

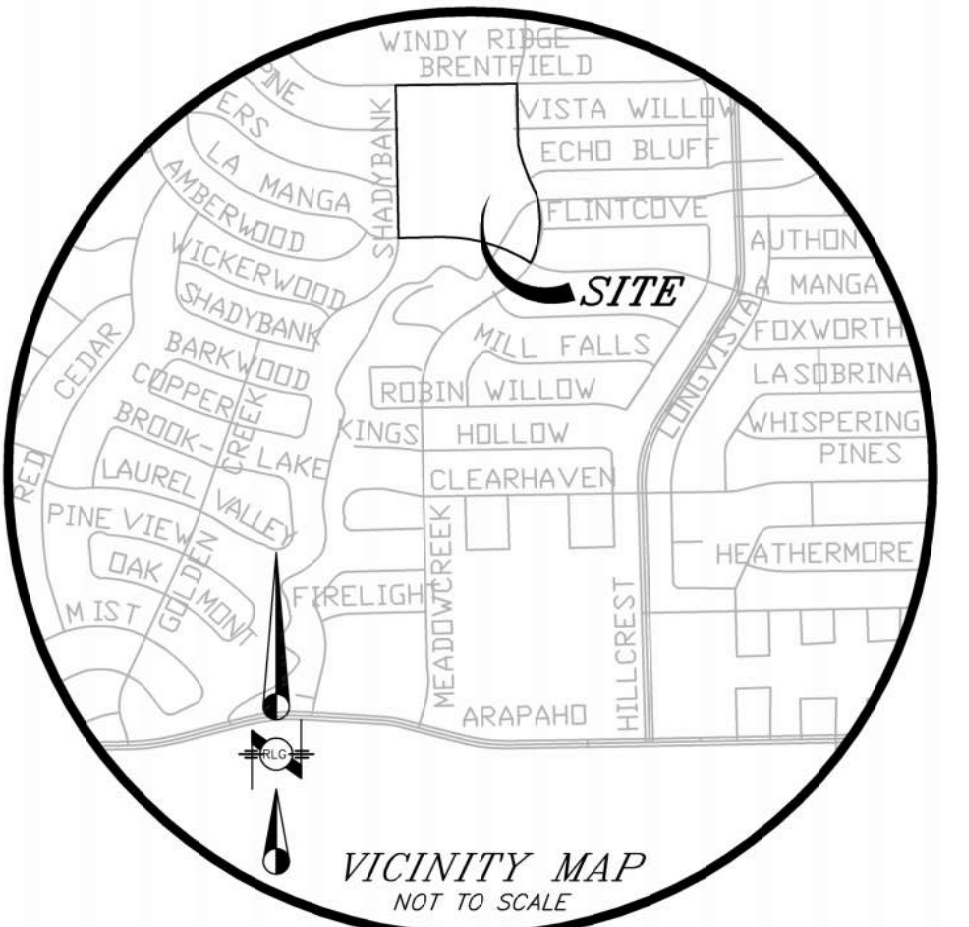
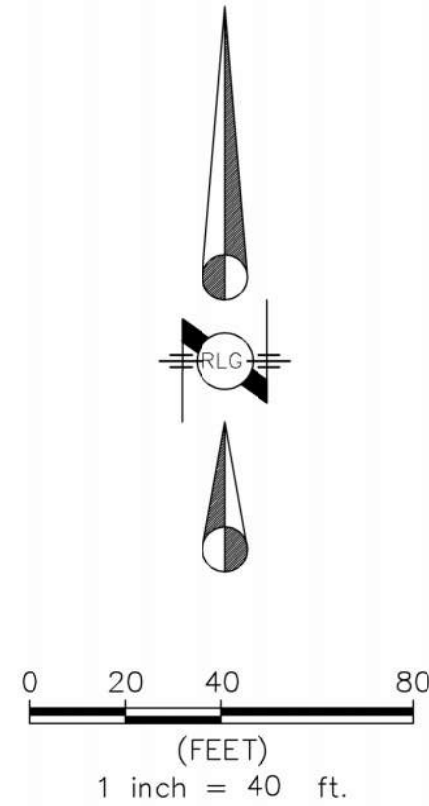
GENERAL NOTES:

