

FANNIN COUNTY COMISSIONERS COURT

AGENDA ITEM(S) REQUEST FORM

DATE: _____ Via: _____

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

FROM: _____

Dept: _____

Or Address _____

Phone: _____

RE: Commissioners Court Scheduled: _____
Date Time

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

(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**

Five Points ID#'s 138735, 78149, 138733, 138734 & 78164

(PID# 73655 has been moved to the Final plat for the Harbor at Five points)

12551 E 1396, Windom TX

The owner wishes to move forward to develop the property into a subdivision with a total of Ninety Nine 1+ acre lots.

Special exceptions were given for the road frontage requirements for the lots on cul-de-sacs and with curved frontage.

We have a letter from Freese and Nichols engineer firm confirming that the application is technically compliant with the County's subdivision regulations and other applicable state and federal requirements.

Taxes are fully paid

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

Section 10: Forms

Form 1

PLAT APPLICATION
Fannin County Planning Department
Bonham, Texas 75418

DATE: 6/11/24

TYPE OF PLAT: ☐ Preliminary Plat ☐ Short Form ☒ Final Plat ☐ Replat

DESCRIPTION OF PROPERTY:

Addition Name Five Points

Total Number of Acres 99.629 Total Number of Lots 61

Size of Lots (min./max.) 1.007- 5.331

Location of Property 12551 Old 1396 Honey Grove TX

Location in Lake Bonham Zoning District? Yes ☐ No ☒

Location in Extraterritorial Jurisdiction of a Municipality? Yes ☐ No ☒

If Yes, Name of Municipality _____

APPLICANTS:

Owner: Bois Darc Acquisitions LLC Owner's Agent: Matt Logue

Address: 9827 Cogdill Rd Address: _____
Stel Same
Knoxville, TN 37932

Phone No. 865-777-1170 Phone No. 912-223-4390

Fax No. _____ Fax No. _____

Person to be Contacted Regarding this Application: Matt Logue

Phone Number of Contact 912-223-4390 Date Application Submitted: 5/21/24

Additional Comments Regarding Application: Initial Submittal of
Construction Drawings was 5/2/24

Application Submitted By: Brian M Logue

Printed Name: Brian M (Matt) Logue

Note: Allow ten business (10) days for plat review and written comments. Verify correct number of plats are submitted with this a along with supporting documentation and payment of applicable fees to Fannin County.

Issued By:

FANNIN CENTRAL APPRAISAL DISTRICT
831 W. ST. HWY 56
BONHAM, TX 75418

Property Information

Property ID: 84512 Geo ID: 1112-008-0000-10
Legal Acres: 46.2720
Legal Desc: A1112 T TAYLOR, ACRES 46.272
Situs: FM 1396 HONEY GROVE, TX 75446
DBA:
Exemptions:Owner ID: 167812 100.00%
BOIS DARC LAKE ACQUISITIONS LLC
9827 COGDILL RD
SUITE 1
KNOXVILLE, TN 37932

For Entities

Fannin Co
Honey Grove ISD

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 0
Land NHS: 1,722,650
Productivity Market: 0
Productivity Use: 0
Assessed Value 1,722,650

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 05/15/2024

Total Due if paid by: 05/31/2024

0.00

The Harbor
10# 139011

Tax Certificate Issued for:

Fannin Co
Honey Grove ISD

Taxes Paid in 2023

6,902.98
15,986.20

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 05/15/2024
Requested By: BOIS DARC LAKE ACQUISITIO
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office

Issued By:

FANNIN CENTRAL APPRAISAL DISTRICT
831 W. ST. HWY 56
BONHAM, TX 75418

Property Information

Property ID: 73659 Geo ID: 0251-030-0000-10
Legal Acres: 19.0510
Legal Desc: A0251 S H CAIN, ACRES 19.051
Situs: 580 OLD 1396 SOUTH TELEPHONE, TX 75488
DBA:
Exemptions:Owner ID: 167812 100.00%
BOIS DARC LAKE ACQUISITIONS LLC
9827 COGDILL RD
SUITE 1
KNOXVILLE, TN 37932

