

OWNERS DEDICATION:

155.199 ACRES
J. BRENT SURVEY, A-106
P. BLACK SURVEY, A-125
J. MORTON SURVEY, A-792
P. FITZGERALD SURVEY, A-367
DENTON & COOKE COUNTY, TEXAS

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE P. FITZGERALD SURVEY, ABSTRACT NO. 367 OF COOKE COUNTY, TEXAS, AND IN THE J. BRENT SURVEY, ABSTRACT NO. 106, THE P. BLACK SURVEY, ABSTRACT NO. 125 AND THE J. MORTON SURVEY, ABSTRACT NO. 792 OF DENTON COUNTY, TEXAS, BEING A PART OF LAKE GENEVA ESTATES, AN ADDITION IN DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2026-123 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A 1/2-INCH IRON ROD FOUND IN THE EAST LINE OF LOT 4, BLOCK B OF SAID ELK FARMS FOR THE NORTHWEST CORNER OF LOT 23, BLOCK B OF SAID ELK FARMS;

THENCE NORTH 01 DEGREES 42 MINUTES 36 SECONDS WEST, WITH THE EAST LINE OF LOTS 4-8, BLOCK B OF SAID ELK FARMS, A DISTANCE OF 862.11 FEET TO A CAPPED IRON ROD SET IN THE EAST LINE OF SAID LOT 8;

THENCE NORTH 00 DEGREES 21 MINUTES 00 SECONDS WEST, WITH THE EAST LINE OF LOTS 8-11, BLOCK B OF SAID ELK FARMS, FOR A DISTANCE OF 828.95 FEET TO A CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 11

THENCE SOUTH 89 DEGREES 59 MINUTES 53 SECONDS WEST, WITH THE NORTH LINE OF SAID LOT 11, BLOCK B FOR A DISTANCE OF 48.91 FEET TO A CAPPED IRON ROD MARKED "KAZ" SET FOR CORNER;

THENCE NORTH 00 DEGREES 05 MINUTES 15 SECONDS EAST, WITH THE EAST LINE OF SAID LOT 11, BLOCK B FOR A DISTANCE OF 48.91 FEET TO A CAPPED IRON ROD MARKED "KAZ" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 15;

THENCE NORTH 89 DEGREES 58 MINUTES 39 SECONDS WEST, WITH THE NORTH LINE OF SAID LOT 15, A DISTANCE OF 516.09 FEET TO A PK-NAIL SET FOR CORNER IN SAID HULING ROAD AND IN THE WEST LINE OF SAID 181.16 ACRE TRACT OF LAND;

THENCE NORTH 00 DEGREES 02 MINUTES 42 SECONDS EAST, ALONG SAID HULING ROAD AND WITH THE WEST LINE OF SAID 181.16 ACRE TRACT OF LAND, A DISTANCE OF 338.45 FEET TO A PK-NAIL SET IN CHISAM ROAD FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID 181.16 ACRE TRACT OF LAND AND THE MOST WESTERLY NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 88 DEGREES 45 MINUTES 28 SECONDS EAST, ALONG SAID CHISAM ROAD AND WITH A NORTH LINE OF SAID 181.16 ACRE TRACT OF LAND, A DISTANCE OF 434.19 FEET TO A CAPPED IRON ROD FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 01 DEGREES 11 MINUTES 56 SECONDS EAST, ALONG SAID CHISAM ROAD AND WITH A WEST LINE OF SAID 181.16 ACRE TRACT OF LAND, A DISTANCE OF 257.82 FEET TO A CAPPED IRON ROD FOUND ON THE NORTH SIDE OF A TURN IN SAID CHISAM ROAD FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID 181.16 ACRE TRACT OF LAND AND THE MOST NORTHERLY NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 88 DEGREES 59 MINUTES 53 SECONDS EAST, ALONG SAID CHISAM ROAD AND WITH THE NORTH LINE OF SAID 181.16 ACRE TRACT OF LAND, A DISTANCE OF 1663.34 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 181.16 ACRE TRACT OF LAND AND THE MOST NORTHERLY NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 00 DEGREES 12 MINUTES 19 SECONDS EAST, WITH THE EAST LINE OF SAID 181.16 ACRE TRACT OF LAND, PASSING THE NORTHWEST CORNER OF THAT CERTAIN LOT 15 DESCRIBED IN DEED TO MICHAEL BARBER AND BRENDA LICHMAN, RECORDED IN DOCUMENT #2003-0027514, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, CONTINUING ON SAID COURSE FOR A TOTAL DISTANCE OF 275.31 FEET TO A CAPPED IRON ROD MARKED "KAZ" FOUND FOR THE SOUTHWEST CORNER OF SAID 1.55 ACRE TRACT OF LAND AND THE NORTHWEST CORNER OF SAID 36.40 ACRE TRACT OF LAND;

