

FANNIN COUNTY COMMISSIONERS COURT AGENDA ITEM(S) REQUEST FORM

DATE: 11/1/2023 Via: Email

TO: Fannin County Commissioners Court
Attn: Office of County Judge
Email to countyjudge@fanninco.net
903-583-7455

FROM: Di Hopkins

Dept: Development Services

Or Address _____

Phone: 903-449-4220

RE: Commissioners Court Scheduled: 11/07/2023 9:00 am
Date Time

Please add the following item(s) to the agenda for above stated date and time:

Discussion, consideration, and action to approve a final plat
For Bois d'Arc Shores 136 lots on CR 2900, Dodd City TX -PCT 4

D Hopkins

Digitally signed by D Hopkins
Date: 2023.11.01 16:55:21 -05'00'

(Signature)

****Please specify on the above item(s) you listed whether it is to be a
(1) Discussion Only item; (2) Consideration and Action item; (3) Discussion,
Consideration and Action or (4) Executive Session item followed by action**

****Requests are due by NOON on Thursday prior to the Tuesday of Commissioners
Court.**

****Please email this signed request form and all attachments, pertaining to the agenda
item above, to Countyjudge@fanninco.net**

Final Plat Bois d'Arc Shores

Property ID #81148 & 100348

Location: CR 2900 Dodd City TX. Precinct 4

Legal description: A0854 W ONSTOT,

This is a total acreage of 197.8, with 136 lots varying in size from 1.01 acre to 10.55 acres

The property Taxes are paid

A bond is in place for the Water, electric & roads.

OWNER'S CERTIFICATE

WHEREAS BOIS D' ARC SHORES, LLC, is the owner of a tract of land situated in the W. Onstot Survey, Abstract No. 854, Fannin County, Texas being all of a called 198.291 acre tract of land (Tract One) and all of a called 0.771 acre tract of land (Tract Four) conveyed to Bois D' Arc Shores, LLC by Special Warranty Deed recorded in Document No. 2022008487 and corrected by Correction Affidavit by Document No. 2023000880, Official Public Records of Fannin County, Texas (O.P.R.F.C.T.), and being more particularly described as follows:

BEGINNING at a point in the approximate centerline of County Road 2900 (an unrecorded prescriptive right of way with no dedication found), for the southwest corner of said Tract Four, same being the southeast corner of a called 20.000 acre tract of land conveyed to Debra G. Porter and Jerome Porter by Special Warranty Deed with Vendor's Lien recorded in Document No. 2020002342, O.P.R.F.C.T., from which a 1/2-inch iron rod found in the west line of said 20.000 acre tract, and east line of a called 41.005 acre tract of land conveyed to Garry B. Mills by Warranty Deed with Vendor's Lien recorded in Volume 1040, Page 921 of the O.P.R.F.C.T., bears North 80°55'07" West, 111.94 feet;

THENCE North 03°17'02" East along the west line of said Tract Four, common with the east line of said 20.000 acre tract, passing at 27.26 feet a 1/2-inch iron rod found capped (stamped "Sanderson") for the northwest corner of said Tract Four, same being the southwest corner of said Tract One, continuing with the west line of said Tract One, common with the east line of said 20.000 acre tract for a total of 918.77 feet to a 1/2-inch iron rod found capped (stamped "Sanderson");

THENCE with the west line of said Tract One, with the east, and north lines of said 20.000 acre tract the following courses:

North 20°17'19" East, 1,436.82 feet to a 1/2-inch iron rod found capped (stamped "Sanderson");

North 28°11'48" East, 636.89 feet to a 1/2-inch iron rod found capped (illegible);

North 00°10'50" East, 293.55 feet to a 1/2-inch iron rod found capped (stamped "Sanderson") for the northeast corner of said 20.000 acre tract;

North 89°34'47" West, 114.34 feet to a 1/2-inch iron rod found capped (stamped "Sanderson") in the north line of said 20.000 acre tract, for the southeast corner of a called 0.407 acre tract of land conveyed to Debra G. Porter and Jerome Porter by General Warranty Deed recorded in Document No. 2020002341, O.P.R.F.C.T.;

THENCE continuing with the west line of said Tract One, common with the east, north, and west lines of said 0.407 acre tract the following courses:

North 19°29'44" West, 170.84 feet to a 1/2-inch iron rod found capped (stamped "Sanderson");

South 75°47'07" West, 68.61 feet to a 1/2-inch iron rod found;

