

149 Lots Recorded In Vol.

WHEREAS, CAKRIDGE DEVELOPMENT COMPANY, a Texas General Partnership, is the owner of a tract of land situated in the William Crittenton Survey, Abstract No. 334, City of Garland, Dallas County, Texas, and being

COMMENCING at the intersetion of the South line of Belt Line Road, and the East line of Jupiter

THENCE, S. 86"20"54"E, along said South line of Belt Line Road, a distance of 1070.0 feet to the

S. 86\*20'54"E, a distance of 531.94 feet to an iron stake for corner;

THENCE, S. 3'59'17"W, leaving said South line of Belt Line Road, a distance of 298.77 feet to an

THENCE, S. 23"40'E, a distance of 210.0 feet to the beginning of a curve to the left, having a central angle of 37'40' and a radius of 180.0 feet, an iron stake for corner;

THENCE, around said curve a distance of 118.33 feet to the beginning of a curve to the right, having a central angle of 12°50' and a radius of 920.0 teet, an iron stake for corner;

THENCE, around said curve, a distance of 206.07 feet to an iron stake for corner;

THENCE, S. 41°30'W, a distance of 600.0 feet to the beginning of a curve to the right, having a central angle of 50°12'29" and a radius of 50.0 feet, an iron stake for corner;

THENCE, around said curve, a distance of 43.81 feet to an iron stake for corner; THENCE, S. 41°30'W, a distance of 111.58 feet to an iron stake for corner;

central angle of 22°30' and a radius of 700.0 feet, an iron stake for corner;

THENCE, around said curve, a distance of 274.89 feet to an iron stake for corner; THENCE, N. 71°00'W, a distance of 112.67 fect to the beginning of a curve to the right, having a

central angle of 47°20' and a radius of 660.0 feet, an iron stake for corner; THENCE, around said curve, a distance of 545.24 feet to an iron stake for corner;

THENCE, N. 40"00'W, a distance of 138.41 feer to the beginning of a curve to the right, having a

THENCE, around said curve, a distance of 92.79 feet to an iron stake for corner; THENCE, N. 66\*20'E, a distance of 33.02 feet to an iron stake for corner;

THENCE, S. 86°00'43"E, a distance of 87.32 feet to the beginning of a curve to the right, having a central angle of 2"22'36" and a radius of 365.0 feet, an iron stake for corner; COUNTY CLERK'S MEMO: THENCE, northerly pround said curve, a distance of 15.14 feet to an iron stake for corner,

THENCE, N. 86\*00'43"W, a distance of 85.29 feet to an iron stake for corner; DOCUMENT NOT REPRODUCIDLE THENCE, S. 82"40'W, a distance of 126.11 feet to an iron stake for corner; WHEN RECORDED

THENCE, N. 21°00'W, a distance of 115.0 feet to the PLACE OF BEGINNING and containing 35,993 Acres of Land, save and except a 9.362 acre tract of land described herowith as Tract "A", leaving a net area

COMMENCING at the intersection of the South line of Belt Line Road and the East line of Jupiter

THENCE, S. 21°00'E, leaving said South line of Belt Line Road, a distance of 115.0 feet to a point

THENCE, S. 40°00'E, a distance of 850.0 feet, a point for corner;

central angle of 47\*20' and a radius of 660 feet, a point for corner; THENCE, in a Southeasterly direction and around said curve a distance of 545.24 feet to end of

THENCE, S. 71"00'E, a distance of 112.67 feet to the beginning of a curve to the right having a

THENCE, in a Southeasterly direction and around said curve, a distance of 274.89 feet to end of

THENCE, N. 41°30'E, a distance of 111.58 feet to the beginning of a curve to the left having a central angle of 50"12'29" and a radius of 50.0 feet, a point for corner;

THENCE, around said curve, a distance of 43.81 feet to a point for corner;

THENCE, N. 41'30'E. a distance of 240.0 feet to a point for corpera-

. 41° 30'W, a distance of 291.09 feet to the beginning of a curve to the right having a central angle of 60"08'22" and a radius of 50.0 feet, an iron stake for corner;

THENCY, around-said curve, a distance of 52.48 feet to an iron stake for corner; THEMCE, N. 40"12"24"F, a distance of 94.23 feet to the beginning of a curve to the left, having

THEMCE, northwesterly around soid curve, a distance of 351.62 feet to an iron stake for corner; THENCE, N. 71'00'W, a distance of 112.67 feet to the beginning of a curve to the right, having a

