DEED RECORD

VOL PAGE 83112 4165

VOL PAGE 83112 4166

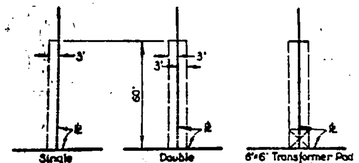
VOL PAGE 83112 4167

CURVE DATA				
No.	ƒ	Inner	℄	Outer
1	Δ	27°33'48"	27°33'48"	27°33'48"
	R	125.0'	150.0'	175.0'
	T	30.66'	36.79'	42.92'
	L	60.13'	72.16'	84.19'
	D	45.63664	38.19720	32.74045
	d	0.22918	0.19098	0.16370
2	Δ	23°33'48"	23°33'48"	23°33'48"
	R	280.0'	305.0'	330.0'
	T	58.40'	63.62'	68.83'
	L	115.16'	125.43'	135.71'
	D	20.46278	18.78550	17.36236
	d	0.10231	0.09392	0.08681
3	Δ	7°19'26"	9°59'58"	12°03'09"
	R	175.0'	200.0'	225.0'
	T	11.20'	17.50'	23.75'
	L	22.37'	34.90'	47.33'
	D	32.74045	28.64790	25.46480
	d	0.16370	0.14323	0.12732
4	Δ	35°00'40"	35°00'40"	35°00'40"
	R	365.29'	390.29'	415.29'
	T	115.21'	123.10'	130.98'
	L	223.21'	238.49'	253.77'
	D	15.68501	14.68031	13.79657
	d	0.07842	0.07340	0.06898
5	Δ	91°21'18"	91°21'18"	164°50'44"
	R	25.0'	50.0'	50.0'
	T	25.60'	51.20'	375.67'
	L	39.86'	79.72'	143.96'
	D	229.18320	114.59160	114.59160
	d	1.14591	0.57295	0.57295
6	Δ	27°33'48"		27°33'48"
	R	290.0'		305.0'
	T	71.13'		74.81'
	L	139.51'		146.73'
	D	19.75717		18.78550
	d	0.09878		0.09392
7	Δ	23°33'48"		23°33'48"
	R	150.0'		165.0'
	T	31.29'		34.42'
	L	61.69'		67.86'
	D	38.19720		34.72472
	d	0.19098		0.17362
8	Δ	111°30'		
	R	40.0'		
	T	56.75'		
	L	77.84'		
	D	143.23950		
	d	0.71619		
9	Δ	97°21'35"		
	R	40.0'		
	T	45.50'		
	L	67.97'		
	D	143.23950		
	d	0.71619		
10	Δ	35°00'40"		35°00'40"
	R	235.29'		250.29'
	T	74.21'		78.94'
	L	143.78'		152.94'
	D	24.35114		22.89176
	d	0.12175		0.11445
11	Δ	9°48'27"		9°48'27"
	R	340.0'		355.0'
	T	29.17'		30.46'
	L	58.20'		60.77'
	D	16.85170		16.13966
	d	0.08425		0.08069
12	Δ	8°27'09"		3°56'46"
	R	645.0'		660.0'
	T	47.66'		22.74'
	L	95.15'		45.46'
	D	8.88306		8.68118
	d	0.04441		0.04340
13	Δ	85°29'37"		
	R	39.0'		
	T	36.05'		
	L	58.19'		
	D	146.91231		
	d	0.73456		

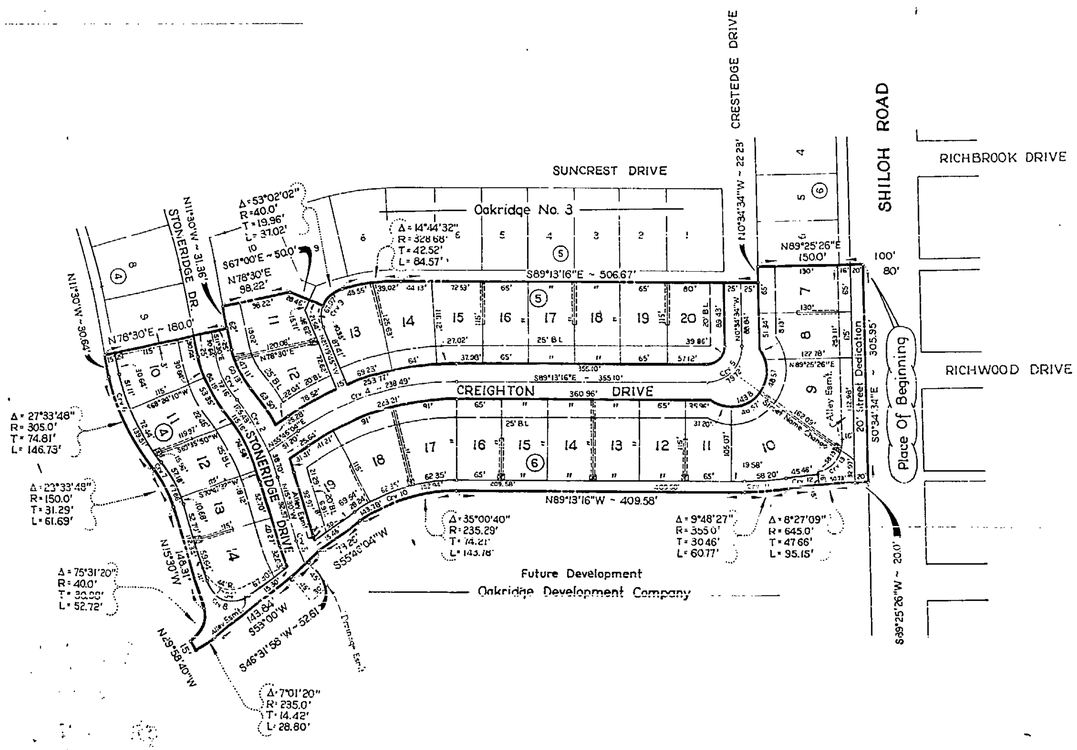
NOTE:

