

Exhibit B - Amending Plat  
Page 1 of 5

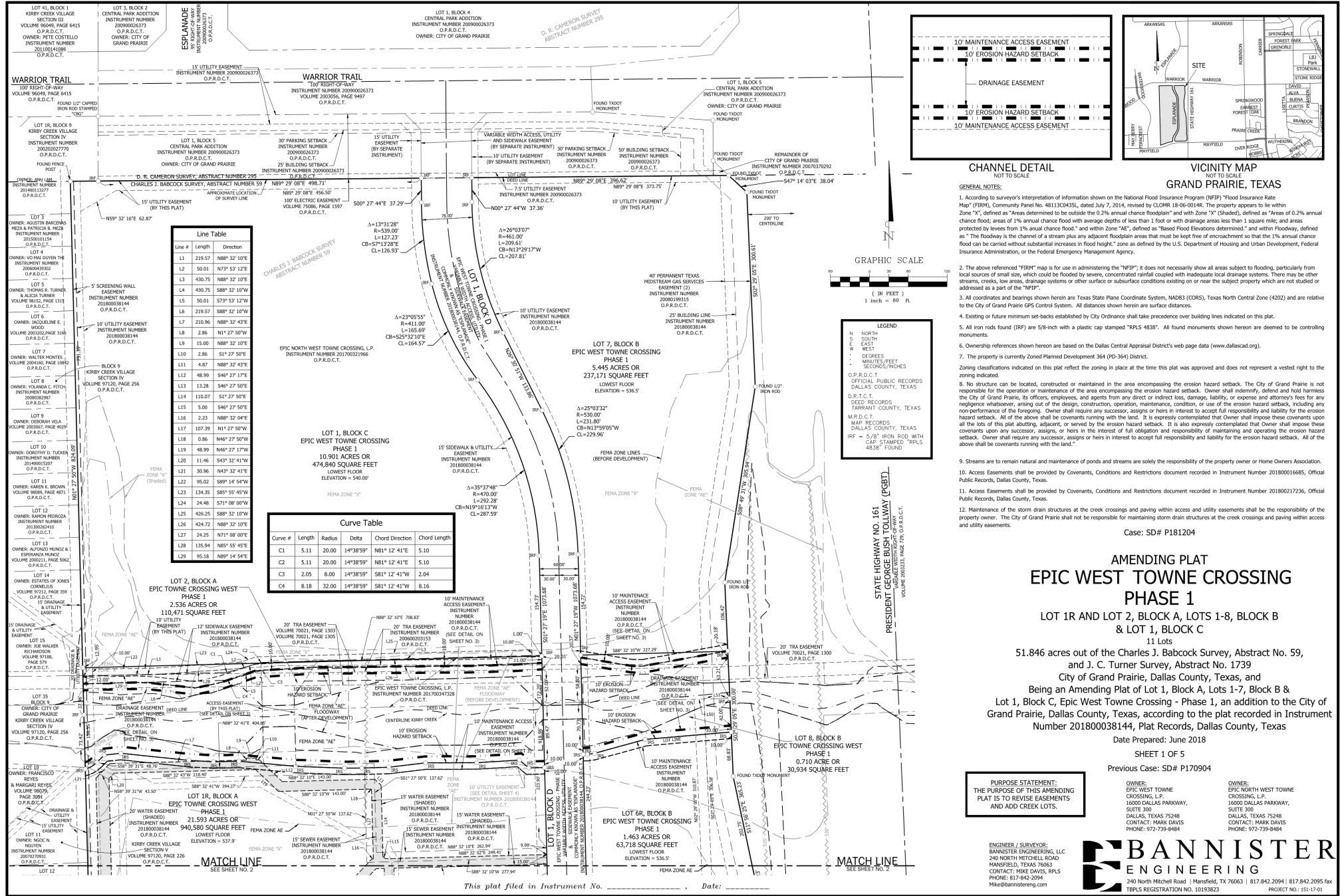