THENCE SOUTH 89 DEGREES 32 MINUTES 27 SECONDS EAST, WITH THE SOUTH LINE OF SAID 1.55 ACRE TRACT OF LAND AND THE NORTH LINE OF SAID 36.40 ACRE TRACT OF LAND, A DISTANCE OF 384.01 FEET TO A 1000 NAIL FOUND FOR THE SOUTHEAST CORNER OF SAID 1.55 ACRE TRACT OF LAND AND THE NORTHEAST CORNER OF SAID 36.40 ACRE TRACT OF LAND;

THENCE SOUTH 54 DEGREES 51 MINUTES 41 SECONDS EAST, WITH THE EAST LINE OF SAID 36.40 ACRE TRACT OF LAND, A DISTANCE OF 690.39 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 22 DEGREES 15 MINUTES 42 SECONDS EAST, CONTINUING WITH SAID EAST LINE, A DISTANCE OF 333.34 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE MOST EASTERLY CORNER OF SAID 36.40 ACRE TRACT OF LAND;

THENCE SOUTH 52 DEGREES 42 MINUTES 00 SECONDS WEST, CONTINUING WITH SAID EAST LINE, A DISTANCE OF 228.89 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID 36.40 ACRE TRACT OF LAND AND THE NORTHEAST CORNER OF THAT CERTAIN CALLED 6.86 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE UNITED STATES OF AMERICA, RECORDED IN VOLUME 1245, PAGE 534, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 26 MINUTES 25 SECONDS WEST, WITH A SOUTH LINE OF SAID 36.40 ACRE TRACT OF LAND AND THE NORTH LINE OF SAID 6.86 ACRE TRACT OF LAND, A DISTANCE OF 421.39 FEET TO A 1000 NAIL FOUND FOR THE NORTHWEST CORNER OF SAID 6.86 ACRE TRACT OF LAND AND AN ELL CORNER OF SAID 36.40 ACRE TRACT OF LAND;

THENCE SOUTH 00 DEGREES 54 MINUTES 44 SECONDS WEST, WITH AN EAST LINE OF SAID 36.40 ACRE TRACT OF LAND AND THE WEST LINE OF SAID 6.86 ACRE TRACT OF LAND, PASSING THE SOUTHWEST CORNER THEREOF AND THE NORTHWEST CORNER OF THAT CERTAIN CALLED 12.28 ACRE TRACT OF LAND DESCRIBED IN DEED TO PAIGE AND LINDA MOORE, RECORDED IN DOCUMENT #2012-91043, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, CONTINUING ON SAID COURSE AND WITH THE WEST LINE OF SAID 12.28 ACRE TRACT OF LAND, A DISTANCE OF 1495.95 FEET TO A CAPPED IRON ROD MARKED "KAZ" FOUND FOR THE NORTHEAST CORNER OF LOT 1, BLOCK C OF SAID ELK FARMS;

