

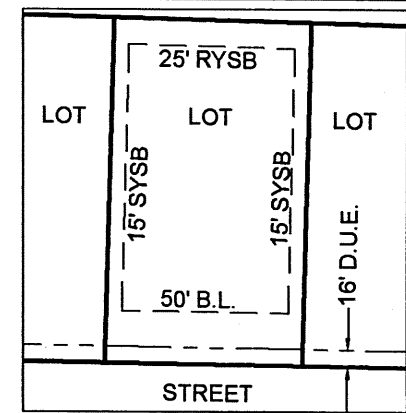


VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

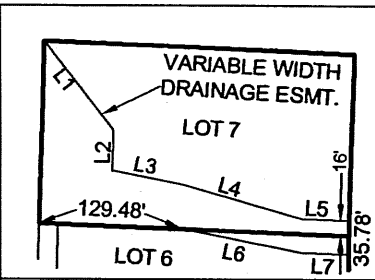
1. WATER SERVICE IS PROVIDED BY BOLIVAR WATER CORPORATION, 940-458-7930.
2. SANITARY SEWER TO BE HANDLED BY PRIVATE FACILITIES AS APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT.
3. TELEPHONE SERVICE TO BE HANDLED BY EMBARQ, 940-627-8151.
4. ELECTRIC SERVICE TO BE HANDLED BY COSERV ELECTRIC.
5. ALL CORNERS ARE MARKED WITH A CAPPED 1/2" IRON ROD STAMPED "KAZ" UNLESS OTHERWISE NOTED ON THE DRAWING.
6. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAN ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DO NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
7. THE INTENDED USE OF THE LAND SHOWN ON THIS PLAN IS FOR RESIDENTIAL PURPOSES.
8. A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM THE DENTON COUNTY CENTRALIZED ROAD & BRIDGE DEPARTMENT BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION, OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
9. CURRENTLY, THIS PROPERTY IS PASTURE LAND.
10. THIS PROPERTY IS LOCATED WITHIN THE E.T.J. OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.
11. THIS PROPERTY IS LOCATED WITHIN THE LAKE RAY ROBERTS LAND USE ORDINANCE JURISDICTION AND IS CURRENTLY ZONED R-2 "RESIDENTIAL MEDIUM DENSITY".
12. ALL BOUNDARIES OF LAND CLOSE MATHEMATICALLY TO AN ACCURACY OF 1:50,000.

TYPICAL LOT DETAIL (NOT TO SCALE)

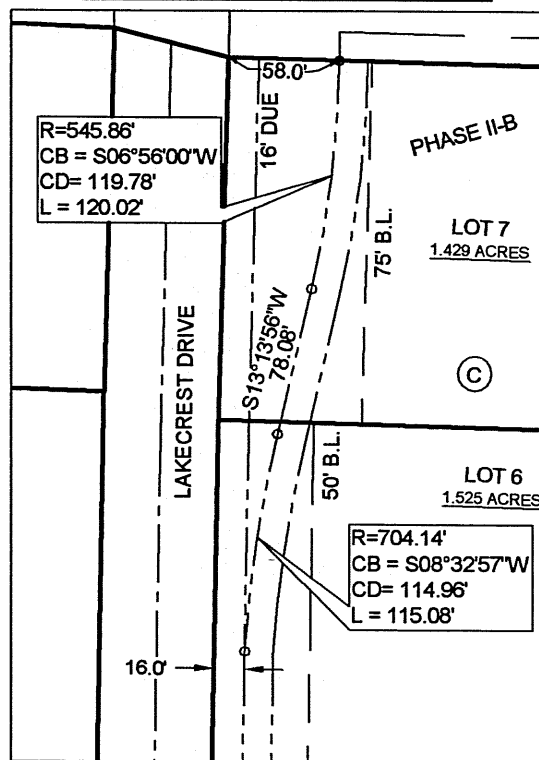


A TRACT OF LAND DESCRIBED IN A DEED TO BOBBY J. READY VOL. 1786, PG. 482 D.R.D.C.T.

