

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**

5-12-2026 Commissioners Court

Hidden Oaks Final plat 2026-2-PRE

1821 County Road 2980 Windom, TX. PID#'s R000075788, R000075787.

The Developer is asking for approval of a final plat for 43, 1+ acre lots on 58.097 acres

A waiver of subdivision regulation 5.1(d) to allow one point of ingress/egress was approved in Commissioners Court on 9/16/2025 (2025-4-WAV)

A Special exception was approved in Commissioners Court on 2/11/2025 to reduce road frontage from 100ft to 60 ft. on cul-de-sac and curved road

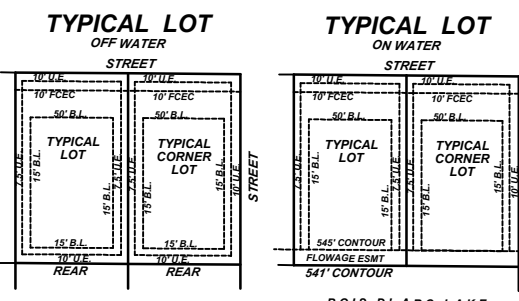
LOT#'s 8,9,10,11,24,25,26,27,39. (Permit # 2025-1-EX & 2025-2-EX)

The Preliminary plat was approved in Commissioners Court on 12/22/2025, (permit #2025-12-PRE)

The developer has a bond in place for: The remaining road construction, drainage, internal water, onsite and offsite Electric.

A letter from Hayter Engineering, recommending approval of the Final plat is on record.

Taxes are fully paid



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

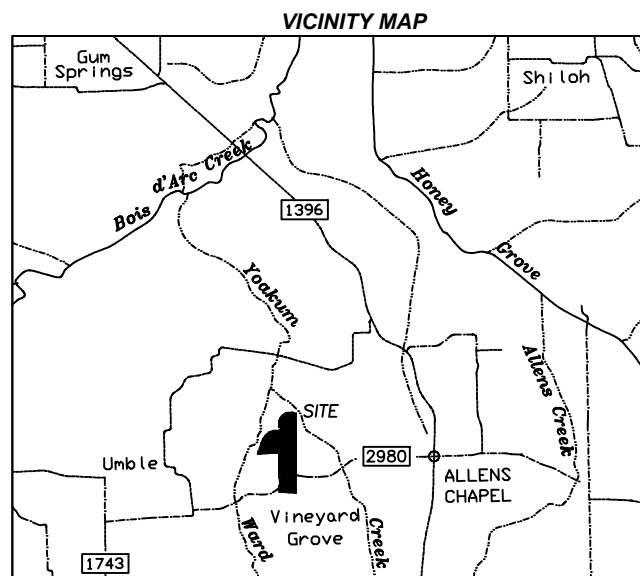
** ALL CORNERS ARE 1/2" IRF WITH **
PLASTIC CAP STAMPED #4207
(UNLESS NOTED OTHERWISE)

LINE/ELEVATIONS BASED ON NORTH
TEXAS MUNICIPAL WATER DISTRICT
541' CONTOUR IS ORIGINAL TAKE LINE
545' ORIGINAL FLOWAGE EASEMENT LINE

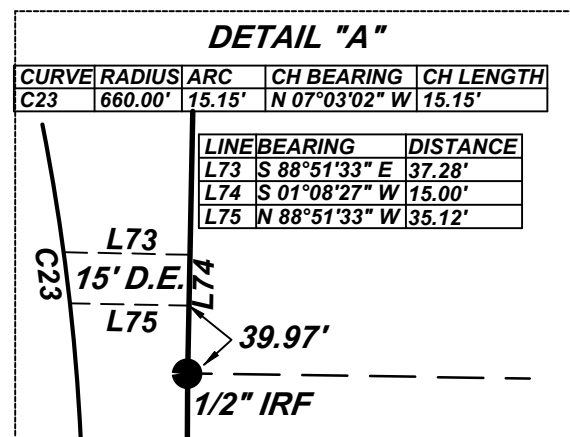
FINAL PLAT HIDDEN OAKS

BOIS D'ARC LAKE

NORTH TEXAS MUNICIPAL
WATER DISTRICT
1912/554



FLOOD STATEMENT
A PORTION OF THIS TRACT DOES LIE WITHIN A FLOOD HAZARD AREA
AND IS IN A MINIMAL FLOOD HAZARD AREA KNOWN AS ZONE "AE" 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.