1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00, BASED ON REAL-TIME KINEMATIC OBSERVATIONS UTILIZING ALLTERRA CENTRAL'S VIRTUAL REFERENCE NETWORK.
2. CONTROLLING MONUMENTS: AS SHOWN
3. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
4. STRUCTURES TO REMAIN.
5. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM ONE EXISTING LOT TO DEDICATE ADDITIONAL EASEMENTS AND RIGHT-OF-WAY.

- LOT 37, BLOCK 3/8193  
PRESTONWOOD NO. 22 SECT. TWO  
VOL. 77199, PG. 1396  
M.R.D.C.T.
- LOT 7, BLOCK 10/8193  
PRESTONWOOD NO. 22 SECT. TWO  
VOL. 77199, PG. 1396  
M.R.D.C.T.
- LOT 77, BLOCK 10/8195  
PRESTONWOOD NO. 6  
VOL. 77142, PG. 1703  
M.R.D.C.T.
- LOT 33, BLOCK 5/8196  
PRESTONWOOD NO. 7  
VOL. 75200, PG. 106  
M.R.D.C.T.
- SIGHT EASEMENT  
VOL. 77199, PG. 1396  
M.R.D.C.T.
- 25' BUILDING LINE  
VOL. 74019, PG. 1802  
M.R.D.C.T.
- 15' BUILDING LINE  
VOL. 74019, PG. 1802  
M.R.D.C.T.
- 15' ALLEY  
(VOL. 77199, PG. 1396  
M.R.D.C.T.)
- 15' ALLEY  
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M.R.D.C.T.)

LEGEND

.....	PROPERTY LINE	.....	OVERHEAD POWER
.....	EASEMENT LINE	.....	GAS LINE
.....	BUILDING	.....	SEWER LINE
.....	ASPHALT	.....	STORM SEWER LINE
.....	CONCRETE	.....	WATER LINE
.....	FENCE LINE	.....	EXISTING CONTOUR LINE
.....	LIGHT STANDARD	.....	EXISTING SPOT ELEVATION
.....	LIGHT BOLLARD	.....	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "1/2" SET / FOUND
.....	BOLLARD	.....	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "1/2" SET / FOUND
.....	WATER VALVE	.....	IRON ROD FOUND
.....	WATER METER	.....	MAG NAIL SET / FOUND
.....	FIRE HYDRANT	.....	CHISELED "X" SET / FOUND
.....	STAND PIPE	.....	PK NAIL SET / FOUND
.....	CLEAN OUT	.....	CONTROLLING MONUMENT
.....	IRRIGATION BOX	.....	MAP RECORDS, DALLAS COUNTY, TX
.....	TELEPHONE PEDESTAL	.....	DEED RECORDS, DALLAS COUNTY, TX
.....	POWER POLE	.....	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
.....	POWER POLE WITH U/G CONDUIT	.....	INST. NO.
.....	UTILITY WIRE	.....	VOLUME, PAGE
.....	SIGN	.....	AREA DRAIN & SIZE IN INCHES
.....	SANITARY SEWER MANHOLE	.....	ROOF DRAIN
.....	STORM SEWER MANHOLE	.....	CURB DRAIN
.....	GAS MANHOLE	.....	PULL BOX
.....	TELEPHONE MANHOLE	.....	PULL BOX ELECTRIC
.....	ELECTRIC MANHOLE	.....	PULL BOX TELEPHONE
.....	TOBER OPTIC MANHOLE	.....	PULL BOX FIBER OPTIC
.....	COMMUNICATIONS MANHOLE	.....	CHISEL WHIRL
.....	ELECTRIC BOX	.....	TREE
.....	ELECTRIC METER	.....	
.....	TRAFFIC SIGNAL	.....	
.....	TRAFFIC SIGNAL BOX	.....	
.....	POST INDICATOR VALVE	.....	



