

FOR SALE

Custom Home on 1.5 Acres
Listed for \$649,000

15 Oak Bluff Drive
Cross Roads, 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.



Nestled in a serene, gated acreage neighborhood in Cross Roads, Texas, this eye-catching property offers the perfect blend of tranquility and convenience, situated just moments away from major DFW thoroughfares, shopping, dining, hospitals, and two renowned universities.

Set on a picturesque 1.5-acre wooded lot, this single-story residence has an attractive exterior design that complements its scenic surroundings. Step inside and you'll find a spacious layout featuring three generous bedrooms and two full bathrooms plus a convenient half bath.

The inviting living room showcases a soaring cathedral ceiling and a floor-to-ceiling stone fireplace, creating a warm and welcoming atmosphere. The living area shares an open layout with an updated, trendy kitchen equipped with a gas cooktop, stainless steel appliances, and granite countertops. Throughout the home, you'll find distressed hardwood and tile floors that enhance the interior's charm.

Step outside to a private, dog-friendly fenced backyard with a large deck complete with a hot tub. Plus, it has community water and a deep private well for outdoor irrigation to maintain a lush landscape.

Cross Roads is recognized as one of the best towns in the DFW Metroplex, with its residents benefiting from no city taxes and a close proximity to Lake Lewisville, Lake Ray Roberts, Denton, Dallas, and Fort Worth.

**DUTCH & CHERYL**

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

**KW**
KELLERWILLIAMS
REAL ESTATE

15 Oak Bluff Drive, Cross Roads, Texas 76227

MLS#: 21193863 **N Active**

[15 Oak Bluff Drive Cross Roads, TX 76227-7096](#)

LP: \$649,000

Property Type: Residential

SubType: Single Family



Also For Lease: N
Subdivision: James Williamson
County: Denton
Country: United States
Parcel ID: [R98208](#)
Lot: **Block:**
Legal: A1418A JAMES WILLIAMSON, TR 53, 1.5 ACRES
Unexempt Tx: \$7,395
Spcl Tax Auth: No

Lst \$/SqFt: \$299.91
Lake Name:
Lse MLS#:
Plan Dvlpm:
MultiPrcl: No **MUD Dst:** No
PID:No

Beds: 3 **Tot Bth:** 3 **Liv Area:** 1
Fireplc: 1 **Full Bath:** 2 **Din Area:** 2 **Pool:** No
Half Bath: 1 **Adult Community:**
Smart Home App/Pwd: No

SqFt: 2,164/Assessor
Yr Built: 1994/Assessor/Preowned
Lot Dimen:
Subdivide?: No
HOA: Mandatory
Access Unit: No

Hdcp Am: No
Horses?: No
Attached: No
Acres: 1.500
HOA Dues: \$110/Monthly
AccUnit SF:

Garage: Yes/2
Attch Gar: Yes
Carport: 0
Cov Prk: 2
Unit Type:

School Information

School Dist: Aubrey ISD
Elementary: HI Brockett **Middle:** Aubrey **High:** Aubrey

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	19 x 18 / 1	Built-in Cabinets, Ceiling Fan(s), Fireplace	Kitchen	22 x 13 / 1	Breakfast Bar, Built-in Cabinets, Eat-in Kitchen, Farm Sink, Granite/Granite Type Countertop, Kitchen Island, Pantry, Second Pantry, Walk-in Pantry, Water Line to Refrigerator
Dining Room	13 x 11 / 1	Butlers Pantry	Bedroom-Primary	18 x 16 / 1	Ceiling Fan(s), Dual Sinks, Ensuite Bath, Garden Tub, Medicine Cabinet, Separate Shower, Walk-in Closet(s)
Bedroom	17 x 11 / 1	Ceiling Fan(s), Walk-in Closet(s)	Bedroom	13 x 11 / 1	Built-in Cabinets, Ceiling Fan(s), Walk-in Closet(s)
Utility Room	10 x 6 / 1	Built-in Cabinets, Separate Utility Room, Sink in Utility			