South 16°41'59" West, 148.96 feet to a 1/2-inch iron rod found for the southwest corner of said 0.407 acre tract, and being in the north line of said 20.000 acre tract;

THENCE North 89°27'09" West, continuing with the west line of said Tract One, and along the north line of said 20.000 acre tract, 53.88 feet to a 1/2-inch iron rod found capped (stamped "Sanderson") for the northwest corner of said 20.000 acre tract;

THENCE South 20°23'18" West, continuing with the west line of said Tract One, and along the west line of said 20.000 acre tract, 1,747.75 feet to a 1/2-inch iron rod found capped (stamped "Sanderson") for the northerly southwest corner of said Tract One, southerly northwest corner of said 20.000 acre tract, and being in the east line of said 41.005 acre tract;

THENCE North 00°46'31" East, continuing with the west line of said Tract One, and along the east line of said 41.005 acre tract, 2,259.89 feet to a 1/2-inch iron rod found in the west line of said Tract One, same being the northeast corner of said 41.005 acre tract, and being the southeast corner for the remainder of a called 216.099 acre tract of land conveyed to Charles M. Kasbarian by Cash Warranty Deed recorded in Volume 954, Page 640, O.P.R.F.C.T.;

THENCE North 00°29'30" West, continuing with the west line of said Tract One, and along the east line of said remainder tract, passing at 775.96 feet a 2-inch aluminum disc found stamped "North Texas Municipal Water District Easement" for the southwest corner of a called 24.850 acre tract of land conveyed to North Texas Municipal Water District for Permanent Flowage and Flood Easement recorded in Document No. 200900201, O.P.R.F.C.T., and continuing for a total of 883.13 feet to a 2-inch aluminum disc found in concrete stamped "North Texas Municipal Water District Boundary" for the northwest corner of said Tract One, same being the southwest corner of a called 278.859 acre tract of land conveyed to North Texas Municipal Water District by Special Warranty Deed recorded in Volume 1439, Page 327, O.P.R.F.C.T., same being the northwest corner of said 24.850 acre easement tract;

THENCE along the south line of said 278.859 acre tract, north line of said 24.850 acre easement tract, and generally along the 541 foot contour the following courses:

South 25°05'47" East, 127.33 feet to a point for corner;

South 13°15'27" East, 124.25 feet to a point for corner;

South 36°33'56" East, 78.19 feet to a point for corner;

South 32°17'36" East, 146.79 feet to a point for corner;

South 43°07'13" East, 88.12 feet to a point for corner;

South 17°09'27" East, 101.14 feet to a point for corner;

South 14°14'48" East, 100.73 feet to a point for corner;

South 24°00'27" East, 47.74 feet to a point for corner;

South 10°20'52" East, 111.52 feet to a point for corner;

South 40°49'26" East, 98.30 feet to a point for corner;

South 05°52'26" West, 150.16 feet to a point for corner;

South 61°02'10" East, 131.83 feet to a point for corner;

North 03°45'42" West, 62.02 feet to a point for corner;

North 50°51'54" West, 26.31 feet to a point for corner;

North 04°32'00" East, 136.76 feet to a point for corner;

North 28°22'49" East, 45.00 feet to a point for corner;

North 06°55'07" West, 121.24 feet to a point for corner;

North 02°17'19" West, 155.05 feet to a point for corner;

North 07°22'35" West, 187.62 feet to a point for corner;

North 03°35'56" West, 108.26 feet to a point for corner;

North 04°24'11" East, 112.21 feet to a point for corner;

North 04°05'32" East, 108.57 feet to a point for corner;

North 18°30'52" East, 99.85 feet to a point for corner;

North 50°02'02" East, 113.88 feet to a point for corner;

South 73°42'40" East, 74.02 feet to a point for corner;

North 34°26'58" West, 99.82 feet to a point for corner;

North 16°51'35" West, 97.11 feet to a point for corner;

North 11°09'25" East, 107.41 feet to a point for corner;

North 28°44'03" East, 108.31 feet to a point for corner;

North 36°52'17" East, 85.81 feet to a point for corner;

North 28°17'23" East, 115.45 feet to a point for corner;

North 29°21'22" East, 109.36 feet to a point for corner;

North 27°50'37" East, 115.11 feet to a point for corner;

South 80°02'25" East, 94.50 feet to a point for corner;

South 85°40'37" East, 85.77 feet to a point for corner;