THENCE, around said curve, a distance of 338.71 feet to an iron stake for corner; THENCE, N. 23°40'W, a distance of 466.43 feet to the beginning of a curve to the left, having a central angle of 71°00' and a radius of 40.0 feet, an iron stake for corner;

THENCE, around said curve, a distance of 49.57 feet to an iron stake for corner; THENCE, S. 85°20'W, a distance of 61.54 feet to the beginning of a curve to the right having a

central angle of 2°43'42" and a radius of 315.0 (ect, an iron stake for corner; THENCE, northerly around said curve, a distance of 15.0 feet to an iron stake for corner; THENCE, N. 85°20'E, a distance of 66.80 feet to the beginning of a curve to the left, having a

THENCE, around said curve, a distance of 49.50 feet to an iron stake for corner;

THENCE, N. 14°26'E, a distance of 151.15 feet to an iron stake for corner;

THENCE, N. 86°00'E, a distance of 109.43 feet to the beginning of a curve to the right, having a central angle of 70°20' and a radius of 100.0 feet, an iron stake for corner;

THEMCE, S. 23°40'E, a distance of 282.69 feet to the beginning of a curve to the left, having a central angle of 37\*40' and a radius of 440.0 feet, an iron stake for corner;

THENCE, around said curve, a distance of 289.26 feet to the beginning of a curve to the right, having a central angle of 12'50' and a radius of 660.0 feet, an iron stake for corner;

THENCE, S. 48\*30'E, a distance of 465.0 feet to the PLACE OF BEGINNING and containing 9.362 Acres

THAT, CAKRIDGE DEVELOPMENT COMPANY, o Texas General Partnership, does hereby adopt this plat designating the hereinabove described property as OAKRIDGE NO. 2, an addition to the City of Garland, Dallas County, Texas, and does hereby dedicate to the City and Public use forever the streets and easements

day of Necember

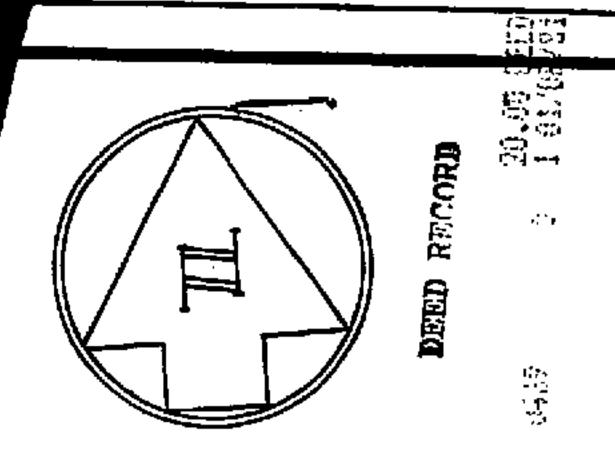
a Notary Public for the State of Toxas on this day per-

ENGINEER'S CERTIFICATE

, TIPTON, do hereby certify that I have prepared this plat from an actual and my personal supervision in accordance with the Subdivision Regulations of the pity of Carland, Texas

BEFORE ME, the undersigned, a Notary Public for the State of Texus, on this day personally appeared DON A. TIPTOM, known to me to be the person whose name is subscribed ted the Toregoins in-