General Information

Housing Type: Single Detached
Style of House: Traditional
Lot Size/Acres: 1 to < 3 Acres
Alarm/Security: Burglar, Security System Owned, Smoke Detector(s)
Soil:
Heating: Central, Propane
Roof: Shingle
Windows: Shutters
Construction: Rock/Stone, Wood, Other
Crops/Grasses:
Foundation: Slab
Basement: No
Possession: Closing/Funding

Fireplace Type: Gas Logs, Gas Starter, Living Room, Propane, Stone, Wood Burning
Flooring: Tile, Wood
Levels: 1
Type of Fence: Back Yard, Gate, Partial, Wood, Wrought Iron
Cooling: Ceiling Fan(s), Central Air, Electric
Accessible Ft:
Cmplx Appv For:
Patio/Porch: Deck
Vegetation: Heavily Wooded
Special Notes: Deed Restrictions, Survey Available
Listing Terms: Cash, Conventional

Features

Appliances: Built-in Refrigerator, Dishwasher, Disposal, Electric Oven, Gas Cooktop, Gas Water Heater, Microwave, Oven-Convection, Vented Exhaust Fan, Water Purifier
Laundry Feat: Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Washer Hookup
Interior Feat: Built-in Features, Cathedral Ceiling(s), Eat-in Kitchen, Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Exterior Feat: Rain Gutters, Storage, Other
Park/Garage: Circular Driveway, Driveway, Garage, Garage Door Opener, Garage Faces Front, Garage Single Door, Gated, Oversized

Street/Utilities: Aerobic Septic, Asphalt, Co-op Water, Community Mailbox, Individual Water Meter, Overhead Utilities, Private Road, Propane, Well
Lot Description: Acreage, Hilly, Interior Lot, Irregular Lot, Landscaped, Native - Oak, Sloped, Sprinkler System, Subdivision
HOA Includes: Management Fees
Other Structures: Storage
Restrictions: Deed
Easements: Utilities
Other Equipment:

Remarks

Property Description: Nestled in a serene, gated-acreage neighborhood in Cross Roads, Texas, this eye-catching property offers the perfect blend of tranquility and convenience, just moments from major DFW thoroughfares, shopping, dining, hospitals, and two renowned universities. Set on a picturesque 1.5-acre wooded lot, this single-story residence has an attractive exterior design that complements its scenic surroundings. Step inside and you'll find a spacious layout featuring three generous bedrooms, two full bathrooms, and a convenient half bath. The inviting living room showcases a soaring cathedral ceiling and a floor-to-ceiling stone fireplace, creating a warm and welcoming atmosphere. The living area shares an open layout with an updated, trendy kitchen equipped with a gas cooktop, stainless steel appliances, and granite countertops. Throughout the home, you'll find distressed hardwood and tile floors that enhance the interior's charm. Step outside to a private, dog-friendly fenced backyard with a large deck complete with a hot tub. Plus, it has community water and a deep private well for outdoor irrigation to maintain a lush landscape. Cross Roads is recognized as one of the best towns in the DFW Metroplex, with its residents benefiting from no city taxes and a close proximity to Lake Lewisville, Lake Ray Roberts, Denton, Dallas, and Fort Worth. For additional peace of mind, the home has been pre-inspected.

Public Driving Directions: Hwy 380 between Fishtrap and Rock Hill Rd - Enter Oak Bluff on the north side of Hwy380 - Stay to right upon entering. Property on the left side at the top of the hill.

Agent/Office Information

Lst Ofc: KELLER WILLIAMS REALTY

Lst Agt: [DUTCH WIEMEYER](#)

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 03/01/2026 10:48

15 Oak Bluff Drive, Cross Roads, Texas 76227
Listing ID: 20767245



FRONT OF HOME...Absolutely Gorgeous, Partial Stone Front, Amazing Trees, Circle Drive, Community Water And Private Well, Convenient Location, Gated Community

FRONT OF HOME...Extra View



FRONT OF HOME...Extra View, Gated Entrance Into Garage Area And Back Yard

FRONT OF PROPERTY WITH CIRCLE DRIVEWAY



BACK YARD...Private, Beautiful Trees And Views, Lots Of Wood Decking, Plus Stone Patio And Walk-Ways, Hot Tub Included!