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Richardson Independent School District, acting by and through its duly authorized agent, Chris Poteet, does hereby adopt this plat, designating the herein described property as Lot 1, Block 27/8195, PJHS Addition, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time 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 or service required or ordinarily performed by that utility).

Water main and wastewater 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 services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Richardson Independent School District

By:

Chris Poteet  
Board President

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Chris Poteet, 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 considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, BRIAN R. WADE, 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 other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e), and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

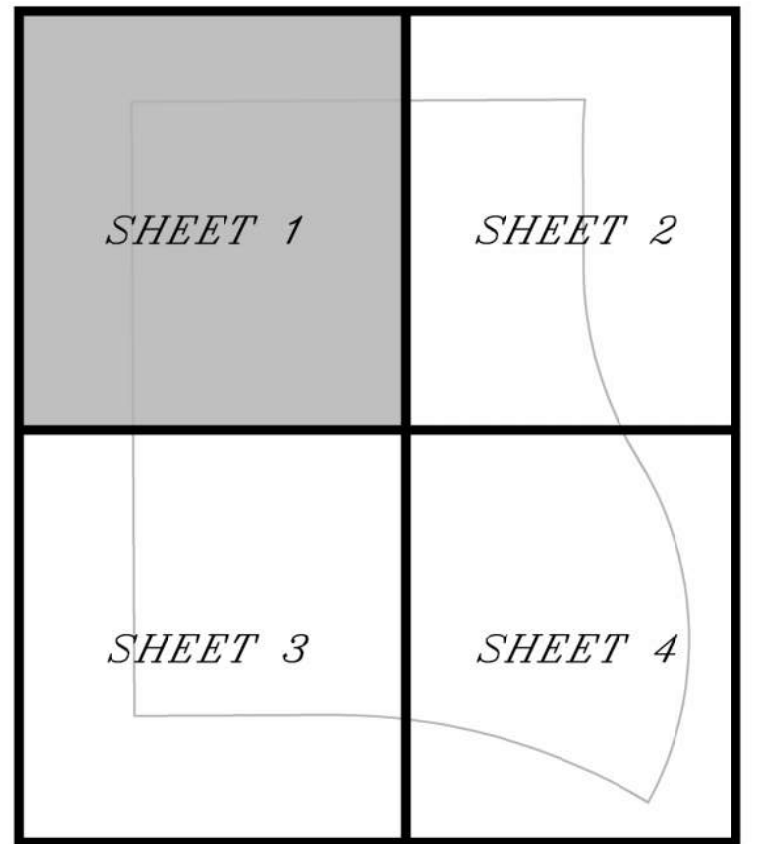
Brian R. Wade  
Texas Registered Professional  
Land Surveyor No. 6098

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared BRIAN R. WADE, 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 considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas



KEY MAP  
NOT TO SCALE

PRELIMINARY PLAT  
OF  
PJHS ADDITION  
LOT 1, BLOCK 27/8195  
REPLAT  
OF  
PARKHILL SCHOOL ADDITION  
BLOCK 27/8195

JOHN BECKNELL SURVEY, ABSTRACT NO. 53  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. PLAT-25-000080 & S245-230  
ENGINEERING NO. DP-\_\_\_\_

SCALE: 1" = 40'

DATE: MAY 2025

OWNER:

RICHARDSON ISD  
1123 S GREENVILLE AVENUE  
RICHARDSON, TX 75081  
469-593-0170  
JAMES WATSON

SURVEYOR:

RAYMOND L. GOODSON JR., INC.  
12001 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-8100  
rlg@rlginc.com  
TX PE REG. #P-493  
TBPELS REG. #100341-00

