Exhibit B - Final Plat

NORTH

SCALE: 1" = 100'

100 0 50 100 200

LEGEND:

ELEC.	---- ELECTRIC
TEL.	---- TELEPHONE
CATV	---- CABLE TELEVISION
SAN. SWR.	---- SANITARY SEWER
ESM'T.	---- EASEMENT
R.O.W.	---- RIGHT-OF-WAY
VOL.	---- VOLUME
PG.	---- PAGE
VAR. WD.	---- VARIABLE WIDTH
BSL	---- BUILDING SETBACK LINE
OPRDCT	---- OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
DPRDCT	---- DEED AND PLAT RECORDS OF DALLAS COUNTY, TEXAS
℄	---- CENTERLINE
◉	---- 1/2" IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET
●	---- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)

KEY NOTES

(A) ---- VAR. WD. SHARED ACCESS ESM'T. (0.449 ACRES) INSTRUMENT 20170034897

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48113C0585K, DATED JULY 07, 2014 AND FLOOD INSURANCE RATE MAP (FIRM) AND FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, PANEL 585 OF 725, A PORTION OF THIS TRACT LIES WITHIN **"SHADED ZONE X"** AND THE REMAINDER OF THIS TRACT IS LOCATED IN **"NON-SHADED ZONE X"**. THIS SUBJECT PROPERTY IS NOT WITHIN THE 100 YR FLOODPLAIN ZONE AE PER FIRM MAP NUMBER 48113C0585K, DATED JULY 07, 2014. THE LOCATION OF THE FLOOD ZONE IS APPROXIMATE, FOR THE EXACT FLOOD ZONE DESIGNATION, PLEASE CONTACT 1-(877) FEMA MAP.

GENERAL NOTES

1. PROPERTY IS ZONED PD-297C FOR COMMERCIAL, MULTI-FAMILY, AND MIXED USE.
2. ZONING CLASSIFICATIONS INDICATED ON THIS PLAT REFLECT THE ZONING IN PLACE AT THE TIME THIS PLAT WAS APPROVED AND DOES NOT REPRESENT A VESTED RIGHT TO THE ZONING INDICATED.
3. ALL DRIVEWAYS ARE DESIGNATED AS THE ACCESS, UTILITY AND FIRELANE EASEMENTS.
4. THE FINISHED FLOOR ELEVATION FOR ALL STRUCTURES ON LOTS WITHIN 200' OF THE FLOODPLAIN IS 542.00 FEET AND ABOVE
5. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "MBC ENGINEERS" UNLESS OTHERWISE NOTED.
6. THE PURPOSE OF THIS PLAT IS TO PLAT TRACTS OF LAND INTO ONE MULTI-FAMILY LOT BEING LOT 1, AND ONE COMMERCIAL LOT, BEING LOT 2, IN THE BUFFALO BAYOU BRAZOS AND COLORADO RAILROAD COMPANY SURVEY ABSTRACT No. 1700, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS.
7. EXISTING OR FUTURE MINIMUM SETBACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT. ZONING CLASSIFICATIONS INDICATED ON THIS PLAT REFLECT THE ZONING IN PLACE AT THE TIME THIS PLAT WAS APPROVED AND DOES NOT REPRESENT A VESTED RIGHT TO THE ZONING INDICATED.
8. ALL MAINTENANCE OF SWALES ON-SITE AND THOSE THAT DRAIN ONTO THE USACE PROPERTY IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	227.78'	1849.86'	7°03'19"	114.04'	N 32°48'19" W	227.64'
C2	610.63'	1372.40'	25°29'34"	310.45'	N 16°30'27" W	605.60'

METES AND BOUNDS DESCRIPTION OF A

17.811 ACRE TRACT OF LAND SITUATED IN THE BUFFALO BAYOU BRAZOS AND COLORADO RAILROAD COMPANY SURVEY, ABSTRACT 1700, DALLAS COUNTY, TEXAS; BEING ALL OF A CALLED 11.968 TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NUMBER 2001500258706, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS; BEING ALL OF A CALLED 4.603 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NUMBER 20150025870 1, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS; AND BEING THE REMAINING PORTION OF A 17.808 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN DESCRIBED IN DOCUMENT RECORDED IN VOLUME 85051, PAGE 3288, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS; SAID 17.811 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Chiseled "X" in concrete found on the Easterly right of way line of Lake Ridge Parkway, a variable width public right of way, and being the Most southerly corner of said 17.808 acre tract;

THENCE the following calls along the Easterly right of way line of said Lake Ridge Parkway:

N 54° 59' 36" W a distance of 32.29 feet to a 1/2-inch Iron Rod with cap marked "JBI" found, being a point of curve to the right;

