

FANNIN COUNTY COMMISSIONERS 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**

The Harbor at Five Points ID#'s 73655, 139011, 132975, 73659, 84512

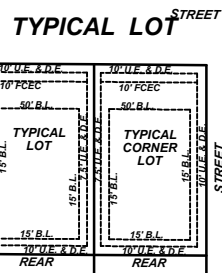
12551 E 1396, Windom TX

The owner wishes to move forward to develop the property into a subdivision with a total of 59 lots 1+ acre lots. On 82.79 acres

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

Taxes are fully paid

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

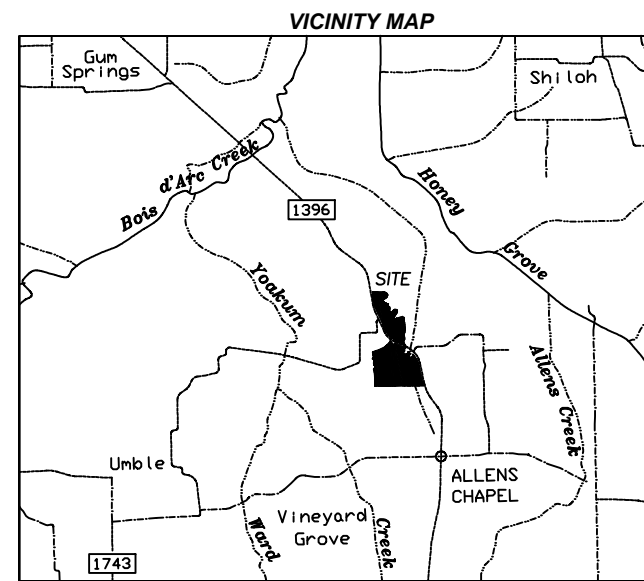


BASIS OF BEARINGS:
TEXAS COORDINATE
SYSTEM NORTH
CENTRAL ZONE NAD 83

** ALL CORNERS ARE 1/2" IRS WITH **
PLASTIC CAP STAMPED #4207
(UNLESS NOTED OTHERWISE)

OWNERS/DEVELOPER
BOIS D ARC LAKE
ACQUISITIONS L.L.C.
9827 CODGILL ROAD, STE 1
KNOXVILLE, TENNESSEE 37932
(800) 675-1800

FINAL PLAT THE HARBOR AT FIVE POINTS



FLOOD STATEMENT
THIS TRACT DOES NOT LIE WITHIN A FLOOD HAZARD AREA AND IS IN A
MINIMAL FLOOD HAZARD AREA KNOWN AS ZONE "X" AS INDICATED
ON FEMA FIRM MAP COMMUNITY PANEL NO. 48147C0275 C EFFECTIVE
DATE OF FEB. 18, 2011. THIS STATEMENT IS BASED SOLELY ON THE
FEMA FIRM MAP AND IS NOT INTENDED TO IMPLY THAT ANY FIELD
VERIFICATION WAS MADE TO MAKE THIS DETERMINATION.