BOIS D'ARC LAKE

NORTH TEXAS MUNICIPAL
WATER DISTRICT
1912/554

POINT OF BEGINNING

BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND
FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL
REMAINS AS OPEN CHANNELS AND WILL BE MAINTAINED BY INDIVIDUAL OWNERS OF THE LOT OR LOTS
THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

THE COUNTY WILL NOT MAINTAIN ROADWAYS OR PUBLIC IMPROVEMENTS DEDICATED BY THIS PLAT
EXCEPT BY AN EXPRESS ORDER OF THE COMMISSIONERS COURT, ENTERED OF RECORD IN THE MINUTES
OF THE COMMISSIONERS COURT, SPECIFICALLY IDENTIFYING ANY ROADWAY OR PUBLIC IMPROVEMENT
AND SPECIFICALLY ACCEPTING IT FOR THE COUNTY MAINTENANCE.

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

SANITARY SEWER IS NOT
AVAILABLE OSSF IS REQUIRED
AND MUST BE APPROVED BY
APPROPRIATE PARTY

FANNIN COUNTY DOES NOT
PROVIDE MAINTENANCE FOR
DRAINAGE OTHER THAN FOR
DRAINAGE NECESSARY FOR
PROTECTING THE COUNTY
STREET OR ROAD SYSTEM