BACK OF HOME...So Much Character, Seasonal Views Of Lake Lewisville!

15 Oak Bluff Drive, Cross Roads, Texas 76227

Listing ID: 20767245



LIVING ROOM...Distressed Wood Flooring, Vaulted Beamed Ceiling, Stone Wood-Burning Fireplace W/Gas Logs, Built-Ins, Open To Kitchen

LIVING ROOM...Extra View, Distressed Wood Floor, Open To Kitchen



FORMAL DINING...Distressed Wood Floor, Plantation Shutters, Open To Foyer And Also Butlers Pantry

EAT-IN KITCHEN...Tile Floor, Built-In Desk, Door To Back Yard, Open To Living Room



KITCHEN...Granite C-Tops, Tile Floor, Travertine Back Splash, Stainless Appliances, 6-Burner Gas Cooktop, W/I Pantry, Wine Fridge, Built-In Fridge, Breakfast Bar, Moveable Island

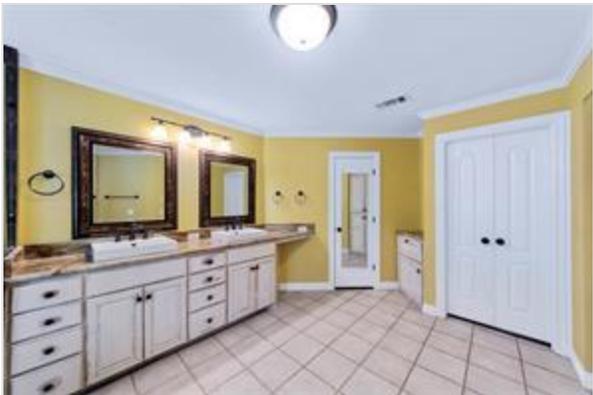
EAT-KITCHEN...Extra View

15 Oak Bluff Drive, Cross Roads, Texas 76227

Listing ID: 20767245



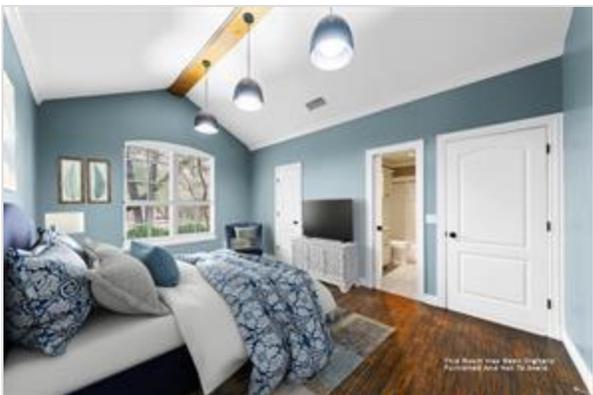
PRIMARY BEDROOM...Distressed Wood Floor, Door To Back Yard And Deck



PRIMARY BATH...Tile Floor, Dbl Vanity W/Granite Tops, Walk-In Closet W/Built-Ins, Linen Cabinet



PRIMARY BATH...Extra View, Garden Tub, Tile Shower



BEDROOM 2...Distressed Wood Floor, Plantation Shutters, Vaulted Ceiling, Direct Access Into Guest Bath, Large Walk-In Closet



BEDROOM 3...Distressed Wood Floor, Plantation Shutters, Window Seat, Built-Ins, Walk-In Closet



GUEST BATH...Tile Floor, Granite Vanity Top, Tub/Shower Combo, 2 Entry Doors W/Direct Access Into Bedroom 2

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PROPERTY AERIAL



PROPERTY AERIAL...View Of Lake Lewisville In The Background



PROPERTY AERIAL...Circle Driveway



PROPERTY AERIAL



HOME AERIAL



HOME AERIAL

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FENCED SIDE YARD



COVERED AND OPEN BACK DECK/PATIO...Back Yard Extends Well Beyond Back Wood Privacy Fence



BACK YARD...Includes The Hot Tub!