FINISH FLOOR ELEVATION
MUST BE ABOVE 545.0

WATER SERVICES TO BE
PROVIDED BY BOIS D'ARC MUD
ELECTRIC SERVICES TO BE
PROVIDED BY FANNIN COUNTY
COOP

SHEET 1 OF 2

FINAL PLAT THE HARBOR AT FIVE POINTS

59 LOTS
86.534 ACRES
J. KING SURVEY, A-597
S. H. CAIN SURVEY, A-251
T. TAYLOR SURVEY, A-1112
FANNIN COUNTY, TEXAS

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 70°08'53"E	71.68'	L41	S 49°48'34"W	22.19'
L2	S 46°55'28"E	45.78'	L42	N 7°45'30"E	68.86'
L3	S 45°47'31"E	51.88'	L43	N 64°11'24"E	52.55'
L4	S 39°46'14"E	42.39'	L44	N 75°35'50"E	111.93'
L5	S 10°30'42"W	52.18'	L45	N 70°47'30"E	71.82'
L6	S 29°34'16"W	45.04'	L46	N 73°10'16"E	69.91'
L7	S 35°21'05"W	41.12'	L47	S 53°28'43"E	99.80'
L8	S 49°28'29"W	49.75'	L48	S 07°01'45"E	78.32'
L9	S 59°09'01"W	46.66'	L49	S 06°43'06"E	71.23'
L10	S 64°53'25"W	44.99'	L50	S 11°54'33"E	53.80'
L11	S 65°11'54"W	41.67'	L51	S 01°36'45"E	65.12'
L12	S 23°31'46"E	52.41'	L52	S 05°08'02"E	92.43'
L13	S 67°08'49"E	53.06'	L53	S 06°16'35"E	67.58'
L14	S 03°41'29"E	48.95'	L54	S 00°59'02"E	115.51'
L15	N 81°16'43"E	47.32'	L55	S 08°58'00"W	104.40'
L16	S 62°21'47"E	47.68'	L56	S 81°39'46"W	37.61'
L17	S 73°19'01"E	40.91'	L57	S 03°25'31"E	70.65'
L18	S 87°31'33"E	48.93'	L58	S 19°29'20"E	83.17'
L19	S 13°49'00"W	63.98'	L59	S 09°17'05"E	88.57'
L20	S 20°19'51"E	41.99'	L60	S 25°08'15"W	107.00'
L21	S 47°27'55"E	45.28'	L61	S 13°31'55"W	41.07'
L22	S 14°31'36"E	48.00'	L62	S 34°41'52"E	166.71'
L23	S 00°14'08"E	54.73'	L63	N 02°09'07"E	19.85'
L24	S 15°08'37"W	44.45'	L64	N 08°35'09"E	5.51'
L25	S 24°41'26"E	67.42'	L65	S 65°56'32"E	111.16'
L26	S 85°59'42"E	70.41'	L66	S 65°47'52"W	62.21'
L27	N 32°35'43"E	54.50'	L67	N 65°17'52"E	54.50'
L28	N 45°19'44"E	47.56'	L68	N 65°56'32"W	35.26'
L29	N 62°35'32"E	48.59'	L69	N 55°11'19"W	36.97'
L30	S 84°55'37"E	46.26'	L70	N 04°04'55"W	36.81'
L31	N 61°21'08"E	16.80'	L71	N 48°07'25"E	47.14'
L32	S 73°15'29"E	48.84'	L72	N 19°35'53"E	50.34'
L33	S 24°24'34"E	70.73'	L73	S 89°32'45"E	31.42'
L34	S 19°24'54"W	69.47'	L74	N 66°56'57"W	37.51'
L35	S 35°17'40"W	98.29'	L75	N 26°38'06"W	44.04'
L36	S 32°16'35"W	90.13'	L76	N 03°05'32"W	23.89'
L37	S 26°13'49"W	39.17'	L77	N 04°03'32"W	36.14'
L38	S 72°10'38"E	20.30'	L78	N 18°19'44"W	47.55'
L39	S 21°55'15"W	46.86'	L79	N 21°56'43"E	31.67'
L40	N 20°21'00"W	5.36'	L80	N 07°37'05"E	51.64'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L81	N 26°04'29"W	44.89'	L121	S 34°11'29"E	54.62'
L82	N 57°12'51"E	51.70'	L122	N 63°24'58"E	5.89'
L83	N 25°13'53"E	47.22'	L123	S 26°57'36"E	24.22'
L84	N 83°36'35"E	51.47'	L124	S 14°16'50"W	5.34'
L85	S 63°33'08"E	53.95'	L125	N 60°06'48"E	33.90'
L86	N 44°26'37"W	70.00'	L126	N 18°07'58"W	113.03'
L87	N 52°41'44"W	42.39'	L127	N 44°32'26"W	9.78'
L88	N 19°30'55"W	39.82'	L128	N 03°54'05"E	54.22'
L89	N 07°29'24"W	43.77'	L129	N 16°09'57"E	38.60'
L90	N 15°05'55"W	66.97'	L130	N 23°45'30"E	63.08'
L91	N 35°12'48"E	73.85'	L131	N 51°25'40"E	77.16'
L92	S 37°52'35"E	121.44'	L132	N 10°51'47"E	63.46'
L93	S 52°53'38"E	85.91'	L133	S 22°04'15"E	104.43'
L94	N 24°04'05"E	67.00'	L134	N 71°48'29"E	100.00'
L95	S 34°15'02"W	14.90'	L135	N 52°30'20"E	96.40'
L96	S 83°44'59"W	35.53'	L136	S 32°30'20"W	96.40'
L97	S 04°59'50"W	65.45'	L137	S 71°48'29"W	100.00'
L98	S 05°31'14"E	32.58'	L138	S 15°41'34"W	118.95'
L99	S 55°48'26"W	33.99'	L139	S 58°11'31"E	385.82'
L100	S 06°55'15"E	41.01'	L140	N 89°48'11"E	306.91'
L101	S 28°46'05"E	50.72'	L141	N 60°11'49"W	78.36'
L102	N 70°45'54"E	4.89'	L142	N 00°11'49"E	356.40'
L103	S 44°01'45"E	23.39'	L143	S 89°48'11"W	364.95'
L104	S 48°47'24"E	37.88'	L144	N 81°13'11"E	305.82'
L105	N 72°27'44"E	51.93'	L145	N 15°41'34"E	118.66'
L106	N 23°31'09"E	54.86'	L146	N 22°04'15"W	104.53'
L107	N 75°09'41"E	45.58'			
L108	S 29°02'41"E	82.53'			
L109	S 02°48'44"E	45.47'			
L110	S 40°33'21"W	64.04'			
L111	S 00°00'13"W	33.03'			
L112	S 29°48'33"E	36.19'			
L113	S 16°10'42"W	50.94'			
L114	S 36°25'43"W	49.82'			
L115	S 76°37'47"E	38.49'			
L116	S 60°45'34"W	13.26'			
L117	S 10°55'19"E	24.76'			
L118	S 88°53'04"E	6.92'			
L119	S 22°18'58"W	53.27'			
L120	N 78°57'41"E	9.41'			

