

NOT TO SCALE

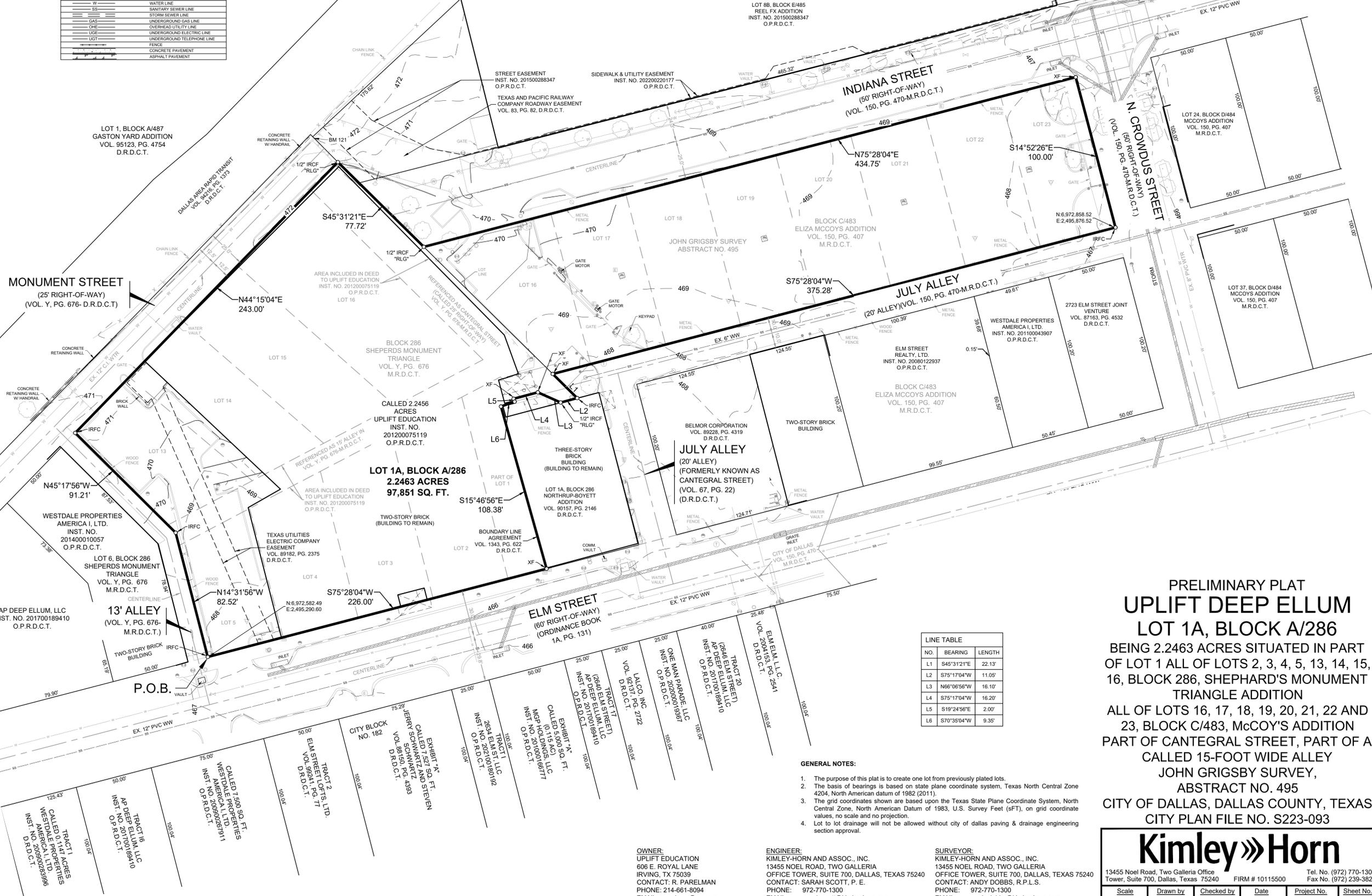


LINE TYPE LEGEND

---	BOUNDARY LINE
- - -	EASEMENT LINE
---	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
---	STORM SEWER LINE
---	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