THENCE SOUTH 00 DEGREES 58 MINUTES 15 SECONDS WEST, WITH THE WEST LINE OF SAID 12.28 ACRE TRACT OF LAND AND THE EAST LINE OF SAID LOT 1, BLOCK C, A DISTANCE OF 475.63 FEET TO A CAPPED IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SWITZER ROAD FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK C AND THE MOST EASTERLY SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 87 DEGREES 54 MINUTES 25 SECONDS WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID SWITZER ROAD AND THE SOUTH LINE OF SAID LOT 1, BLOCK C, A DISTANCE OF 425.71 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 87 DEGREES 27 MINUTES 02 SECONDS WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID SWITZER ROAD AND THE SOUTH LINE OF SAID LOT 1, BLOCK C, PASSING THE SOUTHWEST CORNER THEREOF AND CONTINUING ON SAID COURSE FOR A TOTAL DISTANCE OF 143.65 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 00 DEGREES 24 MINUTES 02 SECONDS WEST, A DISTANCE OF 88.68 FEET TO A CAPPED IRON ROD MARKED "4857" FOUND FOR THE NORTHEAST CORNER OF LOT 20, BLOCK B OF SAID ELK FARMS AND THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 89 DEGREES 59 MINUTES 54 SECONDS WEST, WITH THE NORTH LINE OF LOTS 20-23, BLOCK B OF SAID ELK FARMS, A DISTANCE OF 1392.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 155.199 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, LAKE GENEVA ESTATES 159, LLC, THROUGH ITS DUALY SWORN REPRESENTATIVE, SEGU DAWOOD JAMEEL, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LAKE GENEVA ESTATES AN ADDITION TO THE COUNTY OF DENTON, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, EASEMENTS AND OTHER PUBLIC AREAS SHOWN HEREON.

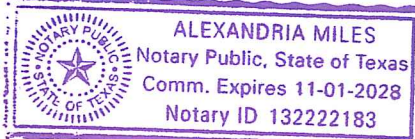
SEGU DAWOOD JAMEEL
REPRESENTATIVE
LAKE GENEVA ESTATES 159, LLC

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED SEGU DAWOOD JAMEEL 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF May, 2026.

Alexandria Miles
NOTARY PUBLIC, STATE OF TEXAS



I, J.E. THOMPSON II, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL CORNERS ARE SET WITH 1/2" CAPPED IRON RODS OR FOUND AS INDICATED.

J.E. THOMPSON II, R.P.S.
TEXAS REGISTRATION NO. 4857

STATE OF TEXAS
COUNTY OF COOKE

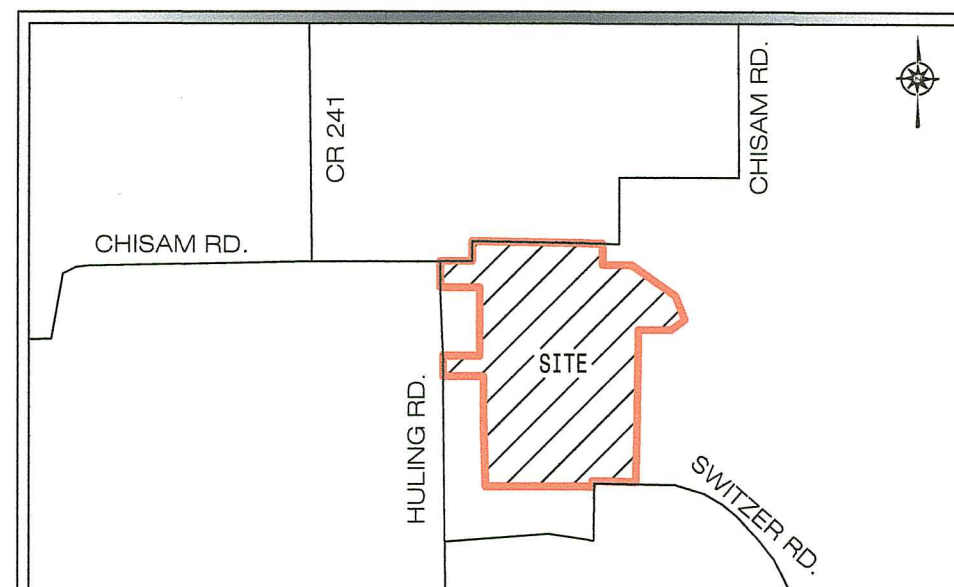
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF May, 2026.

