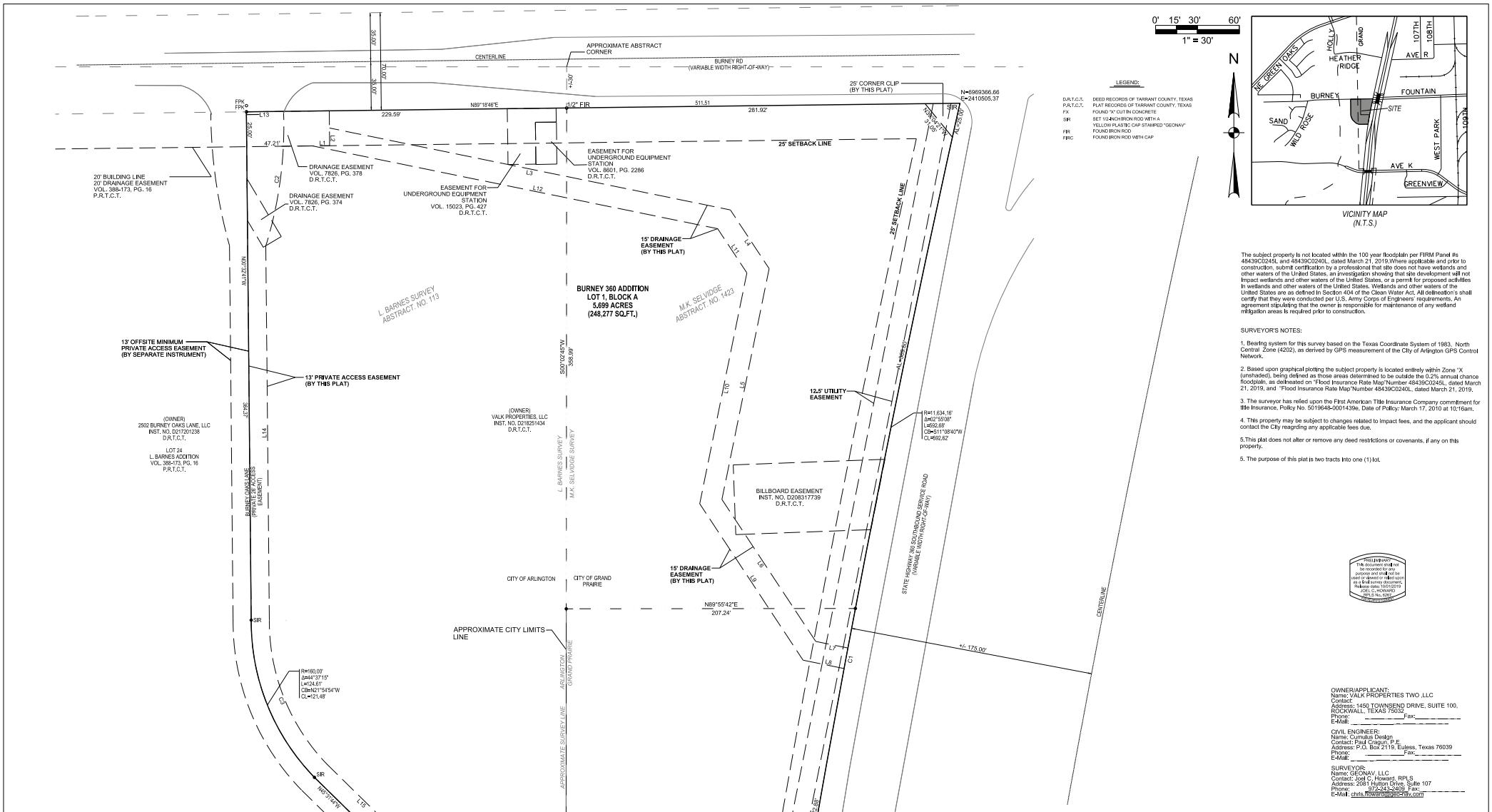
Exhibit B - Final Plat



LEGEND:

D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
FX	FOUND "X" CUT IN CONCRETE
SIR	SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "GEONAV"
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD WITH CAP

VICINITY MAP
(N.T.S.)

