

OWNERS CERTIFICATE

TRACT "A"

WHEREAS, GARLAND GOLF CLUB, INC. is the owner of a tract of land situated in the Levi Turner Survey, Abstract No. 1487, Dallas County, Texas, and further being a portion of that tract of land conveyed to Garland Golf Club, Inc., as recorded in Volume 88167, Page 2838, of the Dallas County Deed Records, and being more particularly described as follows:

COMMENCING at the intersection of the Northeast line of Oak Springs Drive (a 50' R.O.W.) with the Southeast line of Oak Point Drive (a 50' R.O.W.), a point for corner;

THENCE, Along the Easterly line of said Oak Point Drive, the following;

Northerly, around a curve to the Left, having a central angle of 21° 20° 43°, and a radius of 275.0 feet, with a chord bearing of N 34°23'08" E a distance of 102.45 feet to a point for corner;

N 23° 42' 46 * E, a distance of 193.39 feet to the beginning of a non tangent curve to the Right, having a central angle of 37° 48' 34", and a radius of 250.00 feet, with a chord bearing of N 420 22' 35°

Northeasterly, around said curve, a distance of 164.98 feet to the PLACE OF BEGINNING of the here-in described tract of land, a 3/8" iron pin set at corner;

THENCE, Northeasterly, continuing along said Easterly line of Oak Point Drive, and around a curve to the Right having a central angle of 29° 47' 13°, and a radius of 250.00 feet, with a chord bearing of N 76° 10'28° E, and an arc distance of 129.97 feet to the Northwest property corner of Lot 47, Block 9, of Oakridge No. 11, an addition to the City of Garland, as recorded in Volume 84136, Page 4096, of the Dallas County Plat Records, a 3/8" iron pin found at corner;

THENCE, S 010 04' 04" W, along the West line of said Lot 47, Block 9, a distance of 115.99 feet to its Southwest corner, a 3/8" iron pin found for corner;

THENCE, S 680 43' 22" W, a distance of 67.14 feet to a 3/8" iron pin set for corner;

THENCE, N 280 43' 08" W, a distance of 125.00 feet to the PLACE OP BEGINNING and containing 12,085 square feet or 0.2774 acres of land.

TRACT "B"

WHEREAS, GARLAND GOLP CLUB, INC. is the owner of a tract of land situated in the Levi Turner Survey, Abstract No. 1487, Dallas County, Texas, and further being a portion of that tract of land conveyed to Garland Golf Club, Inc., as recorded in Volume 88167, Page 2838, of the Dallas County Deed Records, and being more particularly described as

COMMRMCING at the intersection of the Northeast line of Oak Springs Drive (a 50' R.O.W.) with the Southeast line of Oak Point Drive (a 50' R.O.W.), a point for corner;

THENCE, Along the Easterly line of said Oak Point Drive, the following;

Northerly, around a curve to the Left, having a central angle of 21° 20' 43", and a radius of 275.0 feet, with a chord bearing of N 34° 23' 08" E, a distance of 102.45 feet to a point for corner;

N 230 42' 46" E, a distance of 193.39 feet to the beginning of a tangent curve to the Right, having a central angle of 37° 00' 05", and a radius of 250.0 feet, with a chord bearing of N 410 58' 20" E, a 3/8" iron pin found for corner;

Northeasterly, around said curve, a distance of 161.45 feet.

THENCE, N 290 31' 38" W, leaving said Easterly line of Oak Point Drive a distance of 50.0 feet to a point on the Westerly line of said Oak Point Drive, same point being the Southeasterly corner of Lot 43, Block 7, of Oakridge No. 9, an addition to the City of Garland, as recorded in Volume 84136, Page 4082, of the Dallas County Plat Records, said point also being the PLACE OF BEGINNING, a 3/8" iron pin found for corner;

THENCE, N 290 31' 38" W, along the Easterly line of said Lot 43, Block 7, a distance of 125.00 feet to the beginning of a non-tangent curve to the Right, having a central angle of 540 37' 21", and a radius of 425.00 feet, with a chord bearing of N 87° 47' 03" E, a 3/8" iron pin found for

THENCE, Easterly, around said curve, a distance of 405.17 feet to the beginning of a curve to the Right, having a central angle of 16° 28' 07°, and a radius of 900.00 feet, with a chord bearing of S 56° 40' 13" E, a 3/8" iron pin found for corner;

THENCE, Southeasterly, around said curve a distance of 258.69 feet to the Northwest corner of Lot 35, Block 7, of Oakridge No. 11, an addition to the City of Garland, as recorded in Volume 84136, Page 4096, of the Dallas County Plat Records, a 3/8" iron pin found for corner;

THENCE, S 41° 33' 51" W, along the Westerly line of said Lot 35, Block 7, a distance of 125.0 feet to a point on the Northerly line of said Oak Point Drive, a 3/8" iron pin for corner;

