

FOR SALE

Custom Lakeside Home
Listed for \$1,345,000

10051 Private Rd 6619
Sanger, Texas



This photo is for information purposes only. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Discover the ultimate in lakeside living where you can walk straight to Lake Ray Roberts from your fenced yard. This remarkable 4-bedroom home spans over 3,800 square feet of living space on a generous 1.99-acre lot. If you enjoy a lovely home, and living next to nature and water, this property should check all the boxes.

Perched atop the hilltop setting, the home offers panoramic eastward views and stunning sunrises over the lake. Built in 2016, the home seamlessly integrates indoor-outdoor living with a thoughtfully designed main level comprising the living area, kitchen, dining, 2 ensuite bedrooms, a home office, and an 850sf partially covered deck providing unparalleled lakeside views. Descend to the lower level and discover a finished walk-out basement with two ensuite bedrooms, a bonus room, a kitchenette, and a craft room.

Secondary accommodations supplement the primary residence, including a 1,400 square foot, 2-bedroom cottage and an apartment that adjoins a 1,700 square foot workshop/storage building with three overhead doors making it ideal for additional parking, boat storage, and workspace.

Walk the meandering path to the lake's boundless shoreline and enjoy acres and acres of Corp of Engineer land just beyond the property's fence. If you also enjoy getting out on the water, the lake's marina is right around the corner.



SCAN FOR INFO



Dutch and Cheryl Wiemeyer
REALTORS®
Direct/Text (940) 391-9092
Office (940) 365-4687
info@texasliving.com
www.texasliving.com

10051 Pr 6619, Sanger, Texas 76266

MLS#: 20587722 **N** Active
Property Type: Residential

[10051 Pr 6619 Sanger, TX 76266](#)
SubType: Single Family

LP: \$1,345,000



SqFt: 3,821/Appraiser
Yr Built: 2016/Assessor/Preowned
Lot Dimen:
Subdivide?: Yes
HOA: None
Access Unit: Yes

Also For Lease: N
Subdivision: Sadau Add
County: Denton
Country: United States
Parcel ID: [R562094](#)
Lot: 1R **Block:** A
Legal: SADAU ADDN BLK A LOT 1R
Unexmpt Tx: \$9,558
Spcl Tax Auth: No

Lst \$/SqFt: \$352.00

Lake Name:
Lse MLS#:
Plan Dvlpm:
MultiPrcl: No **MUD Dst:** No

Beds: 4 **Tot Bth:** 6 **Liv Area:** 2
Fireplc: 1 **Full Bath:** 4 **Din Area:** 2 **Pool:** No
Half Bath: 2 **Adult Community:**

Smart Home App/Pwd: No

Hdcp Am: No **Garage:** Yes/2
Horses?: No **Attch Gar:** Yes
Attached: No **# Carport:** 0
Acres: 1.995 **Cov Prk:** 2
HOA Dues:
AccUnit SF: 1,449 **Unit Type:** Accessory Dwelling Unit (ADU)

School Information

School Dist: Sanger ISD
Elementary: Butterfield
Intermediate: Clear Creek

Middle: Sanger

High: Sanger

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	18 x 15 / 1	Fireplace	Bonus Room	29 x 11 / B	
Office	15 x 11 / 1	Ceiling Fan(s)	Kitchen	24 x 10 / 1	Breakfast Bar, Built-in Cabinets, Kitchen Island, Natural Stone/Granite Type, Walk-in Pantry, Water Line to Refrigerator
Kitchen	/ B	Built-in Cabinets, Natural Stone/Granite Type	Dining Room	15 x 9 / 1	
Bedroom-Primary	15 x 13 / 1	Dual Sinks, Ensuite Bath, Jetted Tub, Linen Closet, Separate Shower, Walk-in Closet(s)	Bedroom	14 x 11 / 1	Ceiling Fan(s), Ensuite Bath, Split Bedrooms
Bedroom	23 x 12 / B	Ceiling Fan(s), Ensuite Bath, Split Bedrooms	Bedroom	18 x 15 / B	Ceiling Fan(s), Ensuite Bath, Split Bedrooms
Utility Room		Utility Closet			

