



Course	Bearing	Distance
L1	S 66°45'01" E	77.99'
L2	N 31°30'34" W	5.72'
L3	N 02°22'25" W	15.63'
L4	N 43°11'09" W	23.23'
L5	N 30°13'08" W	14.38'
L6	N 02°18'21" E	17.26'
L7	N 38°46'25" W	17.98'
L8	S 83°16'30" W	10.98'
L9	N 49°55'40" W	29.58'
L10	N 51°23'12" W	39.86'
L11	N 38°59'44" W	21.03'
L12	N 66°42'08" W	29.84'
L13	S 16°53'10" W	37.99'
L14	S 19°05'09" E	16.64'
L15	S 71°21'25" E	117.59'
L16	S 00°10'00" W	40.07'
L17	S 17°56'11" W	18.96'
L18	S 15°29'10" E	33.55'
L19	S 07°35'39" W	28.61'
L20	S 46°08'17" E	17.02'
L21	S 17°03'43" E	9.31'
L22	S 66°45'01" E	41.08'
L23	N 66°45'01" W	11.50'
L24	N 16°10'42" E	25.23'
L25	N 41°17'36" E	12.81'
L26	N 10°26'51" E	62.70'
L27	N 35°40'13" E	44.90'
L28	N 06°20'35" W	18.63'
L29	N 04°23'16" E	62.32'
L30	N 39°44'01" E	39.59'
L31	N 22°38'34" E	4.85'
L32	N 13°03'02" E	48.22'
L33	N 53°09'29" E	55.72'
L34	N 21°10'28" E	22.19'
L35	N 67°16'09" E	23.35'
L36	S 65°45'35" E	17.14'
L37	N 41°18'56" E	15.07'
L38	N 09°29'11" W	35.41'
L39	N 09°52'29" E	18.13'
L40	N 31°50'22" W	66.21'
L41	N 50°16'44" E	58.92'

Course	Bearing	Distance
L42	N 14°55'49" W	41.93'
L43	N 33°50'06" W	31.50'
L44	N 15°49'52" E	17.51'
L45	N 15°53'01" W	30.17'
L46	N 34°07'40" E	30.07'
L47	N 05°58'59" W	5.75'
L48	N 02°49'57" W	67.11'
L49	N 10°03'10" W	10.87'
L50	N 19°06'05" W	18.25'
L51	N 06°36'41" W	7.00'
L52	N 01°40'25" W	3.36'
L53	N 04°36'27" W	8.91'
L54	N 13°18'11" E	6.25'
L55	S 89°47'32" W	75.04'
L56	S 89°47'32" W	80.00'
L57	S 50°59'00" W	13.44'
L58	S 17°30'58" E	31.64'
L59	S 16°23'54" W	23.62'
L60	S 27°40'46" E	20.02'
L61	S 04°41'31" W	21.71'
L62	S 60°44'49" E	25.40'
L63	S 08°02'12" W	53.29'
L64	S 23°35'34" E	26.73'
L65	S 55°04'48" E	28.03'
L66	S 05°40'28" E	84.72'
L67	S 01°40'09" W	50.14'
L68	S 42°03'34" W	20.22'
L69	S 19°46'10" W	62.50'
L70	S 33°02'14" W	38.09'
L71	S 50°48'51" W	84.21'
L72	S 40°05'09" W	14.18'
L73	S 10°01'06" W	32.08'
L74	S 77°57'01" E	30.52'
L75	S 64°59'30" E	15.12'
L76	S 20°02'58" W	15.15'
L77	S 53°08'27" W	39.65'
L78	S 27°12'56" W	15.07'
L79	S 65°50'26" W	28.42'
L80	S 39°16'25" W	18.78'
L81	S 18°06'48" W	127.20'
L82	N 66°45'01" E	41.73'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	42.62'	47.21'	63°27'50"	44.33'	N 62°02'50" W
C2	32.19'	65.66'	116°52'35"	54.86'	N 35°41'32" W
C3	28.93'	47.57'	94°11'53"	42.39'	S 06°21'49" E

