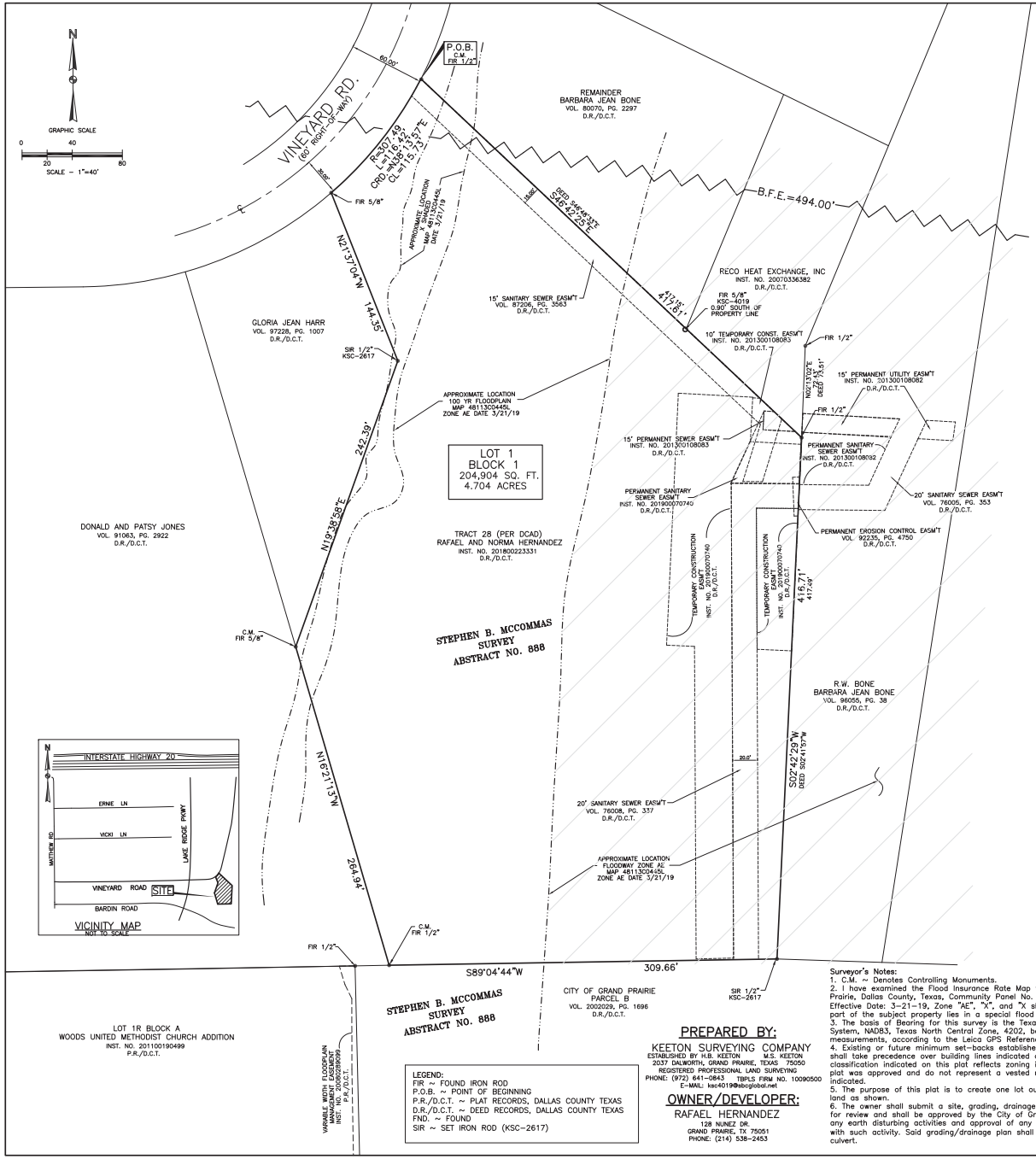
Exhibit B - Final Plat



LEGEND:
FIR ~ FOUND IRON ROD
P.O.B. ~ POINT OF BEGINNING
P.R./D.C.T. ~ PLAT RECORDS, DALLAS COUNTY TEXAS
D.R./D.C.T. ~ DEED RECORDS, DALLAS COUNTY TEXAS
FND. ~ FOUND
SIR ~ SET IRON ROD (KSC-2617)

Surveyor's Notes:
1. C.M. ~ Denotes Controlling Monuments.
2. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Community Panel No. 48113C0445, Suffix L, Map Effective Date: 3–21–19, Zone "AE", "X", and "X shaded", and it appears that part of the subject property lies in a special flood hazard area.
3. The basis of Bearing for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the Leica GPS Reference Network.
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. The purpose of this plat is to create one lot out of an unplatted tract of land as shown.
6. The owner shall submit a site, grading, drainage, and erosion control plan, for review and shall be approved by the City of Grand Prairie prior to starting any earth disturbing activities and approval of any building permit associated with such activity. Said grading/drainage plan shall also show a driveway culvert.

