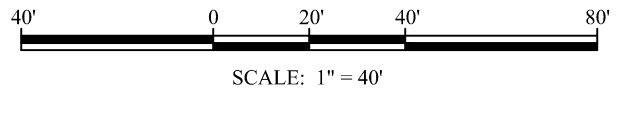


**SURVEYOR'S NOTES:**

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015063.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 481210230G, with an effective date of April 18, 2011, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

**NOTE REGARDING UTILITIES**

Utility locations are per observed evidence.



DHALIHAL PARTNERS, LTD.  
DOC.# 2009-95156  
O.P.R.D.C.T.

**PROPERTY DESCRIPTION**

Lot 8, Block A, Lakeside Estates, an addition in the City of Sanger, Denton County, Texas, according to the plat recorded under Document Number 2024-348, Plat Records, Denton County, Texas.

**TITLE COMMITMENT NOTES**

This survey was prepared without the benefit of a commitment for title insurance. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

**SURVEYOR'S CERTIFICATE**

This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, have prepared this map from an actual survey on the ground, and that this map correctly represents that survey made by me or under my direction and supervision. This survey meets the minimum requirements for a Category 1A, Condition II Land Title Survey. Fieldwork was completed on October 22, 2025.  
Date of Plat/Map: **November 3, 2025**

