THE PAGE — Curve Data ———— 26°10' 315.83' 73.40' 144.24 18.14134 0.09071 26*10' 340.83' 79.21' 155.66' 16.81067 0.08405 54.481 107.06 A 42°50'
R 330.0'
T 129.44'
L 246.70'
D 17.36236
d 0.08681 42°50' 355.0' 139.24' 265.39' 16.13966 0.08070 380.0' 149.05' 284.08' 15.07784 A 17°57'37"
R 1150.0'
T 181.73'
L 360.49'
D 4.98224
d 0.02491 1175.0' 135.68' 368.32' 4.87624 0.02438 1200.0' 189,63' 376.16' A 101°59'16"
P. 40.0'
T 49.39'
L 71.20'
D 143.23950
d 0.71620 Denotes 3' Utility, Ingress & Egress Esmil to adjacent property owner, their heirs and assigns for the purpose of maintenance and repair to bldg, maintaining, and repairing or replacing 1906, overhang or eaves within the 3 foot Easement as shown. 6'x6' Transformer Pad Esmit 83088 C225 GARLAND, TEXAS

NOTE: All Lat Lines Are Radial Or Perpendicular to The Streets.

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2 Lats Recorded In Volume

10' Side Building Line Adjocent To Street ROW

EVOL PAGE

5580 LBJ Freeway DON A. TIPTON, INC. 13600 L.B.J. Freeway Scale: 1" • 100'

Dallas, Texas 75240 CONSULTING ENGINEERS Gorland Lieval G F5041

WILLIAM CRITTENTON SURVEY-ABST. NO. 334

DALLAS COUNTY, TEXAS

OAKRIDGE DEVELOPMENT COMPANY ~ OWNER

LVOL PACE

APPROVED AND ACCEPTED for the City of Garland, Texas, this the 26Thday of July 1982, by the City Planning Commission for the City of Garland, Texas.

The approval of this plat is contingent upon the plat being filed with the County Clerk of Dallas County, Texas, within twelve (12) wonths from the above date.

63086 CA21

COUNTY OF DALLAS

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:

BEGINNING at the point of intersection of the Northeast line of Stoneridge Drive (a 50' R.O.W./), with the Northwest line of Meadowridge Drive (a 50' R.O.W.), said point further being on the Westerly line of Oakridge No. 3, an addition to the City of Garland, Texas, as recorded in Volume 81145, Page 2474, of the Map Records of

Dallas County, Texas, an Iron stake for corner; THENCE along said Westerly line of Oakridge No. 3, the following: S 38" 27' 37" W, a distance of 50.0 feet to the beginning of a curve to the right, having a back tangent bearing of S 51' 32' 23" E, a central angle of 3" 06' 57" and a radius of 945.0 feet, an iron stake for

corner; Around said curve a distance of 51.39 feet to an iron stake for corner; S 42 Ol' 51" W. a distance of 130.0 feet to the beginning of a curve to the left, having a back

tangent bearing of N 48° 29' 46" W. a central angle of 3° 02' 37" and a radius of 815.0 feet, an Iron stake for

THENCE leaving said Westerly line of Oakridge No. 3, and around said curve a distance of 43.29 feet to the beginning of another curve to the left, having a central angle of 17 57' 37" and a radius of 1225.24 feet. an from stake for corner;

THENCE around said curve, a distance of 384.07 feet to an iron stake for corner; THENCE N 69' 30' W, a distance of 131.08 feet to the beginning of a curve to the left, having a central angle of 42' 50' and a radius of 210.0 feet, an iron stake for corner;

THENCE around said curve a distance of 156.99 feet to an iron stake for corner; THENCE S 67° 40' W. a distance of 60.0 feet to the beginning of a curve to the left, having a central angle

of 26' 10' and a radius of 195.83 feet, an iron stake for corner;

THENCE around said curve a distance of 89.43 feet to an iron stake for corner:

THENCE S 41° 30' W. a distance of 151.09 feet to an iron stake for corner: THENCE S 45' 22' 28" W, a distance of 60.0 feet to the beginning of a curve to the left, having a back tangent bearing of N 44" 37' 32" W, a central angle of 3° 52' 28", and a radius of 500.0 feet, an iron stake for corner;