General Information

Housing Type: Single Detached
Style of House: Traditional
Lot Size/Acres: 1 to < 3 Acres
Soil: Clay
Heating: Central, Heat Pump, Zoned
Roof: Shingle
Windows: Window Coverings
Construction: Stucco
Crops/Grasses:
Foundation: Slab
Basement: Yes
Possession: Other

Fireplace Type: Living Room, Wood Burning
Flooring:
Levels: 2
Type of Fence: Barbed Wire, Metal, Perimeter
Cooling: Ceiling Fan(s), Central Air, Electric, Zoned
Accessible Ft:
Cmplx Appv For:
Patio/Porch: Covered, Deck
Vegetation: Cleared
Special Notes: Deed Restrictions
Listing Terms: Cash, Conventional

Features

Appliances: Dishwasher, Disposal, Electric Cooktop, Electric Oven, Electric Water Heater, Oven-Convection, Oven-Double
Laundry Feat: Dryer - Electric Hookup, W/D - Full Size W/D Area, Washer Hookup
Interior Feat: Built-in Features, Cathedral Ceiling(s), Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Park/Garage: Garage Single Door, Additional Parking, Garage, Garage Door Opener, Gated

Street/Utilities: Aerobic Septic, Co-op Electric, Gravel/Rock, Outside City Limits, Overhead Utilities, Private Road, Well, No City Services
Lot Description: Acreage, Adjacent to Greenbelt, Few Trees, Sloped, Water/Lake View
Other Structures: Guest House, RV/Boat Storage, Workshop w/Electric
Easements: Access
Dock Permitted: No
Lake Pump:

Remarks	
Property Description:	Discover the ultimate in lakeside living, where you can walk straight to Lake Ray Roberts from your fenced yard. This remarkable home spans over 3,800sf on a generous 1.99-acre lot. Perched atop a hillside setting, the home offers panoramic eastward views. With lake views from most rooms, the home provides seamless integration of indoor-outdoor living with a thoughtfully designed main level comprising the living area, kitchen, dining, 2 ensuite bedrooms, a home office, and an 850sf partially covered deck providing unparalleled lakeside views. Descend to the lower level and discover a finished walk-out basement with 2 ensuite bedrooms, bonus room, kitchenette, and craft room. Supplementing the main residence are a 2BR cottage & an apartment adjoining a large storage building. Walk a meandering path to the lake's shoreline & enjoy acres and acres of Corp of Engineer land just beyond the property's fence. If you'd rather be out on the water, the lake's marina is right around the corner.
Public Driving Directions:	Fm455 west of LRR dam - North on McReynolds - Left on PR6691 (this is a private road that looks like a driveway) - Property at the north end at PR6619. Google Maps will get you there.

Agent/Office Information	
Lst Ofc: KELLER WILLIAMS REALTY	Lst Agt: DUTCH WIEMEYER

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 04/16/2024 16:46

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10051 Pr 6619, Sanger, Texas 76266

Listing ID: 20587722

Large Partially Covered Deck With Amazing Hilltop Views Of Lake Ray Roberts



Aerial View Of Property...Adjoins Corps Land Where You Can Walk Directly To The Shoreline Of Lake Ray Roberts From Your Back Yard!



Front View Of Home, Lake Ray Roberts, Plus A Garage Apartment And A Guest Cottage At The Back Of The Property



Front View Of Property



Back Of Aerial View...Showing Corps Land And Proximity To The Lake Ray Roberts Marina



Back Of Home And Yard

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Back Of Home...Upper Deck Has Amazing Views Of Lake Ray Roberts



Large Partially Covered Deck With Amazing Views Of Lake Ray Roberts Open Water!