THENCE, Along the Northerly line of said Oak Point Drive, the following:

Northwesterly, around a curve to the Left, having a central angle of 16° 28' 07°, and a radius of 775.0 feet, with a chord bearing of N 56° 10' 13° W, a distance around said curve of 222.76 feet to the beginning of a curve to the Left, having a central angle of 540 37' 21", and a radius of 300.00 feet, with a chord bearing of S 87° 47' 03" W, a 3/8" iron pin for corner;

Westerly, around said curve, a distance of 286.00 feet to the PLACE OP BEGINNING and containing 73,289 square feet or 1.6825 acres of

NOW, THEREPORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GARLAND GOLP CLUB, INC. does hereby adopt this plat designating the hereinabove described property as OAKRIDGE NO. 12, an addition to the City of Garland, Dallas County, Texas, and does hereby dedicate to the City and public use forever the easements shown thereon.

WITHESS MY BAND AT DALLAS, TEXAS, this the 2011 day of ______, 1989.

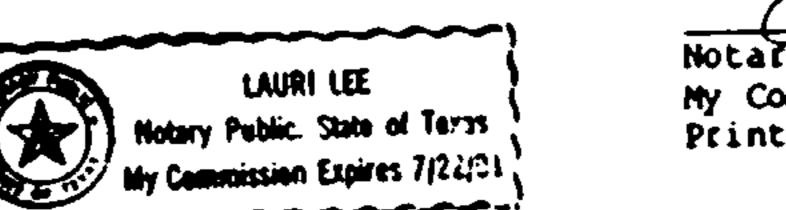
GARLAND GOLP CLUB, INC.

KATHY F. POWELL, Vice President

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public for the State of Texas, on this day personally appeared KATHY S. POWELL, Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same in the capacity therein stated and for the purposes and considerations therein

WITHESS MY BAND AND SEAL OF OFFICE, this the day of



Notary Public, State of Texas My Comm. Exp: 7/22/4) Printed Name: Lauri Le

SURVEYORS CERTIFICATE

DON A. TIPTON, INC. does hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under the direction and supervision of its Registered Public Surveyor and further certifies that all corners are as shown thereon.

DATED this the 20 day of april . 1989



DON A. TIPTON, INC.

Dreson a. McCall. GREGORY A. MCCALL Registered Public Surveyor

STATE OF TEXAS COUNTY OF DALLAS

1989.

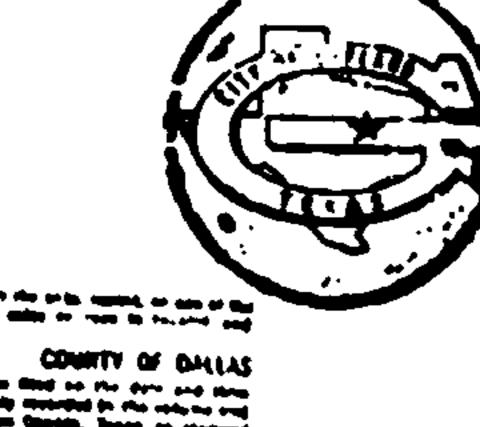
BEFORE ME, the undersigned, a Notary Public for the State of Texas, on this day personally appeared GREGORY A. McCALL, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY BAND AND SEAL OF OFFICE, this the 20 day of Qually

Notary Public, State of Texas My Comm. Exp: 7-2/-90

APPROVED AND ACCEPTED for the City of Garland, Texas, this the 23 day | of Jacoura id., 1989

The approval of this plat is contingent upon the plat being filed with the County Clerk of Dallas County, Texas, within 180 days from the date shown above.



MAY 1 1989

COUNTY LICER Colles County Tomas

OWNERS CERTIFICATE

OAKRIDGE NO. 12 GARLAND, TEXAS

Consulting Engineers Don A Tipton, Inc. 6330 Belt Line Road DRAWN DATE SCALE NOTES FILE cokridge