THENCE around said curve, a distance of 33.81 feet to an iron stake for corner; THENCE N 48' 30' W, a distance of 82.16 feet to a point on the Easterly line of Oakridge No. 2, an addition? to the City of Garland, Texas, as recorded in Volume 81004, Page 3272 of the Map Records of Dallas County. Texas.

an iron stake for corner; THENCE along said Easterly line of Oakridge No. 2 the following:

N 41 30' E, a distance of 160.0 feet to an iron stake for corner;

N 48 '30' W, a distance of 60.0 feet to an iron stake for corner:

THENCE N 41' 30' E, leaving said Easterly line of Oakridge No. 2, a d'stance of 60.0 feet to an iron stake THENCE N 48 30' W. a distance of 118.0 feet to the beginning of a curve to the right, having a back tangent bearing of N 46 57' 30" E, a central angle of 20' 42' 30" and a radius of 590.0 feet, an iron stake for corner:

THENCE around said curve, a distance of 213.24 feet to an iron stake for corner; THENCE N 67° 40' E, a distance of 60.0 feet to the beginning of a curve to the right, having a central angle of 42° 50', and a radius of 500.0 feet, an iron stake for corner;

THENCE around said curve, a distance of 373.79 feet to an iron stake for corner; THENCE S 69° 30' E, a distance of 551.61 feet ot a point on the above-mentioned Westerly line of Oakridge No. 3, an iron stake for corner;

THENCE along said Westerly line of Oakridge No. 3, the following: S 16" 59' 17" E, a distance of 109.41 feet to the beginning of a curve to the left, having a back tangent bearing of S 73° 00' 43", a central angle of 33° 06' 43" and a radius of 125.0 feet, an iron stake

Around said curve, a distance of 72.24 feet to an iron stake for corner; i S 39 54' H, a distance of 36.04 feet to the PLACE OF BEGINNING and containing 7.955 acres of land,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, DAKRIDGE DEVELOPMENT COMPANY, a Texas General Partnership, does hereby adopt this plat designating the hereinabove described property as OAKRIDGE NO. 4, an addition to the City of Garland, Dallas-County, Texas, and does hereby dedicate to the City and nublic use forever the streets and easements shown thereon.

WITNESS MY HAND AT BALLAS. TEXAS. this the 112 day of Corul

STATE OF TEXAS COUNTY OF DALLA

BEFORE ME, the undersigned authority, a Notary Public for the State of Texas on this day personally appeared President of MURRAY DEVELOPMENT COMPANY, a General Partner, known to me to be the the person whose name foregoing instrument and acknowledged to me that he executed the same in the capacity therein

stated and for the purposes and consideration therein expressed.

SURVEYOR'S CERTIFICATE

· ·

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersined authority, a Notary Public for the State of Texas on this day bersonally appeared DON A. TIPTON, known to we to be the person whose name is subscribed to the foreloing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the consideration therein expressed.