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1123.23'	798.63'	N 45°11'50"W	781.91'
C2	2813.74'	754.68'	N 16°31'08"W	752.42'
C3	60.00'	314.16'	N 80°36'46"E	60.00'
C4	2703.90'	673.18'	S 17°04'12"E	671.44'
C5	220.00'	160.27'	S 45°04'20"E	156.75'
C6	280.00'	111.18'	S 54°34'02"E	110.45'
C7	60.00'	314.16'	S 46°48'28"W	60.00'
C8	220.00'	87.35'	N 54°34'02"W	86.78'
C9	280.00'	111.84'	S 54°44'58"W	111.15'
C10	210.00'	51.85'	N 58°43'26"E	51.72'
C11	280.00'	192.87'	N 43°56'09"W	189.08'
C12	2763.90'	688.69'	N 17°03'50"W	686.91'
C13	740.00'	145.88'	N 65°56'57"E	145.84'
C14	810.00'	484.19'	N 64°25'38"E	477.01'
C15	1096.28'	129.71'	S 62°04'22"E	129.64'
C16	1436.95'	70.78'	N 64°25'27"W	70.77'
C17	1096.28'	528.16'	S 27°09'38"E	523.07'
C18	170.00'	255.53'	S 64°55'55"W	232.14'
C19	220.00'	74.12'	N 62°09'25"E	73.77'
C20	60.00'	314.16'	S 37°29'40"E	60.00'
C21	280.00'	94.33'	S 62°09'25"W	93.88'
C22	230.00'	104.93'	S 64°55'55"W	103.93'
C23	170.00'	100.54'	S 01°14'59"E	99.08'
C24	170.00'	213.64'	S 54°11'40"E	199.86'
C25	60.00'	314.16'	N 89°48'11"E	60.00'
C26	60.00'	219.91'	S 44°48'11"W	115.91'
C27	230.00'	289.05'	N 54°11'40"W	270.40'
C28	230.00'	136.02'	N 01°14'59"W	134.05'
C29	230.00'	180.71'	N 44°34'46"W	176.10'

OWNERS/DEVELOPER
BOIS D ARC LAKE
ACQUISITIONS L.L.C.
9827 CODGILL ROAD, STE 1
KNOXVILLE, TENNESSEE 37932
(800) 675-1800



HARDIN
SURVEYING

201 E. MASON STREET
MABANK, TEXAS 75147
(903) 887-5674
FIRM# 10114700

DATE PERFORMED: FEBRUARY 14, 2024
SCALE: 1"= 200 FEET DRAWN BY: BH
WORK ORDER # HARBOR AT FIVE POINTS
FIELD BY: GF CHECKED BY: TP

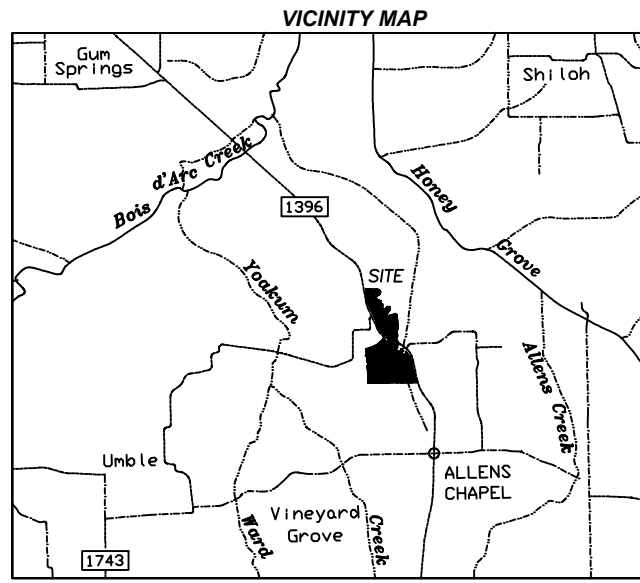
SURVEYOR'S CERTIFICATE

I, GARY L. HARDIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4207, DO HEREBY
CERTIFY THAT THE PLAT HEREON REPRESENTS THE RESULTS OF A SURVEY MADE ON
THE GROUND UNDER MY DIRECTION AND SUPERVISION, THE LINES AND DIMENSIONS OF
SAID PROPERTY BEING AS INDICATED.