RECORDED	INST#	-	JOB NO.	2411.068	E-FILE	2411.068PP	DWG NO.	28.698W
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GENERAL NOTES:

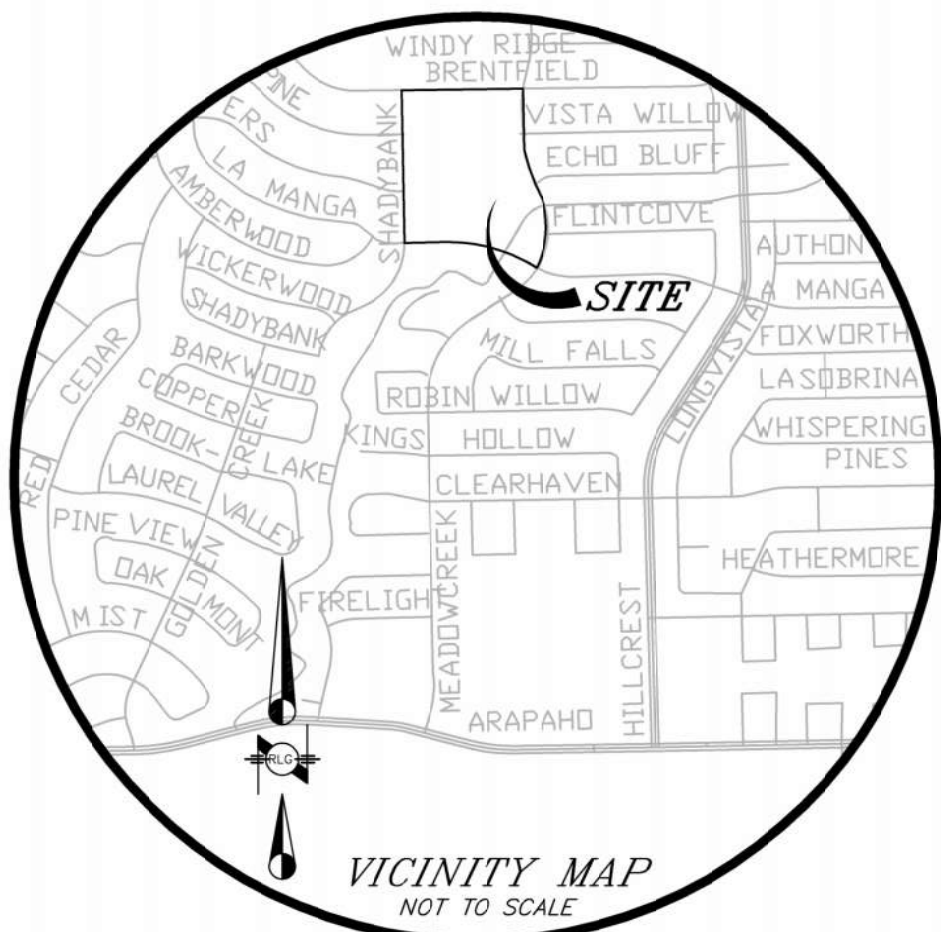
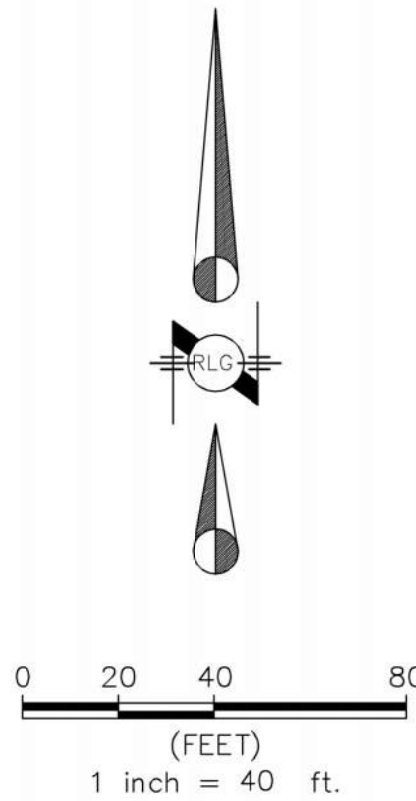
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M.R.D.C.T.
- LOT 7, BLOCK 10/8193  
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VOL. 75200, PG. 106  
M.R.D.C.T.
- ① SIGHT EASEMENT  
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- ② 25' BUILDING LINE  
VOL. 74019, PG. 1802  
M.R.D.C.T.
- ③ 15' BUILDING LINE  
VOL. 74019, PG. 1802  
M.R.D.C.T.