CYDL PAGE

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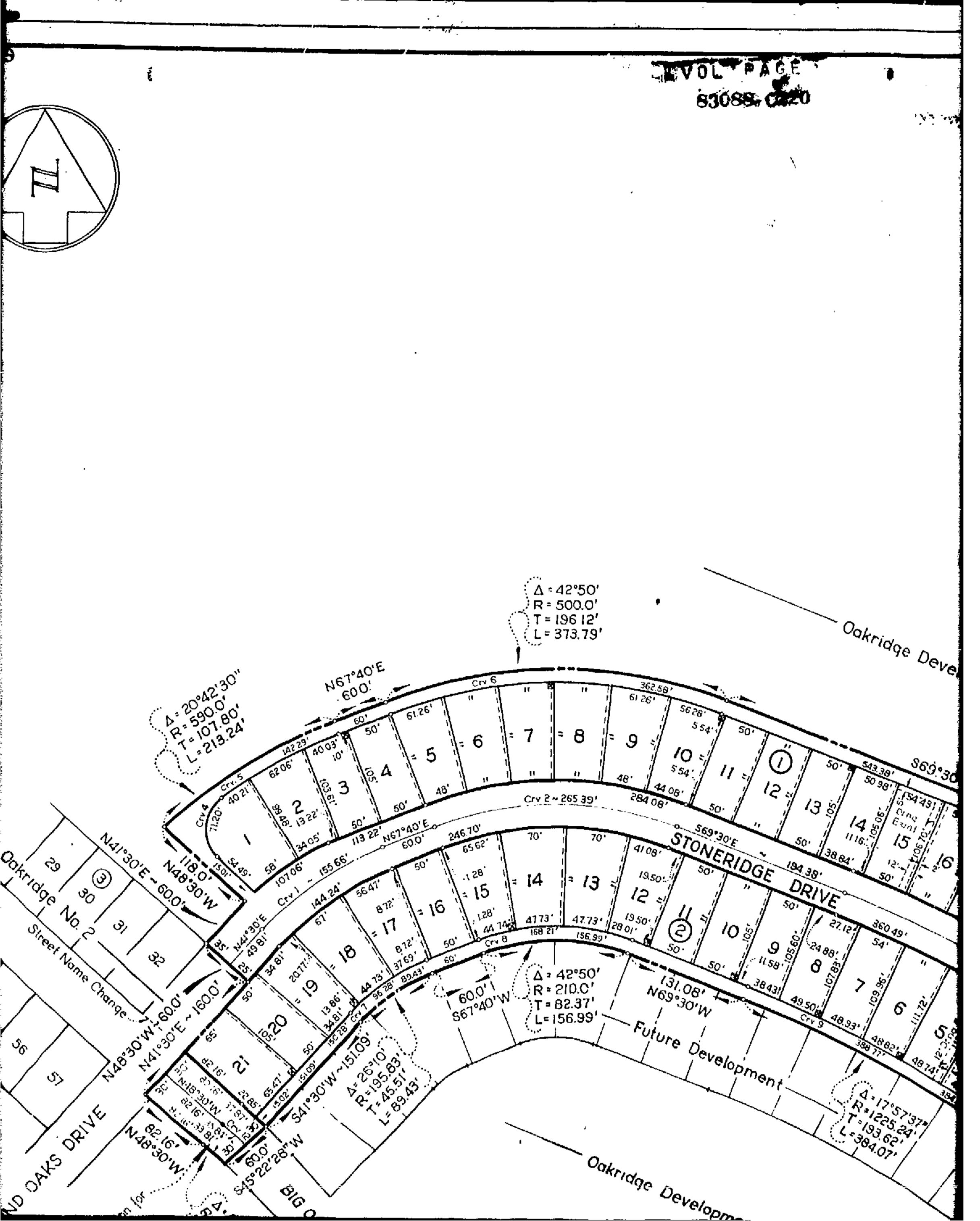
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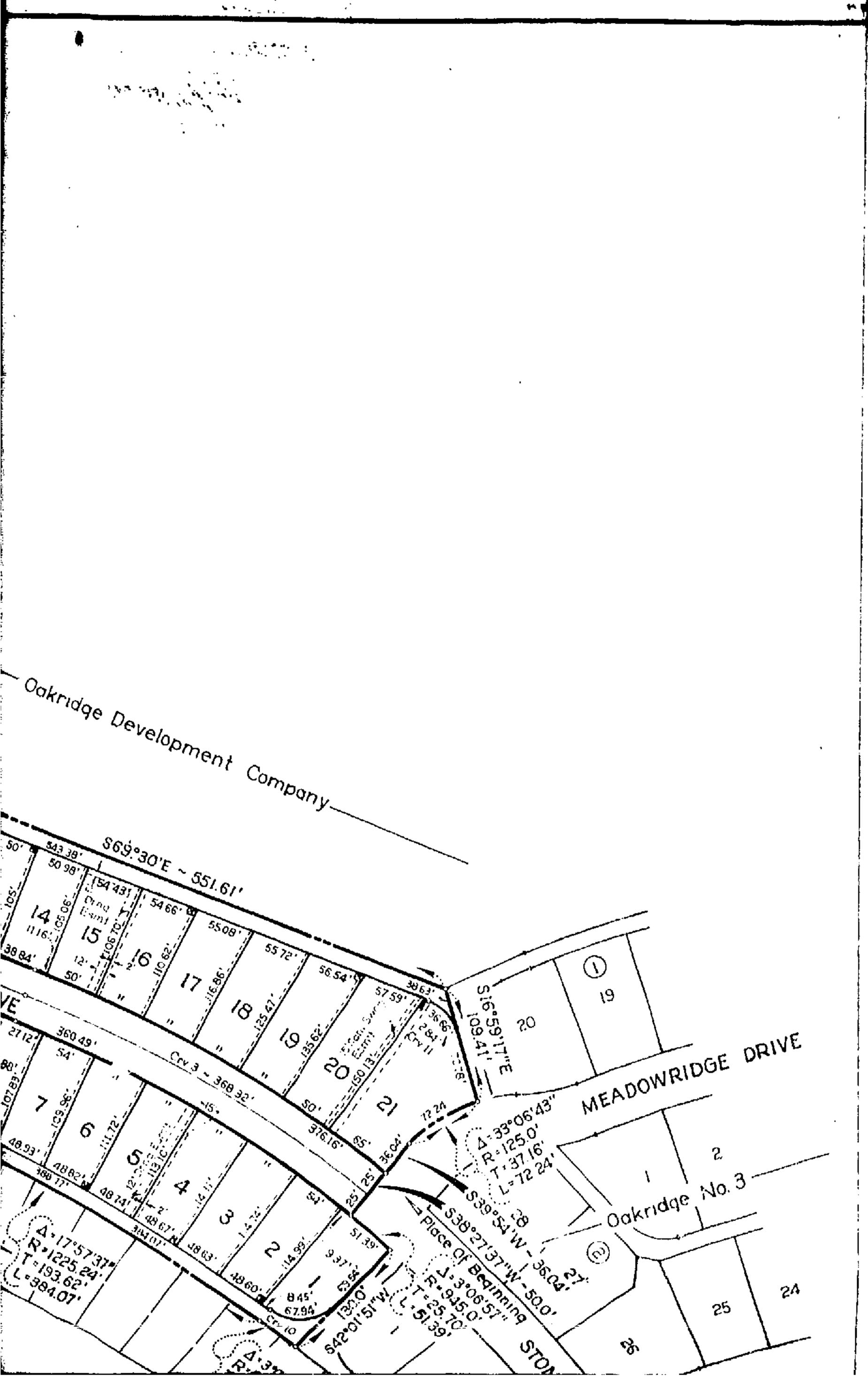
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			Curve Data -			
	No.		20101	Outer	€ □	
	1 1	26°10' R 315.83' T 73.40' L 144.24 D 18.14134	26°10' 340.83' 79.21' 155.66' 16.81067	26°!0' 234.42' 54.48' 107.06' 24.44152	. m m m	
		0.09071	0.08405	0.15551	_	
	2 1	42°50' 330.0' 129.44' 246.70' 17.36236 1 0.08681	42°50' 355.0' 139.24' 265.39' 16.13966 0.08070	42°50' 380.0' 149.05' 284.08' 15.07784 0.07539	~F	
		4.98224	17°57'37" 1175.0' 185.68' 368.32' 4.87624 0.02438	17°57'37" 1200.0' 189.63' 376.16' 4.77465 0.02387		
4	7 F 7 D 0	40.0' 49.39' 71.20' 143.23950 0.71620	101°59'16" 47.50' 58.64' 84.55' 120.62274 0.60311			
5	AFTLED	575.0' 71.51' 142.29' 9.96449	14°10'44" 582.50' 72.45' 144.15' 9.83619 0.04918	20°42'30" 590.0' 107.80' 213.24' 9.71115 0.04856		