North 09°34'35" West, 149.53 feet to a point for corner;

North 01°54'24" West, 81.53 feet to a point for corner;

North 10°11'31" West, 133.30 feet to a point for corner;

North 00°57'39" East, 110.34 feet to a point for corner;

North 22°00'27" East, 109.65 feet to a point for corner;

North 00°29'47" West, 91.99 feet to a point for corner;

North 20°06'23" West, 121.46 feet to a point for corner;

North 16°33'07" West, 122.42 feet to a point for corner;

North 04°16'06" East, 105.49 feet to a point for corner;

North 40°39'13" East, 92.09 feet to a point for corner;

North 77°53'30" East, 101.84 feet to a point for corner;

South 77°59'08" East, 125.65 feet to a point for corner;

South 72°42'46" East, 125.90 feet to a point for corner;

South 65°53'58" East, 110.32 feet to a point for corner;

South 63°59'10" East, 117.96 feet to a point for corner;

South 78°34'06" East, 112.33 feet to a point for corner;

South 62°49'46" East, 110.73 feet to a point for corner;

South 05°07'52" East, 120.04 feet to a point for corner;

South 36°49'47" West, 70.80 feet to a point for corner;

South 04°57'32" East, 119.29 feet to a point for corner;

South 16°05'29" East, 132.41 feet to a point for corner;

South 36°16'27" East, 64.88 feet to a point for corner;

North 34°44'30" East, 117.60 feet to a point for corner;

North 49°44'53" East, 77.10 feet to a point for corner;

North 72°51'27" East, 156.54 feet to a point for corner;

North 74°50'39" East, 101.36 feet to a point for corner;

South 74°22'39" East, 56.89 feet to a point for corner;

South 34°04'59" East, 91.50 feet to a point for corner;

South 16°42'21" East, 114.28 feet to a point for corner;

South 17°06'50" East, 112.61 feet to a point for corner;

South 15°35'27" East, 89.79 feet to a point for corner;

South 10°02'51" East, 87.34 feet to a point for corner;

South 04°16'51" West, 77.99 feet to a point for corner;

South 37°58'43" West, 106.89 feet to a point for corner;

South 23°27'41" West, 123.19 feet to a point for corner;

South 25°43'40" West, 69.68 feet to a point for corner;

South 22°14'35" West, 79.90 feet to a point for corner;

South 44°17'55" West, 113.85 feet to a point for corner;

South 63°38'01" West, 119.29 feet to a point for corner;

South 56°20'07" East, 60.89 feet to a point for corner;

South 07°48'44" East, 98.47 feet to a point for corner;

South 16°43'08" West, 99.41 feet to a point for corner;

South 30°55'48" West, 118.79 feet to a point for corner;

South 44°27'29" West, 114.67 feet to a point for corner;

South 28°15'07" West, 81.91 feet to a point for corner;

South 16°44'04" West, 92.24 feet to a point for corner;

South 26°37'59" West, 85.02 feet to a point for corner;

South 21°45'28" West, 137.00 feet to a point for corner;

South 24°33'36" West, 155.94 feet to a point for corner;

South 12°33'05" West, 84.94 feet to a point for corner;

South 29°22'23" West, 61.91 feet to a point for corner;

South 11°00'02" East, 69.19 feet to a point for corner;

South 06°09'17" East, 101.55 feet to a point for corner;

South 07°52'38" East, 118.35 feet to a point for corner;

South 08°35'56" East, 136.65 feet to a point for corner;

South 02°40'36" East, 93.49 feet to a point for corner;

South 79°42'36" East, 28.81 feet to a point for corner;

South 04°28'28" West, 41.85 feet to a point for corner;

South 70°23'15" East, 38.11 feet to a point for corner;

South 10°09'26" West, 130.19 feet to a point for corner;

South 37°42'09" West, 75.87 feet to a point for corner;

South 71°14'38" East, 82.33 feet to a point for corner;

South 52°23'02" West, 166.22 feet to a point for corner;

South 24°26'25" West, 90.95 feet to a point for corner;

South 52°42'25" West, 99.75 feet to a point for corner;

South 21°10'10" East, 81.71 feet to a point for corner;

South 77°17'17" East, 76.46 feet to a point for corner;

South 23°56'29" East, 43.05 feet to a point for corner;

South 27°59'29" West, 21.30 feet to a point for corner;