Back Deck With Views Of Corps Land And Lake Ray Roberts



Additional View Of Back Deck



Extra View Of Back Of Home And Deck



Stunning Foyer View With Wood Vaulted Ceiling And Wood Floors

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Additional View Of Foyer...Opens To Living Room, Half Bath, Guest Bedroom W/Private Full Bath And An Office



Living Room Is Open To Foyer, Kitchen And Dining Area And Features A Beautiful Wood Vaulted Ceiling



Living Room Extra Photo Showing Tumbled Marble Wood Burning Fireplace And Staircase To Lower Level Of Home



Living Room, Dining And Kitchen All Enjoy Amazing Views Of Lake Ray Roberts From The Wall Of Beautiful Windows. This Entire Area Also Has Direct Access To The Huge Partially Covered Deck!



The Dining And Kitchen Area Features Wood Flooring And Gorgeous Views



Enjoy The Light, Bright And Openness Of The Kitchen, Dining And Living Areas

10051 Pr 6619, Sanger, Texas 76266

Listing ID: 20587722



Extra View Of Kitchen, Dining And Living Room With Amazing Views Of Lake Ray Roberts Through The Wall Of Windows!



Granite Countertops, Wood Flooring And Stainless Appliances Enhance This Amazing Kitchen



Additional Kitchen View



Foyer And Entrance To Office View



Located Off The Foyer, The Office Offers Wood Flooring And A Closet



The Primary Bedroom Features Wonderful Lake Ray Roberts Views, Direct Access To The Huge Back Deck And Wood Floors

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The Primary Bathroom Has A Dbl Vanity W/Dressing Table And Granite Tops, Tile Flooring, Large W/I Closet, Jetted Tub And Large Tile Shower



Extra Photo Of Primary Bath With Large Corner Jetted Tub And Oversized Tile Shower



Bedroom 2 Is Located On Main Level With Wood Floor And Private Full Bath



Private Full Bath For Bedroom 2 W/Granite Vanity Top, Tile Floor And Tile Shower



Staircase From Main Level Leading To Lower Level / Basement



Kitchenette Located On Lower Level Of Home, Along With A Living Area, 2 Bedrooms, 2 Full Baths, Mechanical Room And Doors To Back Yard

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Lower Level Living Room W/View Of Kitchenette And Door To Back Yard



One Of Two Lower Level Bedrooms With Closet, Private Full Bath And Door To Back Yard



Gated Property Entrance



View Of Guest Cottage And Also Garage Apartment



Living Room And Kitchen View Of Guest Cottage



Wooded Corp Of Engineers Trail Leading To The Shore Of Lake Ray Roberts

10051 Pr 6619, Sanger, Texas 76266

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The Trail Through The Corps Land From This Property Will Lead You To This...The Shore Of Lake Ray Roberts!!



The Shoreline Of Lake Ray Roberts That Can Be Accessed From This Property!