6	P U L H D	485.0' 190.23' 362.58'	42°50' 492.50' 193.17' 368.18' 11.63367 0.05817	42°50' 500.0' 196.12' 373.79' 11.45916 0.05730		
7	ARTLDd	45.51' 89.43' 29.25793	26°10' 203,33' 47.25' 92.86' 28.17872 0.14089	26°10' 210.83' 49.00' 96.28' 27.17630 0.13588		•
8	ARTLDA	•	42°50' 217.50' 85.31' 162.60' 26.34290 0.13171	42°50′ 225.0′ 88.25′ 168.21′ 25.46480 0.12732		ONAS ONAS
9	ARTLD	193.62' 384.07' 4.67629	17°57'37" 1232.74' 194.81' 386.42' 4.64784 0.02324	17°57'37" 1240.24' 195.99' 388.77' 4.61973 0.02310		ORIVE OCH PRO Street No. 23
10	ARTLDA	3°02'37" 8!5.0' 2!.65' 43.29' 7.030!6 0.035!5	3°02'37" 822.50' 21.85' 43.69' 6.96605 0.03483	93'34'26" 41.60' 44.28' 67.94' 137.73029 0.68865		Street None Ch
11	ART LOG	52°30'43" 40.0' 19.73' 36.66' 143.23950 0.71620	•		, ,	OR INE
12	ARTLDI	3°52'28" 500.0' 16.91' 33.81' 11.45916	3°52'28" 530,0' 17.93' 35.84' 10.81053	3°52'28" 560.0' (8.94' 37.87' 10.23139		-NO OF OF