South 11°11'107" East, 51.45 feet to a 1/2-inch iron rod found capped (stamped "Sanderson") for the northeast corner of said Tract One, same being the northwest corner of a called 179.393 acre tract of land (Tract Two) conveyed to Texas Land and Lakes, LLC by Memorandum of Option Agreement recorded in Document No. 2022005751, O.P.R.F.C.T., said Tract Two being a portion of a called 176.41 acre tract conveyed to Carlos A. Pardo by General Warranty Deed recorded in Volume 1304, Page 562, O.P.R.F.C.T., and a being a portion of a remainder of a called 428.957 acre tract of land conveyed to Carlos A. Pardo by Warranty Deed recorded in Volume 1009, Page 95, O.P.R.F.C.T., from which a point being the southeast corner of said 278.859 acre tract bears, North 43°53'53" East, 3,874.84 feet, from said point a 1/2-inch iron rod found capped (stamped "Sanderson") for reference bears, South 40°06'25" East, 18.68 feet;

THENCE South 09°37'45" West, along the east line of said Tract One, common with the west line of said Tract Two, 2,725.42 feet to a 1/2-inch iron rod found capped (stamped "Sanderson") for the southeast corner of said Tract One, for the northeast corner of said Tract Four, for the southwest corner of said Tract Two, and for the northwest corner of a called 0.855 acre tract of land (Tract Three) being a portion of said 176.41 acre tract, and said 428.957 acre remainder, from which a 1/2-inch iron rod found capped (stamped "Sanderson") for the southeast corner of said Tract Two, and northeast corner of said Tract Three, bears, South 89°20'21" East, 1,315.32 feet;

THENCE South 00°00'00" East, with the east line of said Tract Four, and west line of said Tract Three, 29.26 feet to a point for corner in the aforementioned approximate County Road 2900 centerline for the southeast corner of said Tract Four, and southwest corner of said Tract Three;

THENCE North 89°25'11" West, with said approximate centerline, and the south line of said Tract Four, 1,190.22 feet to the **POINT OF BEGINNING** and containing 8,614,224 square feet or 197.75 acres of land.

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 preliminary plat, with field notes hereon, having been fully presented to the Commissioners Court of Fannin County, Texas and by the Court duly considered, 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 Date
County Judge
Fannin County, Texas

COUNTY CLERK'S 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 Shores and did approve the same for filing in the plat records of Fannin County, Texas

Certified this _____ day of _____, 2023.

County Clerk
Fannin County, Texas

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT BOIS D'ARC SHORES, LLC, acting by and through its President, Marcus Smith, duly authorized to so act, does hereby adopt this plat designating the herein property as BOIS D'ARC SHORES, 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.

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 SHORES, LLC

BY: _____
Marcus Smith, 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 Marcus Smith, 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' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel R. Arthur, a Registered Professional Land Surveyor of the State of Texas (No. 5933), do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Daniel R. Arthur 10/18/2023
Registered Professional Land
Surveyor No. 5933

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 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 18th day of October, 2023.

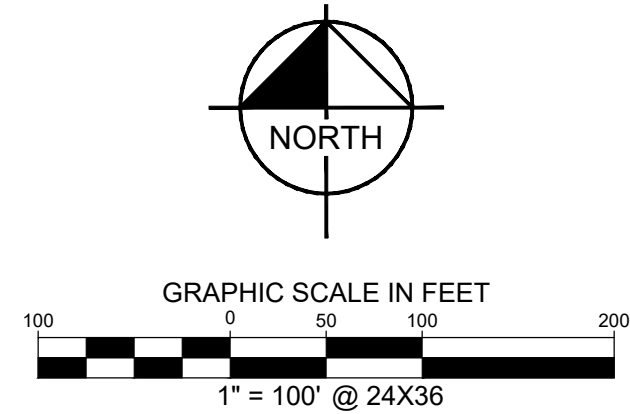
Notary Public in and for the State of Texas

