

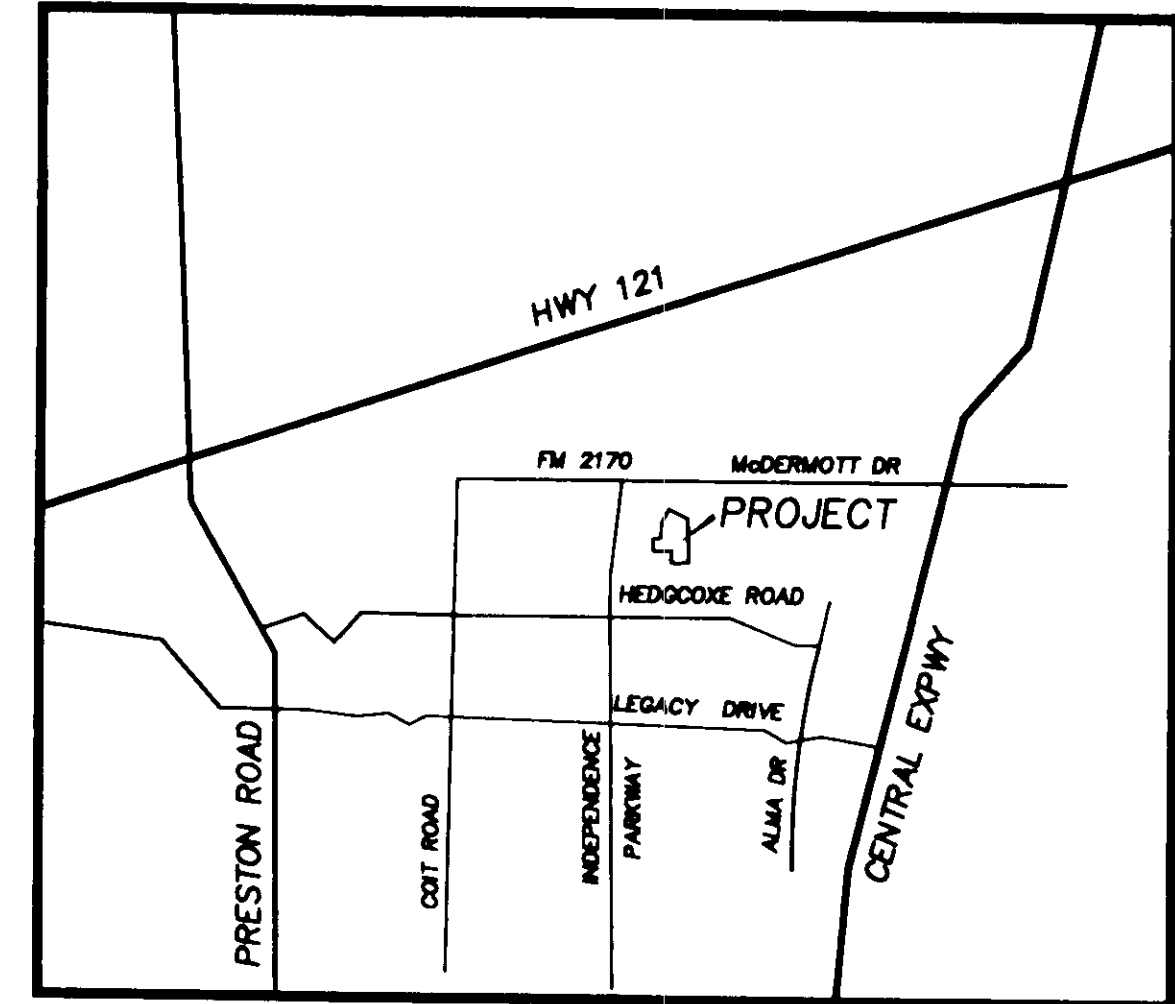
**A754**

BEARINGS BASED ON THE FILE PLAT OF THE ESTATES OF RUSSELL CREEK FILED IN CABINET J, PAGE 348 (LRCC).

STANDARD PACIFIC OF TEXAS  
(Vol. 3620, Pg. 73)

**BOUNDARY CURVE TABLE**

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	950.00'	02°57'54"	24.59'	49.16'	49.16'	N08°15'29"W
C-2	225.00'	08°45'57"	17.25'	34.42'	34.39'	N05°21'28"W
C-3	38.00'	89°59'22"	37.99'	59.68'	53.74'	N45°58'48"W



