

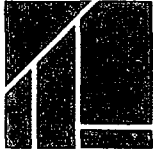


Control Number: 47636



Item Number: 1

Addendum StartPage: 0



CCM ENGINEERING

2570 FM 407 STE. 209, Highland Village, TX 75077

Office: 972-691-6605

TBPE FIRM #605

47636

Public Utility Commission of Texas

Central Records

1701 North Congress

PO Box 13326

Austin, Texas 78711-3326

Ref: PUC Streamlined Expedited Release

The owner of the property located on Hopkins Road in Krum, Texas is requesting a streamlined expedited release under Texas Water Code 13.254 (a-5) and Texas Administration Code (TAC) 24.113 (r). The documentation relevant to the property is located within.

The current CCN holder is the City of Denton and Bolivar Water Corporation. This submittal is intended to address the City of Denton. A separate submittal has been sent addressing the Bolivar Water Corporation.

Thank you,

Cody Crannell, PE
CCM Engineering Corp.

RECEIVED
2017 SEP 22 AM 9:16
PUBLIC UTILITY COMMISSION
FILED CLERK

00052-1

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

Details for Property 60794

Values are 2017 Preliminary ▼

General Information

HOPKINS RD TX 76249 \$1,007,250.00

Owner HOPKINS, HERMAN H - 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

Neighborhood E4 AND D1 PROPS KRUM ISD - DS07PASTUR

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 ▼

Total Improvement Value \$0.00

Land Homesite Value \$0.00

Land Non-Homesite Value \$0.00

Agricultural Market Value \$1,007,250.00

Timber Market Value \$0.00

Total Market Value \$1,007,250.00

Agricultural Use Reduction \$996,450.00

Timber Use Reduction \$0.00

Homestead Cap \$0.00

Appraised Value \$10,800.00

Assessed Value \$10,800.00

[Value History Export](#)



Land Segments

Type	Acres	Area
C2 - CROPLAND II	60	2613600 ft ²

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
Estimated Total Taxes				\$263.08

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		<i>Unavailable</i>

Real Estate Sales

By Neighborhood: E4 AND D1 PROPS KRUM ISD

Sales within ▾

By Abstract/Subdivision: A0446A

Sales within ▾

By City: KRUM CITY OF

Sales within ▾

By School: KRUM ISD

Sales within ▾



Agent History

Year	Name
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



VOL 654 PAGE 633

A-96—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 ~~all that certain~~
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.

VOL 654 PAGE 634

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 atx

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)
Bud P. Hopkins
(Bud P. 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.

VOL 654 PAGE 635

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, 1973

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, 1972

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

Leola 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, 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

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.

(L.S.)

Notary Public, [Signature] 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

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 24 day of August, A.D. 19 72.

(L.S.)

Notary Public, [Signature] County, TexasMy Commission Expires June 1, 1973

MARTIN Stationery Co., Dallas

VOL 654 PAGE 636

FILED FOR RECORD: 16th DAY OF September A.D. 1972 at 10:18 o'clock P.M.
RECORDED: 13th 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. (2nd and 3rd 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 § IN THE PROBATE COURT
HERMAN H. HOPKINS, § NO. 1 OF
DECEASED § 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
DEED, WILL, AND OTHER INSTRUMENTS
TARRANT COUNTY, TEXAS
SUZANNE BRADSHAW, COUNTY CLERK

PAGE 1
110392

BY RO DEPUTY

5051 01250

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.


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

BY: 

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 17 10 32
SUZANNE HENDERSON
COUNTY CLERK

STATE OF TEXAS Y
 I
COUNTY OF TARRANT I

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.

SCANNED
FEB 11 2002



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

5051 01252

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 appraisement 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 appraisement 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

BY  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.

Thos H Davis

Martha A. Sectors
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: 3-20-2002

SUZANNE HENDERSON
Clerk, Probate Court
Tarrant County, Texas

Vol. 90 Page 410
BY: 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.



