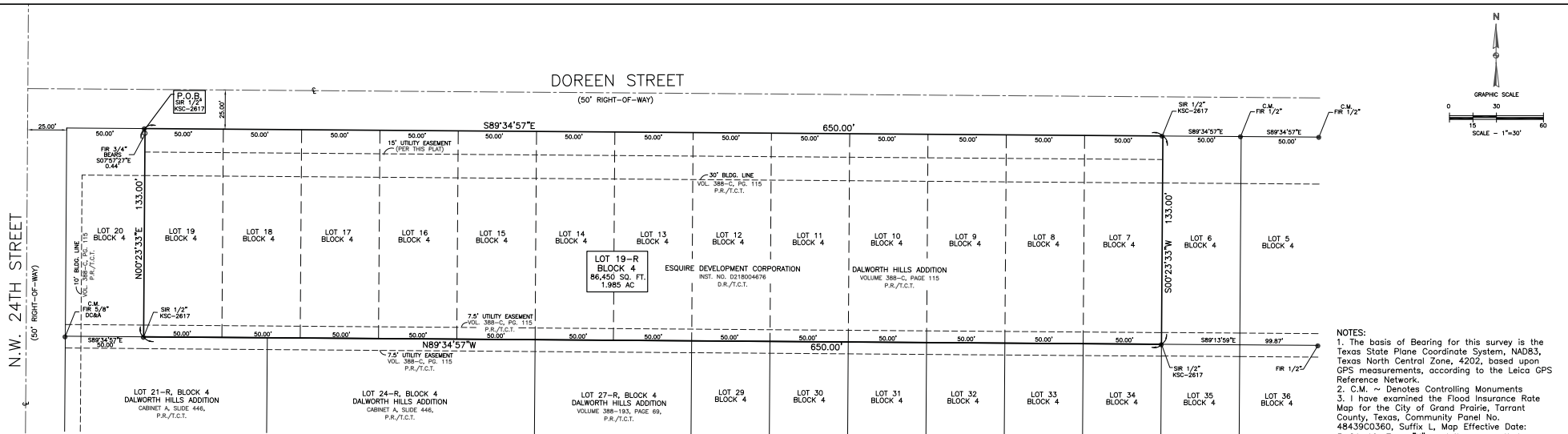


# EXHIBIT B



## DEDICATION:

STATE OF TEXAS  
COUNTY OF TARRANT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Esquire Development Corporation, acting by and through the undersigned it's duly authorized agent does hereby adopt this plat designating the hereon above described property as LOT 19-R, BLOCK 4, DALWORTH HILLS ADDITION REVISED, 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 stormwater management areas shown thereon. The easements shown thereon are hereby dedicated and reserve 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 all 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 services 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.

BOB BRUEGEMEYER  
(Owner)

## ACKNOWLEDGMENT:

STATE OF TEXAS  
COUNTY OF TARRANT:

Before me the undersigned authority, a Notary Public, on this day personally appeared Bob Brueggemeyer, 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 \_\_\_\_\_

## ACKNOWLEDGMENT:

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 \_\_\_\_\_

## OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, Esquire Development Corporation, is the sole owner of a tract of land located in the Tapley Holland Survey, Abstract No. 750, City of Grand Prairie, Tarrant County, Texas, according to the deed recorded in Instrument No. D218004676, of the Deed Records of Tarrant County, Texas, also being all of Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19, of Block 4, Dalworth Hills Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-C, Page 115, Map Records, Tarrant County, Texas, and being more particularly described as follows;

BEGINNING at a set 1/2 inch iron rod with cap marked KSC-2617 at the northwest corner of said Lot 19, and being in the south line of said Doreen Street, for a distance of 650.00 feet, to a set 1/2 inch iron rod with cap marked KSC-2617 for corner at the northeast corner of said Lot 7, and the northwest corner of Lot 6, said Block 4;

THENCE S. 89°34'57" E., with the north line of said Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19, of Block 4 and the south line of said Doreen Street, for a distance of 650.00 feet, to a set 1/2 inch iron rod with cap marked KSC-2617 for corner at the southeast corner of said Lot 7 and the southwest corner of said Lot 6;

THENCE S. 0°23'33" W., with the east line of said Lot 7 and the west line of said Lot 6, for a distance of 133.00 feet, to a set 1/2 inch iron rod with cap marked KSC-2617 for corner at the southeast corner of said Lot 7 and the southwest corner of said Lot 6;

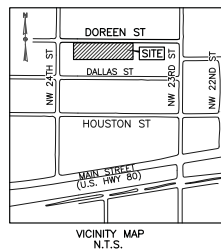
THENCE N. 89°34'57" W., with the south line of said Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19, of Block 4, and the north line of Lots 29, 30, 31, 32, 33, and 34, said Block 4, Lot 27-R, Block 4, Dalworth Hills Addition, and addition to the City of Grand Prairie, according to the Plat thereof recorded in Volume 388-193, Page 69, of the Plat Records of Tarrant County, Texas, Lot 24-R, and 21-R, Block 4, Dalworth Hills Addition, an addition to the City of Grand Prairie, according to the plat thereof recorded in Cabinet A, Slide 446, of the Plat Records of Tarrant County, Texas, for a distance of 650.00 feet to a set 1/2 inch iron rod with cap marked KSC-2617 for corner at the southwest corner of said Lot 19;

THENCE N. 0°23'33" E., with the west line of said Lot 19, and the east line of Lot 20, said Block 4, for a distance of 133.00 feet, to the POINT OF BEGINNING and containing 86,450 square feet or 1.985 acres of land, more or less.

OWNERS:  
Esquire Development Corporation  
BOB BRUEGEMEYER  
1830 ESQUIRE PLACE  
GRAND PRAIRIE, TX 75050  
PH# (972) 641-1450

PREPARED BY:  
KEETON SURVEYING COMPANY  
H.B. KEETON M.S. KEETON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
2037 DALWORTH STREET P.O. BOX 530204  
GRAND PRAIRIE, TEXAS 75051-0204  
EMAIL: ksc4019@abcglobal.net  
PHONE: (972) 641-0843 FAX: (972) 647-0154

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)



## 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

FINAL PLAT  
LOT 19-R, BLOCK 4  
DALWORTH HILLS ADDITION REVISED  
CONTAINING 86,450 SQ. FT. OR 1.985 ACRES  
AN ADDITION TO  
THE CITY OF GRAND PRAIRIE,  
TARRANT COUNTY, TEXAS  
BEING A REPLAT OF  
ALL OF LOTS 7, 8, 9, 10, 11, 12, 13, 14,  
15, 16, 17, 18, AND 19, BLOCK 4  
DALWORTH HILLS ADDITION  
CITY OF GRAND PRAIRIE  
TARRANT COUNTY, TEXAS  
ONE LOT

DATE: MARCH 14, 2019  
CASE NO. RP109502