LINE	BEARING	DISTANCE
L1	S 02°47'10" E	173.76'
L2	S 87°10'57" E	47.38'
L3	S 84°30'36" E	58.41'
L4	S 02°47'10" E	25.56'
L5	N 83°19'26" W	61.79'
L6	N 87°10'57" W	42.39'
L7	S 89°26'43" W	24.01'
L8	N 00°33'17" W	52.34'
L9	N 02°47'10" W	133.21'
L10	S 87°01'59" W	180.03
L11	N 04°58'01"	4.87
L12	N 04°11'18" W	27.14'
L13	N 87°01'59" E	22.58'
L14	N 04°11'18" W	74.11'
L15	S 85°48'42" W	23.00'
L16	N 04°11'18" W	24.00'
L17	N 85°48'42" E	67.00'
L18	S 04°11'18" E	119.47'
L19	N 87°01'59" E	138.17'
L20	N 04°11'18" W	27.51'
L21	N 87°01'59" E	13.15'
L22	S 02°58'01" E	12.50'
L23	N 87°01'59" E	31.10'
L24	N 02°58'01" W	12.50'
L25	N 87°01'59" E	15.00'
L26	S 02°58'01" E	12.50'
L27	N 87°01'59" E	125.70'
L28	N 02°47'10" W	14.79'
L29	N 87°12'50" E	27.00'
L30	S 02°47'10" E	55.65'
L31		
L32	N 87°12'50" E	11.01'
L33	S 02°47'10" E	15.00'
L34	S 87°12'50" W	11.01'
L35		
L36	S 02°47'10" E	120.36'
L37	S 77°26'24" E	130.67'
L38	S 02°47'10" E	15.55'
L39	N 77°26'24" W	143.12'
L40	S 02°47'10" E	26.91'
L41	S 47°22'49" E	12.63'
L42	N 02°47'10" W	116.06'
L43	S 87°12'50" W	2.50'
L44	N 02°47'10" W	15.00'
L45	N 87°12'50" E	2.50'
L46	N 02°47'10" W	76.90'
L47	S 87°01'59" W	184.31'
L48	S 87°02'00" W	10.00'
L49	S 02°18'01" E	10.00'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	84°23'47"	29.46'	S 44°59'04" E	26.87'
C2	20.00'	91°57'00"	32.10'	S 46°50'23" W	28.76'
C3	20.00'	90°10'51"	31.48'	N 47°52'36" W	28.33'
C4	20.00'	91°13'17"	31.84'	N 41°25'21" E	28.58'
C5	20.00'	90°00'00"	31.42'	N 49°11'18" W	28.28'
C6	20.00'	88°46'43"	30.99'	S 48°34'39" E	27.98'
C7	910.00'	1°30'13"	23.88'	S 89°09'59" W	23.88'
C8	25.00'	89°20'01"	38.98'	S 47°38'00" E	35.15'

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
C.M.	Control Monument
OPRDCT	Official Public Records Dallas County, Texas
DRDCT	Deed Records of Dallas County, Texas

SCALE: 1" = 40'

LOCATION MAP
MAPSCO PAGE 9-W

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS RESOURCE ONE CREDIT UNION, is the owner of a 3.164 acre tract of land situated in the Thomas Montgomery Survey, Abstract Number 962 in the City of Garland, Dallas County, Texas and being all of Lot 2, Block 1 of the GRAUE ADDITION recorded in Volume 2003093, Page 113 of the Deed Records of Dallas County Texas (DRDCT), and being all of a tract of land described in a deed to Resource One Credit Union as recorded in Instrument No. 201300379214 Official Public Records Dallas County, Texas (OPRDCT), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the southwest corner of Lot 2 and being located at the point of intersection of the north right-of-way line of Arapaho Road (variable width) with the east right-of-way line of Shiloh Road (variable width);

THENCE with the east right-of-way line of said Shiloh Road, NORTH 02°58'01" WEST a distance of 206.01 feet to a 5/8 inch iron rod found for corner;

THENCE continuing with said east right-of-way line, NORTH 04°11'18" WEST a distance of 267.07 feet to an "X" cut in concrete found for the northwest corner of Lot 2;

THENCE departing said east right-of-way line, NORTH 87°23'22" EAST a distance of 233.63 feet to a 5/8 inch iron rod found for the northeast corner of Lot 2 and being the northwest corner of Lot 1, Block 1 of said Graue Addition;

THENCE along a common line between said Lot 1 & 2 as follows:

SOUTH 02°47'10" EAST a distance of 236.43 feet to a 5/8 inch iron rod found for corner;

NORTH 87°01'59" EAST a distance of 120.00 feet to a 5/8 inch iron rod found for corner;

SOUTH 02°47'10" EAST a distance of 254.35 feet to a 5/8 inch iron rod found in the north right-of-way line of said Arapaho Road and being in a non-tangent curve to the left having a radius of 900.00 feet and a chord bearing of North 87°01'54" West;

THENCE along the north right-of-way line of said Arapaho Road with said non-tangent curve to the left through a central angle of 10°32'14" for an arc length of 165.52 feet to a 5/8 inch iron rod found for the point of tangency;