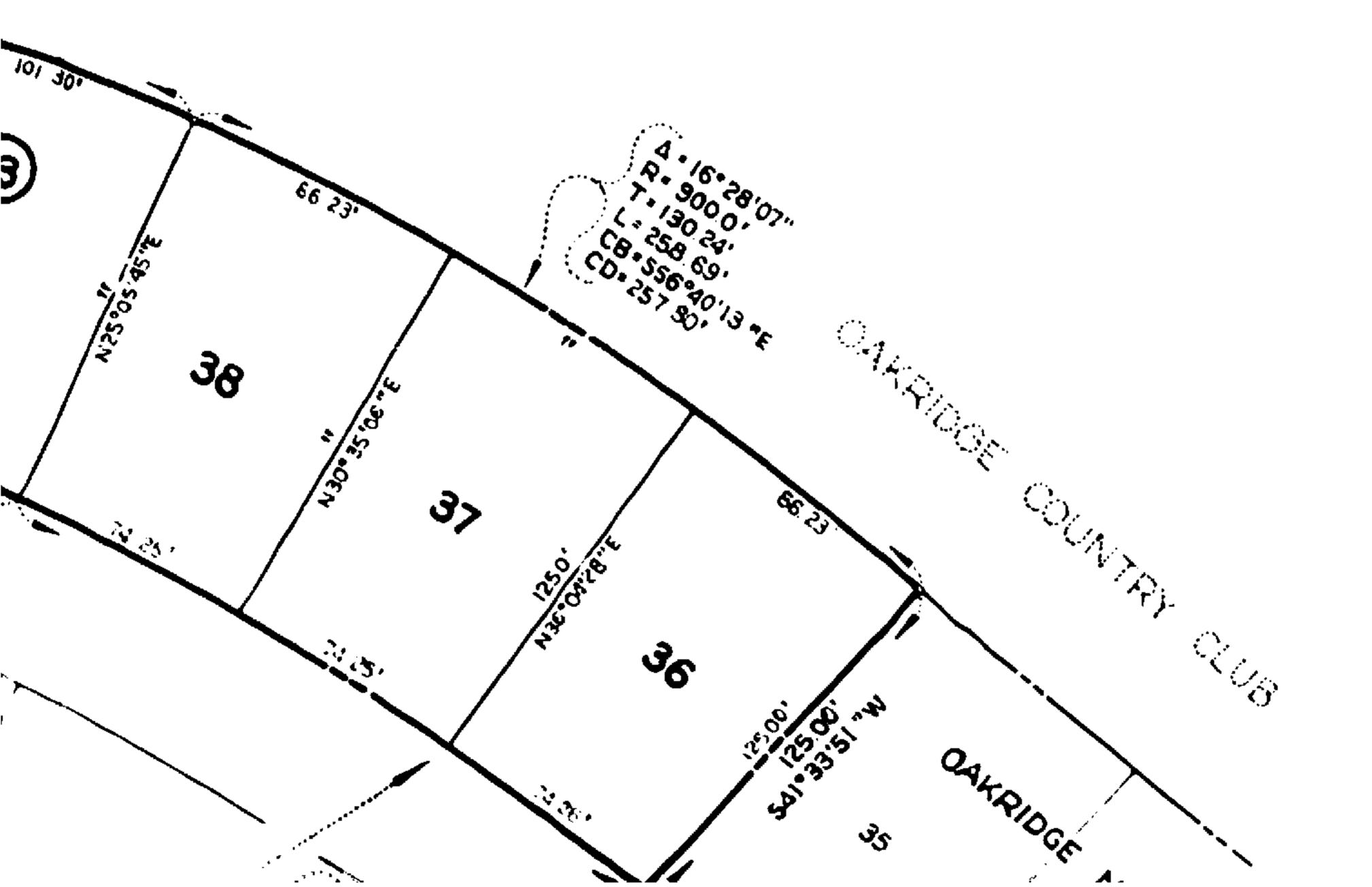
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Garland, Texas 75043

