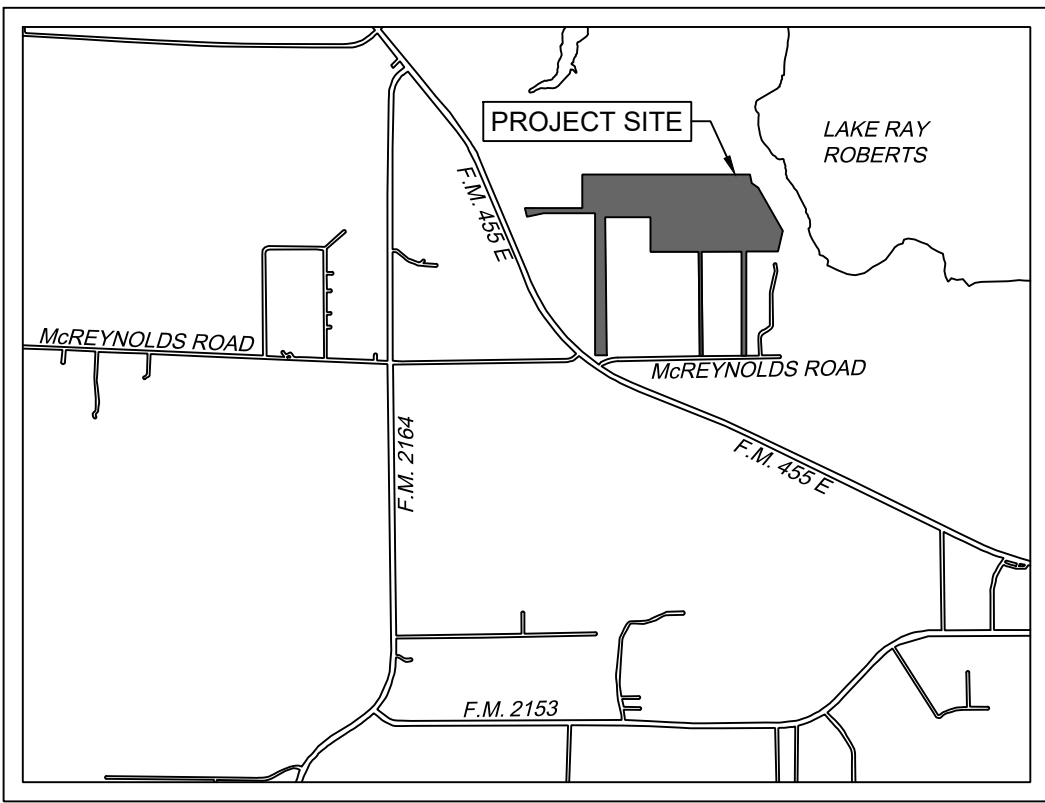


FILE PATH: K:\Jobs\5322002_Sanger\Drawings\03_Preliminary\PLAT_5322002.dwg Production PRELIMINARY SET PPI, 0 PRELIMINARY PLAT_5322002

PLANNING: JPN 0 PRELIMINARY PLAT_5322002.dwg
DRAWING: JPN 0 PRELIMINARY PLAT_5322002.dwg
CHECKED BY: Jeremy Nelson
DATE: 6/2/2023



VICINITY MAP

N.T.S.

LOT 13X
0.93 AC
40412.6 SF

1/2" REBAR
(ILLEGIBLE)

1/2" REBAR

11" HACKBERRY
FENCE CORNER
BEARS S25°W 0.70'

T POST BEARS
N26°W 3.70'

LEGEND

DRAINAGE & UTILITY EASEMENT	D.U.E.
BUILDING SETBACK LINE	
EASEMENT LINE	
PROPOSED FIRE HYDRANT	FH
PROPOSED FIRE PROTECTION PUMP / TANK	
EXISTING CONTOUR	
EXISTING MAJOR CONTOUR	500
PROPERTY BOUNDARY	

NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.

PRELIMINARY PLAT LAKESIDE ESTATES

LOTS 1-12, BLOCK A, LOTS 1-4, BLOCK B, LOTS 1-7, BLOCK C,
OPEN SPACE LOTS 5X, 8X, 13X

23 SINGLE FAMILY LOTS BEING TRACT OF LAND
IN THE C. MANCHACA SURVEY, ABSTRACT NO. 790, IN DENTON COUNTY, TEXAS

AUSTIN LANDS, LLC

OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS

AN ADDITION TO DENTON COUNTY, TEXAS

BEING 68.028 ACRES
GROSS 68.028 ACRES
NET 59.958 ACRES

DATE OF PREPARATION: 06/05/2023

ENGINEER: KIRKMAN ENGINEERING JEREMY NELSON 5200 STATE HIGHWAY 121 COLLEVILLE, TX 76034 817.488.4960 JEREMY.NELSON@TRUSTKE.COM	SURVEYOR: BARTON CHAPA SURVEYING, LLC JOHN H. BARTON, III, RPLS #6737 5200 STATE HIGHWAY 121 COLLEVILLE, TX 76034 817.864.1957 JACK@BCSDFW.COM	OWNER/DEVELOPER: AUSTIN LANDS, LLC 803 W SOUTHLAKE BLVD, SUITE 100 SOUTH LAKE, TX 76092 RAMESH RAAVI 312.206.8673 RAMESH@SR3SYSTEMS.COM
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PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY:

The following certificates shall be placed on the preliminary plat by the
subdivider: Approved for Preparation of Final Plat

City of Sanger, TX
Planning & Zoning Commission

Date

(No Row Documentation Found)

F.M. 455

POINT OF BEGINNING

1/2" REBAR
(ILLEGIBLE)

1/2" REBAR
(ILLEGIBLE)

S46° 33' 46.14"E 84.59'

S88° 15' 41.86"W 120.00'

DHALIHAL
PARTNERS, LTD.
DOC.# 2009-95156
O.P.R.D.C.T.

