

OWNER'S CERTIFICATE

WHEREAS Bois d'Arc Pointe, LLC is the owner of a tract of land situated in the Anderson Clift Survey, Abstract No. 171, in the Wilburt No. 854, Fannin County, Texas and being all of Tract One called Tract One called 179.393 acres and Tract Two called 0.855 acres as described in deed to Bois d'Arc Pointe, LLC as recorded in Document Number 2024000623, Official Public Records of Fannin County and being further described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "SANDERSON" found at the northeast corner of said 0.855 acre tract, said point being the southeast corner of said 179.393 acre tract, said point also being the west line of a called 11.631 acre tract of land described in deed to Mark Adamo and Jeanna Adamo as recorded in Document Number 2020003014, Official Public Records of Fannin County;

THENCE South 10°16'43" West, 27.86 feet along the east line of said 0.855 acre tract and along the west line of said 11.631 acre tract to a Mag nail set for corner;

THENCE North 89°25'02" West, 1,310.33 feet along the south line of said 0.855 acre tract to a Mag nail set for the southwest corner of said 0.855 acre tract;

THENCE North, 29.28 feet along the west line of said 0.855 acre tract to a 1/2 inch iron rod with cap stamped "SANDERSON" found at the northwest corner of said 0.855 acre tract, said point also being the southwest corner of said 179.393 acre tract;

THENCE North 09°37'45" East, at 0.75 feet passing a 5/8 inch iron rod with cap stamped "KHA" found at the southeast corner of Bois d'Arc Shores, an addition to Fannin County as recorded in Cabinet D, Slide 83, Official Public Records of Fannin County, Texas, in all a total distance of 2,725.42 feet continuing along the west line of said 179.393 acre tract and the east line of said Bois d'Arc Shores addition to a 1/2 inch iron rod with cap stamped "SANDERSON" found for corner;

THENCE continuing along the west line of said 179.393 acre tract and the east line of said Bois d'Arc shores addition as follows:

- North 11°11'107" West, 51.45 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 27°59'29" East, 21.30 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 23°56'29" West, 43.05 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE continuing along the common line of said 179.393 acre tract as follows:

- North 48°09'29" West, 85.06 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 24°45'20" East, 113.16 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 41°19'59" East, 95.64 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 79°14'02" East, 59.17 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 27°28'15" East, 140.59 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 42°21'53" East, 75.88 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 01°34'55" East, 71.32 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 35°58'42" East, 64.47 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 88°14'54" West, 78.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 54°34'08" East, 141.56 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 29°29'15" East, 80.21 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 24°50'12" East, 112.45 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 01°12'23" East, 130.77 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 08°35'01" East, 123.69 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 24°12'32" East, 201.85 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 55°35'11" East, 135.50 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 68°30'05" East, 115.92 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 25°54'06" East, 125.08 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 50°13'47" East, 86.06 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 05°54'02" West, 149.85 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 05°47'45" East, 114.33 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 37°52'41" East, 147.75 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 14°08'58" East, 53.83 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 39°02'39" East, 63.92 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 49°15'10" East, 131.39 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 78°16'12" East, 113.54 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 60°28'18" East, 66.01 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 05°39'21" East, 54.85 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 21°51'38" East, 62.09 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 53°37'59" East, 118.68 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 20°27'07" West, 40.33 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 31°44'20" West, 98.57 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 07°51'52" West, 103.48 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 16°12'58" East, 76.53 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 54°51'30" East, 55.95 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 77°29'04" East, 104.20 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 77°50'05" East, 118.95 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 51°39'54" East, 111.55 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 71°21'53" East, 99.88 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 73°36'49" East, 90.32 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 68°18'15" East, 161.61 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 55°04'13" East, 54.37 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 57°27'00" East, 60.73 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 49°36'04" East, 98.96 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 54°46'38" East, 13.80 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 44°55'05" East, 108.66 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 70°20'32" East, 36.75 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 54°27'07" East, 102.93 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 70°25'49" East, 48.98 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 48°42'40" East, 106.20 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 49°55'47" East, 108.11 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 56°28'46" East, 103.06 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 45°53'37" East, 53.04 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 40°06'25" East, 47.70 feet to a 1/2 inch iron rod with cap stamped "SANDERSON" found for corner;
- North 45°40'18" East, 161.25 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 60°48'58" East, 101.02 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 02°07'19" West, 130.13 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 06°40'17" West, 192.11 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 24°53'12" West, 138.10 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 12°54'10" West, 67.93 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