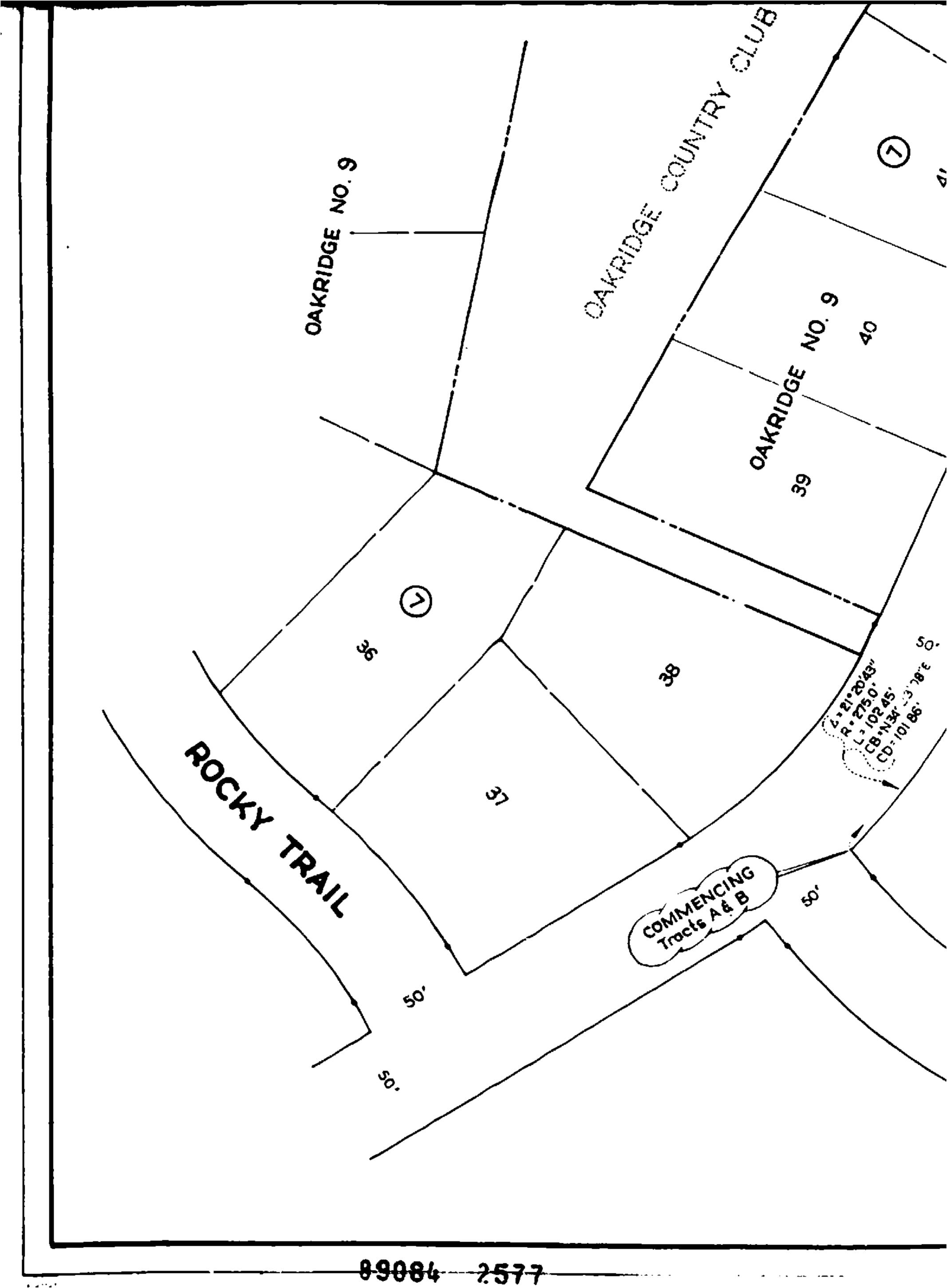
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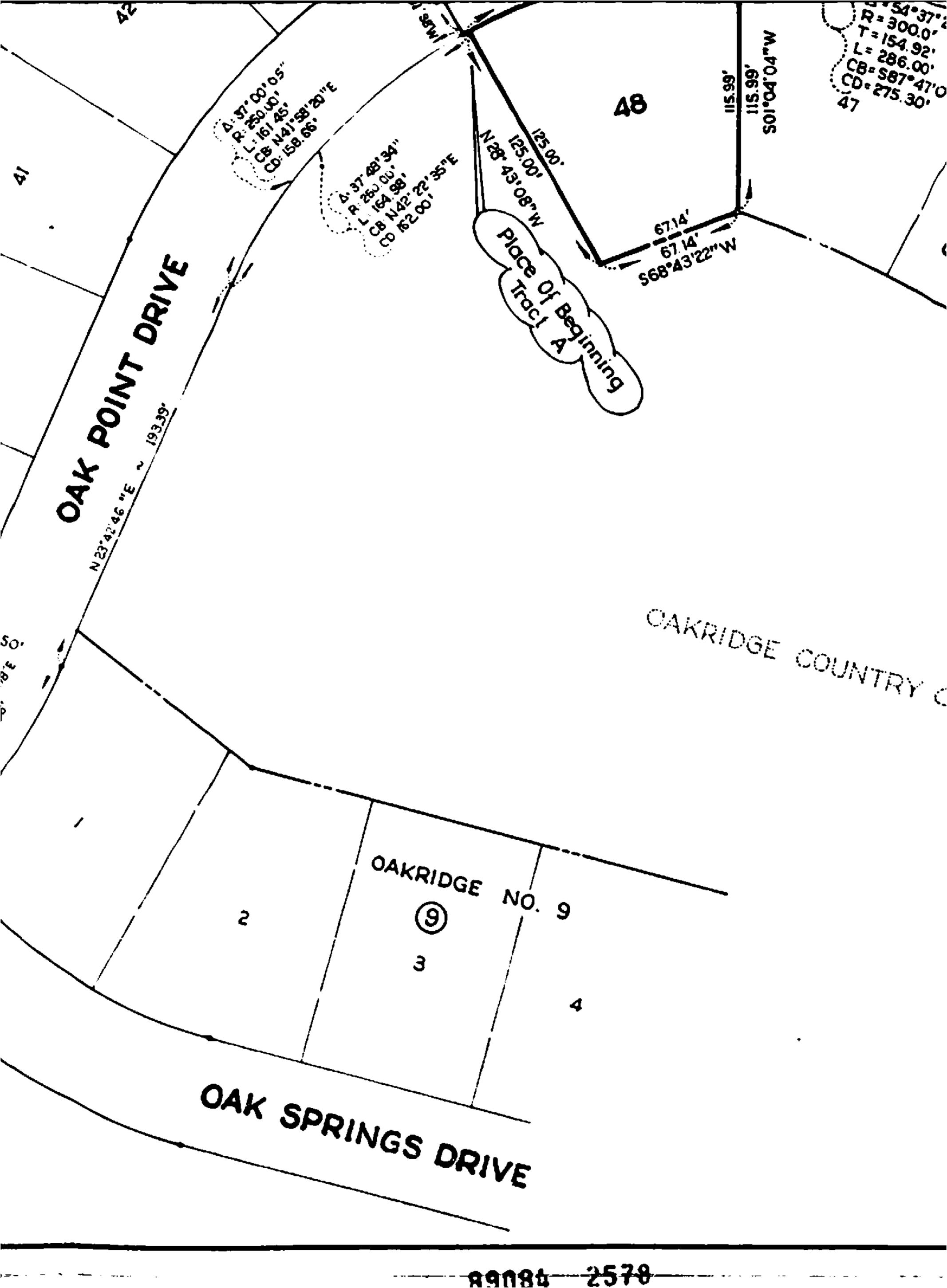
