest of the probate of such Will has been filed; that all of the necessary proof required for the probate of said Will has been made; that such Will is entitled to probate; that in said Will, Decedent named Decedent's wife, Jeannine C. Hopkins, to serve as Independent Executor;

ORDER AND JUDGMENT ADMITTING WILL TO PROBATE  
CAUSE NO. 02-0410-1

SCANNED

MAR 13 2002



TRUE AND CORRECT COPY OF  
ORIGINAL ADMITTED TO FILED IN  
TARRANT COUNTY, TEXAS  
SUZANNE HANDELS, COUNTY CLERK

PAGE 1  
110392

BY RO DEPUTY

Jeannine C. Hopkins died on February 3, 2002; Decedent's Will names Decedent's son, JON MICHAEL HOPKINS, to serve as Successor Independent Executor, without bond or other security; JON MICHAEL HOPKINS is duly qualified and would not be disqualified by law to act as such and to receive Letters Testamentary; that a necessity exists for the administration of this estate; and that no interested party has applied for the appointment of appraisers and none are deemed necessary by the Court.

It is therefore ORDERED, ADJUDGED and DECREED that such Will is admitted to probate, and the Clerk of this Court is ORDERED to record said Will, together with the Application, in the Minutes of this Court.

It is further ORDERED, ADJUDGED and DECREED that no bond or other security is required and that upon the taking and filing of the Oath required by law, Letters Testamentary shall issue to JON MICHAEL HOPKINS, who is appointed Independent Executor of Decedent's Will and Estate, and no other action shall be had in this Court other than the return of an Inventory, Appraisement and List of Claims as required by law.

SIGNED this 11th day of March, 2002.

*[Handwritten Signature]*  
JUDGE PRESIDING

Ronald L. Adams  
Bar Card No. 00879400  
Brackett & Ellis  
100 Main Place/100 Main Street  
Fort Worth, Texas 76102  
(817) 338-1700  
Attorney for Applicant

A CERTIFIED COPY  
ATTEST: 020 2002  
SUZANNE HENDERSON  
Clerk, Probate Court  
Tarrant County, Texas

Vol. 02 Page 410-1  
BY: *[Handwritten Signature]*

ORDER AND JUDGMENT ADMITTING WILL TO PROBATE  
CAUSE No. 02-0410-1

PAGE 2  
110392

5051 01251

02-0411-1

FILED  
TARRANT COUNTY TEXAS  
2002 FEB -7 P 3 32  
SUZANNE HENDERSON  
COUNTY CLERK

STATE OF TEXAS  
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

That we, HERMAN H. HOPKINS and wife, JEANNINE C. HOPKINS, of the County of Tarrant, State of Texas, being of sound and disposing mind and memory, do hereby MAKE, DECLARE and PUBLISH this our Last Will and Testament, hereby revoking all other wills by us or either of us heretofore made.

I.

We will and direct that all just debts owing by us or either of us at the date of our respective deaths be paid by our Executor or Executrix, as the case may be, hereinafter named, as soon after our respective deaths as shall be found to be practicable and convenient.

II.

After the payment of the foregoing items, we give, devise and bequeath unto the survivor of us all property real, personal or mixed, of which we, or either of us, shall die seized and possessed, for and during the term of the natural life of the survivor, with the remainder to our two children, namely: Jon Michael Hopkins and Mary Marcia Lutz, in equal shares.

During the lifetime of such survivor the survivor shall have the exclusive possession, use and enjoyment of the whole of our said estate with the right to receive all rents, revenues and income therefrom during the life of such survivor, and upon the death of the survivor, all property remaining on hand shall pass to our two children above named.

The survivor of us shall have the right to sell any property if considered necessary and advisable for the best interest of our estate, and only in such event, and any deed, bill of sale or other conveyance executed by such survivor shall vest in the purchaser or purchasers a good and indefeasible title to the property so conveyed and no such purchaser or purchasers shall ever be required to look to the application of the proceeds of any such sale.



TRUE AND CORRECT COPY OF ORIGINAL RECORD FILED IN TARRANT COUNTY, TEXAS SUZANNE HENDERSON, COUNTY CLERK

SCANNED  
FEB 11 2002

BY RB DEPUTY

III.