LEGEND

□	ROOF DRAIN	○	MAN BOX
□	CABLE TV BOX	○	SANITARY SEWER CLEAN OUT
□	CABLE TV HANDHOLE	○	SANITARY SEWER MANHOLE
□	CABLE TV MARKER FLAG	○	SANITARY SEWER MARKER SIGN
□	CABLE TV MARKER SIGN	○	SANITARY SEWER MARKER SIGN
□	CABLE TV VAULT	○	SANITARY SEWER VAULT
□	COMMUNICATIONS BOX	○	STORM SEWER BOX
□	COMMUNICATIONS HANDHOLE	○	STORM SEWER DRAIN
□	COMMUNICATIONS MANHOLE	○	STORM SEWER MANHOLE
□	COMMUNICATIONS MARKER FLAG	○	STORM SEWER VAULT
□	COMMUNICATIONS MARKER SIGN	○	TRAFFIC BARRIER
□	COMMUNICATIONS VAULT	○	TRAFFIC BOLLARD
□	ELEVATION BENCHMARK	○	TRAFFIC BOX
□	FIBER OPTIC BOX	○	CROSS WALK SIGNAL
□	FIBER OPTIC HANDHOLE	○	TRAFFIC HANDHOLE
□	FIBER OPTIC MARKER FLAG	○	TRAFFIC MARKER
□	FIBER OPTIC MARKER SIGN	○	TRAFFIC MARKER SIGN
□	FIBER OPTIC VAULT	○	TRAFFIC SIGNAL
□	MONITORING WELL	○	UNIDENTIFIED BOX
□	GAS HANDHOLE	○	UNIDENTIFIED HANDHOLE
□	GAS METER	○	UNIDENTIFIED METER
□	GAS MANHOLE	○	UNIDENTIFIED MANHOLE
□	GAS MARKER FLAG	○	UNIDENTIFIED MARKER FLAG
□	GAS SIGN	○	UNIDENTIFIED MARKER SIGN
□	GAS TANK	○	UNIDENTIFIED POLE
□	GAS VAULT	○	UNIDENTIFIED TANK
□	GAS VALVE	○	UNIDENTIFIED VALVE
□	TELEPHONE BOX	○	UNIDENTIFIED VALVE
□	TELEPHONE HANDHOLE	○	TREE
□	TELEPHONE MANHOLE	○	WATER BOX
□	TELEPHONE MARKER FLAG	○	FIRE DEPT. CONNECTION
□	TELEPHONE MARKER SIGN	○	WATER HAND HOLE
□	TELEPHONE VAULT	○	FIRE HYDRANT
□	PIPELINE MARKER SIGN	○	WATER METER
□	ELECTRIC BOX	○	WATER MANHOLE
□	FLOOD LIGHT	○	WATER MARKER FLAG
□	GUY ANCHOR	○	WATER MARKER SIGN
□	GUY ANCHOR POLE	○	WATER VAULT
□	ELECTRIC HANDHOLE	○	WATER VALVE
□	LIGHT STANDARD	○	AIR RELEASE VALVE
□	ELECTRIC METER	○	WATER WELL
□	ELECTRIC MANHOLE	○	IRFC 3\"/>



LINE TABLE

NO.	BEARING	LENGTH
L1	S45°31'21\"/>	

LEGEND:
 INST. NO. = INSTRUMENT NUMBER
 M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 P.O.B. = POINT OF BEGINNING
 R.O.W. = RIGHT-OF-WAY
 VOL. / PG. = VOLUME / PAGE
 C.M. = CONTROLLING MONUMENT
 IRF = IRON ROD FOUND
 PKF = PK NAIL FOUND
 XF = \"/>

GENERAL NOTES:

- The purpose of this plat is to create one lot from previously plated lots.
- The basis of bearings is based on state plane coordinate system, Texas North Central Zone 4204, North American datum of 1982 (2011).
- The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (SFT), on grid coordinate values, no scale and no projection.
- Lot to lot drainage will not be allowed without city of dallas paving & drainage engineering section approval.

OWNER:
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 606 E. ROYAL LANE
 IRVING, TX 75039
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 PHONE: 214-661-8094
 EMAIL: rparelman@rxr.com

ENGINEER:
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 PHONE: 972-770-1300
 EMAIL: sarah.scott@kimley-horn.com

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 EMAIL: andy.dobbs@kimley-horn.com

**PRELIMINARY PLAT
 UPLIFT DEEP ELLUM
 LOT 1A, BLOCK A/286**
 BEING 2.2463 ACRES SITUATED IN PART
 OF LOT 1 ALL OF LOTS 2, 3, 4, 5, 13, 14, 15,
 16, BLOCK 286, SHEPARD'S MONUMENT
 TRIANGLE ADDITION
 ALL OF LOTS 16, 17, 18, 19, 20, 21, 22 AND
 23, BLOCK C/483, McCOY'S ADDITION
 PART OF CANTEGREAL STREET, PART OF A
 CALLED 15-FOOT WIDE ALLEY
 JOHN GRIGSBY SURVEY,
 ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S223-093

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	CM	JAD	Feb. 2023	064622000	1 OF 2

DWG NAME: TCDL_SURVEY\064622000-R001 UPLIFT DEEP ELLUM LOT 1A, BLOCK A/286 D.R.D.C.T. PLOTTED BY: MEGAN GONZALES 2/23/2023 4:48 PM LAST SAVED: 2/23/2023 1:51 PM

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Uplift Education, are the owners of a 2.2463 acre tract of land situated in J. Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, being all of Lots 2, 3, 4, 5, 13, 14, 15, 16, and part of Lot 1, Block 286 of Shephard's Monument Triangle Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume Y, Page 676 of the Map Records of Dallas County, Texas, being part of Cantegral Street (a 25-foot right-of-way) and being part of a 15-foot alley, being all of Lots 16, 17, 18, 19, 20, 21, 22 and 23, Block C/483 of McCoy's Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 150, Page 407 of said Map Records, said tract being all of a tract of land described in Special Warranty Deed with Vendor's Lien to Uplift Education recorded in Instrument No. 201200075119 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic "KHA" cap found at the intersection of the north right-of-way line of Elm Street (a 60-foot wide right-of-way) and the east right-of-way line of a 13-foot alley;