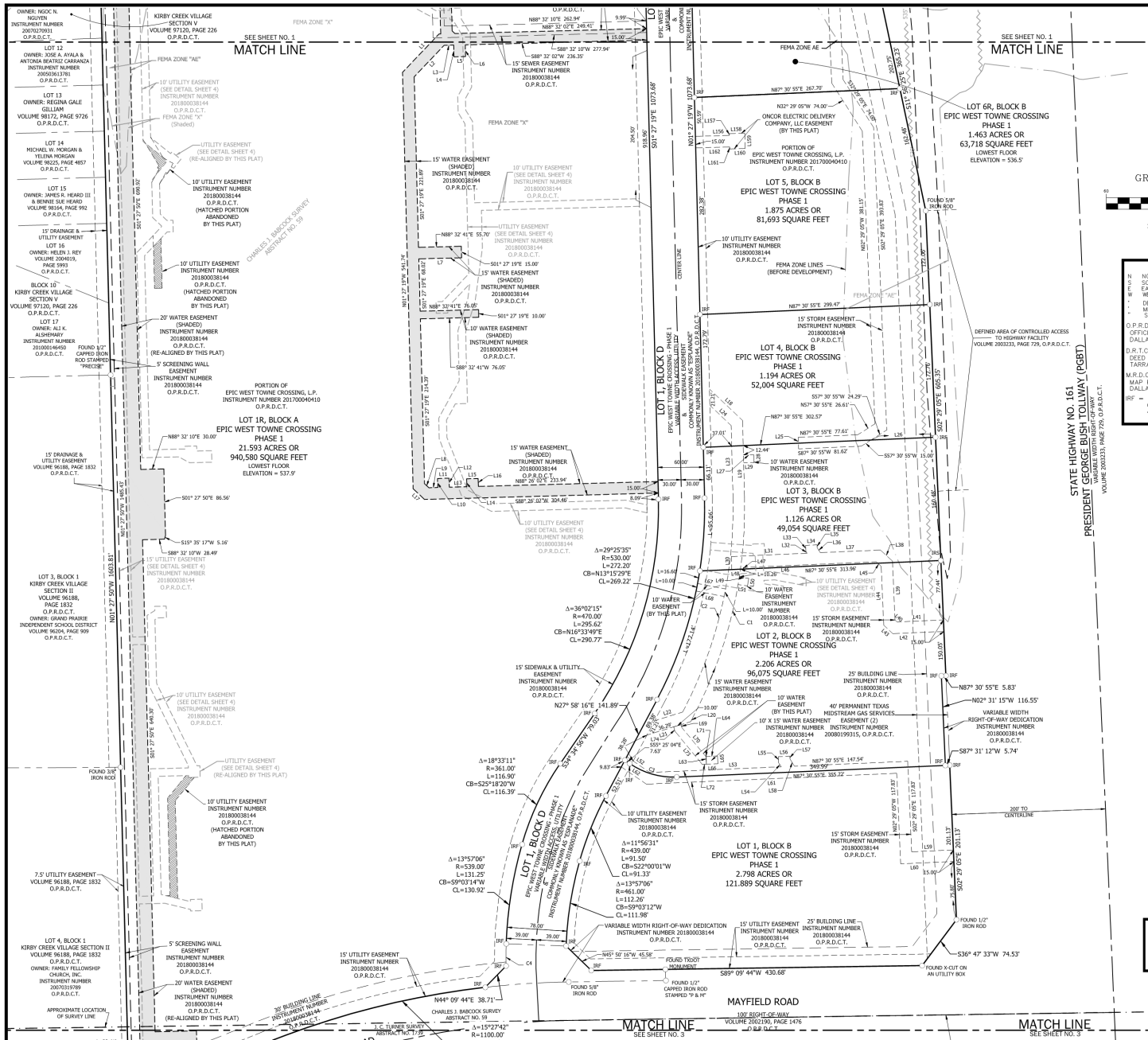