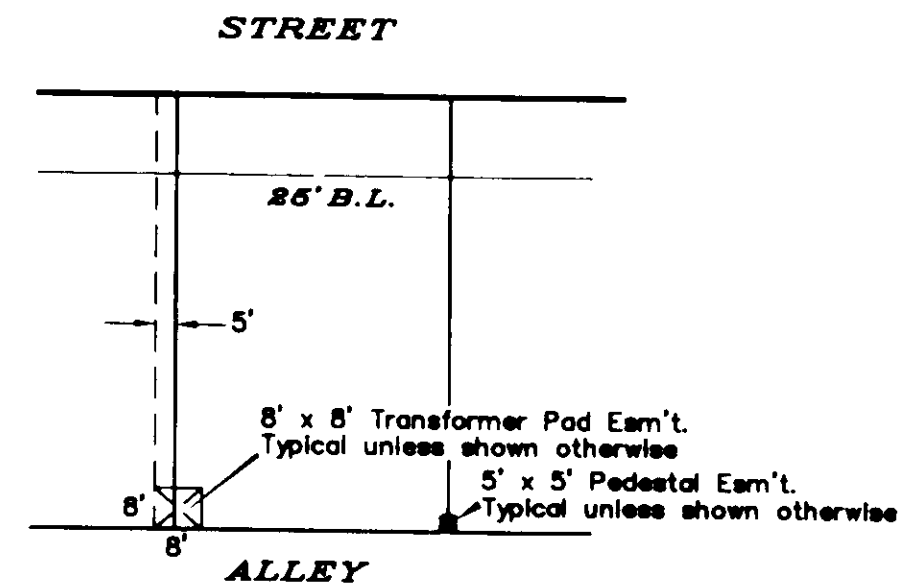
**BOUNDARY LINE TABLE**

TANGENT	BEARING	LENGTH
T1	N88°08'26"W	20.22'
T2	N00°58'29"W	25.95'
T3	N00°58'29"W	17.00'
T4	N00°59'07"W	17.00'
T5	S89°00'53"W	2.00'
T6	N23°37'32"E	20.03'
T7	N26°49'58"E	60.00'
T8	N63°10'02"W	17.07'

NOTE:  
Russell Creek Drive and Plentywood Drive are stubbed for future extension Eastward.

**CURVE DATA**

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	320.00'	26°36'28"	75.67'	148.61'	147.27'	N77°40'53"W
C-2	350.00'	26°36'28"	82.76'	162.54'	161.08'	S77°40'53"E
C-3	38.00'	90°00'38"	38.01'	59.70'	53.75'	S44°01'12"W
C-4	38.00'	89°59'22"	37.99'	59.68'	53.74'	S45°58'48"E
C-5	225.00'	20°09'21"	39.99'	79.15'	78.74'	N09°05'34"E
C-6	275.00'	21°33'19"	52.35'	103.46'	102.85'	N09°47'32"E
C-7	250.00'	27°49'06"	61.91'	121.38'	120.19'	N12°55'26"E
C-8	50.00'	300°00'00"	N/A	50.00'	50.00'	S89°00'53"W
C-9	380.00'	11°26'43"	38.08'	75.91'	75.78'	N85°15'45"W
C-10	325.00'	05°09'52"	14.66'	29.29'	29.28'	N04°22'03"E
C-11	375.00'	06°31'23"	21.37'	42.69'	42.67'	N02°16'34"E
C-12	350.00'	10°42'20"	32.79'	65.40'	65.30'	N04°22'03"E
C-13	380.00'	11°31'40"	38.36'	76.46'	76.33'	N58°36'50"W
C-14	350.00'	11°31'40"	35.33'	70.42'	70.30'	N58°36'50"W
C-15	320.00'	11°31'40"	32.30'	64.38'	64.27'	N58°36'50"W
C-16	107.50'	23°25'25"	19.18'	37.83'	37.57'	N10°43'51"E
C-17	92.50'	23°25'25"	18.18'	37.83'	37.57'	N10°43'51"E
C-18	380.00'	07°30'54"	24.96'	49.84'	49.81'	N68°08'07"W
C-19	320.00'	10°19'02"	28.89'	57.62'	57.54'	N58°00'31"W
C-20	350.00'	10°19'02"	31.60'	63.02'	62.94'	N58°00'31"W
C-21	380.00'	10°19'02"	34.31'	68.43'	68.33'	N58°00'31"W



TYP. DENTON COUNTY ELECTRIC COOPERATIVE EASEMENTS

SUE CARTER  
101.208 AC.  
Vol. 1599, Pg. 254

**INTERIOR LINE TABLE**

TANGENT	BEARING	LENGTH
T1	N01°52'38"E	20.02'
T2	N03°50'52"W	20.02'
T3	S24°48'49"W	23.06'
T4	S20°04'49"W	24.00'
T5	S03°50'52"E	20.03'
T6	S01°52'38"W	20.02'
T7	S86°09'46"W	20.02'
T8	N88°06'44"W	20.03'

