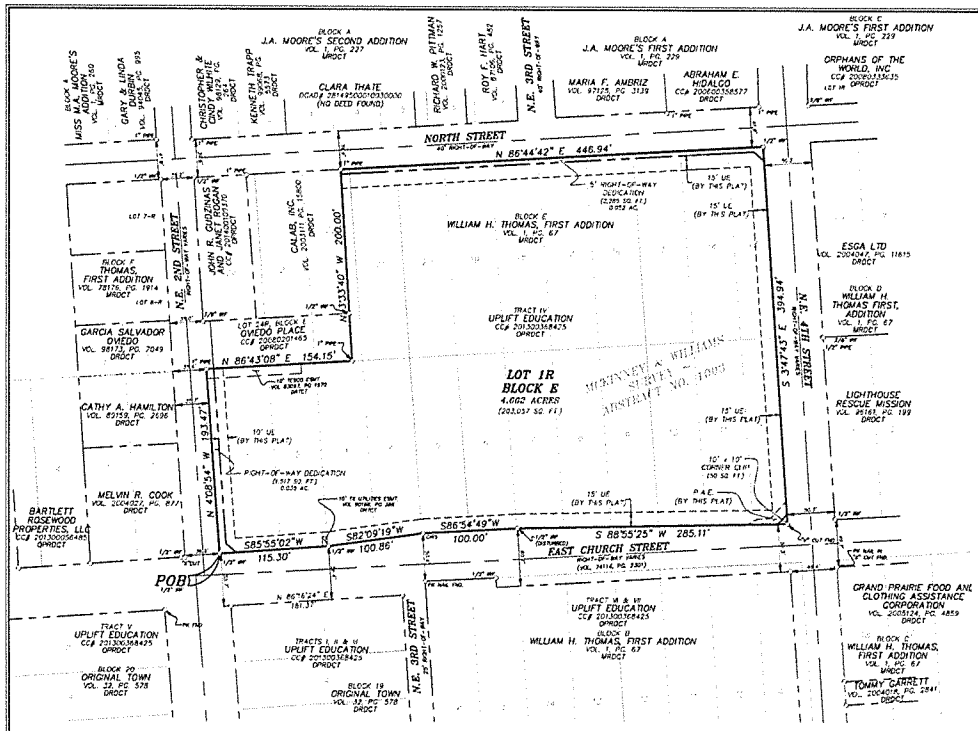
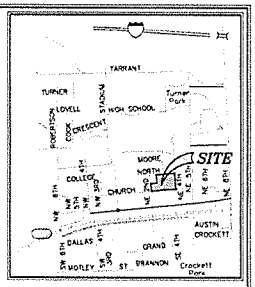
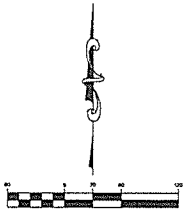




VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES

1. THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE NAD 83 – TEXAS STATE PLANE COORDINATE SYSTEM – NORTH CENTRAL ZONE 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK.
2. COORDINATES SHOWN HEREON ARE GRID COORDINATES AND ARE BASED ON THE CITY OF GRAND PRAIRIE GPS MONUMENT 24.
3. ZONING CLASSIFICATIONS INDICATED ON THIS PLAT REFLECT THE ZONING IN PLACE AT THE TIME THIS PLAT WAS APPROVED AND DOES NOT REPRESENT VESTED RIGHT TO THE ZONING INDICATED.
4. EXISTING OR FUTURE MINIMUM SET-BACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT.
5. THE SUBJECT PROPERTY IS LOCATED WITHIN UNSHADED ZONE X AS DELINEATED ON THE DALLAS COUNTY, TEXAS AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBER 48113C0435L, DATED JULY 7, 2014, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
6. SIDEWALKS ARE REQUIRED ADJACENT TO ALL RIGHTS-OF-WAY.
7. THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 1-21, BLOCK E INTO ONE LOT.

LAND USE TABLE		
LAND USE	ACREAGE	SQUARE FEET
RIGHT-OF-WAY	0.088	3,852
INSTITUTIONAL	4.574	199,205

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MERLE W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

PRELIMINARY

This document shall not be recorded for any purpose.
Merle W. Miller, RPLS
State of Texas No. 5438

MERLE W. MILLER — DATE: MARCH 26, 2015
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5438
STATE OF TEXAS

STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERLE W. MILLER, 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ____DAY OF _____, 2015.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF DALLAS)(

WHEREAS UPLIFT EDUCATION, A TEXAS NON-PROFIT CORPORATION, ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A CALLED 4.69 ACRE TRACT OF LAND LOCATED IN THE MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 1003, IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS;

BEING A 4.662 ACRE TRACT OF LAND LOCATED IN THE MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 1003, IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 4.69 ACRE TRACT (TRACT IV) OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO UPLIFT EDUCATION, A TEXAS NON-PROFIT CORPORATION, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 0201300368425, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT), SAID 4.662 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK E AT THE INTERSECTION OF EAST CHURCH STREET AND N.E. 2ND STREET OF SAID CALLED 4.69 ACRE TRACT OF LAND, BEING ON THE NORTH RIGHT-OF-WAY LINE OF EAST CHURCH STREET, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY AND ON THE EAST LINE OF N.E. 2ND STREET, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE NORTH 04 DEGREES 08 MINUTES 54 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY OF N.E. 2ND STREET, BEING COMMON WITH THE WEST LINE OF SAID CALLED 4.69 ACRE TRACT OF LAND, A DISTANCE OF 193.47 FEET TO A 1 INCH PIPE FOUND FOR THE WESTERNMOST CORNER OF SAID CALLED 4.69 ACRE TRACT OF LAND;