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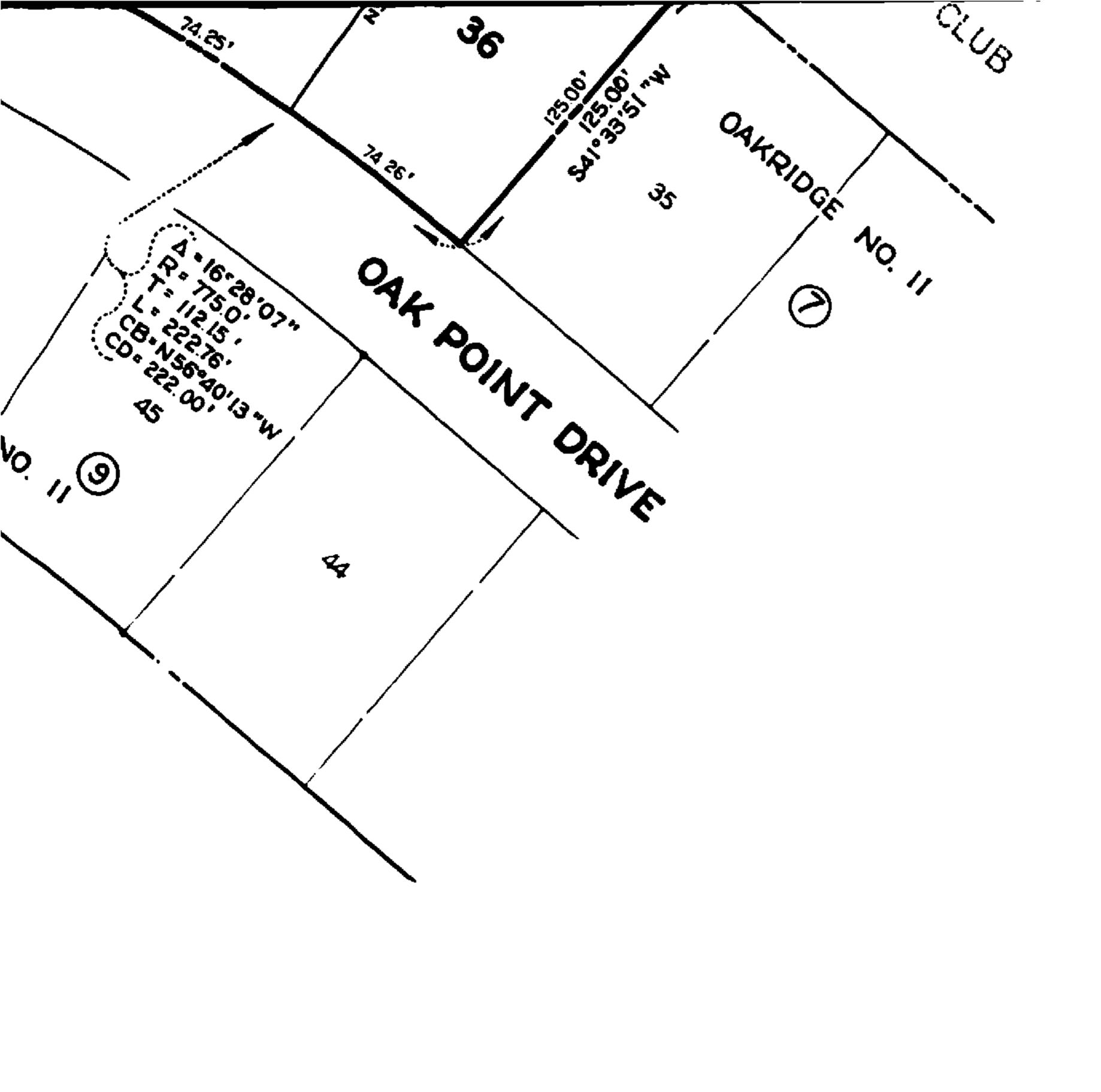
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*