BACK YARD

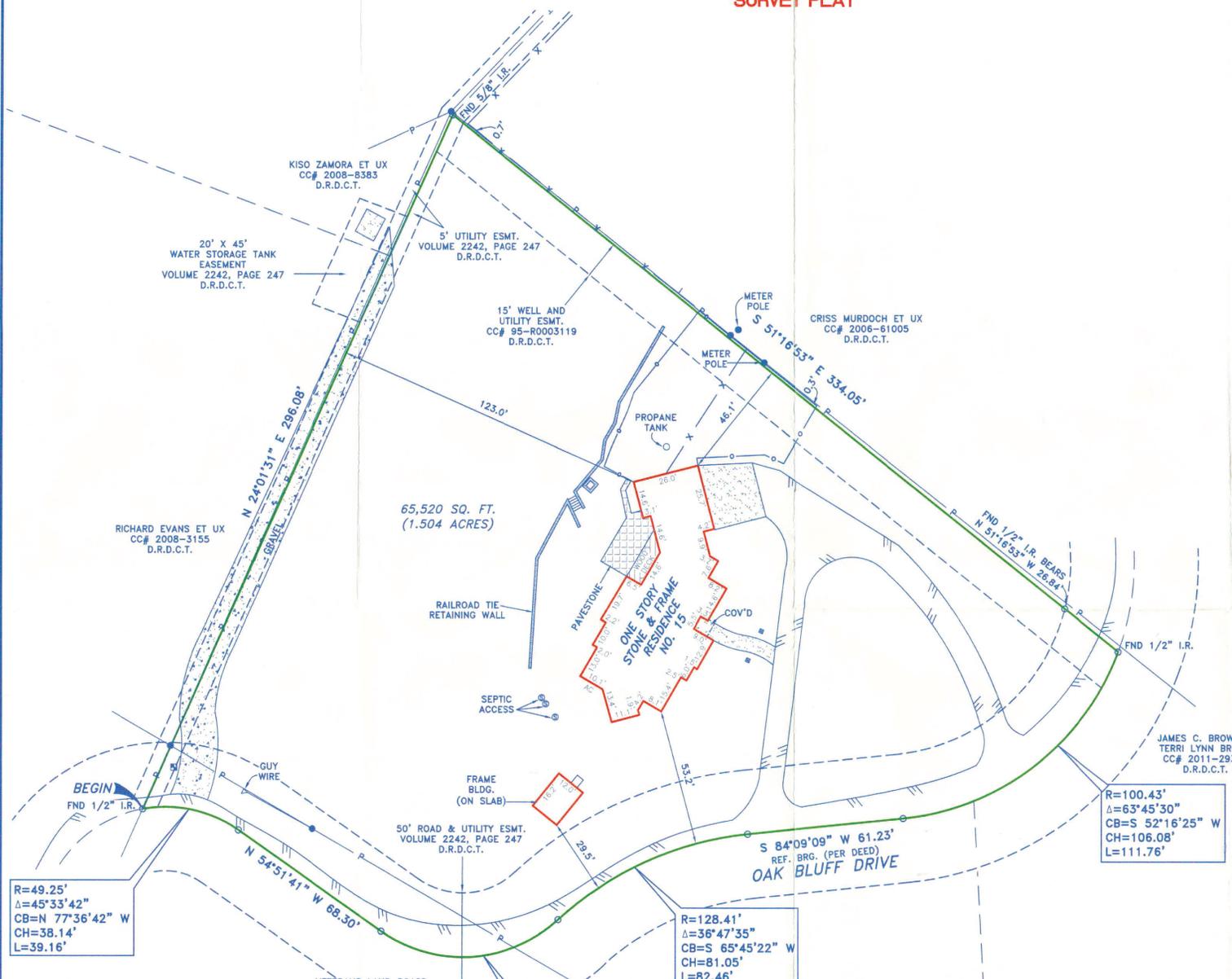


STORAGE BUILDING AND YARD



BACK YARD

'SURVEY PLAT'