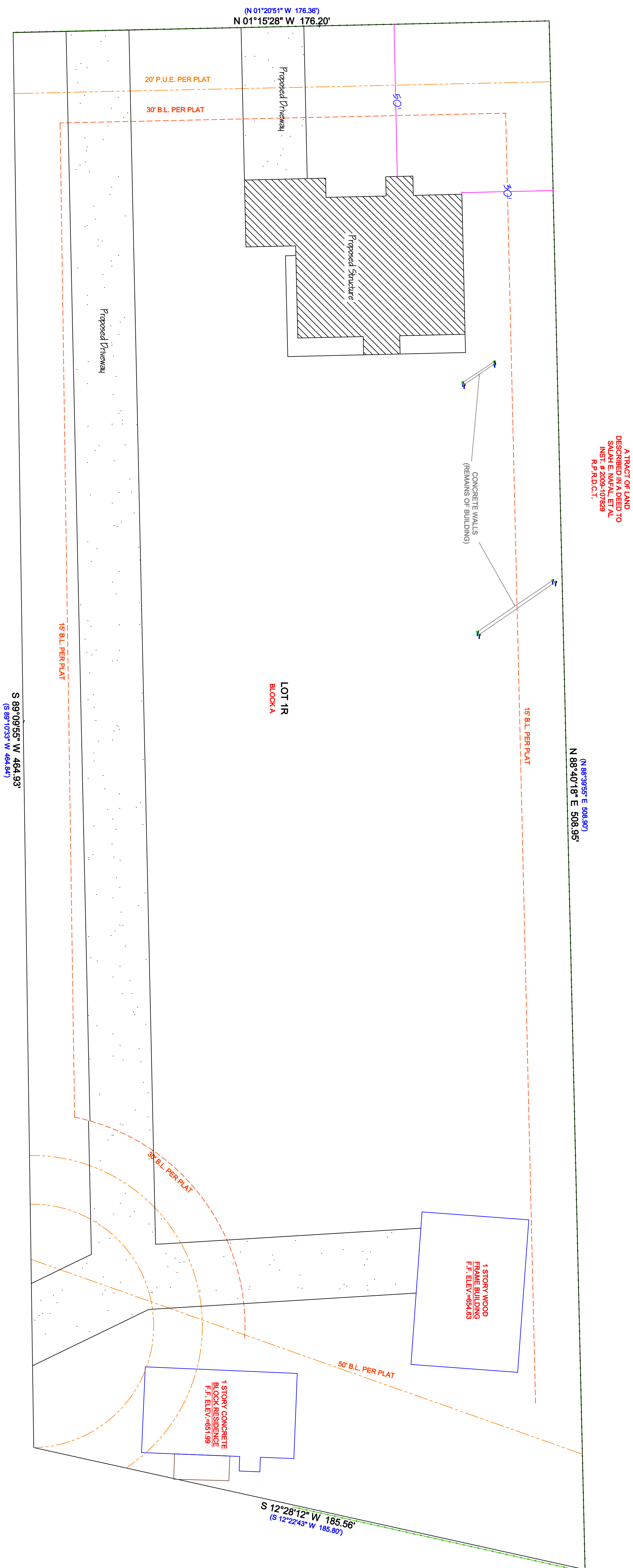


Corps Land And Lake Ray Roberts That Can Be Accessed From This Property!



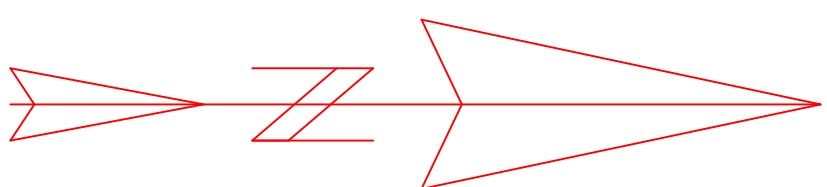
Lake Ray Roberts Shoreline With View Of Corps Land And This Property Listing

NOTE:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE FOR 1 & 2 FAMILY DWELLINGS OR APPLICABLE LOCAL CODES.
ALL CONSTRUCTION LIABILITY RESTS WITH CONTRACTOR.



DISCLAIMER

Every attempt has been made to comply with owner specs and to avoid mistakes. Contractor and/or owner still verify all dimensions prior to commencement of construction. Responsibility for quality of construction components rests with contractor and/or owner. This drawing is a design only. Any discrepancy, error and/or omission must be brought to the immediate attention of the designer. **WE WILL NOT BE LIABLE FOR ERRORS, OMISSIONS OR CONSTRUCTION.**

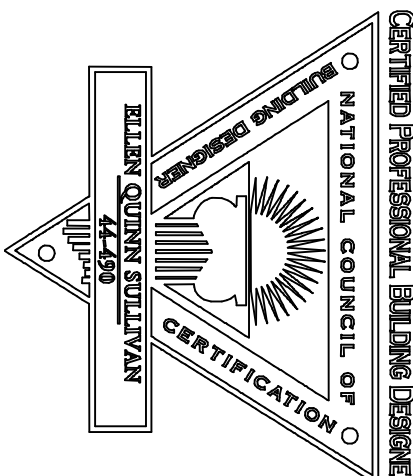


Site Plan

Scale: 1"=20'-0"

Site Plan

Scale: 1"=20'-0"



If the signature in this space is not RFD, it is copied illegally. Contact Ellen Sullivan immediately

Ellen Quinn Sullivan, C.P.B.D.