GARY L. HARDIN R.P.L.S. # 4207
SIGNATURE VOID IF NOT SIGNED IN BLUE INK

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FINAL PLAT THE HARBOR AT FIVE POINTS



OWNER'S CERTIFICATE

TRACT 1:
BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE J. KING SURVEY, A-597 AND J.H. MORRISON SURVEY, A-707, FANNIN COUNTY, TEXAS, BEING ALL OF A CALLED 21.736 ACRE TRACT OF LAND DESCRIBED IN DEED TO BOIS D ARC LAKE ACQUISITIONS L.L.C. RECORDED IN DOCUMENT # 2024000650 OF THE OFFICIAL PUBLIC RECORDS, FANNIN COUNTY, TEXAS (OPRFCT), AND ALL OF A CALLED 11.586 ACRE TRACT OF LAND DESCRIBED IN DEED TO BOIS D ARC LAKE ACQUISITIONS L.L.C. RECORDED IN DOCUMENT # 2023006609 OF THE OPRFCT. SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 1/2" IRON ROD FOUND WITH YELLOW CAP STAMPED "SANDERSON SURVEYING" IN THE EAST LINE OF F.M. HIGHWAY 1396 AT THE SOUTHEAST CORNER OF THE REMAINDER OF A CALLED 132.01 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO RUTH HOHENBERGER, BONNIE RAE AND LELA FORMAN RECORDED IN VOLUME 763, PAGE 3 OF THE OPRFCT, BEING THE NORTHWEST CORNER OF THE SAID 19.13 ACRE TRACT AND THIS TRACT;

THENCE, S 89°43'11" E, A DISTANCE OF 504.78 FEET ALONG THE COMMON LINE OF THE SAID 132.01 ACRE TRACT AND THE SAID 19.13 ACRE TRACT TO A CONCRETE MONUMENT WITH A 2" ALUMINUM DISC STAMPED "NORTH TEXAS MUNICIPAL WATER DISTRICT BOUNDARY" IN THE 541 CONTOUR LINE OF BOIS D ARC LAKE AT THE NORTHEAST CORNER OF THE SAID 19.13 ACRE TRACT AND THIS TRACT;

THENCE, ALONG THE SAID 541 CONTOUR LINE AS FOLLOWS: S 70°08'53" E, A DISTANCE OF 71.68 FEET; S 46°55'28" E, A DISTANCE OF 45.78 FEET; S 45°17'31" E, A DISTANCE OF 51.88 FEET; S 39°48'14" E, A DISTANCE OF 42.38 FEET; S 10°30'42" W, A DISTANCE OF 52.18 FEET; S 29°34'16" W, A DISTANCE OF 45.04 FEET; S 35°21'05" W, A DISTANCE OF 47.12 FEET; S 49°28'29" W, A DISTANCE OF 49.75 FEET; S 59°09'01" W, A DISTANCE OF 46.66 FEET; S 64°53'25" W, A DISTANCE OF 44.95 FEET; S 65°11'54" W, A DISTANCE OF 47.67 FEET; S 23°31'46" E, A DISTANCE OF 52.41 FEET; S 67°08'49" E, A DISTANCE OF 53.06 FEET; S 03°41'29" E, A DISTANCE OF 48.95 FEET; N 81°16'43" E, A DISTANCE OF 47.32 FEET; S 62°21'47" E, A DISTANCE OF 47.68 FEET; S 73°19'01" E, A DISTANCE OF 40.91 FEET; S 87°31'33" E, A DISTANCE OF 48.93 FEET; S 13°49'00" W, A DISTANCE OF 63.98 FEET; S 20°19'51" E, A DISTANCE OF 41.39 FEET; S 47°27'55" E, A DISTANCE OF 45.28 FEET; S 14°31'36" E, A DISTANCE OF 48.00 FEET; S 00°14'08" E, A DISTANCE OF 54.73 FEET; S 15°06'57" W, A DISTANCE OF 44.45 FEET; S 24°41'26" E, A DISTANCE OF 67.42 FEET; S 83°59'42" E, A DISTANCE OF 70.41 FEET; N 32°35'43" E, A DISTANCE OF 54.50 FEET; N 45°19'44" E, A DISTANCE OF 47.56 FEET; N 62°35'32" E, A DISTANCE OF 48.59 FEET; S 84°55'37" E, A DISTANCE OF 46.26 FEET; N 61°21'08" E, A DISTANCE OF 16.86 FEET; S 73°15'29" E, A DISTANCE OF 48.84 FEET; S 24°24'34" E, A DISTANCE OF 70.73 FEET; S 19°24'54" W, A DISTANCE OF 69.47 FEET; S 35°17'40" W, A DISTANCE OF 98.29 FEET; S 32°16'35" W, A DISTANCE OF 90.13 FEET; S 28°13'49" W, A DISTANCE OF 39.17 FEET; S 72°10'38" E, A DISTANCE OF 20.30 FEET; S 21°55'15" W, A DISTANCE OF 46.86 FEET; S 20°21'00" E, A DISTANCE OF 5.36 FEET; S 48°48'34" W, A DISTANCE OF 22.19 FEET; N 74°53'50" E, A DISTANCE OF 68.88 FEET; S 64°11'24" E, A DISTANCE OF 52.55 FEET; N 73°35'50" E, A DISTANCE OF 111.93 FEET; N 70°47'30" E, A DISTANCE OF 71.62 FEET; N 73°10'16" E, A DISTANCE OF 69.91 FEET; S 53°28'43" E, A DISTANCE OF 69.80 FEET; S 07°01'45" E, A DISTANCE OF 78.32 FEET; S 06°43'06" E, A DISTANCE OF 71.23 FEET; S 11°54'33" E, A DISTANCE OF 53.80 FEET; S 01°36'45" E, A DISTANCE OF 65.12 FEET; S 05°08'02" E, A DISTANCE OF 92.43 FEET; S 06°16'35" E, A DISTANCE OF 67.58 FEET; S 00°59'02" E, A DISTANCE OF 115.51 FEET; S 08°58'00" W, A DISTANCE OF 104.40 FEET; S 61°39'46" W, A DISTANCE OF 37.61 FEET; S 03°25'31" E, A DISTANCE OF 70.65 FEET; S 19°26'20" E, A DISTANCE OF 83.17 FEET; S 09°17'05" E, A DISTANCE OF 88.57 FEET; S 25°08'15" W, A DISTANCE OF 107.00 FEET; S 13°31'55" W, A DISTANCE OF 41.07 FEET; S 34°41'52" E, A DISTANCE OF 166.71 FEET TO A POINT IN THE EAST LINE OF F.M. HIGHWAY 1396 AT THE SOUTHEAST CORNER OF THE SAID 11.59 ACRE TRACT AND THIS TRACT;