- 1 15' ALLEY  
(VOL. 77199, PG. 1396  
M.R.D.C.T.)
- 2 15' ALLEY  
(VOL. 74019, PG. 1802  
M.R.D.C.T.)

LEGEND

.....	PROPERTY LINE	.....	OVERHEAD POWER
.....	EASEMENT LINE	.....	GAS LINE
.....	BUILDING	.....	SEWER LINE
.....	ASPHALT	.....	STORM SEWER LINE
.....	CONCRETE	.....	WATER LINE
.....	FENCE LINE	.....	EXISTING CONTOUR LINE
.....	LIGHT STANDARD	.....	EXISTING SPOT ELEVATION
.....	LIGHT BOLLARD	.....	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
.....	BOLLARD	.....	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "....." FOUND
.....	WATER VALVE	.....	IRON ROD FOUND
.....	WATER METER	.....	MAG NAIL SET / FOUND
.....	FIRE HYDRANT	.....	CHISELED "X" SET / FOUND
.....	STAND PIPE	.....	PK NAIL SET / FOUND
.....	CLEAN OUT	.....	CONTROLLING MONUMENT
.....	IRRIGATION BOX	.....	(CM)
.....	TELEPHONE PEDESTAL	.....	MAP RECORDS, DALLAS COUNTY, TX
.....	POWER POLE	.....	DEED RECORDS, DALLAS COUNTY, TX
.....	POWER POLE WITH U/G CONDUIT	.....	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
.....	GUY WIRE	.....	INSTRUMENT NUMBER
.....	SIGN	.....	VOL. NO.
.....	SANITARY SEWER MAINHOLE	.....	VOLUME, PAGE
.....	STORM SEWER MAINHOLE	.....	AREA DRAIN & SIZE IN INCHES
.....	GAS MAINHOLE	.....	ROOF DRAIN
.....	TELEPHONE MAINHOLE	.....	CURB DRAIN
.....	ELECTRIC MAINHOLE	.....	PULL BOX
.....	FIBER OPTIC MAINHOLE	.....	PULL BOX ELECTRIC
.....	COMMUNICATIONS MAINHOLE	.....	PULL BOX TELEPHONE
.....	ELECTRIC METER	.....	PULL BOX FIBER OPTIC
.....	TRAFFIC SIGNAL BOX	.....	CREPE MYRTLE
.....	POST INDICATOR VALVE	.....	TREE



OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, Richardson Independent School District, is the sole owner of a 865,947 square foot (19.8794 acre) tract of land situated in the John Becknell Survey, Abstract No. 53, City of Dallas, Dallas County, Texas, being remnant portion of a called 21.671 acres tract of land described in a Warranty Deed to Richardson Independent School District, as recorded in Volume 76154, Page 2322, Deed Records, Dallas County, Texas, being a Block 27/8195, Parkhill School Addition, an addition to the City of Dallas, according to the plat recorded in Volume 78156, Page 744, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a 1-3/4" aluminum disc stamped "PJHS" and "RLG INC" set in the south right-of-way line of Brentfield Drive (a 60 foot right-of-way, as recorded in Volume 74155, Page 1412, Volume 77182, Page 1, Volume 77199, Page 1396, Volume 76247, Page 1574, Deed Records, Dallas County, Texas, and Instrument Number 20240021894, Official Public Records, Dallas County, Texas), and in the east right-of-way line of Shadybank Road (also known as Shady Bank Drive, a 60 foot right-of-way, as recorded in said Volume 77199, Page 1396, and said Volume 76247, Page 1574), for the northwest corner of said Block 27/8195;

