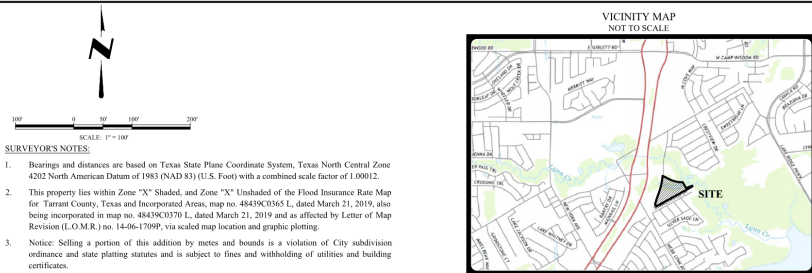
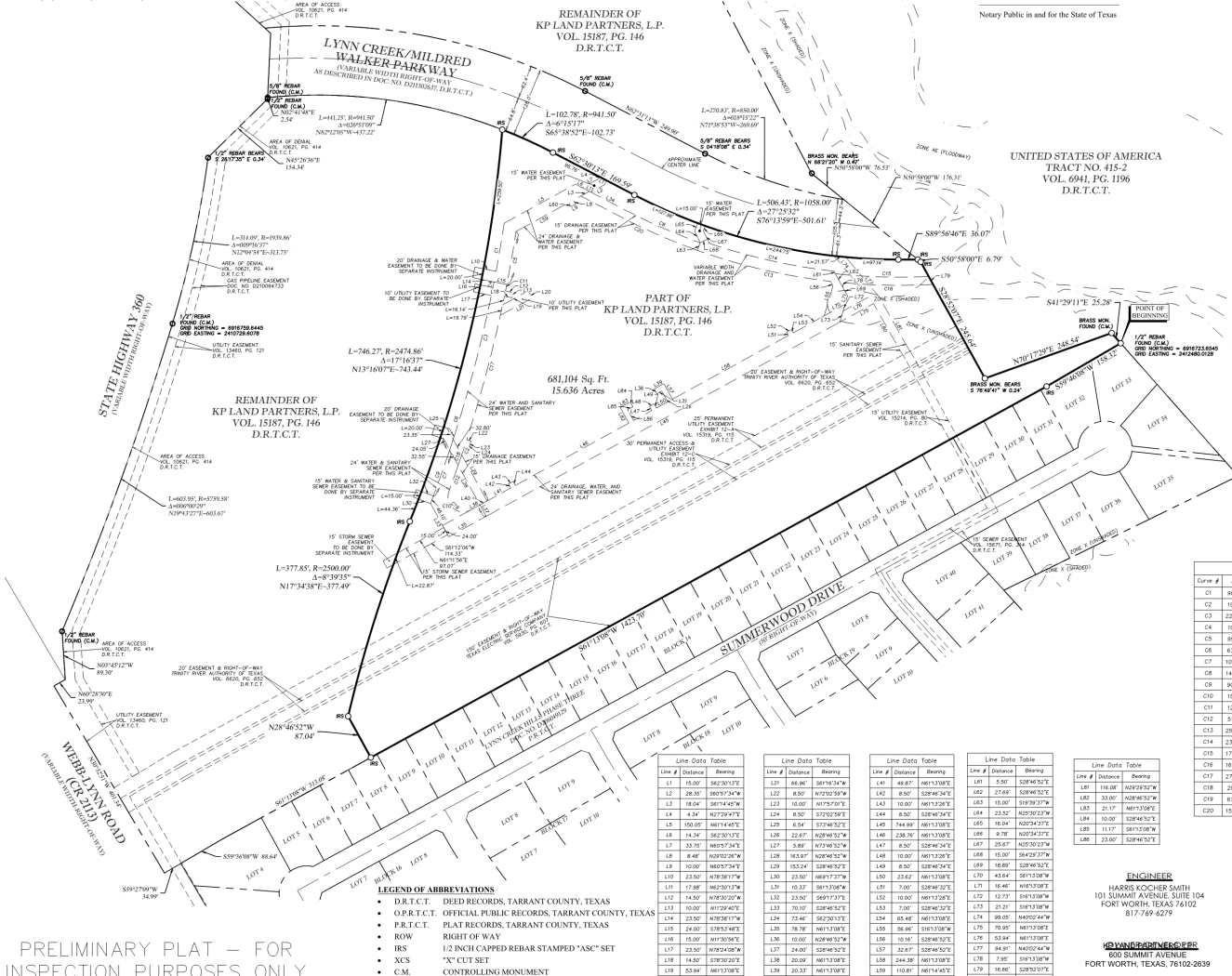


Exhibit B - Preliminary Plat
Page 1 of 1



SURVEYORS NOTES:

- 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.
- This property lies within Zone "X" Shaded, and Zone "X" Unshaded of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 4849C0365 L, dated March 21, 2019, and also incorporated in map no. 4849C0370 L, dated March 21, 2019 and as affected by Letter of Map Revision (LOMR) no. 14-06-17909, via called map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state planning statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to take a portion of a tract of land and create one newly recorded lot.