- South 24°18'35" West, 100.99 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 42°10'52" West, 112.23 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- North 12°58'02" West, 65.24 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 14°25'50" West, 140.41 feet to a 1/2 inch iron rod with cap stamped "SANDERSON" found for corner;
- South 37°11'02" West, 79.64 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 74°39'14" West, 124.22 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 65°48'24" West, 113.35 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 48°47'32" West, 108.61 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 44°50'14" West, 125.39 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 67°29'21" West, 141.02 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 13°37'25" West, 121.19 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 27°20'44" West, 106.37 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 28°32'50" West, 181.08 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 04°40'42" East, 146.35 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 27°46'58" East, 50.77 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 01°36'43" East, 106.39 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 10°29'06" West, 95.96 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 13°17'16" East, 92.51 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 18°17'27" West, 233.83 feet to a Municipal Water District aluminum monument found;

THENCE North 79°59'02" West, 272.94 feet to a 3/8 inch iron rod with cap found for corner;

THENCE South 01°27'38" West, 2,518.15 feet to a 1/2 inch iron rod with cap stamped "SANDERSON" found at the north corner of a called 11.631 acre tract of land described in deed to Mark Adamo and Jeanna Adamo as recorded in Document Number 2020003014, Official Public Records of Fannin County, Texas;

THENCE along the common line of said 179.393 acre tract and said 11.631 acre tract as follows:

- South 79°22'13" West, 371.67 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 57°42'47" West, 148.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 36°56'09" West, 159.47 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 15°53'15" West, 119.81 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 01°21'20" West, 124.88 feet to a 1/2 inch iron rod with cap found for corner;
- South 05°31'14" West, 143.08 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
- South 10°16'43" West, 227.62 feet to the **POINT OF BEGINNING** and containing 7,831,224 square feet or 179.780 acres of land.

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT BOIS D'ARC POINTE, LLC, acting by and through its Vice President, Justin Hemme, duly authorized to so act, does hereby adopt this plat designating the herein property as BOIS D'ARC POINTE, an addition to Fannin County, Texas. All easements shown hereon are hereby dedicated to the public and reserved for purposes as indicated. The utility easements shall be open to all public and private utilities for each particular use. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using and desiring to use the same. All and any public utility shall have the right to remove and keep removed or require owner to remove all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by the utility. Customer meters and service lines are considered an integral and necessary part of utility systems, regardless of whether they were installed by the utility or the customer.

The undersigned Owner of the above described property states and acknowledges that the 60-foot wide strips of land designated as private streets are for the benefit of all lots within the property only and that the roads within said private streets are private roads and not public roads nor County roads of which all buyers or transferees of lots within the property are hereby notified and should take notice.

Fannin County, Texas, will never accept or maintain the streets/roads in the BOIS D'ARC POINTE Subdivision unless they meet the County construction standards in effect on the date of acceptance. The streets/roads of BOIS D'ARC POINTE will be maintained in perpetuity by the owners in such subdivision and provisions shall be established for assessment of property to provide revenue for perpetual maintenance.

Every deed related to ownership of property in BOIS D'ARC POINTE shall contain a notice that (i) the streets/roads are private, (ii) the owners are liable for maintenance and (iii) the quality of streets/roads may affect access by emergency services.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of Fannin County, Texas.