Exhibit B - Amending Plat  
Page 2 of 5



Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	68.86	N43°31'41"E	L34	15.00	N87°30'55"E	L67	37.00	S78°50'39"E
L2	56.43	S43°32'41"W	L35	3.82	S2°29'05"E	L68	37.00	S78°50'39"E
L3	12.51	S88°32'02"W	L36	7.52	S32°29'05"E	L70	48.90	S39°31'44"E
L4	15.25	N1°27'50"W	L37	78.32	S1°27'50"W	L71	0.35	N87°30'55"E
L5	15.10	S88°32'10"W	L38	21.21	S47°29'05"E	L72	5.33	S87°30'55"W
L6	15.25	S1°27'50"E	L39	76.67	S2°29'05"E	L73	55.87	N39°31'44"W
L7	55.70	S88°32'41"W	L40	3.79	S47°29'05"E	L74	5.99	N17°01'44"W
L8	7.89	S40°33'58"E	L41	60.32	N87°30'55"E			
L9	11.51	N88°26'02"E	L42	66.54	S87°30'55"W			
L10	11.74	N1°33'58"W	L43	16.21	N47°29'05"W			
L11	15.00	N88°26'02"E	L44	76.67	N2°29'05"W			
L12	11.74	S1°33'58"E	L45	8.79	N47°29'05"W			
L13	22.82	N88°26'02"E	L46	173.05	S87°30'55"W			
L14	10.24	N1°33'58"W	L47	1.91	S2°29'05"E			
L15	15.00	N88°26'02"E	L48	15.05	S87°30'55"W			
L16	10.24	S1°33'58"E	L49	12.34	N87°30'55"W			
L17	20.34	N40°33'58"W	L50	10.00	S8°30'34"W			
L18	59.40	S40°33'58"E	L51	12.34	N81°29'26"W			
L19	99.63	S1°27'19"E	L52	36.25	S55°25'04"E			
L20	4.99	S27°58'16"W	L53	171.25	N87°30'55"E			
L21	59.40	S72°58'16"W	L54	6.34	N32°29'05"W			
L22	38.18	N72°58'16"E	L55	7.84	N2°29'05"W			
L23	93.42	N1°27'19"W	L56	15.00	N87°30'55"E			
L24	38.18	N40°33'58"E	L57	3.82	S2°29'05"E			
L25	15.00	S2°29'05"E	L58	10.98	S32°29'05"W			
L26	84.04	S87°30'55"W	L59	54.40	N87°30'55"E			
L27	13.67	N87°30'55"E	L60	69.40	S87°30'55"W			
L28	10.00	S1°27'19"E	L61	326.14	S87°30'55"W			
L29	13.67	S88°32'41"W	L62	39.54	N55°25'04"W			
L30	16.91	N2°18'13"W	L63	10.00	N2°29'05"W			
L31	96.62	N87°30'55"E	L64	15.00	N87°30'55"E			
L32	2.88	N32°29'05"W	L65	10.00	S2°29'05"E			
L33	7.84	N2°29'05"W	L66	15.00	S87°30'55"W			

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	299.91	582.00	29°25'35"	S13°15'29"W	295.63
C2	289.98	567.00	29°18'10"	N13°11'46"E	286.83
C3	64.69	100.00	37°04'01"	S73°57'05"E	63.57
C4	28.78	536.57	3°04'25"	S0°32'45"W	28.78

Case: SD# P181204

**AMENDING PLAT**  
**EPIC WEST TOWNE CROSSING**  
**PHASE 1**  
LOT 1R AND LOT 2, BLOCK A, LOTS 1-8, BLOCK B  
& LOT 1, BLOCK C

11 Lots  
51.846 acres out of the Charles J. Babcock Survey, Abstract No. 59,  
and J. C. Turner Survey, Abstract No. 1739  
City of Grand Prairie, Dallas County, Texas, and  
Being an Amending Plat of Lot 1, Block A, Lots 1-7, Block B &  
Lot 1, Block C, Epic West Towne Crossing - Phase 1, an addition to the City of  
Grand Prairie, Dallas County, Texas, according to the plat recorded in Instrument  
Number 20180038144, Plat Records, Dallas County, Texas

PURPOSE STATEMENT:  
THE PURPOSE OF THIS AMENDING  
PLAT IS TO REVISE EASEMENTS  
AND ADD CREEK LOTS.

