

- LAKE RAY ROBERTS PLANNING AND ZONING REQUIREMENTS:**

THESE PROPERTIES ARE LOCATED WITHIN THE LAKE RAY ROBERTS LAND USE ORDINANCE JURISDICTION AND ARE SUBJECT TO THE ORDINANCE. THIS PROPERTY IS ZONED R-2.

 1. MINIMUM LOT AREA - 2 ACRES
 2. MINIMUM LOT WIDTH - 125 FEET
 3. MINIMUM LOT DEPTH - 100 FEET
 4. MINIMUM FRONT YARD - 30 FEET
 5. MINIMUM SIDE YARD - 15 FEET (MINIMUM SIDE YARD AT CORNER - 20 FEET)
 6. MINIMUM REAR YARD - 30 FEET
 7. MAXIMUM HEIGHT - 35 FEET
 8. MAXIMUM COVERAGE - 20 PERCENT

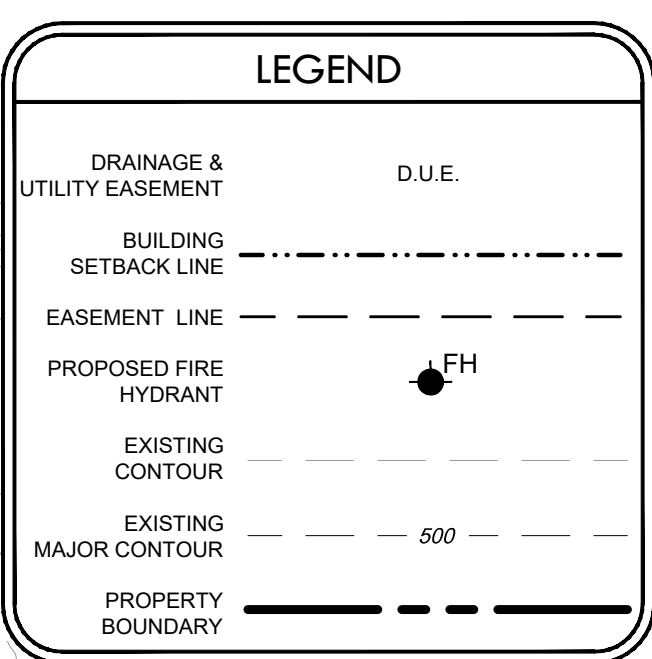
LOTS 1-12, BLOCK A, LOTS 1-4, BLOCK B, LOTS 1-7, BLOCK C,
 OPEN SPACE LOTS 5X, 8X, 13X
 23 SINGLE FAMILY LOTS AND 3 OPEN SPACE LOTS BEING TRACT OF LAND
 IN THE C. MANCHACA SURVEY, ABSTRACT NO. 790, IN DENTON COUNTY, TEXAS
 AUSTIN LANDS, LLC
 OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
 AN ADDITION TO DENTON COUNTY, TEXAS
 BEING 68.028 ACRES
 GROSS 68.028 ACRES
 NET 59.958 ACRES
 ROW DEDICATION 8.070 ACRES
 DATE OF PREPARATION: 09/22/2023

OWNER/DEVELOPER:
AUSTIN LANDS, LLC
03 W SOUTHLAKE BLVD, SUITE 100
SOUTHLAKE, TX 76092
RAMESH RAAVI
312.206.8673
RAMESH@SR3SYSTEMS.COM

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 _____

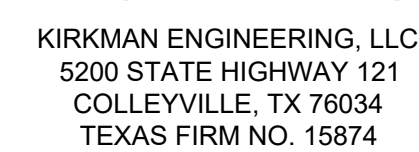


AUSTIN LANDS
LLC

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

[illegible]

JOB NUMBER:	SR322002
ISSUE DATE:	09/22/202

**PRELIMINARY
PLAT**

SHEET:

SHEET 1 OF 2

FULL PATH: K:\Jobs\SR322002_Sanger68\Drawings\01_PRELIMINARY PLAT\03 - Production\PP1.0 PRELIMINARY PLAT_SR322002

FILENAME: PP1.0 PRELIMINARY PLAT_SR322002.dwg
PLOTTED BY: Jeremy Nelson
PLOTTED DATE: 9/21/2023

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

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

- STATE OF TEXAS)
COUNTY OF _____)

I, the undersigned, a (registered professional engineer/public surveyor) in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Registered Professional Engineer or
Registered Public Surveyor

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

(Metes and Bounds Description of Boundary)

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

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

Date _____

PRELIMINARY
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: 09/22/2023

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

LAKESIDE ESTATES

TRACTS 1 & 2
(68.0 AC.)

IANCHACA SURVEY
ABS. NO. 790

CITY OF SANGER ETJ
DENTON COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:
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The logo for Kirkman Engineering features a large, stylized 'KE' in blue and grey, with the word 'kirkman' in blue lowercase letters and 'ENGINEERING' in grey uppercase letters below it.

KIRKMAN ENGINEERING, LLO
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: SR322002

ISSUE DATE: 09/22/2023

SHEET:

SHEET 2 OF 2

LOTS 1-12, BLOCK A, LOTS 1-4, BLOCK B, LOTS 1-7, BLOCK C
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