GENERAL NOTES

1. A 20' UTILITY AND DRAINAGE EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL PRIVATE STREETS.
2. A 10' UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL SIDE AND REAR LOT LINES.
3. A DRAINAGE EASEMENT IS HEREBY DEDICATED FROM 15' ON EITHER SIDE OF THE CENTERLINE OF ANY AND ALL EXISTING CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT FOR DRAINAGE PURPOSES. THE DEVELOPMENT OF INDIVIDUAL OWNERS SHALL NOT BLOCK ANY TRIBUTARY RUNOFF.
4. THE PROPOSED PRIVATE STREETS ARE 60 FEET IN WIDTH, UNLESS OTHERWISE SHOWN.
5. 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.
6. WATER SERVICE TO BE PROVIDED BY BOIS D'ARC MUNICIPAL UTILITY DISTRICT.
7. 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.
8. ELECTRIC SERVICE TO EACH LOT TO BE PROVIDED BY FANNIN COUNTY ELECTRIC COOPERATIVE.
9. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES. PROJECTION: STATE PLANE NAD83 TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983.
10. ALL MONUMENTS ARE 5/8" IRON RODS SET WITH CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.
11. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48147C0250C, FOR FANNIN COUNTY, TEXAS AND INCORPORATED AREAS, DATED FEBRUARY 18, 2011, THIS PROPERTY IS PARTIALLY WITHIN ZONE "A" AS DEFINED AS (SPECIAL FLOOD HAZARD AREA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AND ZONE X (UNSHADED) DEFINED AS (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANGE FLOODPLAIN).
12. ALL LOTS CONTAIN A MINIMUM OF 1-ACRE ABOVE THE 100-YEAR FLOOD ELEVATION BASED ON FLOOD STUDY PREPARED BY KIMLEY-HORN AS APPROVED BY FANNIN COUNTY.
13. THE PROPOSED SUBDIVISION IS A PRIVATE, GATED COMMUNITY. THE PRIVATE STREETS SHALL MEET THE MINIMUM REQUIREMENTS FOR PUBLIC ROAD IMPROVEMENTS PER FANNIN COUNTY RULES AND REGULATIONS AND ARE DEDICATED TO THE PROPERTY OWNERS ASSOCIATION FOR ITS PRIVATE USE AND MAINTENANCE. AN ACCESS, DRAINAGE, AND UTILITY EASEMENT IS DEDICATED OVER THE PRIVATE STREETS. FANNIN COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; THE PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS FANNIN COUNTY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
14. COMMON AREA LOT 71X TO BE DEEDED TO THE BOIS D'ARC SHORES PROPERTY OWNERS ASSOCIATION FOR ITS EXCLUSIVE USE.
15. NO BUILDINGS SHALL BE CONSTRUCTED WITHIN THE BUILDING SET BACK LINES AND/OR WITHIN ANY EASEMENTS SHOWN ON THIS PLAT. THE MINIMUM BUILDING SET BACKS TO BE IN ACCORDANCE WITH THE FOLLOWING AS SHOWN ON THIS PLAT:
 - FRONT BUILDING SET BACKS TO BE MINIMUM 50'
 - SIDE AND REAR BUILDING SET BACKS TO BE MINIMUM 15'

DRAINAGE NOTES

1. BLOCKING OF THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE DRAINAGE WAY IS PROHIBITED.
2. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE D



100-YEAR
W.S.E.
(SEE NOTE #12)

N0°46'34"E 2259.86'
S20°23'18"W 1147.15'
1/2" IRFC
"SANDERSON"

CALLED 20.000 ACRES
TO DEBRA G. PORTER & JEROME
PORTER
BY SPECIAL WARRANTY DEED WITH
VENDOR'S LIEN
INST. NO. 2020002342
O.P.R.F.C.T.

CALLED 41.005 ACRES
TO GARRY B. MILLS &
DIANNA G. MILLS
BY WARRANTY DEED
WITH VENDOR'S LIEN
VOL. 1040, PG. 921
O.P.R.F.C.T.

1/2" IRFC "SANDERSON"
PASSING AT 27.26'

1/2" IRFC "SANDERSON"

P.O.B.
PFC
1/2" IRFC
"SANDERSON"
BRS. N80°55'07"W, 111.94'

CALLLED 0.771 OF AN ACRE
"TRACT FOUR"
TO BOIS D'ARC SHORES, LLC
BY SPECIAL WARRANTY DEED
DOC. NO. 2022008487
(CORRECTED IN DOC. NO.
2023000880)
O.P.R.F.C.T.

CALLLED 96.416 ACRES
TO GARRY WAYNE MILLS & TERESA ANN MILLS
BY WARRANTY DEED WITH VENDOR'S LIEN
VOL. 1803, PG. 394
O.P.R.F.C.T.

CALLLED 6.000 ACRES
TO CHARLES BANKS AND LINDA BANKS
BY GENERAL WARRANTY DEED
VOL. 1764, PG. 403
O.P.R.F.C.T.