Along said curve to the right having the following Parameters: Radius=1849.86 feet, Arc Length=227.78 feet, Chord Bearing = N 32° 45' 19" W and a Chord Distance of 227.64 feet to a 1/2-inch Iron Rod with cap marked "JBI" found;

N 29° 13' 40" W a distance of 1032.07 feet to a 1/2-inch Iron Rod found being a point of curve to the right;

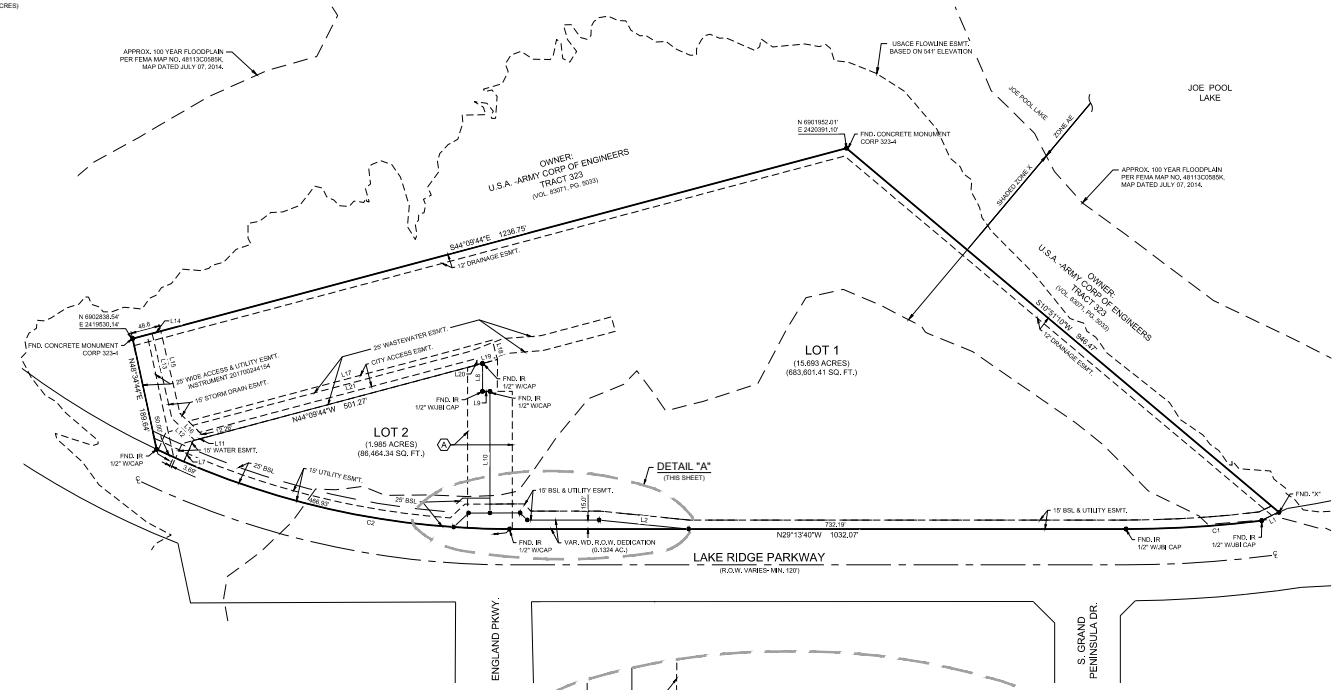
Along said curve to the right having the following Parameters: Radius=1372.40 feet, Arc Length=610.63 feet, Chord Bearing = N 16° 30' 27" W and a Chord Distance of 605.60 feet to a 1/2-inch Iron Rod found marking the Northwesterly corner of said 4.603 Acre Tract;

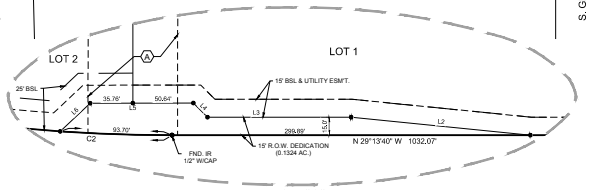
THENCE N 48° 34' 44" E a distance of 189.64 feet departing the Easterly right of way line of said Lake Ridge Parkway, To a Corp of Engineers Concrete Monument with Brass Cap marked "323-4" Found;

THENCE S 44° 09' 44" E a distance of 1236.75 feet to Corp of Engineers Concrete Monument with Brass Cap marked "323-4" Found;

THENCE S 10° 51' 10" W a distance of 946.47 feet to the POINT OF BEGINNING and containing 17.811 Acres as Surveyed by surveyed by Macina, Bose, Copeland and Associates, Inc.