We nominate, constitute and appoint the survivor of us to be Independent Executor or Independent Executrix, as the case may be, of this our Last Will and Testament, and direct that such survivor shall serve without bond and that no action shall be had in any court concerning our estate except to prove and record this will and to return an inventory and appraisalment of the property of our estate, together with a list of claims, as required by law.

IV.

In the event that we shall die simultaneously as a result of a common accident or disaster, or in the event that our deaths shall occur so close together in point of time that the will of the one who shall first die has not been probated prior to the death of the survivor, then it is our will that all of the property of our estate shall pass to and vest in our two children, the said Jon Michael Hopkins and Mary Marcia Lutz, in equal shares.

V.

In the event of the happening of the contingencies set forth in the preceding paragraph, we nominate, constitute and appoint our son, Jon Michael Hopkins, to be Independent Executor of our Will, and request that he shall serve without bond and shall act free and independently of the courts in the administration of our estate, except to prove and record this will, and to return an inventory and appraisalment of the property of our estate, together with a list of claims, as required by law.

Our said Executor, above named, shall also act as Independent Executor of the Will of the survivor of us, without bond, in the event that one of us shall predecease the other, and shall likewise administer the estate of the survivor of us independently of the courts, except as hereinabove stated.

IN TESTIMONY WHEREOF, we have hereunto set our hands in the presence of the undersigned, each of whom is more than twenty-one years of age, and who at our request and in our presence, and in the presence of each other, sign their names hereto as attesting witnesses, and to whom



ORIGINAL FILED IN  
SUSANNE HENDERSON, COUNTY CLERK

BY RP DEPUTY

5051 01253

we have declared this to be our Last Will and Testament, on this the  
9th day of July, A.D. 1974.

Herman H. Hopkins  
Herman H. Hopkins, Testator  
Jeannine C. Hopkins  
Jeannine C. Hopkins, Testatrix

THE ABOVE AND FOREGOING INSTRUMENT was now here subscribed by  
HERMAN H. HOPKINS, the Testator, and his wife, JEANNINE C. HOPKINS,  
the Testatrix, in our presence, and we at their request and in their  
presence and in the presence of each other, sign our names hereto as  
attesting witnesses, and the said Testator and Testatrix declared said  
instrument to be their Last Will and Testament, on the day and year  
last above written.

Thomas H. M... ..  
Martha A. S... ..  
Attesting Witnesses



TRUE AND CORRECT COPY OF  
ORIGINAL FILED IN  
TARRANT COUNTY TEXAS  
SUZANNE HENDERSON, COUNTY CLERK

BY RB DEPUTY

5051 01254

THE STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, the undersigned authority, a Notary Public in and for the County and State aforesaid, on this day personally appeared Herman H. Hopkins and Jeannine C. Hopkins his wife, and Fred H. Minor and Martha A. Seaton, known to me to be the Testator and the Testatrix, and the witnesses, respectively, whose names are subscribed to the foregoing or annexed instrument in their respective capacities, and all of said persons being by me duly sworn, the said Herman H. Hopkins Testator, and Jeannine C. Hopkins Testatrix, declared to me and to the said witnesses in my presence that said instrument is their Last Will and Testament, and that they had willingly made and executed it as their free act and deed for the purposes therein expressed; and the said witnesses, each on his oath, stated to me, in the presence and hearing of the said Testator and Testatrix, that the said Testator and Testatrix had declared to them that said instrument is their Last Will and Testament, and that they executed the same as such and wanted each of them to sign it as a witness; and upon their oaths each witness stated further that they did sign the same as witnesses in the presence of the said Testator and Testatrix and at their request; that they were at that time twenty-one years of age or over, and were of sound mind; and that each of said witnesses was then at least twenty-one years of age.

Herman H. Hopkins  
Herman H. Hopkins, Testator

Jeannine C. Hopkins  
Jeannine C. Hopkins, Testatrix

Fred H. Minor  
Fred H. Minor, Witness

Martha A. Seaton  
Martha A. Seaton, Witness

A CERTIFIED COPY  
ATTEST: 5-20 2002  
SUZANNE HENDERSON  
Clerk, Probate Court  
Tarrant County, Texas  
Vol. 99 Page 410-1  
BY: Rashida Brockman  
Rashida Brockman, Deputy

SUBSCRIBED AND ACKNOWLEDGED before me by the said Herman H. Hopkins Testator, and Jeannine C. Hopkins Testatrix, and SUBSCRIBED AND SWORN TO before me by the said Fred H. Minor and Martha A. Seaton Witnesses, on this the 9th day of July, 1974.