DETAIL "A" VARIABLE WIDTH DRAINAGE ESMT.



WATER LINE EASEMENT DETAIL (1" = 100')



LEGEND

- ⊕ = GAS METER
- ⊙ = BENCHMARK
- ⊞ = FINISHED FLOOR
- ⊞ = CABLE RISER
- ⊞ = LIGHT POLE
- ⊞ = GAS TEST STATION
- ⊞ = BUILDING LINE
- ⊞ = FIRE HYDRANT
- EM = ELECTRIC METER
- ⊞ = WATER METER
- ⊞ = TELEPHONE RISER
- ER = ELECTRIC RISER
- ⊞ = POWER POLE
- ⊞ = WATER VALVE
- FCP = FENCE CORNER POST
- CE = COMMUNICATION EASEMENT
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- EE = ELECTRICAL EASEMENT
- BWE = BOLIVAR WATER EASEMENT
- FOWS = FIBER OPTIC WARNING SIGN
- DUE = DRAINAGE & UTILITY EASEMENT
- = SANITARY SEWER MANHOLE
- MFCP = METAL FENCE CORNER POST
- WFCP = WOOD FENCE CORNER POST
- ROW = RIGHT OF WAY
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCING
- HT = ELECTRIC TRANSFORMER
- PAE = PUBLIC ACCESS EASEMENT
- IRS/CAP = 1/2" IRON ROD SET W/CAP
- IRF = IRON ROD FOUND
- ORU = OVER-HEAD UTILITY
- CATV = CABLE TV LINE
- EL = ELECTRIC LINE
- W = WIRE FENCE
- W = WOOD FENCE
- CL = CHAIN LINK FENCE
- P = PIPE & CABLE FENCE
- () = PLAT OR DEED CALL
- CM = CONTROLLING MONUMENT
- WFB = WOOD FRAME/BRICK HATCH LAYOUT
- = WOOD
- = STONE
- = CONCRETE
- = BRICK

OWNER:

LAKECREST MEADOW, L.P.
P.O. BOX 3428
ALBUQUERQUE, NM 87190-3428
PHONE: (505) 260-0082
FAX: (505) 265-4648

SURVEYOR:

KAZ SURVEYING, INC.
ATTN: KENNY A. ZOLLINGER, R.P.L.S. 5312
1517 CENTRE PLACE DRIVE, SUITE 210
DENTON, TEXAS 76205
PHONE: (940) 382-3446
FACSIMILE: (940) 382-3447