For Entities

Fannin Co
Honey Grove ISD

Value Information

Improvement HS: 0
Improvement NHS: 640
Land HS: 0
Land NHS: 40,060
Productivity Market: 723,100
Productivity Use: 1,340
Assessed Value 42,040

Property is receiving Ag Use

Current/Delinquent Taxes

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Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 05/15/2024

Total Due if paid by: 05/31/2024

0.00

The Harbor

Tax Certificate Issued for:

Fannin Co
Honey Grove ISD

Taxes Paid in 2023

168.46
390.14

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

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Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office

Issued By:

FANNIN CENTRAL APPRAISAL DISTRICT
831 W. ST. HWY 56
BONHAM, TX 75418

Property Information

Property ID: 73655 Geo ID: 0251-024-0000-10
Legal Acres: 26.8830
Legal Desc: A0251 S H CAIN, ACRES 26.883
Situs: 485 OLD 1396 SOUTH TELEPHONE, TX 75488
DBA:
Exemptions:Owner ID: 167812 100.00%
BOIS DARC LAKE ACQUISITIONS LLC
9827 COGDILL RD
SUITE 1
KNOXVILLE, TN 37932

For Entities

Fannin Co
Honey Grove ISD

Value Information

Improvement HS: 0
Improvement NHS: 2,740
Land HS: 0
Land NHS: 0
Productivity Market: 1,049,400
Productivity Use: 1,990
Assessed Value 4,730

Property is receiving Ag Use

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 05/15/2024

Total Due if paid by: 05/31/2024

0.00

Five Points ID# 138733

ID# 73655 The Harbor



Tax Certificate Issued for:

Fannin Co
Honey Grove ISD

Taxes Paid in 2023

18.95
43.90

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Date of Issue: 05/15/2024
Requested By: BOIS DARC LAKE ACQUISITIO
Fee Amount: 10.00
Reference #:A handwritten signature in dark ink, appearing to read 'B. W. ...', is written over a horizontal line.
Signature of Authorized Officer of Collecting Office

Issued By:

FANNIN CENTRAL APPRAISAL DISTRICT
831 W. ST. HWY 56
BONHAM, TX 75418

Property Information

Property ID: 78164 Geo ID: 0597-034-0010-10
Legal Acres: 52.8520
Legal Desc: A0597 J KING, ACRES 52.852
Situs: 786 OLD 1396 SOUTH TELEPHONE, TX 75488
DBA:
Exemptions:Owner ID: 167812 100.00%
BOIS DARC LAKE ACQUISITIONS LLC
9827 COGDILL RD
SUITE 1
KNOXVILLE, TN 37932

For Entities

Fannin Co
Honey Grove ISD

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 0
Land NHS: 0
Productivity Market: 949,630
Productivity Use: 3,910
Assessed Value: 3,910

Property is receiving Ag Use

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 05/15/2024

Total Due if paid by: 05/31/2024

0.00

Five Points ID# 78164
2 ID# 138734

Tax Certificate Issued for:

Fannin Co
Honey Grove ISD

Taxes Paid in 2023

15.67
36.29

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

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Signature of Authorized Officer of Collecting Office

Issued By:

FANNIN CENTRAL APPRAISAL DISTRICT
831 W. ST. HWY 56
BONHAM, TX 75418

Property Information

Property ID: 78149 Geo ID: 0597-005-0000-10
Legal Acres: 33.2300
Legal Desc: A0597 J KING, ACRES 33.23
Situs: 805 OLD 1396 SOUTH TELEPHONE, TX 75488
DBA:
Exemptions:

Owner ID: 167812 100.00%
BOIS DARC LAKE ACQUISITIONS LLC
9827 COGDILL RD
SUITE 1
KNOXVILLE, TN 37932

For Entities

Fannin Co
Honey Grove ISD

Value Information

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	0
Productivity Market:	1,331,160
Productivity Use:	2,460
Assessed Value	2,460

Property is receiving Ag Use

Current/Delinquent Taxes

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Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 05/15/2024

Total Due if paid by: 05/31/2024

0.00

Five Points



Tax Certificate Issued for:

Fannin Co
Honey Grove ISD

Taxes Paid in 2023

9.86
22.82

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

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