PROPERTY DESCRIPTION:
 BEING SITUATED IN THE JOSEPH WILLIAMSON SURVEY, ABSTRACT NO. 1418, DENTON COUNTY, TEXAS, AND BEING A RESURVEY OF A CALLED 1.504 ACRE TRACT OF LAND DESCRIBED IN A DEED TO SUSANNE MORRISON, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 2007-112038, DEED RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER AT THE MOST WESTERN CORNER OF SAID 1.504 ACRE TRACT, NEAR THE CENTER OF OAK BLUFF DRIVE;

THENCE NORTH 24°01'31" EAST ALONG THE NORTHWEST LINE OF SAID 1.504 ACRE TRACT, A DISTANCE OF 296.08 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE MOST NORTHERN CORNER THEREOF;

THENCE SOUTH 51°16'53" EAST ALONG THE NORTHEAST LINE OF SAID 1.504 ACRE TRACT, A DISTANCE OF 334.05 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE MOST EASTERN CORNER THEREOF, NEAR THE CENTER OF SAID OAK BLUFF DRIVE, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS NORTH 51°16'53" WEST, A DISTANCE OF 26.84 FEET, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 100.43 FEET, A CENTRAL ANGLE OF 63°45'30" AND A CHORD WHICH BEARS SOUTH 52°16'25" WEST, A DISTANCE OF 106.08 FEET;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG AND NEAR THE CENTER OF SAID OAK BLUFF DRIVE, AN ARC DISTANCE OF 111.76 FEET TO A POINT FOR CORNER AT THE END OF SAID CURVE;

THENCE SOUTH 84°09'09" WEST CONTINUING ALONG AND NEAR THE CENTER OF SAID OAK BLUFF DRIVE, A DISTANCE OF 61.23 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 128.41 FEET, A CENTRAL ANGLE OF 36°47'35" AND A CHORD WHICH BEARS SOUTH 65°45'22" WEST, A DISTANCE OF 81.05 FEET;

THENCE IN A SOUTHWESTERLY DIRECTION CONTINUING ALONG AND NEAR THE CENTER OF SAID OAK BLUFF DRIVE, AN ARC DISTANCE OF 82.46 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 55.36 FEET, A CENTRAL ANGLE OF 77°46'33" AND A CHORD WHICH BEARS SOUTH 86°15'02" WEST, A DISTANCE OF 69.51 FEET;

THENCE IN A WESTERLY DIRECTION ALONG AND NEAR THE CENTER OF SAID OAK BLUFF DRIVE, AN ARC DISTANCE OF 75.15 FEET TO A POINT FOR CORNER AT THE END OF SAID CURVE;

THENCE NORTH 54°51'41" WEST ALONG A SOUTHWEST LINE OF SAID 1.504 ACRE TRACT, A DISTANCE OF 65.30 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 49.25 FEET, A CENTRAL ANGLE OF 45°33'42" AND A CHORD WHICH BEARS NORTH 77°36'42" WEST, A DISTANCE OF 38.14 FEET;

THENCE IN A NORTHWESTERLY DIRECTION ALONG AND NEAR THE CENTER OF SAID OAK BLUFF DRIVE, AN ARC DISTANCE OF 39.16 FEET TO THE PLACE OF BEGINNING AND CONTAINING 65,520 SQUARE FEET OR 1.504 ACRES OF LAND.

R=49.25'
 Δ=45°33'42"
 CB=N 77°36'42" W
 CH=38.14'
 L=39.16'

R=128.41'
 Δ=36°47'35"
 CB=S 65°45'22" W
 CH=81.05'
 L=82.46'

R=100.43'
 Δ=63°45'30"
 CB=S 52°16'25" W
 CH=106.08'
 L=111.76'

ADDRESS: 15 OAK BLUFF DRIVE

NOTE:
 THE PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE EASEMENTS RECORDED IN VOLUME 391, PAGE 584, VOLUME 417, PAGE 521, VOLUME 807, PAGE 186, AND VOLUME 2242, PAGE 247, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS.