WITNESS MY HAND, THIS ____ DAY OF _____, 20 ____.

FOR: BOIS D'ARC POINTE, LLC

BY: Justin Hemme, Vice President

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Justin Hemme, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20 ____.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel R. Arthur, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Signature: _____

Date: February 13, 2025



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Daniel R. Arthur, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20 ____.

Notary Public in and for the State of Texas

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S10°16'43"W	27.86'	L21	N05°54'02"W	149.85'	L41	N57°27'00"E	60.73'	L61	S74°39'14"W	124.22'	L81	S67°25'02"E	38.00'	L101	S10°09'08"W	60.00'
L2	N00°00'00"E	29.26'	L22	N05°47'45"E	114.33'	L42	N49°36'04"E	88.96'	L62	S65°48'24"W	113.35'	L82	S37°41'41"E	25.00'	L102	S24°12'57"W	55.00'
L3	N11°11'07"W	51.45'	L23	N14°08'58"E	53.83'	L43	N54°46'38"E	13.80'	L63	S48°47'32"W	108.61'	L83	S16°00'23"W	80.00'	L103	S21°36'00"E	50.00'
L4	N27°59'29"E	21.30'	L24	N39°02'39"E	63.92'	L44	N44°55'05"E	108.66'	L64	S44°50'14"W	125.39'	L84	S18°04'59"E	30.00'	L104	S22°21'31"W	39.31'
L5	N23°56'29"W	43.05'	L25	S78°16'12"E	113.54'	L45	N70°20'32"E	36.75'	L65	S67°29'21"W	141.02'	L85	S28°05'01"E	23.61'	L105	S22°21'31"W	54.28'
L6	N48°09'29"W	85.06'	L26	N60°28'18"E	66.01'	L46	N54°27'07"E	102.93'	L66	S13°37'25"W	121.19'	L86	S77°17'56"W	60.00'	L106	S00°06'05"W	90.00'
L7	N24°45'20"E	113.16'	L27	N05°39'21"W	54.85'	L47	N70°25'49"E	48.98'	L67	S27°20'44"W	106.37'	L87	S37°20'24"W	30.00'	L107	S73°52'10"W	45.00'
L8	N41°19'59"E	95.64'	L28	N21°51'38"E	62.09'	L48	N48°42'40"E	106.20'	L68	S27°46'58"E	50.77'	L88	S81°38'07"W	40.00'	L108	N69°28'12"W	45.00'
L9	S79°14'02"E	59.17'	L29	N53°37'59"E	118.68'	L49	N49°55'47"E	108.11'	L69	S01°36'43"E	106.39'	L89	S61°18'40"W	18.29'	L109	S36°58'14"W	35.00'
L10	N27°28'15"E	140.59'	L30	N20°27'07"W	40.33'	L50	N56°28'46"E	103.06'	L70	S10°29'06"W	95.96'	L90	S39°54'08"E	71.37'	L110	S09°10'44"W	60.00'
L11	N42°21'53"E	75.88'	L31	N31°44'20"W	98.57'	L51	N45°53'37"E	63.04'	L71	S13°17'16"E	92.51'	L91	S16°28'02"E	38.60'	L111	N62°10'37"E	30.00'
L12	N01°34'59"E	71.32'	L32	N07°51'52"W	103.48'	L52	S40°06'25"E	47.70'	L72	N00°34'58"E	22.50'	L92	S55°42'18"E	25.00'	L112	S63°27'14"E	15.00'
L13	N35°58'42"E	64.47'	L33	N16°12'58"E	76.53'	L53	S60°48'58"E	101.02'	L73	N57°49'20"W	11.63'	L93	S36°59'52"W	50.00'	L113	S03°02'47"E	10.00'
L14	S88°14'54"W	78.00'	L34	N54°51'30"E	55.95'	L54	S24°53'12"W	138.10'	L74	S65°25'44"E	34.68'	L94	S07°29'06"E	40.00'	L114	S36°52'43"W	30.00'
L15	N29°29'15"E	80.21'	L35	N77°29'04"E	104.20'	L55	S12°54'10"W	67.93'	L75	S11°06'30"E	20.04'	L95	S21°07'34"E	45.00'	L115	S18°40'16"E	10.00'
L16	N24°50'12"E	112.45'	L36	S77°50'05"E	118.95'	L56	S24°18'35"W	100.99'	L76	N11°06'30"W	22.50'	L96	S65°04'26"W	25.00'	L116	S24°40'23"W	70.00'
L17	N08°35'01"E	123.69'	L37	N51°39'54"E	111.56'	L57	S42°10'52"W	112.23'	L77	N33°46'29"W	35.00'	L97	N77°16'16"W	55.00'	L117	S25°50'09"E	35.00'
L18	N55°35'11"E	135.50'	L38	N71°21'53"E	99.88'	L58	N12°58'02"W	65.24'	L78	N51°32'43"E	80.00'	L98	S00°52'48"E	61.71'	L118	S45°49'55"E	30.00'
L19	S25°54'06"E	125.08'	L39	N73°36'49"E	90.32'	L59	S14°25'50"W	140.41'	L79	N17°42'58"W	60.00'	L99	S51°30'51"E	60.85'	L119	S73°47'39"E	50.00'
L20	S50°13'47"E	86.06'	L40	S55°04'13"E	54.37'	L60	S37°11'02"W	79.64'	L80	N31°09'45"W	60.00'	L100	S35°49'39"E	80.00'	L120	S26°51'48"E	36.45'

