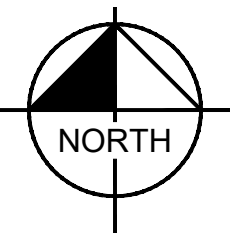


LEGEND

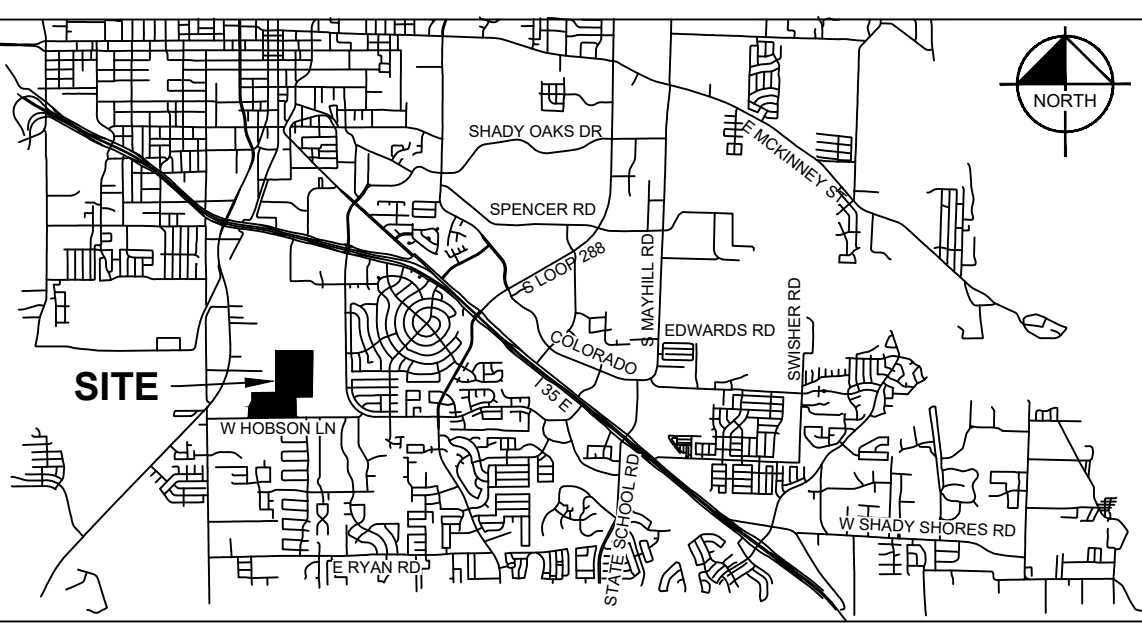
P.O.B. POINT OF BEGINNING
ADF ALUMINUM DISK FOUND
IRFC IRON ROD FOUND
IRFC IRON ROD WITH PLASTIC CAP FOUND
IRSC 5/8" IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET
XF "X" CUT IN CONCRETE FOUND
CAB. CABINET
PG. PAGE
VOL. VOLUME
DOC. NO. DOCUMENT NUMBER
D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T. OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
D.D.E. DRAINAGE & DETENTION EASEMENT
B.L. BUILDING LINE
STREET NAME CHANGE

PROPERTY LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
SURVEY ABSTRACT LINE
ROAD CENTERLINE
R.O.W. DEED LINE



GRAPHIC SCALE IN FEET
1" = 60' @ 24X36

VICINITY MAP



LINE TABLE

NO.	BEARING	LENGTH
L1	N69°20'07"E	18.21'
L2	S41°17'28"E	13.00'
L3	S45°47'28"E	14.16'
L4	N44°12'32"E	21.19'
L5	N44°18'34"W	35.36'
L6	N44°15'44"E	21.21'
L7	S45°44'16"E	21.21'
L8	S53°19'39"E	14.40'
L9	S27°43'24"W	15.63'
L10	N44°54'35"E	13.95'
L11	S63°29'59"E	12.16'
L12	S36°49'33"W	13.17'
L13	N45°48'48"E	14.17'
L14	N31°47'58"W	16.74'
L15	S44°11'12"E	14.11'
L16	N08°09'21"E	42.58'
L17	N45°41'26"E	14.14'
L18	N44°54'35"E	13.95'
L19	N44°12'32"E	35.32'
L20	S44°11'12"E	35.28'
L21	N89°15'44"E	62.03'
L26	S45°05'25"E	10.00'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	155°36'47"	62.50'	169.75'	N45°47'28"W	122.18'
C2	166°23'59"	62.50'	181.51'	S40°23'52"E	124.12'
C3	155°28'28"	62.50'	169.60'	N45°48'48"E	122.15'
C4	36°45'14"	200.00'	128.30'	S26°31'58"W	126.11'
C5	45°42'37"	200.00'	159.56'	S67°45'53"W	155.36'
C6	18°20'14"	200.00'	64.01'	N09°54'23"W	63.74'
C7	16°05'53"	200.00'	56.19'	N82°34'15"E	56.01'
C8	20°58'30"	200.00'	73.22'	S09°47'49"E	72.81'
C9	13°41'55"	200.00'	47.82'	N67°40'21"E	47.70'
C10	1°12'34"	200.00'	4.22'	N19°40'47"W	4.22'
C11	29°52'03"	200.00'	104.26'	S75°45'25"W	103.08'
C12	136°23'36"	62.50'	148.78'	N44°11'12"W	116.06'
C13	155°43'11"	62.50'	169.86'	S45°41'26"W	122.20'

PROJECT FP25-00XX

FINAL PLAT

GRAND PARKSIDE ADDITION

BLOCK A: LOTS 1-8, 9X, 10-24, 25X, 26-34, 35X, 36-40

BLOCK B: LOTS 1-5, 6X, 7-16, 17X

BLOCK C: LOTS 1-12, BLOCK D: LOT 1X

63 RESIDENTIAL LOTS DEVELOPED AT R6 ZONING

DISTRICT STANDARDS

7 COMMON AREA LOTS

BEING 19.151 ACRES SITUATED IN THE
WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

FIRM # 10193822

Scale Drawn by Checked by Date Project No. Sheet No.

1" = 60' SRD SG Dec. 2024 060001700 1 OF 2

OWNER:
VANDESMITH PARTNERS, LTD.
3205 ACE COURT
ARVILLE, TEXAS 76226
PH. 840-591-7963

SURVEYOR:
SYLVIANA GUNAWAN, R.P.L.S.
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com

ENGINEER:
MARISSA VOLK, P.E.
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
marissa.volk@kimley-horn.com

NOTES

- The purpose of this plat is to create 63 lots, and dedicate street rights-of-way and easements.
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
- All dimensions shown are ground distances.
- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- SEE SHEET 2 FOR ADDITIONAL NOTES.

