

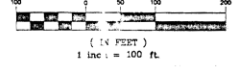
Gates of Prestonwood Plat

CURVE #	RADIUS	DELTA	LENGTH	TANGENT
C1	15'	57°46'09"	15.12'	8.28'
C2	90'	29°55'35"	47.01'	24.05'

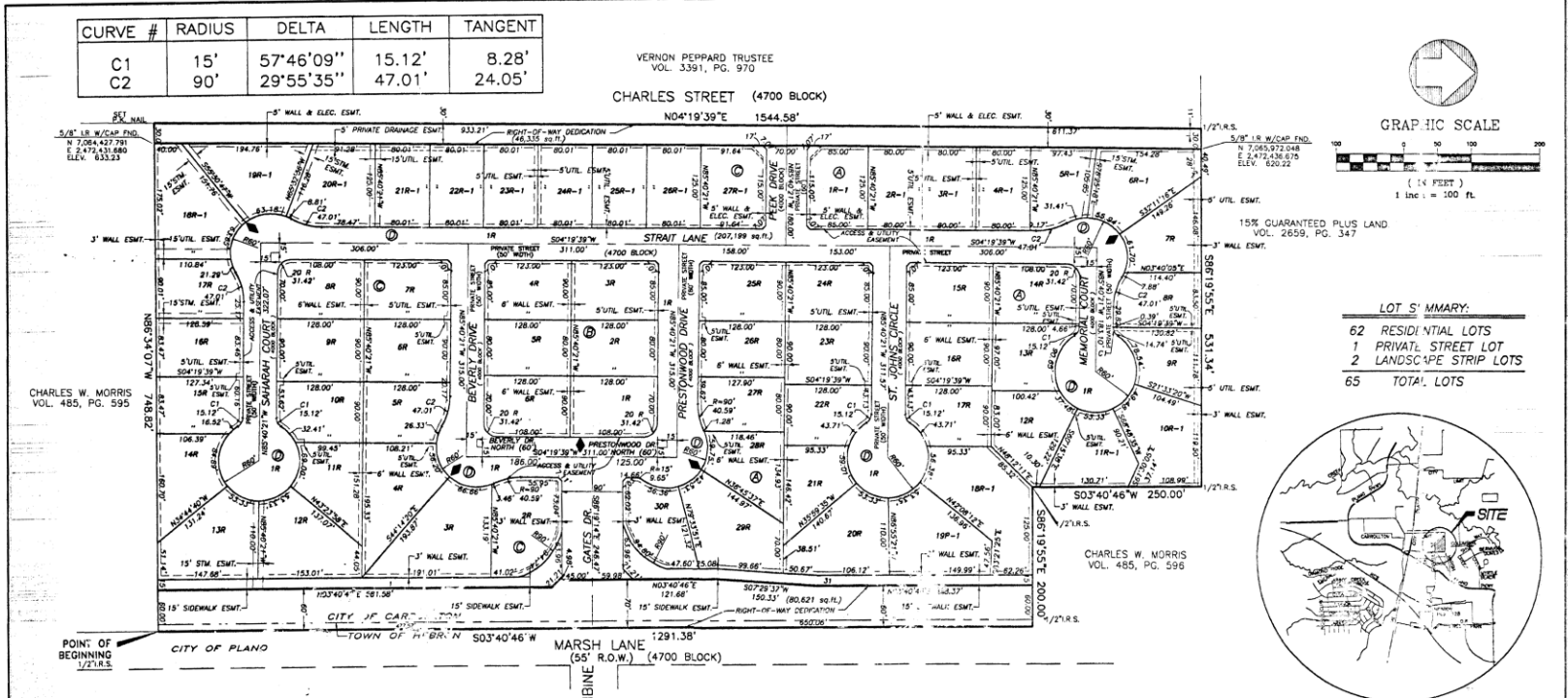
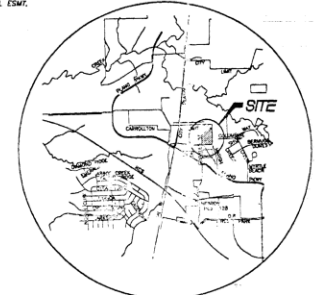
VERNON PEPPARD TRUSTEE
VOL. 3391, PG. 970
CHARLES STREET (4700 BLOCK)
ND4°19'39"E 1544.58'



GRAPHIC SCALE



LOT SUMMARY:
62 RESIDENTIAL LOTS
1 PRIVATE STREET LOT
2 LANDSCAPE STRIP LOTS
65 TOTAL LOTS



- NOTES:**
- The lots within this subdivision are governed by a home owners association requiring the payment of fees. Failure to pay such fees are subject to attachment of a lien on your property by the Association or by the City of Carrollton.
 - All internal streets are private and are identified as Lot 1, Block D. This lot is also an access and utility easement.
 - The Basis of Bearings is the west line of that 25.066 acre tract described by deed recorded in Volume 1242, Page 422, Deed Records, Denton County, Texas.
 - Except as noted, all private streets are 50 feet wide.
 - GPS coordinates are rectified to NAD 83 State Plane Coordinate System North Central Texas Zone 4202 (feet).

◆ Location of street name change.

THIS REPLAT IS FOR THE PURPOSE OF REMOVING ALL BUILDING ZONING LINES TO CONFORM WITH CURRENT ZONING REGULATIONS.