Line Table		
Line #	Bearing	Length
L1	N 54°59'36" W	32.29'
L2	N 23°31'02" W	150.75'
L3	N 29°13'40" W	139.24'
L4	N 15°47'18" E	16.77'
L5	N 29°19'21" W	86.40'
L6	S 72°30'19" E	34.37'
L7	S 84°48'41" W	38.52'
L8	N 60°48'15" E	46.64'
L9	N 29°11'45" W	12.50'
L10	N 60°48'15" E	203.63'
L11	N 44°09'44" W	17.51'
L12	N 14°46'29" E	53.15'
L13	N 47°36'14" E	145.71'
L14	S 44°09'44" E	15.01'
L15	S 47°36'14" W	141.76'
L16	S 14°46'29" W	57.76'
L17	N 44°09'44" W	527.19'
L18	N 45°57'48" E	33.55'
L19	S 44°09'56" E	34.28'
L20	S 45°57'48" W	10.55'
L21	S 44°09'44" E	479.01'





DETAIL "A"
SCALE: 1"=50'

LOCATION MAP
NOT TO SCALE

UTILITY CONTACTS

WATER AND SEWER:
CITY OF GRAND PRAIRIE
(972) 237-8200

ONCORE ELECTRIC DELIVERY
(972) 216-8928

ATMOS ENERGY GAS
(800) 460-3030

AT&T
(972) 660-7833

DEVELOPER/OWNER: LOT 1

WRIA 2017-6, L.P.
MATTHEW J. HILES
2505 N. STATE HWY 360, SUITE 800
GRAND PRAIRIE, TEXAS 75050
PHONE: (972) 471-8700

DEVELOPER/OWNER: LOT 2

HPC LAKE RIDGE COMMERCIAL, LTD
BEN LUEDTKE, EVP
3001 KNOX ST., SUITE 207
DALLAS, TEXAS 75205
PHONE: (214) 445-2211

ENGINEER/SURVEYOR:

MACINA●BOSE●COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbceng/news.com
FIRM REGISTRATION NUMBER: TBPLE: F-769 & TBPLS: 10011700

DATE: 09/26/2017 JOB NO.: 31603/DALL

OWNER'S DESCRIPTION:

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT, WRIA 2017-6, L.P., DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREON ABOVE DESCRIBED PROPERTY AS MANSIONS AT LAKE RIDGE, AN ADDITION TO THE CITY OF GRAND PRAIRIE, IN THE COUNTY OF DALLAS, 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 PURPOSE 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 REPLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN EXCEPT AS PERMITTED BY THE 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 EASEMENT, 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 CONSTRUCTION, RECONSTRUCTION, 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 THE UTILITY.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF GRAND PRAIRIE, TEXAS.

_____ DATE
OWNER: WRIA 2017-6, L.P.
BY: MATTHEW J. HILES
FOR: LOT 1

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MATTHEW J. HILES OF WRIA 2017-6, L.P., 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 AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
_____COUNTY

MY COMMISSION EXPIRES_____

OWNER'S DESCRIPTION:

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT, HPC LAKE RIDGE COMMERCIAL, LTD., DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREON ABOVE DESCRIBED PROPERTY AS MANSIONS AT LAKE RIDGE, AN ADDITION TO THE CITY OF GRAND PRAIRIE, IN THE COUNTY OF DALLAS, 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 PURPOSE 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 REPLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN EXCEPT AS PERMITTED BY THE 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 EASEMENT, 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 CONSTRUCTION, RECONSTRUCTION, 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 THE UTILITY.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF GRAND PRAIRIE, TEXAS.

_____ _____
OWNER: HPC LAKE RIDGE COMMERCIAL, LTD. DATE
BY: BEN LUEDTKE, EVP
FOR: LOT 2

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BEN LUEDTKE OF HPC LAKE RIDGE COMMERCIAL, LTD., 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 AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
_____COUNTY

MY COMMISSION EXPIRES_____

SURVEYOR'S CERTIFICATE

I, JOEL CHRISTIAN JOHNSON, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2 IRON RODS CAPPED "MBC ENGINEERS" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF GRAND PRAIRIE, TEXAS.

_____ _____
JOEL CHRISTIAN JOHNSON DATE
R.P.L.S. # 5578

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOEL CHRISTIAN JOHNSON, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____

NOTARY PUBLIC, SAN ANTONIO, TEXAS
MY COMMISSION EXPIRES_____

CASE NUMBER P180604

FINAL PLAT

FOR INSPECTION ONLY
OF

MANSIONS AT LAKE RIDGE

BEING A 17.811 ACRES BBB & C RR Co., ABSTRACT 1700 CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS.

THIS PLAT FILED IN CABINET _____, SLIDE _____, DATE _____

Date: May 29, 2018, 11:54am User ID: crhartle Layout: P1
File: P:\Dallas County\31603-Grand Prairie\Engr\Plats\Mansions at Lake Ridge\31603-Eng Layout.dwg