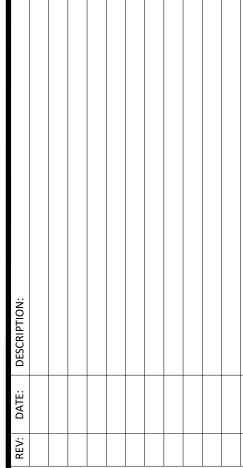


FOR REVIEW ONLY THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF: JEREMY B. NELSON P.E.# 138740 DATE: 07/17/2023

AUSTIN LANDS,

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





SSUE DATE: 07/17/2023

**PRELIMINARY PLAT** 

SHEET 1 OF

**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')):

**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,
- 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"
- 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
- 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.

(Engineer or Surveyor's Seal)		
		Registered Professional Engineer or Registered Public Surveyor
STATE OF TEXAS COUNTY OF	)	OWNER'S ACKNOWLEDGEMENT AND DEDICATION
	, owner(s) of the la	and shown on this plat within the area described by metes and
	(Metes an	d Bounds Description of Boundary)
whose name is subscribed courses, drains, easements	he hereto, hereby de	subdivision to the City of Sanger, Texas, and
whose name is subscribed	he hereto, hereby de	subdivision to the City of Sanger, Texas, and edicate to the use of the public forever all streets, alleys, parks, wa
whose name is subscribed courses, drains, easements	he hereto, hereby do s, right-of-way and	subdivision to the City of Sanger, Texas, and edicate to the use of the public forever all streets, alleys, parks, ward public places thereon shown for the purpose and consideration
whose name is subscribed courses, drains, easements therein expressed.  STATE OF TEXAS COUNTY OF	he	subdivision to the City of Sanger, Texas, and edicate to the use of the public forever all streets, alleys, parks, wad public places thereon shown for the purpose and consideration

CERTIFICATE OF SURVEYOR OR ENGINEER

WHO PREPARED PLAT

STATE OF TEXAS

COUNTY OF

BLOCK TABLE				
LOT BLOCK AREA (sf) AREA (ac.)				
ROW DEDICATION	ROW DEDICATION	351551.07	8.07	

LOT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	2.27'	69.00'	1°52'56"	S0°26'45"E	2.27'
C2	91.68'	50.00'	105°03'37"	S25°15'01"W	79.37'
C3	32.30'	50.00'	37°00'30"	N83°42'55"W	31.74'
C4	2.27'	69.00'	1°52'56"	S87°57'18"W	2.27'
C5	283.30'	180.00'	90°10'37"	N46°11'32"W	254.95'
C6	189.05'	120.00'	90°15'57"	S46°14'10"E	170.10'
C7	227.42'	320.00'	40°43'08"	N68°32'12"E	222.66'
C8	184.78'	260.00'	40°43'08"	S68°32'12"W	180.91'
C9	43.26'	135.00'	18°21'43"	S57°21'29"W	43.08'
C10	94.85'	135.00'	40°15'27"	S86°40'04"W	92.92'
C11	73.94'	135.00'	31°22'50"	N57°30'47"W	73.02'
C12	117.81'	75.00'	90°00'00"	S86°49'23"E	106.07'
C14	75.01'	185.00'	23°13'57"	N30°12'24"W	74.50'
C15	56.00'	185.00'	17°20'32"	N9°55'10"W	55.78'
C16	90.19'	64.00'	80°44'35"	N39°16'02"E	82.91'
C17	13.52'	9.00'	86°03'41"	S41°55'55"W	12.28'
C18	13.52'	9.00'	86°03'41"	S41°55'55"W	12.28'
C19	199.79'	64.00'	178°51'47"	S10°55'47"E	127.99'
C20	27.65'	150.00'	10°33'45"	N6°23'06"W	27.61'
C21	38.00'	210.00'	10°22'07"	N6°28'55"W	37.95'
C22	27.14'	150.00'	10°22'07"	S6°28'55"E	27.11'
C23	38.71'	210.00'	10°33'45"	S6°23'06"E	38.66'
C31	88.52'	125.00'	40°34'29"	S21°32'08"E	86.68'

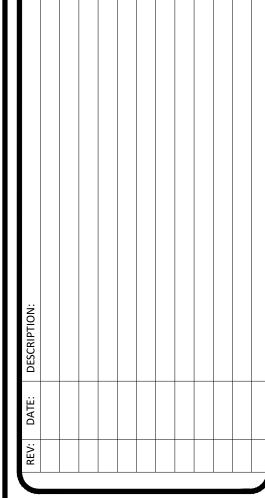
ROAD CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C24	61.45'	39.00'	90°16'59"	N43°45'16"E	55.29'
C25	235.62'	150.00'	90°00'00"	S46°06'14"E	212.13'
C26	32.57'	180.00'	10°22'07"	S6°28'55"E	32.53'
C27	33.18'	180.00'	10°33'45"	S6°23'06"E	33.14'
C28	206.10'	290.00'	40°43'08"	N68°32'12"E	201.79'
C29	164.93'	105.00'	90°00'00"	N86°49'23"W	148.49'
C30	109.76'	155.00'	40°34'29"	N21°32'08"W	107.49'

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

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AUSTIN LANDS,

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





TEXAS FIRM NO. 15874 JOB NUMBER: SR322002

ISSUE DATE: 07/17/2023

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 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

**PRELIMINARY** 

**PLAT** 

SHEET 2 OF 2

BLOCK TABLE					
LOT	BLOCK	AREA (sf)	AREA (ac.)		
1	BLOCK A	87279.40	2.00		
2	BLOCK A	88245.74	2.03		
3	BLOCK A	99212.26	2.28		
4	BLOCK A	87650.76	2.01		
5	BLOCK A	87846.06	2.02		
6	BLOCK A	114929.82	2.64		
7	BLOCK A	133954.27	3.08		
8	BLOCK A	322425.75	7.40		
9	BLOCK A	87138.65	2.00		
10	BLOCK A	87138.75	2.00		
11	BLOCK A	91693.01	2.10		
12	BLOCK A	89597.44	2.06		
13X	BLOCK A	40412.58	0.93		

	BLOCK TABLE							
)	LOT	BLOCK	AREA (sf)	AREA (ac.)				
	1	BLOCK B	89209.84	2.05				
	2	BLOCK B	88974.26	2.04				
	3	BLOCK B	93435.92	2.14				
	4	BLOCK B	87573.69	2.01				
	5X	BLOCK B	91992.04	2.11				

LOT	BLOCK	AREA (sf)	AREA (ac.)
1	BLOCK C	87695.60	2.01
2	BLOCK C	93949.65	2.16
3	BLOCK C	87157.13	2.00
4	BLOCK C	87291.83	2.00
5	BLOCK C	87220.99	2.00
6	BLOCK C	87162.76	2.00
7	BLOCK C	87127.64	2.00
8X	BLOCK C	125508.74	2.88