LINE	BEARING	DISTANCE
L1	N 47°08'00" E	30.57'
L2	S 86°51'33" W	77.90'
L3	N 16°12'32" E	125.21'
L4	N 19°46'12" E	175.50'
L5	N 17°08'54" E	168.33'
L6	N 23°53'02" E	180.05'
L7	N 33°03'38" E	164.34'
L8	N 51°15'02" E	177.11'
L9	N 73°01'03" E	185.73'
L10	S 89°07'18" E	128.55'
L11	S 77°16'22" E	17.08'
L12	S 65°15'33" E	21.91'
L13	S 05°03'36" E	31.47'
L14	S 08°28'39" W	38.82'
L15	S 50°28'27" W	75.68'
L16	S 32°01'52" E	67.83'
L17	S 07°37'57" E	38.51'
L18	S 34°08'46" E	53.73'
L19	S 10°06'49" W	28.83'
L20	N 20°05'47" E	29.37'
L21	N 17°03'54" W	77.08'
L22	N 06°48'20" W	39.42'
L23	N 35°11'48" W	52.41'
L24	N 33°59'46" W	50.00'
L25	N 02°10'44" E	103.84'
L26	N 51°08'03" E	31.38'
L27	N 68°06'54" E	81.39'
L28	N 65°17'21" W	103.11'
L29	N 25°37'22" E	137.11'
L30	N 39°26'22" E	149.21'
L31	N 58°33'15" E	137.19'
L32	N 84°06'39" E	99.28'
L33	N 84°46'47" E	144.87'
L34	S 75°00'03" E	99.99'
L35	S 63°54'09" E	78.48'
L36	S 00°14'31" W	154.59'
L37	N 38°20'20" W	4.00'
L38	EAST	33.13'
L39	N 33°45'51" W	67.60'
L40	N 50°26'42" W	62.88'
L41	N 75°21'25" W	99.97'
L42	N 07°57'32" W	67.02'
L43	N 58°04'47" W	116.38'
L44	N 37°38'17" W	104.58'
L45	S 07°57'32" E	67.02'
L46	S 75°21'25" E	110.85'
L47	S 33°25'13" W	4.67'
L48	S 38°20'20" W	52.39'
L49	S 52°23'59" E	67.87'
L50	S 59°50'43" W	30.31'
L51	N 59°50'43" E	30.31'
L52	N 36°20'16" W	81.39'
L53	N 34°05'39" E	208.71'
L54	N 00°57'49" E	251.82'
L55	N 23°12'52" W	152.78'
L56	S 23°13'51" E	137.19'
L57	S 00°57'49" W	251.82'
L58	S 34°05'39" W	208.71'
L59	S 48°54'21" W	102.02'
L60	N 45°20'16" W	111.54'
L61	S 43°31'14" W	130.10'
L62	S 54°53'09" W	218.87'
L63	N 54°53'09" E	151.28'
L64	N 89°14'20" W	25.74'
L65	N 66°04'58" W	34.91'
L66	N 48°54'21" E	103.89'
L67	N 42°49'01" W	25.00'
L68	N 89°14'20" W	25.74'
L69	N 66°04'58" W	34.91'
L70	N 14°11'28" W	79.56'
L71	S 13°17'11" W	87.99'
L72	S 89°59'08" W	32.28'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	180.00'	106.88'	N 21°19'41" W	105.32'
C2	485.00'	280.72'	N 17°30'46" E	276.82'
C3	500.00'	289.12'	N 17°31'44" E	285.11'
C4	660.00'	278.51'	N 11°07'32" W	276.45'
C5	60.00'	314.16'	S 66°47'08" W	60.00'
C6	600.00'	253.19'	S 11°07'32" E	251.32'
C7	440.00'	254.42'	S 17°31'44" W	250.90'
C8	545.00'	169.09'	S 25°12'21" W	168.42'
C9	35.00'	53.95'	S 60°28'49" W	48.77'
C10	445.00'	523.46'	N 41°39'29" W	493.80'
C11	60.00'	314.16'	S 82°02'28" W	60.00'
C12	505.00'	594.04'	S 41°39'29" E	560.38'
C13	35.00'	48.11'	S 35°58'37" E	44.41'
C14	545.00'	23.51'	S 02°10'02" W	23.51'
C15	280.00'	166.26'	S 21°19'41" E	163.83'
C16	140.00'	239.91'	S 10°45'11" W	211.61'
C17	60.00'	314.16'	S 30°09'17" E	60.00'
C18	200.00'	342.73'	N 10°45'11" E	302.31'
C19	143.23'	52.75'	S 59°27'23" W	52.45'
C20	1249.69'	236.24'	S 49°28'13" W	235.88'
C21	1189.69'	224.62'	N 49°28'37" E	224.28'
C22	203.23'	96.45'	N 62°30'06" E	95.55'



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

DATE PERFORMED: JULY 28, 2025
DATE REVISED: APRIL 210, 2026
SCALE: 1"= 200 FEET DRAWN BY: BH
WORK ORDER # 2506055
FIELD BY: GF CHECKED BY: TP

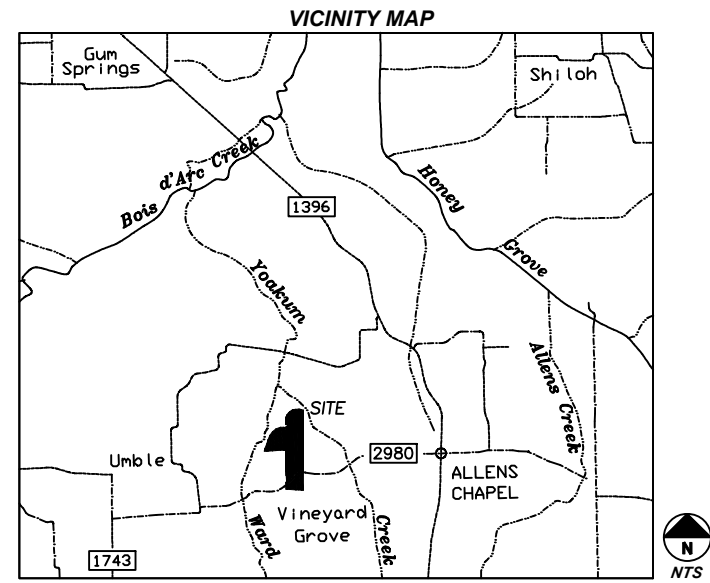
SURVEYOR'S CERTIFICATE
I, GARY L. HARDIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4207, DO HEREBY
CERTIFY THAT THE PLAT HEREON REPRESENTS THE RESULTS OF A SURVEY MADE ON
THE GROUND UNDER MY DIRECTION AND SUPERVISION, THE LINES AND DIMENSIONS OF
SAID PROPERTY BEING AS INDICATED.