THENCE NORTH 86 DEGREES 43 MINUTES 08 SECONDS EAST, A DISTANCE OF 154.15 FEET TO A 1 INCH PIPE FOUND, BEING THE SOUTHEAST CORNER OF LOT 24R, BLOCK E, OVIEDO PLACE, AS RECORDED IN THE PLAT FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 20080201465, OPRDCT;

THENCE NORTH 03 DEGREES 33 MINUTES 40 SECONDS WEST, AT A DISTANCE OF 49.63 FEET, PASSING A 1/2 INCH IRON ROD FOUND FOR THE NORTH-EAST CORNER OF SAID LOT 24R, BLOCK E, AND CONTINUING IN ALL A TOTAL DISTANCE OF 200.00 FEET, TO A 1 INCH PIPE FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF NORTH STREET, A 40 FOOT RIGHT-OF-WAY;

THENCE NORTH 86 DEGREES 44 MINUTES 42 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY OF NORTH STREET, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 4.69 ACRE TRACT OF LAND, A DISTANCE OF 446.94 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF N.E. 4TH STREET, A VARIABLE WIDTH RIGHT-OF-WAY, FOR THE NORTHEAST CORNER OF SAID 4.69 ACRE TRACT OF LAND;

THENCE SOUTH 03 DEGREES 47 MINUTES 43 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY OF N.E. 4TH STREET, BEING COMMON WITH THE EAST LINE OF SAID CALLED 4.69 ACRE TRACT OF LAND, A DISTANCE OF 394.94 FEET TO A "V" CUT FOUND;

THENCE SOUTH 88 DEGREES 55 MINUTES 25 SECONDS WEST A DISTANCE OF 285.11 FEET TO A 1/2 INCH IRON ROD FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST CHURCH STREET;

THENCE SOUTH 86 DEGREES 54 MINUTES 49 SECONDS WEST A DISTANCE OF 100.00 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST CHURCH STREET TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS";

THENCE SOUTH 82 DEGREES 09 MINUTES 19 SECONDS WEST A DISTANCE OF 100.86 FEET TO A 1/2 INCH IRON ROD FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST CHURCH STREET;

THENCE SOUTH 85 DEGREES 55 MINUTES 02 SECONDS WEST A DISTANCE OF 115.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.662 ACRES (203,057 SQUARE FEET) OF LAND, MORE OR LESS, AS SURVEYED IN THE MONTH OF OCTORER, 2014 BY MYCOSKIE MCINNIS ASSOCIATES, INC.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

UPLIFT EDUCATION DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREON-ABOVE DESCRIBED PROPERTY AS LOT 1R, BLOCK E, WILLIAM H. THOMAS FIRST ADDITION, 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, OR GROWTHS, EXCEPT FENCES, VEGETATION, DRIVEWAYS, AND SIDEWALKS LESS THAN 6 FEET IN WIDTH SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN EXCEPT AS PERMITTED BY CITY ORDINANCES. 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 ENCROACHMENTS ALLOWED ABOVE WHICH IN ANY WAY 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 AND UPON 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 FROM ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS OR EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS FOR FILING AND RECORDING WITH THE DALLAS COUNTY CLERK'S OFFICE.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2015.

UPLIFT EDUCATION,
A TEXAS NON-PROFIT CORPORATION

BY: _____
_____ _____

STATE OF _____)(
COUNTY OF _____)(

BEFORE ME, THE UNDERSIGNED AUTHORITY 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 CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ____DAY OF _____, 2015.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

OWNER/DEVELOPER
UPLIFT EDUCATION
1825 MARKET CENTER BOULEVARD, SUITE 500
DALLAS, TX 75207
TEL: 409-621-8500

LEGEND / ABBREVIATIONS

IRF	IRON ROD FOUND
CIRS	CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS"
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG	PAGE
CC#	COUNTY CLERK'S INSTRUMENT NO
POB	POINT OF BEGINNING
MFF	MINIMUM FINISHED FLOOR
UE	UTILITY EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT

FINAL PLAT
BEING A REPLAT OF LOTS 1-21, BLOCK E OF THE WILLIAM H. THOMAS ADDITION

LOT 1R, BLOCK E
WILLIAM H. THOMAS FIRST ADDITION

AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
BEING 4.662 ACRES OF LAND LOCATED IN THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1003, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

CASE NUMBER – RP150404
1 NON-RESIDENTIAL LOT

MARCH 2015

SURVEYOR/ENGINEER:
mlma
mycoskie | mcinnis | associates
civil engineering surveying landscape architecture planning
Texas registration number: F - 3776
Texas registration/license number: 10080000
300 east sublam
arlington, texas 76010
817-265-1429
fax: 817-274-8751
www.mmassoc.com

SHEET 1 OF 1

THIS PLAT IS FILED IN INSTRUMENT # _____, OPRTCT DATE: _____

RECEIVED

APR 01 2015

PLANNING DEPARTMENT