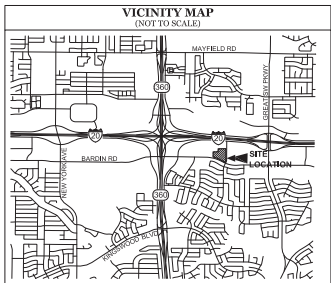


Exhibit B - Final Plat



LEGEND	
PG	= PAGE
VOL	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
DOC. NO. =	DOCUMENT NUMBER
P.R.T.C.T. =	PLAT RECORDS
	TARRANT COUNTY, TEXAS
O.P.R.T.C.T. =	OFFICIAL PUBLIC RECORDS
	TARRANT COUNTY, TEXAS

- GENERAL NOTES**
- The purpose of this plat is to create an official plat of record and to dedicate easements.
  - This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated March 21, 2019 as shown on map Number 44430C0370L.
  - The grid coordinates shown on this plat are based on GPS observations utilizing the Affera RTNET Cooperative network, NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
  - Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and arrest for violating of utilities and building permits.
  - The bearings shown on this plat are based on GPS observations utilizing the Affera RTNET Cooperative network, NAD 83(2011) Datum.
  - Existing or future minimum setbacks established by city ordinance shall take precedence over building lines indicated on the 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 indicate.
  - This property is zoned "PD-130" for single family condos.
  - City of Grand Prairie G.P.S. Monument No. 17: a top security rod monument with a top on aluminum cap stamped "S.P. 17" with an aluminum access cover seal flush with the ground near a witness marker. The station is 35.5 feet South of the centerline of the easement frontage road and 139 feet west of an electric transmission monopole. Elevation = 576.12 Datum: NAVD 83, GCSN 128.

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 68°49'42" W	32.39	L15	N 89°34'04" E	235.90
L2	N 00°27'28" W	72.84	L16	S 00°25'56" E	324.87
L3	N 00°25'56" E	74.00	L17	S 00°25'56" E	74.00
L4	N 89°34'04" E	156.07	L18	S 00°25'56" E	15.51
L5	N 00°25'56" E	74.00	L19	S 00°25'56" E	74.00
L6	N 89°34'04" E	235.90	L20	N 00°27'28" W	20.49
L7	S 00°25'56" E	168.67	L21	N 89°25'54" E	15.00
L8	S 00°25'56" E	74.00	L22	S 70°41'58" W	92.09
L9	S 00°25'56" E	74.00	L23	N 00°27'28" W	20.49
L10	S 68°49'42" W	28.13	L24	N 00°27'28" W	20.49
L11	S 22°13'59" W	83.13	L25	N 26°02'37" E	45.08
L12	N 00°26'17" W	122.27	L26	N 70°41'58" W	90.28
L13	N 89°34'04" E	156.07	L27	N 70°41'58" W	49.79
L14	N 00°25'56" W	74.58			