OWNER:  
EPIC WEST TOWNE  
CROSSING, L.P.  
16000 DALLAS PARKWAY,  
SUITE 300  
DALLAS, TEXAS 75248  
CONTACT: MARK DAVIS  
PHONE: 972-739-8464

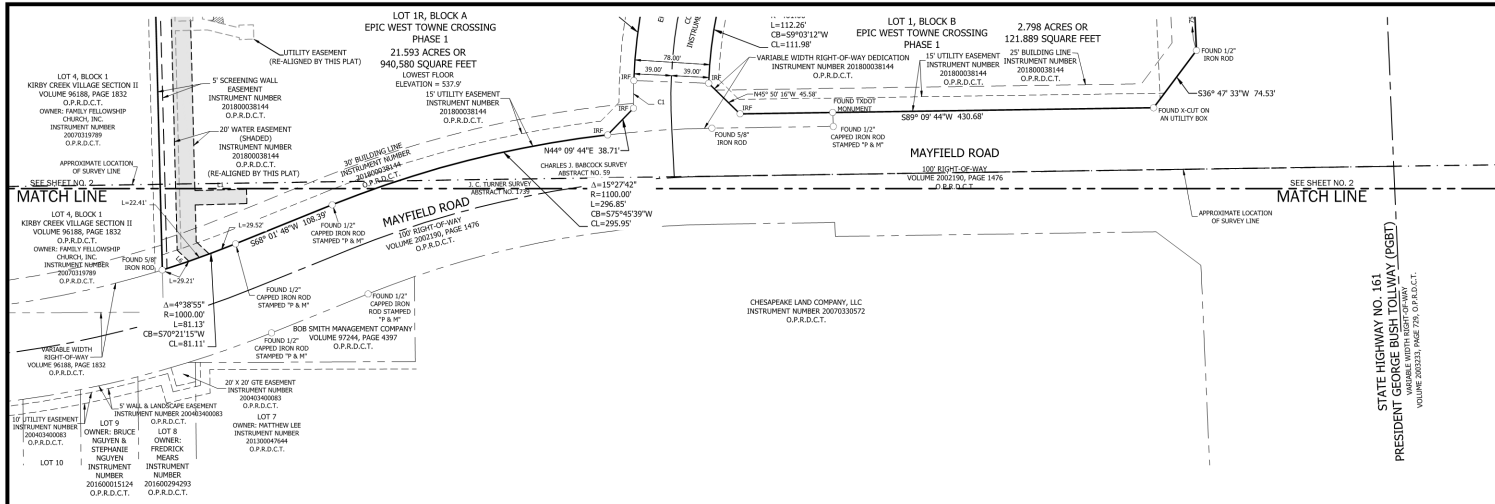
OWNER:  
EPIC NORTH WEST TOWNE  
CROSSING, L.P.  
16000 DALLAS PARKWAY,  
SUITE 300  
DALLAS, TEXAS 75248  
CONTACT: MARK DAVIS  
PHONE: 972-739-8464