CALLLED 5.000 ACRES
TO JOHN POLK AND GWEN CAYLOR POLK
BY GENERAL WARRANTY DEED
VOL. 1471, PG. 471
O.P.R.F.C.T.

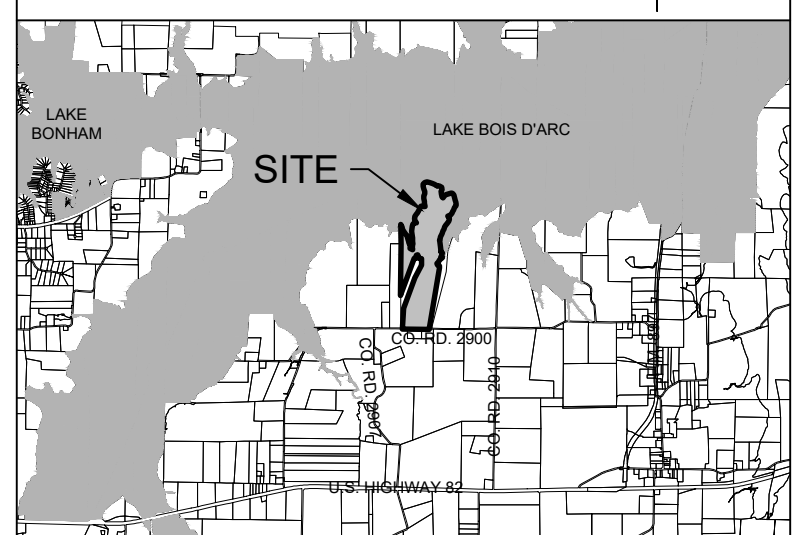
CALLLED 30.000 ACRES
TRACT ONE
TO REYNOLDO MARTINEZ AND
MINERVA REBOLLAR
BY WARRANTY DEED WITH
VENDOR'S LIEN
VOL. 2001, PG. 277
O.P.R.F.C.T.

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 SHORES, LLC
1430 Valwood Parkway, Suite 120
Carrollton, Texas 75006
Tel. No. (214) 974-9400
Contact: Marcus Smith

VICINITY MAP

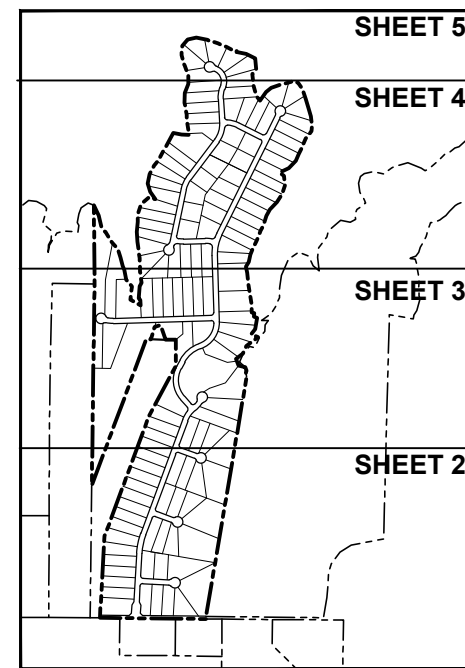


LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	ADJACENT PROP. LINE
---	LOT LINE

LEGEND

IRSC	5/8" IRON ROD W/ "XMA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	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 5 FOR LINE
AND CURVE TABLES

MATCH LINE "A" SEE SHEET 3

BOIS D'ARC LAKE

PORTION OF
CALLED 176.41 ACRES
TO CARLOS A. PARDO
BY GENERAL WARRANTY DEED
VOL. 1304, PG. 562
O.P.R.F.C.T.

PORTION OF REMAINDER
CALLED 428.957 ACRES
TO CARLOS A. PARDO
BY WARRANTY DEED
VOL. 1009, PG. 95
O.P.R.F.C.T.

PORTION OF
CALLED 176.41 ACRES
TO CARLOS A. PARDO
BY GENERAL WARRANTY DEED
VOL. 1304, PG. 562
O.P.R.F.C.T.

PORTION OF REMAINDER
CALLED 428.957 ACRES
TO CARLOS A. PARDO
BY WARRANTY DEED
VOL. 1009, PG. 95
O.P.R.F.C.T.