VOLTPACE

83088 6221

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, OAKRIDG in the William Critte cularly described as:

DEGINATING at the Northwest line of Meason. 3. an addition to Dallas County, Texas. THENCE along said \$38' 27' 3 tangent bearing of \$5

Around said S 42 Ol' 5 tangent bearing of N corner;

THENCE leaving s
beginning of another
iron stake for corner
THENCE around sa
THENCE N 60' 30'
angle of 42 50' and
THENCE around sa
THENCE S 67' 40'
of 26 10' and a radii
THENCE s 41 30'
THENCE S 45 22'
bearing of N 44 37'
THENCE around sa

corner;

to the City of Garland an iron stake for com THENCE along said N 41 30' E N 48 30' W THENCE N 41 30'

THENCE N 48 304

for corner; THENCE N 48

THENCE around satured of A2 50', and a rad THENCE S 60 30' No. 3, an iron stake THENCE alone said

\$ 16 59° 1 -tangent bearing of S -for corner;

- Around said | 5 39 54' H

NOW, THEREFORE, KNOW THAL, OALKINGE D the hereinabove descr and does hereby dedic

WEIGHTS BY GOOD!

STATE OF TEXAS

COUNTY OF DALLAS

Mark.

OWNER'S CERTIFICATE

WHEREAS, OAKRIDGE 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:

BEGINNING at the point of intersection of the Northeast line of Stoneridge Drive (a 50' R.O.W.), with the Northwest line of Meadowridge Drive (a 50' R.O.W.), said point further being on the Westerly line of Oakridge No. 3, an addition to the City of Garland, Texas, as recorded in Volume 81145, Page 2474, of the Map Records of Dallas County, Texas, an iron stake for corner;

THENCE along said Westerly line of Oakridge No. 3, the following:

\$ 38° 27' 37" W, a distance of 50.0 feet to the beginning of a curve to the right, having a back tangent bearing of S 51' 32' 23" E, a central angle of 3" 06' 57" and a radius of 945.0 feet, an iron stake for corner;

Around said curve a distance of 51.39 feet to an iron stake for corner;

S 42 D1' 51" W, a distance of 130.0 feet to the beginning of a curve to the left, having a back tangent bearing of N 48' 29' 46" W, a central angle of 3' 02' 37" and a radius of 815.0 feet, an iron stake for

THENCE leaving said Westerly line of Oakridge No. 3, and around said curve a distance of 43.29 feet to the corner; beginning of another curve to the left, having a central angle of 17 57' 37" and a radius of 1225.24 feet, an iron stake for corner;

THENCE around said curve, a distance of 384.07 feet to an iron stake for corner;

THENCE N 69' 30' W, a distance of 131.08 feet to the beginning of a curve to the left, having a central

angle of 42 50' and a radius of 210.0 feet, an iron stake for corner;

THENCE around said curve a distance of 156.99 feet to an iron stake for corner;

THENCE S 67" 40' W, a distance of 60.0 feet to the beginning of a curve to the left, having a central angle of 26 10' and a radius of 195.83 feet, an iron stake for corner;

THEMCE around said curve a distance of 89.43 feet to an iron stake for corner;

THERCE S 41 30' W, a distance of 151.09 feet to an iron stake for corner;