81004 3272



...\_ \$86°20'54"(E

Commencing

1070.01

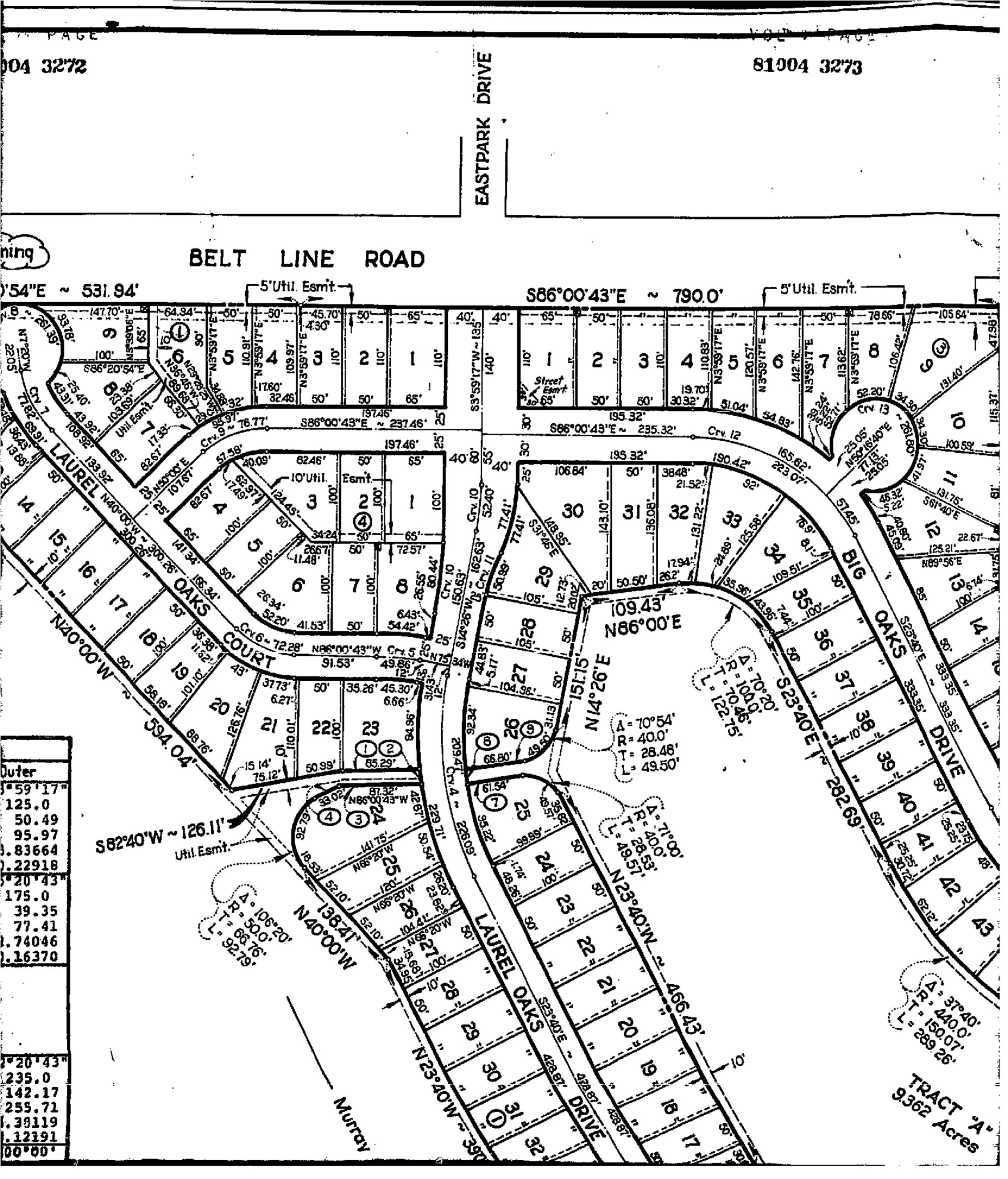
JUPITER ROAD

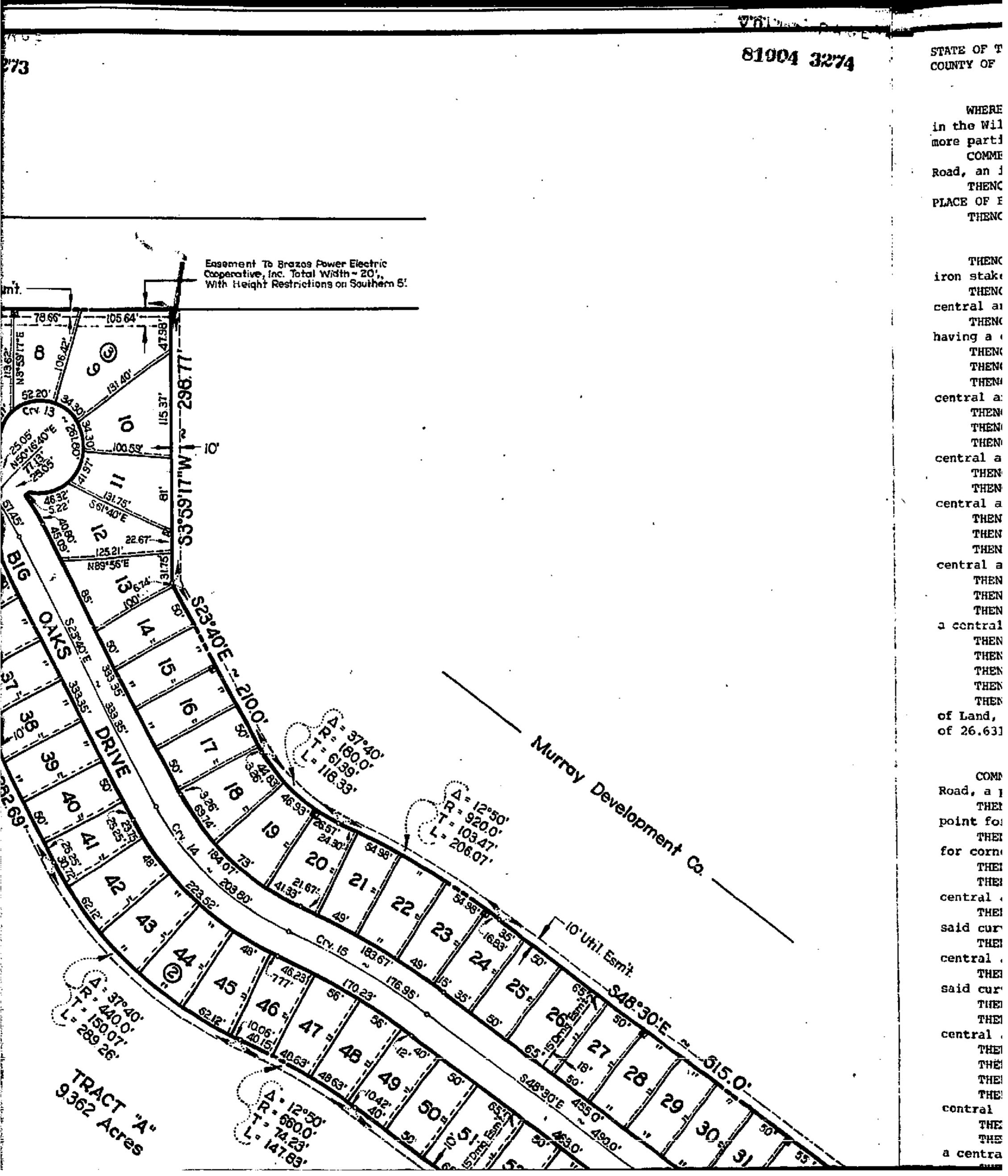
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Z 215 O. 31.88. Q.86.	0 1 2 3 1 2 3 3 3 4 4 4 5 3 3 4 5 5 5 5 5 5 5 5 5 5

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R 50.0 75.0 T 47.60' 71.40 L 79.08' 114.12 D 114.59160 76.3944 d 0.57296 0.3819 A 2230' 19.41'0 R 600.0' 625.0 R 600.0' 625.0 R 159.13' 143.13 D 7.16198 6.9449 d 0.03581 0.0347 A 47.20' 47.20 R 510.0 535.0 R 523.52 234.4	50.0 50.0 50.0 78.54 10 114.59160	9 7	75.0 7 30.29 57.58	40.39	43°59'17" 125.0
R 600.0' 625.0 2 T 159.15' 143.13 2 L 314.16' 283.44 D 7.16198 6.9449 d 0.03581 0.0347 A 47.20' 47.20 R 510.0 535.0 2 T 223.52 234.4		1 la		57.29580 0.28649	95.97 45.83664 0.22918