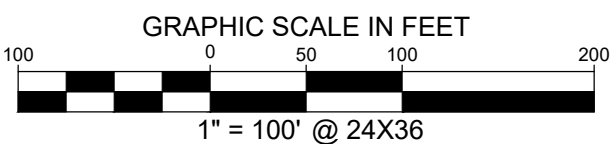
EXISTING COUNTY ROAD 2900

FINAL PLAT
BOIS D'ARC SHORES
197.755 ACRES
LOTS 1-70, 71X, 72-136
W. 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'	SPA	MJS/SRD	10/18/2023	063223305	2 OF 5



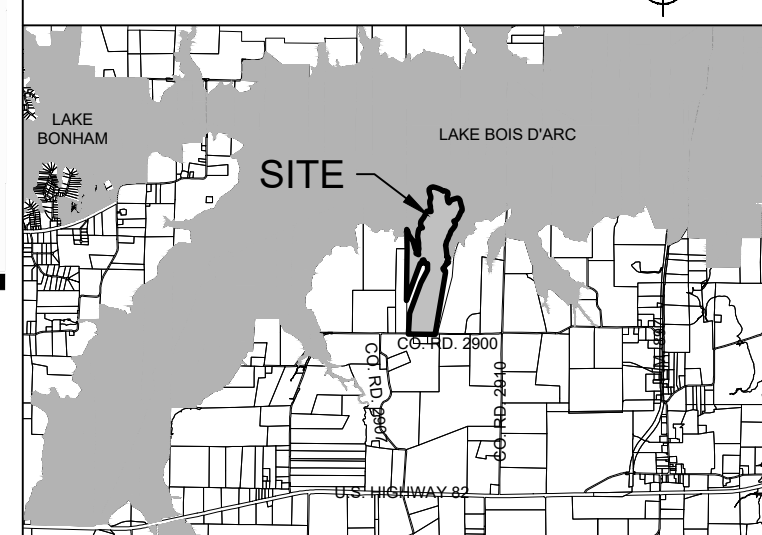
CALLED 143.548 ACRES
 TO NORTH TEXAS MUNICIPAL
 WATER DISTRICT
 BY GENERAL WARRANTY
 DEED
 VOL. 2149, PG. 322
 O.P.R.F.C.T.

CALLED 278.859 ACRES
 TO NORTH TEXAS MUNICIPAL
 WATER DISTRICT
 BY SPECIAL WARRANTY DEED
 VOL. 1439, PG. 327
 O.P.R.F.C.T.

MATCH LINE "C" SEE SHEET 5

CASSEMENT
 DOC. NO. 20090020
 O.P.R.F.C.T.

VICINITY MAP



LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	ADJACENT PROP LINE
	LOT LINE

LEGEND

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	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.	COUNTY, 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

SHEET INDEX
N.T.S.

SEE SHEET 5 FOR LIN
AND CURVE TABLES

EXISTING FLOODPLAIN
GRAPHICALLY LOCATED
BASED ON FEMA FIRM M
NUMBER 48147C0250C
EFFECTIVE DATE
FEBRUARY 18, 2011

FINAL PLAT
BOIS D'ARC SHORES
 197.755 ACRES
 LOTS 1-70, 71X, 72-136
 W. 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

<u>Scale</u> 1" = 100'	<u>Drawn by</u> SPA	<u>Checked by</u> MJS/SRD	<u>Date</u> 10/18/2023	<u>Project No.</u> 063223305	<u>Sheet No.</u> 4 OF 5
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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 SHORES, LLC
1430 Valwood Parkway, Suite 12
Carrollton, Texas 75006
Tel. No. (214) 974-9400
Contact: Marcus Smith

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[illegible]

Fannin County Environmental Development

Fannin County Development Services

1203 E Sam Rayburn Dr.

BONHAM, TX 75418 (903) 449-4220

Receipt Number: 2023-157

11/1/2023 04:14 PM DH 02

Descriptions:

1.	\$75.00	Final Plat Fee
2.	\$2,125.00	Final Inspection
3.		
4.		

Received From:

Bois darc Shores / Marcus Smith

Amount Received:

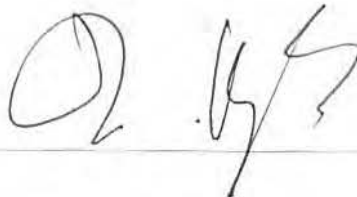
\$2,200.00

Payment Information:

Check #

Final plat and Road inspection fees, Bois d'Arc Shores., PCT 4

Signature / Initials:



DH 02 11/1/2023 04:14 PM