COUNTY COMMISSIONERS APPROVAL

STATE OF TEXAS
COUNTY OF FANNIN

KNOWN ALL MEN BY THESE PRESENTS:

I, NEWT CUNNINGHAM, County Judge of Fannin County, Texas do hereby certify that this final plat, having been presented to the Commissioners Court of Fannin County, Texas and by the said Court, was on this day approved and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Fannin County, Texas.

Newt Cunningham
County Judge
Fannin County, Texas

Date

COUNTY CLERK CERTIFICATION

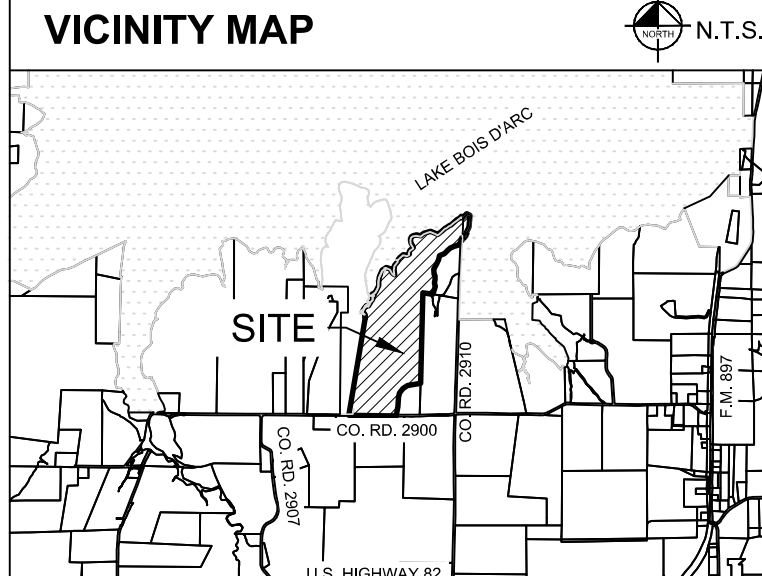
The undersigned, the County Clerk of Fannin County, Texas, does hereby certify that on the day of _____, 20____, the Fannin County Commissioners Court by appropriate minute order did approve this final plat of Bois D'Arc Pointe and did approve the same for filing in the plat records of Fannin County, Texas

Certified this ____ day of _____, 20 ____.