QS Design...Quality and Style in Building Design
940-368-4060

A CUSTOM PLAN FOR

Julian & Hilda Martinez

10051 Private Road 6619, Sanger, TX 76266
Lot 1R, Block A, Sadau Addition

OS
Building
Design

June 2, 2015

Site



70 2007 00113393

Denton County
Cynthia Mitchell
County Clerk
Denton, Tx 76202

Instrument Number: 2007-113393

As

Recorded On: September 24, 2007

Restrictions

Parties: SADAU CARL

Billable Pages: 8

To

Number of Pages: 8

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Restrictions	39.00
Total Recording:	39.00

***** DO NOT REMOVE THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

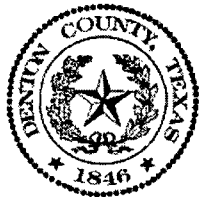
File Information:

Record and Return To:

Document Number: 2007-113393
Receipt Number: 422744
Recorded Date/Time: September 24, 2007 01:04:58P

DENNIS M MORROW
PO BOX 446
WEATHERFORD TX 76086

User / Station: C Robinson - Cash Station 2



THE STATE OF TEXAS }
COUNTY OF DENTON }

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

C. Mitchell

County Clerk
Denton County, Texas

THE STATE OF TEXAS

§

§

COUNTY OF DENTON

§

**RESERVATIONS, RESTRICTIONS AND COVENANTS
SADAU ADDITION**

WHEREAS, Carl Sadau, (hereinafter called "Dedicator") is the owner of land in Denton County, Texas. (hereinafter called the "Property"), more particularly described in the attached Exhibit A.

WHEREAS, Dedicator plans to develop the Property and to sell the lots to persons who will construct single family residences thereon, and desires to impose on the lots mutual, beneficial restrictions under a general plan of improvements for the benefit of all lots, the Dedicator and the future owners of the Property.

NOW, THEREFORE, Dedicator hereby declares and agrees that the restrictions and covenants hereinafter set forth are to run with the lots and shall benefit and be binding upon all parties and all persons owning the Lots, and their heirs, personal representatives, successors and assigns. Any and all contracts, purchase agreements or deeds affecting any Lots shall be deemed to have these restrictions and covenants incorporated therein by reference, and any and all such contracts, purchase agreements or deeds affecting any Lots shall be conclusively held to have been executed, delivered, and accepted with full knowledge of all restrictions and covenants contained herein. Furthermore, it is expressly declared and agreed that these restrictions and covenants also benefit the Dedicator and future owners of the Property.

Section 1. Definitions. The terms defined in this section shall for all purposes, have the meanings set forth below, unless the context otherwise requires:

(a) "Lots" shall mean an entire numbered Lot as shown on the plat or a combination of one or more Lots or parts of Lots which shall have been approved by the dedicator as a building site, but the Dedicator may refuse to approve a splitting or combination of Lots.

(b) "Lots" shall mean more than one Lot whether or not the Lots are combined as a building site. Each Lot is allowed a building site.

(c) "Front of Lot" shall mean on Lots 1 thru 6 of the Plat of record, the west boundary line of the property and on Lots 7, 8 and 9, the South boundary line of these lots being McReynolds Rd.

(d) "Dedicator" shall mean, Carl Sadau, the undersigned, his successors and assigns.