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



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

FINAL PLAT HIDDEN OAKS



OWNER'S CERTIFICATE

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE W.M. GAMBELL SURVEY, A-421, FANNIN COUNTY, TEXAS, BEING DESCRIBED AS ALL OF A CALLED 31.882 ACRE TRACT OF LAND DESCRIBED IN DEED TO BOIS D ARC LAKE PARTNERS, LLC RECORDED IN INSTRUMENT NO. 2025001021, OF THE DEED RECORDS, FANNIN COUNTY, TEXAS (DRFCT) AND ALL OF A CALLED 26.215 ACRE TRACT OF LAND DESCRIBED IN DEED TO BOIS D ARC LAKE PARTNERS, LLC RECORDED IN INSTRUMENT NO. 2025001020, OF THE DRFCT. SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS DISK FOUND IN THE 541' CONTOUR LINE OF BOIS D'ARC LAKE AT THE SOUTHWEST CORNER OF THE 26.215 ACRE TRACT;

THENCE, ALONG THE SAID 541' CONTOUR LINE AS FOLLOWS: N 16°12'32" E, 125.21 FEET; N 19°46'12" E, 175.50 FEET; N 17°08'54" E, 168.33 FEET; N 23°55'02" E, 180.05 FEET; N 33°03'38" E, 164.34 FEET; N 51°15'02" E, 177.11 FEET; N 73°01'03" E, 185.73 FEET; S 89°07'18" E, 128.55 FEET; S 17°15'22" E, 17.06 FEET; S 65°15'33" E, 21.91 FEET; S 05°03'36" E, 31.47 FEET; S 08°29'39" W, 38.82 FEET; S 50°28'21" E, 79.68 FEET; S 32°01'52" E, 67.83 FEET; S 07°37'57" E, 38.51 FEET; S 34°08'46" E, 53.73 FEET; S 10°06'49" W, 29.83 FEET; N 20°05'47" E, 29.37 FEET; N 17°03'54" W, 77.08 FEET; N 06°48'20" W, 39.42 FEET; N 35°11'48" W, 52.41 FEET; N 33°59'46" W, 50.00 FEET; N 02°10'44" E, 103.84 FEET; N 51°08'03" E, 31.38 FEET; N 66°08'54" E, 75.71 FEET; N 65°17'21" W, 103.11 FEET; N 03°12'56" W, 258.63 FEET; N 25°37'22" E, 137.11 FEET; N 39°26'22" E, 149.21 FEET; N 58°33'15" E, 137.19 FEET; N 84°06'39" E, 99.28 FEET; N 84°46'47" E, 144.87 FEET; S 75°00'03" E, 99.99 FEET; S 63°54'09" E, 79.48 FEET TO A BRASS DISK FOUND AT THE NORTHEAST CORNER OF THIS TRACT; S 01°08'27" W, 633.11 FEET TO A ½" IRON ROD FOUND IN THE EAST LINE OF THIS TRACT AT THE NORTHWEST CORNER OF THE MORAN LL PROPERTIES LP 23.19 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2022-008940, DRFCT;

THENCE, S 00°14'31" W, 154.59 FEET ALONG THE COMMON LINE OF THE MORAN 23.19 ACRE TRACT AND THIS TRACT TO A ½" IRON ROD FOUND AT THE NORTHEAST CORNER OF THE 31.882 ACRE TRACT;

THENCE, S 00°12'11" W, 847.34 FEET ALONG THE COMMON LINE OF THE MORAN 23.19 ACRE TRACT AND THIS TRACT TO A ½" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE MORAN LL PROPERTIES LP 20.47 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2022-006782, DRFCT;

