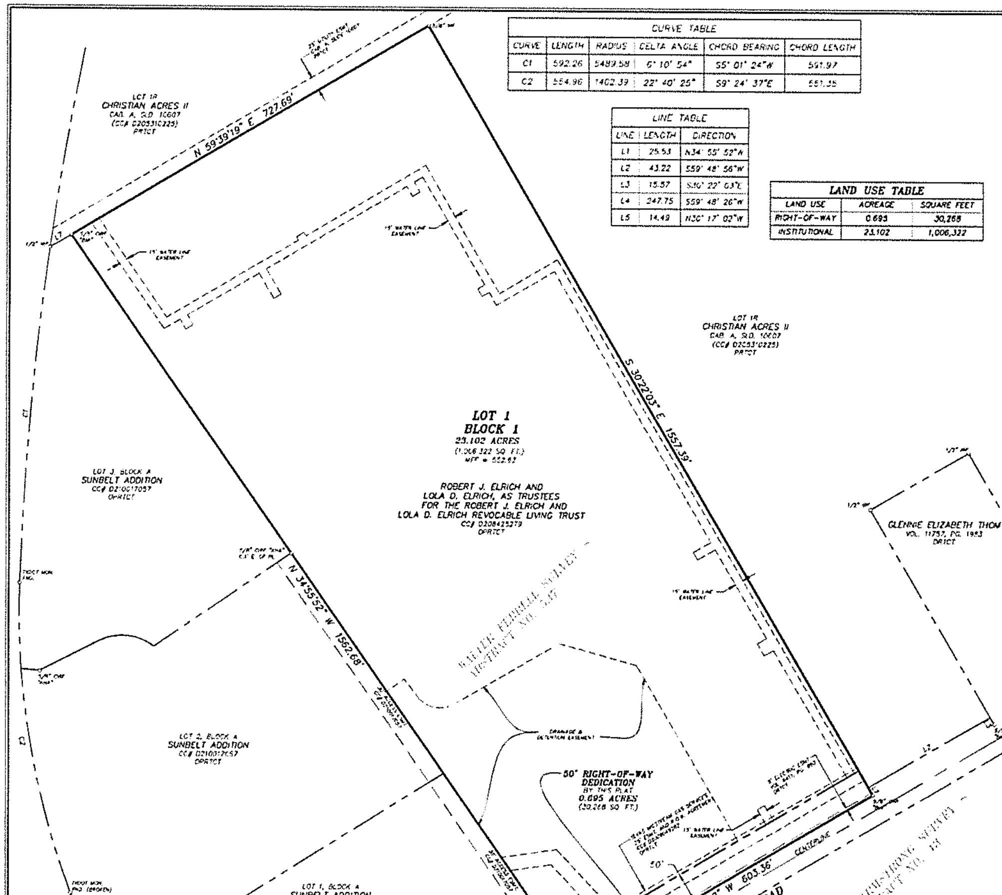
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	592.26	5489.58	6° 10' 54"	55° 01' 24"W	591.97
C2	554.96	1402.39	22° 40' 25"	59° 24' 37"E	551.35

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	25.53	N34° 55' 52"W
L2	43.22	S59° 48' 56"W
L3	15.57	S30° 22' 03"E
L4	247.75	S59° 48' 26"W
L5	14.49	N30° 17' 02"W