R 510.0 535.0 27 223.52 234.4	1941'04" 850.0 147.47' 292.02' 6.74068	O T E E	10°26'43' 8 441.23 40.33 80.44 12.98547	10°26'43" 287.41 26.27 52.40 19.93522	25°20°43° 175.0 39.35 77.41 32.74046
D 11.23447 10.7095 d 0.05617 0.0535	560.0 560.0 245.43 8 462.63 0 10.23139	DARTIDO D	14°54° 169.08 25.64 50.99 29.22062	0.09968	0.16370
Δ 38°06' 38°06 R 315.0 340.0 4 T 108.77 117.4 L 209.47 226.0 D 18.18914 16.8517 d 0,98985 0.0842 Δ 10°26'43 10°26'4	365.0 D 126.04 9 242.71	SE THOU	175.0 175.0 105.87 190.42 32.74046	205.0 124.02 223.07 27.94917	62°20'43" 235.0 142.17 255.71 24.38119

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### OWNER'S CERTIFICATE

WHEREAS, CAKRIDGE DEVELOPMENT COMPANY, a Texas General Partnership, is the owner of a tract of land situated in the William Crittenton Survey, Abstract No. 334, City of Garland, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersetion of the South line of Belt Line Road, and the East line of Jupiter Road, an iron stake for corner;