ALL EXPENSE FOR THE MAINTENANCE AND/OR COST OF THE REPLACEMENT OF THE MASONRY SCREENING WALL IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

NOTE: All Lot Lines Are Radial Or Perpendicular To The Streets Unless Otherwise Noted By Bearing.



TYPICAL ELECTRIC SERVICE ESM'T.
(Unless Otherwise Shown)



OAKRIDGE NO. 6

GARLAND, TEXAS

WILLIAM CRITTENTON SURVEY - ABST. NO. 334

DALLAS COUNTY, TEXAS

OAKRIDGE DEVELOPMENT COMPANY ~ OWNER

5580 L.B.J. Freeway — Dallas, Texas 75240

DON A. TIPTON, INC. ~ CONSULTING ENGINEERS

13600 L.B.J. Freeway — Garland, Texas 75041

Scale: 1" = 100' — Jan. 18, 1983

28 Lots Recorded In Vol. Pg

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VOL PAGE 83112 4170

VOL PAGE 83112 4171

Don Tipton Inc
6330 Beltline Rd
Suite C
Garland 75043

VOL PAGE 83112 4168

STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S CERTIFICATE

WHEREAS, OAKRIDGE DEVELOPMENT COMPANY, a Partnership, a Texas corporation, 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 a point on the West line of Shiloh Road (a 80' R.O.W. at this point), said point being the Southeast corner 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 S 0° 34' 34" E, along said West line of Shiloh Road, a distance of 305.95 feet to an iron stake for corner;

THENCE S 89° 25' 26" W, leaving said West line of Shiloh Road, a distance of 20.0 feet to the beginning of a curve to the left, having a central angle of 8° 27' 09" and a radius of 645.0 feet, an iron stake for corner;

THENCE around said curve, a distance of 95.15 feet to the beginning of a curve to the right, having a central angle of 9° 48' 27" and a radius of 355.0 feet, an iron stake for corner;

THENCE around said curve, a distance of 60.77 feet to an iron stake for corner;

THENCE N 89° 13' 16" W, a distance of 409.58 feet to the beginning of a curve to the left, having a central angle of 35° 00' 40" and a radius of 235.29 feet, an iron stake for corner;

THENCE around said curve, a distance of 143.78 feet to an iron stake for corner;

THENCE S 55° 46' 04" W, a distance of 73.26 feet to an iron stake for corner;

THENCE S 46° 31' 55" W, a distance of 52.61 feet to an iron stake for corner;

THENCE S 55° 00' W, a distance of 143.84 feet to the beginning of a curve to the right having a central angle of 7° 01' 20" and a radius of 235.0 feet, an iron stake for corner;

THENCE Southwesterly around said curve, a distance of 28.80 feet to an iron stake for corner;

THENCE N 39° 58' 40" W, a distance of 15.0 feet to the beginning of a curve to the left, having a back tangent bearing of N 60° 01' 20" E, a central angle of 75° 31' 20" and a radius of 40.0 feet an iron stake for corner;

THENCE Northerly around said curve, a distance of 52.72 feet to an iron stake for corner;

THENCE N 15° 30' W, a distance of 148.31 feet to the beginning of a curve to the left, having a central angle of 23° 33' 48" and a radius of 150.0 feet, an iron stake for corner;

THENCE around said curve, a distance of 61.69 feet to the beginning of a curve to the right, having a central angle of 27° 33' 48" and a radius of 305.0 feet, an iron stake for corner;

THENCE around said curve a distance of 146.73 feet to an iron stake for corner;

THENCE N 11° 30' W, a distance of 30.64 feet to the Southwest corner of above-mentioned Oakridge No. 3, an iron stake for corner;