Susan Melton
NOTARY PUBLIC, TEXAS



CURVE	ARC	LENGTH	RADIUS	DELTA	ANGLE	CHORD	BEARING	CHORD	LENGTH
C1	2.78	459.80	9020.19	N	89°51'39"	E	2.78		
C2	169.78	50.00	194°33'06"	S	45°51'22"	E	99.10		
C3	138.29	40.00	154°33'06"	S	24°55'12"	E	108.26		
C4	249.72	50.00	286°09'09"	S	44°03'23"	E	60.08		
C5	299.23	2000.00	8°34'20"	S	06°08'32"	E	298.95		
C6	163.67	50.00	179°24'54"	S	10°23'42"	E	85.83		
C7	79.61	400.00	11°24'10"	N	85°18'23"	E	79.48		
C8	99.51	500.00	11°24'10"	N	04°41'37"	W	99.39		
C9	251.66	40.00	41°24'54"	S	10°23'42"	E	114.02		
C10	283.69	400.00	40°38'10"	N	68°40'27"	W	277.79		
C11	132.58	583.37	1°01'18"	N	82°28'54"	W	132.29		
C12	132.58	583.37	1°01'18"	S	84°28'50"	W	132.29		
C13	238.28	400.00	34°07'51"	N	71°55'36"	W	234.77		
C14	389.37	400.00	35°46'54"	S	25°58'29"	W	374.18		
C15	232.74	50.00	27°02'00"	S	44°24'16"	E	84.88		
C16	249.81	50.00	286°15'37"	S	01°00'28"	W	60.00		
C17	172.12	50.00	18°13'58"	N	44°30'58"	W	98.87		
C18	4.71	2030.00	0°07'58"	S	10°19'43"	E	4.71		
C19	49.97	51.50	55°35'44"	S	63°12'36"	W	48.03		
C20	21.21	13.50	90°00'00"	S	46°00'28"	W	19.09		
C21	32.50	31.50	59°07'02"	N	61°26'57"	E	31.08		
C22	116.98	416.07	1°00'34"	S	64°24'50"	E	116.98		
C23	127.21	466.07	1°53'19"	S	64°34'50"	W	126.82		
C24	132.58	583.37	1°01'18"	N	84°28'50"	E	132.29		
C25	4.71	2030.00	0°07'58"	S	10°19'43"	E	4.71		
C26	132.58	583.37	1°01'18"	S	82°28'54"	E	132.29		



VICINITY MAP (NOT TO SCALE)