**BANNISTER**  
ENGINEERING

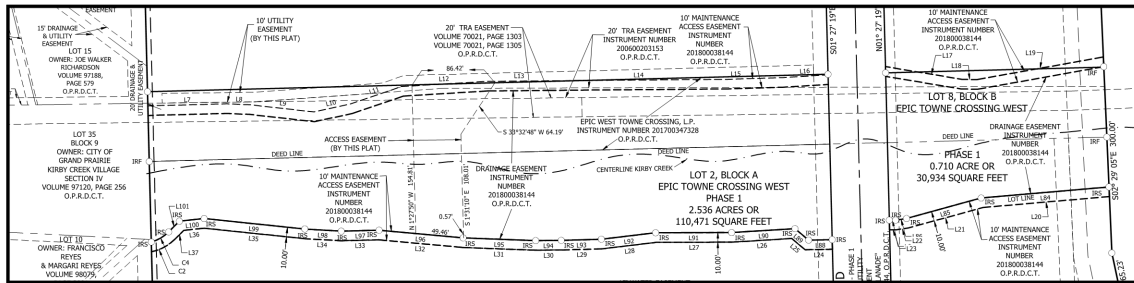
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
TBLPS REGISTRATION NO. 11913823 PROJECT NO. 151-17-01

This plat filed in Instrument No. \_\_\_\_\_ Date: \_\_\_\_\_

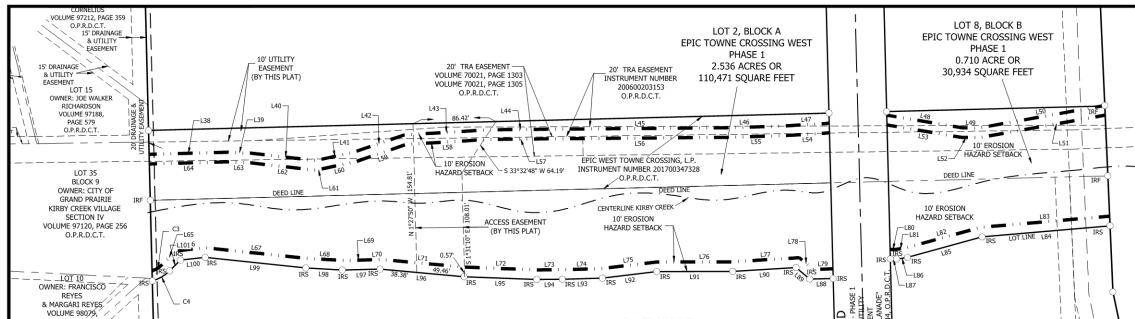
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Page 3 of 5