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

N 78° 30' E, a distance of 180.0 feet to an iron stake for corner;
N 11° 30' W, a distance of 31.36 feet to an iron stake for corner;
N 78° 30' E, a distance of 98.22 feet to an iron stake for corner;
S 67° 00' E, a distance of 50.0 feet to the beginning of a curve to the right having a back tangent bearing of N 23° 00' 10" E, a central angle of 53° 02' 02" and a radius of 40.0 feet, an iron stake for corner;
Around said curve, a distance of 37.02 feet to the beginning of a curve to the right, having a central angle of 14° 44' 32" and a radius of 328.68 feet, an iron stake for corner;
Around said curve, a distance of 84.57 feet to an iron stake for corner;
S 89° 13' 16" E, a distance of 506.67 feet to an iron stake for corner;
N 0° 34' 34" W, a distance of 22.23 feet to an iron stake for corner;
N 09° 25' 26" E, a distance of 150.0 feet to the PLACE OF BEGINNING, and containing 7.602 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, OAKRIDGE DEVELOPMENT COMPANY, a Partnership, a Texas corporation, does hereby adopt this plat designating the hereinabove described property as OAKRIDGE NO. 6, 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 shown thereon.

WITNESS MY HAND AT DALLAS, TEXAS, this the 5th day of May, 1983.

OAKRIDGE DEVELOPMENT COMPANY

STATE OF TEXAS — COUNTY OF DALLAS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Dallas County, Texas as stamped hereon by me.

JUN 8 1983

Earl Burch
COUNTY CLERK, Dallas County, Texas

Guy R. Arrington
Murray Development Company, a General Partner
Guy R. Arrington, Senior Vice President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public for the State of Texas on this day personally Guy R. Arrington, Senior Vice President of MURRAY DEVELOPMENT COMPANY, a General Partner of OAKRIDGE DEVELOPMENT COMPANY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL, this the 5th day of May, 1983.

NOTARY PUBLIC COUNTY OF DALLAS, TEXAS

Mary Hill
Notary Public, Dallas County, Texas

SURVEYOR'S CERTIFICATE

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KNOW ALL MEN BY THESE PRESENTS:

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 City of Garland, Texas.

DATED this the 5th day of May, 1983.

DON A. TIPTON, Registered Public Surveyor

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL, this the 5th day of May, 1983.

Notary Public, Dallas County, Texas

APPROVED AND ACCEPTED for the City of Garland, Texas, on this the 13th day of DECEMBER, 1982, by the City Planning Commission for the City of Garland, Texas.