THENCE, S 00°20'59" W, 555.46 FEET ALONG THE COMMON LINE OF THE MORAN 20.47 ACRE TRACT AND THIS TRACT TO A ½" IRON ROD FOUND IN THE NORTH LINE OF COUNTY ROAD 2980 AT THE NORTHWEST CORNER OF THE SMITH 123.69 ACRE TRACT;

THENCE, S 00°01'56" W, 843.43 FEET ALONG THE COMMON LINE OF THE SMITH 123.69 ACRE TRACT AND THIS TRACT CROSSING COUNTY ROAD 2980 AND CONTINUING TO A ½" IRON ROD FOUND IN THE NORTH LINE OF THE CHARLES MICHAEL AND JOHN E. YARBROUGH 75.00 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 686, PAGE 11, DRFCT, AT THE SOUTHWEST CORNER OF THE RUSSELL R. SMITH 123.69 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 799, PAGE 939, DRFCT, BEING THE SOUTHEAST CORNER OF THE 31.882 ACRE TRACT AND THIS TRACT;

THENCE, N 86°35'36" W (CONTROL LINE), 648.01 FEET ALONG THE COMMON LINE OF THE YARBROUGH TRACT AND THIS TRACT TO A ½" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE LISA HALTOM 1.88 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2024-007790, DRFCT, BEING THE SOUTHWEST CORNER OF THE ORIGINAL 34.00 ACRE TRACT AND THIS TRACT;

THENCE, N 00°31'51" W, 265.04 FEET ALONG THE COMMON LINE OF THE HALTOM TRACT AND THIS TRACT CROSSING COUNTY ROAD 2980 AND CONTINUING TO A POINT IN THE EAST LINE OF THE JAMES AND KIM MCPEAK 23.48 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2023-003901 AT THE SOUTHWEST CORNER OF THE JAMES AND KIM MCPEAK 0.147 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2023-003901, DRFCT;

THENCE, ALONG THE COMMON LINE OF THE MCPEAK 0.147 ACRE TRACT AND THIS TRACT AS FOLLOWS: N 47°08'00" E, 30.57 FEET TO A POINT FOR CORNER; N 03°46'34" W, 399.09 FEET TO A POINT FOR CORNER IN THE WEST LINE OF THE MCPEAK 23.48 ACRE TRACT AT THE NORTH CORNER OF THE MCPEAK 0.147 ACRE TRACT;

THENCE, N 00°31'51" W, 806.58 FEET ALONG THE COMMON LINE OF THE MCPEAK 23.48 ACRE TRACT AND THIS TRACT TO A ½" IRON ROD FOUND IN THE SOUTH LINE OF THE REMAINDER OF THE VINCENT AND CARMELLA MORRIS 62.214 ACRE TRACT OF LAND DESCRIBED IN THE DEED RECORDED IN VOLUME 1334, PAGE 325, DRFCT;

THENCE, S 86°51'55" W, 739.05 FEET ALONG THE COMMON LINE OF THE MCPEAK 23.48 ACRE TRACT AND THIS TRACT TO A ½" IRON ROD FOUND IN THE 541' CONTOUR LINE OF BOIS D'ARC LAKE;

THENCE, S 86°51'33" W, 77.90 FEET ALONG THE SAID 541' CONTOUR LINE TO THE POINT OF BEGINNING AND CONTAINING 58.097 ACRES OF LAND MORE OR LESS.

BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAINS AS OPEN CHANNELS AND WILL BE MAINTAINED BY INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

THE COUNTY WILL NOT MAINTAIN ROADWAYS OR PUBLIC IMPROVEMENTS DEDICATED BY THIS PLAT EXCEPT BY AN EXPRESS ORDER OF THE COMMISSIONERS COURT, ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT, SPECIFICALLY IDENTIFYING ANY ROADWAY OR PUBLIC IMPROVEMENT AND SPECIFICALLY ACCEPTING IT FOR THE COUNTY MAINTENANCE.