Section 2. Single Family Dwellings. A Lot shall only be used for the construction and maintenance thereon of one private dwelling house designed for the occupancy of a single

family, together with reasonable and customary accessory structures designed or used for living quarters, including domestic servants living on the premises. No Lot shall be used in whole or part for other than single family residence purposes. Construction of new buildings only shall be permitted; it being the intent of this covenant to prohibit the moving of any existing building onto a Lot and remodeling or converting same into a dwelling house.

Section 3. Architectural Review. No dwelling, accessory structure or other improvement shall be erected or maintained on any Lot until the building plans and /or specifications for same, and a plot plan showing the proposed location of same, have been approved by the Dedicator or designated person(s) by Dedicator to be known as the architectural control committee (ACC). The architectural control committee shall consist of at least 3 members, one being the Dedicator and two or more of the lot owners as he may designate.

In reviewing building plans, the Dedicator or ACC shall consider the over-all suitability and architecture of the proposed placement on the Lot, the structural soundness of proposed building materials and the height relationships of all improvements. This section shall be applicable to initial construction and to alternations, changes and additions at any time subsequently made.

(a) Roofs.

Roofs shall be, fire resistant composition shingles or equivalent.. Color of tile and composition roofs must be of earth tone colors and approved by the Dedicator or ACC. In no case shall the Dedicator's approval of proposed improvements be unreasonable withheld.

(b) Exteriors.

All dwelling shall be constructed of stone, masonry, brick, stucco, or of a glass building material of the kind usually used for outside wall construction, to the extent of at least seventy-five percent (75%) of the total area of the outside walls.

(c) Square Footage.

All single family dwellings constructed on the Lots shall contain at least 1800 square feet of heated and/or air conditioned living space exclusive of garages, porches and outbuildings, as required by the City of Sanger, Texas.

Section 4. Excavation, drainage, Frontage Setbacks, Etc.

(a) Excavation. No excessive excavation or fill will be permitted on any Lot except where specifically allowed by the Dedicator due to terrain considerations; no clear cutting of any wooded Lot will be permitted; however, it is understood that some selective pruning or removal of trees and shrubs will be necessary for the development of a wooded Lot. The retention of trees over four (4) inches in diameter or over fifteen (15) feet in height is strongly recommended.

(b) Drainage. Surface grading and drainage must occur with minimum disruption to the Lot, without altering natural drainage disruption patterns as runoff leaves the Lot, and without causing conditions that could lead to unnecessary soil erosion, slippage or subsidence. The

owner of any lot (s) shall require the home builder to install and maintain appropriate erosion control measures throughout the course of construction. Silt and/or debris washing into public streets or adjacent lot(s) shall be the responsibility of the lot(s) owner. Surface drainage upon and across any Lot must be addressed through the implementation of sound construction and grading practices and in accordance with the approved drainage area map for the subdivision. Existing points of entry and exit to and from a Lot by historic surface drainage must be respected. Any improvement which creates an obstruction to surface flows resulting in a back-up of storm waters onto a neighboring Lot or tract is strictly prohibited.

(c) Placement. All dwelling shall be constructed to front on the street on which the Lot fronts as indicated on the Plat unless any Lot fronts on two streets in which case the dwelling constructed on such Lot shall front, as the Dedicator may approve, or as city ordinance may allow, on either or the two streets or partially on both.

(d) Front Building Set-backs. All dwelling and accessory structures shall be erected and maintained behind a Fifty foot (50') front building line.

(e) Corner Lots. All corner Lots shall have a twenty foot (20') side yard building line adjacent to the side street.

(f) Side Building Set-backs. No dwelling or accessory structure shall be erected or maintained nearer than ten percent (10%) of lot width up to fifteen feet (15') maximum from the side line of any Lot.

(g) Sidewalks. All Lots shall have the standard three foot (3') concrete street side sidewalk installed upon completion by builder.

(h) Walls and Fencing. As approved by Architectural Control Committee.