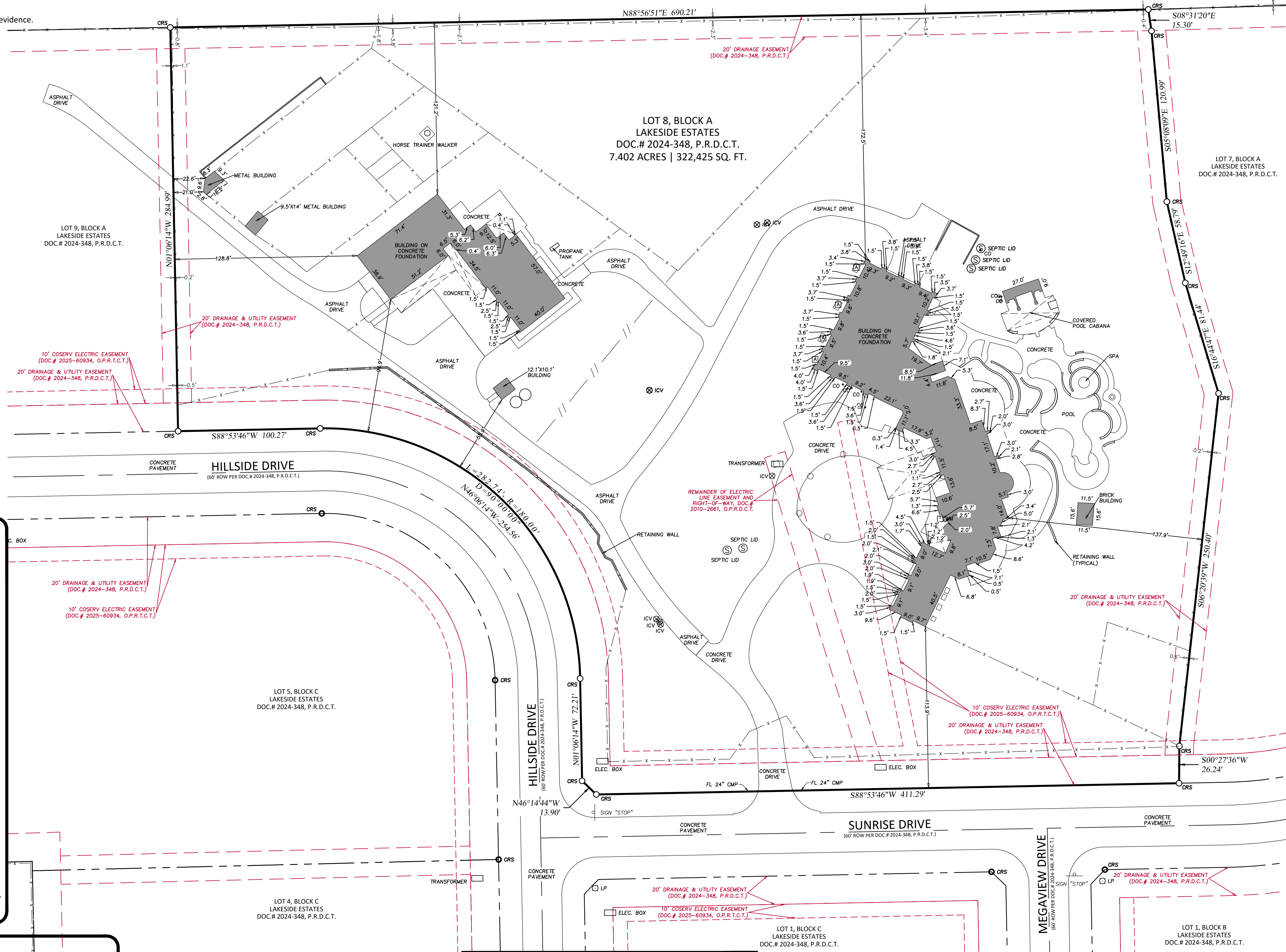
**PRELIMINARY**

**THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT November 3, 2025**

John H. Barton III, RPLS# 6737

**TERMS OF ACCEPTANCE OF SURVEY**

This survey is issued pursuant to a real estate transaction and is appurtenant to the title commitment referenced in the "Title Commitment Notes" This survey is issued for use in such transaction. Notwithstanding any of the above statements, the surveyor has a contractual relationship with one client or entity. Review/requested revisions by other parties must be received by or through such entity. Client is responsible for reviewing survey (including, but not limited to: notations; existence or lack of spelling/grammatical/typographical errors; certified parties; dates; instruments) within thirty (30) days of the date of plat or map. After such time has passed, client accepts survey as issued, and further revisions are not embraced by the above certification. Additional or altered commitments for title insurance will require a new or re-issued survey. Please feel free to request pricing for this at info@bcswd.com, or call (817) 864-1957.



**LEGEND OF SYMBOLS**

- air conditioning unit
- icv irrigation control valve
- CATV cable tv
- EM electric meter
- fence or guardrail
- Fdc fire dept. connection
- FH fire hydrant
- BOL bollard
- AD area drain
- GI grate inlet
- GV gas valve
- GM gas meter
- GWELL gas well
- sign
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- TFL tank fill lid
- TPED telephone pedestal
- TSP traffic signal pole
- UC utility clean out
- UCC comm. utility cabinet
- UEC electric utility cabinet
- UVV comm. utility vault
- UVE elect. utility vault
- UWV water utility vault
- UP/SP utility/service pole
- utility sign
- water shutoff
- WV water valve
- well
- WM water meter
- CATV cable tv riser
- ARV air release valve
- utility markings
- tree
- shrub/decorative tree or tree with diameter < 4 in.
- contour lines

**LEGEND OF LINETYPES**

- SUBJECT TRACT BOUNDARY
- ADJOINING TRACT BOUNDARY
- CENTER LINE
- EASEMENT
- FENCE (WIRE/WOOD/METAL/CHAIN-LINK)
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- GAS LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD UTILITY LINE

**LEGEND OF ABBREVIATIONS**

- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

**LAKE RAY ROBERTS PLANNING AND ZONING REQUIREMENTS (TYPICAL LOT)**

- THESE PROPERTIES ARE LOCATED WITHIN THE LAKE RAY ROBERTS LAND USE ORDINANCE JURISDICTION AND ARE SUBJECT TO THE ORDINANCE. THIS PROPERTY IS ZONED R-2.
- Minimum Lot Area - 2 acres
  - Minimum Lot Width - 125 feet
  - Minimum Lot Depth - 100 feet
  - Minimum Front Yard - 35 feet
  - Minimum Side Yard - 15 feet
  - Minimum Side Yard at corner - 20 feet
  - Minimum Rear Yard - 30 feet
  - Maximum Height - 35 feet
  - Maximum Coverage - 20 percent
  - Required Parking - 2 Off-street spaces per dwelling unit



JOB NO.	2022.001.293
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS	
DATE	SUMMARY

**DENTON COUNTY TEXAS**

SHEET:

**CATEGORY 1A, CONDITION II LAND TITLE SURVEY**

CATEGORY 1A, CONDITION II LAND TITLE SURVEY

LOT 8, BLOCK A, LAKESIDE ESTATES  
CITY OF SANGER, DENTON COUNTY, TEXAS