THENCE, S. 86°20'54"E, along said South line of Belt Line Road, a distance of 1070.0 feet to the PLACE OF BEGINNING, an iron stake for corner;

THENCE, continuing along said South line of Belt Line Road the following:

S. 86°20'54"E, a distance of 531.94 feet to an iron stake for corner;

S. 86°00'43"E, a distance of 790.0 feet to an iron stake for corner;

THENCE, S. 3°59'17"W, leaving said South line of Belt Line Road, a distance of 298.77 feet to an iron stake for corner;

THENCE, S. 23°40'E, a distance of 210.0 feet to the beginning of a curve to the left, having a central angle of 37°40' and a radius of 180.0 feet, an iron stake for corner;

THENCE, around said curve a distance of 118.33 feet to the beginning of a curve to the right,

having a central angle of 12°50' and a radius of 920.0 feet, an iron stake for corner;

THENCE, around said curve, a distance of 206.07 feet to an iron stake for corner;

THENCE, S. 48°30'E, a distance of 515.0 feet to an iron stake for corner;

THENCE, S. 41°30'W, a distance of 600.0 feet to the beginning of a curve to the right, having a central angle of 50°12'29" and a radius of 50.0 feet, an iron stake for corner;

THENCE, around said curve, a distance of 43.81 feet to an iron stake for corner;

THENCE, S. 41°30'W, a distance of 111.58 feet to an iron stake for corner;

THENCE, N. 48°30'W, a distance of 37.79 feet to the beginning of a curve to the left, having a

central angle of 22°30' and a radius of 700.0 feet, an iron stake for corner;

THENCE, around said curve, a distance of 274.89 feet to an iron stake for corner; THENCE, N. 71°00'W, a distance of 112.67 feet to the beginning of a curve to the right, having a

central angle of 47°20' and a radius of 660.0 feet, an iron stake for corner;

THENCE, around said curve, a distance of 545.24 feet to an iron stake for corner; THENCE, N. 23°40'W, a distance of 390.0 feet to an iron stake for corner;

THENCE, N. 40°00'W, a distance of 138.41 feet to the beginning of a curve to the right, having a

central angle of 106°20' and a radius of 50.0 feet, an iron stake for corner;

THENCE, around said curve, a distance of 92.79 feet to an iron stake for corner;

THENCE, N. 66°20'E, a distance of 33.02 feet to an iron stake for corner;

THENCE, S. 86°00'43"E, a distance of 87.32 feet to the beginning of a curve to the right, having

a central angle of 2°22'36" and a radius of 365.0 feet, an iron stake for corner; THENCE, northerly ground said curve, a distance of 15,14 feet to an iron stake for corner; THENCE, N. 86°00'43"W, a distance of 85.29 feet to an iron stake for corner;

COUNTY CLERK'S MEMO: PORTIONS OF THIS DOCUMENT NOT REPRODUCIBLE

THENCE, S. 82°40'W, a distance of 126.11 feet to an iron stake for corner; THENCE, N. 40°00'W, a distance of 594.04 feet to an iron stake for corner;

WHEN RECORDED THENCE, N. 21°00'W, a distance of 115.0 feet to the PLACE OF BEGINNING and containing 35.993 Acres of Land, save and except a 9.362 acre tract of land described herewith as Tract "A", leaving a net area of 26,631 Acres of Land.

#### TRACT "A"

COMMENCING at the intersection of the South line of Belt Line Road and the East line of Jupiter Road, a point for corner;

THENCE, S. 86°20'54"E, along said South line of Belt Line Road, a distance of 1070.0 feet to a point for corner;

THENCE, S. 21°00'E, leaving said South line of Belt Line Road, a distance of 115.0 feet to a point for corner;

THENCE, S. 40°00'E, a distance of 850.0 feet, a point for corner;

THENCE, S. 23°40'E, a distance of 390.0 feet to the beginning of a curve to the left having a central angle of 47°20' and a radius of 660 feet, a point for corner;

THENCE, in a Southeasterly direction and around said curve a distance of 545.24 feet to end of said curve, a point for corner;

THENCE, S. 71°00'E, a distance of 112.67 feet to the beginning of a curve to the right having a central angle of 22°30' and a radius of 700.0 feet, a point for corner;

THENCE, in a Southeasterly direction and around said curve, a distance of 274.89 feet to end of said curve, a point for corner;

