

LAKE ATHENS LEGACY LOTS

In the Whispering Oaks Community
On The Shores of Beautiful Lake Athens



Discover a special retreat which provides the benefits of lake living in a peaceful setting. The gently sloping terrain with a blend of native oaks and hickories that take you to the pristine spring-fed waters of Lake Athens.

The presence of deer and other native wildlife add a special feel to this majestic hideaway on one of the most popular destinations in Northeast Texas. This unique opportunity begins with four meticulously placed lots which can be conveyed in individual lots. Carefully crafted restrictions are in place to provide a comfortable and highly desired lifestyle without the added cost of homeowner association dues or city taxes.

Only minutes from the Dallas-Ft. Worth Metroplex and eons from the hustle and bustle of the big city environment, these lots are more than a place to build a second home, there are the conduits to providing an environment to create family memories and a leisure legacy for generations to come!



ASKING PRICE & PROPERTY DESCRIPTION:

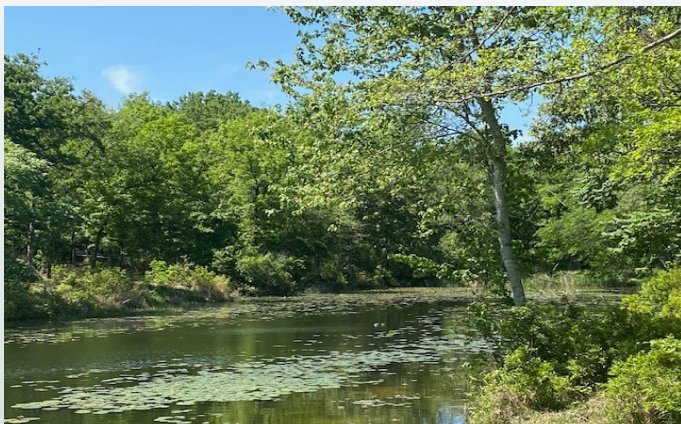
- **Lot 4—See website for pricing.**
Approximately 1.143 Acres with approximately 86.07’ of water frontage.
- **Lot 5—See website for pricing.**
Approximately 1.450 Acres with approximately 102.44’ of water frontage.
- **Lot 6—See website for pricing.**
Approximately 1.417 Acres with approximately 115.17’ of water frontage.
- **Lot 7—See website for pricing.**
Approximately 1.816 Acres with approximately 66.61’ of water frontage. (Pictured Last)
- **Lots 4-7 (As a Whole)—See website for pricing.**
Approximately 5.826 Acres with approximately 370.29’ of water frontage.



Note: Purchase is subject to the Rules & Regulations of the Athens Municipal Water Authority. Annual access to the lake, boathouse permits and irrigate permits are issued annually by the Athens Municipal Water Authority. Please visit the AMWA website at www.athenstxwater.org for more information.

UTILITIES:

- **Electric**—Trinity Valley Electric Cooperative (972-932-2214)
- **Water**—Virginia Hill Water Supply Inc. (903-675-7487)
- **Internet**—Dish Network (800-333-3474)
- **Sewer**—None. Septic required.



OTHER INFORMATION:

- **Set Backs**—
75’ Front Set Back and 10’ Rear Set Back
- **Easements**—
10’ Side Easement paved on each lot line
25’ Easement for water and power running parallel to Whispering Oaks Drive
- **Roadway**—Concrete and engineered cement road and is dedicated to Henderson County for maintenance and care. The street is a culdesac and there is not thru transportation.
- **Minimum Building Square Footage**— 1,500 square feet. (A copy of the restrictions can be provided upon request.)



TAXES & TAXING AUTHORITIES:

- Henderson County
- Athens Independent School District
- Athens Municipal Water Authority
- Total Estimated Taxes (per the Henderson County Appraisal District without Exemptions)—
 - Lot 4**—Approximately \$2,638 per year
 - Lot 5**—Approximately \$3,129 per year
 - Lot 6**—Approximately \$3,528 per year
 - Lot 7**—Approximately \$2,669 per year
 - Lots 4-7 (As a Whole)**—Approximately \$11,964 per year