Denotes 3/8" from Pin In
Place For Corner (Typ)

FINAL PLAT

OAKRIDGE NO. 12

GARLAND, TEXAS

LEVI TURNER SURVEY ~ ABST. NO. 1487

DALLAS COUNTY, TEXAS

OWNER

GARLAND GOLF CLUB, INC.

4809 Cole Avenue, 2296

Dallas, Texas 75205

DON A. TIPTON, INC. ~ CONSULTING ENGINEERS

6330 Belt Line Rood

Jan. 1989

Garland, Texas 75043

Scale: 1" 50'

STATE OF TEXAS) (
COUNTY OF DALLAS) (

OWNERS CERTIFICATE

TRACT "A"

WHEREAS, GARLAND GOLF CLUB, INC. is the owner of situated in the Levi Turner Survey, Abstract No. 14 Texas, and further being a portion of that tract of Garland Golf Club, Inc., as recorded in Volume 88167 Dallas County Deed Records, and being more particul follows:

COMMENCING at the intersection of the Northeast li Drive (a 50' R.O.W.) with the Southeast line of Oak : R.O.W.), a point for corner;

THENCE, Along the Easterly line of said Oak Point Driv

Northerly, around a curve to the Left, having a 21° 20' 43", and a radius of 275.0 feet, with a 34° 23' 08" E a distance of 102.45 feet to a poi

N 23° 42'46 " E, a distance of 193.39 feet to t tangent curve to the Right, having a central and and a radius of 250.00 feet, with a chord bearing E;

Northeasterly, around said curve, a distance of PLACE OF BEGINNING of the here-in described traction pin set at corner;

THENCE, Northeasterly, continuing along said Easterly Drive, and around a curve to the Right having a centra 13", and a radius of 250.00 feet, with a chord bearin E, and an arc distance of 129.97 feet to the Northwest of Lot 47, Block 9, of Oakridge No. 11, an additional Garland, as recorded in Volume 84136, Page 4096, of 19 Plat Records, a 3/8" iron pin found at corner;

THENCE, S 01° 04' 04" W, along the West line of said I distance of 115.99 feet to its Southwest corner, a 3/ for corner;

THENCE, S 680 43' 22" W, a distance of 67.14 feet to a for corner;

THENCE, N 280 43' 08" W, a distance of 125.00 feet BEGINNING and containing 12,085 square feet or 0.2774 a

er of a tract of land 1. 1487, Dallas County, 2t of land conveyed to 8167, Fage 2838, of the 2icularly described as

t line of Oak Springs Oak Point Drive (a 50'

Drive, the following;

ing a central angle of h a chord bearing of N point for corner;

to the beginning of a mon langle of 37° 48' 34", earing of N 42° 22' 35°

e of 164.98 feet to the itract of land, a 3/8"

entral angle of 29° 47' earing of N 76° 10'28" hwest property corner dition to the City of of the Dallas County

aid Lot 47, Block 9, a , a 3/8" iron pin found

to a 3/8" iron pin set

feet to the **PLACE OF** 2774 acres of land. WHEREAS
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TRACT "B"

GARLAND GOLP CLUB, INC. is the owner of a tract of land n the Levi Turner Survey, Abstract No. 1487, Dallas County, further being a portion of that tract of land conveyed to lf Club, Inc., as recorded in Volume 88167, Page 2838, of the nty Deed Records, and being more particularly described as

G at the intersection of the Northeast line of Oak Springs O' R.O.W.) with the Southeast line of Oak Point Drive (a 50' point for corner;

ong the Easterly line of said Oak Point Drive, the following;

erly, around a curve to the Left, having a central angle of 0' 43", and a radius of 275.0 feet, with a chord bearing of N 3' 08" E, a distance of 102.45 feet to a point for corner;

42' 46" E, a distance of 193.39 feet to the beginning of a nt curve to the Right, having a central angle of 37° 00' 05", radius of 250.0 feet, with a chord bearing of N 41° 58' 20" 3/8" iron pin found for corner;

easterly, around said curve, a distance of 161.45 feet.