THENCE, S. 48°30'E, a distance of 37.79 feet to a point for corner;

THENCE, N. 41°30'E, a distance of 111.58 feet to the beginning of a curve to the left having a central angle of 50°12'29" and a radius of 50.0 feet, a point for corner;

THENCE, around said curve, a distance of 43.81 feet to a point for corner,

THENCE, N. 41°30'E, a distance of 340.0 feet to a point for corner;

THENCE, N. 48°30'N, a distance of 50.0 feet to the PLACE OF BEGINNING, an iron stake for corner;

THENCE, S. 41°30'W, a distance of 291.09 feet to the beginning of a curve to the right having a central angle of 60°08'22" and a radius of 50.0 feet, an iron stake for corner;

THENCE, around said curve, a distance of 52.48 feet to an iron stake for corner,

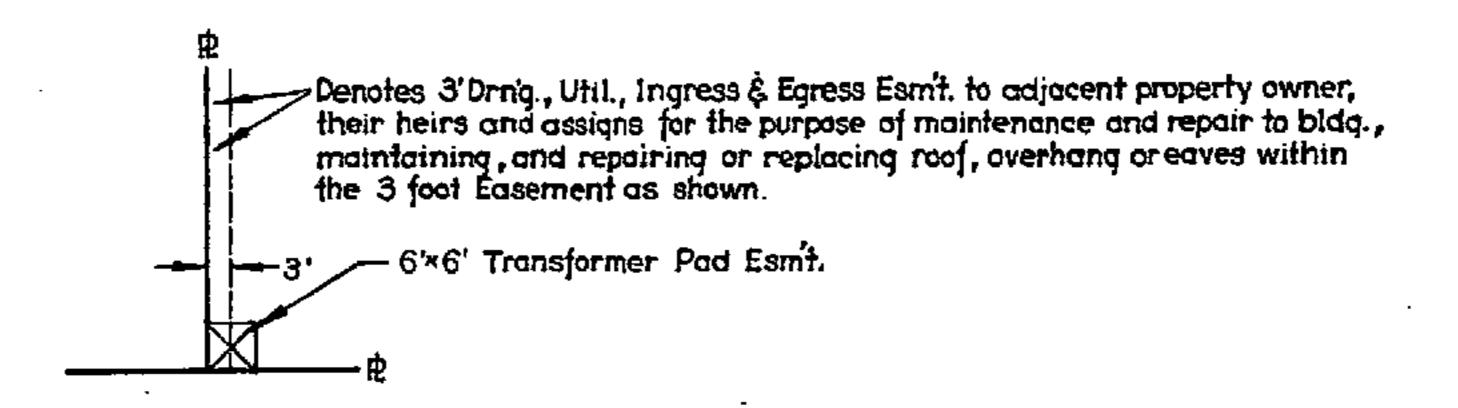
THENCE, N. 40°12'24"E, a distance of 94.23 feet to the beginning of a curve to the left, having

a central andle of 21°12'24" and a radius of 950.0 feet, an iron stake for corner;

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<b>-</b>	7	21.93	40.0	35.51	15	T	85.47	88.85	92.22
<b>1</b> 5	L	43.31	77.82	69.91	'~	L	170.23	176.95	183.67
•	D	51.39098	41,97802	35.47947	1	D	7.53892	7.25263	6.98729
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0	N86°00'43"W ~ 85.29"	]	
<b>②</b>	Δ= 2°22'36" R=365.0'	T= 7.57'	L= 15.14"
3	S86°00'43"E ~ 87.32"		
4	N66°20'E ~ 33.02'		
<b>⑤</b>	N40°12'24"E ~ 94.23"	<u></u>	
6	Δ=60°08'22" R=50.0'	T+ 28.95'	L=52.48'
7	585°20'W ~ 61.54'		
<b>®</b>	Δ · 2°43'42" R · 315.0'	T= 7.5'	L= 15.0"
<u> </u>	N85°20'E ~ 66.60'		

Note: All lot lines are radial or perpendicular to the streets unless otherwise noted by bearing.