The subject property is not located within the 100 year floodplain per FIRM Panel #s 48439C0245L and 48439C0240L, dated March 21, 2019.Where applicable and prior to construction, submit certification by a professional that site does not have wetlands and other waters of the United States, an investigation showing that site development will not impact wetlands and other waters of the United States, or a permit for proposed activities in wetlands and other waters of the United States. Wetlands and other waters of the United States are as defined in Section 404 of the Clean Water Act. All delineation's shall certify that they were conducted per U.S. Army Corps of Engineers' requirements. An agreement stipulating that the owner is responsible for maintenance of any wetland mitigation areas is required prior to construction.

SURVEYOR'S NOTES:

1. Bearing system for this survey based on the Texas Coordinate System of 1983, North Central Zone (4202), as derived by GPS measurement of the City of Arlington GPS Control Network.

2. Based upon graphical plotting the subject property is located entirely within Zone "X (unshaded), being defined as those areas determined to be outside the 0.2% annual chance floodplain, as delineated on "Flood Insurance Rate Map"Number 48439C0245L, dated March 21, 2019, and "Flood Insurance Rate Map"Number 48439C0240L, dated March 21, 2019.

3. The surveyor has relied upon the First American Title Insurance Company commitment for title Insurance, Policy No. 5019648-0001439e, Date of Policy: March 17, 2010 at 10:16am.

4. This property may be subject to changes related to impact fees, and the applicant should contact the City reagrding any applicable fees due.

5.This plat does not alter or remove any deed restrictions or covenants, if any on this property.

5. The purpose of this plat is two tracts into one (1) lot.

"PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document."
Released for review on 10/01/2019
JOEL C. HOWARD
RPLS Reg. No. 5267
NOT FOR CONSTRUCTION

OWNER/APPLICANT:
Name: VALK PROPERTIES TWO ,LLC
Contact:
Address: 1450 TOWNSEND DRIVE, SUITE 100, ROCKWALL, TEXAS 75032
Phone: _____Fax:_____
E-Mail: _____

CIVIL ENGINEER:
Name: Cumulus Design
Contact: Paul Craguin, P.E.
Address: P.O. Box 2119, Euless, Texas 76039
Phone: _____Fax:_____
E-Mail: _____

SURVEYOR:
Name: GEONAV, LLC
Contact: Joel C. Howard, RPLS
Address: 2081 Hutton Drive, Suite 107
Phone: 972-243-2409 Fax: _____
E-Mail: chris.howard@geonavsrvy.com

LINE	DIRECTION	DISTANCE
L1	N 89° 18' 41" E	47.21'
L2	N 78° 28' 57" E	12.82'
L3	S 78° 28' 57" W	253.01'
L4	S 11° 31' 03" W	90.00'
L5	S 11° 31' 03" W	188.90'
L6	S 78° 28' 57" E	100.00'
L7	N 78° 28' 57" W	61.00'
L8	N 78° 28' 57" W	182.08'
L9	N 11° 31' 03" E	188.90'
L10	N 11° 31' 03" E	90.00'
L11	N 89° 18' 46" E	28.00'
L12	N 89° 18' 46" E	280.00'
L13	S 89° 17' 24" E	89.04'
L14	S 78° 31' 42" E	24.07'
L15	S 78° 31' 42" E	14.01'
L16	N 89° 49' 28" E	96.89'

CURVE	DELTA	RADIUS	AL	CB	CL
C1	90° 0' 00"	1,060.16	16.00'	S 10° 30' 31" W	16.00'
C2	19° 45' 19"	285.04 R	97.77'	S 07° 30' 10" W	97.35'
C3	41° 57' 13"	151.00	110.49'	S 21° 28' 54" E	108.00'
C4	44° 52' 49"	147.00	115.13'	S 67° 24' 41" W	112.22'
C5	31° 16' 18"	170.22 R	92.89'	N 80° 22' 58" E	91.78'
C6	0° 8' 25"	11634.16 L	28.48'	S 9° 45' 19" W	28.48'

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., STE 110; CARROLLTON, TEXAS 75006
SCALE 1"=30' (972) 243-2409 PROJECT NUMBER: 1066
TBPLS FIRM NO. 10194205

DATED: OCTOBER 01, 2019 DRAWN BY: JCH

FINAL PLAT

OF

BURNEY 360 ADDITION
LOT 1, BLOCK A

BEING 5.699 ACRES OUT OF
L. BARNES SURVEY, ABSTRACT NO. 113 &
M.K. SELVIDGE SURVEY, ABSTRACT NO. 1423
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS
MAY 20, 2018
1 LOTS
CASE NUMBER P191004

SHEET 1 OF 2