- GENERAL NOTES
- BEARING BASE DERIVED FROM GPS OBSERVATIONS. TEXAS NORTH CENTRAL NAD 83 VERTICAL DATUM NAVD 83
 - SANITARY SEWER TO BE PROVIDED BY FACILITIES APPROVED BY THE DENTON COUNTY PUBLIC HEALTH DEPARTMENT
 - ELECTRIC SERVICE TO BE PROVIDED BY COSEWY 770 S. STEWARTS CORNWY, TX 76241 (940)272-6963
 - WATER SERVICE TO BE HANDED BY BOLIVAR WATER SUPPLY CORPORATION, 4151 F.M. 455, SANGER, TX 76266, (940)458-3831
 - IMPORTANT NOTICE: THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRIC SAFETY CODE (THE "CODE"), THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES, THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
 - DRY-TO-DRY INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, EFFECTIVE DATE 4/18/2011, AND THE FLOOD INSURANCE RATE MAP FOR COOKE COUNTY, TEXAS, COMMUNITY NUMBER 48075, EFFECTIVE DATE 1-16-2008 PANEL 8550C OF MAP NUMBER 48075C000C, AND THESE MAPS INDICATE THAT A PORTION OF THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN IN PANEL 0703 OF SAID MAP AND THAT A PORTION OF THE PROPERTY LIES WITHIN ZONE "X" DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD IN WHICH A BASE FLOOD ELEVATION OF 648' HAS BEEN DETERMINED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGES ON RARE OCCASIONS. GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR
 - CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.
 - NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM DENTON COUNTY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT. THAT NO FLOODING WILL RESULT. THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, AND THE RESPONSIBLE PARTY MUST OBTAIN PERMIT FROM THE DENTON COUNTY COMMISSIONERS COURT APPROVAL FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
 - BLOCKING THE FLOW OF WATER OF CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOW OF WATER IS PROHIBITED.
 - COOKE AND OR DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCURRED BY FLOODING OR FLOODING CONDITIONS.
 - THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVELLED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ADJACENT TO THE LOTS.
 - COOKE AND OR DENTON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS FOR THE CONTROL OF EROSION.
 - COOKE AND OR DENTON COUNTY WILL NOT BE RESPONSIBLE FOR THE AVAILABILITY OR DELIVERY OF ANY PRIVATE WELL WATER IN A SUBDIVISION.
 - DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATIONS AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO HOLD HARMLESS AND HOLD HARMLESS THE CITY OF DENTON COUNTY FROM DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
 - PRIVATE IMPROVEMENTS SHALL NOT ENDOURANCE ONTO EXISTING PUBLIC OR PRIVATE EASEMENTS.
 - ON-SITE SEWAGE FACILITIES SHALL NOT BE LOCATED INSIDE PUBLICLY DEDICATED EASEMENTS.
 - SURVEY LINES AND ADJOINER LINES HAVE BEEN SEEN CALLED FROM DENTON COUNTY GIS WEBSITE.
 - EXACT LOCATION OF COUNTY LINE IS UNKNOWN.
 - A PORTION OF THIS PLAT LIES WITHIN THE SANGER EEL LIMITS.
 - WATER SERVICE TO WATER BUREAU OF BOLIVAR WATER SUPPLY.
 - ELECTRIC SERVICE PROVIDED BY COSEWY.
 - THE PURPOSE OF THIS REPLAT IS TO CORRECT THE "100' ATMOS GAS EASEMENT AND DEDICATE COSEWY EASEMENT. BUILDING LINES.

- ALL FRONT BUILDING SETBACKS (FRONT YARD) SHALL BE A MINIMUM OF 100 FEET, EXCEPT FOR LOTS 7 AND 8 IN BLOCK B SHALL HAVE A MINIMUM FRONT BUILDING SETBACK (FRONT YARD) OF 110 FEET AS SHOWN.
- ALL SIDE BUILDING SETBACKS (SIDE YARD) SHALL BE 15 FEET.
- ALL SIDE BUILDING SETBACKS (SIDE YARD) SHALL BE 15 FEET. THERE IS A SIDE STREET SHALL BE A MINIMUM 50 FEET EXCEPT FOR LOTS 27 IN BLOCK A AND LOTS 26, 32, AND 33 IN BLOCK B. THESE LOTS SHALL HAVE A SIDE STREET SHALL BE A MINIMUM SIDE BUILDING SETBACK (SIDE YARD) WHERE THERE IS A SIDE STREET AS LISTED BELOW:
 - LOT 26 IN BLOCK B - 100 FEET
 - LOTS 32 AND 33 IN BLOCK B - 75 FEET
- ALL REAR BUILDING SETBACKS (REAR YARD) SHALL BE A MINIMUM OF 30 FEET.

APPROVAL OF FINAL PLAT BY COMMISSIONERS COURT

THE COOKE COUNTY COMMISSIONERS COURT HAS ON THIS DATE APPROVED THE FINAL PLAT OF LOTS 2R AND 3-31, BLOCK A AND LOTS 1, 3R, AND 4-37, BLOCK B OF LAKE GENEVA ESTATES

