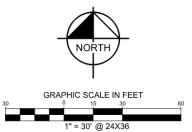
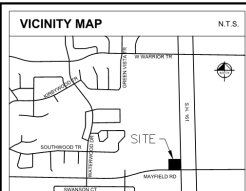


Exhibit B - Plat
Page 1 of 1



NOTES:

- Zoning classifications indicated on this plat reflects the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
- Existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).
- According to Community Panel No.48439C0435M, dated March 21, 2019 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is in "Zone X" and not in a flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Elevations based on City of Grand Prairie GPS Monument # 38, with a published elevation of 564.68'.

LEGEND

Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
IRSC = S87°09'04" W 1/4" CAP SET
IRFC = IRON ROD W/ CAP FOUND
XS = "X" CUT IN CONCRETE SET
D.R.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, EPIC WEST TOWNE CROSSING LP is the owner of a tract of land situated in the Charles J. Babcock Survey, Abstract No. 59, City of Grand Prairie, Dallas County, Texas and being all of Lot 1, Block B of Epic West Towne Crossing Phase 1, an addition to the City of Grand Prairie, recorded in Instrument No. 20180033774 of the Official Public Records of Dallas County, Texas and all of a tract of land described in Special Warranty Deed to Epic West Towne Crossing LP, recorded in Instrument No. 20170040410 of said Official Public Records and being more particularly described as follows:

BEGINNING at a PK nail found at the northeast corner of said Lot 1, Block B and in the west right-of-way line of State Highway 161 (a variable width public right-of-way);

THENCE with said west right-of-way line of State Highway 161, South 2°29'05" East, a distance of 201.53 feet to a 5/8" iron rod with cap stamped "RPLS 4838" found at the north end of a corner clip at the intersection of said west right-of-way line of State Highway 161 and the north right-of-way line of Mayfield Road (a variable width public right-of-way);

THENCE with said corner clip, South 38°47'33" West, a distance of 74.53 feet to an "X" cut in concrete found for corner;

THENCE with said north right-of-way line of Mayfield Road and with the westerly line of said Lot 1, Block B, the following courses and distances to wit:

South 87°09'04" West, a distance of 630.00 feet to a 5/8" iron rod with plastic cap stamped "PK44" set for corner;
North 45°50'16" West, a distance of 45.58 feet to an "X" cut in concrete set for corner and the beginning of a non-tangent curve to the right having a central angle of 13°57'10", a radius of 481.50 feet, a chord bearing and distance of North 9°03'11" East, 111.99 feet;

THENCE departing said north right-of-way line of Mayfield Road and with the westerly line of said Lot 1, Block B, the following courses and distances to wit:
a northeasterly direction, with said curve to the right, an arc distance of 112.28 feet to an "X" cut in concrete set at the beginning of a compound curve to the right having a central angle of 11°56'31", a radius of 438.00 feet, a chord bearing and distance of North 22°00'02" East, 91.33 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 91.50 feet to an "X" cut in concrete set for corner;
North 27°58'18" East, a distance of 52.51 feet to an "X" cut in concrete set for the northwest corner of said Lot 1, Block B;

THENCE with the north line of said Lot 1, Block B the following courses and distances to wit:
South 55°25'04" East, a distance of 7.63 feet to an "X" cut in concrete set at the beginning of a tangent curve to the left having a central angle of 37°04'01", a radius of 100.00 feet, a chord bearing and distance of South 73°57'05" East, 63.57 feet;
In a southeasterly direction, with said curve to the left, an arc distance of 64.69 feet to an "X" cut in concrete set for corner;
North 87°30'55" East, a distance of 355.72 feet to the POINT OF BEGINNING and containing 2.7981 acres or 121,887 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT EPIC WEST TOWNE CROSSING LP does hereby adopt this plat designating the hereon above described property as EPIC WEST TOWNE CROSSING PHASE II, LOTS 1A & 1B, BLOCK B, 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 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 5 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.

WITNESS MY HAND at _____ this the _____ day of _____, 2019.

BY: _____

NAME, TITLE

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, 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 purpose and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 2019.

Notary Public in and for the State of _____

SURVEYOR'S CERTIFICATE

That I, J. Andy Dobbs, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Grand Prairie, Texas.

Notary Public in and for the State of _____

J. Andy Dobbs

Registered Professional Land Surveyor No. 6196

Kimley-Horn and Associates, Inc.

13455 Noel Road, Two Galleria Office

Tower, Suite 700 Dallas, Texas 75240

Ph. 972-770-1300

andy.dobbs@kimley-horn.com

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared J. Andy Dobbs, 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 purpose and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 2019.

Notary Public in and for the State of Texas

MINOR PLAT
EPIC WEST TOWNE CROSSING
PHASE II
LOTS 1A & 1B, BLOCK B
2.7981 ACRES
CHARLES J. BABCOCK SURVEY,
ABSTRACT NO. 59
CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS

CASE NO. RP190601

Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700 Dallas, Texas 75240
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 226-3500
Scale 1" = 30'
Drawn by LJG
Checked by JAD
Date APRIL 19, 2019
Project No. 069313409
Sheet No. 1 OF 1

OWNER/DEVELOPER:
EPIC WEST TOWNE CROSSING LP
16000 DALLAS PARKWAY, SUITE 300
DALLAS, TEXAS 75248
PHONE: 972-738-4468
CONTACT: MARK DAVIS

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE
TOWER, SUITE 700 DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: LAUREN RUFFER, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE
TOWER, SUITE 700 DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: ANDY DOBBS, R.L.S.