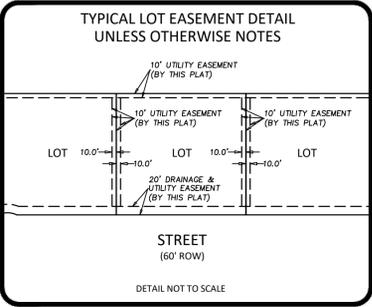


**PLAT NOTES**

- 1) All lots comply with the minimum size requirements of the zoning district.
- 2) This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- 3) All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
- 4) Notice - selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.
- 5) This plat does not alter or remove existing deed restrictions, if any, on this property.
- 6) Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
- 7) The subject property does not lie within a 100 - year floodplain according to Community Panel No. 481210230G, date April 18, 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
- 8) The purpose of the plat is to subdivide the subject tract for future development.
- 9) Bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83).

**SURVEYOR'S NOTES:**

1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015063.
2. This property lies within Zone "X" of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 481210230G, with an effective date of April 18, 2011, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.



**CERTIFICATE OF APPROVAL CITY OF SANGER**

APPROVED AND ACCEPTED

CHAIRMAN, PLANNING & ZONING COMMISSION  
CITY OF SANGER

MAYOR, CITY OF SANGER

CITY SECRETARY, CITY OF SANGER

**CERTIFICATE OF APPROVAL DENTON COUNTY**

REVIEWED AND APPROVED ON

COUNTY JUDGE, DENTON COUNTY, TEXAS

**STATE OF TEXAS**

**COUNTY OF DENTON**

WHEREAS AUSTIN LANDS, LLC is the owner of a tract of land out of the C. Manchaca Survey, Abstract Number 790, in Denton County, Texas, said tract being conveyed by deed to Austin Lands, LLC as recorded under Document Number 2023-11966, Official Public Records, Denton County, Texas, (O.P.R.D.C.T.) and being previously described as all of "Tract 1" and "Tract 2" of that tract of land described by deed to Ryan G. Williams and Amber N. Williams as recorded under Document Number 2017-151962, (O.P.R.D.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83')):

**BEGINNING** at a 1/2 inch rebar with an illegible cap for the southernmost southwest corner of said "Tract 1" and the herein described tract;

**THENCE** with the perimeter and to the corners of said Tract 1, the following calls:

1. North 01 degrees 23 minutes 13 seconds West, a distance of 2,154.80 feet to a 3 inch metal fence corner post found;
2. North 89 degrees 48 minutes 23 seconds West, a distance of 547.06 feet to a 1/2 inch rebar found;
3. South 88 degrees 52 minutes 40 seconds West, a distance of 91.01 feet to a 1/2 inch rebar with an illegible cap found;
4. South 72 degrees 31 minutes 56 seconds West, a distance of 228.19 feet to a point from which an 11 inch hackberry serving as a corner for a wire fence bears South 25 degrees West, a distance of 0.70 feet;
5. North 13 degrees 45 minutes 44 seconds West, a distance of 98.90 feet to a point from which a T-post fence corner found bears North 26 degrees West, a distance of 3.70 feet;
6. North 88 degrees 41 minutes 53 seconds East, a distance of 666.82 feet to a point from which a 3 inch metal fence corner post found bears South 64 degrees West, a distance of 1.11 feet;
7. North 00 degrees 37 minutes 37 seconds West, a distance of 456.94 feet to a point from which a 3 inch metal fence corner post found bears South 01 degrees West, a distance of 1.50 feet;
8. North 88 degrees 53 minutes 46 seconds East, a distance of 1,104.96 feet;
9. North 88 degrees 56 minutes 51 seconds East, a distance of 706.65 feet to a point for the northeast corner of said "Tract 1", same being the northwest corner of said "Tract 2";

**THENCE** with the perimeter and to the corners of said "Tract 2", the following calls:

1. North 88 degrees 20 minutes 48 seconds East, a distance of 650.68 feet to a United State Army Corp of Engineers concrete monument found;
2. South 11 degrees 58 minutes 16 seconds East, a distance of 167.26 feet to point from which a 5 inch wood post found bears North 65 degrees East, a distance of 1.29 feet;
3. South 61 degrees 06 minutes 38 seconds East, a distance of 201.89 feet to a 1/2 inch rebar with cap stamped, "METROPLEX" found;
4. South 32 degrees 24 minutes 33 seconds East, a distance of 696.71 feet to a point from which a 7 inch wood post found bears North 47 degrees West, a distance of 0.54 feet;
5. South 12 degrees 23 minutes 06 seconds West, a distance of 283.05 feet to a 1/2 inch rebar with cap stamped, "H&H" found;
6. South 88 degrees 45 minutes 17 seconds West, a distance of 508.83 feet to a point from which a nail found in a 4 inch wood post bears South 03 degrees East, a distance of 0.86 feet;
7. South 01 degrees 14 minutes 43 seconds East, a distance of 1,529.72 feet to a "PK" nail found in asphalt;
8. South 88 degrees 40 minutes 15 seconds West, a distance of 60.05 feet to a "PK" nail found in asphalt;
9. North 01 degrees 14 minutes 54 seconds West, a distance of 1,529.52 feet to a 1/2 inch rebar with an illegible cap found;
10. South 88 degrees 41 minutes 03 seconds West, a distance of 579.63 feet to a 1/2 inch rebar with an illegible cap found for the westernmost southwest corner of said "Tract 2", same being a re-entrant corner of said "Tract 1";