SIGNED THIS 13th DAY OF May, 2026.
GARY HOLLOWELL, COMMISSIONER, PRECINCT 1

SIGNED THIS 13th DAY OF May, 2026.
JASON SWIGGS, COMMISSIONER, PRECINCT 2

SIGNED THIS 13th DAY OF May, 2026.
ADAM ARENDT, COMMISSIONER, PRECINCT 3

SIGNED THIS 13th DAY OF May, 2026.
MATT SICKING, COMMISSIONER, PRECINCT 4

SIGNED THIS 13th DAY OF May, 2026.
JOHN D. ROANE, COOKE COUNTY JUDGE

APPROVED FOR FILING BY COUNTY JUDGE
JOHN D. ROANE, JUDGE OF COOKE COUNTY, TEXAS, DO HEREBY APPROVE THIS PLAT FOR FILING IN THE PLAT RECORDS OF COOKE COUNTY, TEXAS.

CERTIFICATE OF APPROVAL
REVIEWED AND APPROVED ON 05/13/2026
JOHN D. ROANE, COOKE COUNTY JUDGE

REPLAT
LAKE GENEVA ESTATES
1ST REVISION
LOTS 2R-30, BLOCK A & LOTS 1, 3R, & 4-37, BLOCK B
155.199 ACRES
IN THE P. FITZGERALD SURVEY
ABSTRACT NO. 367
J. BRENT SURVEY
ABSTRACT NO. 106
AND THE P. BLACK SURVEY
ABSTRACT NO. 125
IN THE EJT OF THE CITY OF SANGER
DENTON & COOKE COUNTY, TEXAS

111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9100
FAX. 940-665-9106
TFLS FIRM NO. 10048000

FILED FOR RECORD
Nov 26, 2026, at 11:53A
Pam Harrison
County Clerk, Cooke Co., TX
By: *Pam Harrison*

111 N. DIXON ST.
GAINESVILLE, TX 76240
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LINETYPE LEGEND

PROPERTY LINE	---
EASEMENT LINES	---
DEED LOT LINES	---
ADJOINER LINES	---
WATER LINE	---
SEWER LINE	---
GAS LINE	---
COMMUNICATIONS LINE	---
OVERHEAD UTILITY	---
ELECTRIC LINE	---
ASPHALT ROAD	---
GRAVEL ROAD	---
FENCE LINES	---

LEGEND

○ = PROPERTY CORNER	CM = CONTROL MONUMENT
⊕ = BENCHMARK	⊕ = BEARING BENCH
⊕ = TELEPHONE/UTILITY RISER (TUM)	FF = FINISHED FLOOR
⊕ = BURIED CABLE MARKER (CBM)	MCWP = METAL FENCE CORNER POST
⊕ = TELEPHONE MANHOLE (TMH)	WCWP = METAL FENCE CORNER POST
⊕ = POWER/UTILITY POLE (PUP/LP)	[] = PLAT/DEED CALLS
⊕ = LIGHT POLE (LP)	POB = POINT OF BEGINNING
⊕ = GUY WIRE (GUW)	R.O.W. = RIGHT-OF-WAY
⊕ = ELECTRIC VAULT (VLT)	D.E. = DRAINAGE EASEMENT
⊕ = ELECTRIC TRANSFORMER (TRAN)	E.E. = ELECTRIC EASEMENT
⊕ = WATER METER (WM)	U.E. = UTILITY EASEMENT
⊕ = WATER VALVE (WV)	W.E. = WATER EASEMENT
⊕ = FIRE HYDRANT (FH)	P.U.E. = PUBLIC UTILITY EASEMENT
⊕ = WATER MANHOLE (WMH)	BL = BUILDING/SETBACK LINE
⊕ = BURIED PIPELINE MARKER (BPM)	A.E. = ACCESS EASEMENT
⊕ = GAS METER (GM)	F.L.E. = FIRELINE EASEMENT
⊕ = GAS VALVE/TEST STATION (GV/TS)	S.W.E. = SANITARY SEWER EASEMENT
⊕ = GAS WELL HEAD (GWH)	S.S.E. = SANITARY SEWER EASEMENT
⊕ = PROPANE TANK (PT)	IRF = IRON ROD FOUND
⊕ = SEPTIC CLEANOUT (CIC)	CRIF