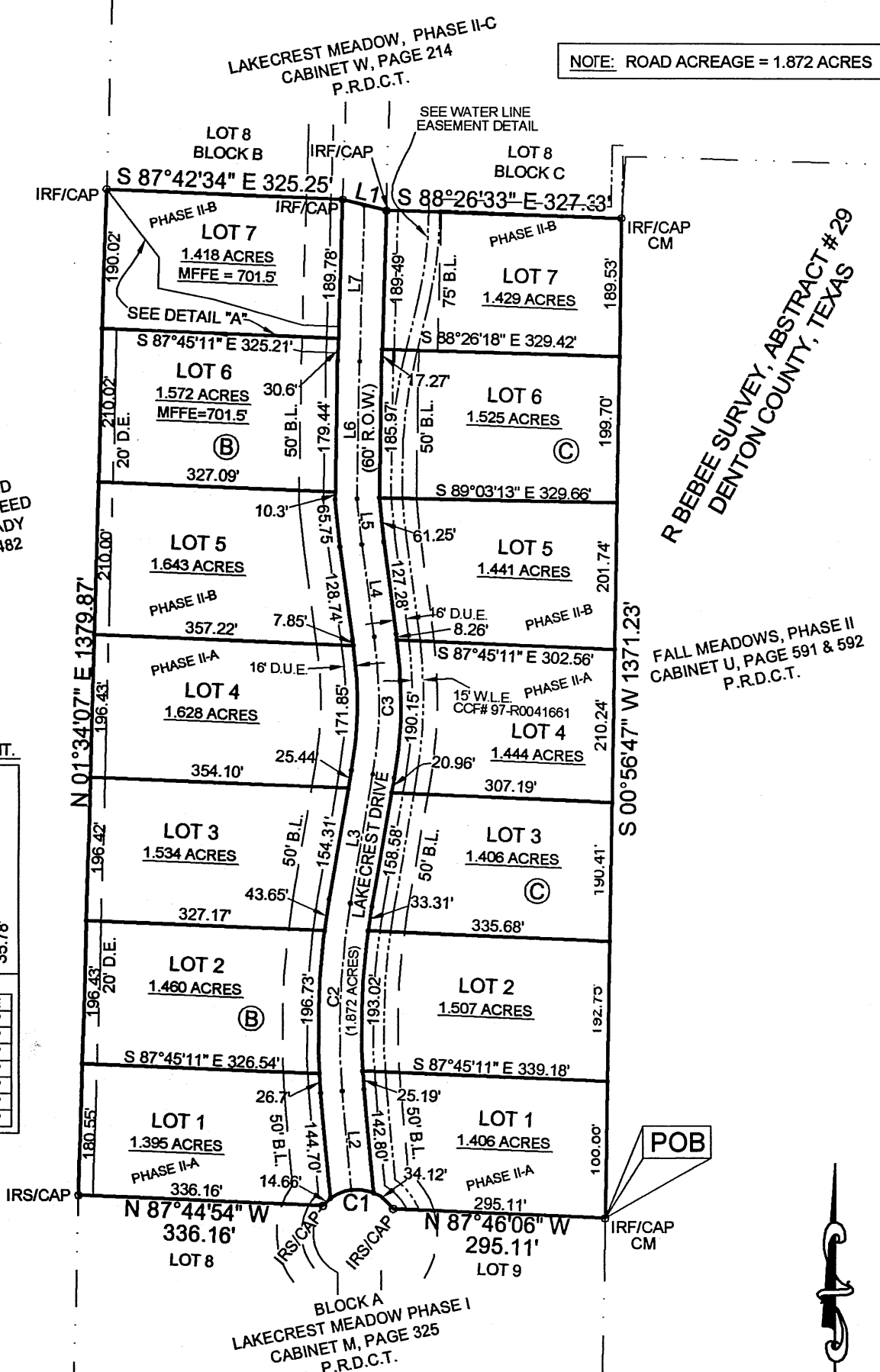


1517 Centre Place Drive
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 060063-04
DRAWN BY: BE
CHECKED BY: MJK
DATE: 4-10-2007
R.P.L.S.
MICHAEL J. KERN

REVIEWED BY: MJK

REV 1: 5-17-2007
REV 2:
REV 3:
REV 4:



LOT ACREAGE TABLE

| LOT | BLOCK | ACREAGE |
|-----|-------|---------|
| 1 | B | 1.395 |
| 2 | B | 1.460 |
| 3 | B | 1.534 |
| 4 | B | 1.628 |
| 5 | B | 1.643 |
| 6 | B | 1.525 |
| 7 | B | 1.418 |
| 1 | C | 1.406 |
| 2 | C | 1.507 |
| 3 | C | 1.406 |
| 4 | C | 1.444 |
| 5 | C | 1.441 |
| 6 | C | 1.525 |
| 7 | C | 1.429 |

