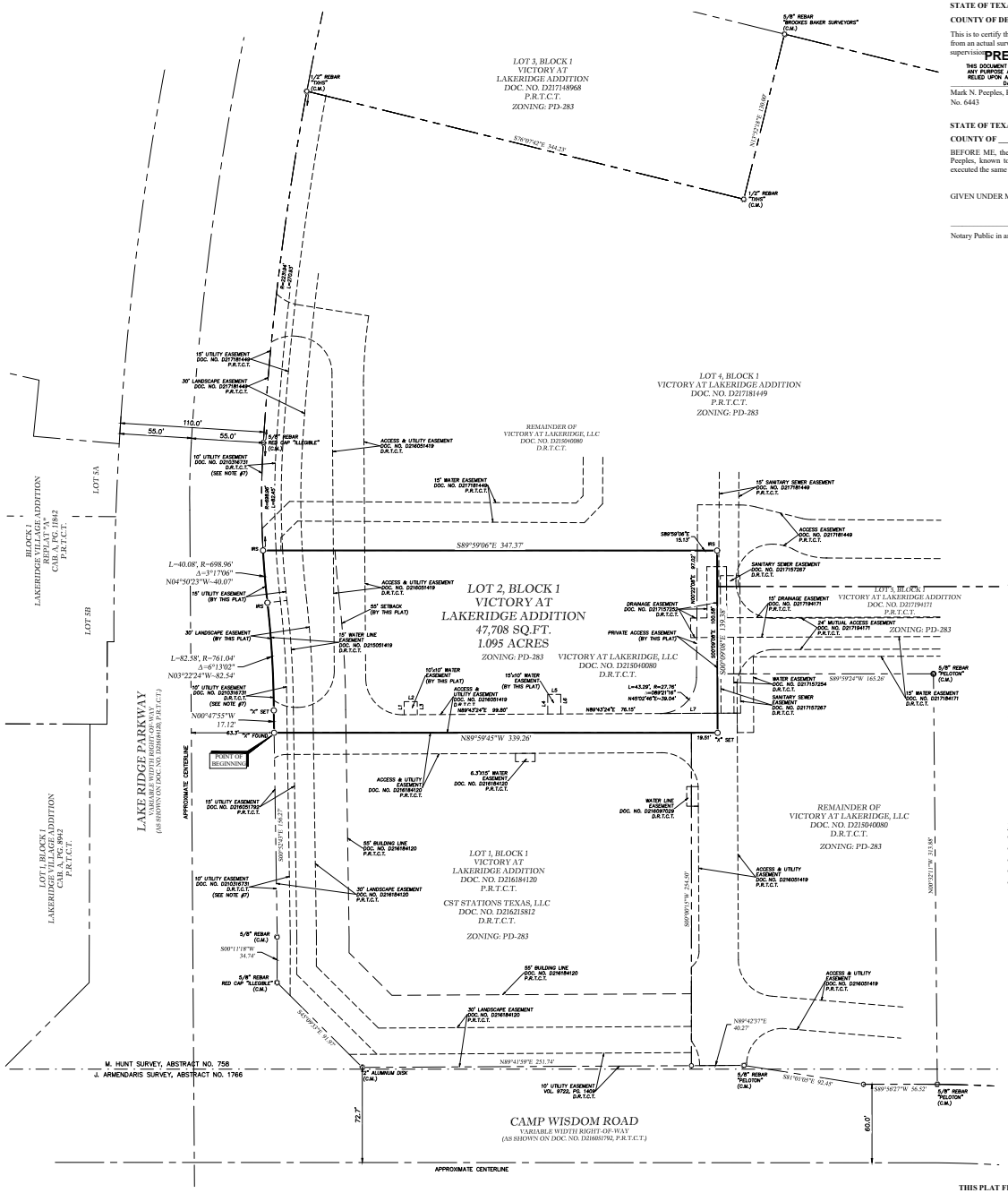
Exhibit B - Final Plat
Page 1 of 1



STATE OF TEXAS §

COUNTY OF DENTON §

This is to certify that I, Mark N. Peeples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
DATED 4/26/2018

_____
Mark N. Peeples, R.P.L.S.
No. 6443

STATE OF TEXAS §

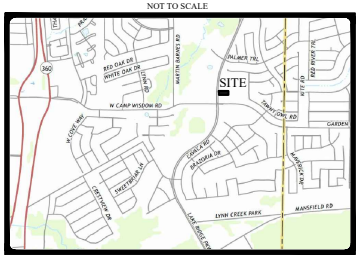
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peeples, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____20____.

_____
Notary Public in and for the State of Texas

VICINITY MAP
NOT TO SCALE



SURVEYOR'S NOTES:

1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
2. This property lies within Zone X (Unshaded) of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0370 K, dated September 25, 2009, via scaled map location and graphic plotting.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. The purpose of this plat is create 1 platted lot from a previously unplatted tract of land.
5. Zoning Classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
6. Existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.
7. 10' Utility Easement recorded in Document No. D210316731, Deed Records, Tarrant County, Texas is associated with a temporary construction easement for the construction of Lake Ridge Parkway and to terminate upon completion of Lake Ridge Parkway.

LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
- C.M. CONTROLLING MONUMENT

N

40' 0 20' 40' 80'
SCALE: 1" = 40'

Line Data Table		
Line #	Distance	Bearing
L1	10.00'	N00°18'01"W
L2	10.00'	N89°43'24"E
L3	10.00'	S00°18'01"E
L4	15.00'	N00°16'58"W
L5	10.00'	N89°43'24"E
L6	15.00'	S00°16'58"E
L7	43.72'	N89°43'24"E

STATE OF TARRANT §

COUNTY OF TARRANT §

WHEREAS, Victory at Lakeridge, LLC is the owner of a 1.107 acre tract of land situated in the City of Grand Prairie, Tarrant County, Texas, being a tract of land situated in the M. Hunt Survey, Abstract No. 758, in Tarrant County, Texas, being a portion of that same tract of land described to Victory at Lakeridge, LLC by deed recorded in Document No. D215040080 of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows (Bearings and distances are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD83) (U.S. Foot) with a combined scale factor of 1.00012);

BEGINNING at an "X" found in concrete for the Northwest corner of Lot 1, Block 1 of Victory at Lakeridge Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat thereof recorded in Document No. D216184120 of the Plat Records of Tarrant County, Texas, and lying on the East right-of-way line of Lakeridge Parkway (variable width right-of-way);

THENCE North 00 Degrees 47 Minutes 55 Seconds West, with the East right-of-way line of said Lakeridge Parkway, a distance of 17.12 feet to an "X" set in concrete for corner at the beginning of a tangent curve to the left, having a central angle of 06 Degrees 13 Minutes 02 Seconds, a radius of 761.04 feet and a chord bearing and distance of North 03 Degrees 22 Minutes 24 Seconds West, 82.54 feet;

THENCE, in a northerly direction, continuing with the East right-of-way line of said Lakeridge Parkway, and with said tangent curve to the left, an arc length of 82.58 feet to a 1/2 inch rebar with a cap stamped "Windrose" set for corner at the beginning of a reverse curve to the right, having a central angle of 03 Degrees 17 Minutes 06 Seconds, a radius of 698.96 feet and a chord bearing and distance of North 04 Degrees 50 Minutes 23 Seconds West, 40.07 feet;

THENCE, in a northerly direction, continuing with the East right-of-way line of said Lakeridge Parkway, and with said reverse curve to the right, an arc length of 40.08 feet to a 1/2 inch rebar with a cap stamped "Windrose" set for the westernmost Southwest corner of Lot 4, Block 1 of Victory at Lakeridge Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the Plat thereof recorded in Document No. D217181449 of the Plat Records of Tarrant County, Texas;

THENCE South 89 Degrees 59 Minutes 06 Seconds East, departing the East right-of-way line of said Lakeridge Parkway, over, across and through said Victory at Lakeridge, LLC tract and with the westernmost South line of said Lot 4, a distance of 347.37 feet to a 1/2 inch rebar with a cap stamped "Windrose" set for comer;

THENCE South 00 Degrees 09 Minutes 08 Seconds East, continuing through said Victory at Lakeridge, LLC tract, with the southernmost West line of said Lot 4 and the northernmost West line of Lot 5, Block 1 of Victory at Lakeridge Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the Plat thereof recorded in Document No. D217194171 of the Plat Records of Tarrant County, Texas, a distance of 139.38 feet to an "X" set in concrete for corner;

THENCE North 89 Degrees 59 Minutes 45 Seconds West, continuing through said Victory at Lakeridge, LLC tract, and with the North line of said Lot 1, a distance of 339.26 feet to the **POINT OF BEGINNING** and containing 47,708 square feet or 1.095 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That Victory at Lakeridge, LLC does hereby adopt this plat designating the hereon above described property as **LAKERIDGE ADDITION, LOT 2, BLOCK 1,** 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, 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

VICTORY AT LAKERIDGE, LLC, a Texas limited liability company

By: _____
Kris Ramji, Chief Operating Officer

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kris Ramji, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____20____.

_____
Notary Public in and for the State of Texas

OWNER/DEVELOPER
VICTORY AT LAKERIDE, LLC
825 W. ROYAL LANE,
SUITE 250
IRVING, TX 75039

ENGINEER
kirkman ENGINEERING
4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

WINDROSE
LAND SURVEYING | PLATTING
220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

THIS PLAT FILED IN CABINET _____, SLIDE _____, DATE _____

FINAL PLAT
VICTORY AT
LAKERIDGE ADDITION
LOT 2, BLOCK 1
1.095 ACRES OUT OF THE
M. HUNT SURVEY, ABSTRACT NO. 758
CITY OF GRAND PRAIRIE,
TARRANT COUNTY, TEXAS
CASE NO. P180501

-- OCTOBER 2017 --

DRAWN BY: E.R. DATE: 10/02/2017 CHECKED BY: M.P. JOB NO.: C1709456-1

H:\Engineering\Kirkman Engineering\Victory @ Lake Ridge - Grand Prairie\Drawings