

FANNIN COUNTY SUBDIVISION COMMITTEE

07/24/2025 Meeting Minutes

THE STATE OF TEXAS, COUNTY OF FANNIN

On Thursday, July 24th, 2025 the Fannin County Subdivision Committee held a public meeting after public notice was posted on July 21st, 2025 in the entry foyer of Fannin County Court House. With the following members being present:
Board members present:

A.J. Self	Tylene Gamble
Di Hopkins	Laura Robinson
Maureen enderson	
Deanna Staton	

- 1. Call to Order / Establish Quorum;**
Called to order at 9:02 a.m.
Judge Cunningham, John Skotnik and John Keen were absent
- 2. Introductions;**
Garry, Jeremiah Onifade, Shane Cups, Hannah Cups, Angie Cups
- 3. Public Forum;**
Hannah Cups brought up some concerns with the water getting supplied to Cr. 2900 for the Subdivisions Bois d'Arc Shores and Bois d'Arc Pointe She had 3 main concerns that she brought up. To be continued on Item 12, s that there could be discussion.
- 4. Approve Meeting Minutes from: 4/24/2025**
Motion to approve meeting minutes from 4/24/2025: Deanna Staton
2nd: Maureen Henderson Pass: 6-0
- 5. Discussion, consideration & action regarding: a replat for the Bois d'Arc Cowboy Church ID#82566**
A re-plat was reviewed, this is necessary to resolve a boundary issue with track 4R & 5R,
Motion to recommend the re-plat to Commissioner's Court: Deanne Staton
2nd: Maureen Henderson Pass: 6-0
- 6. Discussion, consideration & action regarding: Prelim Plat for Cypress Pointe**
A proposed preliminary plat was reviewed, for Cypress point. The plat sows two areas with 1+ acre lots that are not continuous. Discussion summarized that this would best be done with either a master plat, showing the future continuation of the lots, followed by the necessary preliminary plats or two separate plats.
- 7. Discussion, consideration & action regarding: Final Plat for Soto Estates**
This plat still is in the review process with the Counties third party engineering company. Lot 16 has had changes made after approval of the prelim plat, by the engineer and he is making sure this is all done correctly.
Commissioner Self reaffirmed that this subdivision will need to have a private road maintenance agreement.
- 8. Discussion, consideration & action regarding: Letter of Correction or minor amendment, replat for Bois d'Arc Pointe Lots 1X & 129**
He has not shown any build lines or set back lines. Ms. Atamo realized their survey lines were on her property. So he will not need to get a re-plat of the individual lots.
Motion to re-plat: Commissioner A.J Self
2nd: Deanna Staton Pass: 6-0
- 9. Discussion, consideration & action regarding: Replat of lots 10 & 11 on Five Points subdivision**

Believed this will require a re-plat for better filing and for any future problems that may arrive. File a copy of the survey to be helpful as well as meets and bounds. Deeds need to always be filed with County Clerk.

Motion to recommend the re-plat for approval with Commissioner Court : Deanna Staton

2nd: Maureen Henderson Pass: 6-0

10. Discussion, consideration & action regarding: RV park regulations questions & road requirements

Mr. Onifade had some concerns about the RV park that he has purchased. Questioning where the new park regulations would have to start and how the grandfathering will work for the existing area. All future RV additional lots will be held to the regulations that are in place currently, the road will need to have an impervious road beyond the gravel road that is grandfathered in with the current lots.

Motion: Commissioner Self

2nd: Deanne Staton

Pass: 6-0

11. Discussion, consideration & action regarding: New subdivision related topics in the County

Hannah Cups was concerned that Bois d'Arc Shores and Point are being held up due to the water line that Requires Easements across private property for the upgrade. A letter of intent is currently required before the subdivision is approved in Court and was submitted per the regulations, along with either the utilities being paid or Bonded.

For these subdivisions they were fully bonded.

Discussion concluded that the easements access is acquired between the MUD and the developer. This issue was tabled until the next meeting to gather more information.

Laura Robinson, for The County Clerks office - Beginning on October 1st, 2025 the County Clerk would be going up on their fees for plats.

Small Plat- \$55

Large Plat- \$65

Additional Plat Pages- \$5 each

12. Set next Subdivision Committee Regular Meeting date, proposed August 28th:

Motion to set the next meeting to 8/28/2025: Di Hopkins

2nd: Deanne Staton Pass 6-0

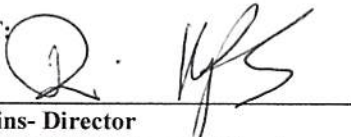
13. Adjourn:.

10:11 am Motion to adjourn: Di Hopkins

2nd: Deanne Staton Pass:6-0

The above and foregoing represent true and correct minutes of the Fannin County Subdivision Committee meeting that was held on July 24, 2025 at 9:00 a.m.

ATTEST:



Di Hopkins- Director
Fannin County Development Services