Asst. CITY SECRETARY — CHAIRMAN, CITY PLANNING COMMISSION

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

1477

DEED RECORD
VOL. PAGE
83112 4165

CURVE DATA				
No.	f	Inner	℄	Outer
1	Δ	27°33'48"	27°33'48"	27°33'48"
	R	125.0'	150.0'	175.0'
	T	30.66'	36.79'	42.92'
	L	60.13'	72.16'	84.19'
	D	45.83664	38.19720	32.74045
	d	0.22918	0.19098	0.16370
2	Δ	23°33'48"	23°33'48"	23°33'48"
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	T	58.40'	63.62'	68.83'
	L	115.16'	125.43'	135.71'
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	d	0.10231	0.09392	0.08681
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	R	175.0'	200.0'	225.0'
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	d	0.16370	0.14323	0.12732
4	Δ	35°00'40"	35°00'40"	35°00'40"
	R	365.29'	390.29'	415.29'
	T	115.21'	123.10'	130.98'
	L	223.21'	238.49'	253.77'
	D	15.68501	14.68031	13.79657
	d	0.07842	0.07340	0.06898
5	Δ	91°21'18"	91°21'18"	164°50'44"
	R	25.0'	50.0'	50.0'
	T	25.60'	51.20'	375.87'
	L	39.86'	79.72'	143.86'
	D	229.18320	114.59160	114.59160
	d	1.14591	0.57295	0.57295
6	Δ	27°33'48"		27°33'48"
	R	290.0'		305.0'
	T	71.13'		74.81'
	L	139.51'		146.73'
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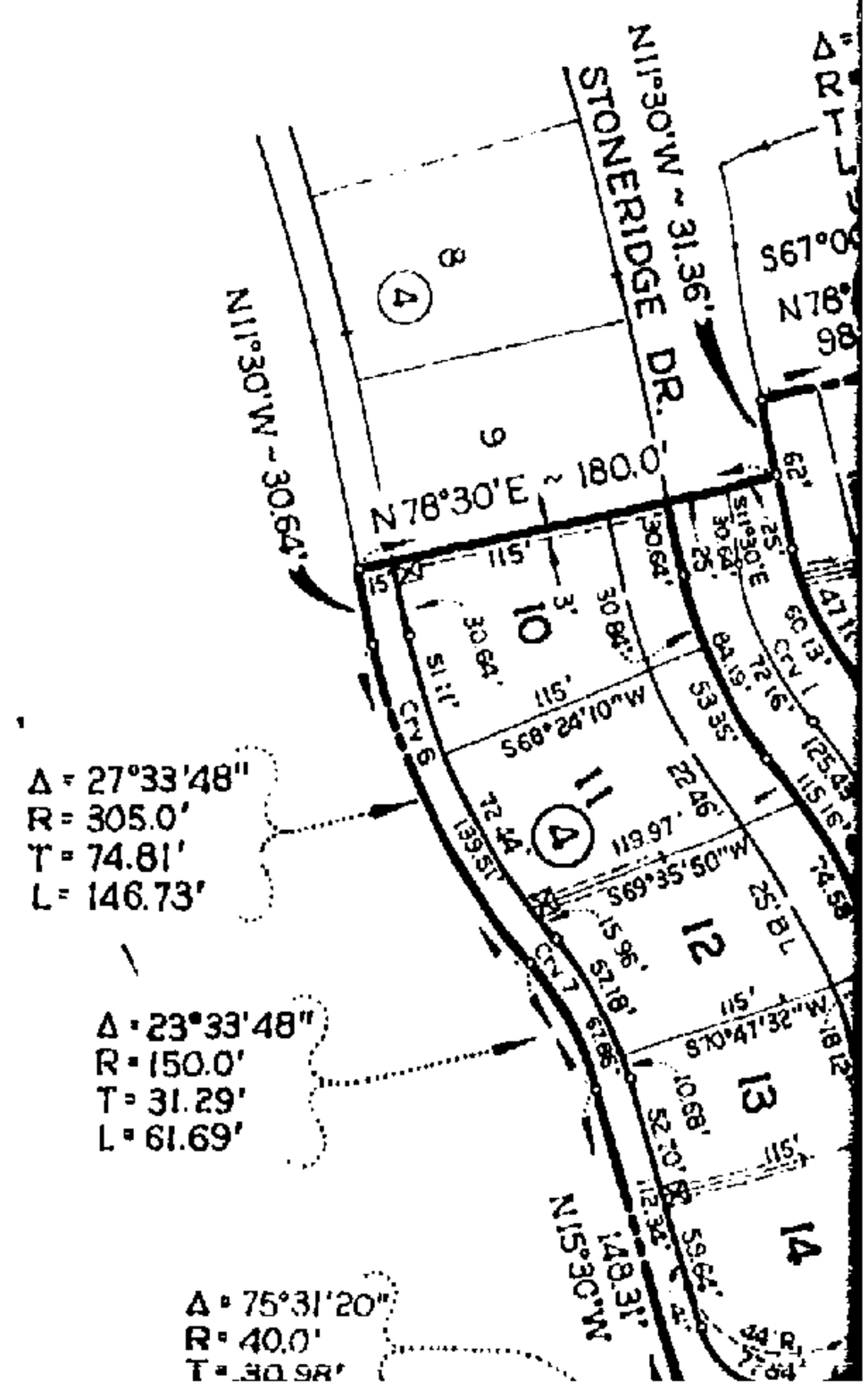
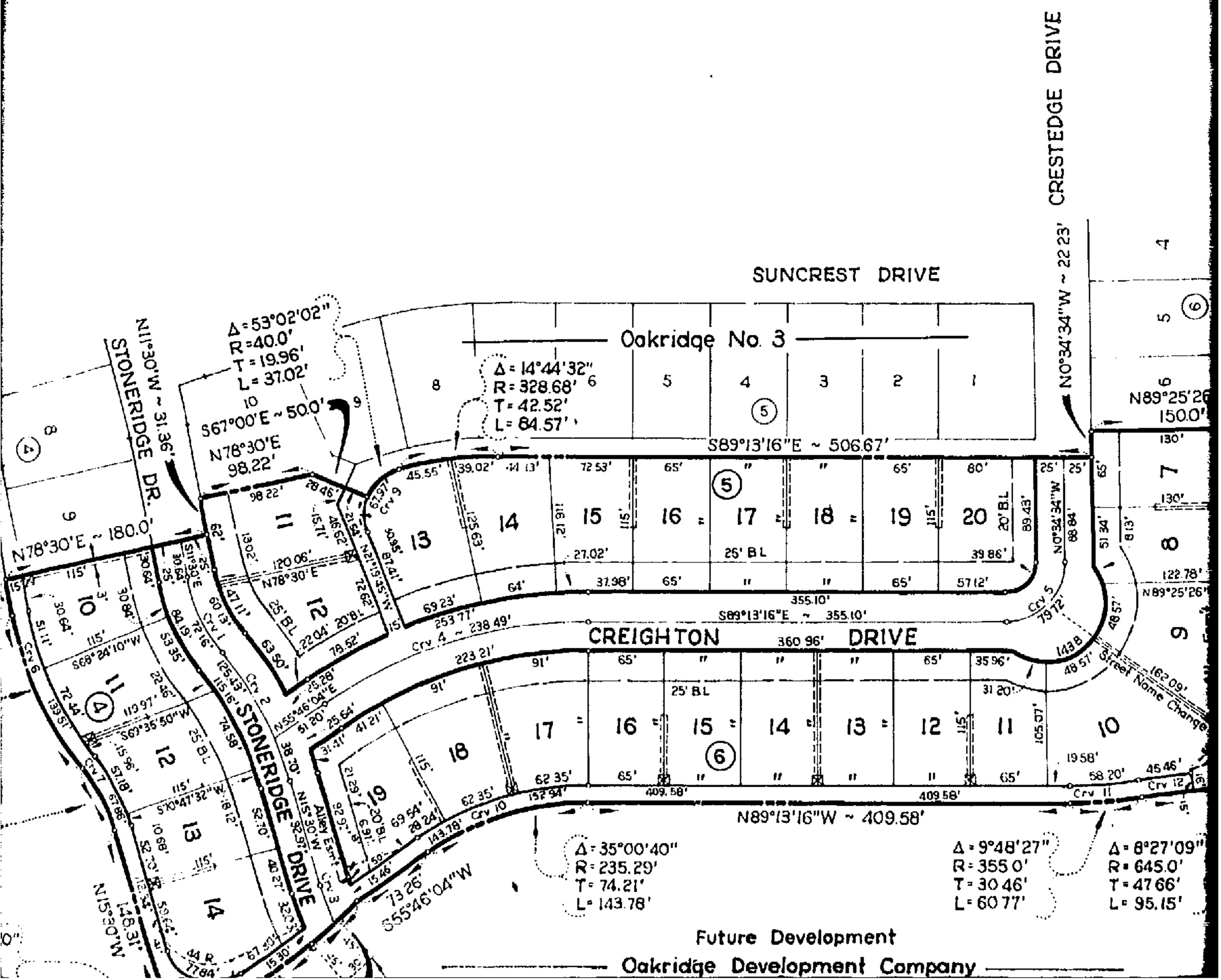
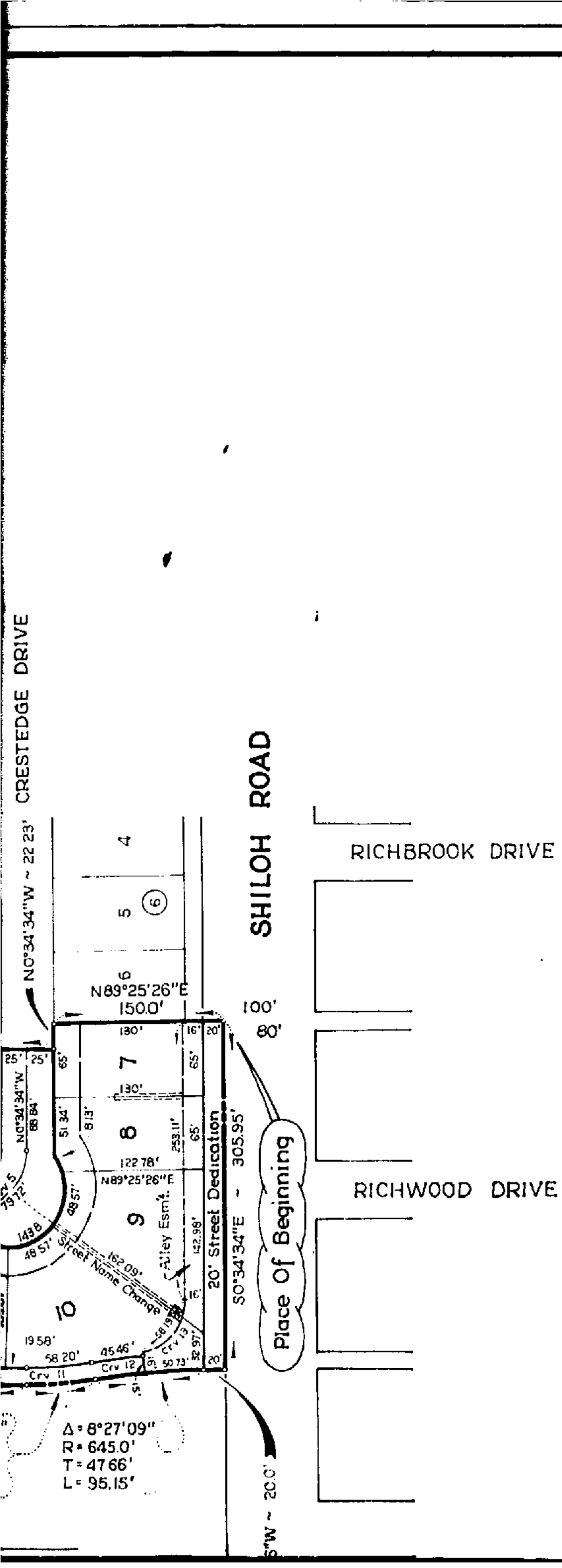
	d	0.09878		0.09392
7	Δ	23°33'48"		23°33'48"
	R	150.0'		165.0'
	T	31.29'		34.42'
	L	61.69'		67.86'
	D	38.19720		34.72472
	d	0.19098		0.17362
8	Δ	111°30'		
	R	40.0'		
	T	58.75'		
	L	77.84'		
	D	143.23950		
	d	0.71619		
9	Δ	97°21'35"		
	R	40.0'		
	T	45.50'		
	L	67.97'		
	D	143.23950		
	d	0.71619		
10	Δ	35°00'40"		35°00'40"
	R	235.29'		250.29'
	T	74.21'		78.94'
	L	[illegible]		[illegible]