THENCE, ALONG THE EAST LINE OF F.M. HIGHWAY 1396 TURNING TO THE LEFT WITH AN ARC LENGTH OF 70.78 FEET, HAVING A RADIUS OF 1436.95 FEET, WITH A CHORD THAT BEARS N 64°25'27" W, A DISTANCE OF 70.77 FEET; N 65°50'07" W, A DISTANCE OF 300.60 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 798.63 FEET, HAVING A RADIUS OF 1123.23 FEET, WITH A CHORD THAT BEARS N 45°11'50" W, A DISTANCE OF 781.91 FEET; N 24°12'01" W, A DISTANCE OF 67.13 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 754.68 FEET, HAVING A RADIUS OF 2813.74 FEET, WITH A CHORD THAT BEARS N 16°31'08" W, A DISTANCE OF 752.42 FEET; N 08°21'27" W, A DISTANCE OF 198.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.306 ACRES.

TRACT 2:
BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE J. KING SURVEY, A-597, S.H. CAIN SURVEY, A-251, T. TAYLOR SURVEY, A-1112, FANNIN COUNTY, TEXAS, BEING ALL OF A CALLED 34.686 ACRE TRACT OF LAND DESCRIBED IN DEED TO BOIS DARC LAKE ACQUISITIONS L.L.C. RECORDED IN DOCUMENT # 2023006609 OF THE OFFICIAL PUBLIC RECORDS, FANNIN COUNTY, TEXAS (OPRFCT), AND ALL OF A CALLED 34.382 ACRE TRACT OF LAND (TRACT ONE), ALL OF A CALLED 19.929 ACRE TRACT OF LAND (TRACT TWO), AND ALL OF CALLED 18.445 ACRE TRACT OF LAND (TRACT FIVE) DESCRIBED IN DEED TO BOIS DARC LAKE ACQUISITIONS L.L.C. RECORDED IN DOCUMENT # 2023005723 OF THE OPRFCT. SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH A FOUND FENCE CORNER POST BEARS S 85°55'23" E A DISTANCE OF 0.47 FEET, SAID POINT BEING A NORTHEAST CORNER OF A CALLED 21.42 ACRE TRACT CONVEYED TO DEBORAH WEDDLE AND DIANN LANE IN VOLUME 1487, PAGE 360 OF THE OFFICIAL PUBLIC OF SAID COUNTY AND STATE, SAID POINT BEING IN THE WEST RIGHT-OF-WAY OF OLD 1396 SOUTH, SOUTHEAST CORNER OF THIS TRACT.