**THENCE** with the perimeter and to the corners of said "Tract 1", the following calls:

1. South 01 degrees 13 minutes 43 seconds East, a distance of 508.75 feet to a 1/2 inch rebar found;
2. South 01 degrees 17 minutes 52 seconds East, a distance of 1,019.71 feet to a "PK" nail found in asphalt;
3. South 88 degrees 08 minutes 46 seconds West, a distance of 60.00 feet to a "PK" nail found in asphalt;
4. North 01 degrees 17 minutes 52 seconds West, a distance of 1,528.45 feet to a 1/2 inch rebar found;
5. South 88 degrees 08 minutes 48 seconds West, a distance of 742.21 feet to a point from which a wood post found bears North 49 degrees East, a distance of 1.01 feet;
6. North 01 degrees 17 minutes 52 seconds West, a distance of 557.90 feet to a point from which a 5 inch wood post found

bears South 06 degrees West, a distance of 0.81 feet;

7. South 88 degrees 08 minutes 48 seconds West, a distance of 743.08 feet to a point from which a 3 inch metal post found bears South 31 degrees East, a distance of 0.59 feet;
8. South 01 degrees 23 minutes 13 seconds East, a distance of 2,001.67 feet to a 1/2 inch rebar with an illegible cap found;
9. South 46 degrees 33 minutes 46 seconds East, a distance of 84.59 feet to a 1/2 inch rebar with an illegible cap found;
10. South 88 degrees 15 minutes 42 seconds West, a distance of 120.00 feet, returning to the **POINT OF BEGINNING** and enclosing 68.028 acres (2,963,298 square feet) of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS**

THAT AUSTIN LANDS, LLC does hereby adopt this final plat designated herein as **LAKE SIDE ESTATES, LOTS 1-12 & LOT 13X, BLOCK A; LOTS 1-4 & LOT 5X, BLOCK B; AND LOTS 1-7 & LOT 8X, BLOCK C**, or easements for sidewalks, storm drainage facilities, utilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

AUSTIN LANDS, LLC (OWNER) \_\_\_\_\_  
(authorized signatory/title)

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public in and for the State of Texas