CITY FILE NO. 03-05RP1
SECOND REPLAT
GATES OF PRESTONWOOD
BEING 25.066 ACRES

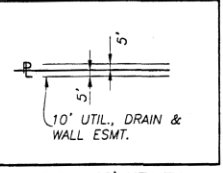
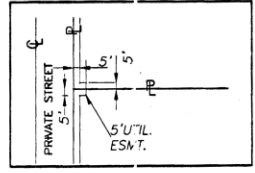
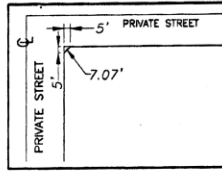
Doc# 07445
Aug 8, 2005

BEING A REPLAT OF THE FINAL PLAT OF GATES OF PRESTONWOOD, AS RECORDED IN CABINET U, PAGE 394-396 AND THE REPLAT OF GATES OF PRESTONWOOD, LOTS 1R-6R, 10R, 11R, 18R AND 19R, BLOCK A AND LOTS 18R-27R, BLOCK C, AS RECORDED IN CABINET V, PAGE 71 THE REPLAT OF LOTS 1R-6R, 10R, 11R, 18R AND 19R, AN ADDITION TO THE CITY OF CARROLLTON, DENTON COUNTY, TEXAS, SITUATED IN THE A.A. DYER SURVEY, ABSTRACT NO. 360

PATE ENGINEERS

8 50 BROOKRIVER DRIVE, SUITE 5-700, DALLAS, TEXAS 75247
TEL: (214)357-2981 FAX (214) 357-2985
JOB NO. 081400200 SHEET 1 OF 5

DATE: MARCH 24, 2005



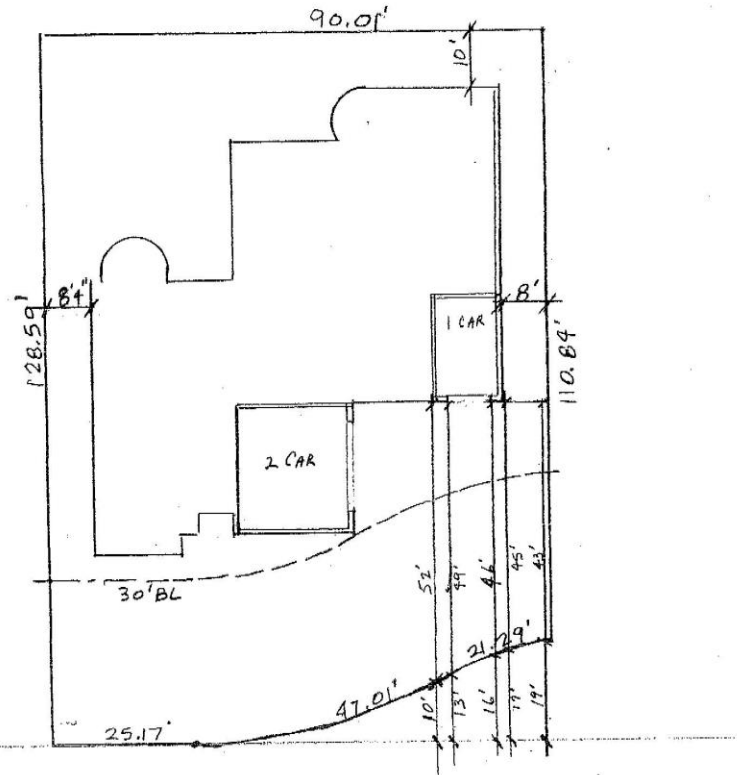
cab Wpg 453

X:\projects\081400200\survey\GDP-FP-REV2.dwg 7/27/2005 9:26:05 AM CST

Approved Gates of Prestonwood Front Entry Driveway Options

Agenda Item No. 3
Case No. PLZ2019-XXA Kensington Place

Exhibit C

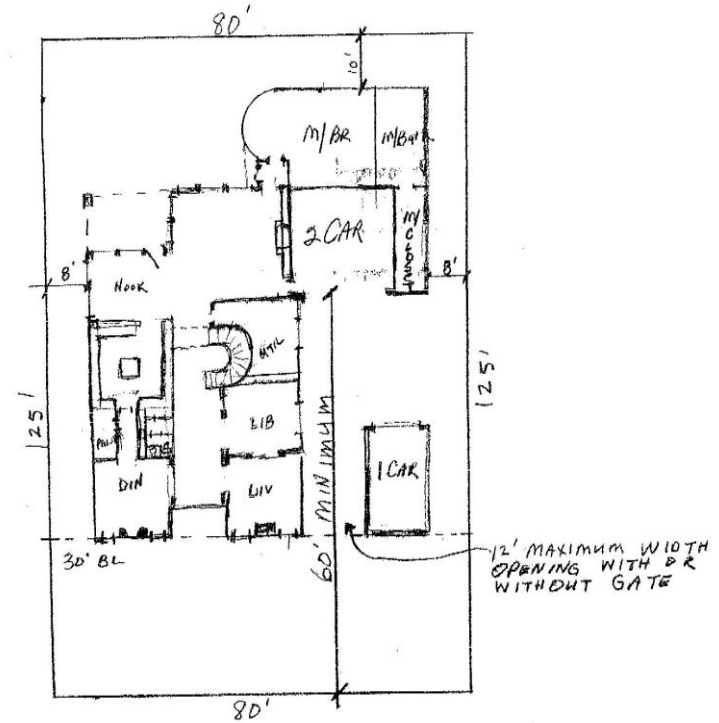


SAMPLE PLOT PLAN TO ILLUSTRATE
EFFECT OF CULDESAL AND EYEBROW
LOTS SETBACK TO GARAGE DOOR

LOT 17 BLOCK C
GATES OF PRESTONWOOD

J. STILES HOMES 972740-9900

Exhibit D



SAMPLE PLOT PLAN TO ILLUSTRATE
2 GARAGE DOORS FACING STREET
MINIMUM SETBACK OF 60'
DOORS SCREENED FROM VIEW
EXCEPT 1 DOOR

LOT 23 BLOCK C
GATES OF PRESTONWOOD