

Exhibit B - Preliminary Plat

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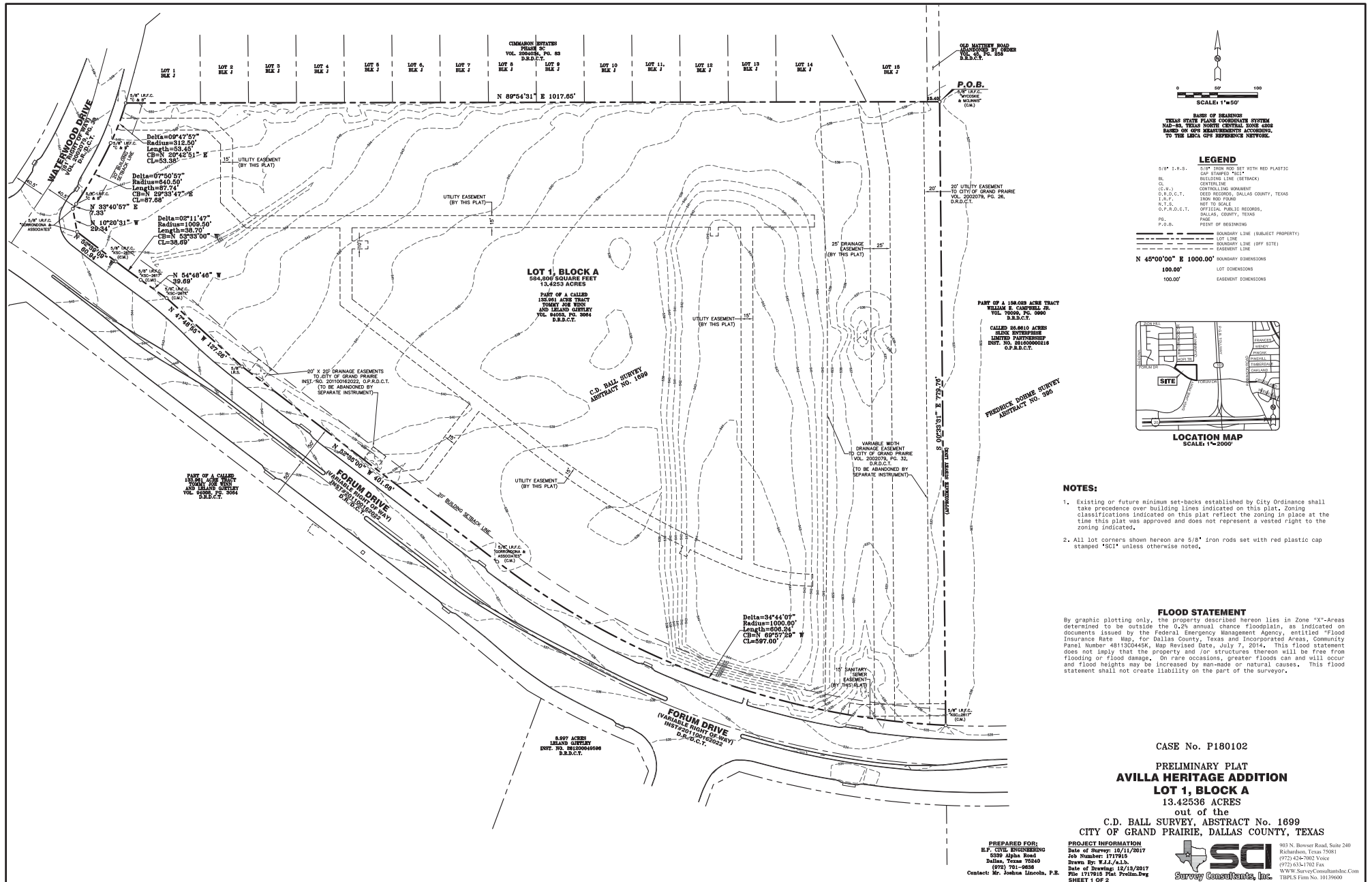


Exhibit B - Preliminary Plat
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OWNERS CERTIFICATION

WHEREAS Tommy Joe Winn And Leland Gjetley are the owners of a tract of land located in the City of Grand Prairie, Dallas County, Texas, part of the Charles D. Ball Survey, Abstract No. 1699, being part of a called 133.861 acre tract of land described in deed to Tommy Joe Winn and Leland Gjetley as recorded in Volume 940653, Page 3064, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "Wookkie & McInnis" found for the northeast corner of said 133.861 acre tract, said point being in the west line of a called 26.6610 acre tract of land described in deed to Slink Holdings LLC-Series 360P as recorded as Instrument No. 201600000216, Official Public Records, Dallas County, Texas, said point also being the west line of a called 159.023 acre tract of land described in deed to William F. Campbell, Jr.-Belt Line Limited Partnership as recorded in Volume 70099, Page 990, Deed Records, Dallas County, Texas, from which a 5/8" iron rod with cap (illegible) found for the southeast corner of Cimarron Estates, Phase 3C, an addition to the City of Grand Prairie as recorded in Volume 2001034, Page 83, Deed Records, Dallas County, Texas bears South 89 degrees 54 degrees 31 seconds West, a distance of 15.40 feet;

