

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";

- 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;
- 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;
- 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;
- 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;
- 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;
- 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;
- South 01 degrees 14 minutes 43 seconds East, a distance of 1,529.72 feet to a "PK" nail found in asphalt;
- South 88 degrees 40 minutes 15 seconds West, a distance of 60.05 feet to a "PK" nail found in asphalt;
- 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;
- 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	351551.07	8.07

CERTIFICATE OF SURVEYOR OR ENGINEER
WHO PREPARED PLAT

(Engineer or
Surveyor's Seal)

Registered Professional Engineer or
Registered Public Surveyor

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

(Metes and Bounds Description of Boundary)

and designated herein as the _____ subdivision to the City of Sanger, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, right-of-way and public places thereon shown for the purpose and consideration therein expressed.

Owner

BEFORE ME, the undersigned authority, 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 he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____

Notary Public _____ County, Texas

ROAD LINE DATA		
LINE NUMBER	LINE BEARING	LINE LENGTH
L1	S88° 53' 46"W	34.00

PRELIMINARY PLAN

LAKESTATE 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 AND 3 OPEN SPACE 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

ROW DEDICATION 8.070 ACRES

DATE OF PREPARATION: 07/17/2023

P R E L I M I N A R Y
F O R R E V I E W O N L Y
T H E S E D O C U M E N T S A R E F O R
D E S I G N R E V I E W O N L Y A N D
N O T I N T E N D E D F O R T H E
P U R P O S E S O F C O N S T R U C T I O N,
B I D D I N G O R P E R M I T. T H E Y
W E R E P R E P A R E D B Y, O R
U N D E R T H E S U P E R V I S I O N O F:

J E R E M Y B. N E L S O N
P.E.# 138740
D A T E: 07/17/2023

AUSTIN LANDS,
LLC

803 W SOUTHLAKE BLVD, SUITE 100
SOUTHLAKE, 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:
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KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: SR322002

ISSUE DATE: 07/17/2023

**PRELIMINARY
PLAT**

SHEET:

SHEET 2 OF 2