



Located on the Shores of Lake Ray Roberts

Gated Community

2-Acre Estate Lots for Custom Homes

Adjacent to Ray Roberts Marina and Two Boat Launches

Surrounded by Protected Wildlife Management Property

Deed Restrictions to Protect Values

No City Taxes – 1.3% Overall Rate

Water Well & Septic Community

Sanger ISD

No Timeline to Build

Use Any Custom Builder

Minimum Square Footage: 3,000

**[PalominoBay.com](http://PalominoBay.com)**

## Location

- 11571 Jones Road, Sanger, Texas 76266
- Located in the City of Sanger's ETJ, resulting in NO CITY TAXES
- Adjacent to Ray Roberts Marina and two public boat launches
- 45 minutes to DFW Airport
- 20 minutes to Denton
- 1 Hour to Downtown Fort Worth or Dallas

## Deed Restrictions

- Entire community is controlled with consistent standards to protect your investment
- Home plans or any detached structure plans must be reviewed and approved by Homeowner's Association before construction
- Examples:
  - *Fences*: iron/masonry only - no wood fences allowed
  - *Home Exterior*: at least 80% brick, stone, stucco or masonry
  - *Garages*: two-car minimum, side entry only

**HOA Dues (Estimated):** \$2,000/year – *subject to change*

## 2024 Tax Rates

- Denton County .189485%
- Sanger ISD 1.1474%
- **Total Tax Rate 1.336885%**

## Sanger ISD

- Butterfield Elementary: 8 minute drive
- Clear Creek Intermediate: 12 minute drive
- Sixth Grade Campus: 8 minute drive
- Sanger Middle School: 8 minute drive
- Sanger High School: 8 minute drive

## Utilities

- Electrical : CoServ Electric
- Internet/Phone/Cable: Brightspeed/CenturyLink FIBER
- Water/Septic – Water Well & Aerobic Septic Systems. An engineer-certified Water Availability Report is available upon request.