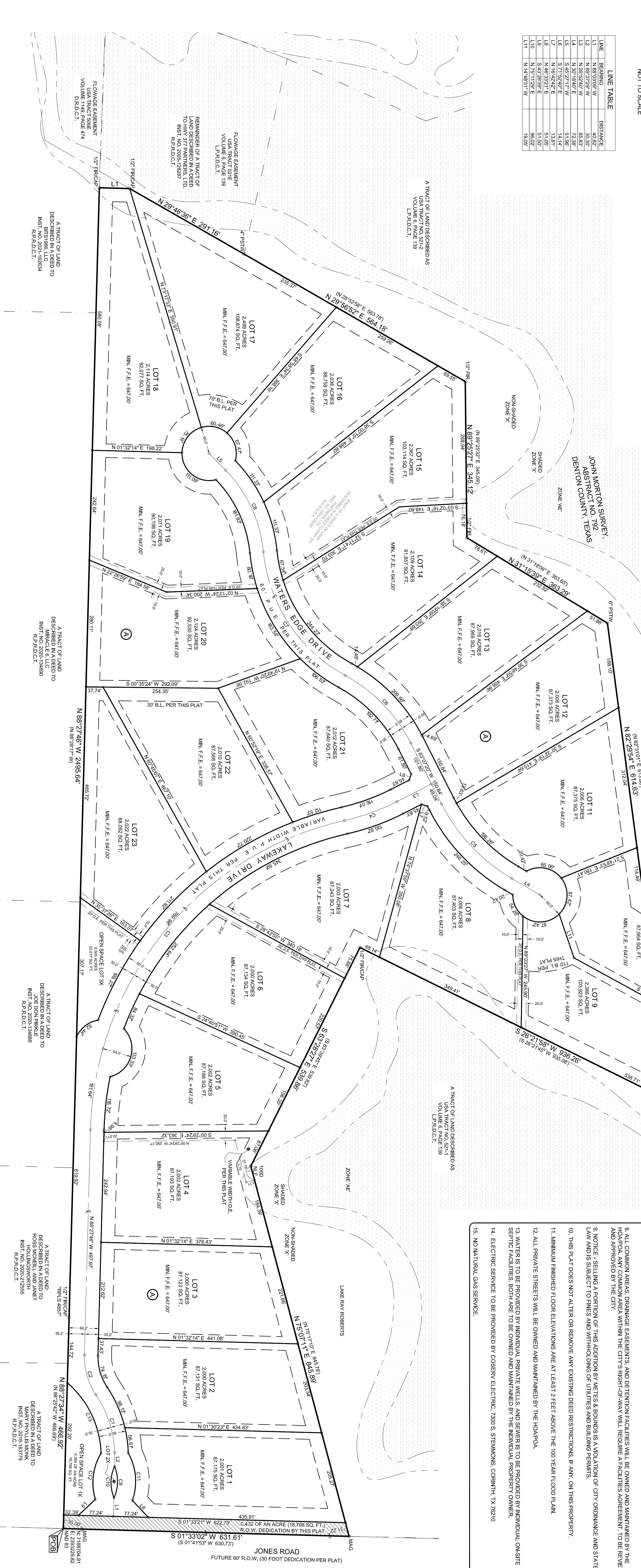


LOT INFORMATION			
LOT NO.	ACREAGE	SQUARE FOOTAGE	LOT WIDTH AT FRONT BUILDING LINE
1	2.001	87,175	176.74'
2	2.000	87,121	212.62'
3	2.002	87,183	224.00'
4	2.002	87,188	322.43'
5	2.002	87,134	250.99'
6	2.000	87,243	419.51'
7	2.000	87,243	419.51'
8	2.000	87,243	419.51'
9	2.000	87,243	419.51'
10	2.012	87,664	136.52'
11	2.012	87,315	306.19'
12	2.006	88,313	172.48'
13	2.006	88,313	172.48'
14	2.009	91,862	258.22'
15	2.887	103,114	181.71'
16	2.038	88,759	182.36'
17	2.489	108,874	130.99'
18	2.489	108,874	130.99'
19	2.071	90,198	332.35'
20	2.124	92,530	192.09'
21	2.012	87,640	601.16'
22	2.010	87,566	220.73'
23	2.022	88,092	228.01'