**R-3653**  
FINAL PLAT

**THE ESTATES AT RUSSELL CREEK  
PHASE II**

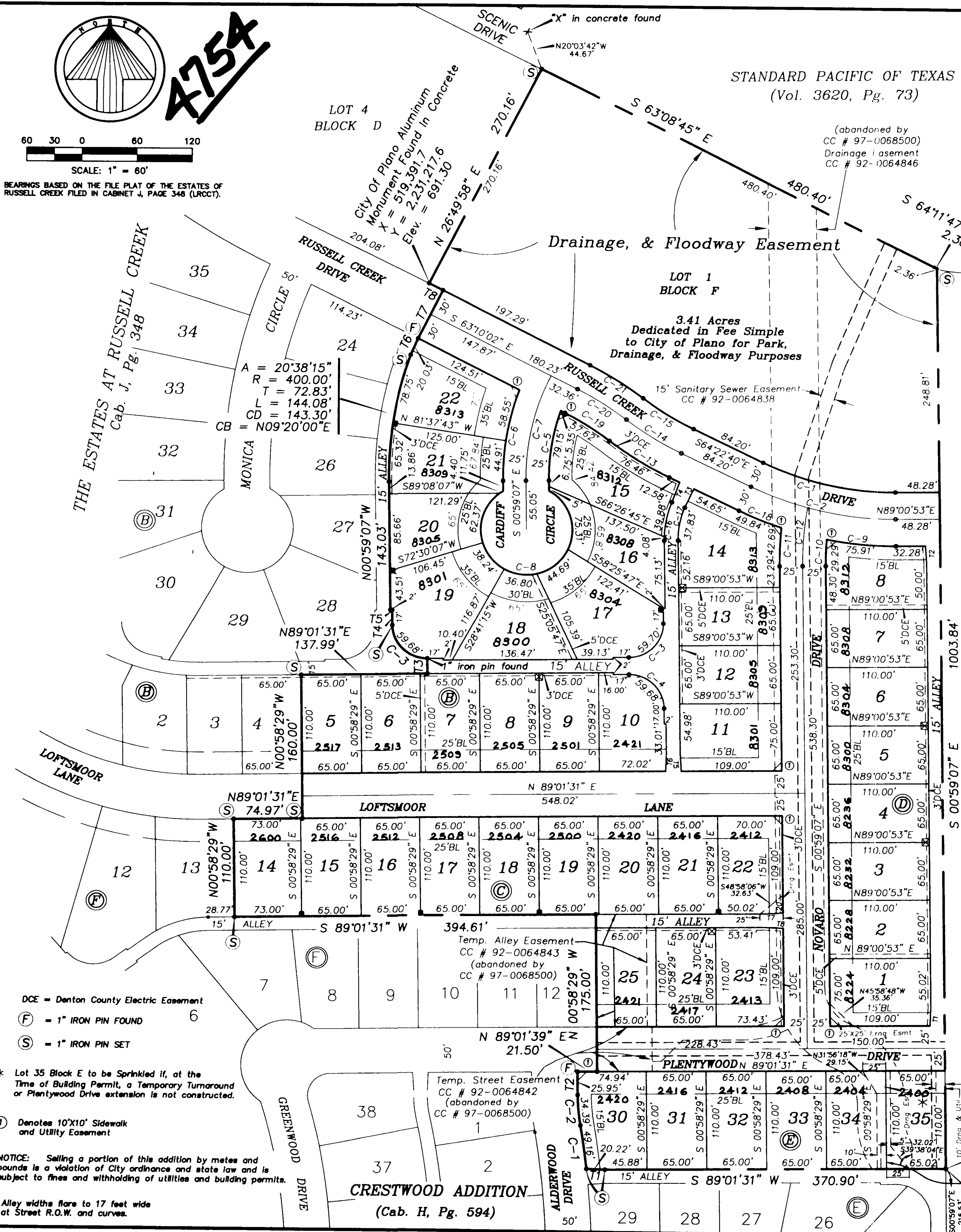
GRIZZELL KENNEDY SURVEY ~ ABSTRACT NO. 499  
CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNER  
**CRESTWOOD PARTNERS LIMITED PARTNERSHIP**  
1420 W. Mockingbird Lane ~ Suite 500 ~ Dallas, Texas 75247  
Phone # (214) 603-0481

ENGINEER / SURVEYOR  
**TIPTON ENGINEERING, INC.**  
6330 Broadway Blvd. ~ Suite C ~ Garland, Texas 75043  
Phone # (972) 226-2967

630,864af/14.4826ac

Lots developed at SF - 7 Standards.  
44 LOTS + 1 PARK 07/23/97 (db) \3877-2



DCE = Denton County Electric Easement  
ⓕ = 1" IRON PIN FOUND  
Ⓢ = 1" IRON PIN SET

\* Lot 35 Block E to be Sprinkled if, at the Time of Building Permit, a Temporary Turnaround or Plentywood Drive extension is not constructed.

Ⓛ Denotes 10'x10' Sidewalk and Utility Easement

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.

Alley widths flare to 17 feet wide at Street R.O.W. and curves.

Wed Aug 20 14:41:41 1997 (db) TIPTON ENGINEERS, INC.