

Exhibit B

DEDICATION:

State of Texas:
County of Dallas:
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT NELSON R. BRADY AND WIFE, JACLYN K. BRADY, do hereby adopt this plat designating the hereon above described property as LOT 1R, BLOCK A, K & S 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, easements 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 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 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 approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

Witness my hand at _____ County Texas this ____ day of _____, 2019

ACKNOWLEDGMENT:

State of Texas:
County of Dallas:

Before me the undersigned authority, a Notary Public, on this day personally appeared NELSON R. BRADY, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____ Day of _____, 2019

Notary Public
My Commission Expires: _____

ACKNOWLEDGMENT:

State of Texas:
County of Dallas:

Before me the undersigned authority, a Notary Public, on this day personally appeared JACLYN K. BRADY, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____ Day of _____, 2015

Notary Public
My Commission Expires: _____

OWNER'S CERTIFICATE:

State of Texas:
County of Dallas:

WHEREAS, NELSON R. BRADY AND WIFE, JACLYN K. BRADY, are the sole owners of a 2.739 acres tract of land situated in the John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, said 2.739 acre tract being composed of a 0.719 acre remaining portion of a certain called 1.7447 acre tract of land described in deed to Nelson R. Brady and Wife Jacyln K. Brady and recorded in Volume 97220, Page 02239, of the Deed Records of Dallas County, Texas, Lot 1, Block A, K & S Addition, an addition to the City of Grand Prairie according to the plat thereof recorded in Volume 84056, Page 4956 of the Plat Records of Dallas County, Texas, described in deed to Nelson R. Brady, thereof recorded in Volume 86245, Page 1712 of the Deed Records of Dallas County, Texas, and Lot 2, Block A, of said K & S Addition described in deed to Nelson R. Brady according to the deed thereof recorded in Instrument No. 20190108010 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northerly end of a corner clip line of said Lot 1 and being in the south line of Gilbert Circle (right of way varies);

THENCE N. 87°26'36"E, with the common line of said Lot 1 and Gilbert Circle, passing at a distance of 280.14 feet a 3/8 inch iron rod found for the northeast corner of said Lot 1, continuing with the common line of said Lot 2 and Gilbert Circle a total distance of 400.51 feet to a 3/8 inch iron rod found for the northeast corner of said Lot 2 and in the west line of said remaining portion of Brady tract;

THENCE N. 02°37'03"W, with said west line of remaining portion of Brady tract and an east line of Gilbert Circle, a distance of 7.87 feet to a P.K. nail found for the northeast corner of said remaining portion of Brady tract;

THENCE N. 87°23'55"E, with the common line of said remaining portion of Brady tract and Gilbert Circle, a distance of 142.97 feet to a 5/8 inch iron rod with cap marked "KSC4019" found for the northeast corner of said remaining portion of Brady tract;

THENCE S. 00°39'35"E, with the east line of said remaining portion of Brady tract, at 9.54 feet passing the northeast corner of Lot 1, Block 1, of Enchanted Estates, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 00073, of the plat records of Dallas County, Texas, and continuing S. 00°39'35"E, with the east line of said remaining portion of Brady tract and the west line of said Block 1, for a total distance of 218.39 feet to the calculated location of the northeast corner of a 0.581 acre tract deeded to Larry Causey, according to the deed thereof recorded in Instrument No. 201900107996 of the Deed Records of Dallas County, Texas, (said corner inaccessible between two fence lines) from which a set 1/2 inch iron rod with cap marked KSC-2617 bears S. 87°31'00" W, a distance of 1.30 feet for reference;

THENCE S. 87°31'00" W, with the common line of said remaining portion of Brady tract and Causey tract, passing at a distance of 144.42 feet, a set P.K. nail for the northwest corner of said Causey tract, continuing with the common line of said Lot 2 and Lot 3 of said K & S Addition, a distance of 120.47 feet, a 1/2 inch iron rod with cap marked "KSC2617" found for the southwest corner of said Lot 2, continuing with the common line of said Lot 1 and said Lot 3, a total distance 564.67 feet to a 3/8 inch iron rod found for the southwest corner of said Lot 1 and in the west line of Gilbert Road (variable width right-of-way);

THENCE N. 00°10'30" W, with the common line of said Lot 1 and Gilbert Road, a distance of 190.13 feet to a 3/8 inch iron rod found for the south end of said corner clip line of Lot 1;

THENCE N. 43°45'13"E, with said corner clip line of said Lot 1, a distance of 28.38 feet to the POINT OF BEGINNING and containing 119,300 square feet or 2.739 acres of land, more or less.

SURVEYORS CERTIFICATE:

Know All Men By These Presents:

I, M. L. Mitchell, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the rules and regulations of the City Plan Commission of the City of Grand Prairie, Texas.

"PRELIMINARY, FOR REVIEW ONLY NOT TO BE RECORDED FOR ANY PURPOSES"

M. L. Mitchell
Registered Professional Land Surveyor
Texas Registration No. 2617

FINAL PLAT LOT 1R, BLOCK A K & S ADDITION

CONTAINING 119,300 SQ. FT. OR 2.739 AC.

AN ADDITION TO
THE CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

And being a replat of
Lot 1 and Lot 2, Block A, K & S Addition as previously
filed in Volume 84056, Page 4968, of the Plat Records
of Dallas County, Texas, and
0.719 Acres in the John C. Read Survey
Abstract Number 1183
City of Grand Prairie, Dallas County, Texas

DATE: JULY 12, 2019

CASE NO. RP190802

OWNER/DEVELOPER:

NELSON R. BRADY
JACLYN K. BRADY
4360 SAN CARLOS STREET
DALLAS, TEXAS 75205
PHONE: (972) 399-0003

PREPARED BY:

KEETON SURVEYING COMPANY
H.B. KEETON M.S. "STEVE" KEETON
2037 DALWORTH, GRAND PRAIRIE, TEXAS 75050
REGISTERED PROFESSIONAL LAND SURVEYORS
PHONE: (972) 641-0843 FAX: (972) 641-0154
E-MAIL: ksc4019@keetonsurvey.com

ACKNOWLEDGMENT:

State of Texas:
County of Dallas:

Before me the undersigned authority, a Notary Public, on this day personally appeared M. L. Mitchell, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____ Day of _____, 2019.

Notary Public
My Commission Expires: _____

NOTES:

1. The basis of bearing for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the Leica GPS Reference Network.
2. C.M. ~ Denotes Controlling Monuments
3. The purpose of this replat is to create one lot out of two lots and a tract of land as shown.
4. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Community Panel No. 48113C0295L, Map Effective Date: 3-21-19, Zone "X", and it appears that no part of the subject property lies in a special flood hazard area.
5. The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey without the benefit of a title commitment and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property.
6. The owner shall submit a site, grading, drainage, and erosion control plan, for review and shall be approved by the City of Grand Prairie prior to starting any earth disturbing activities and approval of any building permit associated with such activity.
7. Existing or future minimum set-backs established by the city ordinance shall take precedence over building lines indicated on this plat. Zoning classification indicated on this plat reflects zoning in place at the time this plat was approved and do not represent a vested right to the zoning indicated.