THENCE: S 89°49'51" W, A DISTANCE OF 1253.43 FEET TO A FOUND 1/2" IRON ROD, BEING AT THE NORTHWEST CORNER OF THE REFERENCED WEDDLE AND LANE TRACT, AND BEING AT THE NORTHEAST CORNER OF A CALLED 24.014 ACRE TRACT CONVEYED TO NORTH TEXAS MUNICIPAL WATER DISTRICT IN VOLUME 1481, PAGE 245;

THENCE: WITH THE COMMON LINE OF THE REFERENCED 24.014 ACRE NORTH TEXAS MUNICIPAL WATER DISTRICT TRACT AND THIS TRACT AS FOLLOWS: N 89°42'28" W A DISTANCE OF 141.69 FEET TO A 1/2" FOUND IRON ROD; S 89°32'53" W, A DISTANCE OF 414.00 FEET TO A 1/2" FOUND IRON ROD WITH YELLOW CAP STAMPED "SANDERSON SURVEYING";

THENCE: N 02°31'43" W, THROUGH THE SAID 19.929 ACRE TRACT A DISTANCE OF 576.83 FEET TO A POINT ON THE 541 CONTOUR LINE OF BOIS D' ARC LAKE;

THENCE: ALONG 22 CALLS WITH THE 541 CONTOUR LINE THE FOLLOWING APPROXIMATE COURSES AND DISTANCES AS FOLLOWS: N 55°11'19" W, 36.97 FEET; N 04°04'55" W, 36.81 FEET; N 48°07'25" E, 47.14 FEET TO A CONCRETE MONUMENT WITH A 2" ALUMINUM DISC STAMPED "NORTH TEXAS MUNICIPAL WATER DISTRICT BOUNDARY" ON THE 541 CONTOUR LINE; N 19°35'53" E, 50.34 FEET; S 89°32'45" E, 31.42 FEET; N 56°56'57" W, 37.51 FEET; N 26°38'06" W, 44.04 FEET; N 73°05'32" W, 23.89 FEET; N 04°03'32" W, 36.14 FEET; N 18°19'44" W, 47.55 FEET; N 21°26'43" E, 31.67 FEET; N 07°37'05" E, 51.84 FEET; N 26°04'29" W, 44.89 FEET; N 57°12'51" W, 51.70 FEET; N 28°13'53" E, 47.22 FEET; N 83°38'35" E, 57.47 FEET; S 63°33'08" E, 53.95 FEET; N 26°07'37" W, 70.00 FEET; S 24°41'44" W, 42.39 FEET; N 19°30'55" W, 39.92 FEET; N 07°24" W, 43.77 FEET; N 16°47'08" W, 66.49 FEET TO A 1/2" FOUND IRON ROD AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT IN THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 2985.

THENCE: ALONG THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 2985 AND THE SAID CURVE TO THE LEFT AS FOLLOWS: R=740.00', L=147.90', CHORD=147.65', DELTA=11°27'05", T=74.20', DEGREE OF CURVE =7°44'34", AND CHORD BEARING N 65°52'15" E TO A 1/2" FOUND IRON ROD FOR A CORNER OF THIS TRACT.

THENCE: N 71°48'29" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 2985 A DISTANCE OF 113.49 FEET TO A 1/2" FOUND IRON ROD AT THE BEGINNING OF A CURVE TO THE LEFT.

THENCE: ALONG THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 2985 AND THE SAID CURVE TO THE LEFT AS FOLLOWS: R=810.00', L=484.18', CHORD=477.01', DELTA=34°14'57", T=249.57', DEGREE OF CURVE =7°04'25", AND CHORD BEARING N 54°25'38" E TO A 1/2" FOUND IRON ROD FOR A CORNER OF THIS TRACT.

THENCE: N 35°12'48" E, A DISTANCE OF 73.85 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 2985 TO A 1/2" FOUND IRON ROD WITH YELLOW CAP STAMPED "SANDERSON" FOR THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF OLD 1396 SOUTH AND THE SOUTH LINE OF COUNTY ROAD 2985, SAID POINT BEING A NORTHEAST CORNER OF THE A CALLED 0.084 CONVEYED TO NORTH TEXAS MUNICIPAL WATER DISTRICT IN VOLUME 2124, PAGE 222, FOR A CORNER OF THIS TRACT....

THENCE: WITH THE SOUTH RIGHT-OF-WAY LINE OF OLD 1396 SOUTH AS FOLLOWS: S 37°52'35" E, A DISTANCE OF 127.44 FEET TO A 1/2" FOUND IRON ROD WITH YELLOW CAP STAMPED "SANDERSON"; S 52°53'38" E, A DISTANCE OF 85.91 FEET TO A FOUND CONCRETE RIGHT-OF-WAY MONUMENT; N 24°04'05" E, A DISTANCE OF 67.00 FEET TO A FOUND CONCRETE RIGHT-OF-WAY MONUMENT; S 65°38'18" E, PASSING A POINT AT A DISTANCE OF 68.31 FEET FROM WHICH A 1/2" FOUND IRON ROD BEARS NORTH 1.84 FEET AND CONTINUING A TOTAL DISTANCE OF 310.54 FEET TO A FOUND 5/8" IRON ROD WITH A 2" ALUMINUM DISC STAMPED "NORTH TEXAS MUNICIPAL WATER DISTRICT EASEMENT" AT THE BEGINNING OF A CURVE TO THE RIGHT.

