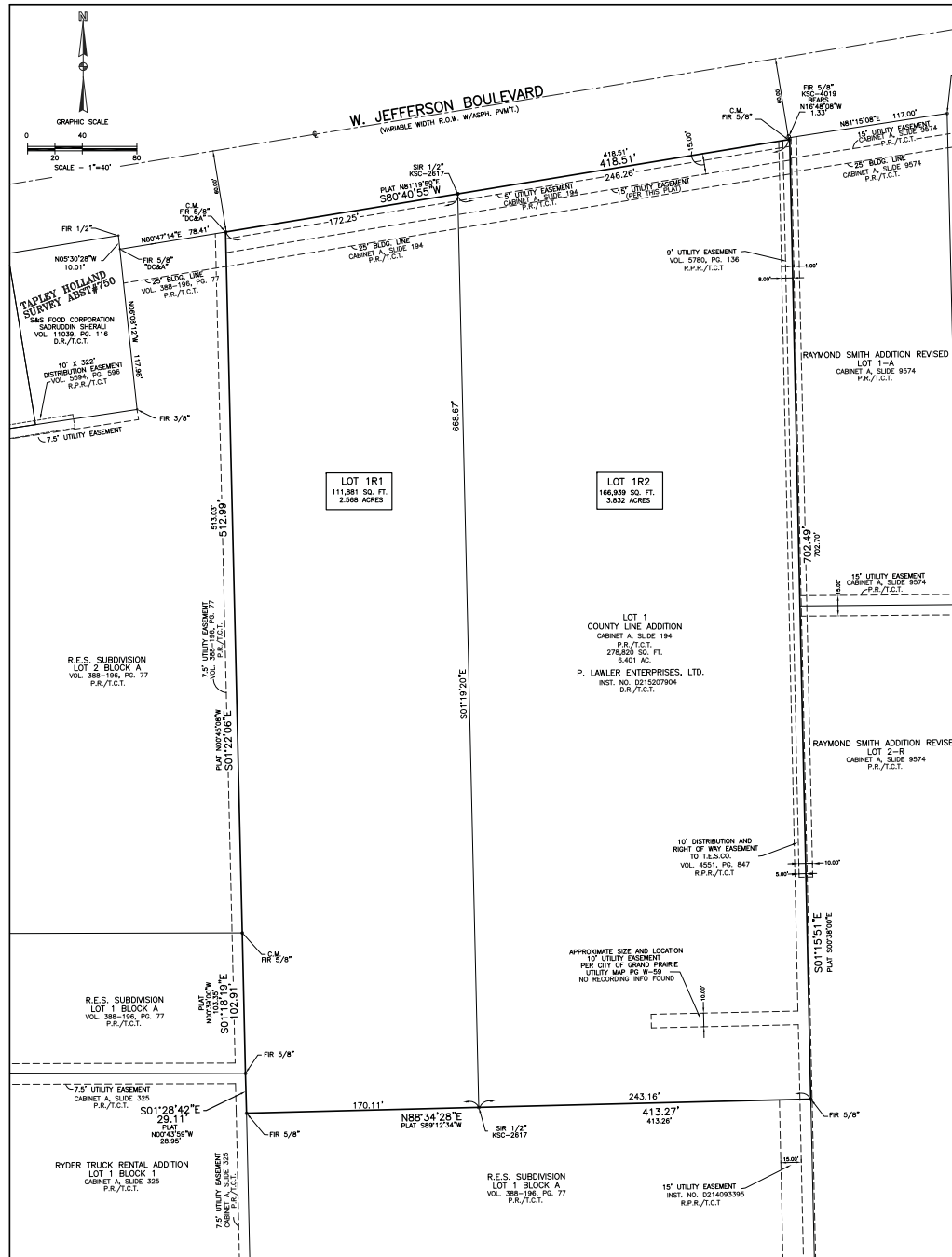


EXHIBIT B



DEDICATION:

State of Texas:
County of Tarrant:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT P. LAWLER ENTERPRISES, LTD., does hereby adopt this plat designating the hereon above described property as LOT 1R1 AND LOT 1R2, COUNTY LINE ADDITION REVISED, an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie, Texas 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 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

PATRICK LAWLER
OWNER

ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF TARRANT:

Before me the undersigned authority, a Notary Public, on this day personally appeared PATRICK LAWLER, 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 _____

LEGEND:
FIR ~ FOUND IRON ROD
P.O.B. ~ POINT OF BEGINNING
P.R./T.C.T. ~ PLAT RECORDS, TARRANT COUNTY TEXAS
D.R./T.C.T. ~ DEED RECORDS, TARRANT 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, Tarrant County, Texas, Community Panel No. 484390360, Suffix L, Map Effective Date: 3-21-2019, Zone "X", and it appears that no part of the subject property lies in any 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.
5. 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.
6. The purpose of this plat is to create two lots out of one lot.
7. 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. Solid grading/drainage plan shall also show a driveway culvert.
8. The Surveyor prepared this survey without the benefit of a title commitment and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property.

OWNER/DEVELOPER:

PATRICK LAWLER
#631 106TH ST.
AUSTIN, TX 78711
PHONE: (772) 839-3192

PREPARED BY:

KEETON SURVEYING COMPANY
ESTABLISHED BY H.B. KEETON U.S. KEETON
2037 DALLWORTH, GRAND PRAIRIE, TEXAS 75050
REGISTERED PROFESSIONAL LAND SURVEYING
PHONE: (972) 641-0843 TPLS FIRM NO. 10095000
E-MAIL: ksc4019@abgglobal.net

OWNERS CERTIFICATE:

State of Texas:
County of Tarrant:

WHEREAS, P. LAWLER ENTERPRISES, LTD., is the sole owner of a tract of land situated in the Tapley Holland Survey, Abstract No. 750, County of Tarrant, City of Grand Prairie, according to the deed thereof recorded in Instrument No. D215207904, of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION:

BEING a 6.401 acre tract of land being known as all of Lot 1, County Line Addition, an Addition to the City of Grand Prairie, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 194, of the Plat Records of Tarrant County, Texas.

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 FOR REVIEW ONLY NOT TO BE
RECORDED FOR ANY PURPOSE

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

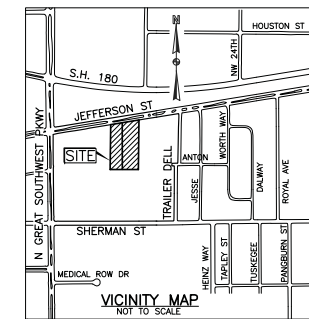
ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF TARRANT:

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 _____



REPLAT LOT 1R1 AND LOT 1R2 COUNTY LINE ADDITION REVISED

CONTAINING 278,820 SQ. FT. OR 6.401 ACRES

AN ADDITION TO
THE CITY OF GRAND PRAIRIE,
TARRANT COUNTY, TEXAS
BEING A REPLAT OF
LOT 1 COUNTY LINE ADDITION
AN ADDITION TO THE CITY OF GRAND PRAIRIE
TARRANT COUNTY, TEXAS

DATE: MARCH 18, 2019
REVISED: APRIL 18, 2019

CASE NO. RP190501

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