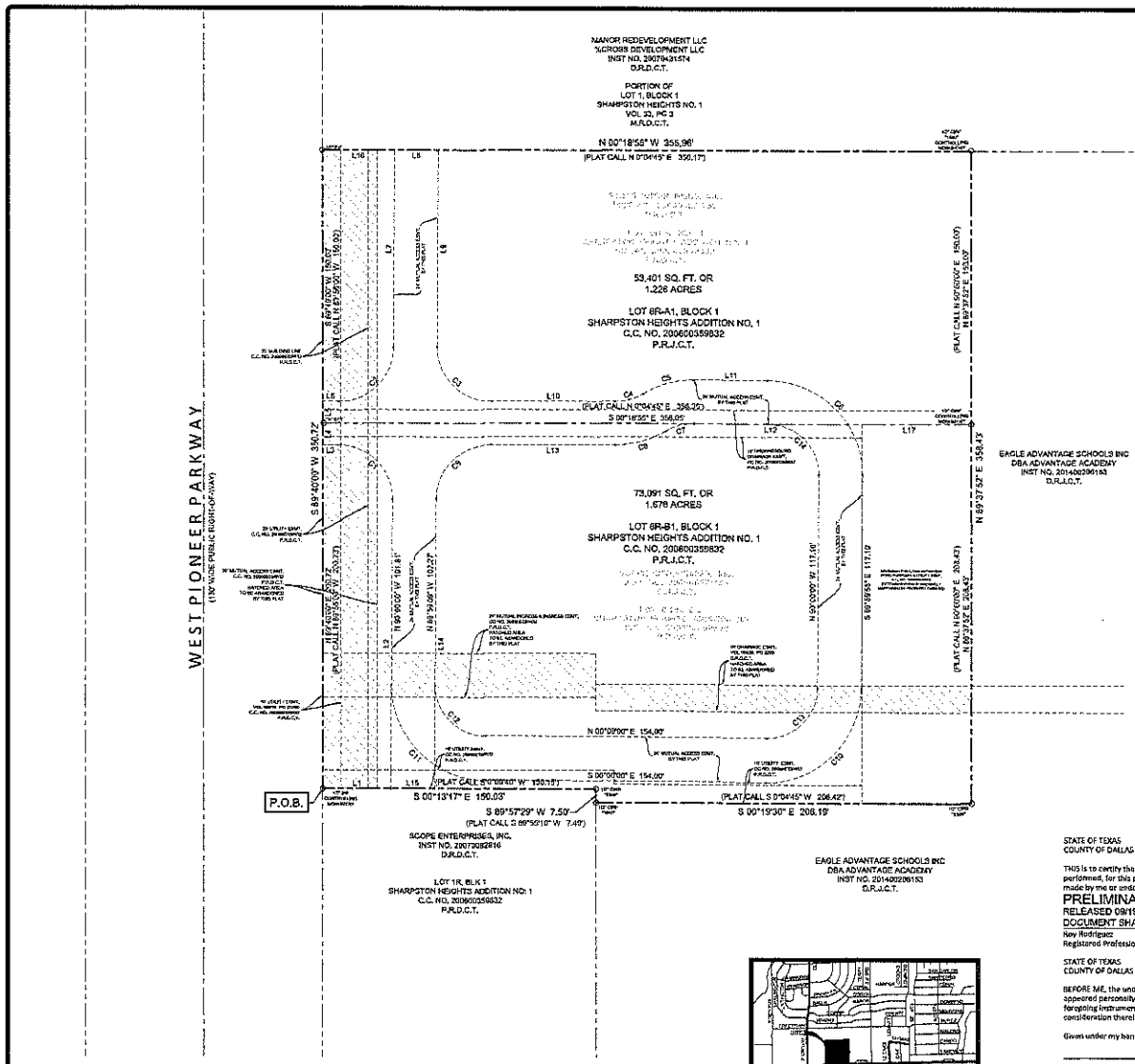


CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°18'55"	30.00'	47.29'	S44°50'33"W	42.54'
C2	89°37'40"	30.00'	46.93'	N45°07'45"W	42.29'
C3	90°22'20"	30.00'	47.32'	N44°52'15"E	42.56'
C4	31°00'00"	30.00'	16.23'	N15°48'55"W	16.03'
C5	31°00'22"	54.00'	29.22'	N15°48'44"W	28.87'
C6	90°18'33"	52.00'	81.98'	N44°50'44"E	73.74'
C7	31°00'22"	30.00'	16.23'	S15°48'44"E	16.04'
C8	31°00'00"	54.00'	29.22'	S15°48'55"E	28.86'
C9	89°40'45"	30.00'	46.95'	S45°00'02"E	42.29'
C10	89°59'55"	52.00'	81.68'	S44°59'50"E	73.54'
C11	90°00'00"	52.00'	81.68'	S45°00'00"W	73.54'
C12	90°00'51"	28.00'	43.99'	N45°00'26"E	39.59'
C13	90°00'00"	28.00'	43.98'	N45°00'00"W	39.59'
C14	90°18'33"	28.00'	44.13'	S44°50'44"W	39.79'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N9°13'17"W	37.41'
L2	N90°00'00"W	159.62'
L3	S0°18'55"E	8.39'
L4	S89°40'00"W	12.00'
L5	S89°40'00"W	12.00'
L6	N0°18'55"W	8.94'
L7	N89°50'05"W	198.20'
L8	N0°18'55"W	24.00'
L9	S89°59'35"E	197.81'
L10	N0°18'55"W	67.74'
L11	N0°18'33"W	40.52'
L12	S0°19'00"E	84.33'
L13	S0°18'55"E	68.27'
L14	S89°59'26"E	169.00'
L15	N0°13'17"W	24.00'
L16	N0°18'55"W	39.65'
L17	N0°18'55"W	67.81'

SCALE: 1" = 20'

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS SCOPE ENTERPRISES, INC., is the owner of a 2.094 acre tract of land situated in the Edward B. Wooton Survey, Abstract No. 1519, in the City of Grand Prairie, Dallas County, Texas, being all of Lot 6R-A, and Lot 6R-B, Block 1, Sharpston Heights Addition, No. 1, an addition in the City of Grand Prairie, according to the plat thereof recorded in County Clerks File Number 200600359832, Plat Records, Dallas County, Texas, and being described in a deed to Scope Enterprises, Inc., recorded in Instrument Number 20090071753, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the common corner of said Lot 6R-B, Block 1, and Lot 1R, Block one of said Sharpston Heights Addition, No. 1, and being in the north right-of-way line of West Pioneer Parkway, (a 130.00 feet wide public right-of-way);

THENCE S 89°42'00" W, along south line of said Lot 6R-A, and Lot 6R-B, Block 1, and the north right-of-way line of said West Pioneer Parkway, passing the common corner of said Lot 6R-B, and Lot 6R-A, Block 1, and continuing a total distance of 350.072 feet to a 1/2 inch iron rod found for the common corner of said Lot 6R-A, Block 1, and Lot 1, Block 1, Sharpston Heights No. 1, an addition in the City of Grand Prairie, according to the plat thereof recorded in Volume 33, Page 3, Map Records, Dallas County, Texas;