Sheen C. Bacon  
Notary Public, Denton County, Texas.

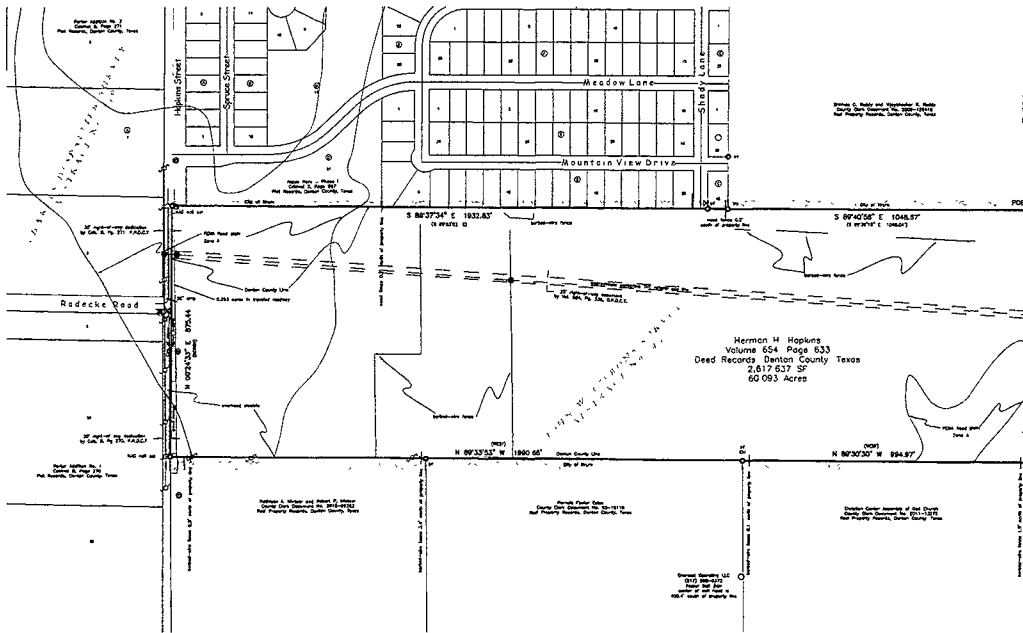


5051 01255

Filed for Record in:  
DENTON COUNTY, TX  
CYNTHIA MITCHELL, COUNTY CLERK

On Mar 26 2002  
At 12:02pm

Receipt #: 16877  
Recording: 15.00  
Doc/Mgmt: 6.00  
Doc/Num: 2002-00037470  
Doc/Type: PCC  
Deputy: Felicia



- LEGEND:**
- PCB = point of beginning
  - 1/4" = 100' feet and wherever "SHOULD DIMENSION" are
  - 1/8" = 1/2" feet and beyond
  - CR = curvilinear measurement
  - TR = Texas State Survey, L.P. (409) 844-3333
  - CRP = curvilinear road right
  - = arbitrary corner marker
  - with center dot = corner stake
  - with cross = corner stake
  - with cross and dot = iron pipe marker
  - with cross and dot and line = iron pipe marker
  - with cross and dot and line and dot = iron pipe marker
  - with cross and dot and line and dot and line = iron pipe marker

- NOTES:**
- 1) Bearings are based on the Texas State Plane Coordinate System North Central Zone NAD 83 datum
  - 2) Surface is One Foot Finish = 0.000000000
  - 3) Bearings and distances in ( ) are as previously recorded
  - 4) Flood information based on FEMA map No. 4812102E13C, Revised April 18, 2014

**Legal Description:**

Being a tract of land situated in the JOHN W. GIBBONS SURVEY Abstract No. 446, Denton County Texas and being a portion of a tract of land described in a deed to Herman H. Hopkins and Fred F. Hopkins as recorded in Volume 534, Page 633, Deeds Records, Denton County Texas and being more particularly described as follows:

BEING as a 1/2 acre less not found in the north line of said Hopkins tract and being the southeast corner of a tract of land described in a deed to Sylvia C. Hedy and Wagonmaster K. Hedy, recorded in County Clerk's File Number 2009-126418, First Property Records, Denton County Texas, also being in the west line of a tract of land described in a deed to David Green recorded in Volume 5603, Page 744, Deeds Records, Denton County Texas.