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	245.00'	135.87'	S 72°01'16" W
C2	350.00'	92.82'	S 70°50'52" W
C3	720.00'	181.85'	S 69°50'52" W
C4	500.00'	123.42'	N 19°48'23" W
C5	400.00'	228.07'	N 46°43'00" W
C6	350.00'	210.76'	S 45°52'12" W
C7	350.00'	341.00'	S 56°31'44" W
C8	350.00'	329.67'	S 56°31'44" W
C9	88.00'	71.90'	S 88°54'23" E
C10	88.00'	69.91'	S 88°54'23" E
C11	128.00'	108.52'	N 88°01'15" E
C12	128.00'	108.20'	N 82°53'48" W
C13	215.00'	171.16'	S 64°18'01" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°03'09" W	40.82'
L2	N 89°37'29" W	30.38'
L3	N 26°52'00" W	85.83'
L4	S 22°52'00" W	51.88'
L5	S 48°27'17" W	51.88'
L6	S 71°52'40" E	14.14'
L7	N 16°42'42" E	13.81'
L8	N 46°33'21" E	51.05'
L9	S 54°32'52" E	90.00'
L10	S 54°32'52" E	90.00'
L11	N 14°48'31" W	18.05'



- GENERAL NOTES:
1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "K&Z" UNLESS OTHERWISE NOTED.
  2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, COMMUNITY NUMBER 48074, EFFECTIVE DATE 4-18-2011, AND THAT MAP INDICATES AS SCALED, THAT A PORTION OF THIS PROPERTY IS WITHIN NON-SHADED ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR), AND A PORTION OF THIS PROPERTY IS WITHIN SHADED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD (500-YEAR), AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS SHOWN ON PANEL 90 G OF SAID MAP.
  3. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE AN UNPLATTED TRACT OF LAND INTO TWENTY-THREE (23) RESIDENTIAL LOTS, THREE (3) PRIVATE OPEN SPACE LOTS AND TWO (2) PRIVATE STREETS.
  4. NOTE: BEINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
  5. THE SUBJECT TRACT SHOWN IS WITHIN "SANGER EXTRATERRITORIAL JURISDICTION" (ETJ).
  6. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
  7. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES IF THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
  8. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREA WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY.
  9. NOTICE - SELLING A PORTION OF THIS ADDITION BY METES & BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  10. THIS PLAT DOES NOT ALTER OR REMOVE ANY EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
  11. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100-YEAR FLOOD PLAIN.
  12. ALL PRIVATE STREETS WILL BE OWNED AND MAINTAINED BY THE HOA/POA.
  13. WATER IS TO BE PROVIDED BY INDIVIDUAL PRIVATE WELLS AND SEWER IS TO BE PROVIDED BY INDIVIDUAL ON-SITE SEPTIC FACILITIES. BOTH ARE TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER.
  14. ELECTRIC SERVICE TO BE PROVIDED BY COSERV ELECTRIC, 7300 S. STEWARTS, CORINTH, TX 76210.
  15. NO NATURAL GAS SERVICE.

FINAL PLAT

LOTS 1-23 & LOTS 1X - 3X, BLOCK A  
PALOMINO BAY ADDITION  
23 RESIDENTIAL LOTS, 3 OPEN SPACE  
LOTS AND 5,638-ACRES OF  
RIGHT-OF-WAY DEDICATION  
BEING 54.34 ACRES IN THE  
JOHN MORTON SURVEY, ABSTRACT NUMBER 792,  
DENTON COUNTY, TEXAS

SURVEYOR:

K&Z SURVEYING, INC.  
2020 ESTABLISHED PER STREET  
DENTON, TEXAS 76201  
PHONE: (840) 382-3446  
TBP'S FIRM #10002100

OWNER:

HAW 377 PARTNERS, LTD.  
6 SOUTH MAIN ST.  
DENTON, TEXAS 76201  
PHONE: (817) 416-4883  
CONTACT: GARY HAZLEWOOD

DEVELOPER:

WESTWOOD REAL ESTATE DEVELOPMENT  
600 TEJAN TRAIL, SUITE 200  
DENTON, TEXAS 76201  
PHONE: (817) 442-0000  
CONTACT: CLINT BAKER