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	124.84	397.90	17°56'36"	S 08°28'54" W	124.13
C2	35.89	1830.00	1°15'41"	N 59°47'48" W	35.89
C3	483.29	1650.00	16°46'55"	N 66°33'14" W	481.56
C4	39.48	26.01	80°58'28"	N 32°11'50" E	39.47
C5	81.69	52.00	90°00'00"	N 44°34'04" E	73.84
C6	43.98	28.00	90°00'00"	N 44°34'04" E	39.67
C7	81.69	52.00	90°00'00"	N 44°34'04" E	73.84
C8	81.69	52.00	90°00'00"	S 45°25'56" E	73.84
C9	38.37	28.00	78°31'24"	S 39°41'39" E	35.44
C10	6.93	20.00	19°31'12"	S 38°42'36" E	6.93
C11	21.71	35.00	35°32'31"	N 63°25'18" E	21.36
C12	21.71	35.00	35°32'31"	N 64°18'28" E	21.36
C13	6.91	20.00	19°48'04"	S 88°01'14" W	6.88
C14	38.39	28.00	78°31'24"	S 39°41'39" E	35.45
C15	81.69	52.00	90°00'00"	N 44°34'04" W	73.84
C16	32.88	28.00	67°16'25"	S 55°55'51" W	31.02
C17	17.52	35.00	28°49'07"	S 67°41'02" W	17.42
C18	62.19	1650.00	2°10'49"	N 67°41'15" W	62.75
C19	28.53	20.00	81°44'00"	N 05°34'03" E	26.17
C20	16.74	28.00	16°52'24" W	N 02°20'44" W	16.48
C21	112.91	1680.00	3°51'02"	N 71°29'02" W	112.89
C22	37.30	52.00	40°41'04"	N 52°42'28" E	36.67
C23	26.84	28.00	55°07'00"	N 59°47'48" W	26.91
C24	43.98	28.00	90°00'00"	N 44°34'04" E	39.67
C25	81.69	52.00	90°00'00"	N 44°34'04" E	73.84
C26	43.98	28.00	90°00'00"	N 44°34'04" E	39.67
C27	43.98	28.00	90°00'00"	S 45°25'56" E	39.67
C28	43.98	28.00	90°00'00"	S 44°34'04" W	39.67
C29	11.59	30.00	22°08'12"	N 79°21'40" W	11.52
C30	143.31	1704.00	40°07'	N 70°41'58" W	143.20
C31	33.02	28.00	67°43'31"	N 59°47'48" W	31.14
C32	50.91	47.00	63°24'27"	N 57°51'50" E	49.40
C33	17.33	28.00	55°27'18"	N 47°41'43" E	17.05

Project: 1902.02-102  
Date: 05/10/2019  
Drafter: JDC  
EAGLE SURVEYING, LLC  
210 S. Elm Street, Suite: 104  
Denton, TX 76201  
(940) 222-3009  
TX Firm #10194177

OWNER  
Yagnapurush, LLC  
Contact: Anant Patel  
307 Dover Heights Trail  
Manfield, TX 76063  
(817) 944-9151

ENGINEER  
Clayton Engineering, Inc.  
Contact: Clay Orley  
1903 Central Drive, Suite: 406  
Bedford, TX 76021  
(817) 281-0572

PRELIMINARY  
this document is not to be used for any purpose other than as a field survey document

Ted A. Gossett, R.P.L.S., # 5991

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF TARRANT

I, TED A. GOSSETT, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown herein were found or placed with 1/4-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Grand Prairie, Tarrant County, Texas.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

John Cox, Notary Public In and for the State of Texas

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, YAGNAPURUSH LLC, is the owner of a 7.24 acre tract of land situated in the JOHN MOODY SURVEY, ABSTRACT NUMBER 1007, City of Grand Prairie, Tarrant County, Texas, being a portion of Block 3 of Phase IV Sheffield Village, recorded in Volume 388-195, Page 83, of the Plat Records of Tarrant County, Texas, and all of a tract of land of land called "TRACT 1" in deed to Yagnapurush LLC, recorded in Document Number D218218306, Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/4-inch iron rod with cap stamped "DCA" found at the Northeast corner of said Yagnapurush LLC, Tract, the common Southeast corner of Lot 1, Block 3, Sheffield Village, Phase IV, an addition to the City of Grand Prairie, recorded in Volume 388-195, Page 83, of the Plat Records of Tarrant County, Texas, and in the west right-of-way (R.O.W.) line of Endcott Drive (65 foot wide R.O.W.), recorded in Volume 388-195, Page 83, of the Plat Records of Tarrant County, Texas;

THENCE with the East line of said Block 3, same being the East line of said Yagnapurush LLC, Tract and the common West line of said Endcott Drive the following courses and distances;

South 00°25'56" East, a distance of 570.92 feet to a 1/4-inch iron rod with cap stamped "WAF" found:

With a curve to the right having a radius of 397.99 feet, a delta angle of 17°56'36", a chord bearing of South 68°39'54" West, a chord length of 124.13 and an arc length of 124.64 feet to a 1/4-inch iron rod found at the Southeast corner of Lot 1 Block 1 Crosspoint Church of Christ Addition, an addition to the City of Grand Prairie, recorded in Document Number D202030023 of the Official Public Records of Tarrant County, Texas;

