OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, GREENHILL SCHOOL, a Texas Corporation, is the owner of a tract of land situated in the Thomas L Chenoweth Survey, Abstract No. 273, Town of Addison, Dallas County, Texas; said tract being a part of a 83.97 acre tract of land conveyed to said Greenhill School as recorded in Volume 5320, Page 453 of the Deed Records, Dallas County, Texas, and being all of the Greenhill School Addition, an addition to the Town of Addison, Texas according to the amended plat thereof recorded in Volume 98032, Page 3 of the Deed Records of Dallas County, Texas; said 63.845 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "Pacheco Koch" cap found for corner in the north right-of-way line of Spring Valley Road (A variable width right-of-way); said point also being the most southwesterly corner of the Greenhill Park, an addition to the Town of Addison as recorded in Volume 98051, Page 61 of the Deed Records of Dallas County, Texas;

THENCE, along said north line of Spring Valley Road the following five (5) calls;

South 89 degrees, 46 minutes, 00 seconds West, a distance of 88.10 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set at an angle point;

North 84 degrees, 31 minutes, 14 seconds West, a distance of 100.46 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set at an angle point:

South 89 degrees, 46 minutes, 00 seconds West, a distance of 350.00 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner;

South 00 degrees, 14 minutes, 00 seconds East, a distance of 10.00 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner;

South 89 degrees, 46 minutes, 00 seconds West, a distance of 1286.19 feet to a 1/2-inch iron rod with "RLG" cap found for corner; said point also being the most the most southeasterly corner of a tract of land conveyed to the Dallas Independent School District on August 8, 1963 as recorded in the Deed Records, Dallas County, Texas;

THENCE, due North along a line with the said Dallas Independent School District tract, a distance of 1,319.88 feet to a 1/2-inch iron rod found for corner in the southerly line of a tract of land conveyed to Les Lacs Village as recorded in Volume 81038, Page 328 of the Deed Records, Dallas County, Texas;

THENCE, North 89 degrees, 42 minutes, 31 seconds East, along the southerly line of said Les Lacs Village Tract, passing at 1,138.55 feet the southwesterly corner of Les Lacs Village Phase 1, an addition to the City of Addison as recorded in Volume 83183, Page 4319 of the Deed Records, Dallas County, Texas; passing at 1,749.60 feet the southwesterly corner of Proton Plaza, an addition to the Town of Addison, Texas as recorded in Volume 81001, Page 2042, Deed Records, Dallas County, Texas, in all a total distance of 2,391.65 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for corner; said point also being the most northwesterly corner of said Greenhill Park;

THENCE, South 00 degrees, 14 minutes, 00 seconds East, along the westerly common line of said Greenhill Park, a distance of 129.53 feet to a point;

THENCE, South 44 degrees, 46 minutes, 00 seconds West, continuing along said common line, a distance of 116.21 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found;

THENCE, South 00 degrees, 14 minutes, 00 seconds East, continuing along said common line, a distance of 198.79 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found;

THENCE, South 44 degrees, 46 minutes, 00 seconds West, continuing along said common line, a distance of 318.79 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found;

THENCE, South 00 degrees, 14 minutes, 00 seconds East, continuing along said common line, a distance of 131.21 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found;

THENCE, South 44 degrees, 46 minutes, 00 seconds West, continuing along said common line, a distance of 125.00 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found;

THENCE, South 00 degrees, 14 minutes, 00 seconds East, continuing along said common line, a distance of 50.00 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found;

THENCE, South 44 degrees, 46 minutes, 00 seconds West, continuing along said common line, a distance of 250.00 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found;

THENCE, South 00 degrees, 14 minutes, 00 seconds East, continuing along said common line, a distance of 240.00 feet to the POINT OF BEGINNING; CONTAINING, 2,785,113 square feet or 63.937 acres of land, more or less.

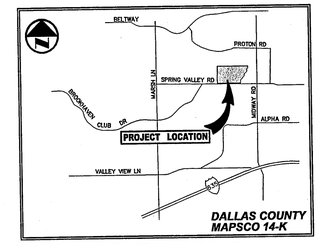
That GREENHILL SCHOOL, a Texas Corporation, ("Owner") does hereby adopt this plat designating the hereinabove property as Greenhill School, an addition to the Town of Addison, Texas, and, subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown hereon.

The easements shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use the easements, provided however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The Town will not be responsible for the maintenance and operation of said creek or creeks or for nay damage or injury of private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water run-off shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided, however, it is understood that in the event it becomes necessary for the Town of channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the Town shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the Town for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the drainage and floodway easement adjacent to his property clean and free of debris, silt, growth, vegetation, weeds, rubbish, refuse, matter and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision and maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The Town shall not be held liable for any damages or injuries of any nature resulting from the occurrence of the se natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the owners hereby agree to indemnify and hold harmless the Town from any such damages and injuries. Building areas outside the drainage and floodway easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor of elevation of each lot shall be shown on the plat.

The maintenance or paving of the utility and fire lane easements is the responsibility of the property owner. All public utilities shall at all times have upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity at anytime of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by the utility. Buildings, fences, trees shrubs or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easement as shown; provided, however, that owner shall at its sole cost and expense be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growth which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system or service.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.



VICINITY MAP
(NOT TO SCALE)

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS my hand at Dallas, Texas, this the ____ day of _____, 2004.

_____
GREENHILL SCHOOL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2004.

My commission expires:

_____
Notary Public in and for Dallas County, Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, JAMES A. KOCH, JR., Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land made on the ground and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Addison, Texas.

STATE OF TEXAS
REGISTERED
JAMES A. KOCH, JR.
4688
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY
RELEASED 03/26/04 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

_____
James A. Koch, Jr.
Registered Professional Land Surveyor
No. 4688

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2004.

My commission expires:

_____
Notary Public in and for Dallas County, Texas

SHEET 2 OF 2

REPLAT
OF THE
GREENHILL SCHOOL ADDITION
AN ADDITION TO THE TOWN OF ADDISON, TEXAS
AND BEING OUT OF THE
THOMAS L. CHENOWETH SURVEY, ABSTRACT NO 273
DALLAS COUNTY, TEXAS

Pacheco Koch Consulting Engineers
8350 N CENTRAL EXPWY SUITE 1000 DALLAS, TEXAS 75206 972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
CMW	JAK	1"=100'	03/17/04	1082-03.024

DWG FILE: 1082-03-024REPLAT.D

BBRIGNON
03/26/2004 - 1:32PM
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