FLOOD NOTE:

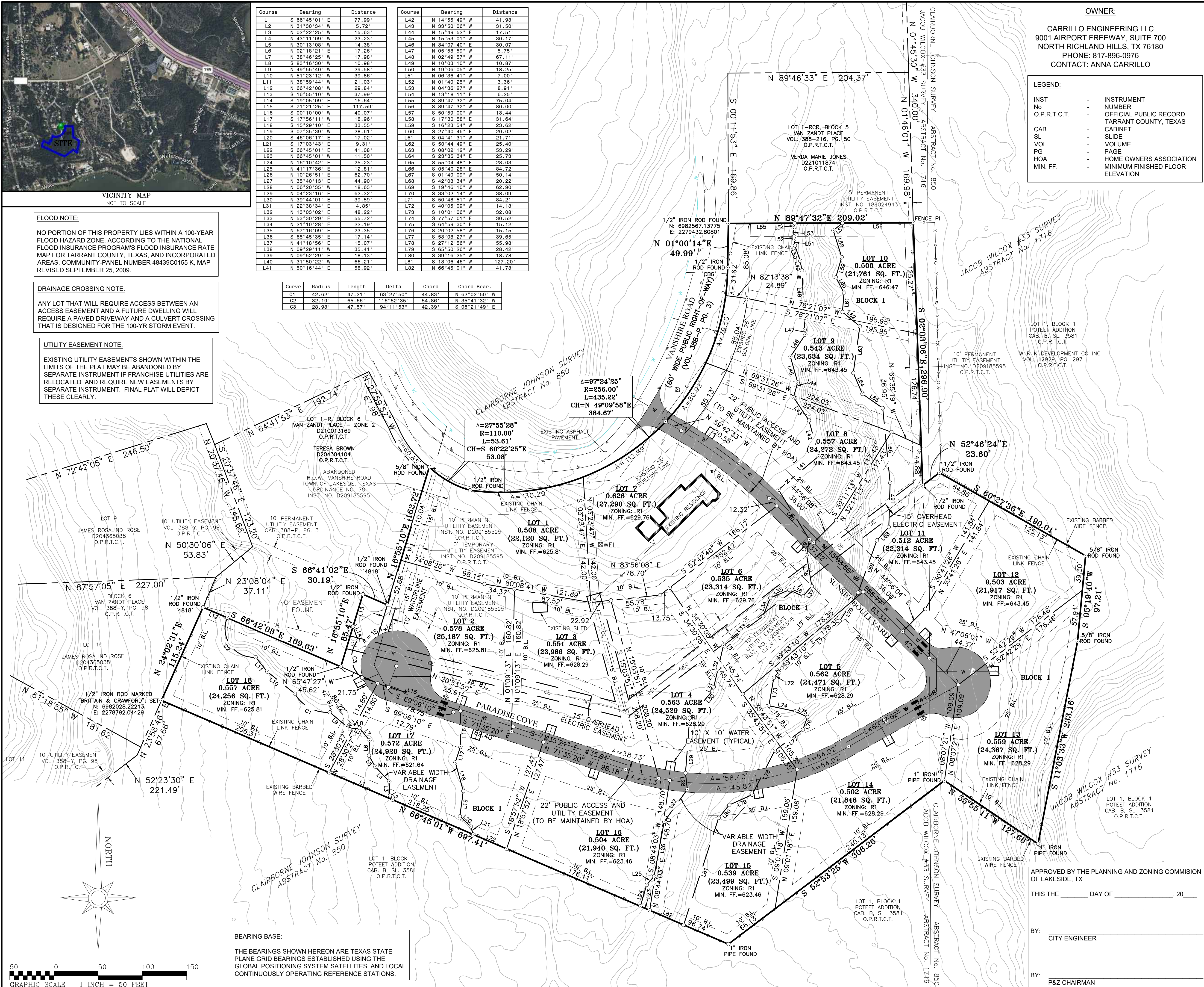
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0155 K, MAP REVISED SEPTEMBER 25, 2009.

