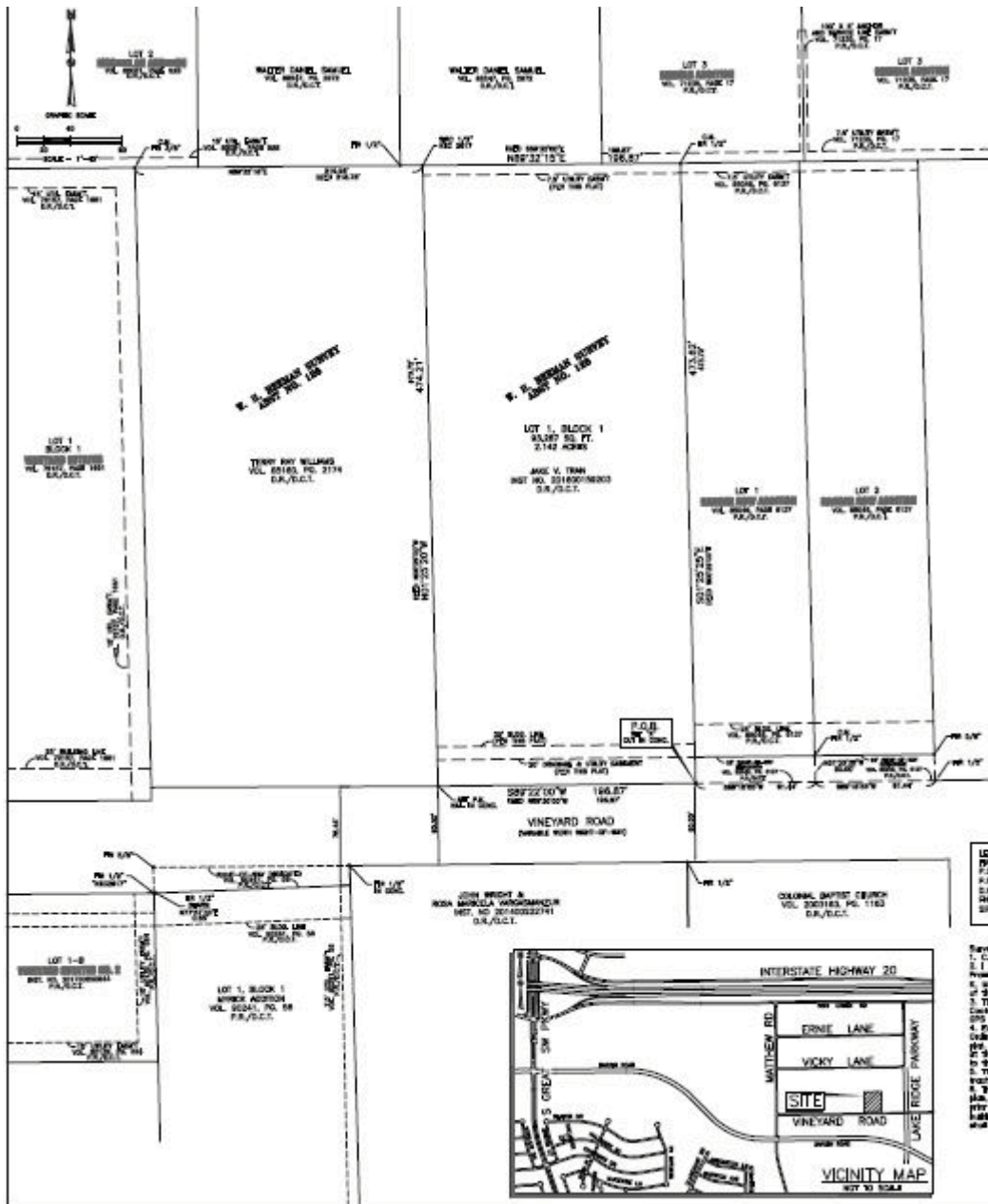


# EXHIBIT B - FINAL PLAT



**DEDICATION:**  
State of Texas  
County of Dallas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT JAKE V. TRAN, acting by and through the undersigned authorized agent do hereby adopt this plat designating the herein above described property as LOT 1, BLOCK 1, V-TRAN ADDITION, 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 streets shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS measurements and the line easements shall be open to the public and private utilities for each particular use. The maintenance of paving of the utility, access and the line 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 structures, except fences, walkways, 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 shown above which in any way encroach 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, maintaining, inspecting, repairing, and adding to or removing all or parts of its respective systems without the necessity of any time of recording the permission of anyone. Any public utility shall have the right of ingress and egress to traverse property for the purpose of reading meters and any maintenance and service required or voluntarily performed by that utility.

This plat approved subject to all planning, subdivision, rules, regulations and resolutions of the City of Grand Prairie, Texas.