CD. RD. NO. 4803

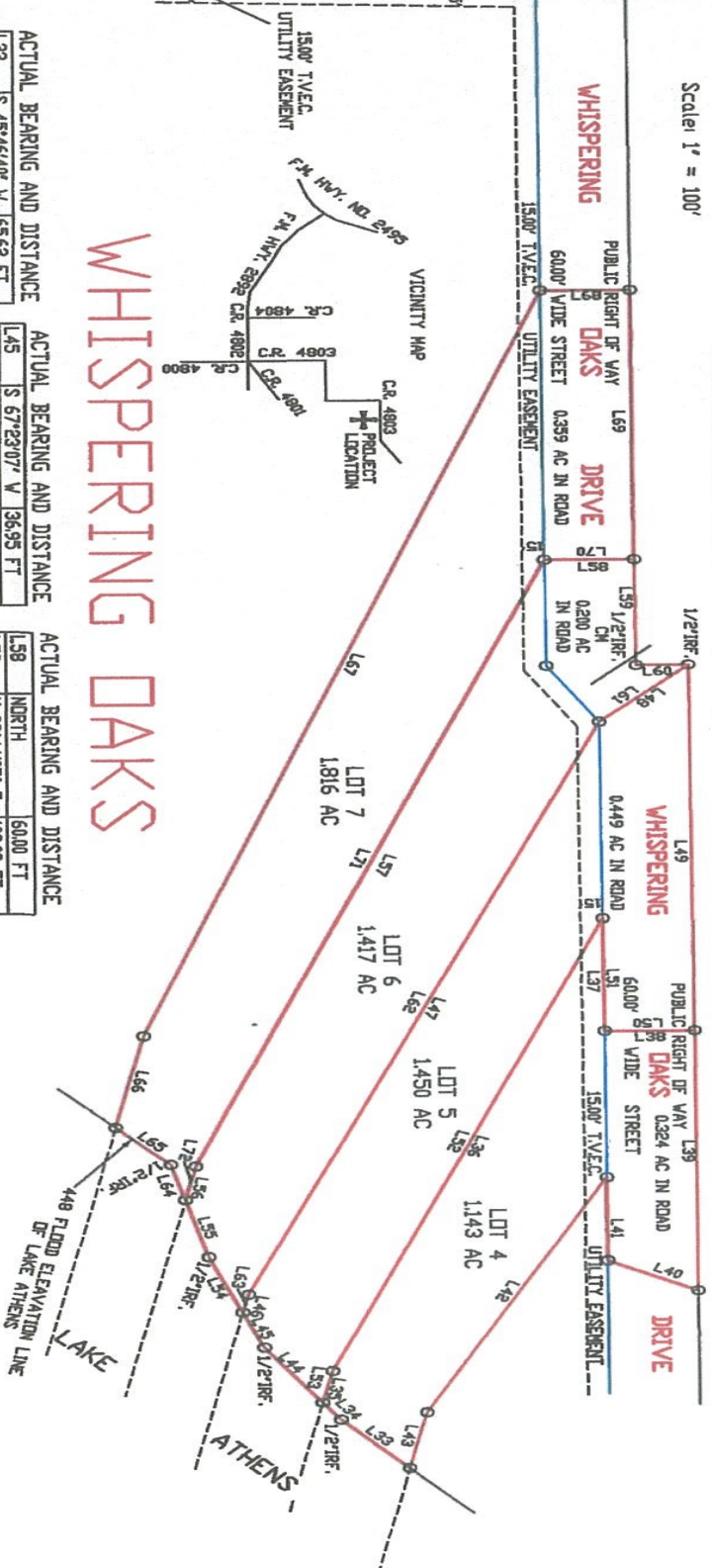
PUBLIC RIGHT OF WAY



Scale: 1" = 100'

ROLAND WADE FEENSTER 110246 AC VOL. 1383, PG. 579, H.C.R.P.R.

WHISPERING DAKS



ACTUAL BEARING AND DISTANCE

L33	S 45°46'40" V	65.62 FT
L34	S 54°05'46" V	20.45 FT
L35	N 77°40'48" V	30.79 FT
L36	N 67°06'35" V	47.12 FT
L37	N 89°44'10" E	108.55 FT
L38	NDRTH	60.00 FT
L39	N 89°44'10" E	249.88 FT
L40	S 89°57'30" V	66.88 FT
L41	S 89°44'10" V	80.14 FT
L42	S 61°38'15" E	255.75 FT
L43	S 77°40'48" E	54.91 FT
L44	S 54°05'46" V	65.49 FT

ACTUAL BEARING AND DISTANCE

L45	S 67°23'07" V	36.95 FT
L46	N 77°40'48" V	17.62 FT
L47	N 66°36'04" V	598.81 FT
L48	N 42°32'13" V	81.09 FT
L49	N 89°44'10" E	353.20 FT
L50	SOUTH	60.00 FT
L51	S 89°44'10" V	108.55 FT
L52	S 67°06'35" E	47.12 FT
L53	S 77°40'48" E	30.79 FT
L54	S 67°23'07" V	57.97 FT
L55	S 74°22'51" V	57.20 FT
L56	N 77°40'48" V	33.02 FT
L57	N 67°54'25" V	688.77 FT

ACTUAL BEARING AND DISTANCE

L58	NDRTH	60.00 FT
L59	N 89°44'07" E	102.03 FT
L60	N 00°15'54" V	35.00 FT
L61	S 42°32'13" E	81.09 FT
L62	S 66°36'04" E	598.81 FT
L63	S 77°40'48" E	17.62 FT
L64	S 74°22'51" V	35.34 FT
L65	S 44°23'46" V	51.27 FT
L66	N 77°40'48" V	89.73 FT
L67	N 69°25'47" V	766.51 FT
L68	NDRTH	60.00 FT
L69	N 89°44'07" E	260.41 FT
L70	SOUTH	60.00 FT
L71	S 67°54'25" E	626.77 FT
L72	S 77°40'48" E	33.02 FT