SUNCREST DRIVE
Oakridge No. 3
CRESTEDGE DRIVE
N0°34'34"W ~ 22.23'
S89°13'16"E ~ 506.67'
Δ = 53°02'02"
R = 40.0'
T = 19.96'
L = 37.02'
Δ = 14°44'32"
R = 328.68'
T = 42.52'
L = 84.57'
S67°00'E ~ 50.0'
N78°30'E
98.22'
N11°30'W ~ 31.36'
STONERIDGE DR.
N78°30'E ~ 180.0'
CREIGHTON DRIVE
S89°13'16"E ~ 355.10'
Street Name Change
STONERIDGE DRIVE
Alley Eset
N89°13'16"W ~ 409.58'
Δ = 35°00'40"
R = 235.29'
T = 74.21'
L = 143.78'
Δ = 9°48'27"
R = 355.0'
T = 30.46'
L = 60.77'
Δ = 8°27'09"
R = 645.0'
T = 47.66'
L = 95.15'
Future Development
Oakridge Development Company

VOL PAGE
83112 4187



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STATE OF TEXAS }
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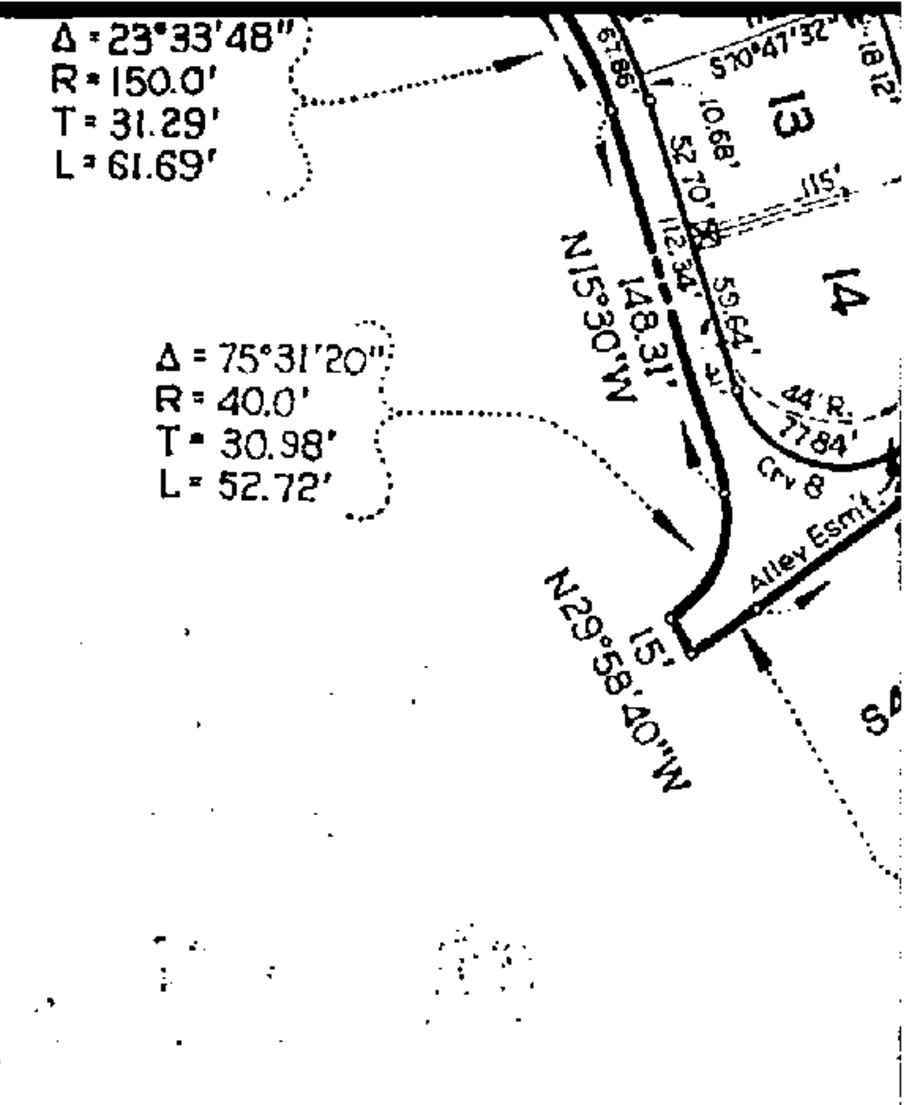

NOTE:

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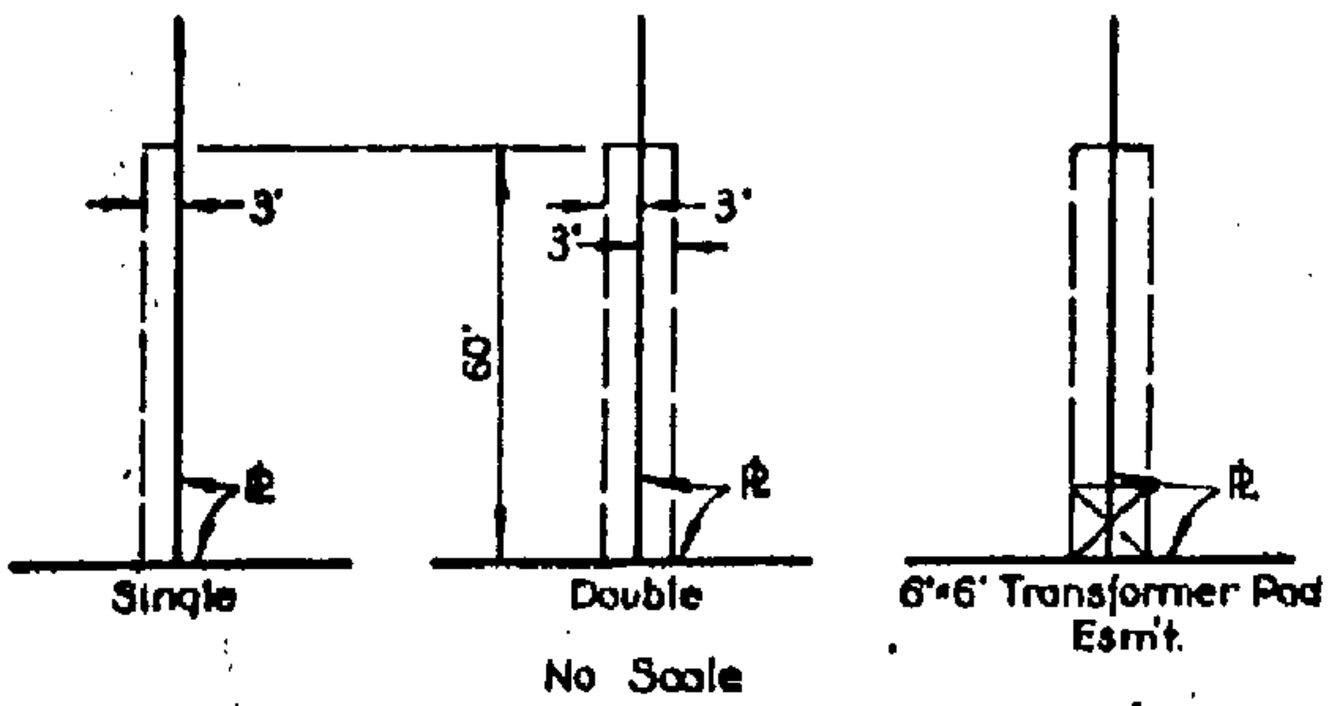
NOTE: All Lot Lines Are Radial Or Perpendicular To The Streets Unless Otherwise Noted By Bearing.