ROAD CENTERLINE & BOUNDARY CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|----------|------------|--------------|---------------|
| C1 | 60.00' | 111.64' | 96.22' | N 87°43'20" W |
| C2 | 1000.14' | 259.30' | 258.57' | N 02°13'33" E |
| C3 | 599.86' | 189.05' | 188.27' | S 01°01'01" W |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 75°52'21" E | 61.45' |
| L2 | N 05°11'53" W | 135.75' |
| L3 | N 09°39'10" E | 179.64' |
| L4 | N 07°37'07" W | 128.01' |
| L5 | N 05°36'44" W | 63.50' |
| L6 | N 00°58'01" E | 187.86' |
| L7 | N 01°34'45" E | 213.57' |

*****BENCHMARK INFORMATION*****

ELEVATIONS FOR THIS DEVELOPMENT (NOT SHOWN HEREON) ARE BASED ON BENCHMARK MONUMENT "K 247" LOCATED IN THE CITY OF SANGER PARKING LOT, SAID MONUMENT BEING A BRASS DISC ON CONCRETE FOUNDATION AND HAVING AN ELEVATION OF 664.65 FEET.

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS LAKECREST MEADOW, L.P. IS THE OWNER OF ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE R. BEBEE SURVEY, ABSTRACT NUMBER 29, IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF SANGER, DENTON COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND DESCRIBED IN A DEED TO LAKECREST MEADOW, L.P. AS RECORDED UNDER COUNTY CLERK'S FILE NUMBER 1986-001806A, REAL PROPERTY RECORDS OF SAID COUNTY, THE SUBJECT TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER THEREOF, BEING THE NORTH-EAST CORNER OF LOT 9, BLOCK A OF LAKECREST MEADOW, PHASE I ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET M, PAGE 325 OF THE PLAT RECORDS OF SAID COUNTY;

THENCE NORTH 87 DEGREES 48 MINUTES 08 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 9 AND THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN A DISTANCE OF 265.11 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "KAZ" BEING AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 60 FEET AND CHORD BEARING AND DISTANCE OF NORTH 87 DEGREES 43 MINUTES 20 SECONDS WEST, 96.22 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 111.64 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "KAZ" FOR A CORNER ON THE NORTH LINE OF LOT 8, BLOCK A OF SAID PHASE I AND THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN;

THENCE NORTH 87 DEGREES 44 MINUTES 54 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 8 A DISTANCE OF 338.16 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "KAZ" FOR THE NORTHWEST CORNER OF SAID LOT 8, BEING THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, AND BEING IN EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO BOBBY J. READY AS RECORDED IN VOLUME 1786, PAGE 782, DEED RECORDS OF SAID COUNTY;

THENCE NORTH 01 DEGREES 34 MINUTES 07 SECONDS EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 1379.87 FEET TO A CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, BEING THE SOUTHWEST CORNER OF LOT 8, BLOCK B OF LAKECREST MEADOW, PHASE II-C AS RECORDED IN CABINET W, PAGE 214, PLAT RECORDS OF SAID COUNTY;

THENCE SOUTH 87 DEGREES 42 MINUTES 34 SECONDS EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 325.25 FEET TO A CAPPED IRON ROD FOUND FOR A CORNER ON THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, BEING ON THE SOUTH LINE OF SAID PHASE II-C;

THENCE SOUTH 75 DEGREES 55 MINUTES 21 SECONDS EAST A DISTANCE OF 61.45 FEET TO A CAPPED IRON ROD FOUND FOR A CORNER ON THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, BEING THE SOUTHWEST CORNER OF LOT 8, BLOCK C OF SAID PHASE II-C;

THENCE SOUTH 88 DEGREES 28 MINUTES 33 SECONDS EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 327.33 FEET TO A CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 8, BEING THE NORTH-EAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE SOUTH 00 DEGREES 56 MINUTES 47 SECONDS WEST A DISTANCE OF 1371.23 FEET TO THE POINT OF BEGINNING AND CONTAINING, IN ALL, A TOTAL OF 22.678 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT LAKECREST MEADOW, L.P. DOES HEREBY ADOPT THIS PLAN, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LAKECREST MEADOW PHASE II-A AND PHASE II-B, AN ADDITION IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF SANGER, DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