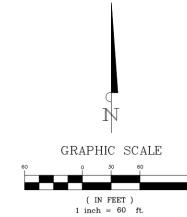
Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	53.80	N88° 32' 51"E	L39	23.98	S83° 35' 04"E	L73	26.32	N89° 24' 11"E
L6	16.81	N46° 27' 50"W	L40	67.88	S83° 35' 04"E	L74	41.27	N89° 23' 51"E
L7	82.48	N88° 33' 47"E	L41	40.34	N77° 08' 00"E	L75	57.03	N89° 10' 07"E
L8	24.67	S87° 37' 04"E	L42	55.57	N71° 08' 00"E	L76	79.43	N89° 11' 12"E
L9	66.42	S83° 35' 04"E	L43	88.09	N89° 28' 05"E	L77	69.75	N89° 29' 08"E
L10	38.28	N77° 47' 02"E	L44	66.51	N89° 28' 05"E	L78	18.84	S50° 03' 16"E
L11	56.58	N71° 08' 00"E	L45	182.03	N89° 31' 33"E	L79	20.71	N89° 45' 20"E
L12	89.43	N88° 32' 03"E	L46	58.07	N88° 16' 33"E	L80	6.03	N90° 00' 00"E
L13	66.80	N89° 28' 05"E	L47	47.40	N88° 32' 13"E	L81	10.14	N81° 32' 40"E
L14	181.52	N89° 31' 33"E	L48	79.94	S80° 34' 48"E	L82	80.94	N74° 37' 31"E
L15	58.71	N88° 16' 33"E	L49	16.89	S89° 04' 53"E	L83	134.94	N89° 03' 26"E
L16	47.60	N88° 32' 13"E	L50	133.41	N79° 52' 05"W	L84	133.60	S85° 03' 26"W
L17	81.12	N80° 34' 48"W	L51	133.04	S79° 52' 05"W	L85	80.64	S74° 37' 31"W
L18	15.18	N89° 04' 53"W	L52	18.60	N89° 04' 53"W	L86	11.48	S81° 32' 40"W
L19	133.79	S79° 52' 05"W	L53	78.76	N80° 34' 48"W	L87	6.51	N90° 00' 00"W
L20	132.25	N89° 03' 26"E	L54	46.70	S80° 32' 13"W	L88	24.50	S88° 45' 20"W
L21	80.33	N74° 37' 31"E	L55	59.73	S88° 15' 41"W	L89	18.61	N90° 03' 16"W
L22	12.83	N81° 32' 40"E	L56	182.13	S89° 31' 33"E	L90	66.06	S86° 29' 08"W
L23	7.00	N90° 00' 00"E	L57	66.25	S89° 28' 05"W	L91	79.14	S89° 51' 12"W
L24	28.30	S88° 45' 20"W	L58	86.48	S86° 29' 38"W	L92	56.90	S83° 10' 07"W
L25	18.38	N50° 03' 16"W	L59	54.86	S71° 08' 00"W	L93	41.82	S88° 23' 51"W
L26	62.36	S86° 29' 08"W	L60	37.78	S77° 47' 02"W	L94	26.85	S89° 24' 11"W
L27	78.85	S89° 51' 12"W	L61	4.62	S79° 52' 19"W	L95	75.61	N87° 49' 09"W
L28	56.77	S83° 10' 07"W	L62	69.34	N83° 35' 04"W	L96	87.84	N84° 47' 37"W
L29	42.36	S88° 23' 51"W	L63	23.30	S89° 37' 04"W	L97	36.39	S89° 31' 08"W
L30	36.98	S88° 24' 11"W	L64	81.80	S88° 33' 47"W	L98	38.03	N80° 36' 09"W
L31	76.12	N87° 49' 09"W	L65	19.30	N49° 01' 12"E	L99	105.41	N84° 04' 12"W
L32	87.40	N84° 47' 37"W	L66	30.53	N83° 12' 08"E	L100	25.94	S83° 52' 08"W
L33	39.37	S88° 32' 38"W	L67	106.24	S84° 04' 12"E	L101	15.75	S45° 01' 12"W
L34	38.65	N60° 36' 09"W	L68	37.40	S86° 36' 09"W			
L35	104.57	N64° 04' 12"W	L69	33.40	N88° 43' 55"E			
L36	21.96	S83° 52' 08"W	L70	5.76	N84° 49' 20"E			
L37	12.80	S45° 01' 12"E	L71	1.84	N84° 47' 37"E			
L38	82.54	N88° 33' 47"E	L72	75.11	S87° 49' 09"E			



DRAINAGE EASEMENT AND 10' MAINTENANCE ACCESS EASEMENT DETAIL  
SCALE: 1" = 60'



10' EROSION HAZARD SETBACK DETAIL  
SCALE: 1" = 60'



Case: SD# P181204

AMENDING PLAT  
EPIC WEST TOWNE CROSSING  
PHASE 1  
LOT 1R AND LOT 2, BLOCK A, LOTS 1-8, BLOCK B  
& LOT 1, BLOCK C  
11 Lots  
51.846 acres out of the Charles J. Babcock Survey, Abstract No. 59,  
and J. C. Turner Survey, Abstract No. 1739  
City of Grand Prairie, Dallas County, Texas, and  
Being an Amending Plat of Lot 1, Block A, Lots 1-7, Block B &  
Lot 1, Block C, Epic West Towne Crossing - Phase 1, an addition to the City of  
Grand Prairie, Dallas County, Texas, according to the plat recorded in Instrument  
Number 201800038144, Plat Records, Dallas County, Texas

Date Prepared: June 2018  
SHEET 3 OF 5  
Previous Case: SD# P170904

PURPOSE STATEMENT:  
THE PURPOSE OF THIS AMENDING  
PLAT IS TO REVISE EASEMENTS  
AND ADD CREEK LOTS.

