

SURVEYOR'S NOTES:

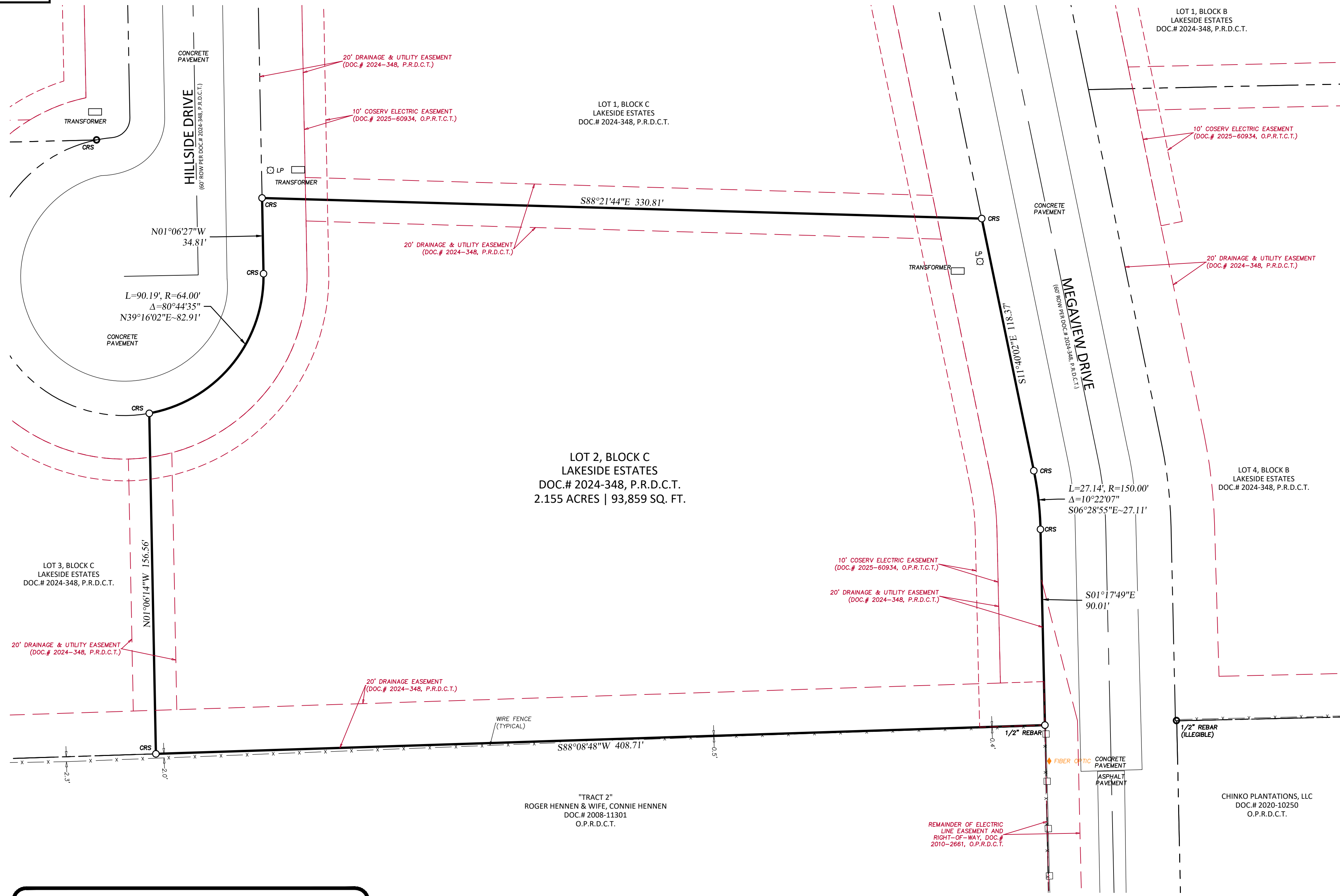
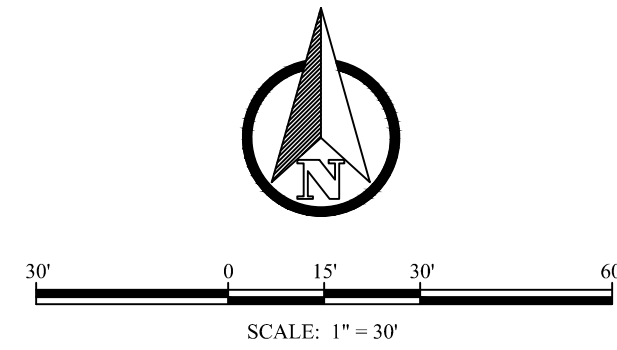
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015063.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Denton County, Texas and Incorporated 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.

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



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
- SM sanitary sewer manhole
- SWM storm water manhole
- TM telephone manhole
- TFL tank fill lid
- TPED telephone pedestal
- TS traffic signal pole
- UCO utility clean out
- UCC comm. utility cabinet
- UEC electric utility cabinet
- UVV comm. utility vault
- UEV elect. utility vault
- UWV water utility vault
- UWV utility/utility/service pole
- US utility sign
- WS water shutoff
- WV water valve
- W well
- WM water meter
- CATV cable tv riser
- ARV air release valve
- UX 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

PROPERTY DESCRIPTION

Lot 2, Block C, 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 2, 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 2, 2025

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 an new or re-issued survey. Please feel free to request pricing for this at info@bcscdfw.com, or call (817) 864-1957.



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

LOT 2, BLOCK C, LAKESIDE ESTATES
 CITY OF SANGER, DENTON COUNTY, TEXAS

CATEGORY 1A, CONDITION II LAND TITLE SURVEY