BEING a 0.0013 acre of 0.0013 acre (partial acre) along the west line of said Hopkins tract and along the west line of said Green tract to a 5/8 inch iron rod stamped "SHOULD DIMENSION" set for the southwest corner of said Hopkins tract, also being the southwest corner of a tract of land described in a deed to Christian Center Assembly of God Church, recorded in County Clerk's File Number 2011-13272 of said First Property Records.

THENCE N 89°30'50" E 894.87 feet (partial acre) along the south line of said Hopkins tract and along the north line of said Christian Center Assembly of God Church tract to a 1/2 inch iron rod found for the northwest corner of said Christian Center Assembly of God Church tract, also being the southwest corner of a tract of land described in a deed to Purnee Fowler Estes recorded in County Clerk's File Number 926-1118 of said First Property Records.

THENCE N 89°33'53" W (partial acre) along the south line of said Hopkins tract and along the north line of said Estes tract, bearing the northwest corner of said Estes tract and then along the north line of said tract of land described in a deed to Katherine A. Jackson and Robert L. Jackson recorded in County Clerk's File Number 2010-22585 of said First Property Records, to a distance of 1900.68 feet to a 1/4 inch iron rod in Hopkins tract for the southeast corner of said Hopkins tract, also being the northwest corner of said Jackson tract.

THENCE N 02°24'33" E 872.44 feet (partial acre) along said road and along the west line of said Hopkins tract to a 1/4 inch iron rod, said point being the southwest corner of Jason Park Phase I, an addition to the City of Irvin as recorded in Volume 867, Page 907, of the Deeds Records of Denton County Texas.

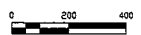
THENCE S 89°37'34" E 1922.52 feet (partial acre) along said road along the south line of said Jason Park Phase I to a 3/8 inch iron rod stamped "SHOULD DIMENSION" set for the southeast corner of said Jason Park Phase I and being the southeast corner of said Hedy tract.

THENCE S 89°48'18" E 1068.87 feet (partial acre) along the south line of said Hedy tract to the POINT OF BEGINNING and containing 60.093 acres or 2,617,637 square feet of land, more or less.

Contract for the insurance issued by The Reserve Guaranty Company of number 181-14120122-121, Effective Date June 6, 2014 issued July 10, 2014, being a later 25 acre tract of land described in a deed to Herman H. Hopkins recorded in Volume 534, Page 633 of the Deeds Records of Denton County Texas.

Items from Schedule B are addressed as follows:

- 1)100: not addressed by the surveyor
- 2)100: addressed by the surveyor
- 3)100: Right-of-way agreement in Volume 881, Page 208, D.R.D.C.T. affects the subject tract and is shown on the survey
- 4)101: Mineral reservation recorded in Volume 332, Page 203, D.R.D.C.T. affects the subject tract
- 5)102: Oil, Gas and Mineral Lease recorded in Volume 4616, Page 2015, D.R.D.C.T. does not affect the subject tract
- 6)103: Oil, Gas and Mineral Lease recorded in Volume 4418, Page 1933, D.R.D.C.T. and Agreement recorded in Volume 4701, Page 180, D.R.D.C.T. affect the subject tract
- 7)104: not addressed by the surveyor
- 8)105: affects the subject tract and is shown on the survey



