Exhibit - B

Survey Drawing Labels

ARMSTEAD AVE.

FIRC 3/8"

GRAPHIC SCALE
SCALE - 1"=20'

N

M.W. ALLEN SURVEY
ABSTRACT NO. 009
ALEX COCKRELL SURVEY
ABSTRACT NO. 246

JOHN EDWIN BRYANT
AND SPOUSE, ANNIE LORAINE BRYANT
INST# 201200071278
D.R./D.C.T.

ALEX COCKRELL SURVEY
ABSTRACT NO. 245

SEE DETAIL

FIP 1"

FIRC 1/2" "KMR"

SIRC 1/2" "KSC-2617"

N89°23'10"E 149.75'
PLAT N89°22'00"E 150.00'

FIRC 1/2" "KMR"

PLAT N89°22'00"E 150.00'
MEASURED N89°25'05"E 150.37'

FIP 3/4"

20.00'

S.E. 14TH STREET (70' RIGHT-OF-WAY)

LOT 1 BLOCK 1
SALDIVAR ADDITION
INST. NO. 200600358889
14,489 SQ. FT.~0.344 ACRES (GROSS)
- 500 SQ. FT.~0.011 ACRES
(DEDICATED FOR RIGHT-OF-WAY)
(PER THIS PLAT)
14,489 SQ. FT.~0.333 ACRES (NET)

LOT 1-R1
BLOCK 1
7,248 SQ. FT.
0.167 ACRES

LOT 2
BLOCK 1
SALDIVAR ADDITION
INST. NO. 200600358889
P.R./D.C.T.

S89°22'00"W 144.79'

LOT 1-R2
BLOCK 1
7,241 SQ. FT.
0.166 ACRES

JUAN LEIJA SALINAS
INST# 200600339125
D.R./D.C.T.

LOT 3
BLOCK 1
SALDIVAR ADDITION
INST. NO. 200600358889
P.R./D.C.T.

AVENUE A (40' RIGHT-OF-WAY)

S89°22'00"W 149.84'
PLAT N89°22'00"E 150.00'

6' UTILITY EASEMENT
7.5' UTILITY EASEMENT

LOT 7
BLOCK 3
MOUNTAIN LAKEVIEW SOUTH
FIRST SECTION
VOL. 71144, PG. 1435
P.R./D.C.T.

LOT 8
BLOCK 3
MOUNTAIN LAKEVIEW SOUTH
SECOND SECTION
VOL. 71144, PG. 1441
P.R./D.C.T.

LOT 6
BLOCK 3

LOT 9
BLOCK 3

25' BUILDING LINE
15' UTILITY EASEMENT

VICINITY MAP
N.T.S.

GRANADA
DONNA
GRANT
HARDY
ARMSTEAD
AVE. A
HARRISON
S.E. 14TH STREET
SITE
WAGGONER
(303) PIONEER PKWY

DETAIL
N.T.S.
S.E. 14TH STREET (70' RIGHT-OF-WAY)
FIP 1"
SIRC 1/2" "KSC-2617"
S88°55'15"W 4.58'
FIRC 1/2" "KMR"
5.00'

DEDICATION:

State of Texas:
County of Dallas:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JUAN LEIJA SALINAS, acting by and through the undersigned it's duly authorized agent, does hereby adopt this plat designating the hereon above described property as LOT 1-R1 AND LOT 1-R2, BLOCK 1, SALDIVAR 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 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 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 or anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters an any maintenance and services required or ordinarily performed by that utility.

Witness my hand at _____ County Texas this _____ day of _____, 2018.

_____
JUAN LEIJA SALINAS
(Owner)

ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared JUAN LEIJA SALINAS 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 _____, 2018.

_____
NOTARY PUBLIC
My Commission Expires_____

OWNERS CERTIFICATE:

State of Texas:

County of Dallas:

WHEREAS, JUAN LEIJA SALINAS, is the sole owner of a tract of land situated in the Alex Cockrell Survey, Abstract No. 245, County of Dallas, City of Grand Prairie, according to the deed recorded in Instrument No. 200803339125, of the Deed Records of Dallas County, Texas, and more particularly described as follows;

LEGAL DESCRIPTION:

BEING a 0.344 acre tract of land being known as all of Lot 1, Block 1, Saldivar Addition, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat thereof recorded in Inst. No. 200600358889, of the Plat Records of Dallas County, Texas.

SURVEYORS CERTIFICATE:

Know All Men By These Presents:

I, M. L. Mitchell, a Registered Professional Land Surveyor in the State of Texas, does 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 DALLAS:

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 _____, 2018.

_____
NOTARY PUBLIC
My Commission Expires_____

Surveyor's Notes:

1. C.M. ~ Denotes Controlling Monuments.
2. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Community Panel No. 48113CO455, Suffix L, Map Effective Date: 7-7-14, 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 plat recorded in Inst. No. 200600358889 P.R./D.C.T.
4. Existing or future minimum set-backs established by the city 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.
5. The purpose of this plat is to create two lots out of one lot as shown.
6. Grading and drainage for each lot is required at time of building permit submittal.

LEGEND:

FIR ~ FOUND IRON ROD
FIP ~ FOUND IRON PIPE
P.R./D.C.T. ~ PLAT RECORDS, DALLAS COUNTY TEXAS
D.R./D.C.T. ~ DEED RECORDS, DALLAS COUNTY TEXAS
FND. ~ FOUND
SIR ~ SET IRON ROD
CL ~ CENTERLINE
SL ~ SURVEY LINE

OWNERS:
JUAN LEIJA SALINAS
#2510 SE 14TH STREET
GRAND PRAIRIE, TX 75051
PH# (214) 334-4537

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@sbcglobal.net
PHONE: (972) 641-0843   FAX: (972) 647-0154

FINAL PLAT
LOT 1-R1 AND LOT 1-R2, BLOCK 1
SALDIVAR ADDITION REVISED
CONTAINING 14,989 SQ. FT. OR 0.344 ACRES
AN ADDITION TO
THE CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS
BEING A REPLAT OF LOT 1, BLOCK 1
SALDIVAR ADDITION
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

DATED: JULY 17, 2018
REVISED: AUGUST 17, 2018
REVISED: SEPTEMBER 17, 2018
REVISED: OCTOBER 09, 2018
REVISED: NOVEMBER 02, 2018

CASE NO. P181001

STA.1/hc/-2018 PROJECTS/SALDIVAR ADDITION.dwg\SALDIVAR-PLAT