Exhibit B- Replat 1 inch = 20 ft. LOT 5 LOT 8 LOT 6 BLOCK 2 LOT 7 MY ESTATE ADDITION VOLUME 22, PAGE 173 PRDCT N 90°00'00" E 58.00' LOT 10R2 **LOT 10R1** 11028.2 SQ. FT. DPS GRAND PRAIRIE 0.253 ACRES LOT 1, BLOCK 1 LOT 9 5001.7 SQ. FT. CC# 201700204130 0.114 ACRES OPRDCT POINT OF 25' BUILDING LINE 25' BUILDING LINE **BEGINNING** 201.04' 70.7' 101.3' N 90°00'00" W 172.00' **GRAHAM STREET** 50' R.O.W. BY PLAT VOLUME 22, PAGE 173, PRDCT 150.0' 57.5' 57.5' LOT 1. BLOCK B. LOT 2, BLOCK A, LOT 3, BLOCK A, LOT 1, BLOCK A, **BLUEBONNET ADDITION** STARRIE PARK ESTATES STARRIE PARK ESTATES STARRIE PARK ESTATES VOLUME 18, PAGE 61 **VOLUME 98063, PAGE 11 VOLUME 98063. PAGE 11 VOLUME 98063, PAGE 11 PRDCT PRDCT PRDCT PRDCT** SURVEYOR'S STATEMENT I, Xavier Chapa, 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. Dated this the\_\_\_\_\_, 2019. PRELIMINARY: THIS PLAT SHALL NOT BE RECORDED Xavier Chapa, R.P.L.S. FOR ANY PURPOSE. THIS PLAT IS RELEASED TO THE CITY OF GRAND PRAIRIE Registered Professional Land Surveyor No. 2568 CITY OF GRAND PRAIRIE ON JANUARY 4, 2019 FOR 485472 STATE OF TEXAS COUNTY OF DALLAS BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Xavier Chapa, known GRAHAM STREET to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he GRAHAM STREET executed the same for purposes and considerations therein expressed and in the capacity therein stated. CHRIS COURT GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_, 2019. SUMMIT NOTARY PUBLIC PINE STREET My Commission Expires\_\_\_\_\_\_ DABNEY PLACE CENTRAL AV

VICINITY MAP N.T.S.

MAPSCO PAGE 41A-Z

OWNER'S CERTIFICATE STATE OF TEXAS COUNTY OF DALLAS

WHEREAS Daniel Santos is the owner of LOT 10, BLOCK 2, MY ESTATE ADDITION, according to the plat recorded in Volume 22, Page 173, Plat Records, Dallas County, Texas, being in the JOSEPH GRAHAM SURVEY, ABSTRACT NO. 506, said lot as conveyed by deed recorded in County Clerk File Number 201800008560, O.P.R.D.C.T., and being more particularly described as follows;

Beginning at a 1/2 inch iron pipe found for the south common corner of said Lot 10, and Lot 9, of said BLOCK 2, MY ESTATE ADDITION, and being on the north right of way line of GRAHAM STREET, (a 50 foot right of way):

THENCE North 00°00'00" East, a distance of 70.00 feet to a 1/2 inch iron rod found on the south lot line of Lot 7, of said Block 2;

THENCE North  $90^{\circ}00^{\circ}00^{\circ}$  East, a distance of 58.00 feet to a  $1/2^{\circ}$  iron rod found for the common corner of said Lot 10, and Lot 7, and Lot 6, of said Block 2;

THENCE North 58°26'55" East, a distance of 133.78 feet to a 1/2" iron rod found for the common corner of said Lot 10, and Lot 6, and Lot 5, of said Block 2, and being on the west property line of DPS GRAND PRAIRIE, according to the plat recorded in County Clerk's File No. 201700204130, Official Public Records, Dallas County, Texas;

THENCE South 00°00' 00" East, a distance of 140.00 feet to an iron rod found for the south common corner of said Lot 10 and said Lot 1, Block 1 of DPS addition, and being on the north right of way of Graham Street;

THENCE North 90°00'00" West, along the north right of way line of said Graham Street a distance of 172.00 feet to the point of beginning, containing 16,029.9 square feet or 0.368 acres of land, more or less.

OWNERS' DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Daniel Santos does hereby adopt this plat designating the hereon above described property as MY ESTATE ADDITION, BLOCK 2, LOT 10R1 AND LOT 10R2, 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, 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.

Daniel Santos	Date	<del></del>
to the foregoing instrument and acknowled therein stated.		NIEL SANTOS known to be the person whose name is subscriboses and considerations therein expressed, and in the capacite 2019.
NOTARY PUBLIC		My Commission Expires

NOTES:

- 1. CONTROLLING MONUMENTS ARE A 1/2 INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF LOT 10 AT THE NORTH SIDE RIGHT—OF—WAY OF GRAHAM STREET AND A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 9 ON THE NORTH RIGHT OF WAY LINE OF GRAHAM STREET, OF MY ESTATE SUBDIVISION, AN ADDITION RECORDED IN VOLUME 22, PAGE 173, MRDCT.
- 2. BASIS OF BEARINGS IS SOUTH 90°00' 00" EAST, WHICH IS THE BEARING FOR THE NORTHERLY RIGHT OF WAY LINE OF GRAHAM STREET, BLOCK 2, LOT 10 OF SAID MY ESTATE SUBDIVISION.
- 3. THE SUBJECT PROPERTY IS LOCATED IN ZONE X OUTSIDE OF THE 100 YEAR FLOODPLAIN PER FIRM PANEL NO. 48113CO315-K, EFFECTIVE DATE: 7-7-2014.

4. 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.

5. CITY APPROVED GRADING, DRAINAGE, AND EROSION CONTROL PLANS AND DRAINAGE EASEMENT IF NEEDED ARE REQUIRED PRIOR TO APPROVAL OF FINAL PLAT, EARTHWORK OR BUILDING PERMIT. SEE CITY DRAINAGE DESIGN MANUAL AS CURRENTLY AMENDED FOR DETAILS. LOWEST FLOOR ELEVATION SHALL BE A MINIMUM OF 6" HIGHER THAN THE HIGHEST ELEVATION OF THE STREET ADJOINING THIS LOT.

4. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS OUT OF ONE LOT IN BLOCK 2.

FINAL PLAT

## MY ESTATE ADDITION LOT 10R1 AND LOT 10R2, BLOCK 2

BEING A REPLAT OF LOT 10, BLOCK 2
MY ESTATE ADDITION
BEING 0.368 ACRES
IN THE JOSEPH GRAHAM SURVEY, ABSTRACT 506,
CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS.

Xavier Chapa Engineering/Surveying
A MARANOT SUBSIDIARY
P.O. Box 153311
Irving, Texas 75015

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OWNER:
DANIEL SANTOS
1721 EAST CROSBY ROAD
CARROLLTON, TEXAS 75006

CASE NUMBER RP180701