THENCE S 45 22' 28" W, a distance of 60.0 feet to the beginning of a curve to the left, having a back tangent bearing of N 44 37' 32" W, a central angle of 3' 52' 28", and a radius of 500.0 feet, an iron stake for corner;

THENCE around said curve, a distance of 33.81 feet to an iron stake for corner;

THENCE H 48° 30° W, a distance of 32.16 feet to a point on the Easterly line of Oakridge No. 2, an addition to the City of Garland, Texas, as recorded in Volume 81004, Page 3272 of the Map Records of Dallas County, Texas, an iron stake for corner;

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N 41 30' E, a distance of 160.0 feet to an Iron stake for corner;

N 43 30' W, a distance of 69.0 feet to an iron stake for corner;

THENCE N 41 30' E, leaving said Easterly line of Oakridge No. 2, a distance of 60.0 feet to an iron stake

THENCE # 48 30' W, a distance of 118.0 feet to the beginning of a curve to the right, having a back tangent for corner: bearing of N 46 57' 30" E, a central angle of 20 42' 30" and a radius of 590.0 feet, an iron stake for corner;

THENCE around said curve, a distance of 213.24 feet to an iron stake for corner; THENCE N 67' 40' E, a distance of 60.0 feet to the beginning of a curve to the right, having a central angle

of 42 50%, and a radius of 500.0 feet, an iron stake for corner;

THENCE around said curve, a distance of 373.79 feet to an iron stake for corner; THENCE 5 69 30' L, a distance of 551.61 feet of a point on the above-mentioned Westerly line of Oakridge

No. 3, an iron stake for corner: THENCE along said Westerly line of Oakridge No. 3, the following:

\$ 16 59' 17" E, a distance of 109.41 feet to the beginning of a curve to the left, having a back tangent bearing of S 73 00' 43", a central angle of 33 06' 43" and a radius of 125.0 feet, an iron stake for comen;

Around said curve, a distance of 72.24 feet to an iron stake for corner; S 39 54' H, a distance of 36.04 feet to the PLACE OF BEGINNING and containing 7.955 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, DAKE INGE DEVELOPMENT COMPANY, a Texas General Partnership, does hereby adopt this plat designating the hereinabove described property as OAKRIDGE NO. 4, an addition to the City of Garland, Dallas County, Texas, and does hereby dedicate to the City and oublic use forever the streets and easements shown thereon.

OAKRIDGE DEVELOPMENT COMPANY

Murray Development Company, a General Partner Crisq Dickson , President

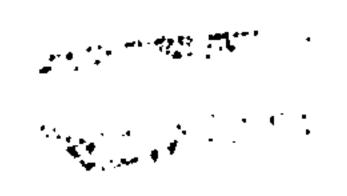
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12	2011120	3°52'28" 500.0' 16.91' 33.81' 11.45916 0.05730	3°52'28" 530.0' 17.93' 35.84' (0.81053 0.05405	3°52'28" 560.0' 18.94' 37.87' 10.23139 0.05116

AMOR SHEET OF

Denotes 3' Utility, Ingress & Egress Esmit to adjacent property owner, their heirs and assigns for the purpose of maintenance and repair to bldg, maintaining, and repairing or replacing roof, overhang or eaves within the 3 foot Easement as shown.

6'x6' Transformer Pad Esmit

NOTE: All Lot Lines Are Radial Or Perpendicular To The Streets, 10' Side Building Line Adjacent To Street R.O.W.



Ookridge Development Company

OAKRIDGE NO. 4
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

Scale: 1"= 100"