FLOOD STATEMENT:
 ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 481513 03850, DATED 04/18/2011, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



SURVEY EXAMINED AND ACCEPTED BY PURCHASERS: _____ **DATE:** _____

CERTIFIED TO: CHICAGO TITLE BUYER: MERRILL DATE: 01/23/2015 [CF#: 8062191400046 TECH: BM DRAFTER: BM JOB NO.: 15-01-089

SYMBOL LEGEND		FND = FOUND I.R. = IRON ROD I.P. = IRON PIPE ESMT. = EASEMENT B.L. = BUILDING LINE R.O.W. = RIGHT-OF-WAY	
---	WOOD FENCE	---	CHAIN LINK FENCE
---	WIRE FENCE	---	WROUGHT IRON FENCE
---	COLUMN	---	POWER POLE
---	WATER METER	---	POWERLINE
---	OVERHEAD SERVICE LINE	---	TRANSFORMER AND PAD
---	GAS METER	---	ASPHALT SURFACE
---	CONCRETE	---	



Jason L. Morgan
 JASON L. MORGAN RPLS 5587



Global Land Surveying, Inc.
 SERVING THE GREATER DALLAS-FORT WORTH METROPLEX SINCE 2002

GLOBAL LAND SURVEYING, INC.
 2030 AVENUE G, SUITE 1104
 PLANO, TEXAS 75074
 PHONE (972) 881-1700
 FAX (972) 423-1083
 WWW.GLS-INC.COM



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



**RECOMMENDATIONS OF THE OAK BLUFF HOMEOWNER'S BOARD
ON AMENDMENTS TO THE GOVERNANCES OF THE ASSOCIATION**

066150

1. FENCES

Any fence or wall proposed to be constructed, erected, placed or altered on any lot including, but not limited to, the dimensions and/or materials to be used must not detract from the natural setting and shall be subject to the approval of the Board of Directors.

Fences and walls along property lines bounding adjacent lots or the common areas including streets, are subject to review by the Board as they will provide an evident visual structure and form. It is not the intention in the overall development plan to allow continuous walls of high screen fencing along these areas, but rather, to develop a compliment to the natural wooded setting, within reasonable limits of individual resident property rights. It is not the intention that any lot or lots will become large pasture areas for livestock.

2. TREES AND LANDSCAPING

No living trees, other than those in the direct area of construction of any residence, driveway, or other necessary access road, which are greater than six (6) inches in diameter, measured one (1) foot from the ground, may be cleared from any lot without approval of the Board of Directors. Clear-cutting of any lot is strictly prohibited. No trees or understory shall be removed which would cause excessive erosion or otherwise adversely affect adjacent property. The intention is to preserve Oak Bluff as a residential area with a unique wooded setting.

3. DEBRIS

No lot or other area within Oak Bluff Addition may be used to store unused and inoperable equipment, or be maintained as a dumping ground or land fill for rubbish, trash, debris, litter, waste, or inoperable vehicles of any kind. The Board is empowered to correct or remedy such violations as indicated, at resident's expense.

4. NOISE ABATEMENT

All residents are entitled to the quiet enjoyment of their property. The land and improvements located on each lot shall not be used in such a manner to disturb other residents, to constitute a nuisance, or violate any public law, ordinance or regulation from time to time applicable thereto. All motorized vehicles of any type or kind whatsoever, shall have appropriate mufflers or sound suppression devices as may be appropriate to ensure that other residents are not unreasonably disturbed. This applies to both transit to and from one's residence as well as recreational uses. Operation to any off-road or all terrain vehicle on property

belonging to the owner is strictly prohibited.

Operation or use of any stereo, radio, or any and all other types of amplified music or sound producing equipment, whether in an individual residence or any type of motorized vehicle shall not be disturbance to other residents. It is not the intention to deny any resident or guest enjoyment of music, but such enjoyment should not be forced upon others who cannot have specific control over the volume, tone, intensity.