THENCE North 89°43'02" East, along the common line between said Brentfield Drive and said Block 27/8195, a distance of 752.37 feet to a 1/2" iron rod with a 1-3/4" aluminum disc stamped "PJHS" and "RLG INC" set in the south line of said Brentfield Drive, and the west right-of-way line of Meadowcreek Drive (a 64 feet right-of-way, as recorded in Volume 74153, Page 1412, Volume 74019, Page 1802, Map Records, Dallas County, Texas), for the northeast corner of said Block 27/8195, and the beginning of a non-tangent curve to the left, from which a found chiseled "X" cut bears North 89°43'02" East, a distance of 64.33 feet in the south line of said Brentfield Drive, and in the east right-of-way line of said Meadowcreek Drive, for the northwest corner of Lot 1, Block 6/8195, Prestonwood No. 7, an addition to the City of Dallas, as shown on the plat recorded in Volume 75200, Page 106, Map Records, Dallas County, Texas;

THENCE along the common line between said Meadowcreek Drive and said Block 27/8195, the following bearings and distances:

In a southwesterly direction along said non-tangent curve to the left, whose chord bears South 02°21'54" West, for a distance of 77.02 feet, having a radius of 832.00 feet, a central angle of 05°18'21", and an arc length of 77.05 feet to a 1/2" iron rod with a 1-3/4" aluminum disc stamped "PJHS" and "RLG INC" set at the end of said non-tangent curve to the left, from which a found 1/2" iron rod with yellow plastic cap stamped "Premier Surveying" bears North 89°43'02" East, a distance of 64.00 in the east right-of-way line of said Meadowcreek Drive, for a corner of said Lot 1, Block 6/8195;

South 00°17'17" East, a distance of 202.78 feet to a 1/2" iron rod with a 1-3/4" aluminum disc stamped "PJHS" and "RLG INC" set for the beginning of a tangent curve to the left;

In a southeasterly direction along said tangent curve to the left, whose chord bears South 15°57'17" East, a distance of 331.17 feet, having a radius of 613.18 feet, a central angle of 31°20'01", and an arc length of 335.33 feet to a 1/2" iron rod with a 1-3/4" aluminum disc stamped "PJHS" and "RLG INC" set at the end of said tangent curve to the left, and the beginning of a reverse curve to the right;