190 31° 38° W, leaving said Easterly line of Oak Point Drive at 50.0 feet to a point on the Westerly line of said Oak Point is point being the Southeasterly corner of Lot 43, Block 7, of No. 9, an addition to the City of Garland, as recorded in 36, Page 4082, of the Dallas County Plat Records, said point the PLACE OP BEGINNING, a 3/8° iron pin found for corner;

29° 31' 38" W, along the Easterly line of said Lot 43, Block nce of 125.00 feet to the beginning of a non-tangent curve to having a central angle of 54° 37' 21", and a radius of 425.00 a chord bearing of N 87° 47' 03" E, a 3/8" iron pin found for

sterly, around said curve, a distance of 405.17 feet to the of a curve to the Right, having a central angle of 16° 28' radius of 900.00 feet, with a chord bearing of S 56° 40' 13" iron pin found for corner;

butheasterly, around said curve a distance of 258.69 feet to est corner of Lot 35, Block 7, of Oakridge No. 11, an addition y of Garland, as recorded in Volume 84136, Page 4096, of the nty Plat Records, a 3/8" iron pin found for corner;

41° 33' 51" W, along the Westerly line of said Lot 35, Block ace of 125.0 feet to a point on the Northerly line of said Oak e, a 3/8" iron pin for corner;

ong the Northerly line of said Oak Point Drive, the following:

westerly, around a curve to the Left, having a central angle 0.28' 07°, and a radius of 775.0 feet, with a chord bearing of 40' 13° W, a distance—around said curve of 222.76 feet to beginning of a curve to the Left, having a central angle of 54° 10°, and a radius of 300.00 feet, with a chord bearing of S 87° 10° W, a 3/8° iron pin for corner;

lly, around said curve, a distance of 286.00 feet to the PLACE SINNING and containing 73,289 square feet or 1.6825 acres of

NOW, THEREPORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GARLAND GOLF CLUB, INC. does hereby adopt this plat designating the hereinabove described property as OAKRIDGE NO. 12, an addition to the City of Garland, Dallas County, Texas, and does hereby dedicate to the City and public use forever the easements shown thereon.

WITNESS MY BAND AT DALLAS, TEXAS, this the 20th day of

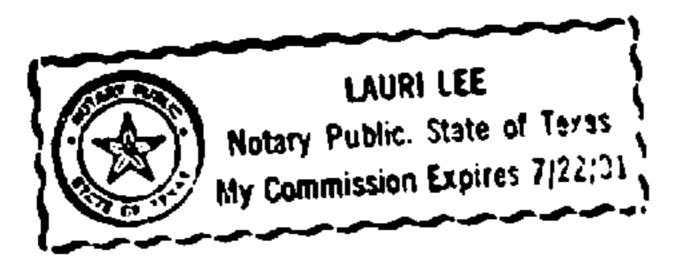
GARLAND GOLP CLUB, INC.

KATHY F. POWELL, Vice President

STATE OF TEXAS) (
COUNTY OF DALLAS) (

BEFORE ME, the undersigned, a Notary Public for the State of Texas, on this day personally appeared RATHY S. POWELL, Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the day of



Notary Public, State of Texas

My Comm. Exp: 7/23/4/

Printed Name: Lauri Lee

SURVEYORS CERTIFICATE

DON A. TIPTON, INC. does hereby certify that the plat shown he accurately represents the results of an on-the-ground survey made the direction and supervision of its Registered Public Surveyor further certifies that all corners are as shown thereon.

DATED this the 20 day of april. 1989



DON A. TIPTON, INC.