PRELIMINARY PLAT - FOR
INSPECTION PURPOSES ONLY

STATE OF TEXAS §
COUNTY OF DENTON §
This is to certify that I, Thomas W. Mauck, a Registered Professional Land Surveyor of the State of Texas, have planned 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
DATE: 01/21/2019

Thomas W. Mauck, R.P.L.S.
No. 5119

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 Thomas W. Mauck, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS K.P. Land Partners are the owners of a tract of land situated in the Jerome Lynn Survey, Abstract No. 972, Tarrant County, Texas, being part of that same tract of land as described in a deed to KP Land Partners, L.P. recorded in Volume 15187, Page 146 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows (Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone 4202) North American Datum of 1983 (NAD 83)(US FOOT) with a combined scale factor of 1.00012:

BEGINNING at a 1/2-inch rebar found for the Eastmost corner of said KP Land Partners tract, same being the Northeastmost Northeast corner of Lynn Creek Hills, Phase Three, an addition to the City of Grand Prairie, Texas, recorded in Document No. 1200649129, of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and lying on the Southwest line of a tract of land as described in a deed to the United States of America recorded in Volume 6941, Page 1196 (D.R.T.C.T.);

THENCE South 59 Degrees 46 Minutes 08 Seconds West, departing the Southwest line of said United States of America Tract, with the Northwest line of said Lynn Creek Hills a distance of 158.32 feet to a 1/2-inch rebar with a cap stamped "ASC" set for corner;

THENCE South 61 Degrees 13 Minutes 08 Seconds West, continuing with the Northwest line of said Lynn Creek Hills, a distance of 1423.70 feet to a 1/2-inch rebar with a cap stamped "ASC" set for corner;

THENCE North 28 Degrees 46 Minutes 52 Seconds West, departing the Northwest line of said Lynn Creek Hills, over, across, and through said KP Land Partners Tract, a distance of 87.04 feet to a 1/2-inch rebar with a cap stamped "ASC" set for corner at the beginning of a non-tangent curve to the right, having a central angle of 68 Degrees 39 Minutes 35 Seconds, a radius of 2500.00 feet and a chord bearing and distance of North 17 Degrees 34 Minutes 38 Seconds East, 377.49 feet;

THENCE, in a northerly direction, continuing through said KP Land Partners tract, along said non-tangent curve to the right, an arc length of 377.85 feet to a 1/2-inch rebar with a cap stamped "ASC" set for corner at the beginning of a reverse curve to the left, having a central angle of 17 Degrees 16 Minutes 37 Seconds, a distance of 2474.86 feet, and a chord bearing and distance of North 13 Degrees 16 Minutes 07 Seconds East, 743.44 feet;

THENCE, in a northerly direction, continuing through said KP Land Partners tract, along said reverse curve to the left, an arc length of 746.27 feet to a 1/2-inch rebar with a cap stamped "ASC" set for corner lying on the Southwest right-of-way line of Lynn Creek/Mildred Walker Parkway (variable width right-of-way) and being the beginning of a non-tangent curve to the right, having a central angle of 06 Degrees 15 Minutes 17 Seconds, a distance of 941.50 feet and a chord bearing and distance of South 65 Degrees 38 Minutes 52 Seconds East, 102.73 feet;

THENCE, in a southeasterly direction, with the Southwest right-of-way line of said Lynn Creek/Mildred Walker Parkway and along said non-tangent curve to the right, an arc length of 102.78 feet to a 1/2-inch rebar with a cap stamped "ASC" set for corner;

THENCE South 62 Degrees 30 Minutes 13 Seconds East, continuing with the South right-of-way line of said Lynn Creek/Mildred Walker Parkway, a distance of 169.59 feet to a 1/2-inch rebar with a cap stamped "ASC" set for corner, at the beginning of a tangent curve to the left having a central angle of 27 Degrees 25 Minutes 32 Seconds, a radius of 1088.00 feet, and a chord bearing and distance of South 79 Degrees 13 Minutes 58 Seconds East, 501.61 feet;

THENCE continuing with the South right-of-way line of said Lynn Creek/Mildred Walker Parkway, and along said tangent curve to the left, an arc length of 506.43 feet to a 1/2-inch rebar with a cap stamped "ASC" set for corner;

THENCE South 89 Degrees 56 Minutes 46 Seconds East, continuing with the South right-of-way line of said Lynn Creek/Mildred Walker Parkway, a distance of 36.07 feet to a 1/2-inch rebar with a cap stamped "ASC" set for corner, and lying on the West line of said United States of America tract;

THENCE South 50 Degrees 58 Minutes 09 Seconds East, with the West line of said United States of America tract, a distance of 6.79 feet to a 1/2-inch rebar with a cap stamped "ASC" set for corner;

THENCE South 28 Degrees 52 Minutes 07 Seconds East, continuing with the West line of said United States of America tract, a distance of 245.64 feet to a point for the Westmost Southwest corner of said United States of America tract, from which a U.S. Corps of Engineers monument bears South 76 Degrees 49 Minutes 41 Seconds West, 601.61 feet;

THENCE North 70 Degrees 17 Minutes 29 Seconds East, continuing with the West line of said United States of America tract, a distance of 248.54 feet to a U.S. Corps of Engineers monument found for corner;

THENCE South 41 Degrees 29 Minutes 11 Seconds East, continuing with the West line of said United States of America tract, a distance of 25.28 feet to the **POINT OF BEGINNING**, containing 681.04 square feet or 15.636 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT K.P. Land Partners, L.P. does hereby add this plat designating the heretofore described property as **Lot 1, Block 1 Lynn Creek 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 conveyance areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire line easements shall be open to the public and private utilities for each such purpose. The maintenance of paving on the utility, access and fire line easements is the responsibility of the property owner. No buildings or other improvements, including 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 and easements, and all public utilities shall at all times have the right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, purifying, 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 planning ordinances, rules and regulations and resolutions of the City of Grand Prairie, Texas.

WITNESS my hand at Grand Prairie, Texas, this _____ day of _____, 20____.

OWNER NAME _____

By: _____

Authorized Representative

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 _____, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
LYNN CREEK ADDITION
LOT 1, BLOCK 1
BEING 15.636 ACRES OF LAND
SITUATED IN THE
JEROME LYNN SURVEY
ABSTRACT NO. 972
CITY OF GRAND PRAIRIE,
TARRANT COUNTY, TEXAS
CITY CASE FILE NO.: P190801

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	90.15	2498.30	002°04'03"	N09°35'39"E	90.14
C2	19.63	2522.30	000°26'45"	N08°04'52"E	19.63
C3	222.53	2498.30	005°06'12"	N17°29'16"E	222.48
C4	10.91	2498.30	000°14'28"	N01°12'05"E	10.91
C5	99.31	2522.30	002°15'21"	N09°58'31"E	99.30
C6	87.63	2498.30	001°33'29"	N07°12'54"E	87.63
C7	105.27	2498.30	002°34'51"	N19°04'17"E	105.28
C8	148.82	1000.51	007°49'11"	S06°25'47"E	148.75
C9	90.27	2498.30	002°04'13"	N19°29'38"E	90.27
C10	15.00	2498.30	000°20'38"	N02°42'23"E	15.00
C11	12.22	2522.30	000°16'38"	N01°14'37"E	12.22
C12	16.53	2522.30	000°16'14"	S19°25'05"W	16.53
C13	252.38	1105.54	013°34'48"	S16°52'47"E	252.83
C14	235.85	1086.02	012°28'35"	S17°26'18"E	235.39
C15	172.65	1090.52	009°04'15"	N08°21'47"W	172.47
C16	163.07	1102.52	008°33'17"	S06°03'21"E	164.49
C17	275.96	2522.30	005°12'23"	N14°04'10"E	275.91
C18	20.34	2522.30	000°27'43"	N18°04'10"E	20.34
C19	87.69	28.00	138°55'04"	S49°19'20"E	92.44
C20	150.88	1105.54	007°49'11"	S06°25'47"E	150.77



ENGINEER
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DRAWN BY: G.L.C. DATE: 01/21/2019 CHECKED BY: T.M. JOB NO.: 20180010

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