THENCE continuing along said north right-of-way line, SOUTH 87°41'59" WEST a distance of 182.00 feet to the POINT OF BEGINNING;

CONTAINING within these metes bounds 3.164 acres or 137,802 square feet of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That RESOURCE ONE CREDIT UNION, the owner of the property described in this plat, does hereby adopt this plat, designating the property as **GRAUE ADDITION REPLAT OF LOT 2, BLOCK 1**, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon the such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

Lot to lot drainage of surface stormwater is anticipated by the drainage design for the property embraced by this replat. The property owner, his successors and assigns, agree that the lot to lot drainage of surface stormwater as shown by the Lot 3 "Drainage Area Map" contained in the City approved civil site construction design plans prepared by DR RANKIN, PLLC, will be maintained in perpetuity and any future developments within this replat will be subject to the aforementioned surface flow stormwater.

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may impede the flow of stormwaters or result in unsanitary conditions. This includes all necessary establishments of ground cover, slope stabilization, mowing, weeding, litter pick-up, and other normal property owner responsibilities. The City of Garland shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or easements, unless approved by the City of Garland, provided, however, it is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

WITNESS, my hand at Garland, Texas, this the 6th day of June, 2014.

RESOURCE ONE CREDIT UNION

BY: Jim Brisendine

Printed Name: Jim Brisedine

Title: President CEO

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Jim Brisendine, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this the 6th day of June, 2014.

Notary Public in and for the State of Texas

DOUG BEDNER
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
01-14-2017

Conformed Copy
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
06/27/2014 11:12:02 AM
$68.00

201400161068

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I, Austin J. Bedford, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and from other reliable documentation; and that this plat substantially complies with the rules and regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Section 212, abd the rules and regulations of the City of Garland, Texas. I further affirm that the monumentation shown hereon was either found or placed and is in substantial with the City of Garland Code of Ordinances, Sec. 31.11; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the 20th day of May, 2014.

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A. J. Bedford Group, Inc.
301 N. Alamo Road
Rockwall, Texas 75087

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared Austin J. Bedford, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this the 20th day of May, 2014.

Notary Public in and for the State of Texas

LARRY SPRADLING
NOTARY PUBLIC
State of Texas
Comm. Exp. 10-18-2014

Approved and accepted for the City of Garland this 23rd day of June, 2014 by the City Plan Commission of the City of Garland, Texas.

City Secretary

Chairman, City Plan Commission
City of Garland, Texas

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

NOTES

Lot corner monuments to be 5/8" iron rod with red plastic cap stamped "AJB 4132".

The coordinates of the control monuments shown hereon are NAD83 Texas North Central Zone State Plane Grid Coordinates established from City of Garland G.P.S. Point
No. 6 and G.P.S. Point No. 7.

Site subject to Temporary Easement and Restrictive Covenant Agreement recorded in Volume 2003094, Page 1296.

Due to the age and generalities in description we are unable to determine the location of the TP&L easements recorded in Volume 1997, Page 240 & Volume 2002, Page 178. It is our opinion, however, that the easement may not affect the subject tract since both easements
are for a single pole and guy wire, one 25' long and the other 50' long.

Property owners of corner lots shall maintain sight visibility triangles in accordance with the provisions of the traffic management standards of the city of Garland, Texas.

The purpose of this plat is to create an additional lot for development of retail and office facilities.

Bearings are based on the north line of the Graue Addition (N 87°23'22" E) as shown on plat recorded in Volume 2003093, Page 113 (DRDCT).

THE PURPOSE OF THIS REPLAT IS TO CREATE ADDITIONAL LOTS FOR THE DEVELOPMENT OF A CREDIT UNION AND ADD ADDITIONAL EASEMENTS.

FINAL PLAT
GRAUE ADDITION REPLAT OF LOT 2, BLOCK 1

LOTS 2R, 3 & 4, Block 1
A REPLAT OF LOT 2, BLOCK 1 OF
GRAUE ADDITION AND BEING SITUATED IN THE
THOMAS MONTGOMERY SURVEY, ABSTRACT NO. 962
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 131029-1

Owner: RESOURCE ONE CREDIT UNION
1200 BELLEVIEW
DALLAS, TEXAS 75215
(214) 319-3100

Engineer:
DR RANKIN, PLLC
TBPE FIRM #8838
2321 DAYBREAK TRAIL
PLANO, TEXAS 75093
(972) 378-0683

Scale: 1" = 40'
Date: April 9, 2014
Technician: Spradling/Elam
Job. No. 399-002
Drawn By: Spradling/Elam

Checked By: A.J. Bedford
P.C.: L. Spradling
File: Lot2-Replat 4-29-14
GF No. 07R24884-CR5

4222 Rosehill Road, Suite 2 * Garland, Texas 75043
(972) 240-5999 , Fax (972) 240-4466

Sheet: 1 Of: 1

AJB BEDFORD GROUP, INC.
Registered Professional Land Surveyors

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