OWNER:  
EPIC WEST TOWNE  
CROSSING, L.P.  
16000 DALLAS PARKWAY,  
SUITE 300  
DALLAS, TEXAS 75248  
CONTACT: MARK DAVIS  
PHONE: 972-739-8484

OWNER:  
EPIC NORTH WEST TOWNE  
CROSSING, L.P.  
16000 DALLAS PARKWAY,  
SUITE 300  
DALLAS, TEXAS 75248  
CONTACT: MARK DAVIS  
PHONE: 972-739-8484

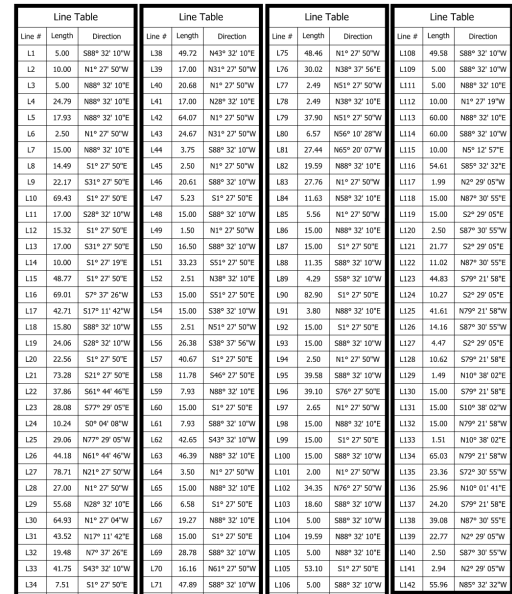
ENGINEER / SURVEYOR:  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
HANSFIELD, TEXAS 76063  
CONTACT: MIKE DAVIS, RPLS  
PHONE: 817-842-2094  
Mike@bannistereng.com

LEGEND:  
N NORTH  
S SOUTH  
E EAST  
W WEST  
- DEGREES  
- MINUTES, FEET  
- SECONDS, INCHES  
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS  
DALLAS COUNTY, TEXAS  
D.R.T.C. DEED RECORDS  
TARRANT COUNTY, TEXAS  
M.R.D.C. MAP RECORDS  
DALLAS COUNTY, TEXAS  
RP = 5/8" IRON ROD WITH  
CAP, STAMPED "RPLS"  
4836" FOUND

ENGINEER / SURVEYOR:  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
HANSFIELD, TEXAS 76063  
CONTACT: MIKE DAVIS, RPLS  
PHONE: 817-842-2094  
Mike@bannistereng.com

