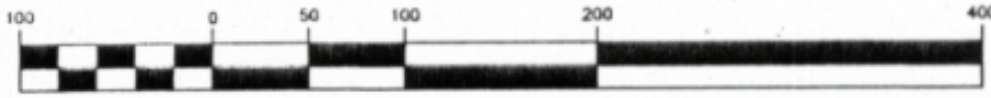


C.644



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



VICINITY MAP
NOT TO SCALE

LOT 1B LINE TABLE

LINE	BEARING	LENGTH
L200	S50°27'06"E	114.66'
L201	S0°01'05"W	26.89'
L202	S34°00'05"W	39.76'
L203	S68°22'10"W	58.29'
L204	N64°51'49"W	91.47'
L205	N13°33'55"W	62.42'

LOT 1B CURVE TABLE

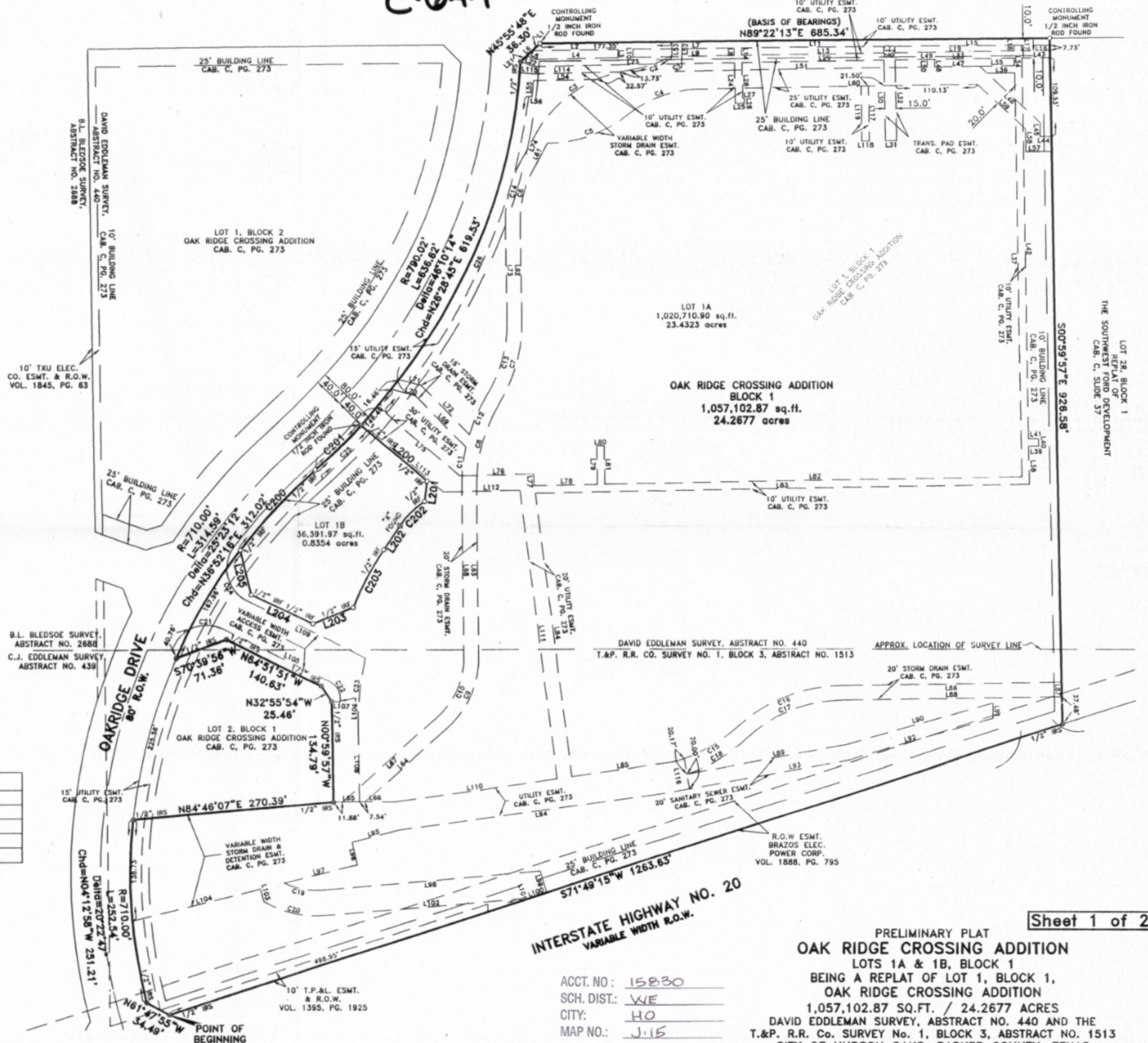
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C200	11°50'00"	710.00'	146.64'	N43°38'56"E	146.38'
C201	6°11'24"	790.02'	85.35'	N46°28'10"E	85.31'
C202	23°57'45"	110.00'	46.00'	S45°58'56"W	45.67'
C203	12°23'55"	410.00'	88.72'	S27°48'07"W	88.55'

GENERAL NOTES:

- 1) BEARINGS ARE BASED UPON THE NORTH LINE OF PLAT RECORDED IN CABINET C, PAGE 237, PLAT RECORDS, PARKER COUNTY, TEXAS. (N89°22'13"E)
- 2) THE PURPOSE FOR THIS PLAT IS TO CREATE TWO LOTS.
- 3) THIS PROPERTY IS ZONED = GC (GENERAL COMMERCIAL DISTRICT)
- 4) NO LOT TO LOT DRAINAGE IS ALLOWED
- 5) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 6) THERE ARE NO EXISTING BUILDINGS TO BE REMOVED.
- 7) SELLING ANY PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 8) IRS= 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED D.C.&A. INC.

THIS TRACT DOES NOT APPEAR TO BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.) AS DESIGNATED BY F.E.M.A.

MAP NUMBER: 480520 0200 B
ZONE: X
DATE: SEPTEMBER 27, 1991



INTERSTATE HIGHWAY NO. 20
VARIABLE WIDTH R.O.W.

ACCT. NO: 15830
SCH. DIST: WE
CITY: HO
MAP NO.: J-15

OWNER: WAL-MART REAL ESTATE
BUSINESS TRUST, A DELAWARE
STATUTORY TRUST
2001 S.E. 10th STREET
BENTONVILLE, ARKANSAS
P 479.204.0424

PRELIMINARY PLAT
OAK RIDGE CROSSING ADDITION
LOTS 1A & 1B, BLOCK 1
BEING A REPLAT OF LOT 1, BLOCK 1,
OAK RIDGE CROSSING ADDITION
1,057,102.87 SQ.FT. / 24.2677 ACRES
DAVID EDDLEMAN SURVEY, ABSTRACT NO. 440 AND THE
T.&P. R.R. Co. SURVEY No. 1, BLOCK 3, ABSTRACT NO. 1513
CITY OF HUDSON OAKS, PARKER COUNTY, TEXAS



DOUG CONNALLY & ASSOCIATES, INC.
ENGINEERING · PLANNING · SURVEYING
11545 Pagemill Road · Suite 200 · Dallas, Texas 75243
P 214.349.9485 · F 214.349.2216
www.dcadfw.com

SCALE: 1"=100' / DATE: NOVEMBER 27, 2007 / JOB NO. 0704435-1 / DRAWN BY: CG