VOL - FAGE 81004 3276

235.0 142.17 255.71 4.38119 D.12191 300.00 50.0 N.A. 261.80 4.59160 0.57296 37\*40\* 340.0 115.97 223.52 6.85171 0.08426 12-50 820.0 92.22 183.67 6.98729 0.03494

188 SON CY Murray  $\Theta_{\tilde{\alpha}}$ Acres CK) 3900 Development 6 ري سيار TOTAL PROPERTY. **B**. C 10' Util Esmit か 4100. SPERMEN 126 Sig. 4 S. **%**® ନ BULL S. J. 1241 47.43 3564 12674) ري کي (Ay PAISO. 10 8 A189. B 4/ 1267:11 40 y 48.30 32.83 41 *`*042 50 °600. 43 . \$ 500 Per 41 **5**6.93./ 45 16:4 13868 11267 N71°00"

# OAKRIDGE NO. 2 GARLAND, TEXAS

WILLIAM CRITTENTON SURVEY ~ ABST. NO. 334
DALLAS COUNTY, TEXAS

## OAKRIDGE DEVELOPMENT COMPANY ~ OWNER

~

5580 L.B.J. Freeway

DON A. TIPTON , INC.

13600 L.B.J. Freeway

Seale 1" = 100"

Dallas, Texas 75240 CONSULTING ENGINEERS

Garland, Texas 75041

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June 16, 1980

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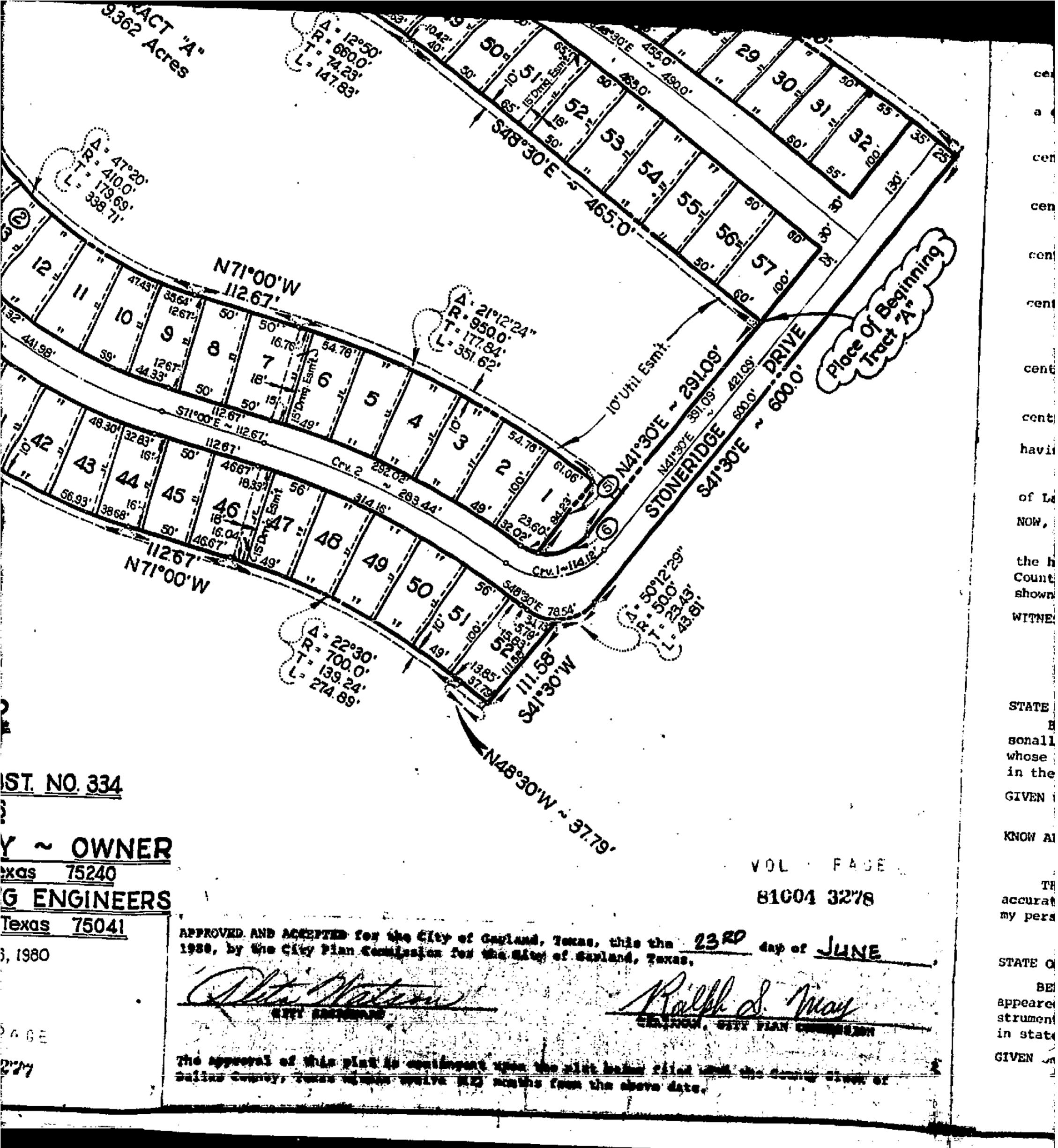
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THENCE, N. 48°30'W, a distance of 50.0 feet to the PLACE OF BEGINNING, an iron stake for corner; THENCE, S. 41°30'W, a distance of 291.09 feet to the beginning of a curve to the right having a central angle of 60°08'22" and a radius of 50.0 feet, an iron stake for corner; THENCE, around said curve, a distance of 52.48 feet to an iron stake for corner; THENCE, N. 40°12'24"E, a distance of 94.23 feet to the beginning of a curve to the left, having a central angle of 21°12'24" and a radius of 950.0 feet, an iron stake for corner; THENCE, northwesterly around said curve, a distance of 351.62 feet to an iron stake for corner; THENCE, N. 71°00'W, a distance of 112.67 feet to the beginning of a curve to the right, having a central angle of 47°20' and a radius of 410.0 feet, an iron stake for corner; THENCE, around said curve, a distance of 338.71 feet to an iron stake for corner; THENCE, N. 23°40'W, a distance of 466.43 feet to the beginning of a curve to the left, having a Ş central angle of 71°00' and a radius of 40.0 feet, an iron stake for corner; THENCE, around said curve, a distance of 49.57 feet to an iron stake for corner; 9 THENCE, S. 85°20'W, a distance of 61.54 feet to the beginning of a curve to the right having a central angle of 2°43'42" and a radius of 315.0 feet, an iron stake for corner; THENCE, northerly around sold curve, a distance of 15.0 feet to an iron stake for corner; THENCE, N. 85°20'E, a distance of 66.80 feet to the beginning of a curve to the left, having a central angle of 70°54' and