

24' FIRE LANE EASEMENT CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	50°02'21"	80.00'	69.87'	37.34'	S 25°30'15" E	67.67'
C2	50°03'06"	104.00'	90.85'	48.55'	N 25°30'38" W	87.99'
C3	90°23'48"	30.00'	47.33'	30.21'	S 44°42'49" W	42.57'
C4	89°58'56"	30.00'	47.11'	29.99'	N 45°28'33" W	42.42'

10' WATER EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L18	S 00° 24' 02" E	10.00'
L19	S 68° 34' 56" E	10.77'
L20	S 43° 14' 10" W	29.22'
L21	S 44° 11' 38" E	29.21'
L22	S 67° 42' 10" W	10.78'
L23	N 89° 30' 55" E	21.11'
L24	N 00° 29' 05" W	10.00'
L25	S 89° 30' 55" W	21.11'
L26	N 45° 29' 05" W	9.09'
L27	S 89° 30' 55" W	25.82'
L28	S 78° 15' 49" W	19.46'

SURVEYOR'S CERTIFICATE

THAT I, Justin W. Waldrip, 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 Town of Addison, Texas.



Justin W. Waldrip
Registered Professional Land Surveyor
No. 6179
jwaldrip@pkcs.com

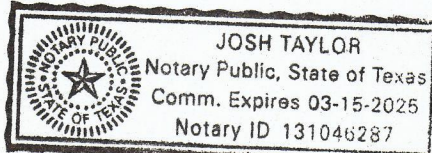
Date 8/1/22

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 JUSTIN W. WALDRIP, 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 1st day of August, 2022.

Notary Public in and for the State of Texas
My commission expires: 3/15/25



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Greenhill School, is the owner of a 72.972 acre tract of land situated in the Thomas L. Chenoweth Survey, Abstract No. 273, Dallas County, Texas; said tract being all of Lot 2, Greenhill Park, an addition to the Town of Addison, Texas, according to the plat recorded in Volume 9805, Page 81 of the Deed Records of Dallas County, Texas; said tract also being all of Greenhill School Addition, an addition to the Town of Addison, according to the plat recorded in Volume 2005131, Page 60 of said Deed Records; said tract also being a part of that tract of land described in Special Warranty Deed to Greenhill School recorded in Volume 5320, Page 453 of said Deed Records; said 72.972 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "RLG" cap found in the north line of Spring Valley Road (a variable width right-of-way) at the southeast corner of Lot 1, Block 1 of Loos Addition, an addition to the Town of Addison, Texas, according to the plat recorded in Instrument Number 20100027826 of the Official Public Records of Dallas County, Texas; said point also being the southwest corner of said Greenhill School Addition;

THENCE, North, departing the north line of Spring Valley Road and along the east line of said Lot 1, Block 1 and the west line of Greenhill School Addition, a distance of 1,319.88 feet to a 1/2-inch iron rod found in the south line of Waterview Estates, an addition to the Town of Addison, Texas, according to the plat recorded in Volume 92006, Page 1954 of said Deed Records; said point also being the northwest corner of said Greenhill School Addition;

THENCE, North 89 degrees, 42 minutes, 31 seconds East, along the south line of said Waterview Estates addition, the south line of Les Lacs I, an addition to the Town of Addison, Texas, according to the plat recorded in Volume 91227, Page 5422 of said Deed Records; the south line of Westfield Court, an addition to the Town of Addison, Texas, according to the plat recorded in Volume 91227, Page 5431 of said Deed Records, the south line of Les Lacs Village, Phase I, an addition to the Town of Addison, Texas, according to the plat recorded in Volume 84194, Page 2175 of said Deed Records; a distance of 2,391.65 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found; said point being the northwest corner of Lot 1 of said Greenhill Park and the northeast corner of said Greenhill School Addition;

THENCE, in a southerly direction, along the said west line of Lot 1, Greenhill Park and the west line of said Greenhill School Addition, the following five (5) calls:

South 00 degrees, 14 minutes, 00 seconds East, a distance of 129.53 feet to an "x"-cut in concrete found for corner;

South 44 degrees, 46 minutes, 00 seconds West, a distance of 116.21 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

South 00 degrees, 14 minutes, 00 seconds East, a distance of 198.79 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

South 44 degrees, 46 minutes, 00 seconds West, a distance of 318.79 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

South 00 degrees, 14 minutes, 00 seconds East, a distance of 131.21 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found; said point being the southwest corner of said Lot 1, Greenhill Park and the northwest corner of said Lot 2, Greenhill Park;

THENCE, in an easterly direction, along the south line of said Lot 1, Greenhill Park and the north line of said Lot 2, Greenhill Park, the following nine (9) calls:

North 89 degrees, 55 minutes, 28 seconds East, a distance of 222.83 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

North 00 degrees, 04 minutes, 32 seconds West, a distance of 44.82 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

East, a distance of 35.90 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

North, a distance of 37.77 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

North 89 degrees, 55 minutes, 28 seconds East, a distance of 29.88 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

North 00 degrees, 04 minutes, 32 seconds West, a distance of 10.01 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

North 89 degrees, 55 minutes, 28 seconds East, a distance of 143.44 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

North 00 degrees, 15 minutes, 45 seconds West, a distance of 20.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

