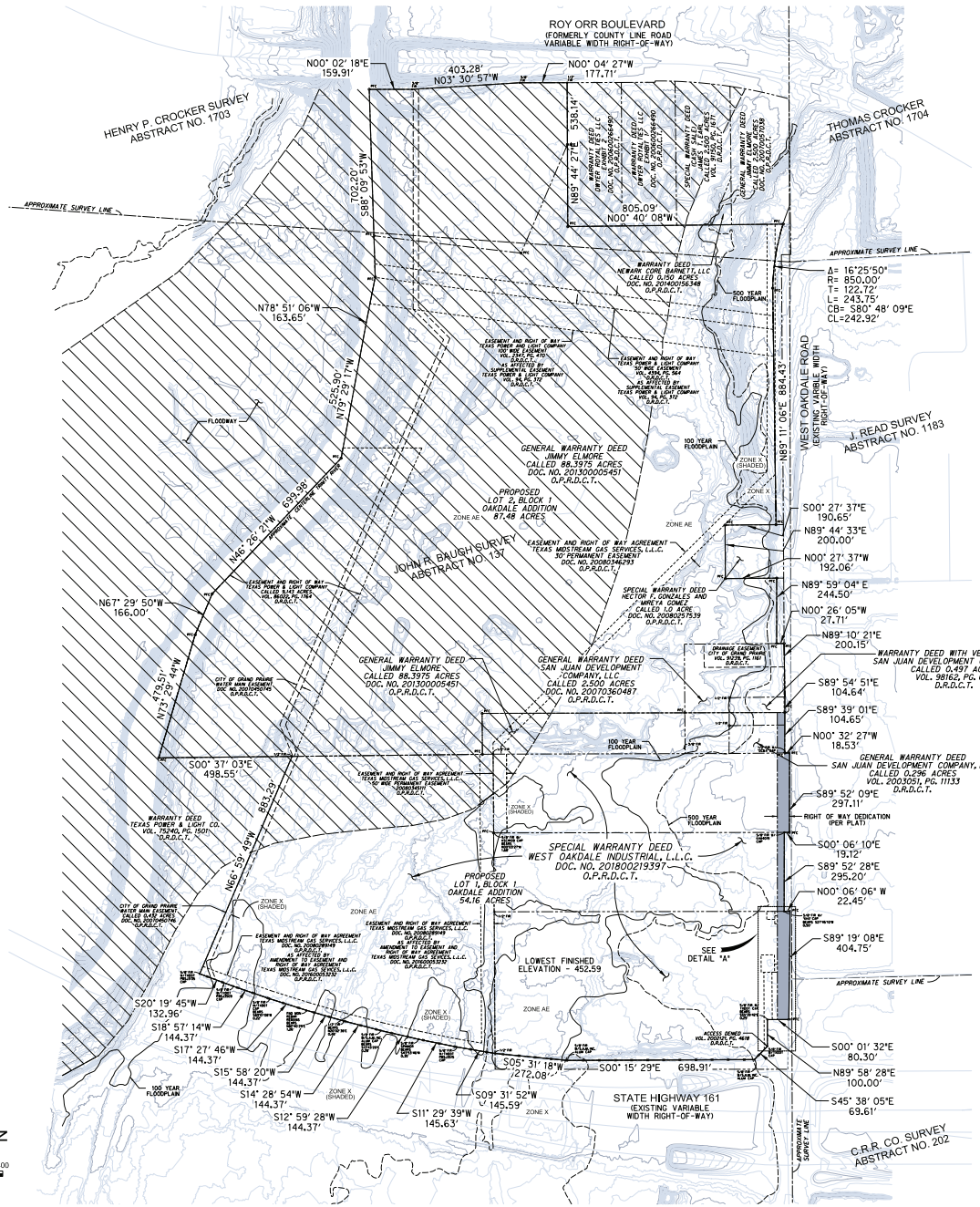
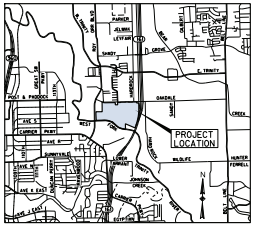
EXHIBIT B - Preliminary Plat



LEGEND

	PROPERTY BOUNDARY
	TRACT LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT
	DENIAL OF ACCESS
●	FOUND CORNER MONUMENT
1/2" SIR W/CAP	1/2" SET IRON ROD WITH "YELLOW PLASTIC CAP STAMPED "HALFF ASSOC."
SX	SET "X" CUT
PFC ○	POINT FOR A CORNER
	FLOODWAY
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS



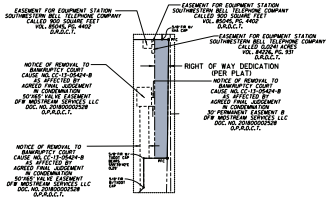
VICINITY MAP

GENERAL NOTES:

1. Basis of bearing is NAD 83 (1993) Texas Coordinate System, Texas North Central Zone (4202), based upon RTK values using the Leica Smartnet network observed 06/08/2018, distances shown are surface, scale factor is 1.0001365006.
2. By graphical plotting, the parcels described hereon lies within Zone "X" (unshaded), Zone "X" (shaded), Zone "AE" and Zone "AE" (hatched) as delineated on the Dallas County, Texas and Incorporated Areas Flood Insurance Rate Map Number 48113C0295K, map effective date of July 7, 2014, as published by the Federal Emergency Management Agency, with Zone "X" (unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain," Zone "X" (shaded) is defined as "Areas of 2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood" Zone "AE" is defined as "Base Flood Elevations determined." And Zone "AE" (hatched) is defined as "The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights." The Surveyor utilized the above referenced flood plain information for this determination and the surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.

ZONING AND SETBACK NOTES:

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.



DETAIL "A"

PRELIMINARY PLAT

OF

BLOCK 1, LOTS 1 & 2
OAKDALE ADDITION

BEING A

141.64 ACRE TRACT

SITUATED IN

JOHN R. BAUGH SURVEY, ABSTRACT NO. 137
AND THE HENRY P. CROCKER SURVEY, ABSTRACT NO. 1703

IN THE

CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

FOR

CHI/AQUISITIONS, L.P.

BY

HALFF

4000 FOSSIL CREEK BLVD. FORT WORTH, TEXAS 76137 (817) 847-1422
TBPLS FIRM NO. 10029600

DEVELOPER

CHI/ACQUISITIONS, L.P.
WILL MUNDINGER
3819 MAPLE AVE.
DALLAS, TX. 75219
(214) 661-8000 BUSINESS
(214) 445-0903 FAX
wmundinger@chiindustrial.com

SURVEYOR

DOUGLAS A. CALHOUN, RPLS
SURVEY MANAGER
HALFF ASSOCIATES, INC.
4000 FOSSIL CREEK BLVD.
FORT WORTH, TX. 76137
(817) 764-7505 DIRECT
(817) 232-9784 FAX
dcalhoun@halff.com

CASE NO. P181101 OCTOBER 2018 AVO: 33491