THENCE departing the said north right-of-way line of Elm Street and with the said east right-of-way line of the 13-foot alley, the following courses and distances:

North 14°31'56" West, a distance of 82.52 feet to a 5/8" iron rod with plastic "KHA" cap found for corner;

North 45°17'56" West, a distance of 91.21 feet to a 5/8" iron rod with plastic "KHA" cap found in the southeast right-of-way line of Monument Street (a 25-foot wide right-of-way);

THENCE with the said southeast right-of-way line of Monument Street, North 44°15'04" East, a distance of 243.00 feet to a 1/2" iron rod with plastic "RLG" cap found at the terminus of Monument Street and in the west line of Lot 8B, Block E/485 of Reel FX Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201500288347 of said Official Public Records;

THENCE departing the said southeast right-of-way line of Monument Street, with the said west line of Lot 8B, Block E/485, the referenced east line of Cantegral Street, and the westerly terminus of Indiana Street (a 50-foot wide right-of-way), South 45°31'21" East, a distance of 77.72 feet to a 1/2" iron rod with plastic "RLG" cap found in the south right-of-way line of Indiana Street, said point being the northwest corner of said Lot 16, Block C/483 of McCoy's Addition;

THENCE with the said south right-of-way line of Indiana Street, North 75°28'04" East, a distance of 434.75 feet to an X-cut found at the intersection of the south right-of-way line of Indiana Street and the west right-of-way line of N. Crowdus Street (a 50-foot wide right-of-way), said point being the northeast corner of said Lot 23, Block E/485 of McCoy's Addition;

THENCE with said west right-of-way line of N. Crowdus Street, South 14°52'26" East, a distance of 100.00 feet to a 5/8" iron rod with plastic "KHA" cap found for the intersection of the said west right-of-way line of N. Crowdus Street and the north right-of-way line of July Alley (a 20-foot wide alley);

THENCE with the said north right-of-way line of July Alley, South 75°28'04" West, a distance of 375.28 feet to an X-cut found at the terminus of said July Alley;

THENCE with the terminus of said July Alley and the referenced east line of Cantegral Street, South 45°31'21" East, a distance of 22.13 feet to a 5/8" iron rod with plastic "KHA" cap found in the south right-of-way line of said July Alley and the north line of Lot 1A, Block 286 of Northrup-Boyettt Addition, an addition to the City of Dallas, Texas, according to the plat recorded in Volume 90157, Page 2146 of the Deed Records of Dallas County, Texas;

THENCE with the north and west line of said Lot 1A, Block 286, the following courses and distances:

South 75°17'04" West, a distance of 11.05 feet to a 1/2" iron rod with plastic "RLG" cap found for corner;

North 66°06'56" West, a distance of 16.10 feet to an X-cut found for corner;

South 75°17'04" West, a distance of 16.20 feet to an X-cut found for corner;

South 19°24'56" East, a distance of 2.00 feet to a point for corner;

South 70°35'04" West, a distance of 9.35 feet to a point for corner;

South 15°46'56" East, a distance of 108.38 feet to an X-cut found in the said north right-of-way line of Elm Street and the southwest corner of said Lot 1A, Block 286;

THENCE with the said north right-of-way line of Elm Street, South 75°28'04" West, a distance of 226.00 feet to the **POINT OF BEGINNING** and containing 2.2463 acres or 97,851 square feet of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **UPLIFT EDUCATION**, acting by and through the undersigned, their duly authorized agents, do hereby adopt this plat, designating the herein described property as **UPLIFT DEEP ELLUM**, 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 _____, this _____ day of _____, 2023.

RXR-KORMAN DEEP ELLUM OWNER LLC
a Delaware limited liability company

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 on behalf of said limited liability companies and limited partnership, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT:

I, J. Andy Dobbs, 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 Land Surveying, 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 _____, 2023.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300
andy.dobbs@kimley-horn.com

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

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0320J, for Dallas County, Texas and incorporated areas, dated August 23, 2011, this property is located within Zone X and Zone AE.

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

PRELIMINARY PLAT
UPLIFT DEEP ELLUM
LOT 1A, BLOCK A/286
BEING 2.2463 ACRES SITUATED IN PART OF LOT 1 ALL OF LOTS 2, 3, 4, 5, 13, 14, 15, 16, BLOCK 286, SHEPHARD'S MONUMENT TRIANGLE ADDITION
ALL OF LOTS 16, 17, 18, 19, 20, 21, 22 AND 23, BLOCK C/483, McCOY'S ADDITION
PART OF CANTEGRAL STREET, PART OF A CALLED 15-FOOT WIDE ALLEY
JOHN GRIGSBY SURVEY,
ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CM	JAD	Feb. 2023	064622000	2 OF 2

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