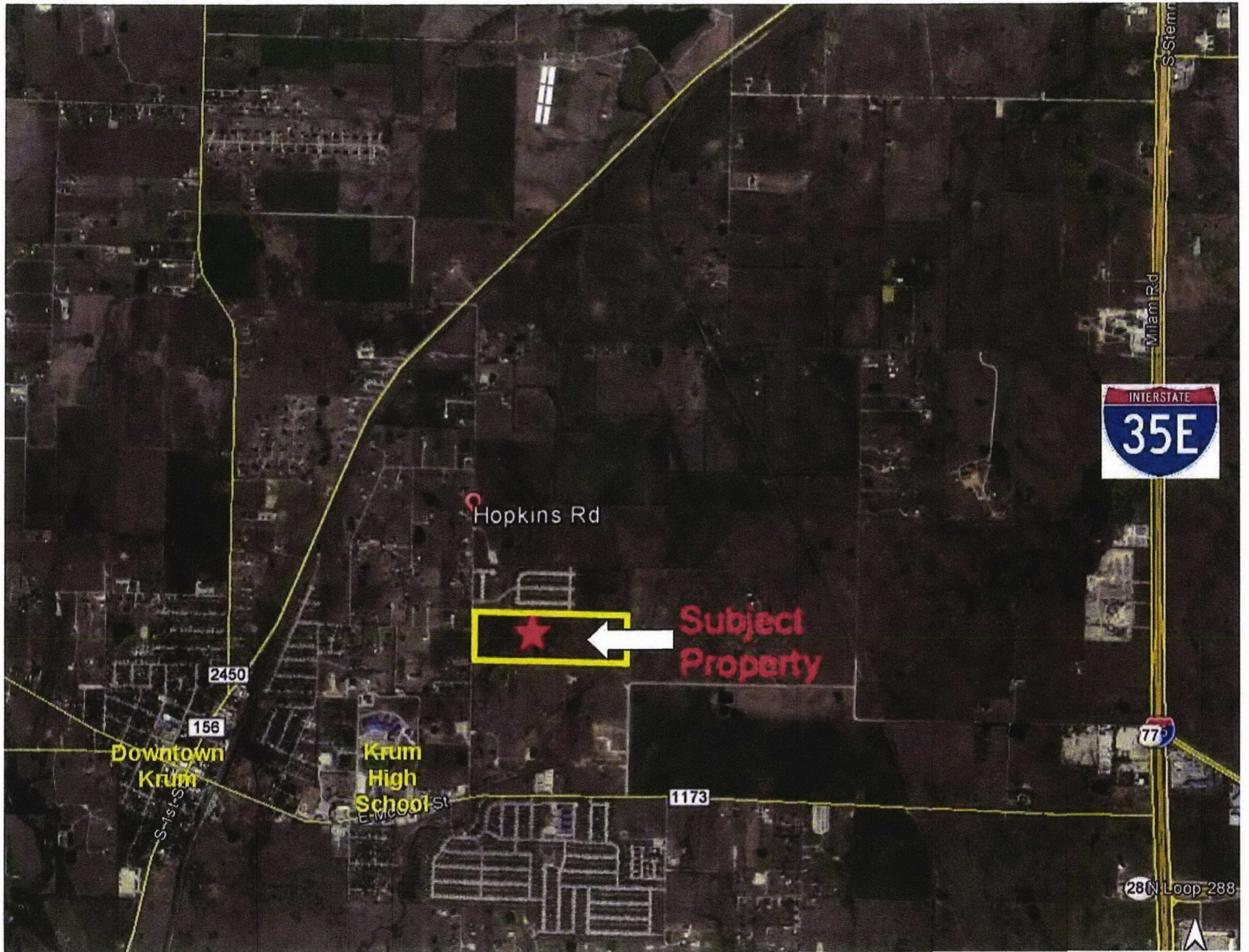
Date July 16, 2014

I, James F. Kasson, hereby certify that the above described property was surveyed on the ground under my direct supervision in June, 2014, and that the information herein is accurate and true to the best of my knowledge and belief.

**LAND TITLE SURVEY**  
 OF  
**60.093 ACRES SITUATED IN THE**  
**JOHN W. GIBBONS SURVEY,**  
**ABSTRACT No. 446**  
**DENTON COUNTY, TEXAS**