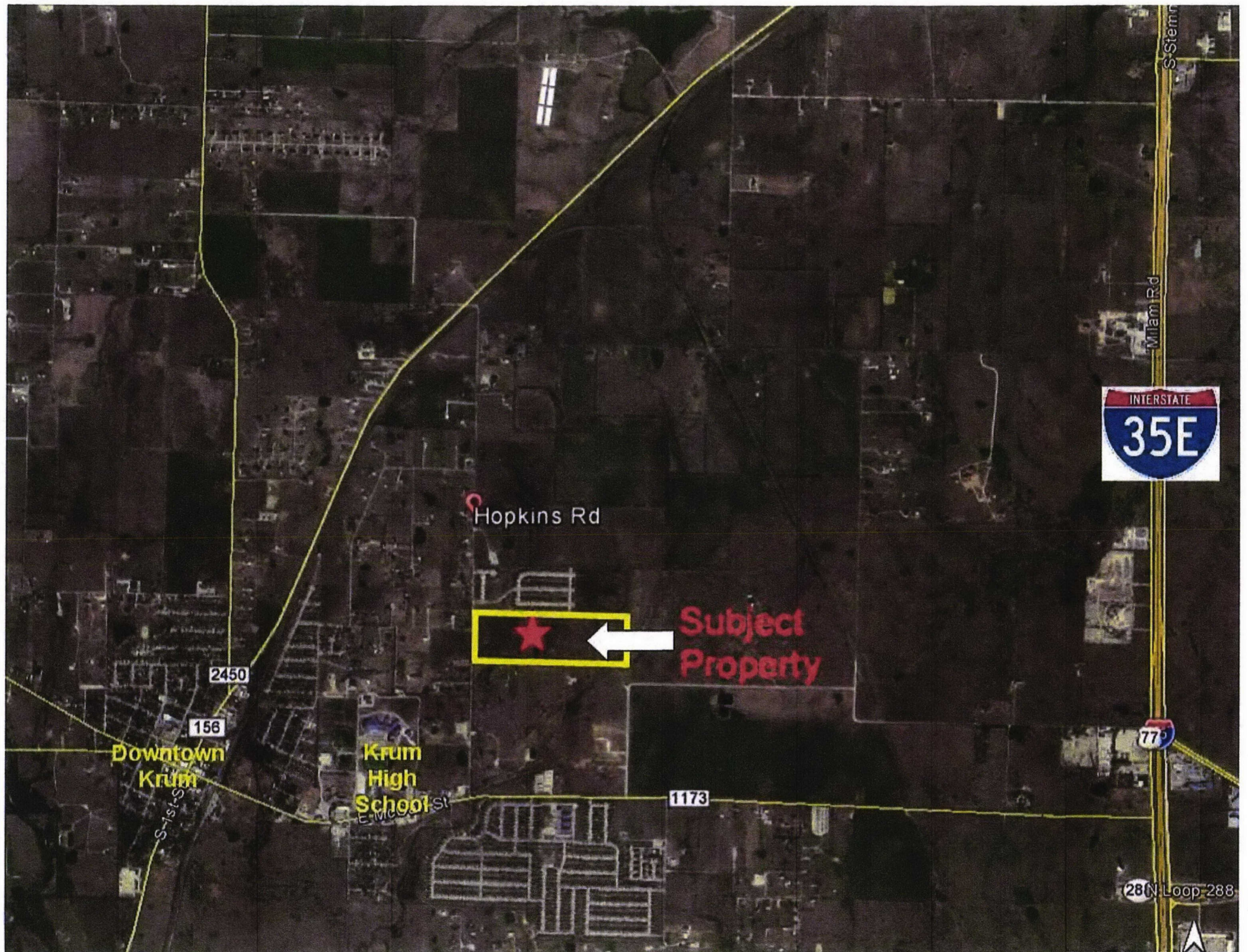
Shawn E. Bacon
Notary Public, Denton County, Texas.