LAND USE TABLE		
LAND USE	ACREAGE	SQUARE FEET
RIGHT-OF-WAY	0.695	30,268
INSTITUTIONAL	23.102	1,006,322



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 CITY OF GRAND PRAIRIE IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF ANY DETENTION BASIN OR UNDERGROUND DETENTION FACILITY AND ASSOCIATED DRAINAGE EASEMENT, HEREINAFTER REFERRED TO AS "IMPROVEMENT," TO BE DEVELOPED, CONSTRUCTED OR USED BY OWNER OR HIS SUCCESSORS, ASSIGNS OR HEIRS. OWNER SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF GRAND PRAIRIE, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY, OR EXPENSE AND ATTORNEYS' FEES FOR ANY NEGLIGENCE WHATSOEVER, ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION, OR USE OF THE "IMPROVEMENT," INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. OWNER SHALL REQUIRE ANY SUCCESSOR, ASSIGNS OR HEIRS IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE "IMPROVEMENT." ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. IT IS EXPRESSLY CONTEMPLATED THAT THE OWNER SHALL IMPOSE THESE COVENANTS UPON ALL THE LOTS OF THIS PLAT ABUTTING, ADJACENT, OR SERVED BY THE "IMPROVEMENT." IT IS ALSO EXPRESSLY CONTEMPLATED THAT THE OWNER SHALL IMPOSE THESE COVENANTS UPON ANY SUCCESSOR, ASSIGNS OR HEIRS IN THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID "IMPROVEMENT." OWNERS SHALL REQUIRE ANY SUCCESSOR, ASSIGNS OR HEIRS IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE "IMPROVEMENT." ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND.
6. THE SUBJECT PROPERTY IS LOCATED WITHIN UNSHADED ZONE X AS DELINEATED ON THE TARRANT COUNTY, TEXAS AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBER 48439C0460K, DATED SEPTEMBER 25, 2009, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

STATE OF TEXAS)(
COUNTY OF TARRANT)(

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 __________ 2014.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _ _ _ _ _ _ _

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF TARRANT)(

WHEREAS ROBERT J. ELRICH AND LOLA D. ELRICH, AS TRUSTEES FOR THE ROBERT J. ELRICH AND LOLA D. ELRICH REVOCABLE LIVING TRUST, ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A CALLED 23.797 ACRE TRACT OF LAND LOCATED IN THE WALTER FERRELL SURVEY, ABSTRACT NO. 537, IN THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS;

BEING A 23.797 ACRE TRACT OF LAND LOCATED IN THE WALTER FERRELL SURVEY, ABSTRACT NO. 537, IN THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, AND BEING ALL OF A CALLED 23.8 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO ROBERT J. ELRICH AND LOLA D. ELRICH, AS TRUSTEES FOR THE ROBERT J. ELRICH AND LOLA D. ELRICH REVOCABLE LIVING TRUST, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. D208425279, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRTCT), SAID 23.797 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 SOUTHERNMOST CORNER OF SAID CALLED 23.797 ACRE TRACT OF LAND, BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF RAGLAND ROAD (COUNTY ROAD NO. 2016), A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, AND BEING NORTH 59 DEGREES 42 MINUTES 44 SECONDS EAST, A DISTANCE OF 752.81 FEET, FROM A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) CONCRETE MONUMENT FOUND ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 360, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE NORTH 34 DEGREES 55 MINUTES 52 SECONDS WEST, ALONG THE WEST LINE OF SAID CALLED 23.797 ACRE TRACT OF LAND, AT A DISTANCE OF 25.53 FEET, PASSING A 5/8" CAPPED IRON ROD FOUND STAMPED "KHA" FOR THE EASTERLY CORNER OF LOT 1, BLOCK A, SUNBELT ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D210017057, OPRTCT, AT A DISTANCE OF 882.50 FEET, PASSING A 5/8" CAPPED IRON ROD FOUND STAMPED "KHA" FOR THE NORTHERNMOST CORNER OF LOT 2, BLOCK A, OF SAID SUNBELT ADDITION, AND CONTINUING IN ALL A TOTAL DISTANCE OF 1562.68 FEET TO A 5/8" CAPPED IRON ROD FOUND STAMPED "BMI" FOR THE WESTERNMOST CORNER OF SAID CALLED 23.797 ACRE TRACT OF LAND, FROM WHICH A 1/2" IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 360, BEING THE WESTERNMOST CORNER OF LOT 1R, CHRISTIAN ACRES II, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D205310225, OPRTCT, BEARS SOUTH 59 DEGREES 48 MINUTES 56 SECONDS WEST, A DISTANCE OF 43.22 FEET;