NO.	DESCRIPTION	DATE	BY
1	AS PER COMPASS BEARING AND DISTANCE SURVEY FOR ABOVE	JULY 16, 2014	
2			
3			
4			

WILSON ENGINEERS GROUP, PLLC  
 1001 W. GILBERT STREET  
 FORT WORTH, TEXAS 76117  
 817.610.0045



Hopkins Rd

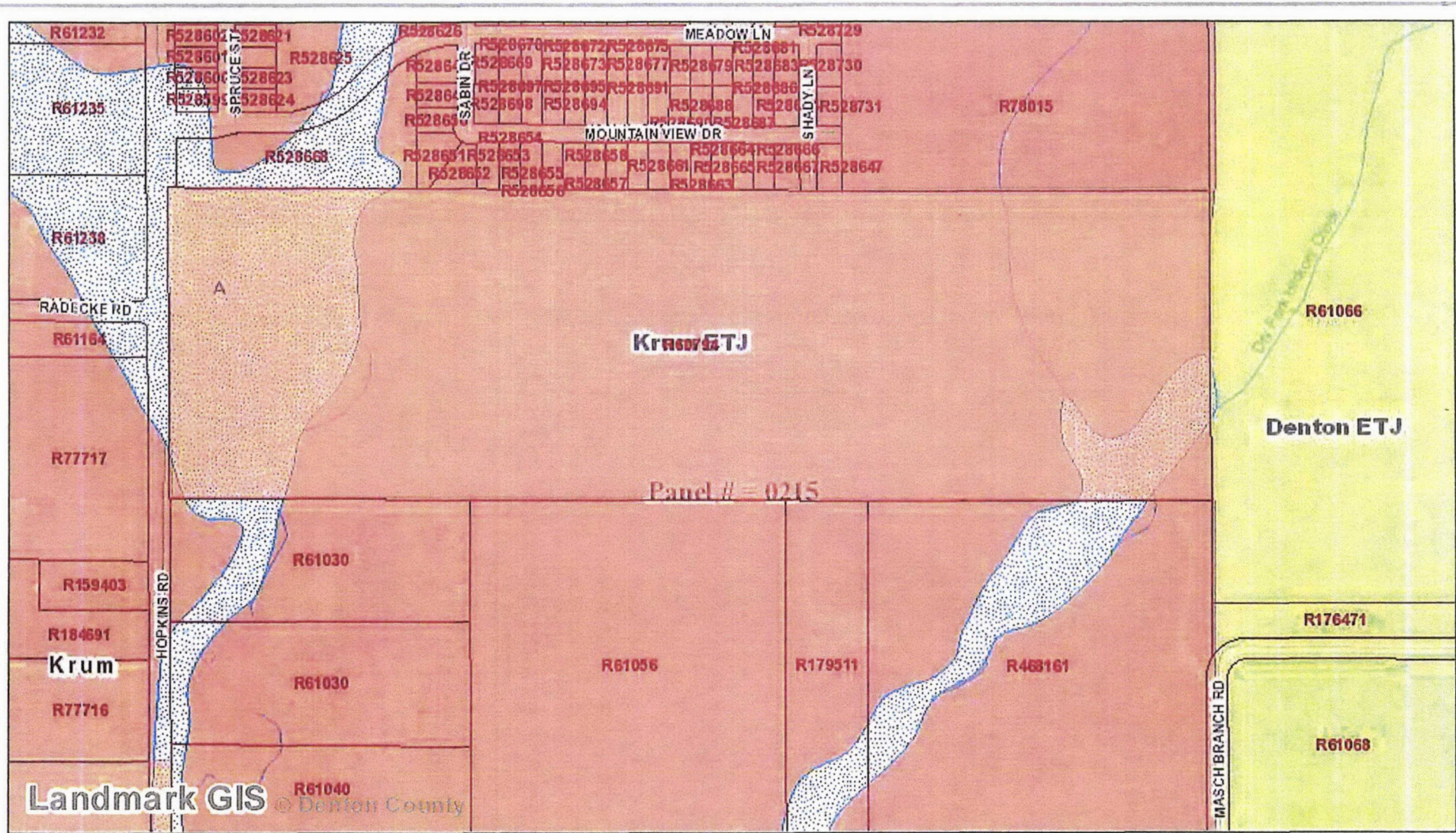
INTERSTATE  
35E

Subject  
Property

Downtown  
Krum

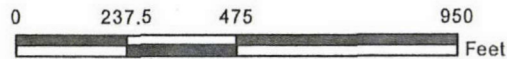
Krum  
High  
School

288 N Loop 288



Landmark GIS © Denton County

srp



<http://gis.dentoncounty.com>



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.