(i) Signs. No signs (except street number/name signs) whatsoever shall be erected or maintained on any Lot except such signs as may be required by law, and a "for sale" sign, or "for rent" sign, not exceeding five square feet (5') in size. The provisions of the paragraph shall not prevent the Dedicator from commencing, erecting or maintaining structures, or other signs if it, in its sole discretion, deems it necessary or convenient to the development, sale, operation, or other disposition of the Lots or other portions of the property.

(j) Antennas and Satellite Dishes. Antennas or satellite dishes shall be reasonable and not unsightly. When available it is encouraged that Owners use a cable service. Any dish or equipment just be sufficiently concealed or screened so as to not be visible from any neighboring property, tract or right of way.

(k) Garages.
As approved by Dedicator or Architectural Control Committee.

(l) Mechanical Equipment. No roof mounted or wall mounted mechanical equipment

will be permitted.

(m) Storage Buildings.

Storage Buildings are permitted as approved by Dedicator or Architectural Control Committee.

(n) Mail Boxes.

All mail boxes shall be approved by the Dedicator. Uniform numbering system shall be used.

(o) Swimming Pool & Spas. Above-ground pools are expressly prohibited. All pools and spas must be constructed in accordance with Denton County regulations.

Section 5. Road access. Lots 7, 8 and 9 shall not have access to private road as shown on Plot of record in County Records of Denton County, Texas and city of Sanger, Texas. Access to these Lots shall be on McReynolds Road. Lots 1 thru 6 shall access private road as shown on recorded plot.

Section 6. Animals, Nuisances, etc.

(a) Animals. No animals, livestock , or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other household pets ("household pets" specifically exclude horses, cows, hogs, sheep, goats, guinea fowl, ducks, chickens, turkeys, and other animals that may interfere with the quiet, health or safety of the community) may be kept thereon provided that they are not kept, bred or maintained for any commercial purpose.

(b) Activity. No noxious or offensive trade or activity shall be carried on upon any Lot, nor shall anything be done thereon so as to disturb the neighborhood or occupants of adjacent property, nor to constitute a nuisances nor to violate any public law, ordinance or regulation from time to time applicable thereto. The land and improvements shall not be used for any purpose which will create or emit any objectionable, offensive or noxious odors, dust, gas, fumes, liquids, noises or other such materials or conditions. No owner shall permit any thing or condition to exist upon any Lot which shall induce, breed or harbor plant diseases or noxious insets or other pests. No lighting or illumination of any type shall be placed upon any Lot in such a manner as to cause unreasonable glare or illumination on any other Lot or public streets.

(c) Landscaping/Exterior Maintenance. Each Lot shall be landscaped in a manner that does not diminish the appearance of the addition.

(d) Trash. No Lot conveyed by the Dedicator shall be used for the dumping or storage of rubbish, trash, rubble, surplus soil or rocks, etc.

(e) Drilling. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any Lot; nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon, or in, any Lot. No derrick or other similar structure shall be erected, maintained or permitted upon any Lot.

(f) Temporary Structures. No outbuilding, shop, trailer, or residence of a temporary character shall be permitted. No building material of any kind or character shall be stored upon any Lot until the owner is ready to commence improvement.

(g) Trailers, Campers, Boats, etc. No trailer, camper, boat, or other vehicle may be regularly parked, stored or maintained in the front or side yard of any Lot, so as to be visible from any street. In addition no motor vehicle of any type, whether operable or inoperable, may be constructed, reconstructed, or repaired upon any property or street or private driveway in such a manner as will be visible from neighboring property or any street.

(h) Completion. All houses and structures shall be completed within eight (8) months, once construction is started. No structure shall be occupied unless, and until, the premises are connected in a proper way with a sewage system approved by Denton County, TX.

(i) Water/Sewage. Water shall be provided by each owner drilling a water well in compliance with State and County regulations.