PREPARED BY:

KEETON SURVEYING COMPANY
ESTABLISHED BY H.B. KEETON M.S. KEETON
2037 DALWORTH, GRAND PRAIRIE, TEXAS 75050
REGISTERED PROFESSIONAL LAND SURVEYING
PHONE: (972) 641–0843 TBPLS FIRM NO. 10090500
E–MAIL: ksc4019@sbcglobal.net

OWNER/DEVELOPER:

RAFAEL HERNANDEZ
128 NUNEZ DR.
GRAND PRAIRIE, TX. 75051
PHONE: (214) 538–2453

DEDICATION:

State of Texas:
County of Dallas:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **Rafael Hernandez and Norma Hernandez**, do hereby adopt this plat designating the hereon above described property as LOT 1, BLOCK 1, R. HERNANDEZ ADDITION, 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 or stormwater management area. 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 at _____ County Texas this _____ day of _____, 2019

_____ _____
RAFAEL HERNANDEZ NORMA HERNANDEZ
OWNER OWNER

ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared RAFAEL HERNANDEZ, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____day of _____, 2019.

_____
NOTARY PUBLIC
My Commission Expires_____

ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared NORMA HERNANDEZ, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____day of _____, 2019.

_____
NOTARY PUBLIC
My Commission Expires_____

OWNER'S CERTIFICATE:

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, **Rafael Hernandez and Norma Hernandez**, are the sole owners of a tract of land located in the S. B. McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, according to the Deed recorded in Instrument No. 201800223331, of the Deed Records of Dallas County, Texas, said tract referred to as Tract 28~per DCAD, and being more particularly described by metes and bounds as follows;

BEGINNING at 1/2 inch iron rod found for the northernmost, northeast corner of the herein described tract, and being the southwest corner of a remainder of a tract of land described by deed to Barbara Jean Bone, as recorded under Volume 80070, Page 2297, Deed Records of Dallas County, Texas, hereinafter called "Remainder Tract", said point also being in the southeasterly Right–of–Way line of Vineyard Road, (called 60' right–of–way) Volume 768, Page 2209, D.R./D.C.T, and being in a curve to the left with a radius of 307.49 feet;

THENCE South 46°42'25" East., with the northeasterly line of said Hernandez tract, and with the southernmost south line of said Remainder tract, passing the southernmost southeast corner thereof, same being the southwest corner of a tract of land described by deed to Reco Heat Exchange, Inc. as recorded under Inst. No. 20070336382, (D.R./D.C.T), and continuing for a total distance of 417.61 feet to a 1/2 inch iron rod found at the high bank of a creek for corner, same being the southeast corner thereof, and being the easternmost northeast corner of said Hernandez tract, said point being in a west line of a tract of land described by deed to R.W. Bone and wife, Barbara Bone as recorded in Volume 96055, Page 38 (D.R./D.C.T);

THENCE South 02°42'29" West., with the east line of said Hernandez tract, and with a west line of said Bone tract, a distance of 416.71 feet to a 1/2 iron rod with cap marked KSC–2617 set for corner, same being the common south corner thereof, said point also being in the north line of a tract of land known as "Parcel B" as described by deed to the City of Grand Prairie as recorded in Volume 2002029, Page 1696 (D.R./D.C.T);

THENCE South 89°04'44" West., with the north line of said City of Grand Prairie tract, and with the south line of said Hernandez tract, a distance of 309.66 feet to a 1/2 inch iron rod found for corner, same being the southwest corner thereof, and being the southeast corner of a tract of land described by deed to Donald and Patsy Jones as recorded in Volume 91063, Page 2922, (D.R./D.C.T);

THENCE North 16°21'13" West, with west line of said Hernandez tract, and with the east line of said Jones tract, a distance of 264.94 feet to a 5/8 inch iron rod found for corner, same being the most southerly corner of a tract of land described in deed to Gloria Jean Harr as recorded in Volume 97228, Page 1007 (D.R./D.C.T);

THENCE North 19°38'58" East., with the southeast line of said Harr tract, a distance of 242.39 feet to a 1/2 inch iron rod with cap marked KSC–2617 set for corner, same being the east corner thereof;

THENCE North 21°37'04" West., with the east line of said Harr tract, a distance of 144.35 feet to a 5/8 inch iron rod found for corner, same being the northeast corner thereof, said point also being in the north line of said Hernandez tract, and being in the southeast Right–of–Way line of Vinyard Road, also being in a curve to the left;

THENCE with the southeast Right of Way line of said Vineyard Road, with the north line of said Hernandez tract, and along said curve to the left, having an cord of North 38°13'57" East 115.73 feet, an arc length of 116.42 feet and a radius of 307.49 feet to the Point of **Beginning and Containing** 204,904 square feet, or 4.704 acres of land, more or less.

SURVEYORS CERTIFICATE:

Know All Men By These Presents:

I, M. L. Mitchell, 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.

PRELIMINARY NOT TO BE
RECORDED FOR ANY PURPOSE

_____
M. L. Mitchell
Registered Professional Land Surveyor
Texas Registration No. 2617

ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared M. L. Mitchell, 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 purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____day of _____, 2019.

_____
NOTARY PUBLIC
My Commission Expires_____

FINAL PLAT
LOT 1, BLOCK 1
R. HERNANDEZ ADDITION

CONTAINING 204,904 SQ. FT. OR 4.704 ACRES

AN ADDITION TO
THE CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS
BEING 4.704 ACRES OUT OF THE
S. B. McCOMMAS SURVEY, ABSTRACT NO. 888
DALLAS COUNTY, TEXAS

DATE: APRIL 12, 2019
REVISED: MAY 17, 2019

CASE NO. RP190601

PLAT RECORDED IN INSTRUMENT NO. _____, P.R./D.C.T.