County Clerk
Fannin County, Texas

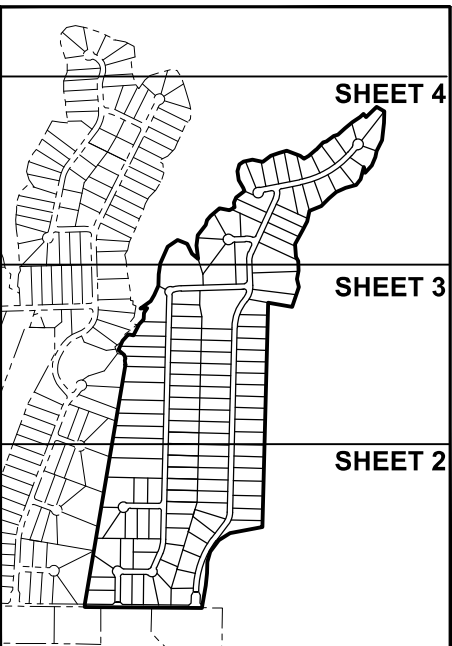
GENERAL NOTES:

- A 20' UTILITY AND DRAINAGE EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL PRIVATE STREETS.
- A 10' UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL SIDE AND REAR LOT LINES.
- LOT OWNERS ARE RESPONSIBLE FOR HAVING ANY GAS PIPELINES LOCATED AND MARKED PRIOR TO CONSTRUCTION AS REQUIRED BY LAW. THE SURVEYOR, ENGINEER, AND DEVELOPER IS NOT RESPONSIBLE FOR LOCATING AND/OR MARKING ANY PIPELINES THAT MAY BE WITHIN OR ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION DEVELOPMENT.
- WATER SERVICE TO BE PROVIDED BY BOIS D'ARC MUNICIPAL UTILITY DISTRICT.
- SEWER SERVICES TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS APPROVED AND INSTALLED IN ACCORDANCE WITH TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD), AND FANNIN COUNTY REGULATIONS.
- ELECTRIC SERVICE TO EACH LOT TO BE PROVIDED BY FANNIN COUNTY ELECTRIC COOPERATIVE.
- BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES. PROJECTION: STATE PLANE NAD83 TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983.
- ALL MONUMENTS ARE 5/8" IRON RODS SET WITH CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.
- ACCORDING TO THE LETTER OF MAP REVISION (LOMR-22-06-0044P-480807) WITH EFFECTIVE DATE OF JULY 5, 2023, THIS PROPERTY IS PARTIALLY WITHIN ZONE "AE" WITH THE REMAINING PROPERTY BEING WITHIN ZONE X. THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) DESIGNATES ZONE "AE" AS A SPECIAL FLOOD HAZARD AREA (SFHA) WITH ESTABLISHED BASE FLOOD ELEVATIONS AS SHOWN ON THE LOMR BEING DEFINED AS THE AREA THAT WILL BE INUND



LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	ADJACENT PROP. LINE
	LOT LINE

LEGEND	
IRFC	5/8" IRON ROD W/ "XHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRFC	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
D.R.F.C.T.	DEED RECORDS, FANNIN COUNTY, TEXAS
O.P.R.F.C.T.	OFFICIAL PUBLIC RECORDS, FANNIN COUNTY, TEXAS
P.S.	PRIVATE STREET
S.B.L.	SIDE BUILDING SET BACK LINE
F.B.L.	FRONT BUILDING SET BACK LINE
R.B.L.	REAR BUILDING SET BACK LINE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
W.S.E.	WATER SURFACE ELEVATION



SEE SHEET 1 FOR LINE AND CURVE TABLES

FINAL PLAT
BOIS D'ARC POINTE
179.780 ACRES
LOTS 1-129, 1X-2X
ANDERSON CLIFT SURVEY,
ABSTRACT NO. 171
WILLIAM ONSTOT SURVEY,
ABSTRACT NO. 854
FANNIN COUNTY, TEXAS

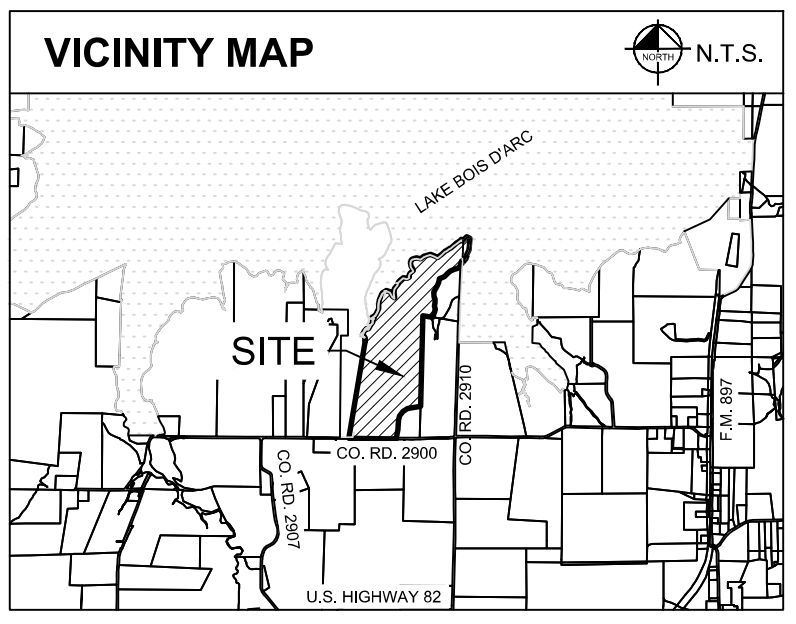
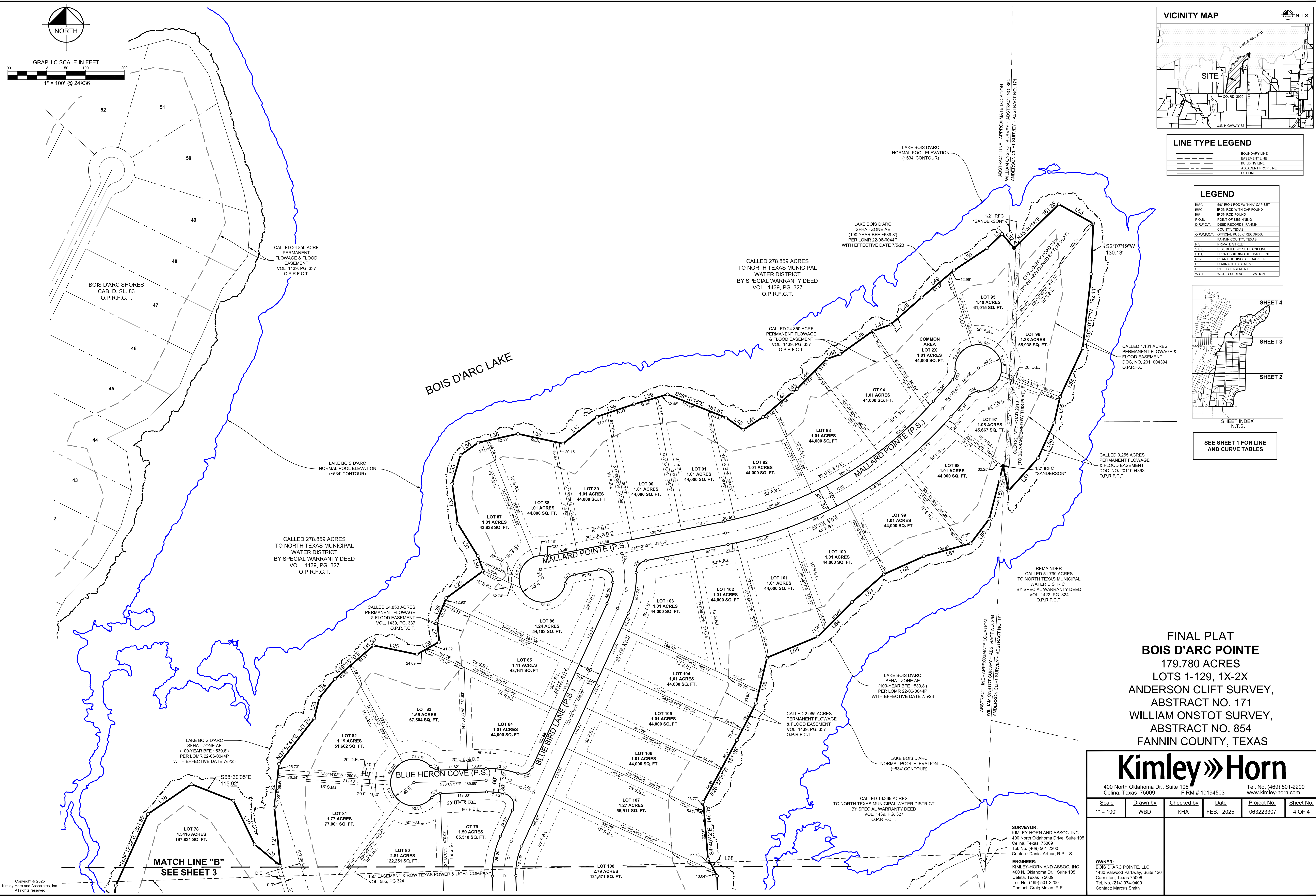
Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009 FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	WBD	KHA	FEB. 2025	063223307	2 OF 4

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
400 North Oklahoma Drive, Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
Contact: Daniel Arthur, R.P.L.S.
ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
Contact: Craig Malan, P.E.

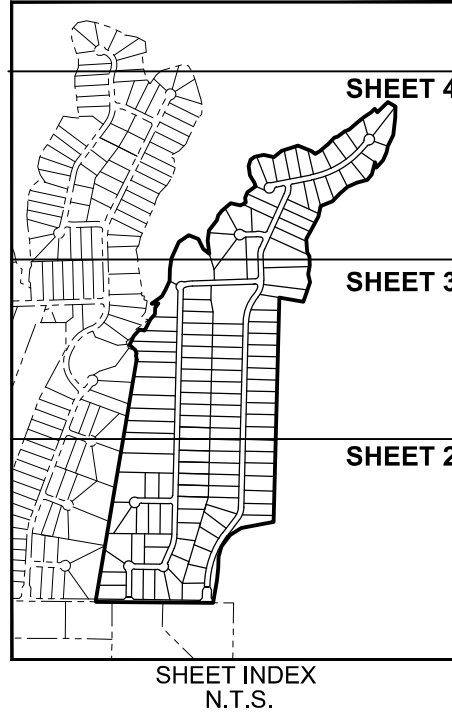
OWNER:
BOIS D'ARC POINTE, LLC
1430 Valwood Parkway, Suite 120
Carrollton, Texas 75006
Tel. No. (214) 974-9400
Contact: Marcus Smith





LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	ADJACENT PROP. LINE
	LOT LINE

LEGEND	
IRSC	5/8" IRON ROD W/ "CH" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRE	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
O.R.F.C.T.	DEED RECORDS, FANNIN COUNTY, TEXAS
O.P.R.F.C.T.	OFFICIAL PUBLIC RECORDS, FANNIN COUNTY, TEXAS
P.S.	PRIVATE STREET
S.B.L.	SIDE BUILDING SET BACK LINE
F.B.L.	FRONT BUILDING SET BACK LINE
R.B.L.	REAR BUILDING SET BACK LINE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
W.S.E.	WATER SURFACE ELEVATION



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