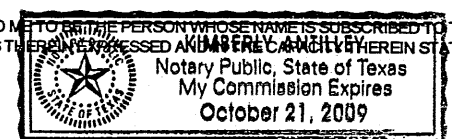
Kevin Murphy
LAKECREST MEADOW, L.P. (OWNER)
BY: KEVIN MURPHY (AUTHORIZED AGENT)

STATE OF TEXAS
COUNTY OF DENTON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kevin Murphy and I TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND AS SET FORTH HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 5th DAY OF June 2007.

Kimberly Antille
NOTARY PUBLIC, DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES 10-21-09



I, MICHAEL J. KERN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES DENTON COUNTY, TEXAS.

FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, COMMUNITY NUMBER 480774, EFFECTIVE DATE 4-2-1987 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE OF A 500-YEAR FLOOD" AS SHOWN ON PANEL 70E OF SAID MAP.

Michael J. Kern
MICHAEL J. KERN R.P.L.S. # 4158 DATE 6-15-07

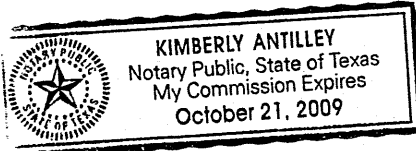
DO HEREBY SWEAR OR AFFIRM THAT THE PROPERTY WITHIN LAKECREST MEADOW SUBDIVISION, PHASE II-A AND PHASE II-B IS, TO MY PERSONAL KNOWLEDGE:

WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF SANGER.

NOT WITHIN THE EXTRA TERRITORIAL JURISDICTION OF ANY TOWN OR CITY.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5th DAY OF June 2007.

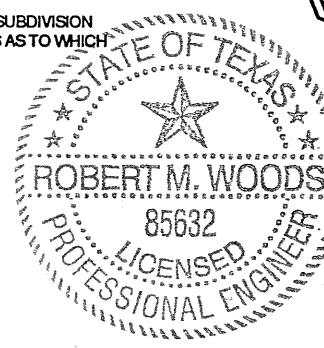
Kimberly Antille
NOTARY PUBLIC, DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES 10-21-09



THE CITY ENGINEER OF THE CITY OF SANGER HEREBY CERTIFIES THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH HIS/HER APPROVAL IS REQUIRED.

CITY ENGINEER

Robert M. Woods
DATE: 6/26/07
RECOMMENDED FOR APPROVAL



CHAIRMAN, PLANNING AND ZONING COMMISSION
CITY OF SANGER, TEXAS

APPROVED AND ACCEPTED
Mayor
CITY OF SANGER, TEXAS DATE 6-18-07

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF SANGER, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF LAKECREST MEADOW SUBDIVISION, PHASE II-A AND PHASE II-B TO THE E.T.J. OF SANGER WAS SUBMITTED TO THE COUNCIL ON THE 13th DAY OF June 2007, AND THE COUNCIL, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, PUBLIC PLACES AND WATER AND SEWER LINES, AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, AND SAID COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREIN ABOVE SUBSCRIBED.

Kendrie Chast
CITY SECRETARY, CITY OF SANGER, TEXAS



FINAL PLAT
LAKECREST MEADOW
SUBDIVISION

PHASE II-A: LOTS 1-4, BLOCK B
LOTS 1-4, BLOCK C
PHASE II-B: LOTS 5-7, BLOCK B
LOTS 5-7, BLOCK C

BEING 22.678 ACRES IN THE R. BEBEE SURVEY,
ABSTRACT NO. 29
IN THE E.T.J. OF SANGER
DENTON COUNTY, TEXAS

Filed for Record in:
Denton County

On: Jul 03, 2007 at 02:25PM

As a
Plat

Document Number: 78905

Amount 43.00

Receipt Number - 400309
By:
Karen Youngs

Cas x 86 834