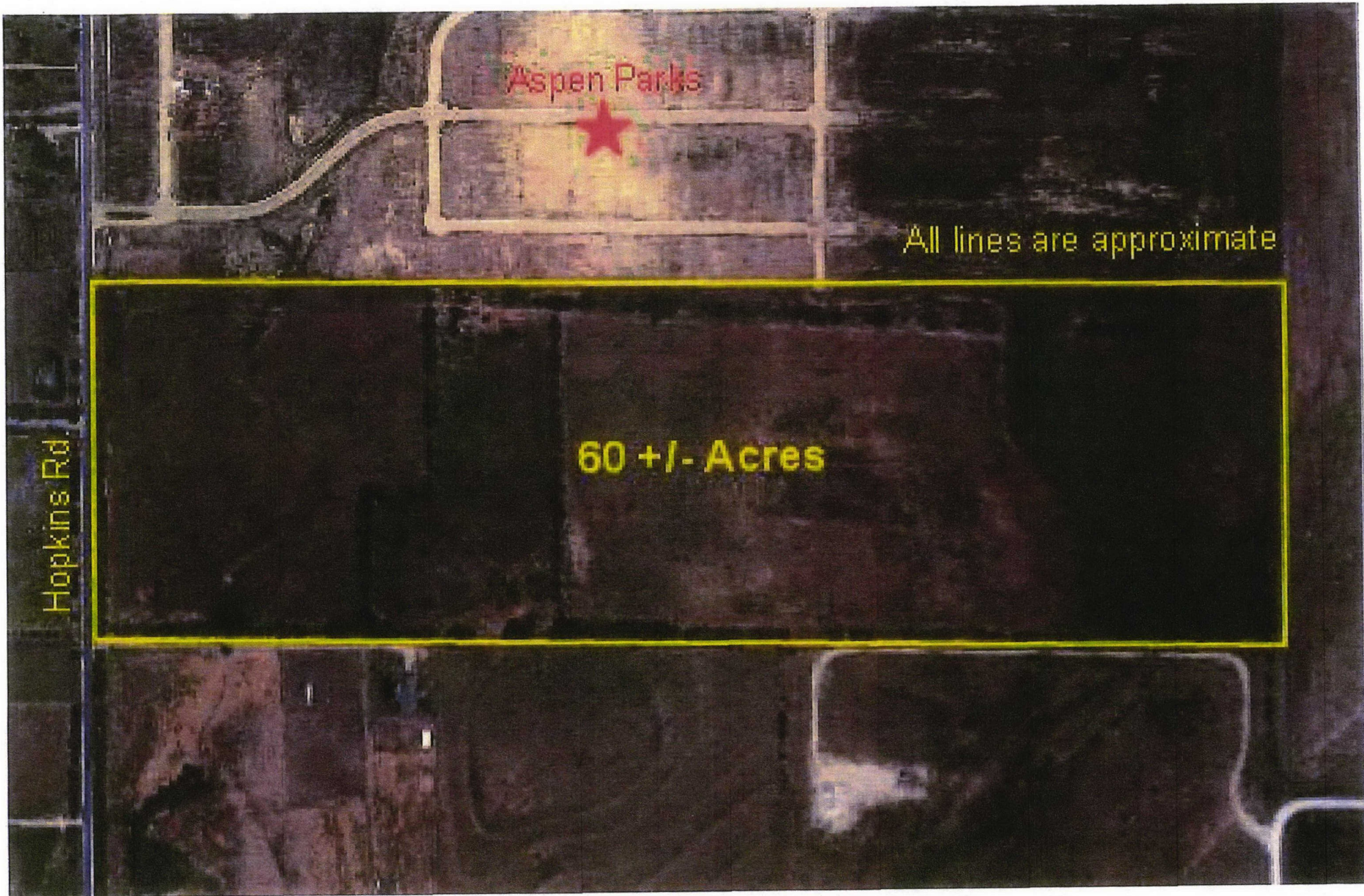
Aspen Parks



All lines are approximate

Hopkins Rd.

60 +/- Acres



# **OVERSIZED MAP(S)**

**To View**

**OVERSIZED Map**

**Or**

**Documents**

**You can call CENTRAL RECORDS**

**Main Line**

**(512) 936-7180**

# CD ATTACHED

PLEASE SEE CENTRAL RECORDS

FOR ANY QUESTIONS

PLEASE CALL **CR** MAIN LINE

(512) 936-7180