THENCE N 00°18'55" W, along the common line of said Lot 6R-A, Block 1, and Lot 1, Block 1, a distance of 355.96 feet to a 1/2 inch capped iron rod found stamped "1640" for the common corner of said Lot 6R-A, Block 1, and a tract of land described in a deed to Eagle Advantage Schools Inc. dba Advantage Academy, recorded in Instrument Number 20140206153, Deed Records, Dallas County, Texas;

THENCE N 89°37'52" E, along the common line of said Lot 6R-B, Block 1, and said Eagle Advantage Schools Inc. dba Advantage Academy tract, passing the common corner of said Lot 6R-B, and Lot 6R-A, Block 1, a total distance of 358.43 feet to a 1/2 inch capped iron rod set stamped "5596" for the common corner of said Lot 6R-B, Block 1, and said to Eagle Advantage Schools Inc. dba Advantage Academy tract;

THENCE S 00°19'30" E, along the common line of said Lot 6R-B, Block 1, and said Eagle Advantage Schools Inc. dba Advantage Academy tract, a distance of 208.19 feet to a 1/2 inch capped iron rod found stamped "1640" for the common corner of said Lot 6R-B, Block 1, and said to Eagle Advantage Schools Inc. dba Advantage Academy tract, and being in the north line of said Lot 1R, Block 1;

THENCE S 89°57'29" W, along the common line of said Lot 6R-B, and said Lot 1R, Block 1, a distance of 7.50 feet to a 1/2 inch capped iron rod set stamped "5596" for the common corner of said Lot 6R-B, Block 1, and said Lot 1R, Block 1;

THENCE S 00°13'17" E, along the common line of said Lot 6R-B, Block 1, and said Lot 1R, Block 1, a distance of 150.03 feet, to the POINT OF BEGINNING and containing 126,492 square feet or 2.904 acres of land, more or less.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **SCOPE ENTERPRISES, INC.** does hereby adopt this plat designating the hereon-above described property as **LOT 6R-A1, AND LOT 6R-B1, BLOCK 1, SHARPSTON HEIGHTS ADDITION, NO. 1**, an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys, and storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easement as shown, except as permitted by the City Ordinance. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the improvements allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easement, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respecting systems without the necessity at any time or 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 that utility.