THENCE, along the east line of said 133.861 acre tract and the west line of 26.6610 acre tract and the west line of said 159.023 acre tract, South 00 degrees 33 minutes 31.16 seconds East, a distance of 779.78 feet to a 5/8" iron rod with cap stamped "KSC-2617" found in the northeasterly right-of-way line of Forum Drive (a variable width right-of-way) as described in deed recorded as Instrument No. 201100162022, Official Public Records, Dallas County, Texas, being on a non-tangent curve to the right;

THENCE, over and across said 133.861 acre tract and along the northeasterly right-of-way of Forum Drive as follows:

Along said curve to the right, through a central angle of 34 degrees 44 minutes 06.46 seconds, a radius of 1000.00 feet, an arc length of 406.24 feet, a chord bearing of North 69 degrees 57 minutes 26.72 seconds West and a chord distance of 597.00 feet to a 5/8" iron rod with cap stamped "Gorrrondona & Associates" found;

North 52 degrees 34 minutes 59.93 seconds West, a distance of 401.68 feet to a 5/8" iron rod with cap stamped "SCI" set;

North 47 degrees 48 minutes 54.78 seconds West, a distance of 127.26 feet to a 5/8" iron rod with cap stamped "KSC-2617" found;

North 54 degrees 48 minutes 46.33 seconds West, a distance of 39.69 feet to a 5/8" iron rod found for the beginning of a curve to the right;

Along said curve to the right through a central angle of 62 degrees 11 minutes 46.62 seconds, a radius of 1009.50 feet, an arc length of 36.70 feet, a chord bearing of North 63 degrees 32 minutes 59.51 seconds West and a chord distance of 38.69 feet to a 5/8" iron rod with cap stamped "KSC-2617" found;

North 52 degrees 39 minutes 09.18 seconds West, a distance of 60.94 feet to a 5/8" iron rod with cap stamped "Gorrrondona & Associates" found, being the southeast end of a right-of-way corner clip;

THENCE, along said right-of-way corner, North 10 degrees 20 minutes 30.62 seconds West, a distance of 29.34 feet to a 5/8" iron rod with cap stamped "Gorrrondona & Associates" found for the northwest end of said corner clip, being in the easterly right-of-way line of Waterwood Drive (B1" R.O.W.) as described in deed recorded in Volume 2002079, Page 39, Deed Records, Dallas County, Texas;

THENCE, along the easterly right-of-way Line of Waterwood Drive as follows:

North 33 degrees 40 minutes 56.91 seconds East, a distance of 7.33 feet to a 5/8" iron rod with cap stamped "C & B" found for the beginning of a curve to the left;

Along said curve to the left through a central angle of 07 degrees 50 minutes 56.78 seconds, a radius of 640.50 feet, an arc length of 87.74 feet and a chord bearing of North 39 degrees 33 minutes 47.48 seconds East and a chord distance of 87.48 feet to a 5/8" iron rod with cap stamped "C & B" found for the beginning of a compound curve to the left;

Along said curve to the left through a central angle of 09 degrees 47 minutes 56.40 seconds, a radius of 312.50 feet, an arc length of 53.45 feet, a chord bearing of North 20 degrees 42 minutes 51.33 seconds East and a chord distance of 53.38 feet to a 5/8" iron rod with cap stamped "C & B" found in the north line of said 133.861 acre tract, being the southwest corner of Lot 1, Block J, aforementioned Cimarron Estates Phase 3C;

THENCE, along the north line of said 133.861 acre tract, North 89 degrees 54 minutes 31.30 seconds East, passing at a distance of 1,002.32 feet the southeast corner of said Cimarron Estates, Phase 3C, continuing for a total distance of 1017.65 feet to the **POINT OF BEGINNING** and containing 584,806 square feet or 13.4253 acres of land more or less,

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Tommy Joe Winn And Leland Gjetley do hereby adopt this plat designating the hereon above described property as **AVILLA HERITAGE ADDITION**, an addition to the City of Grand Prairie, Texas and do 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. Any public utility shall have the right to remove and keep removed all on 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.

BY: **TOMMY JOE WINN**

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared **TOMMY JOE WINN**, 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.

GIVEN under my hand and seal of office this the ____ day of _____, 2017.

Notary Public for the State of Texas

BY: **LELAND GJETLEY**

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared **LELAND GJETLEY**, 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.

GIVEN under my hand and seal of office this the ____ day of _____, 2017.

Notary Public for the State of Texas

I, Douglas S. Loomis, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision and in accordance with the subdivision regulations of the City of Grand Prairie, Texas.

RELEASED 12/13/2017 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Douglas S. Loomis
Registered Professional Land Surveyor No. 5199

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared **DOUGLAS S. LOOMIS**, 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.

GIVEN under my hand and seal of office this the ____ day of _____, 2017.

Notary Public for the State of Texas

CASE No. P180102

**PRELIMINARY PLAT
AVILLA HERITAGE ADDITION
LOT 1, BLOCK A
13.42536 ACRES**

**C.D. BALL SURVEY, ABSTRACT No. 1699
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS**

PREPARED FOR:
E.F. CIVIL ENGINEERING
5339 Alpha Road
Dallas, Texas 75240
(972) 701-1658
Contact: Mr. Joshua Lincoln, P.E.

PROJECT INFORMATION
Date of Survey: 10/11/2017
Job Number: P17745
Drawn By: T.J.J./A.L.B.
Date of Drawing: 10/13/2017
File: P171916 Plat Prelim.Dwg
SHEET 2 OF 2



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