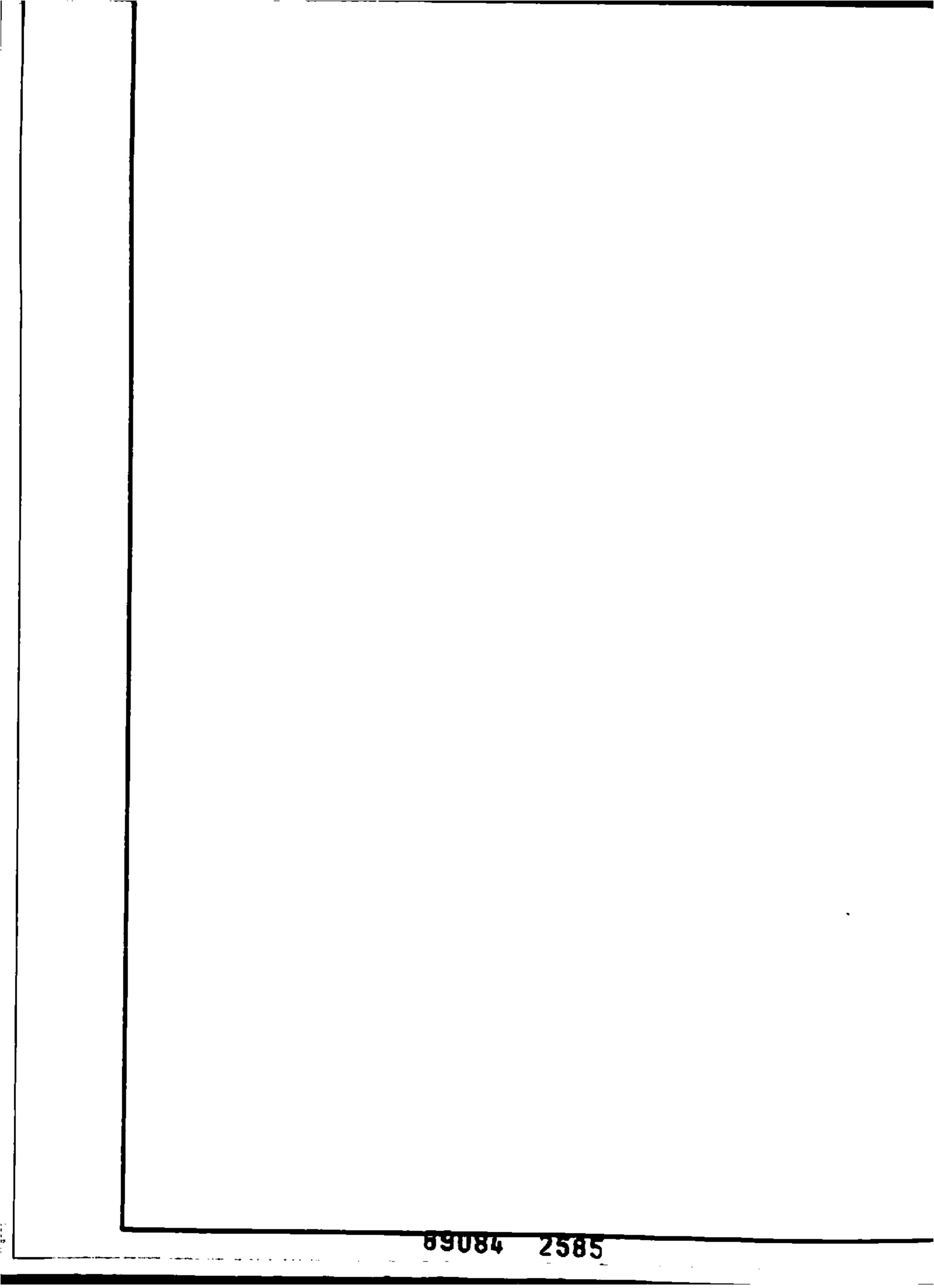
GREGORY A. McCALL
Registered Public Surveyor

STATE OF TEXAS) (
COUNTY OF DALLAS) (

BEFORE ME, the undersigned, a Notary Public for the State of on this day personally appeared GREGORY A. McCALL, known to me the person whose name is subscribed to the foregoing instrume acknowledge to me that he executed the same in the capacity t stated and for the purposes and considerations therein expressed.

WITHESS MY HAND AND SEAL OF OPPICE, this the 20 day of Age

Notary Public, State of Texa My Comm. Exp:



We: OP la:

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89084 2586

4 3/8 - Tion bin for corner!

around said curve, a distance of 286.00 feet to the PLACE NG and containing 73,289 square feet or 1.6825 acres of stated and for the purposes and considerations therein expressed

WITNESS MY HAND AND SEAL OF OFFICE, this the 20 day of age 1989.

PERSONAL PROPERTY OF THE PROPE

Notary Public, State of Texa
My Comm. Exp: 7-2/-90
Printed Name: 454 A.C.

APPROVED AND ACCEPTED for the City of Garland, Texas, this the for ________, 1989

CITY SECRETARY

CHAIRMAN, CITY Flanning Commi

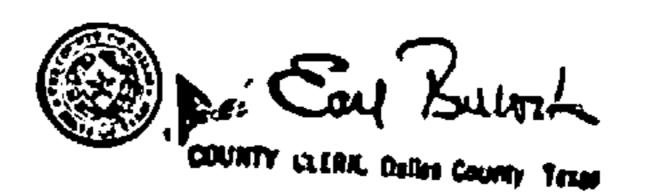
The approval of this plat is contingent upon the plat being fit the County Clerk of Dallas County, Texas, within 180 days from shown above.

Any prentition hands which received the sole makes at use of the described real property become of soles or race to tarable and and started property became inc.

STATE OF TEXAS

COUNTY OF DALLAS alternated between the sale and time started between by the and was duly received in the column and page of the remain seconds of Deline Green. These on seconds.

MAY 1 1989



OWNERS CERTIFICATE OAKRIDGE NO. 12 GARLAND, TEXAS Don A Tipton, Inc Consulting Eng 6330 Belt Line Road Garland, Texas DESIGN DRAWN DATE SCALE NOTES FILE dal, dal, 2 Jan. oakridge 1989 mcmc. 110 12

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