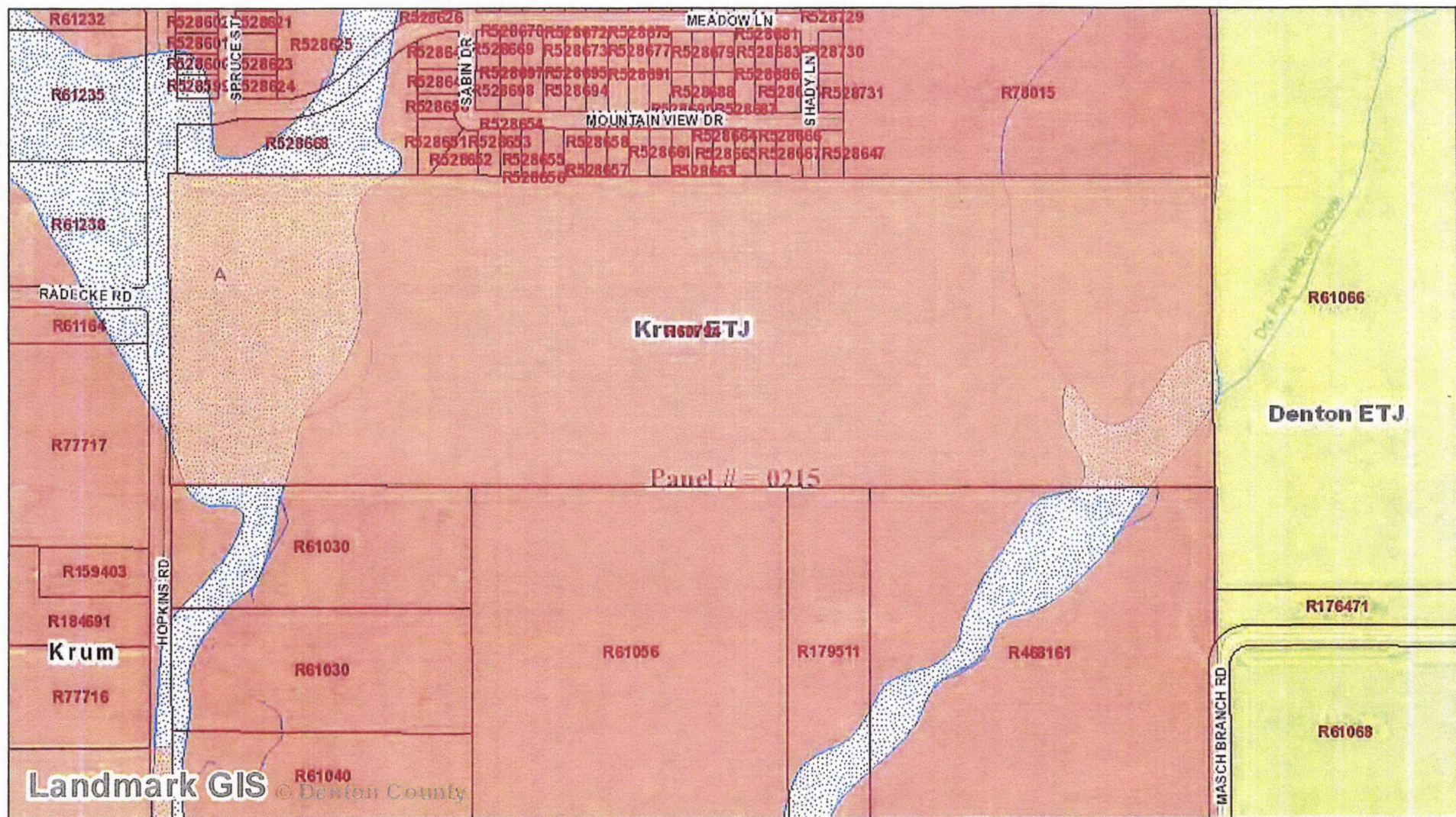
5051 01255

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

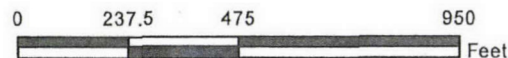
On Mar 26 2002
At 12:02pm

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





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