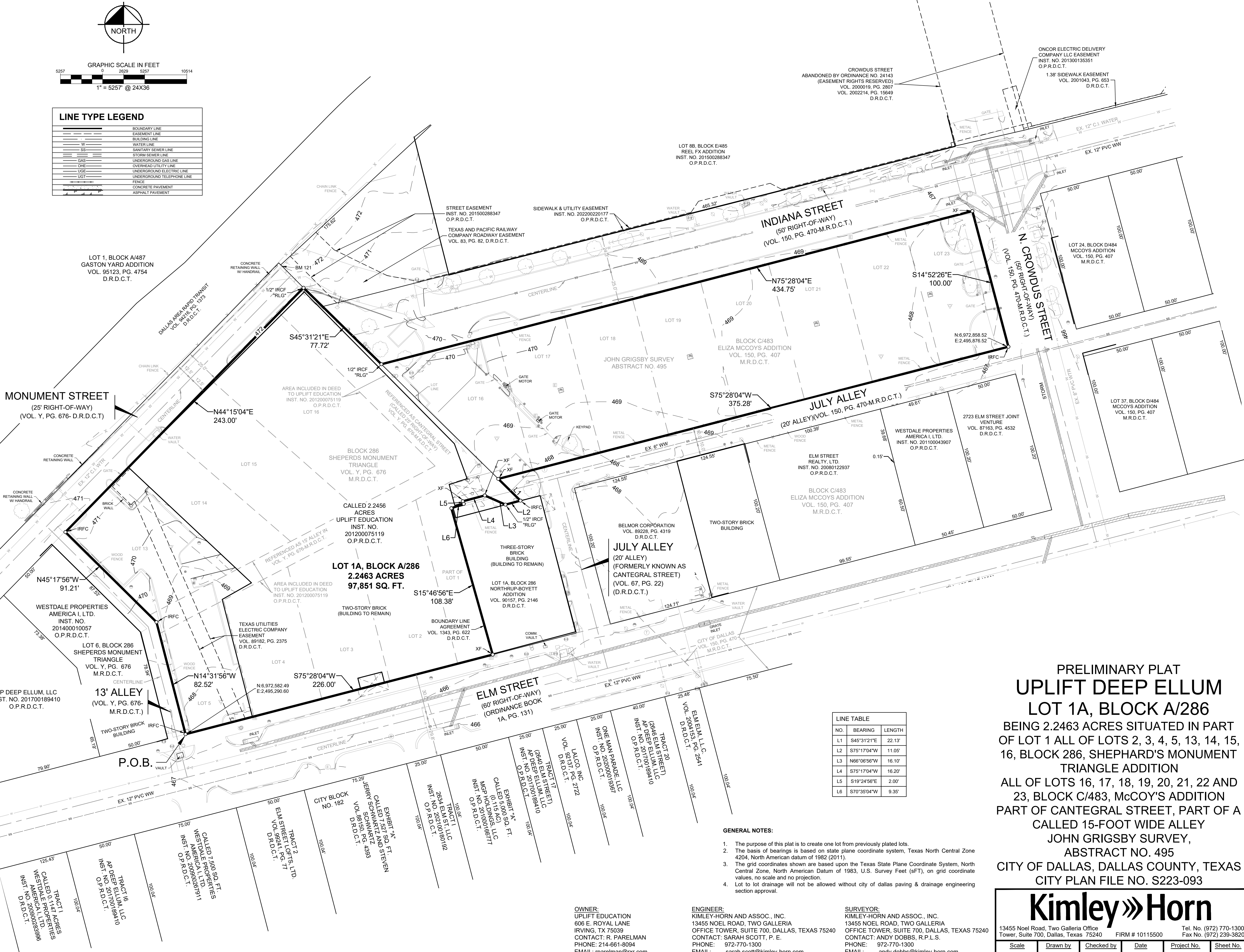


LINE TYPE LEGEND

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

LEGEND

ROOF DRAIN	MAIL BOX
CABLE TV BOX	SANITARY SEWER CLEAN OUT
CABLE TV HANDHOLE	SANITARY SEWER MANHOLE
CABLE TV MANHOLE	SANITARY SEWER MARKER FLAG
CABLE TV MARKER SIGN	SANITARY SEWER MARKER SIGN
CABLE TV VAULT	SANITARY SEWER SEPTIC TANK
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 MANHOLE	TRAFFIC MARKER
FIBER OPTIC MARKER FLAG	TRAFFIC MARKER SIGN
FIBER OPTIC MARKER SIGN	TRAFFIC SIGNAL
FIBER OPTIC VAULT	TRAFFIC VAULT
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 VAULT
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
ELECTRIC METER	AIR RELEASE VALVE
ELECTRIC MANHOLE	WATER WELL
ELECTRIC MARKER FLAG	IRON ROD WITH "KHA" CAP SET
ELECTRIC MARKER SIGN	IRON ROD WITH CAP FOUND
UTILITY POLE	PKF PK NAIL SET
ELECTRIC TRANSFORMER	PKF PK NAIL FOUND
ELECTRIC VAULT	IRON PIPE FOUND
HANDICAPPED PARKING	ALUMINUM DISK FOUND
FLAG POLE	"X" CUT IN CONCRETE SET
GREASE TRAP	"X" CUT IN CONCRETE FOUND
	P.O.B. POINT OF BEGINNING
	P.O.C. POINT OF COMMENCEMENT



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 = "X" CUT IN CONCRETE FOUND

ADS = 3/4" ALUMINUM DISK STAMPED "UDE-KHA" AFFIXED TO A 5/8" IRON ROD

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:  
UPLIFT EDUCATION  
606 E. ROYAL LANE  
IRVING, TX 75039  
CONTACT: R. PARELMAN  
PHONE: 214-661-8094  
EMAIL: rpareلمان@rxr.com

ENGINEER:  
KIMLEY-HORN AND ASSOC., INC.  
13455 NOEL ROAD, TWO GALLERIA  
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240  
CONTACT: SARAH SCOTT, P. E.  
PHONE: 972-770-1300  
EMAIL: sarah.scott@kimley-horn.com

SURVEYOR:  
KIMLEY-HORN AND ASSOC., INC.  
13455 NOEL ROAD, TWO GALLERIA  
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240  
CONTACT: ANDY DOBBS, R.P.L.S.  
PHONE: 972-770-1300  
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 CANTEGRAL 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

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 Shepherd'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, 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 CANTEGRAL 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.		
N/A	CM	JAD	Feb. 2023	064622000	2 OF 2		

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

ENGINEER:  
KIMLEY-HORN AND ASSOC., INC.  
13455 NOEL ROAD, TWO GALLERIA  
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240  
CONTACT: SARAH SCOTT, P. E.  
PHONE: 972-770-1300  
EMAIL: sarah.scott@kimley-horn.com

SURVEYOR:  
KIMLEY-HORN AND ASSOC., INC.  
13455 NOEL ROAD, TWO GALLERIA  
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240  
CONTACT: ANDY DOBBS, R.P.L.S.  
PHONE: 972-770-1300  
EMAIL: andy.dobbs@kimley-horn.com