Dallas, Texas

75240

CONSULTING ENGINEERS

Garkand Liexas G 75041

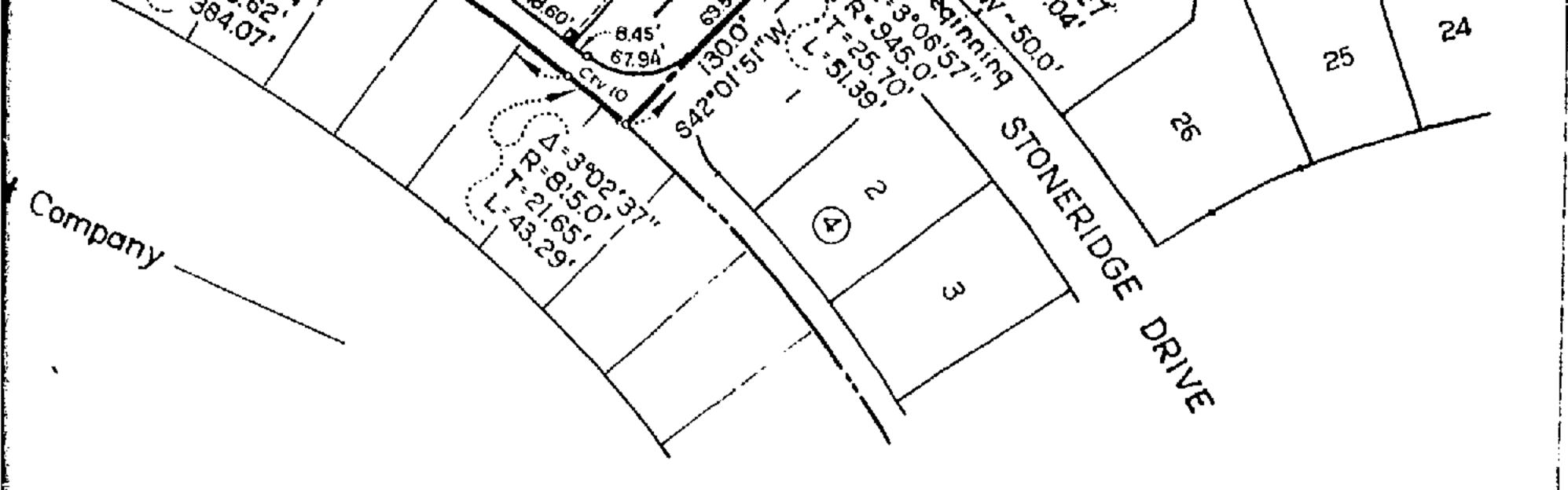
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APPROVED A

for the C

The approx County Cla date.

Man S



STATE OF TEXA COUNTY OF DALL

BEFORE MI Craig Dickson is subscribed stated and for

GIVEN UNE

I. DON A. TIPT on-the-ground in encroachmen

DATED: T

STATE OF TEXAS!

BEFORE ME DON A. TIPTON, to me that he

GIVEN UND

83088 C225

CHAIRMAN, CITY PLANNING COMMISSION

NO. 334

APPROVED AND ACCEPTED for the City of Garland, Texas, this the 265TH day of for the City of Garland, Texas.

CITY SECRETARY

OWNER

75240

NGINEERS

G 75041

The approval of this plat is contingent upon the plat being filed with the County Clerk of Dallas County, Texas, within twelve (12) months from the above date.

•	Ci Wielsin
	Murray Development Company, a General Partner Craig Dickson, President
STATE OF TEXAS COUNTY OF DALLAS	
BEFORE ME, the undersioned authority, a Motary Code Dieleges - President of MURRAY DEVELOPMENT	Public for the State of Texas on this day personally appeared COMPANY, o General Portner, known to me to be the the person whose no ledged to me that he executed the same in the capacity therein in expressed.
GIVEN UNDER MY HAMPSAND SEAL OF OFFICE, this th	ie Haday of April
SURALANCE DALLAS TO DALLAS	Notary Public, Dallas County, Texas S CERTIFICATE
I, DON A. TIPTON, do hereby certify that the plat shon-the-ground survey made under my direction and suppose encroachments, conflicts, pretrusions or visible	nown hereon accurately represents the results of an nervision and all corners are as shown thereon. There are utilities on the ground except as shown.
DATED: This the 11th day of	DON M. TIPTON, Registered Public Surveyor
STATE OF TEXAS COUNTY OF DALEAS	
can a literal known to me to be the person whose Na	Public for the State of Texas on this day personally appeared one is subscribed to the fore oing instrument and acknowledged rein stated and for the consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this th	ne //day of April io , 1983
STATE OF TEXT date said time state of Datas Con the vol	As the that this instruction of the Public, Dallas County, Texas
MA)	The same of the same of the stamped hereon by me man duly the stamped hereon by me mand duly the stamped hereon by me mand duly the stamped hereon by me sta
Cau Cau	TOLPAGE
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