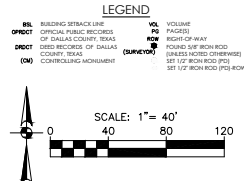
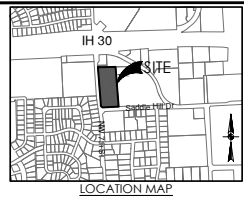


# Exhibit B - Preliminary Plat



- NOTES:
- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS (UNLESS NOTED OTHERWISE).
  - THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NAD 83 (NAD2011) EPOCH 2010.0, FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE.
  - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM PANEL NUMBER 48113C0295K, DATED JULY 7, 2014.
  - EXISTING OR FUTURE MINIMUM SETBACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT.
  - ZONING CLASSIFICATIONS INDICATED ON THIS PLAT REFLECT THE ZONING IN PLACE AT THE TIME THIS PLAT WAS APPROVED AND DOES NOT REPRESENT A VISITED RIGHT TO THE ZONING INDICATION.

**Grand Prairie**  
TEXAS

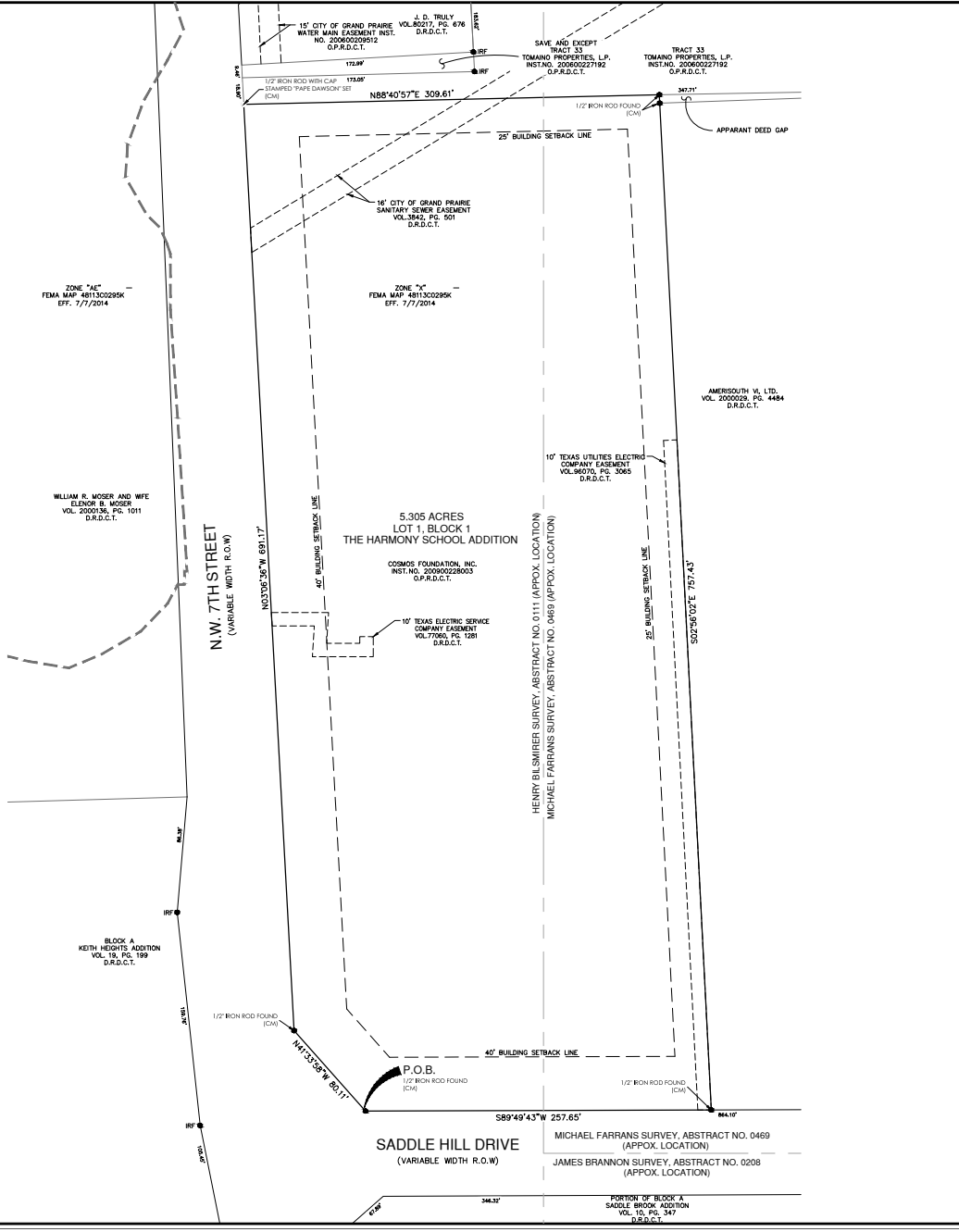
DATE \_\_\_\_\_

THIS PLAT IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAND PRAIRIE, TEXAS, AND THE DEDICATION FILED IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC.

