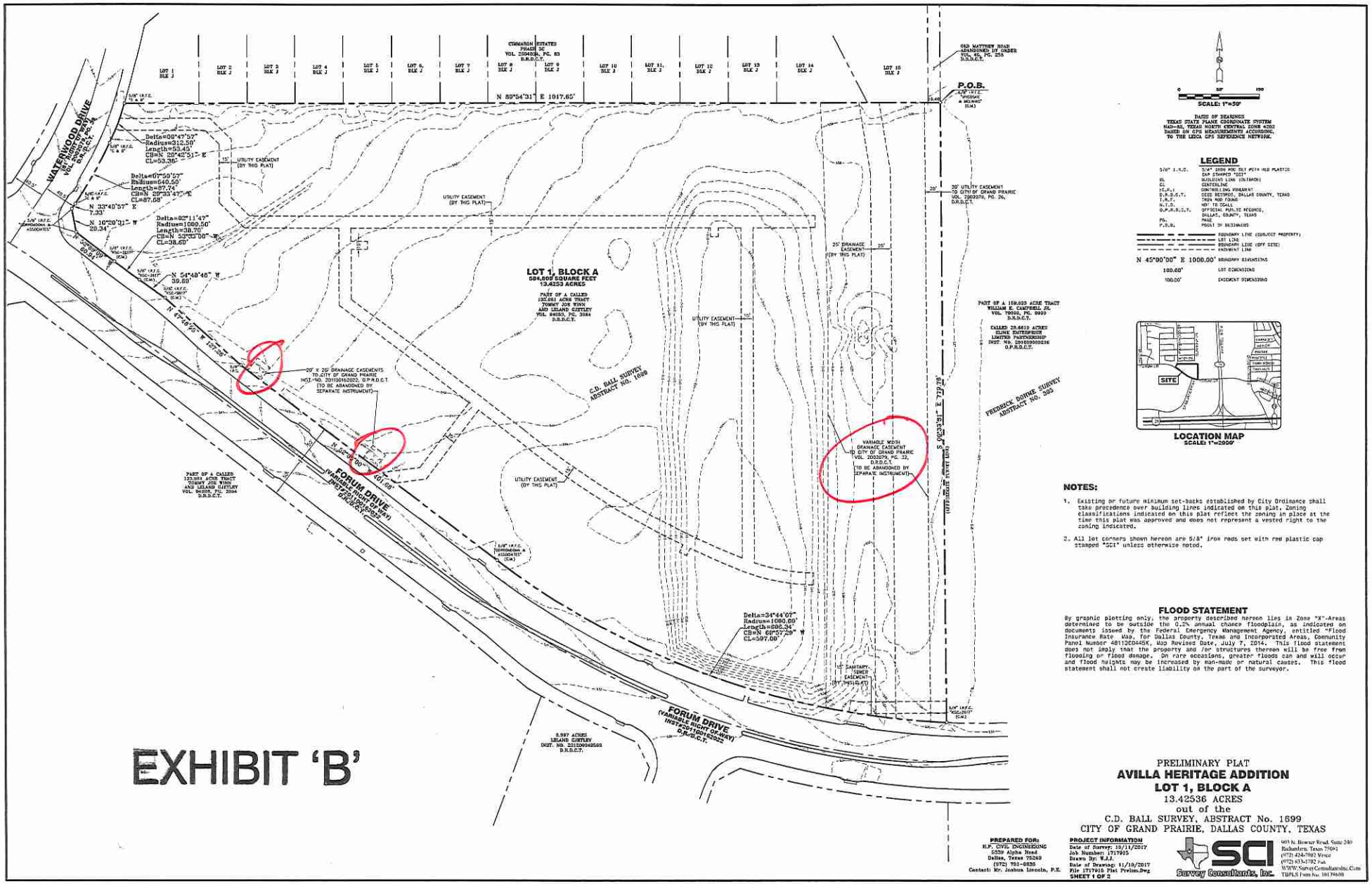

EXHIBIT 'B'

SCALE: 1"=50'

BASIS OF BEARINGS
TEXAS STATE PLANE COORDINATE SYSTEM
NAD-83, TEXAS NORTH CENTRAL ZONE 4202
BASED ON GPS MEASUREMENTS ACCORDING
TO THE LEICA GPS REFERENCE NETWORK.

LEGEND

5/8" I.R.S.	5/8" IRON ROD SET WITH RED PLASTIC CAP STAMPED "SCI"
BL	BUILDING LINE (UNLINED)
CL	CENTERLINE
C.M.P.	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
N.T.S.	NOT TO SCALE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS, COUNTY, TEXAS
PG.	PAGE
P.O.B.	POINT OF BEGINNING
	BOUNDARY LINE (SUBJECT PROPERTY)
	LOT LINE
	BOUNDARY LINE (OFF SITE)
	EASEMENT LINE
N 45°00'00" E 1000.00'	BOUNDARY DIMENSIONS
100.00'	LOT DIMENSIONS
100.00'	EASEMENT DIMENSIONS

LOCATION MAP
SCALE: 1"=2000'

NOTES:

1. Existing or future minimum set-backs 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.
2. All lot corners shown hereon are 5/8" iron rods set with red plastic cap stamped "SCI" unless otherwise noted.

FLOOD STATEMENT

By graphic plotting only, the property described hereon lies in Zone "X"-Areas determined to be outside the 0.2% annual chance floodplain, as indicated on documents issued by the Federal Emergency Management Agency, entitled "Flood Insurance Rate Map, for Dallas County, Texas and Incorporated Areas, Community Panel Number 48113C0445K, Map Revised Date, July 7, 2014. This flood statement does not imply that the property and /or 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.

PREPARED FOR:
H.P. CIVIL ENGINEERING
5339 Alpha Road
Dallas, Texas 75240
(972) 701-0835
Contact: Mr. Joshua Lincoln, P.E.

PROJECT INFORMATION
Date of Survey: 10/11/2017
Job Number: 1717915
Drawn By: K.J.J.
Date of Drawing: 11/10/2017
File: 1717915 Plat Prelim.Dwg
SHEET 1 OF 2

PRELIMINARY PLAT
AVILLA HERITAGE ADDITION
LOT 1, BLOCK A
13.42536 ACRES
out of the
C.D. BALL SURVEY, ABSTRACT No. 1699
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

SCI Survey Consultants, Inc.
603 N. Bowser Road, Suite 240
Richardson, Texas 75081
(972) 424-7002 Voice
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TBPLS Firm No. 10139600