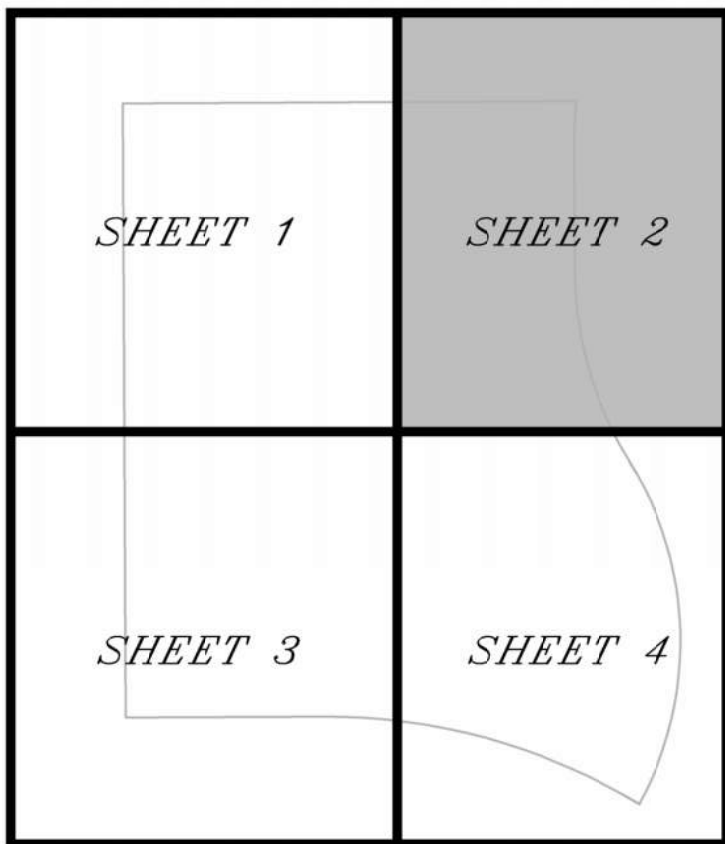
In a southeasterly direction along said reverse curve to the right, whose chord bears South 01°36'13" East, a distance of 568.30 feet, having a radius of 567.99 feet, a central angle of 60°02'09", and an arc length of 595.16 feet to a point at the end of said reverse curve to the right, being the beginning of a non-tangent curve to the left, in the west right-of-way line of said Meadowcreek Drive, and in the north right-of-way line of La Manga Drive (a 60 foot right-of-way, as recorded in Volume 74019, Page 1802, Map Records, Dallas County, Texas), for the southeast corner of said Block 27/8195, from which a found 1/2" iron rod bears South 37°54'49" East, a distance of 1.23 feet;

THENCE along the common line between said La Manga Drive and said Block 27/8195, the following bearings and distances:

In a northwesterly direction along said non-tangent curve to the left, whose chord bears North 74°28'41" West, for a distance of 542.93 feet, having a radius of 997.43 feet, a central angle of 31°35'11", and an arc length of 549.67 feet to a 1/2" iron rod with a 1-3/4" aluminum disc stamped "PJHS" and "RLG INC" set at the end of said non-tangent curve to the left;

South 89°43'44" West, a distance of 329.19 feet to a 1/2" iron rod with a 1-3/4" aluminum disc stamped "PJHS" and "RLG INC" set in the north right-of-way line of La Manga Drive, and the east right-of-way line of said Shadybank Road, for the southwest corner of said Block 27/8195, from which a found 3/8" iron rod bears South 89°43'44" West, a distance of 60.00 feet in the west right-of-way line of Shadybank Drive, and the north right-of-way line of La Manga Drive, for the northerly southeast corner clip of Lot 28, Block 4/8193, Prestonwood No. 22, Section 2, an addition to the City of Dallas, according to the plat recorded in Volume 77199, Page 1396, Map Records, Dallas County, Texas;

THENCE North 00°16'16" West, along the common line between said Shadybank Road and said Block 27/8195, a distance of 1018.79 feet to the POINT OF BEGINNING, containing 865,947 square feet or 19.8794 acres of land, more or less.



KEY MAP  
NOT TO SCALE

PRELIMINARY PLAT  
OF  
PJHS ADDITION  
LOT 1, BLOCK 27/8195  
REPLAT

OF  
PARKHILL SCHOOL ADDITION  
BLOCK 27/8195

JOHN BECKNELL SURVEY, ABSTRACT NO. 53  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. PLAT-25-000080 & S245-230  
ENGINEERING NO. DP-\_\_\_\_

SCALE: 1" = 40'

DATE: MAY 2025

OWNER:

RICHARDSON ISD  
1123 S GREENVILLE AVENUE  
RICHARDSON, TX 75081  
469-593-0170  
JAMES WATSON

SURVEYOR:

RAYMOND L. GOODSON JR., INC.  
12001 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-8100  
rlg@rlginc.com  
TX PE REG #1-489  
TBPELS REG #100341-00

RECORDED	INST#	-	JOB NO.	2411.068	E-FILE	2411.068PP	DWG NO.	28.69BW
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