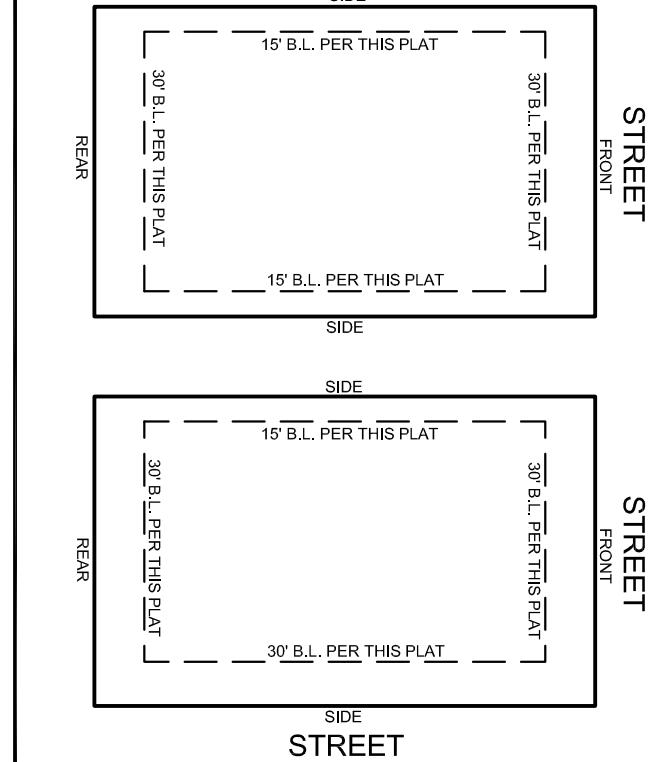
LAKE RAY ROBERTS LAND USE REGULATIONS

R-2 RESIDENTIAL ESTIMATE MEDIUM DENSITY DISTRICT

MIN. LOT AREA	2 ACRES/87,120 SQ. FT.
MIN. LOT WIDTH (@ FRONT BLDG. LINE)	125 FEET
MIN. LOT DEPTH	100 FEET
MIN. FRONT YARD	30 FEET
MIN. SIDE YARD	15 FEET/30 FEET FOR CORNER LOT ADJACENT TO STREETS
MIN. REAR YARD	30 FEET
MAX HEIGHT	35 FEET
REQUIRED PARKING	2 OFF-STREET PARKING SPACES PER DWELLING UNIT

STANDARD PROPOSED SET BACK LINES

(UNLESS OTHERWISE NOTED)



FINAL PLAT

LOTS 1-23 & LOTS 1X - 3X, BLOCK A  
PALOMINO BAY ADDITION  
23 RESIDENTIAL LOTS, 3 OPEN SPACE  
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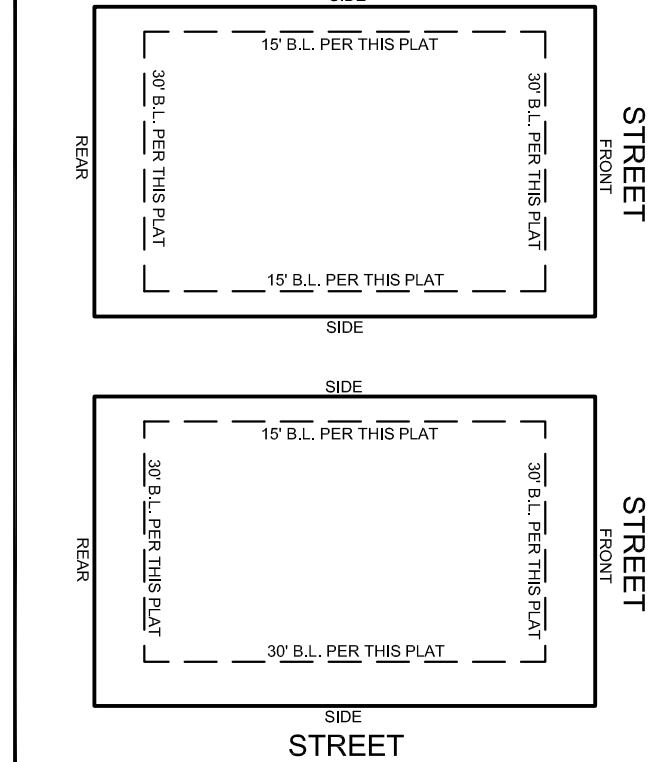
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MIN. REAR YARD	30 FEET
MAX HEIGHT	35 FEET
REQUIRED PARKING	2 OFF-STREET PARKING SPACES PER DWELLING UNIT