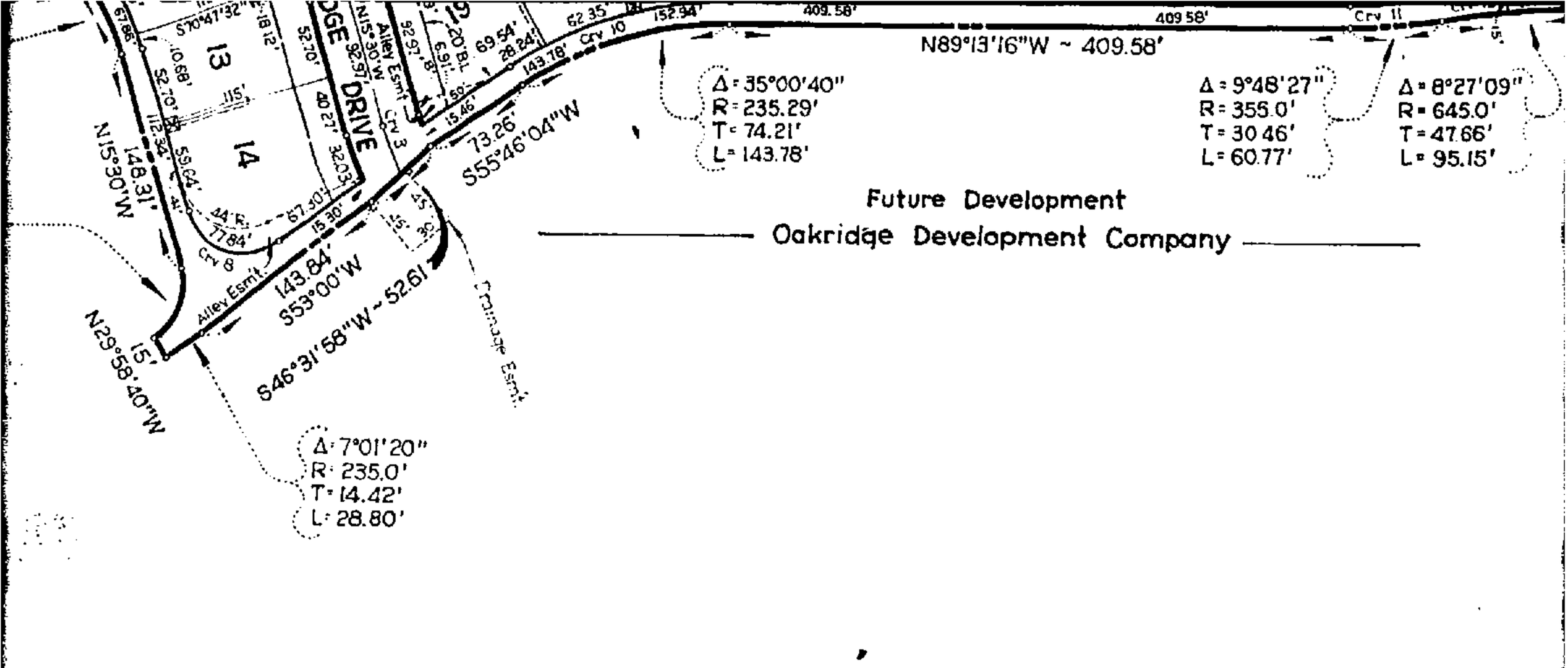


TYPICAL ELECTRIC SERVICE ESM'T.
(Unless Otherwise Shown)

VOL
83/12 4169

28 Lots Recorded In Vol. Pg

q.e.



OAKRIDGE NO. 6

GARLAND, TEXAS

WILLIAM CRITTENTON SURVEY ~ ABST. NO. 334

DALLAS COUNTY, TEXAS

OAKRIDGE DEVELOPMENT COMPANY ~ OWNER

5580 L.B.J. Freeway — Dallas, Texas 75240

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Scale: 1" = 100'

Vol. Jan. 18, 1983

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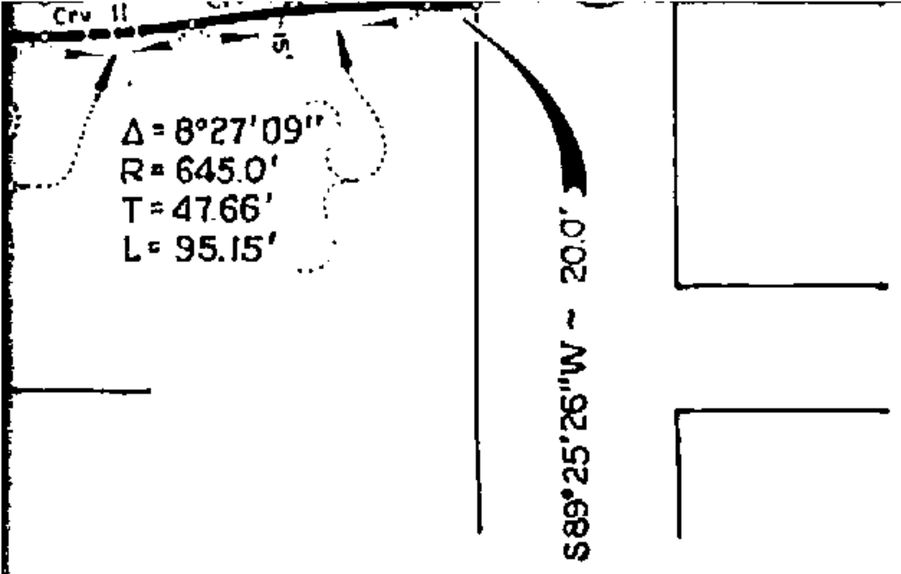

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Don Tipton Inc
6330 Beltline Rd
Suite C
Garland 75043

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N 89° 25' 26" E, a distance of 150.0 feet to the PLACE OF BEGINNING, and containing 7.602 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, OAKRIDGE DEVELOPMENT COMPANY, a Partnership, a Texas corporation, does hereby adopt this plat designating the hereinabove described propetty as OAKRIDGE NO. 6, 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 shown thereon.

WITNESS MY HAND AT DALLAS, TEXAS, this the 5th day of May, 1983.

OAKRIDGE DEVELOPMENT COMPANY

Guy R. Arrington

Murray Development Company, a General Partner
Guy R. Arrington, Senior Vice President

STATE OF TEXAS COUNTY OF DALLAS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Dallas County, Texas as stamped hereon by me.

JUN 8 1983

Earl Bullock
COUNTY CLERK, Dallas County, Texas

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public for the State of Texas on this day personally Guy R. Arrington, Senior Vice President of MURRAY DEVELOPMENT COMPANY, a General Partner of OAKRIDGE DEVELOPMENT COMPANY, known to me to be the person whose mane is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL, this the 5th day of May, 1983.

NOTARY PUBLIC COUNTY OF DALLAS, TEXAS

Mary Hart
Notary Public, Dallas County, Texas

SURVEYOR'S CERTIFICATE

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KNOW ALL MEN BY THESE PRESENTS:

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 City of Garland, Texas.

DATED this the 5th day of May, 1983.

DON A. TIPTON, Registered Public Surveyor

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL, this the 5th day of May, 1983.

Notary Public, Dallas County, Texas

APPROVED AND ACCEPTED for the City of Garland, Texas, on this the 13TH day of DECEMBER, 1982, by the City Planning Commission for the City of Garland, Texas.

Velma Drury
Asst. CITY SECRETARY

CHAIRMAN, CITY PLANNING COMMISSION

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