THENCE: ALONG SAID CURVE TO THE RIGHT WITH OLD 1396 SOUTH AS FOLLOWS: R=1096.28', T=64.93', DEG.=05°13'35", L=129.71', CHORD=129.64', DELTA=06°48'46", AND BEARING S 62°04'22" E TO TO A FOUND 5/8" IRON ROD WITH A 2" ALUMINUM DISC STAMPED "NORTH TEXAS MUNICIPAL WATER DISTRICT BOUNDARY", IN THE SOUTH RIGHT-OF-WAY OF OLD 1396 SOUTH, SAID POINT BEING THE NORTHWEST CORNER OF A CALLED 1.372 ACRE NTMWD TAKE PARCEL CONVEYED TO NTMWD OF RECORD IN VOLUME 1463, PAGE 456. .

THENCE: ALONG 38 CALLS WITH THE 541 CONTOUR LINE THE FOLLOWING APPROXIMATE COURSES AND DISTANCES AS FOLLOWS: S 34°15'02" W, 14.90 FEET; 83°44'59" W, 35.53 FEET; S 04°59'50" W, 65.45 FEET; S 05°31'14" E, 32.58 FEET; S 55°48'26" W, 33.98 FEET; S 06°55'15" W, 41.01 FEET; S 28°46'05" E, 50.72 FEET; N 70°45'54" E, 4.89 FEET; S 44°01'45" E, 23.39 FEET; N 48°47'24" E, 37.88 FEET; N 72°27'54" E, 51.93 FEET; N 23°11'09" E, 54.86 FEET; N 73°09'41" E, 45.58 FEET; S 29°02'11" E, 32.53 FEET; S 02°48'44" E, 45.47 FEET; S 40°33'21" W, 64.04 FEET; S 00°00'13" W, 33.03 FEET; S 29°48'33" E, 38.19 FEET; S 16°10'42" W, 50.94 FEET; S 36°25'43" W, 49.82 FEET; S 76°37'47" E, 38.49 FEET; S 60°45'34" W, 13.26 FEET; S 10°55'19" E, 24.76 FEET; S 88°53'04" E, 6.92 FEET; S 22°18'58" W, 53.27 FEET; N 78°57'41" E, 9.41 FEET; S 34°11'29" E, 54.62 FEET; N 63°24'58" E, 5.89 FEET; S 26°57'36" E, 24.22 FEET; S 14°16'50" W, 5.34 FEET; N 60°06'48" E, 33.90 FEET; N 18°07'58" W, 113.03 FEET; N 33°32'26" W, 9.76 FEET; N 03°54'05" E, 54.22 FEET; N 16°09'57" W, 38.60 FEET; N 23°45'30" E, 63.08 FEET; N 51°23'40" E, 77.16 FEET; N 10°31'47" E, 63.46 FEET TO A FOUND 5/8" IRON ROD WITH A 2" ALUMINUM DISC STAMPED "NORTH TEXAS MUNICIPAL WATER DISTRICT BOUNDARY", SAID POINT BEING A NORTHEAST CORNER OF THE REFERENCED NTMWD TAKE PARCEL FOR A NORTHWEST CORNER OF THIS TRACT, IN THE SOUTH RIGHT-OF-WAY OF OLD 1396 SOUTH....

THENCE: ALONG A CURVE TO THE RIGHT WITH THE OLD 1396 SOUTH PASSING A FOUND 5/8" IRON ROD WITH A 2" ALUMINUM DISC STAMPED "NORTH TEXAS MUNICIPAL WATER DISTRICT EASEMENT" AT A DISTANCE OF 40.17 FEET AND CONTINUING WITH THE CURVE TO THE RIGHT AS FOLLOWS: R=1096.28', T=269.31', DEG.=05°13'35", L=528.1', CHORD=523.07', DELTA=06°48'46", AND BEARING S 77°09'30" E TO A FOUND CONCRETE RIGHT OF WAY MONUMENT IN THE SOUTHWEST RIGHT-OF-WAY OF OLD 1396 SOUTH FOR A BREAK IN THE EAST LINE OF THIS TRACT.

THENCE: S 13°15'43" E, A DISTANCE OF 739.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 53.228 ACRES OF LAND MORE OR LESS..

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, SCOTT RYE, MANAGING MEMBER OF BOIS D ARC LAKE ACQUISITIONS LLC DO HEREBY ADOPT THIS PLAT OF 86.534 ACRES, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS THE HARBOR AT FIVE POINTS SUBDIVISION FANNIN COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, THE USE FOREVER EASEMENTS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. DEDICATION STATEMENT FOR PRIVATELY MAINTAINED ROADS. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED PROPERTY STATES AND ACKNOWLEDGES THAT THE 60-FOOT WIDE STRIP OF LAND DESIGNATED AS LAKESHORE LANE, CEDARDALE LANE, TIMBERLAND HEIGHTS, HARBOR BOULEVARD (80' ROW), IS A PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF ADJOINING LANDOWNERS ONLY AND THAT THE ROAD ON SAID EASEMENT IS A PRIVATE ROAD AND NOT A PUBLIC ROAD NOT A COUNTY ROAD OF WHICH ALL BUYERS OR TRANSFEREES OF ADJOINING PROPERTY ARE HEREBY NOTIFIED AND SHOULD TAKE NOTICE.