STATE OF _____, 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 _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, SCOTT RYE, MANAGING MEMBER OF BOIS D ARC LAKE PARTNERS LLC AND LW INVESTMENTS LLC DO HEREBY ADOPT THIS PLAT OF 58.097 ACRES, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS HIDDEN OAKS SUBDIVISION OF 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 HIDDEN OAKS LANE, SUNNY DRIVE, HELEN DRIVE, ARE PRIVATE ROAD AND NOT A PUBLIC ROAD AND NOT A COUNTY ROAD OF WHICH ALL BUYERS OR TRANSFEREES OF ADJOINING PROPERTY ARE HEREBY NOTIFIED AND SHOULD TAKE NOTICE.

ALL BUYERS AND THEIR HEIRS WILL UNDERSTAND AND HOLD THE FANNIN COUNTY HARMLESS OF ANY LIABILITY FOR ANY UNFORESEEN ACCIDENT WITHIN THE ENTIRE PLATED LOTS INCLUDING PRIVATE ROADS.

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 _____, 2026.

DEDICATION STATEMENT FOR PRIVATELY MAINTAINED ROADS

THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED PROPERTY STATES AND ACKNOWLEDGES THAT THE 60-FOOT WIDE STRIP OF LAND DESIGNATED AS P.R. 321, P.R. 322, AND P.R. 323 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 NOR A COUNTY ROAD OF WHICH ALL BUYERS OR TRANSFEREES OF ADJOINING PROPERTY ARE HEREBY NOTIFIED AND SHOULD TAKE NOTICE.

FANNIN COUNTY, TEXAS, WILL NEVER ACCEPT OR MAINTAIN THE STREET/ROADS IN THE HIDDEN OAKS SUBDIVISION UNLESS THEY MEET THE COUNTY CONSTRUCTION STANDARDS IN EFFECT ON THE DATE OF ACCEPTANCE. THE STREETS/ROAD OF HIDDEN OAKS WILL BE MAINTAINED IN PERPETUITY BY THE OWNERS IN SUCH SUBDIVISION AND PROVISIONS SHALL BE ESTABLISHED FOR ASSESSMENT OF PROPERTY TO PROVIDE REVENUE FOR THE PERPETUAL MAINTENANCE.

EVERY DEED RELATED TO OWNERSHIP OF PROPERTY IN HIDDEN OAKS 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.

WITNESS MY HAND ON THIS THE _____ DAY OF _____, 2026.

SCOTT RYE MANAGING MEMBER
BOIS D ARC LAKE PARTNERS LLC

SCOTT RYE MANAGING MEMBER
LW INVESTMENTS LLC

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 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
COUNTY JUDGE
FANNIN COUNTY, TEXAS

DATE

COUNTY CLERKS APPROVAL

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

CERTIFICATE OF COMPLIANCE

THAT ON THE _____ DAY OF _____, 2025, THE FANNIN COUNTY COMMISSIONERS COURT BY APPROPRIATE MINUTE ORDER DID FIND THAT THIS FINAL PLAT OF HIDDEN OAKS SUBDIVISION IS IN COMPLIANCE WITH APPLICABLE STATE AND COUNTY SUBDIVISION REGULATIONS AND DID APPROVE THE SAME FOR FILING IN THE PLAT RECORDS OF FANNIN COUNTY, TEXAS

CERTIFIED THIS _____ DAY OF _____, 2026.

TAMMY BIGGAR
COUNTY CLERK FANNIN COUNTY, TEXAS

FINISH FLOOR ELEVATION
MUST BE ABOVE 948.0

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

SANITARY SEWER IS NOT
AVAILABLE OSSF IS REQUIRED
AND MUST BE APPROVED BY
APPROPRIATE PARTY

FANNIN COUNTY DOES NOT
PROVIDE MAINTENANCE FOR
DRAINAGE OTHER THAN FOR
DRAINAGE NECESSARY FOR
PROTECTING THE COUNTY
STREET OR ROAD SYSTEM



DATE PERFORMED: JULY 28, 2025
DATE REVISED: APRIL 10, 2026

SCALE: 1"= 200 FEET DRAWN BY: BH
WORK ORDER # 2506055

FIELDLED 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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EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

