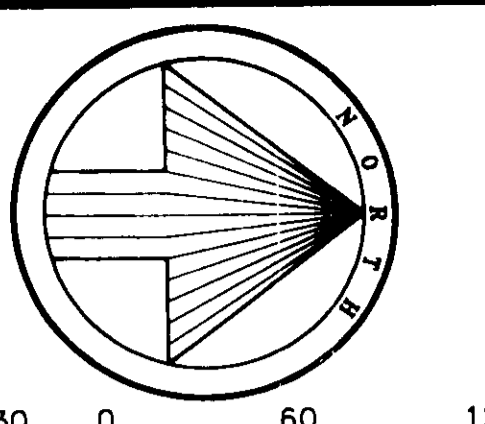


4964



Bearings based on the file plat of Crestwood Addition (Cab. H, Pg. 594)

**LEGEND FOR ABBREVIATIONS**

① Denotes 10'X10' Sidewalk & Utility Easement

BL Denotes Building Line

Min. FF Denotes Min. Finish Floor Elevations

▼ Denotes House to Front Street

DCE Denotes Denton County Electric Co.

F Denotes 1" iron pin found

S Denotes 1" iron pin set

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.

**CRESTWOOD ADDITION NO. 2**  
(Cab. J, Pg. 303)

**BOUNDARY CURVE DATA**

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	5672.08'	00°51'17"	42.31'	84.62'	84.62'	N09°57'02"E
C-2	400.00'	20°18'15"	72.83'	143.30'	143.30'	S09°20'00"W
C-3	38.00'	89°59'22"	37.99'	59.68'	53.74'	S45°58'48"E
C-4	115.00'	34°50'56"	36.09'	69.95'	68.87'	S71°36'03"W
C-5	38.00'	84°09'14"	34.31'	55.81'	50.93'	N83°44'48"W
C-6	450.00'	48°44'54"	203.88'	382.87'	371.42'	N66°02'37"W

**BOUNDARY LINE DATA**

TANGENT	BEARING	LENGTH
T1	S63°10'02"E	17.07'
T2	S26°49'58"W	60.00'
T3	S23°57'32"W	20.03'
T4	N89°00'53"E	2.00'
T5	S00°59'07"E	17.00'
T6	S00°58'29"E	17.00'
T7	S89°01'31"W	28.77'
T8	S54°10'39"W	27.29'
T9	N35°49'25"W	2.00'
T10	S54°10'35"W	17.00'
T11	N41°40'10"W	17.00'
T12	S48°19'50"W	2.00'
T13	N41°40'10"W	6.98'

**INTERIOR LINE DATA**

TANGENT	BEARING	LENGTH
I1	N02°26'41"E	20.02'
I2	N03°16'49"W	20.02'
I3	N87°33'19"W	20.02'
I4	S86°43'11"W	20.02'
I5	N76°42'28"W	19.95'
I6	N82°25'00"W	20.10'
I7	S40°33'22"W	20.00'
I8	S42°59'43"W	19.94'
I9	N86°43'11"E	20.02'
I10	S87°33'19"E	20.02'
I11	S53°35'42"W	28.94'
I12	S00°25'04"E	30.80'
I13	S201°2'48"W	20.07'
I14	S25°53'46"W	20.02'
I15	S18°28'14"W	20.21'
I16	N88°07'23"W	20.02'
I17	S86°09'08"W	20.02'

**DISCLAIMER STATEMENT**

This information has been compiled by the Central Appraisal District of Collin County, Texas (CAIX) from various sources solely for its own use and is provided as a service to the public. The information is being provided as a service to the public and the CAIX makes no representations or warranties, either express or implied, as to the accuracy of the contents or the truth or reliability of the information.