a radius of 40.0 feet, an iron stake for corner; THENCE, around said curve, a distance of 49.50 feet to an iron stake for corner; THENCE, N. 14°26'E, a distance of 151.15 feet to an iron stake for corner; THENCE, N. 86°00'E, a distance of 109.43 feet to the beginning of a curve to the right, having a central angle of 70°20' and a radius of 100.0 feet, an iron stake for corner; THENCE, around said curve, a distance of 122.75 feet to an iron stake for corner; THENCE, S. 23°40'E, a distance of 282.69 feet to the beginning of a curve to the left, having a central angle of 37°40' and a radius of 440.0 feet, an iron stake for corner; THENCE, around said curve, a distance of 289.26 feet to the beginning of a curve to the right, having a central angle of 12°50' and a radius of 660.0 feet, an iron stake for corner; THENCE, around said curve, a distance of 147.83 feet to an iron stake for corner; THENCE, S. 48°30'E, a distance of 465.0 feet to the PLACE OF BEGINNING and containing 9.362 Acres of Land. NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, CAKRIDGE DEVELOPMENT COMPANY, a Texas General Partnership, does hereby adopt this plat designating. the hereinabove described property as OAKRIDGE NO. 2, an addition to the City of Garland, Dallas County, Texas, and does hereby dedicate to the City and Public use forever the streets and easements WITNESS MY HAND AT DALLAS CAKRIDGE DEVELOPMENT COMPANY MURRAY DEVELOPMENT COMPANY, a general partner W.H.Boss, President STATE OF TEXASI BEFORE ME, the sonally appeared An in the person below the person below to me to be the person below the person below to me to be the person below to me that he executed the same

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30th day of December

KNOW ALL MEN BY WHESE BREST

Notary Public for the State of Texas

### ENGINEER'S CERTIFICATE

THAT, I, DON A. TIPTON, do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the fity of Garland, Texas.

STATE OF TEXASX

BEFORE ME, the undersigned, a Notary Public for the State of Texas, on this day personally appeared DON A. TIPTON, known to me to be the person whose name is subscribed wearthe foregoing in strument and acknowledged to me that he executed the same for the purposes and in the capacity where-81004 3279

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the

Notary Public for the State of Texas

DON A. TIPTON, Regis ered Professional Engineer

COUNTY CLERK'S MEMO: PORTIONS OF THIS DOCUMENT NOT REPRODUCIBLE WHEN RECORD

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