THE COUNTY WILL NOT MAINTAIN ROADWAYS OR PUBLIC IMPROVEMENTS DEDICATED BY THIS PLAT EXCEPT BY AN EXPRESS ORDER OF THE COMMISSIONERS COURT, ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT, SPECIFICALLY IDENTIFYING ANY ROADWAY OR PUBLIC IMPROVEMENT AND SPECIFICALLY ACCEPTING IT FOR COUNTY MAINTENANCE. (SEC. 4.2.2.P)

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

SHEET 2 OF 2
**FINAL PLAT
HIDDEN OAKS
SUBDIVISION**
43 LOTS
58.097 ACRES
W.M. GAMBELL SURVEY, A-421
FANNIN COUNTY, TEXAS



Di Hopkins
Development Services Director
Fannin County
1203 E Sam Rayburn Drive
Bonham, Texas 75418

April 22, 2026

RE: RE: Hidden Oaks – Final Plat
HEI Job Number 070001-16.01

Dear Mrs. Hopkins,

Hayter Engineering has reviewed the Hidden Oaks Final Plat. Our review was for general conformance and shall not relieve the developer or the developer's surveyor or design engineer of full responsibility for the adequacy and integrity of the survey and design, or for conformance to Local, State, and Federal codes.

After review, Hayter Engineering has determined that all previous comments have been addressed. As such, it is Hayter Engineering's recommendation that the final plat be approved.

If you have any questions regarding the comments above, please do not hesitate to call (903.785.0303) or email (cdonnan@haytereng.com).

HAYTER ENGINEERING, INC.

A handwritten signature in blue ink, reading "Christopher M. Donnan".

Christopher M. Donnan, P.E., CFM
Principal/Project Manager



Practical Infrastructure **Solutions**

4445 SE Loop 286 | Paris, TX 75460 | haytereng.com
TxEng F-315 | TxSurv F-10028600 | OSBPE/LS #603 | ASBPE #2521
Texas | Oklahoma | Arkansas

Bond Amount for Hidden Oaks Subdivision – Contractor Estimates Available

Roads – JLC Construction – Remaining Road Construction/Drainage - \$291,393.12

Water – KR Black Construction – Materials and Labor - \$167,840

Power – Fannin County Electric – Onsite and Offsite Construction – \$653,500

- Off Site 3 PH Overhead \$350,000.
- Onsite OH Relocate to keep existing members energized. \$8,500
- Onsite UG to service lots. \$338,000
- Onsite Per lot discount -\$43,000

BOND TOTAL - \$1,112,733.12

FANNIN CENTRAL APPRAISAL DISTRICT

831 W. STATE HWY 56
BONHAM, TX 75418

TAX STATEMENT

1/1

PENALTY & INTEREST IF PAID AFTER JANUARY 31ST
FEB MAR APR MAY JUN * JUL
07% 09% 11% 13% 15% 18%
* IF NOT PAID PRIOR TO JULY 1ST, ADDITIONAL
ATTORNEY FEES MAY APPLY

PHONE: (903) 583-8701
EMAIL: HELPDESK@FANNINCAD.ORG

*ADD'L FEES MAY INCLUDE, BUT ARE NOT LIMITED TO: LATE FILING,
PENALTIES, INTERESTS, ATTORNEY, OR ANY APPLICABLE COST OR FEE

BOIS DARC LAKE PARTNERS LLC
9827 COGDILL RD STE 1
KNOXVILLE, TN 37932

IF PAID IN	*ADDN FEES	AMOUNT DUE
MAY OF 2026	0.00	0.00
JUN OF 2026	0.00	0.00
JUL OF 2026	0.00	0.00
AUG OF 2026	0.00	0.00
SEP OF 2026	0.00	0.00
OCT OF 2026	0.00	0.00