EVERY DEED SHALL CONTAIN A NOTICE TO EACH GRANTEE THAT THE STREETS/ROADS ARE PRIVATE, THE OWNERS ARE LIABLE FOR MAINTENANCE AND THAT THE QUALITY OF THE STREETS/ROADS MAY AFFECT ACCESS BY EMERGENCY SERVICES.

FANNIN COUNTY, TEXAS, WILL NEVER ACCEPT OR MAINTAIN THE STREETS/ROADS UNLESS THEY MEET THE COUNTY CONSTRUCTION STANDARDS IN EFFECT ON THE DATE OF ACCEPTANCE.

THE STREETS/ROADS WILL BE MAINTAINED IN PERPETUITY BY THE OWNERS IN THE SUBDIVISION AND PROVISIONS ESTABLISH FOR ASSESSMENT OF PROPERTY TO PROVIDE REVENUE FOR PERPETUAL MAINTENANCE.

BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOOD WAY IS PROHIBITED.

THIS PLAT, APPROVED IS SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF FANNIN COUNTY, TEXAS.

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCES AND IS SUBJECT TO FINES AND WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.

WITNESS MY HAND ON THIS THE ____ DAY OF _____, 2024.

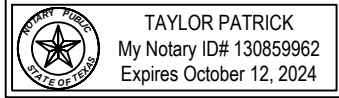
SCOTT RYE MANAGING MEMBER

STATE OF TEXAS, COUNTY OF
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON
THIS DAY PERSONALLY APPEARED SCOTT RYE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE
SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2024.

Taylor Patrick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



COUNTY CLERKS APPROVAL

THE UNDERSIGNED, THE COUNTY CLERK OF FANNIN COUNTY, TEXAS, DOES HEREBY CERTIFY

THAT ON THE ____ DAY OF _____, 2024, THE FANNIN COUNTY COMMISSIONERS COURT BY APPROPRIATE MINUTE ORDER DID DULY CONSIDER, AND APPROVE AND THE PLAT WAS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF FANNIN COUNTY, TEXAS

CERTIFIED THIS ____ DAY OF _____, 2024.

TAMMY BIGGAR
COUNTY CLERK FANNIN COUNTY, TEXAS

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, WITH FIELD NOTES HEREON, HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF FANNIN COUNTY, TEXAS AND BY THE SAID COURT DUTY 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
COUNTY JUDGE
FANNIN COUNTY, TEXAS

DATE



DATE PERFORMED: FEBRUARY 18, 2024
SCALE: 1"= 200 FEET DRAWN BY: BH
WORK ORDER # HARBOR AT FIVE POINTS
FIELD BY: GF CHECKED BY: TP

SURVEYOR'S CERTIFICATE

I, GARY L. HARDIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4207, DO HEREBY CERTIFY THAT THE PLAT HEREON REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED.

GARY L. HARDIN R.P.L.S. # 4207
SIGNATURE VOID IF NOT SIGNED IN BLUE INK



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SHEET 2 OF 2
**FINAL PLAT
THE HARBOR AT
FIVE POINTS**
59 LOTS
86.534 ACRES
J. KING SURVEY, A-597
S. H. CAIN SURVEY, A-251
T. TAYLOR SURVEY, A-1112
FANNIN COUNTY, TEXAS

OWNERS/DEVELOPER
BOIS D ARC LAKE
ACQUISITIONS L.L.C.
9827 CODGILL ROAD, STE 1
KNOXVILLE, TENNESSEE 37932
(800) 675-1800

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 X Final Plat Replat

DESCRIPTION OF PROPERTY:

Addition Name The Harbor at Five Points
Total Number of Acres 86.534 Total Number of Lots 59
Size of Lots (min./max.) 1.00 - 2.394
Location of Property 12551 Old 1396 Honey Grove TX
Location in Lake Bonham Zoning District? Yes No X
Location in Extraterritorial Jurisdiction of a Municipality? Yes No X
If Yes, Name of Municipality

APPLICANTS:

Owner: Bois Darc Lake Acq. LLC Owner's Agent: Matt Logue
Address: 9827 Cogdill Rd Ste 1 Address: 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: Original Submittal date
of Construction Drawing 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 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

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

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)].

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 #:

Page: 1

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

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 #:A handwritten signature in black 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 10# 78164
2 10# 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)].

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 #:A handwritten signature in black ink, appearing to read "B. Weiss", 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: 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

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



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)].

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