CHAIRPERSON: \_\_\_\_\_

CERTIFIED DIRECTOR OF PLANNING OF DESIGNEE: \_\_\_\_\_

THIS PLAT FILED IN CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_ DATE \_\_\_\_\_



OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS  
DALLAS COUNTY II

BEING A 5.305 ACRE TRACT OUT OF THE MICHAEL FARRANS SURVEY, ABSTRACT NO. 0469 AND THE HENRY BLSMIER SURVEY, ABSTRACT NO. 111, IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CONVEYED TO COSMOS FOUNDATION, INC. BY DEED RECORDED IN INSTRUMENT NO. 2009022295K, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND [CM] AT THE SOUTHWEST CORNER OF THE NORTHWEST CORNER AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SADDLE HILL DRIVE, A VARIABLE WIDTH RIGHT-OF-WAY AND WITH THE EAST LINE OF N.W. 7TH STREET, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE NORTH 41 DEGREES 35 SECONDS 38 MINUTES WEST ALONG SAID VERTICAL CORNER, A DISTANCE OF 80.11 FEET TO A 1/2" IRON ROD [CM] FOUND FOR CORNER;

THENCE NORTH 03 DEGREES 54 MINUTES 36 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE OF SAID N.W. 7TH STREET, A DISTANCE OF 80.17 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET [CM] FOR CORNER, SAID CORNER BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO TOMANDO PROPERTIES, L.P., BY DEED RECORDED IN INSTRUMENT NO. 20050222792, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 49 MINUTES 43 SECONDS EAST, DEPARTING SAID N.W. 7TH STREET AND ALONG SAID LINE OF SAID TOMANDO PROPERTIES, L.P., A DISTANCE OF 39.41 FEET TO A 1/2" IRON ROD FOUND [CM] FOR CORNER, SAID CORNER BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO AMERICOUTH V, LTD., BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 288099 PAGE 484, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 02 DEGREES 54 MINUTES 02 SECONDS EAST, ALONG THE WESTERN LINE OF SAID AMERICOUTH V, LTD., A DISTANCE OF 732.43 FEET TO A 1/2" IRON ROD FOUND [CM] FOR CORNER, SAID CORNER BEING THE SOUTHWEST CORNER OF SAID AMERICOUTH V, LTD. AND ON THE NORTH RIGHT-OF-WAY LINE OF SAID SADDLE HILL DRIVE;

THENCE SOUTH 03 DEGREES 49 MINUTES 43 SECONDS WEST ALONG NORTH RIGHT-OF-WAY LINE OF SAID SADDLE HILL DRIVE, A DISTANCE OF 202.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.305 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

THAT \_\_\_\_\_ DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREON ABOVE DESCRIBED PROPERTY AS \_\_\_\_\_ 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, OPEN MONUMENTS AND TREE LAINE EASEMENTS SHALL BE OPEN TO THE PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY, ACCESS AND TREE LAINE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS OR OTHER IMPROVEMENTS, INCLUDING FENCES, SHALL BE PERMITTED IN AN EGRESS HAZARDOUS BASEMENT, NO BUILDINGS OR OTHER IMPROVEMENTS OR GARAGES, EXCEPT FENCES, VEGETATION, DRIVEWAYS, AND SIDEWALKS LESS THAN 4 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 PROVIDED IN ANY WAY ENHANCING OR HINDERING 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 ACCESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, REPAIRING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PRECEDING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF EGRESS AND ACCESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING HEREON AND ANY MAINTENANCE AND SERVICE REQUIRED OF ORDINANCE PERFORMED BY THAT UTILITY.

THIS PLAT APPROVED SUBJECT TO ALL PLATING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF GRAND PRAIRIE, TEXAS.

OWNER: \_\_\_\_\_

DATE: \_\_\_\_\_

STATE OF: II

COUNTY OF: II

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, MATTHEW W. GOULD, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECT SUPERVISION, IN MAY 2017, AND THAT ALL CORNERS ARE AS SHOWN AND NOTED.

**PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR REIED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

MATTHEW W. GOULD  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5743

DATE: \_\_\_\_\_

OWNER:  
COSMO FOUNDATION, INC.  
9303 W SAM HOUSTON PKWY S  
STE 102  
HOUSTON, TX 77099  
PH: 832-445-4753 x107  
PP-XX-XXXX  
PP-XX-XXXX  
PP-XX-XXXX  
5.305 ACRES  
SUBMITTAL DATE: XX-XX-2018

DATE OF PREPARATION: August 17, 2018  
CASE NUMBER: P18091

PRELIMINARY PLAT - FOR INSPECTION PURPOSES ONLY

PRELIMINARY PLAT  
OF  
**THE HARMONY SCHOOL  
ADDITION**

5.305 ACRES SITUATED IN THE MICHAEL FARRANS SURVEY, ABSTRACT NO. 0469 AND THE HENRY BLSMIER SURVEY, ABSTRACT NO. 111 LOCATED IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS



SHEET 1 OF 1