Witness my hand of \_\_\_\_\_ County Texas this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

JAKE V. TRAN  
OWNER

**ACKNOWLEDGMENTS:**  
STATE OF TEXAS  
COUNTY OF DALLAS

Before me the undersigned authority, a Notary Public, on this day personally appeared JAKE V. TRAN, 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 \_\_\_\_\_, 2016.

NOTARY PUBLIC  
My Commission Expires \_\_\_\_\_

**LEGEND:**  
1. C.R. = PLANNED ROAD 800  
F.O.B. = POINT OF BEGINNING  
S.R./S.C.T. = PLAT RECORDED, DALLAS COUNTY TEXAS  
S.R./S.C.T. = DEED RECORDED, DALLAS COUNTY TEXAS  
R.E. = PLANNED  
S.E. = LOT 1000 800 (250-2517)

**Surveyor's Notes:**  
1. C.R. = PLANNED ROAD 800  
2. I have assigned the Road Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Commissioned Plat No. 481-20244, Series 1, and Chapter 201-1004, Series 1, and it appears that no part of the subject property lies in any special flood hazard area.  
3. The books of Deeds for this county in the Texas State Public Records System, 1850-1900, Texas State Public Records, Series 1, contain GPS measurements, according to the Texas GPS Reference System.  
4. I believe the values are correct and that the plat represents a correct and true representation of the land shown indicated on the plat.  
5. The purpose of this plat is to create one lot out of an unsplit tract of land as shown.  
6. The owner shall submit a site, grading, drainage, and erosion control plan, for review and shall be approved by the City of Grand Prairie prior to starting any work and shall submit and approved of any building permit associated with such activity. Said grading/drainage plan shall also show a driveway layout.

**OWNER/DEVELOPER:**  
JAKE V. TRAN  
2500 MAPLE ST  
DALLAS, TEXAS 75229

**PREPARED BY:**  
KESTON SURVEYING COMPANY  
P.O. BOX 1000  
1000 W. WILSON, SUITE 1000  
DALLAS, TEXAS 75203  
PHONE 972-381-1111  
FAX 972-381-1111

## **OWNER'S CERTIFICATE:** STATE OF TEXAS COUNTY OF DALLAS

WITNESSETH, JAKE V. TRAN, is the sole owner of a tract of land located in the W.H. Beeman Survey, Abstract No. 126, City of Grand Prairie, Dallas County, Texas, according to the Deed recorded in Instrument No. 201603150203, of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a X-out set at the southeast corner of said Tran tract and the southeast corner of Ranger Row Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 83046, Page 8137, of the Plat Records of Dallas County, Texas and being in the north line of Vineyard Road, (variable width right-of-way);

THENCE South 89°22'00" West, with the north line of said Vineyard Road for a distance of 196.87 feet to a P.N. nail set in concrete for the southeast corner of said Tran tract and the southeast corner of said certain tract of land described is dead to (Terry Ray Williams and wife, Dee Ann Williams), as recorded in Volume 83160, Page 2174, of the Deed Records of Dallas County, Texas;

THENCE North 01°25'20" West, a distance of 474.21 feet along the common line of said Tran tract and said Williams tract to a set 1/2 inch iron rod with cap marked 830-2517; said point being in the north line of that certain tract of land described is dead to Walter Daniel Barnard as recorded in Volume 85247, Page 2372, of the Deed Records of Dallas County, Texas;

THENCE North 89°22'15" East, a distance of 196.87 feet to a found 1/2 inch iron rod at the northeast corner of said Tran tract and the northwest corner of Ranger Row Addition, said point also being in the south line of Beeman Addition, an addition to the City of Grand Prairie according to the plat thereof recorded in Volume 71330, Page 17, of the Plat Records of Dallas County, Texas;

THENCE South 01°25'20" East, a distance of 473.60 feet along the common line of said Tran tract and said Ranger Row Addition to the Point of Beginning and containing 93,287 square feet of 2.142 acres of land, more or less.

## **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 measurements shown herein 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.

PREPARED FOR RECORD ONLY NOT TO BE RECORDED FOR ANY PURPOSE

M. L. Mitchell  
Registered Professional Land Surveyor  
Texas Registration No. 2817

**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 \_\_\_\_\_, 2016.

NOTARY PUBLIC  
My Commission Expires \_\_\_\_\_

**FINAL PLAT**  
**LOT 1, BLOCK 1**  
**V-TRAN ADDITION**  
CONTAINING 93,287 SQ. FT. OR 2.142 ACRES  
AN ADDITION TO  
THE CITY OF GRAND PRAIRIE,  
DALLAS COUNTY, TEXAS  
BEING 2.142 ACRES OUT OF THE  
W.H. BEEMAN SURVEY, ABSTRACT NO. 126  
DALLAS COUNTY, TEXAS

DATE: OCTOBER 15, 2016  
RECORDED: NOVEMBER 18, 2016  
CASE NO. 1610203  
PLAT RECORDED IN INSTRUMENT NO. \_\_\_\_\_ P.A./D.C.T.