5. TEMPORARY OCCUPANCY

No trailer, basement of any incomplete building, tent, shack, or barn, and no temporary building or structure of any kind shall be used at any time for a residence, either temporary or permanent, other than as such may be used by the Developer, or home builder and/or its agents during the period of construction. Temporary buildings or structures used during the construction, repair or remodeling of a dwelling on any such lot shall be moved immediately after the completion of the construction. Guests of residents will be permitted to temporarily occupy motor homes while visiting residents for a period of not to exceed thirty (30) days.

6. TRAILERS, BOATS, SHEDS, AND MOTOR VEHICLES

No mobile home, motor home, shed, trailer of any kind, truck, camper, permanent tent or similar structure, boat or inoperable motor vehicle of any type shall be kept, placed, maintained, constructed, reconstructed or repaired upon any property or street or private driveway in such a manner as will present an unkempt image. Vehicles on jack-stands or other lift devices shall remain in such status only for the period of repair, and not to exceed thirty (30) days, and shall be out of public view.

7. SIGNS

No commercial sign or advertising of any kind shall be placed on or otherwise displayed to the public view on any lot except for commercial real estate signs advertising the house or property for sale. However, such signs as may be used for specific occasions such as garage sales or parties will be permissible only for the duration of such events.

8. PETS AND ANIMALS

No animal shall be allowed to make an unreasonable amount of noise and to become a nuisance. No resident shall be permitted to keep any animal which exhibits any aggressive or viscous behavior. Pit Bulls, Doberman Pinschers, or Rottweilers shall not be kept under any circumstances, permanently or temporarily.

Upon written request of any resident, the Board of Directors shall conclusively

determine, in its sole and absolute discretion, whether, for the purposes of this section, a particular animal is a generally recognized house or yard pet, or a nuisance, or whether the number of animals on any such property is reasonable.

9. SAFETY

Any act or failure to act which poses an endangerment or potential endangerment other residents and/or guests or their property is prohibited. Such acts shall include, but are not limited to the following specific restrictions:

All motorized vehicles shall be operated at safe and reasonable operating speeds. Speed should not exceed 25 mph. All residents are responsible for the operation of all vehicles, both owned and non-owned, by themselves, their family, and invited guests.

The discharge of any firearm whatsoever, for any recreational purpose is strictly prohibited. This prohibition includes, but is not limited to target shooting, sighting and hunting.

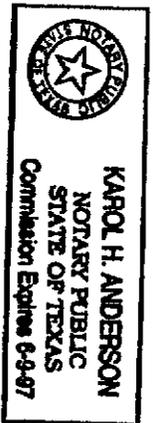
No open fires, including the burning of brush or debris will be allowed without adequate fire protection equipment being physically present. Such fires shall be attended at all times to avoid the uncontrolled spread and creation of wildfires which could potentially destroy the entire area. Burning shall not be permitted during dry or windy conditions.

No land or improvement may be used for any purpose which will create or emit any objectionable, offensive, or noxious odors, dust, gas, fumes, or other such material.

Chemical waste, empty chemical containers, batteries, paint cans, and other potential pollutants shall be disposed of in accordance with guidelines of the US Environmental Protection Agency and/or other Texas State agency restrictions. Toxic and chemical waste will not be disposed of by burying or burning on any lot.

10. ENFORCEMENT

The Association or any resident may enforce the covenants and restrictions contained in these Articles by any proceeding law or in equity against any person or persons violating or attempting to violate any provision hereof or recover damages; provided, however, the failure of the Association or any resident to enforce any covenant or restriction herein shall in no event be deemed a waiver of the right to do so thereafter.



E Bruce Meeks
E BRUCE MEEKS
PRESIDENT

KAROL H. Anderson
Karol H. Anderson

Return To

E, BRUCE MEEKS

5 W OAKBLUFF

AUBREY, TX 76227

Filed for Record in:
DENTON COUNTY, TX
HONORABLE TIM HODGES/COUNTY
CLERK

On Oct 20 1995
At 12:50pm

Doc/Num : 95-R0066150
Doc/Type : AMD
Recording: 9.00
Doc/Mgmt : 6.00
Receipt #: 29682
Deputy - CASSY