DRAINAGE CROSSING NOTE:

ANY LOT THAT WILL REQUIRE ACCESS BETWEEN AN ACCESS EASEMENT AND A FUTURE DWELLING WILL REQUIRE A PAVED DRIVEWAY AND A CULVERT CROSSING THAT IS DESIGNED FOR THE 100-YR STORM EVENT.

UTILITY EASEMENT NOTE:

EXISTING UTILITY EASEMENTS SHOWN WITHIN THE LIMITS OF THE PLAT MAY BE ABANDONED BY SEPARATE INSTRUMENT IF FRANCHISE UTILITIES ARE RELOCATED AND REQUIRE NEW EASEMENTS BY SEPARATE INSTRUMENT. FINAL PLAT WILL DEPICT THESE CLEARLY.



OWNER:

CARRILLO ENGINEERING LLC
9001 AIRPORT FREEWAY, SUITE 700
NORTH RICHLAND HILLS, TX 76180
PHONE: 817-896-0976
CONTACT: ANNA CARRILLO

LEGEND:

INST	-	INSTRUMENT
No	-	NUMBER
O.P.R.T.C.T.	-	OFFICIAL PUBLIC RECORD
	-	TARRANT COUNTY, TEXAS
CAB	-	CABINET
SL	-	SLIDE
VOL	-	VOLUME
PG	-	PAGE
HOA	-	HOME OWNERS ASSOCIATION
MIN. FF.	-	MINIMUM FINISHED FLOOR ELEVATION

ENGINEER:



9001 AIRPORT FREEWAY, SUITE 700
NORTH RICHLAND HILLS, TX 76180
PHONE: 817-697-4996

SURVEYOR:

BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
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WEBSITE: www.brittain-crawford.com
FIRM CERTIFICATION# 10019000
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STATE OF TEXAS COUNTY OF TARRANT

WHEREAS, CARRILLO ENGINEERING LLC, acting by and through the undersigned, their duly authorized representative, is the sole owner of 9,771 acres of land situated in the JACOB WILCOX #33 SURVEY, Abstract No. 1716, and the CLAIRBORNE JOHNSON SURVEY, Abstract No. 850, Lakeside, Tarrant County, Texas, according to the deed recorded in County Clerk's File No. D224123001, of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 9,771 acres of land situated in the JACOB WILCOX SURVEY #33, Abstract No. 1716 and the CLAIRBORNE JOHNSON SURVEY, Abstract No. 850, Lakeside, Tarrant County, Texas, and being all of Lots 4, 5, 6 & 7, Block 5, VAN ZANDT PLACE (ZONE II), an addition to the City of Lakeside, Tarrant County, Texas, according to the deed recorded in Volume 388-P, Page 3, of the Plat Records of Tarrant County, Texas, and also including a portion of Vanshire Road right-of-way, abandoned by Town of Lakeside, Texas Ordinance No. 78, recorded in Instrument No. D209185595, of the Official Public Records of Tarrant County, Texas. Said 9,771 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the Northwest corner of said Lot 4, Block 5, Van Zandt Place, and the Southwest corner of Lot 1-RCR, Block 5, Van Zandt Place, an addition to the City of Lakeside, Tarrant County, Texas, according to the plat recorded in Volume 388-216, Page 50, of the Official Public Records of Tarrant County, Texas, and said POINT OF BEGINNING also lying in the East right-of-way line of Vanshire Road East (a 60 foot wide public right-of-way);

THENCE N 89°47'32" E 209.02 feet, along the North boundary line of aforesaid Lot 4, Block 5, Van Zandt Place (Zone II) and the South boundary line of Lot 1-RCR, Block 5, Van Zandt Place, to a point at the Northeast corner of said Lot 4, Block 5, Van Zandt Place (Zone II) and the Southeast corner of Lot 1-RCR, Block 5, Van Zandt Place;

THENCE S 02°03'06" E 296.90 feet, along the East boundary line of Lots 4 and 5, of said Block 5, Van Zandt Place (Zone II), to a 1/2" iron rod found in the Eastern North boundary line of aforesaid Carrillo Engineering LLC Tract;