\$\$\$R75787

5/1/2026 OFFICE USE ONLY

PROPERTY IDENTIFICATION		(1)	LEGAL DESCRIPTION			VALUATION		SUMMARY	
PROP ID: R000075787			ABST: A0421, A0421 WM GAMBELL, ACRES 31.882			IMPROVEMENT	107,360	APPRAISED	1,165,530
GEOID: 0421-008-0000-10			ACRES: 31.882			LAND	33,190	LESS CB CAP	-86,814
SITUS: 1821 CR 2980 N OF HONEY GROV						PRODUCTION	1,024,980	LESS PROD	-1,022,930
								ASSESSED	55,786
YEAR	TAXING ENTITIES		EXEMPTIONS	TAXABLE	TAX RATE	TAX AMT	TAX DUE	*ADDN FEES	TOTAL DUE
2023	GFA Fannin Co		0	45,020	.400719	180.40	0.00	0.00	0.00
2023	SHI Honey Grove ISD		0	45,020	.928000	417.79	0.00	0.00	0.00
2024	GFA Fannin Co		0	47,060	.380809	179.21	0.00	0.00	0.00
2024	SHI Honey Grove ISD		0	47,060	.886900	417.37	0.00	0.00	0.00
2025	GFA Fannin Co		0	55,786	.350311	195.42	0.00	0.00	0.00
2025	SHI Honey Grove ISD		0	55,786	.866200	483.22	0.00	0.00	0.00
							\$0.00	\$0.00	\$0.00

FOR ONLINE PAYMENT CALL 1-844-528-3500 OR VISIT WWW.FANNINCAD.ORG

RETURN BOTTOM PORTION WITH PAYMENT

BOIS DARC LAKE PARTNERS LLC
9827 COGDILL RD STE 1
KNOXVILLE, TN 37932

IF PAYMENT RECEIVED IN ->

☐ CHECK IF INFORMATION
BELOW HAS CHANGED

IF PAID IN	*ADDN FEES	AMOUNT DUE
MAY OF 2026	0.00	0.00
JUN OF 2026	0.00	0.00
JUL OF 2026	0.00	0.00
AUG OF 2026	0.00	0.00
SEP OF 2026	0.00	0.00
OCT OF 2026	0.00	0.00

TOTAL AMOUNT ENCLOSED \$



\$\$\$R75787

5/1/2026 OFFICE USE ONLY

1/1

MAKE PAYABLE AND REMIT PAYMENT TO

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

FANNIN CENTRAL APPRAISAL DISTRICT

831 W. STATE HWY 56
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SEP OF 2026	0.00	0.00
OCT OF 2026	0.00	0.00



\$\$\$R75788

5/1/2026 OFFICE USE ONLY

PROPERTY IDENTIFICATION		(1)	LEGAL DESCRIPTION			VALUATION		SUMMARY	
PROP ID: R000075788			ABST: A0421, A0421 WM GAMBELL, ACRES 26.215			PRODUCTION	870,080	APPRAISED 870,080	
GEOID: 0421-009-0000-10			ACRES: 26.215					LESS PROD -868,340	
SITUS: CR 2980 HONEY GROV								ASSESSED 1,740	
YEAR	TAXING ENTITIES		EXEMPTIONS	TAXABLE	TAX RATE	TAX AMT	TAX DUE	*ADDN FEES	TOTAL DUE
2023	GFA Fannin Co		0	1,940	.400719	7.78	0.00	0.00	0.00
2023	SHI Honey Grove ISD		0	1,940	.928000	18.01	0.00	0.00	0.00
2024	GFA Fannin Co		0	1,820	.380809	6.94	0.00	0.00	0.00
2024	SHI Honey Grove ISD		0	1,820	.886900	16.14	0.00	0.00	0.00
2025	GFA Fannin Co		0	1,740	.350311	6.10	0.00	0.00	0.00
2025	SHI Honey Grove ISD		0	1,740	.866200	15.07	0.00	0.00	0.00
						\$0.00	\$0.00	\$0.00	

FOR ONLINE PAYMENT CALL 1-844-528-3500 OR VISIT WWW.FANNINCAD.ORG

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TOTAL AMOUNT ENCLOSED \$



\$\$\$R75788

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