THENCE South 68°49'42" West, with the North line of said City of Grand Prairie tract, a distance of 32.39 feet to a 1/4-inch iron rod found in the South line of said Yagnapurush LLC, Tract, same being the South line of said Block 3 and at the Northwest corner of said City of Grand Prairie tract and also being in the North R.O.W. line of W. Bardin Road (a 100' R.O.W.) recorded in Volume 388-195, Page 83 of the Plat Records of Tarrant County, Texas;

THENCE with the South line of said Yagnapurush LLC, Tract same being the South line of said Block 3 and the common North R.O.W. line of said W. Bardin Road the following courses and distances;

With a curve to the left having a radius of 1630.00 feet, a delta angle of 01°15'41", a chord bearing of North 57°48'38" West, a chord length of 35.89 feet and an arc length of 35.89 feet to a 5/8-inch iron rod with cap stamped "KSC 4019" found:

North 58°20'44" West, a distance of 150.16 feet to a 1/2 inch iron rod found:

With a curve to the left having a radius of 1650.00 feet, a delta angle of 16°46'55" a chord bearing of North 66°33'14" West, a chord length of 481.56 feet and an arc length of 483.29 feet to a 5/8-inch iron rod with cap stamped "KSC 4019" found at Southwest corner of said Yagnapurush LLC, Tract and the common Southwest corner of Lot 1 Block 1 Crosspoint Church of Christ Addition, an addition to the City of Grand Prairie, recorded in Document Number D211227767 of the Plat Records of Tarrant County, Texas;

THENCE with the West lines of said Yagnapurush LLC, Tract and the East lines of said Lot 1 Block 1 Crosspoint Church of Christ Addition the following courses and distances;

North 00°27'28" East, a distance of 255.08 feet to a 5/8-inch iron rod with cap stamped "KSC 4019" found:

North 89°25'54" East, a distance of 256.83 feet to a 5/8-inch iron rod with cap stamped "KSC 4019" found:

North 00°24'48" West, a distance of 154.33 feet to a 1/4-inch iron rod found with cap stamped "DCA" at the Southwest corner of said Lot 1 Block 3.

THENCE North 89°26'20" East, with the North line of said Yagnapurush LLC, Tract and the common South line of said Lot 1 Block 3, a distance of 390.95 feet to the **POINT OF BEGINNING** and containing 7.24 acres or 315,247 square feet of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT, YAGNAPURUSH LLC, does hereby adopt this plat, designating herein described property as **SHEFFIELD VILLAGE, PHASE IV, LOT 3, BLOCK 3**, 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 the lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and the 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 growth, 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, painting, 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.

The City of Grand Prairie is not responsible for the design, construction, operation, maintenance, or use of any detention basin or underground detention facility and associated drainage easements, hereinafter referred to as "improvement." To be developed, constructed or used by owner or his successors, assigns or heirs, owner shall indemnify, defend and hold harmless the City of Grand Prairie, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorneys' fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the "improvement," including any non-performance of the foregoing. Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the "improvement." All of the above shall be covenants running with the land. It is expressly contemplated that the owner shall impose these covenants upon all the lots of this plat abutting, adjacent, or served by the "improvement." It is also expressly contemplated that the owner shall impose these covenants upon any successor, assigns or heirs in interest the full obligation and responsibility of maintaining and operating said "improvement." Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the "improvement." All of the above shall be covenants running with the land.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

OWNER: YAGNAPURUSH LLC, a Texas limited liability company

By: \_\_\_\_\_  
Anant Patel  
Principal  
Date: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared **ANANT PATEL**, Principal of YAGNAPURUSH LLC, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

FINAL PLAT  
SHEFFIELD VILLAGE, PHASE IV  
LOT 3, BLOCK 3

A REPLAT OF PART OF BLOCK 3,  
SHEFFIELD VILLAGE, PHASE IV,  
RECORDED IN VOL. 388-190, PG. 83, P.R.T.C.T.,  
JOHN MOODY SURVEY, ABSTRACT NO. 1007,  
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS