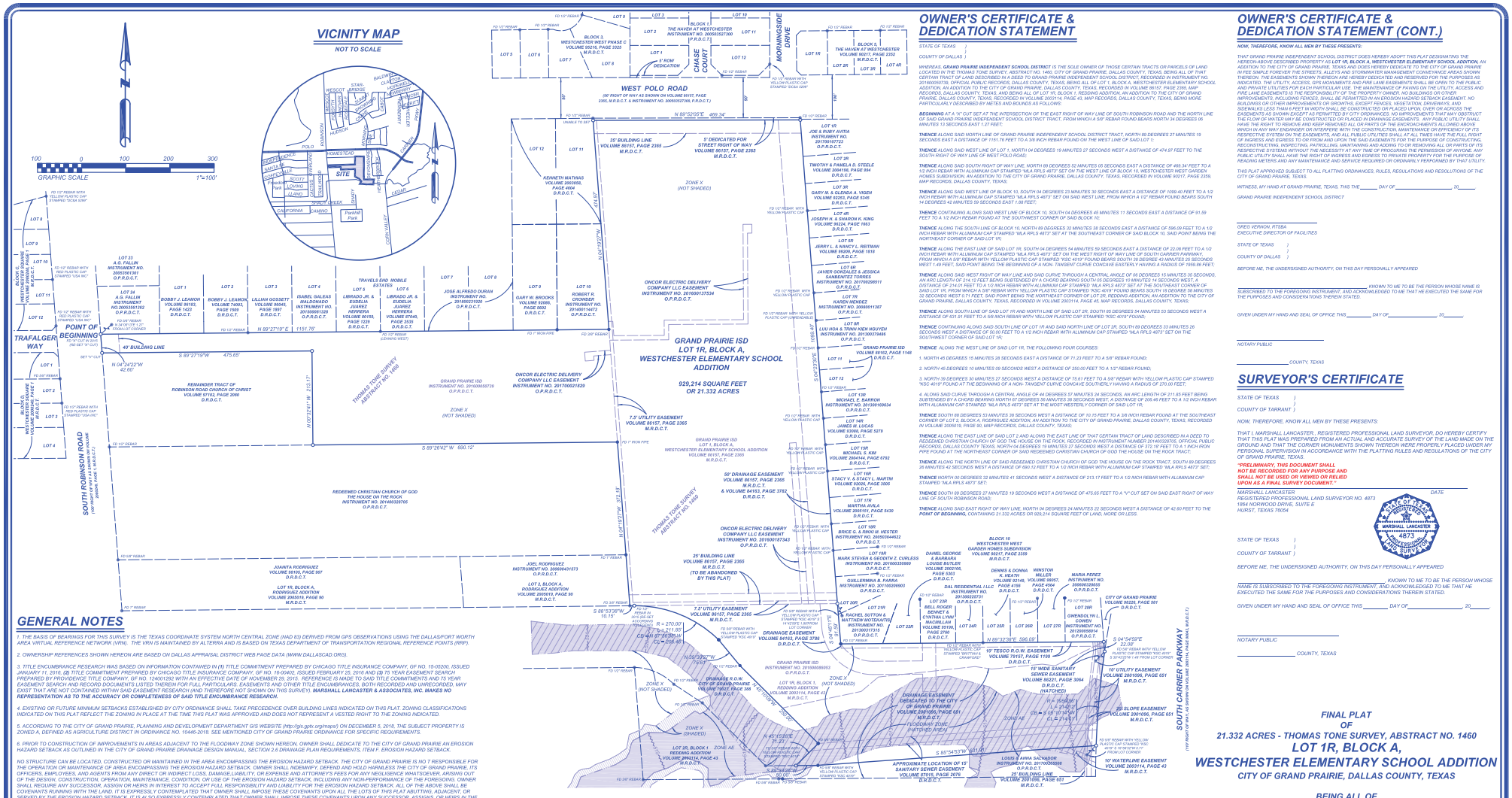
EXHIBIT B



OWNER'S CERTIFICATE & DEDICATION STATEMENT

STATE OF TEXAS)
)
COUNTY OF DALLAS)

WHEREAS, **GRAND PRAIRIE INDEPENDENT SCHOOL DISTRICT** IS THE SOLE OWNER OF THOSE CERTAIN TRACTS OR PARCELS OF LAND LOCATED IN THE THOMAS TONE SURVEY, ABSTRACT NO. 1460, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OR LAND DESCRIBED IN A DEED TO GRAND PRAIRIE INDEPENDENT SCHOOL DISTRICT, RECORDED IN INSTRUMENT NO. 201600050719, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK A, WESTCHESTER ELEMENTARY SCHOOL ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, RECORDED IN VOLUME 86157, PAGE 2365, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOT 1R, BLOCK 1, REDDING ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, RECORDED IN VOLUME 2003114, PAGE 43, MAP RECORDS, DALLAS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A "X" CUT SET AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SOUTH ROBINSON ROAD AND THE NORTH LINE OF SAID GRAND PRAIRIE INDEPENDENT SCHOOL DISTRICT TRACT, FROM WHICH A 5/8" REBAR FOUND BEARS NORTH 34 DEGREES 06 MINUTES 13 SECONDS EAST 1.27 FEET;

THENCE ALONG SAID NORTH LINE OF GRAND PRAIRIE INDEPENDENT SCHOOL DISTRICT TRACT, NORTH 89 DEGREES 27 MINUTES 19 SECONDS EAST A DISTANCE OF 115.76 FEET TO A 3/8 INCH REBAR FOUND ON THE WEST LINE OF SAID LOT 1;

THENCE ALONG SAID WEST LINE OF LOT 1, NORTH 04 DEGREES 19 MINUTES 27 SECONDS WEST A DISTANCE OF 474.97 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST POLO ROAD;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 89 DEGREES 52 MINUTES 05 SECONDS EAST A DISTANCE OF 469.34 FEET TO A 1/2 INCH REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET ON THE WEST RIGHT OF WAY LINE OF SOUTH CARRIER PARKWAY, FROM WHICH A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "KSC 4019" FOUND BEARS SOUTH 38 DEGREE 43 MINUTES 25 SECONDS WEST 1.49 FEET; SAID POINT BEING THE BEGINNING OF A NON- TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1950.88 FEET;

THENCE ALONG SAID WEST RIGHT OF WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 15 MINUTES 36 SECONDS, AN ARC LENGTH OF 214.12 FEET BEING SUBTENDED BY A CHORD BEARING SOUTH 05 DEGREES 19 MINUTES 14 SECONDS WEST, A DISTANCE OF 214.01 FEET TO A 1/2 INCH REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET AT THE SOUTHEAST CORNER OF SAID LOT 1R, FROM WHICH A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "KSC 4019" FOUND BEARS SOUTH 18 DEGREE 59 MINUTES 32 SECONDS WEST 1.74 FEET; SAID POINT BEING THE NORTHEAST CORNER OF LOT 2R, REDDING ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, RECORDED IN VOLUME 2003114, PAGE 45, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE ALONG SOUTH LINE OF SAID LOT 1R AND NORTH LINE OF SAID LOT 2R, SOUTH 89 DEGREES 54 MINUTES 53 SECONDS WEST A DISTANCE OF 651.31 FEET TO A 5/8 INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "KSC 4019" FOUND;

THENCE CONTINUING ALONG SAID SOUTH LINE OF LOT 1R AND SAID NORTH LINE OF LOT 3R, SOUTH 89 DEGREES 33 MINUTES 26 SECONDS WEST A DISTANCE OF 50.00 FEET TO A 1/2 INCH REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET ON THE SOUTHWEST CORNER OF SAID LOT 1R;

THENCE ALONG THE WEST LINE OF SAID LOT 1R, THE FOLLOWING FOUR COURSES:

1. NORTH 45 DEGREES 15 MINUTES 28 SECONDS EAST A DISTANCE OF 71.23 FEET TO A 5/8" REBAR FOUND;
2. NORTH 45 DEGREES 10 MINUTES 09 SECONDS WEST A DISTANCE OF 250.00 FEET TO A 1/2" REBAR FOUND;
3. NORTH 39 DEGREES 30 MINUTES 27 SECONDS WEST A DISTANCE OF 75.61 FEET TO A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "KSC 4019" FOUND AT THE BEGINNING OF A NON- TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 270.00 FEET;
4. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46 DEGREES 57 MINUTES 24 SECONDS, AN ARC LENGTH OF 211.55 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 67 DEGREES 56 MINUTES 38 SECONDS WEST, A DISTANCE OF 205.46 FEET TO A 1/2 INCH REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET AT THE MOST WESTERLY CORNER OF SAID LOT 1R;

THENCE SOUTH 88 DEGREES 53 MINUTES 38 SECONDS WEST A DISTANCE OF 10.15 FEET TO A 3/8 INCH REBAR FOUND AT THE SOUTHEAST CORNER OF LOT 2, BLOCK A, RODRIGUEZ ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, RECORDED IN VOLUME 2005019, PAGE 90, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE ALONG THE EAST LINE OF SAID LOT 2 AND ALONG THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO REDEEMED CHRISTIAN CHURCH OF GOD THE HOUSE ON THE ROCK, RECORDED IN INSTRUMENT NUMBER 201400326705, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY TEXAS, NORTH 04 DEGREES 19 MINUTES 37 SECONDS WEST A DISTANCE OF 372.19 FEET TO A 1 INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID REDEEMED CHRISTIAN CHURCH OF GOD THE HOUSE ON THE ROCK TRACT;

THENCE ALONG THE NORTH LINE OF SAID REDEEMED CHRISTIAN CHURCH OF GOD THE HOUSE ON THE ROCK TRACT, SOUTH 89 DEGREES 26 MINUTES 42 SECONDS WEST A DISTANCE OF 690.12 FEET TO A 1/2 INCH REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

THENCE NORTH 01 DEGREES 32 MINUTES 47 SECONDS WEST A DISTANCE OF 213.17 FEET TO A 1/2 INCH REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

THENCE SOUTH 89 DEGREES 27 MINUTES 19 SECONDS WEST A DISTANCE OF 475.65 FEET TO A "X" CUT SET ON SAID EAST RIGHT OF WAY LINE OF SOUTH ROBINSON ROAD;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 04 DEGREES 24 MINUTES 22 SECONDS WEST A DISTANCE OF 42.60 FEET TO THE **POINT OF BEGINNING**, CONTAINING 21.332 ACRES OR 929,214 SQUARE FEET OF LAND, MORE OR LESS.

OWNER'S CERTIFICATE & DEDICATION STATEMENT (CONT.)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT GRAND PRAIRIE INDEPENDENT SCHOOL DISTRICT DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREON-ABOVE DESCRIBED PROPERTY AS ***LOT 1R, BLOCK A, WESTCHESTER ELEMENTARY SCHOOL 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 STORMWATER MANAGEMENT CONVEYANCE AREAS SHOWN THEREON, THE EASEMENTS SHOWN THEREON ARE HEREBY DEDICATED AND RESERVED FOR THE PURPOSES AS INDICATED. THE UTILITY, ACCESS, GPS AKNUMENTS 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 SETBACK 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 OR 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.

WITNESS, MY HAND AT GRAND PRAIRIE, TEXAS, THIS THE _____ DAY OF _____, 20_____

GRAND PRAIRIE INDEPENDENT SCHOOL DISTRICT

_____
GREG VERNON, RTSBA
EXECUTIVE DIRECTOR OF FACILITIES

STATE OF TEXAS)
)
COUNTY OF DALLAS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

_____, 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 CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____ DAY OF_____, 20_____

_____
NOTARY PUBLIC

_____ *COUNTY, TEXAS*

SURVEYOR'S CERTIFICATE

STATE OF TEXAS)
)
COUNTY OF TARRANT)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARSHALL LANCASTER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF GRAND PRAIRIE, TEXAS.

"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."

_____ _____
MARSHALL LANCASTER *DATE*
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4873
1864 NORWOOD DRIVE, SUITE E
HURST, TEXAS 76054

STATE OF TEXAS)
)
COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

_____, 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 CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____ DAY OF_____, 20_____

_____
NOTARY PUBLIC

_____ *COUNTY, TEXAS*

GENERAL NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE (NAD 83) DERIVED FROM GPS OBSERVATIONS USING THE DALLAS/FORT WORTH AREA VIRTUAL REFERENCE NETWORK (VRN). THE VRN IS MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION REGIONAL REFERENCE POINTS (RRP).

2. OWNERSHIP REFERENCES SHOWN HEREON ARE BASED ON DALLAS APPRAISAL DISTRICT WEB PAGE DATA (WWW.DALLASCAD.ORG).

3. TITLE ENCUMBRANCE RESEARCH WAS BASED ON INFORMATION CONTAINED IN (1) TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, GF NO. 15-05200, ISSUED JANUARY 11, 2016, (2) TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, GF NO. 16-00402, ISSUED FEBRUARY 25, 2016 AND (3) 75 YEAR EASEMENT SEARCH PREPARED BY PROVIDENCE TITLE COMPANY, GF NO. 124001292 WITH AN EFFECTIVE DATE OF NOVEMBER 29, 2015. REFERENCE IS MADE TO SAID TITLE COMMITMENTS AND 75 YEAR EASEMENT SEARCH AND RECORD DOCUMENTS LISTED THEREIN FOR FULL PARTICULARS. EASEMENTS AND OTHER TITLE ENCUMBRANCES, ITEM F. EROSION HAZARD SETBACK, EXIST THAT ARE NOT CONTAINED WITHIN SAID EASEMENT RESEARCH AND THEREFORE NOT SHOWN ON THIS SURVEY. ***MARSHALL LANCASTER & ASSOCIATES, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SAID TITLE ENCUMBRANCE RESEARCH.***

4. EXISTING OR FUTURE MINIMUM SETBACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT. 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.

5. ACCORDING TO THE CITY OF GRAND PRAIRIE, PLANNING AND DEVELOPMENT DEPARTMENT GIS WEBSITE (http://gis.gptx.org/maps/) ON DECEMBER 5, 2018, THE SUBJECT PROPERTY IS ZONED A, DEFINED AS AGRICULTURE DISTRICT IN ORDINANCE NO. 10446-2018. SEE MENTIONED CITY OF GRAND PRAIRIE ORDINANCE FOR SPECIFIC REQUIREMENTS.

6. PRIOR TO CONSTRUCTION OF IMPROVEMENTS IN AREAS ADJACENT TO THE FLOODWAY ZONE SHOWN HEREON, OWNER SHALL DEDICATE TO THE CITY OF GRAND PRAIRIE AN EROSION HAZARD SETBACK AS OUTLINED IN THE CITY OF GRAND PRAIRIE DRAINAGE DESIGN MANUAL, SECTION 2.6 DRAINAGE PLAN REQUIREMENTS, ITEM F. EROSION HAZARD SETBACK.

NO STRUCTURE CAN BE LOCATED, CONSTRUCTED OR MAINTAINED IN THE AREA ENCOMPASSING THE EROSION HAZARD SETBACK. THE CITY OF GRAND PRAIRIE IS NO T RESPONSIBLE FOR THE OPERATION OR MAINTENANCE OF AREA ENCOMPASSING THE EROSION HAZARD SETBACK. OWNER SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF GRAND PRAIRIE, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE,LIABILITY, OR EXPENSE AND ATTORNEY'S FEES FOR ANY NEGLIGENCE WHATSOEVER, ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION, OR USE OF THE EROSION HAZARD SETBACK, INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. OWNER SHALL REQUIRE ANY SUCCESSOR, ASSIGN OR HEIRS IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE EROSION HAZARD SETBACK. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. IT IS EXPRESSLY CONTEMPLATED THAT OWNER SHALL IMPOSE THESE COVENANTS UPON ALL THE LOTS OF TWS PLAT ABUTTING, ADJACENT, OR SERVED BY THE EROSION HAZARD SETBACK. IT IS ALSO EXPRESSLY CONTEMPLATED THAT OWNER SHALL IMPOSE THESE COVENANTS UPON ANY SUCCESSOR, ASSIGNS, OR HEIRS IN THE INTEREST OF FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING THE EROSION HAZARD SETBACK. OWNER SHALL REQUIRE ANY SUCCESSOR, ASSIGNS OR HEIRS IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE EROSION HAZARD SETBACK. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND.

7. STREAMS ARE TO REMAIN NATURAL AND PERPETUAL MAINTENANCE OF PONDS AND STREAMS ARE SOLELY THE RESPONSIBILITY OF THE PROPERTY OWNER.

PURPOSE STATEMENT

THE SOLE PURPOSE OF THIS PLAT IS CONSOLIDATE GRAND PRAIRIE INDEPENDENT SCHOOL DISTRICT TRACTS IN ONE LOT.

OWNER

GRAND PRAIRIE INDEPENDENT SCHOOL DISTRICT
2602 SOUTH BELT LINE ROAD
GRAND PRAIRIE, TEXAS 75052
PHONE: 972-264-6141

SURVEYOR

MARSHALL LANCASTER & ASSOCIATES, INC.
1864 NORWOOD DRIVE, SUITE E,
HURST, TX 76054
PHONE: 817-268-8000

LEGEND

O . . . SET 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" (UNLESS NOTED OTHERWISE)
● . . . FOUND MONUMENT AS DESCRIBED
FD . . . FOUND
D.R.D.C.T. . . . DEED RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T. . . . PLAT RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. . . . MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. . . . OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
R.P.R.D.C.T. . . . REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS

FEMA NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 48113C0445L, EFFECTIVE DATE MARCH 21, 2019, THE SUBJECT PROPERTY (SEE LEGAL DESCRIPTION SHOWN HEREON) APPEARS TO LIE WITHIN:

FLOODWAY AREAS IN ZONE AE (HATCHED & SHADED ON PANEL) DEFINED THEREIN AS:

THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

ZONE "AE" (SHADED ON PANEL) DEFINED THEREIN AS:

"SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD). BASE FLOOD ELEVATIONS DETERMINED."

ZONE "X" (SHADED ON PANEL) DEFINED THEREIN AS:

"OTHER FLOOD AREAS. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD".

ZONE "X" (NOT SHADED ON PANEL) DEFINED THEREIN AS:

"OTHER AREAS. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THE ABOVE INFORMATION WAS DERIVED FROM FEMA'S WEB SITE. THE REFERENCED FLOOD INSURANCE RATE MAP WAS THE CURRENT MAP ACCORDING TO SAID WEB SITE DURING THE RESEARCH PHASE OF THIS SURVEY. ADDITIONAL RESEARCH INTO LETTERS OF MAP REVISION, AMENDMENT, OR ANY OTHER INFORMATION ON SAID WEB SITE WAS NOT PERFORMED. MARSHALL LANCASTER & ASSOCIATES, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR CURRENT STATUS OF SAID MAPS.

CASE NO. RP190302

FINAL PLAT
OF
21.332 ACRES - THOMAS TONE SURVEY, ABSTRACT NO. 1460
LOT 1R, BLOCK A,
WESTCHESTER ELEMENTARY SCHOOL ADDITION
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

BEING ALL OF
GRAND PRAIRIE ISD TRACT ACCORDING TO INSTRUMENT NO. 201600050739, O.P.R.D.C.T., LOT 1, BLOCK A, WESTCHESTER ELEMENTARY SCHOOL ADDITION ACCORDING TO VOLUME 86157, PAGE 2365, M.R.D.C.T. AND LOT 1R, BLOCK 1, REDDING ADDITION ACCORDING TO VOLUME 2003114, PAGE 43, M.R.D.C.T.

THIS PLAT FILED IN CABINET ____, SLIDE _____ DATE _____

DATE: 03/27/2019	JOB NO.: 151911	DRAWN BY: KF	CHECKED BY: MLL

MARSHALL LANCASTER & ASSOCIATES, INC.
CONSULTING LAND SURVEYORS
commercial, retail and industrial construction surveying
- land title surveys - topography - subdivision platting
1864 Norwood Drive, Suite E, Hurst, TX 76054
metro (817) 268-8000 fax (817) 282-2231 www.mla-survey.com firm no.10045100

SCALE: 1" = 100' SHEET NO. 1 OF 1