THENCE NORTH 59 DEGREES 39 MINUTES 19 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID CALLED 23.797 ACRE TRACT OF LAND, A DISTANCE OF 727.69 FEET, TO A 5/8 INCH IRON ROD FOUND, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 52 DEGREES 08 MINUTES 21 SECONDS EAST, A DISTANCE OF 1208.01 FEET;

THENCE SOUTH 30 DEGREES 22 MINUTES 03 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID CALLED 23.797 ACRE TRACT OF LAND, AT A DISTANCE OF 1541.82 FEET, PASSING THE SOUTHERNMOST CORNER OF SAID LOT 1R, CHRISTIAN ACRES, AND CONTINUING IN ALL A TOTAL DISTANCE OF 1557.39 FEET, TO A 5/8 INCH CAPPED IRON ROD STAMPED "BMI" ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID RAGLAND ROAD, FROM WHICH A 5/8 INCH CAPPED IRON ROD STAMPED "BMI" BEARS NORTH 59 DEGREES 33 MINUTES 27 SECONDS EAST, A DISTANCE OF 247.73 FEET;

THENCE SOUTH 59 DEGREES 37 MINUTES 42 SECONDS WEST, ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 603.36 FEET, TO THE POINT OF BEGINNING AND CONTAINING 23.797 ACRES (1,036,590 SQUARE FEET) OF LAND, MORE OR LESS, AS SURVEYED IN THE MONTH OF AUGUST, 2014 BY MYCOSKIE MCINNIS ASSOCIATES, INC.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THE CHARTER SCHOOL FUND III, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN-ABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK, 1, IL TEXAS GP 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, TARRANT COUNTY, TEXAS FOR FILING AND RECORDING WITH THE TARRANT COUNTY CLERK'S OFFICE.

WITNESS MY HAND THIS THE __________ DAY OF ____________________ 2014.

THE CHARTER SCHOOL FUND III

BY: ____________________

NAME: ____________________

TITLE: ____________________

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 ________ 2014.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: ____________________

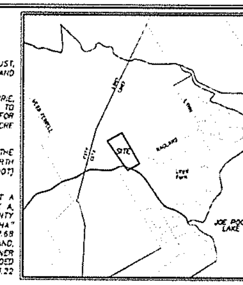
SURVEYOR'S CERTIFICATE

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 and shall not be used or viewed or relied upon as a final survey document.

MERLE W. MILLER DATE: OCTOBER 23, 2014
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5438
STATE OF TEXAS

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR MERLE W. MILLER 5438



VICINITY MAP
(NOT TO SCALE)

1 inch = 100 ft.

LEGEND / ABBREVIATIONS

IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS"
DRTCT	DEED RECORDS, TARRANT COUNTY, TEXAS
PRTCT	PLAT RECORDS, TARRANT COUNTY, TEXAS
OPRTCT	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
CC#	COUNTY CLERK'S INSTRUMENT NO.
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
ROW	RIGHT-OF-WAY
UE	UTILITY EASEMENT
SWE	SCREENING WALL EASEMENT
DE	DRAINAGE EASEMENT
ESMT.	EASEMENT

FINAL PLAT
LOT 1, BLOCK 1
IL TEXAS GP ADDITION

AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS
BEING 23.797 ACRES OF LAND LOCATED IN THE WALTER FERRELL SURVEY, ABSTRACT NO. 537, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

CASE NUMBER P141102

NOVEMBER, 2014

OWNER
ROBERT J. AND LOLA D. ELRICH
2451 COUNTY ROAD 290
CARBON, TX 76435
TEL: 254-643-3280

DEVELOPER
THE CHARTER SCHOOL FUND III
855 W. BROAD STREET, STE #300
BOISE, ID 83702
TEL: 208-908-5505
FAX: 208-376-8523
CONTACT: MR. BRIAN HUFFAKER

SURVEYOR/ENGINEER:
m|m|a
mycoskie mcinnis associates

SHEET 1 OF 1

RECEIVED
OCT 28 2014
PLANNING DEPARTMENT

THIS PLAT IS FILED IN INSTRUMENT # ____________ OPRTCT DATE: ____________