Central Appraisal District of Collin County

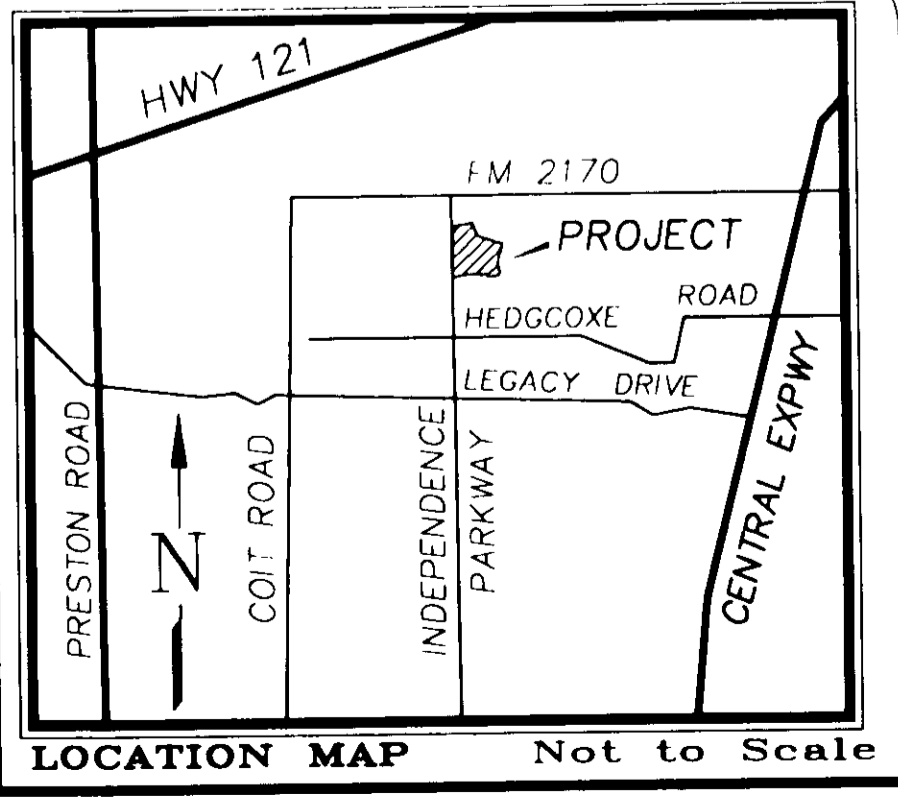
**LOT 4 BLOCK D**  
5.65 Acres  
Dedicated in Fee Simple to City of Plano for Park, Drainage, & Floodway Purposes

**FINAL PLAT**  
**THE ESTATES AT RUSSELL CREEK**  
GRIZZELL KENNEDY SURVEY ~ ABSTRACT NO. 499  
CITY OF PLANO, COLLIN COUNTY, TEXAS

**OWNER**  
**CRESTWOOD PARTNERS LIMITED PARTNERSHIP**  
1300 W. Mockingbird Lane ~ Suite 408 ~ Dallas, Texas 75247  
Phone #903-0481

**ENGINEER / SURVEYOR**  
**TIPTON ENGINEERING, INC.**  
6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043  
Phone #214-2967

Lots developed at SF - 7 Standards.  
08/22/96 (db) \3878-3



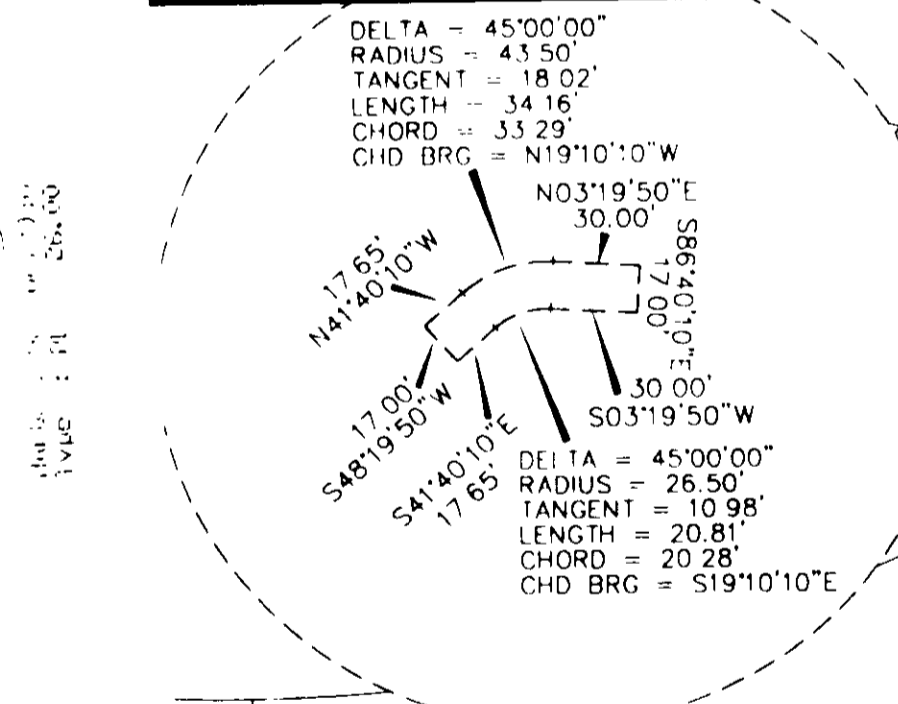
Crestwood Partners Limited Partnership  
CC # 92-0051549

Temporary Street & Utility Easement  
This Street to be Extended with Development of this Property

Temporary Street & Utility Easement  
This Street to be Extended with Development of this Property

TYP. DENTON COUNTY ELECTRIC COOPERATIVE EASEMENTS

DOUBLE HOLE STRINGS  
1" x 1/2" x 1/2" x 1/2"



CRESTWOOD ADDITION  
(Cab. H, Pg. 594)

THE VILLAGES OF RUSSELL CREEK 2A  
Cab. I, Pg. 48  
Dedicated in Fee Simple to City of Plano for Park, Drainage, & Floodway Purposes