**SURVEYOR'S CERTIFICATE**

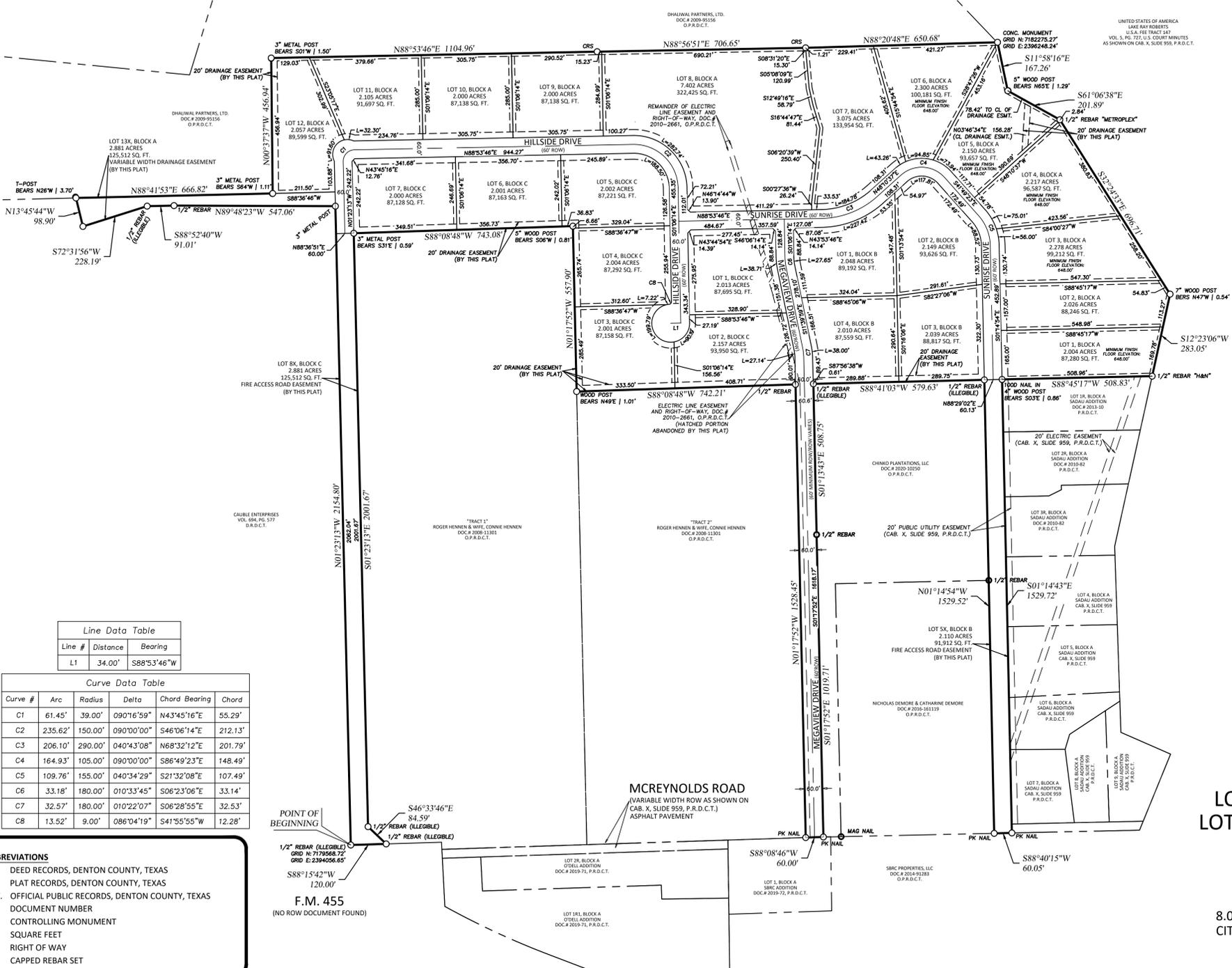
This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, have prepared this map from an actual survey on the ground, and that this map correctly represents that survey made by me or under my direction and supervision.

John H. Barton III, RPLS# 6737  
STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public in and for the State of Texas



**Line Data Table**

Line #	Distance	Bearing
L1	34.00'	S88°53'46"W

**Curve Data Table**

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	61.45'	39.00'	090°16'59"	N43°45'16"E	55.29'
C2	235.62'	150.00'	090°00'00"	S46°06'14"E	212.13'
C3	206.10'	290.00'	040°43'08"	N88°32'12"E	201.79'
C4	164.93'	105.00'	090°00'00"	S86°49'23"E	148.49'
C5	109.76'	155.00'	040°34'29"	S21°32'08"E	107.49'
C6	33.18'	180.00'	010°33'45"	S06°23'06"E	33.14'
C7	32.57'	180.00'	010°22'07"	S06°28'55"E	32.53'
C8	13.52'	9.00'	086°04'19"	S41°55'55"W	12.28'

- LEGEND OF ABBREVIATIONS**
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
  - P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
  - DOC.# DOCUMENT NUMBER
  - C.M. CONTROLLING MONUMENT
  - SQ. FT. SQUARE FEET
  - ROW RIGHT OF WAY
  - CRS CAPPED REBAR SET

**FINAL PLAT  
LAKE SIDE ESTATES  
LOTS 1-12 & LOT 13X, BLOCK 1;  
LOTS 1-4 & LOT 5X, BLOCK B; LOTS  
1-7 & LOT 8X, BLOCK C  
(3 TOTAL HOA/OPEN SPACE LOTS)  
68.028 ACRES SITUATED IN THE  
C. MANCHACA SURVEY, ABSTRACT #790  
8.070 ACRES DEDICATED AS PUBLIC RIGHT-OF-WAY  
CITY OF SANGER, EXTRATERRITORIAL JURISDICTION  
DENTON COUNTY COUNTY, TEXAS  
PREPARED FEBRUARY 13, 2024**

ENGINEER/PREPARER

5200 State Highway 121  
Colleyville, TX 76034  
Phone: 817-488-4960  
Contact: Jeremy Nelson

SURVEYOR

BARTON CHAPA SURVEYING

5200 State Highway 121  
Colleyville, TX 76034  
Phone: 817-864-1957  
info@bcscdfw.com  
TBPLS Firm #10194474

OWNER

AUSTIN LANDS, LLC  
803 WEST SOUTHLAKE  
BOULEVARD, STE. 100  
SOUTHLAKE, TX 76092  
PH: 312.206.8673

JOB NO. 2022.001.293  
DRAWN: BCS  
CHECKED: JHB

**TABLE OF REVISIONS**

DATE	SUMMARY

**SANGER 68**

**DENTON COUNTY TEXAS**

SHEET:

**1 OF 1**