MCREYNOLDS ROAD
(VARIABLE WIDTH ROW AS SHOWN ON CAB.
X, SLIDE 959, P.R.D.C.T.)

LOT 2R, BLOCK A
O'DELL ADDITION
DOC.# 2019-72,
P.R.D.C.T.

LOT 1, BLOCK A
SBRC ADDITION
DOC.# 2019-72,
P.R.D.C.T.

NICHOLAS DEMORE & CATHARINE
DEMORE
DOC.# 2016-161119
O.P.R.D.C.T.

SBRC
PROPERTIES, LLC
DOC.# 2014-91283
O.P.R.D.C.T.



GRAPHIC SCALE

0 150 300 FEET

SCALE: 1" = 150'

P R E L I M I N A R Y
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR
DESIGN REVIEW ONLY AND
NOT INTENDED FOR THE
PURPOSES OF CONSTRUCTION,
BIDDING OR PERMIT. THEY
WERE PREPARED BY, OR
UNDER THE SUPERVISION OF:
JEREMY B. NELSON
P.E.# 138740
DATE: 6/05/2023

AUSTIN LANDS,
LLC

803 W SOUTHLAKE BLVD, SUITE 100
SOUTH LAKE, TX 76092
312-206-8673

LAKESIDE ESTATES
TRACTS 1 & 2
(68.0 AC.)
C. MANCHACA SURVEY
ABS. NO. 790
CITY OF SANGER ETJ
DENTON COUNTY, TEXAS

REV.

DATE

DESCRIPTION



KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: SR322002

ISSUE DATE: 6/05/2023

PRELIMINARY
PLAT

SHEET:

SHEET 1 OF 2

BEING a tract of land out of the C. Manchaca Survey, Abstract Number 790, in Denton County, Texas, and being 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, Official Public Records, Denton County, Texas, (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)):

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";

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&N" 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";

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.

BLOCK TABLE			
LOT	BLOCK	AREA (sf)	AREA (ac.)
ROW DEDICATION	ROW DEDICATION	351516.62	8.07

_____, 2023
VOTED AFFIRMATIVELY TO ADOPT
THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

ATTEST: _____
Secretary

CERTIFICATE OF SURVEYOR OR ENGINEER
WHO PREPARED PLAT

(Engineer or
Surveyor's Seal)

_____, 2023
VOTED AFFIRMATIVELY TO ADOPT
THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

ATTEST: _____
City Secretary

THE PLANNING AND ZONING COMMISSION OF THE CITY OF SANGER ON (DATE _____,) VOTED AFFIRMATIVELY TO RECOMMEND CONDITIONAL APPROVAL OF THIS PLAT, SUBJECT TO CONDITIONS ENUMERATED IN THE MINUTES OF THIS DATE.

ATTEST: _____
Secretary

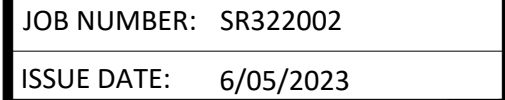
THE CITY COUNCIL OF SANGER ON (DATE _____,) VOTED AFFIRMATIVELY TO RECOMMEND CONDITIONAL APPROVAL OF THIS PLAT, SUBJECT TO THE CONDITIONS ENUMERATED IN THE MINUTES OF THIS DATE.

ATTEST: _____
City Secretary

ROAD LINE DATA		
LINE NUMBER	LINE BEARING	LINE LENGTH
L1	N88° 36' 47"E	33.99

803 W SOUTHLAKE BLVD, SUITE 100
SOUTHLAKE, TX 76092
312-206-8673

LAKEVIEW ESTATES
TRACTS 1 & 2
(68.0 AC.)
C. MANCHACA SURVEY
ABS. NO. 790
CITY OF SANGER ETJ
DENTON COUNTY, TEXAS

[illegible]

**PRELIMINARY
PLAT**

SHEET:
SHEET 2 OF 2

PRELIMINARY PLAT

LAKESIDE ESTATES

**LOTS 1-12, BLOCK A, LOTS 1-4, BLOCK B, LOTS 1-7, BLOCK C,
OPEN SPACE LOTS 5X, 8X, 13X**

**23 SINGLE FAMILY LOTS BEING TRACT OF LAND
IN THE C. MANCHACA SURVEY, ABSTRACT NO. 790, IN DENTON COUNTY, TEXAS
AUSTIN LANDS, LLC**

**OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
AN ADDITION TO DENTON COUNTY, TEXAS**

**BEING 68.028 ACRES
GROSS 68.028 ACRES
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DATE OF PREPARATION: 06/05/2023