PROJECT NO.: 151-17-01

This plat filed in Instrument No. \_\_\_\_\_, Date: \_\_\_\_\_



AMENDING PLAT  
EPIC WEST TOWNE CROSSING  
PHASE 1  
LOT 1R AND LOT 2, BLOCK A, LOTS 1-8, BLOCK B  
& LOT 1, BLOCK C

Date Prepared: June 2018

**PURPOSE STATEMENT:**  
THE PURPOSE OF THIS AMENDING  
PLAT IS TO REVISE EASEMENTS  
AND ADD CREEK LOTS.

**BANNISTER**  
ENGINEERING  
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 151-17-01

PROJECT NO.: 151-17-01

**OWNER'S CERTIFICATE:**

WHEREAS, **EPIC WEST TOWNE CROSSING, L.P. and EPIC NORTH WEST TOWNE CROSSING, L.P.** are the sole owners of that certain tract of land being 51.846 acres (2,258,429 square feet) of land in the Charles J. Babcock Survey, Abstract No. 59 and J. C. Turner Survey, Abstract No. 1739, City of Grand Prairie, Dallas County, Texas; said 51.846 acres (2,258,429 square feet) of land being a portion of that certain tract of land described in a Special Warranty Deed to Epic North West Towne Crossing, L.P., as recorded in Instrument Number 201700021966, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.); said 51.846 acres (2,258,429 square feet) of land being a portion of that certain tract of land described in a Correction Special Warranty Deed to Epic West Towne Crossing, L.P., as recorded in Instrument Number 201700040410, O.P.R.D.C.T.; said 51.846 acres (2,258,429 square feet) of land being a portion of that certain tract of land described in a General Warranty Deed to Epic West Towne Crossing, L.P., as recorded in Instrument Number 201700347328, O.P.R.D.C.T.; said 51.846 acres (2,258,429 square feet) of land being all of that certain tract of land described as Lot 1, Block A, Lots 1 thru 7, Block B and Lot 1, Block C, Epic Towne Crossing - Phase 1, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Instrument Number 201800038144, O.P.R.D.C.T.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT **EPIC WEST TOWNE CROSSING, L.P. and EPIC NORTH WEST TOWNE CROSSING, L.P.** does hereby adopt this plat designating the hereon above described property as **EPIC WEST TOWNE CROSSING - PHASE 1**, in 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 public storm water conveyance 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.

Witness, my hand this \_\_\_\_ day of \_\_\_\_\_, 2018.

**EPIC WEST TOWNE CROSSING, L.P., a Texas limited partnership**

By: Weber Mayfield GP, Inc.  
a Texas corporation  
Its: authorized General Partner

By: \_\_\_\_\_

Name: John P. Weber, President

State of Texas §  
County of Dallas §

Before me, the undersigned authority, on this day personally appeared **John P. Weber, President**, 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

**EPIC NORTH WEST TOWNE CROSSING, L.P., a Texas limited partnership**

By: ENW GP, Inc.  
a Texas corporation  
Its: authorized General Partner

By: \_\_\_\_\_

Name: John P. Weber, President

State of Texas §  
County of Dallas §

Before me, the undersigned authority, on this day personally appeared **John P. Weber, President**, 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael Dan Davis, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown hereon were or shall be properly placed under my personal supervision, in accordance with the platting rules and regulations of the City of Grand Prairie, Dallas County, Texas.

**PRELIMINARY,**

THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE AND SHALL NOT BE  
USED OR VIEWED OR RELIED UPON AS A FINAL  
SURVEY DOCUMENT

Michael Dan Davis DATE:  
Registered Professional Land Surveyor No. 4838  
BANNISTER ENGINEERING, LLC  
T.B.P.L.S. REGISTRATION NO. 10193823

State of Texas §  
County of Tarrant §

Before me, the undersigned authority, on this day personally appeared Michael Dan Davis, 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

Case: SD# P181204

**AMENDING PLAT  
EPIC WEST TOWNE CROSSING  
PHASE 1**

**LOT 1R AND LOT 2, BLOCK A, LOTS 1-8, BLOCK B  
& LOT 1, BLOCK C**  
11 Lots

51.846 acres out of the Charles J. Babcock Survey, Abstract No. 59,  
and J. C. Turner Survey, Abstract No. 1739

City of Grand Prairie, Dallas County, Texas, and

Being an Amending Plat of Lot 1, Block A, Lots 1-7, Block B &

Lot 1, Block C, Epic West Towne Crossing - Phase 1, an addition to the City of

Grand Prairie, Dallas County, Texas, according to the plat recorded in Instrument

Number 201800038144, Plat Records, Dallas County, Texas

Date Prepared: June 2018

SHEET 5 OF 5

Previous Case: SD# P170904

**PURPOSE STATEMENT:**  
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PLAT IS TO REVISE EASEMENTS  
AND ADD CREEK LOTS.

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CONTACT: MARK DAVIS  
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CONTACT: MARK DAVIS  
PHONE: 972-739-8484

ENGINEER / SURVEYOR:  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
CONTACT: MIKE DAVIS, RPLS  
PHONE: 817-842-2094  
Mike@bannistereng.com

**BANNISTER  
ENGINEERING**  
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 151-17-01

This plat filed in Instrument No. \_\_\_\_\_, Date: \_\_\_\_\_