STANDARD PROPOSED SET BACK LINES

(UNLESS OTHERWISE NOTED)





OWNER'S CERTIFICATION

STATE OF TEXAS  
COUNTY OF DENTON

WHEREAS, HWY 377 Partners, LTD., is the owner of all that certain tract of land situated in the John Morton Survey, Abstract Number 792, Denton County, Texas, being a portion of that called 249.343 tract of land described in a deed to HWY 377 Partners, LTD., as recorded in Instrument Number 2005-128287 of the Real Property Records of Denton County, Texas (R.P.D.C.T.), and being more particularly described by metes & bounds as follows:

BEGINNING at a MAG nail found in the approximate centerline of Jones Road for the Southeast corner of said called 249.343 acre tract and the Northeast corner of a tract of land described in a deed to Mary Phyllis Mork as recorded in Instrument number 2016-163779, R.P.D.C.T.;

THENCE along the South property line of said called 249.343 acre tract, the North property line of said Monk tract, and the North property line of a tract of land described in a deed to Ross McNeill and Janet Hollingsworth as recorded in Instrument Number 2020-21256, R.P.D.C.T., North 88 degrees 27 minutes 34 seconds West, a distance of 486.92 feet to a 11/2" iron rod w/cap stamped "RPLS 4857" found for an angle point of said called 249.343 acre tract and said McNeill and Hollingsworth tract;

THENCE continuing along the South property line of said called 249.343 acre tract, the North property line of said McNeill and Hollingsworth tract, the North property line of a tract of land described in a deed to Joe Don Pike as recorded in Instrument Number 2020-134888, R.P.D.C.T., the North property line of a tract of land described in a deed to Miracle 6, LLC as recorded in Instrument Number 2020-134890, R.P.D.C.T., and the North property line of a tract of land described in a deed to BTTS1986, LLC as recorded in Instrument Number 2021-162634, R.P.D.C.T., North 88 degrees 27 minutes 46 seconds West, a distance of 2495.64 feet to a 1/2" iron rod w/cap stamped "KAZ" found on the South property line of same and the North property line of said BTTS1986, LLC tract;

THENCE across said called 249.343 acre tract, North 01 degrees 26 minutes 06 seconds East, a distance of 66.96 feet to a 1/2" iron rod w/cap stamped "KAZ" found for an angle point; THENCE continuing across said called 249.343 acre tract, North 29 degrees 46 minutes 36 seconds East, a distance of 291.16 feet to a 4" wood fence corner post found for a re-entrant corner of said called 249.343 acre tract and USA Tract Number 521-2 recorded in Volume 6, Page 139 of the Lis Pendens Records of Denton County, Texas (L.P.D.C.T.);

THENCE along with the common line of said called 249.343 acre tract and said USA Tract Number 521-2 by metes & bounds as follows:

North 89 degrees 25 minutes 27 seconds East, a distance of 345.12 feet to a 1/2" iron rod found for corner;

North 89 degrees 25 minutes 27 seconds East, a distance of 564.18 feet to a 1/2" iron rod found for corner;

North 31 degrees 15 minutes 39 seconds East, a distance of 363.29 feet to a 6" wood fence corner post found for corner;

North 82 degrees 29 minutes 54 seconds East, a distance of 614.63 feet to a 1/2" iron rod found for corner;

North 32 degrees 33 minutes 58 seconds East, a distance of 284.47 feet to a 11/2" iron rod found for corner on the South line of USA Tract Number 520-1 recorded in Volume 1517, Page 107, R.P.D.C.T., for a re-entrant corner of said Tract 521-2;

THENCE along the common line of said called 249.343 acre tract and the South line of said USA Tract Number 520-1, South 88 degrees 20 minutes 22 seconds East, a distance of 380.72 feet to a 1/2" iron rod found for corner on the South line of same for a re-entrant corner of said called 249.343 acre tract and the Northwest corner of USA Tract Number 521-1 recorded in Volume 6, Page 139, L.P.D.C.T.;

THENCE along the common line of said called 249.343 acre tract and said USA Tract Number 521-1 as follows:

South 26 degrees 21 minutes 58 seconds West, ad distance of 936.26 feet to a 1/2" iron rod found w/cap stamped "KAZ" for corner;

South 63 degrees 28 minutes 27 seconds East, a distance of 539.86 feet to a 100D Nail Found for corner;

North 75 degrees 07 minutes 11 seconds East, a distance of 845.89 feet to a MAG nail found in the approximate centerline of Jones Road for the Eastern Northeast corner of said called 249.343 acre tract and the Southeast corner of said USA Tract Number 521-1;

THENCE along the approximate centerline of Jones Road and the East property line of said called 249.343 acre tract, South 01 degrees 33 minutes 02 seconds West, a distance of 631.61 feet to the POINT OF BEGINNING and containing 54.34 acres of land, more or less.