THENCE N 52°46'24" E 23.60 feet, along the North boundary line of said Carrillo Engineering LLC Tract, to a 1/2" iron rod found at the most Northerly Southwest corner of Lot 1, Block 1, Potet Addition, to the City of Lakeside, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 3581, of the Official Public Records of Tarrant County, Texas;

THENCE along the common boundary line of said Carrillo Engineering LLC Tract and Lot 1, Block 1, Potet Addition, as follows:

1. S 60°27'36" E 190.01 feet, to a 1/2" iron rod found;
2. S 05°19'04" W 97.21 feet, to a 1/2" iron rod found;
3. S 11°03'33" W 233.16 feet, to a 1" iron pipe found;
4. N 55°55'11" W 127.68 feet, to a 1" iron pipe found;
5. S 52°53'25" W 306.26 feet, to a 1" iron pipe found;
6. N 66°45'01" W 697.41 feet, to a 1/2" iron rod marked "Brittain & Crawford" set in the East boundary line of Lot 10, Block 6, Van Zandt Place, an addition to the City of Lakeside, Tarrant County, Texas, according to the plat recorded in Volume 388-Y, Page 98, of the Official Public Records of Tarrant County, Texas;

THENCE N 24°02'31" E 115.24 feet, along the West boundary line of aforesaid Carrillo Engineering LLC Tract and the East boundary line of said Lot 10, to a 1/2" iron rod marked "4818" found at the Southwest corner of Lot 1-R, Block 6, Van Zandt Place - Zone 2, an addition to the City of Lakeside, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D210013169, of the Official Public Records of Tarrant County, Texas;

THENCE along the common boundary line of said Carrillo Engineering LLC Tract and Lot 1-R, as follows:

1. S 66°42'08" E 169.63 feet, to a 1/2" iron rod found;
2. N 16°55'10" E 85.47 feet, to a 1/2" iron rod found;
3. S 66°41'02" E 30.19 feet, to a 1/2" iron rod found at the Northeast corner of said Lot 1-R, and said point also lying in the South right-of-way line of aforesaid Vanshire Road East;
4. N 16°55'10" E 162.72 feet, to a 1/2" iron rod found at the Northeast corner of said Lot 1-R, and said point also lying in the South right-of-way line of aforesaid Vanshire Road East;

THENCE along the North boundary line of said Block 5, Van Zandt Place (Zone II) and the South right-of-way line of Vanshire Road East, as follows:

1. SOUTHEASTERLY 53.61 feet, along a curve the left, having a radius of 110.00 feet, a central angle of 27° 55' 28" and a chord bearing S 60° 22' 25" E 53.08 feet, to a 1/2" iron rod found lying at the end of said curve and the beginning of another curve to the left;
2. NORTHEASTERLY 435.22 feet, along said curve to the left, having a radius of 256.00 feet, a central angle of 97° 24' 25" and a chord bearing N 49° 09' 58" E 384.67 feet, to a 1/2" iron rod found lying at the end of said curve;
3. N 01° 00' 14" E 49.99 feet, to the POINT OF BEGINNING containing 9,771 acres (425,626 square feet) of land.

SURVEYOR'S CERTIFICATE

THIS is to certify that I, CHRIS L. BLEVINS, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.



CHRIS L. BLEVINS
Registered Professional
Land Surveyor
State of Texas No. 5792

PRELIMINARY PLAT
OF
CARDINAL HAVEN ADDITION
LOCATED IN THE
JACOB WILCOX #33 SURVEY
ABSTRACT No. 1716
AND
CLAIRBORNE JOHNSON SURVEY
ABSTRACT No. 850
TOWN OF LAKESIDE
TARRANT COUNTY, TEXAS

18 LOTS
9,771 ACRES (425,626 SQ. FT.)
DECEMBER 2024
ZONING: R1

APPROVED BY THE PLANNING AND ZONING COMMISSION
OF LAKESIDE, TX

THIS THE _____ DAY OF _____, 20____

BY: _____
CITY ENGINEER

BY: _____
P&Z CHAIRMAN