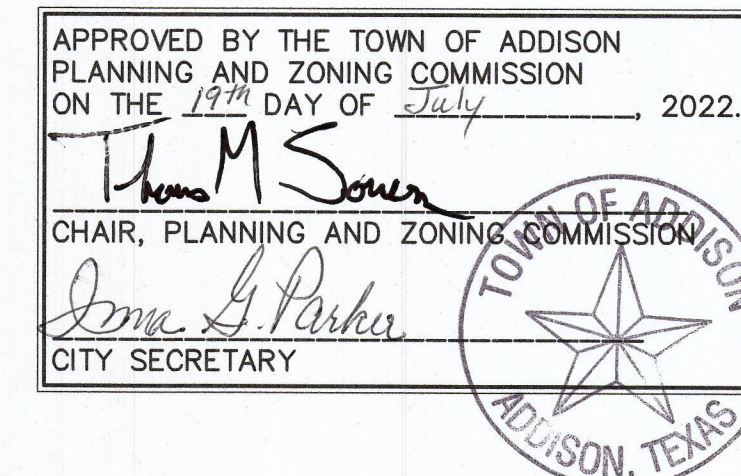
North 89 degrees, 55 minutes, 28 seconds East, a distance of 56.45 feet to a 5/8-inch iron rod w/"TNP" cap found in the said west line of Midway Road (a variable width right-of-way); said point being the southeast corner of said Lot 1, Greenhill Park and the northeast corner of said Lot 2, Greenhill Park;

NOTE:

- Bearing system for this survey is based on a bearing of due North, for the west line of Greenhill School Addition, an addition to the Town of Addison recorded in Volume 2005131, Page 60 of the Deed Records of Dallas County, Texas.
- Notice: Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
- The purpose of this replat is to dedicate new fire lane and water easement and to abandon portions of existing fire lane and water easements.

Filed for Record
in the Official Records of:
Dallas County
On: 9/7/2022 11:08:56 AM
in the PLAT Records
Doc Number: 2022-202200240269
Number of Pages: 2
Amount: \$9.00
Order#: 20220907000407
By: DC

LEGEND	
IRF	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP FOUND
TNP	5/8-INCH IRON ROD W/"TNP" CAP FOUND
---	PROPERTY LINE
---	EASEMENT LINE
---	PROPOSED EASEMENT
---	ABSTRACT LINE
---	CENTERLINE
▨	EASEMENT ABANDONMENT AREA
▩	FIRE LANE EASEMENT ABANDONMENT AREA ONLY



OWNER'S CERTIFICATE (CONT.)

STATE OF TEXAS
COUNTY OF DALLAS

THENCE, along the said west line of Midway Road and the east line of said Lot 2, the following three (3) calls:

South 00 degrees, 05 minutes, 12 seconds East, a distance of 290.35 feet to a 5/8-inch iron rod w/"TNP" cap found for corner;

South 04 degrees, 07 minutes, 08 seconds West, a distance of 34.09 feet to a 5/8-inch iron rod w/"TNP" cap found for corner;

South 00 degrees, 05 minutes, 12 seconds East, a distance of 272.30 feet to a 5/8-inch iron rod w/"TNP" cap found at the north end of a right-of-way corner clip;

THENCE, South 44 degrees, 44 minutes, 48 seconds West, along said right-of-way corner clip, a distance of 91.17 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found at the west end of a right-of-way corner clip at the intersection of the north line of Spring Valley Road and the west line of Midway Road; said point being the southeast corner of said Lot 2 of Greenhill Park;

THENCE, in a westerly direction, along the said north line of Spring Valley Road, the following seven (7) calls;

South 89 degrees, 46 minutes, 01 seconds West, a distance of 184.91 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

South 87 degrees, 28 minutes, 19 seconds West, a distance of 130.99 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

South 89 degrees, 46 minutes, 00 seconds West, a distance of 457.79 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

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 found for corner;

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 found 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 found for corner;

South 89 degrees, 46 minutes, 00 seconds West, a distance of 1,286.20 feet to the POINT OF BEGINNING;

CONTAINING: 3,173,907 square feet or 72.863 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That GREENHILL SCHOOL ("Owner") does hereby adopt this plat designating the hereinabove property as LOT 1R, BLOCK 1, GREENHILL SCHOOL ADDITION, 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 thereon.

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 these easements, provided, however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of the 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 any 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 runoff 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 to 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 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.

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

WITNESS my hand this the 10th day of August, 2022.

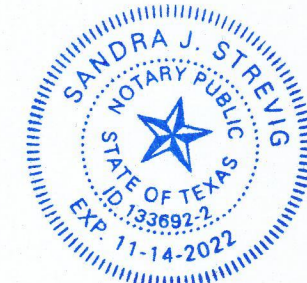
By: Greenhill School
Kendra Grace

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 Kendra Grace, 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 10th day of August, 2022.

Notary Public in and for the State of Texas
My commission expires: 11/14/2022



REPLAT

**LOT 1R, BLOCK 1
GREENHILL SCHOOL ADDITION**
BEING A REPLAT OF LOT 1R, BLOCK 1 OF
GREENHILL SCHOOL ADDITION
AN ADDITION TO THE TOWN OF ADDISON, TEXAS
LOCATED IN THE
THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273
DALLAS COUNTY, TEXAS
TOWN PROJECT NUMBER R2022-02
SHEET 2 OF 2

Pacheco Koch	7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000			
DRAWN BY CM	CHECKED BY JWW	SCALE N/A	DATE JUNE 2022	JOB NUMBER 1082-21.191

OWNER:
GREENHILL SCHOOL
4141 SPRING VALLEY ROAD
ADDISON, TEXAS 75001-3615
PHONE: (972) 628-5400
CONTACT: KENDRA GRACE

ENGINEER/SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, LLC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231
PHONE: 972-235-3031
CONTACT: JUSTIN WALDRIP

1 DETAIL
SCALE 1"=20'

2 DETAIL
SCALE 1"=20'

3 DETAIL
SCALE 1"=20'