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, HWY 377 Partners, Ltd., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the heretabove described property as Lots 1-23 and Lots 1X - 3X, Block A of Palomino Bay Addition, an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive slates, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed if approved by the City of Sanger. The City of Sanger and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2023

OWNER

\_\_\_\_\_ TITLE AND COMPANY

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN AND IN THE CAPACITY THEREIN STATED.

GIVEN MY MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
COUNTY

MY COMMISSION EXPIRES ON \_\_\_\_\_

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PREVIOUSLY OPEN SPACE LOTS AND TWO 60' PRIVATE STREETS.

FINAL PLAT

LOTS 1-23 & LOTS 1X - 3X, BLOCK A  
PALOMINO BAY ADDITION  
23 RESIDENTIAL LOTS, 2 OPEN SPACE  
LOTS AND 5.638-ACRES OF  
RIGHT-OF-WAY DEDICATION

BEING 54.34 ACRES IN THE  
JOHN MORTON SURVEY, ABSTRACT NUMBER 792,  
CITY OF SANGER EXTRATERRITORIAL JURISDICTION (ETI),  
DENTON COUNTY, TEXAS

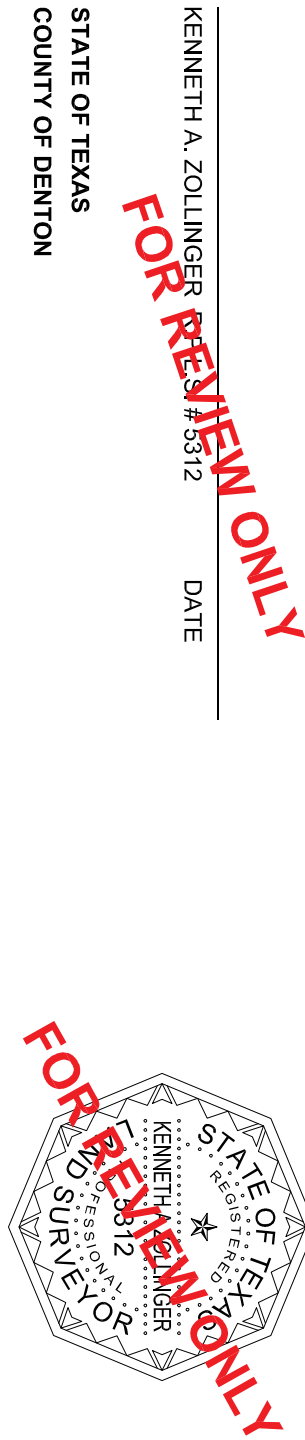


APPROVED AND ACCEPTED	DATE
CHAIRMAN PLANNING AND ZONING COMMISSION CITY OF SANGER, TX	
MAYOR CITY OF SANGER, TX	DATE
ATTESTED BY:	
CITY SECRETARY CITY OF SANGER, TX	DATE

SURVEYOR:  
K&Z SURVEYING, INC.  
1720 WESTMINSTER STREET  
DENTON, TEXAS 76005  
PHONE: (940) 382-3446  
TBP.LS FIRW #10002100

OWNER:  
HWY 377 PARTNERS, LTD.  
611 SOUTH MAIN ST.  
GRAPEVINE, TEXAS 76051  
PHONE: (817) 418-4843  
CONTACT: GARY HAZLEWOOD

DEVELOPER:  
WESTWOOD REAL ESTATE DEVELOPMENT  
1000 TEXAN TRAIL, SUITE 200  
GRAPEVINE, TEXAS 76051  
PHONE: (817) 442-0000  
CONTACT: CLINT BAKER



I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "K&Z" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER #5312 DATE

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES \_\_\_\_\_.