Section 7. Easements Reserved. No Building or other permanent structure shall be erected or maintained within the areas designed on the Plat as utility and drainage easements. Dedicator reserved a perpetual easement in, on and under the Lots of the width and extent as shown on the Plat, for the mutual use and accommodation of all public utilities desiring to use the same. Any public utility shall have the right to remove and keep all, or any part of, any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any easement, and any public utility shall have at all times, the right of ingress and egress to, from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or any part of its respective system without the necessity at any time of procuring the permission of anyone. Dedicator shall not be liable to any party for any damages, losses, costs or expenses resulting from any action or failure to act of any utility. Within these easements, no structure, planting or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow, obstruct or retard the flow of water by the owner of the Lot, except for those improvements for which one or more public authorities or utilities are reasonable.

Section 8. Duration. These covenants and restrictions shall continue in force until January, 2025, and thereafter for successive ten year periods unless on or after January 1, 2025, the owners of legal title of more than fifty percent (50%) of the Lots shown on the Plat shall release all or any of such Lots from one or more of these covenants and restrictions by executing, acknowledging and filing for record an instrument to that effect in the office of the Denton County Clerk..

Section 9. Right to Enforce. These covenants and restrictions shall run with the land and shall be binding on all parties and all persons claiming unto them, and all such parties shall be taken to hold title subject to, and to agree and covenant with each other to observe all of these

covenants and restrictions. In addition to an ordinary legal action for damages, the owner of a Lot shall be the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of, or to otherwise enforce, the observance of these covenants and restrictions. No failure to delay in enforcing these covenants and restrictions shall be deemed to be a waiver of any violations thereof.

Section 10. General.

(a) Notwithstanding any other provision hereof, Dedicator reserves the right (upon application and request of the owner any Lot) to waive, vary, or amend (by an appropriate letter to that effect addressed and delivered to such applicant/owner by Dedicator) the application of any of these covenants and restrictions to such Lot if, in the sole discretion of the Dedicator, such action is necessary to relieve hardship or permit good architectural planning to be affected as long as such waiver, variance or amendment does not conflict with the City of Sanger or Denton County, Texas..

(a) No additional covenants and restrictions imposed by Dedicator in any contract or deed in respect to any Lot shall modify or vary the general development plan as herein set out.

(b) The invalidation by any court of any reservation covenant and restriction herein or in any contract or deed contained shall not impair the full force and effect of any other reservation, covenant or restriction.

(c) The provisions hereof are hereby made a part of each contract and deed in respect of any Lot to the same effect as if fully set forth therein, and each such contract and deed shall be conclusively held to be executed, delivered and accepted upon and subject to the provisions and conditions herein set forth.

(d) Dedicator's interpretation of the meaning and application of the provisions hereof shall be final and binding on all interested parties at any time in question.

(e) Dedicator may at any time appoint a committee of one or more persons to exercise any or all of the discretionary rights and powers reserved herein to Dedicator.

(f) Dedicator may assign to any person, organization or corporation any or all rights, powers, reservations, easements and privileges herein reserved by and to Dedicator and any such assignee shall have the same right to so assign.

(g) At such time Dedicator no longer owns any property described in the Plat, then all rights, duties or obligations of Dedicator under these Reservations, Restrictions and Covenants shall terminate and cease to exist for all purpose, notwithstanding that the architectural control committee shall maintain the rights given hereunder and Dedicator may remain one this committee until he resigns.

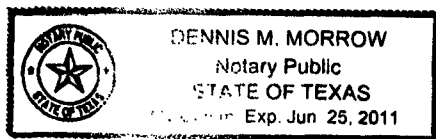
Dated this 17th day of September, 2007.

Carl Sadau
Carl Sadau, Dedicator

STATE OF TEXAS)

COUNTY OF DENTON)

This instrument was acknowledged before me on September 17, 2007, by Carl Sadau.



Dennis M. Morrow
Notary Public, State of Texas
My commission expires: _____

AFTER RECORDING RETURN TO:

Dennis M. Morrow
P.O. Box 446
Weatherford, Texas 76086