

Exhibit B - Plat

LEGEND

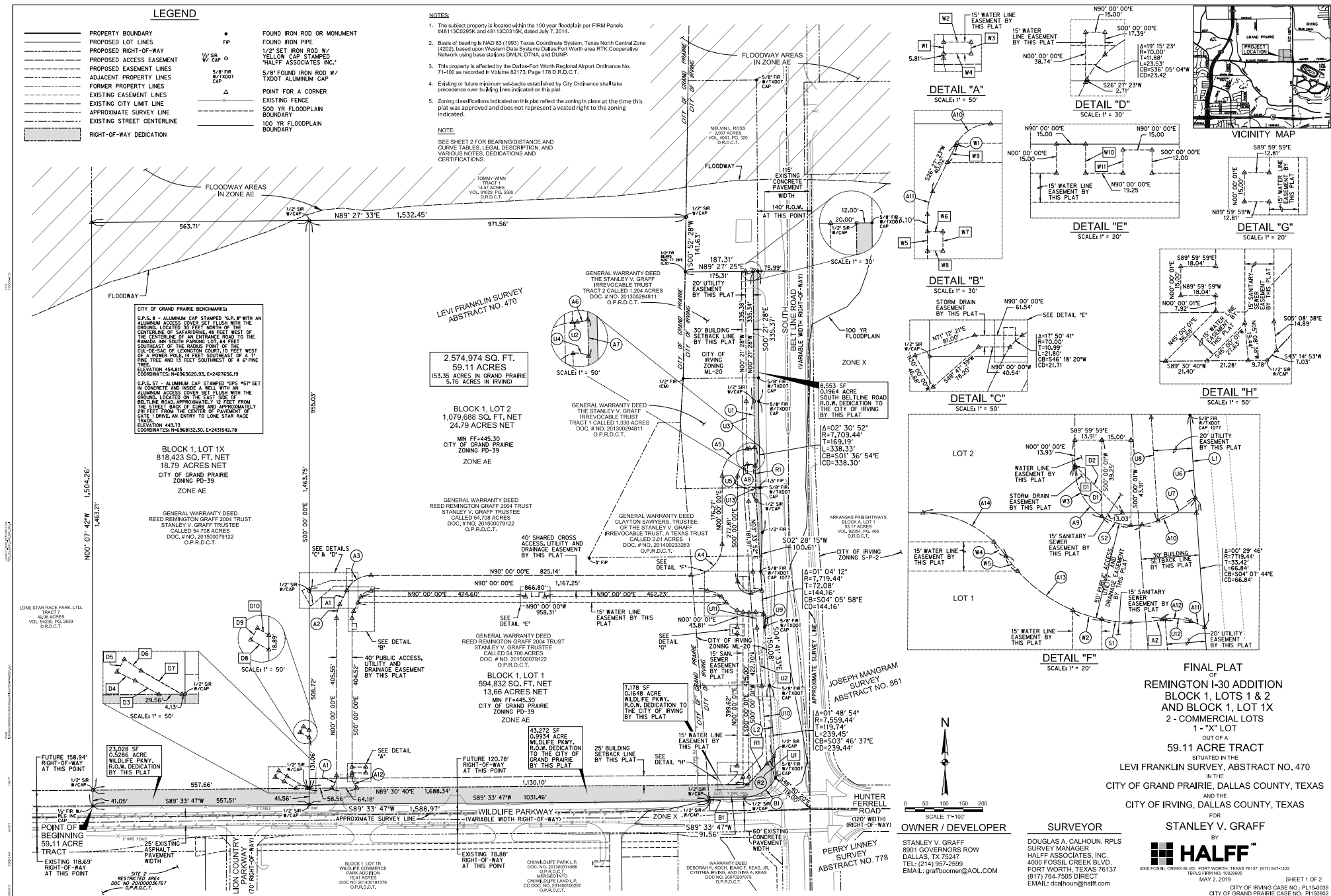
- | | | |
|----------------------------|---|----------------------------|
| PROPERTY BOUNDARY | ● | FOUND IRON ROD OR MONUMENT |
| PROPOSED LOT LINES | ○ | FOUND IRON PIPE |
| PROPOSED RIGHT-OF-WAY | ○ | 1/2" SET IRON ROD W/ |
| PROPOSED ACCESS EASEMENT | ○ | 1/2" SET IRON PIPE STAMPED |
| PROPOSED EASEMENT LINES | ○ | "HALF ALLEGES ASSOCIATES," |
| ADJACENT PROPERTY LINES | ○ | 5/8" SET IRON ROD W/ |
| FORMER PROPERTY LINES | ○ | 1/2" SET IRON ROD W/ |
| EXISTING EASEMENT LINES | ○ | "TxDOT" ALUMINUM CAP |
| EXISTING CITY LIMIT LINE | ○ | |
| APPROXIMATE SURVEY LINE | ○ | |
| EXISTING STREET CENTERLINE | ○ | |
| RIGHT-OF-WAY DEDICATION | ○ | |

NOTES:

1. The subject property is located within the 100 year floodplain per FRM Panels #A48113C0295K and #48113C0315K, dated July 7, 2014.
2. Based of bearing is NAD 83 (1993) Texas Coordinate System, Texas North Central Zone (4202), based upon Western Data Systems Dallas/Fort Worth area RTK Cooperative Network using base stations OMLN, DTNA, and DUNP.
3. This property is affected by the Dallas-Fort Worth Regional Airport Ordinance No. 71-100 as recorded in Volume 82173, Page 178 D.R.C.T.
4. Existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.
5. Zoning designations 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.

NOTE:

SEE SHEET 2 FOR BEARING/DISTANCE AND
CURVE TABLES, LEGAL DESCRIPTION, AND
VARIOUS NOTES, DEDICATIONS AND
CERTIFICATIONS.



FINAL PLAT

REMINGTON I-30 ADDITION
BLOCK 1, LOTS 1 & 2
AND BLOCK 1, LOT 1X
2 - COMMERCIAL LOTS
1 - "X" LOT

59.11 ACRE TRACT

LEVI FRANKLIN SURVEY, ABSTRACT NO. 470
IN THE
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
AND THE
CITY OF IRVING, DALLAS COUNTY, TEXAS
FOR

STANLEY V. GRAFF

SURVEYOR

OWNER / DEVELOPER

STANLEY V. GRAFF
8901 GOVERNORS ROW
DALLAS, TX 75247
TEL: (214) 957-2599
EMAIL: graffboomer@AOL.COM

DOUGLAS A. CALHOUN, RPLS
SURVEY MANAGER
HALFF ASSOCIATES, INC.
4000 FOSSIL CREEK BLVD.
FORT WORTH, TEXAS 76137
(817) 764-7505 DIRECT
EMAIL: dcalhoun@halff.com



BY
HALFF™

4000 FOSSIL CREEK BLVD, FORT WORTH, TEXAS 76137 (817) 847-1422
 TBPFS FIRM NO. 10029606
 MAY 2, 2019 SHEET 1 OF 2
 CITY OF IRVING CASE NO.: PL15-0039
 CITY OF GRAND PRAIRIE CASE NO.: P1150902