This plat approve subject to all platting ordinances, rules, regulations, and resolutions of the City of Grand Prairie, Texas.

WITNESS MY HAND AT _____ COUNTY TEXAS, THIS THE ____ DAY OF _____ 2016.

SCOPE ENTERPRISES, INC

BY: SCOPE ENTERPRISES, INC
ITS: SOLE MEMBER

BY: _____
NAME: Nader Farokhrouz
TITLE: Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally Nader Farokhrouz, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____ 2016.

_____

Notary Public in and for the State of _____

SURVEYOR'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DALLAS

THIS is to certify that I, Roy Rodriguez, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

PRELIMINARY
RELEASED 09/19/2016 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

Roy Rodriguez
Registered Professional Land Surveyor # 5556

STATE OF TEXAS
COUNTY OF DALLAS

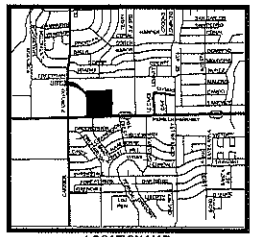
BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally Roy Rodriguez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2016.

_____

Notary Public in and for the State of _____

EAGLE ADVANTAGE SCHOOLS INC
DBA ADVANTAGE ACADEMY
INST NO. 20140206153
D.R.J.C.T.



LOCATION MAP
NOT TO SCALE

FINAL PLAT
LOT 6R-A1 AND LOT 6R-B1, BLOCK 1
SHARPSTON HEIGHTS ADDITION, NO. 1

BEING A REPLAT OF
LOT 6R-A AND LOT 6RB, BLOCK 1
SHARPSTON HEIGHTS ADDITION, NO. 1
BEING 2 LOT ON 2.904 ACRES
SITUATED IN
EDWARD B. WOOTON SURVEY, ABSTRACT NO. 1519
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
CASE NO. RP161105

NOTE:

ZONING AND SETBACK DISCLAIMER

notse: existing or future minimum set-backs established by city ordinance shall take precedence over building lines indicated on this plat. zoning classifications indicated on this plat at the time this plat was approved and does not represent a vested right to the zoning indicated.

The purpose of this replat is to abandon easement's and add new access easements.

FLOOD STATEMENT:

This subject tract of land is in Flood Zone "X" and does not lie within the 100-year flood plain according to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps 48113C0425L with revised dates of July 07, 2014.
"Zone X" is Areas determined to be outside the 0.2% annual chance floodplain.

ENGINEER:
MA Engineering & Construction
98 RIDGEVIEW PARKWAY, STE. 111
MANSFIELD, TEXAS 76063
CONTACT PERSON: EDWARD ABRAGUN
PHONE: 817-453-8800
FAX: 817-596-5942
EMAIL: marketing@mainc.net

OWNER:
SCOPE ENTERPRISES, INC
325 W. PIONEER Parkway
GRAND PRAIRIE, TEXAS 75051
CONTACT PERSON: Nader Farokhrouz
PHONE: 972-264-7000

LEGEND

GAS METER	CLEAN OUT	STORM DRAIN MAN HOLE	ELECTRIC BOX
GAS VALVE	MONITORING WELL	FIRE HYDRANT	TREE
TELEPHONE PEDESTAL	TRAFFIC SIGNAL POLE	WATER METER	SIGN
POWER POLE	TRAFFIC SIGNAL BOX	FUEL PORT	LIGHT POLE TYPICAL
DOWN GUY	GRID MAIN HOLE	WATER VALVE	—X— FENCE
S.D. MAN HOLE	VAULT	TRANSFORMER PAD	—OHE— OVER HEAD ELECTRIC
SET CAPPED IRON ROD		TELEPHONE MAN HOLE	
		BOLLARD	

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BLUESTAR SURVEYING LLC
FIRM NUMBER 10112300
1013 CEDAR BREAK CT. 817-453-8200
CLEBURNE, TEXAS 76033
bluestarsurveying@att.net

JN 16-239 | GF # | DATE: 09/01/16

Planning Department
NOV 01 2016
Received