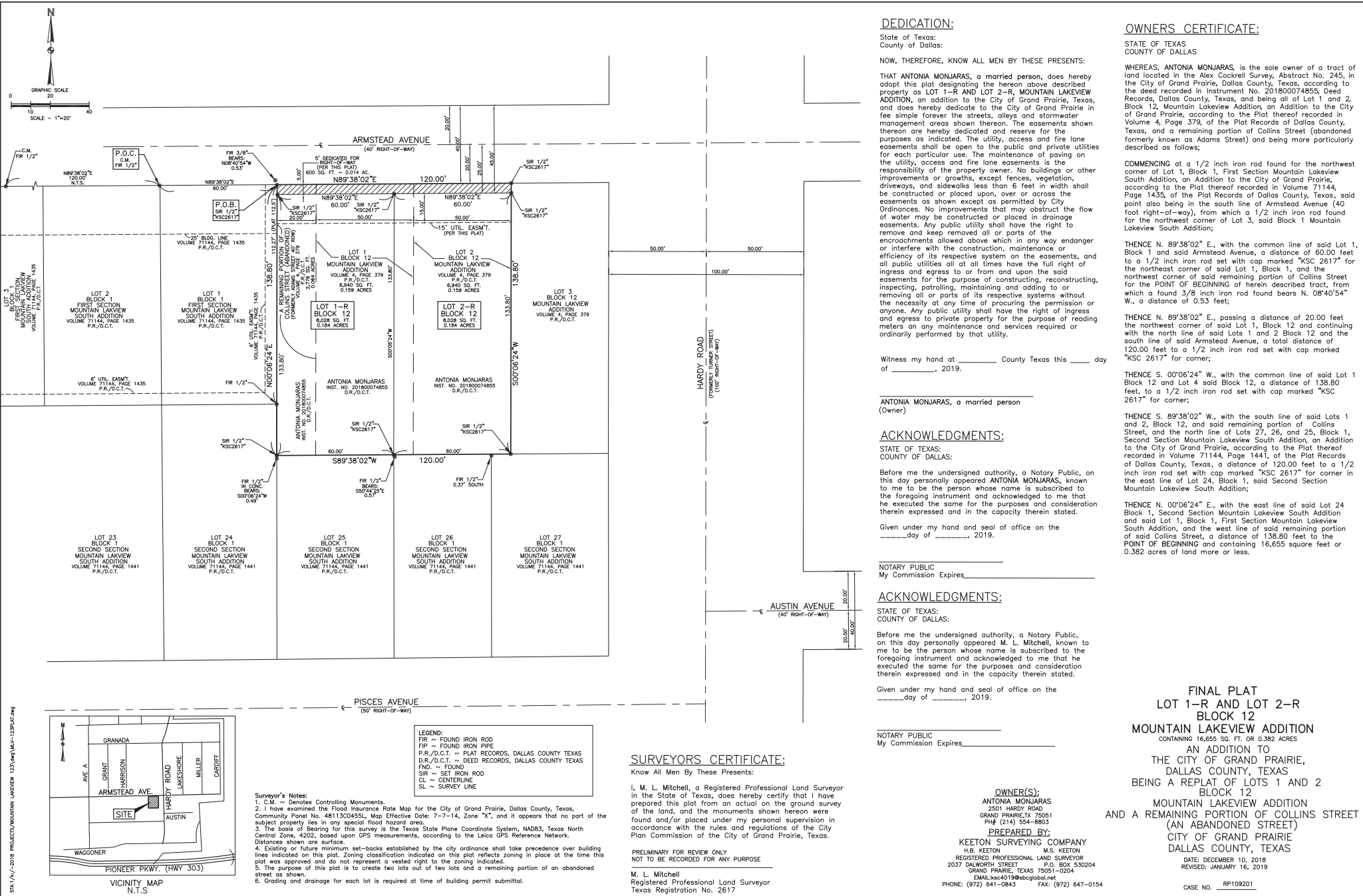


Exhibit B - Final Plat



DEDICATION:

State of Texas:
County of Dallas:
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANTONIA MONJARAS, a married person, does hereby adopt this plat designating the hereon above described property as LOT 1-R AND LOT 2-R, MOUNTAIN LAKEVIEW 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 areas shown thereon. The easements shown thereon are hereby dedicated and reserve for the purposes as indicated. The utility, access 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 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 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 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 or anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters on any maintenance and services required or ordinarily performed by that utility.

Witness my hand at _____ County Texas this ____ day of _____, 2019.

ANTONIA MONJARAS, a married person
(Owner)

ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared ANTONIA MONJARAS, 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 _____, 2019.

NOTARY PUBLIC
My Commission Expires _____

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 _____, 2019.

NOTARY PUBLIC
My Commission Expires _____

SURVEYORS CERTIFICATE:

Know All Men By These Presents:

I, M. L. Mitchell, a Registered Professional Land Surveyor in the State of Texas, does hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon 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.

PRELIMINARY FOR REVIEW ONLY
NOT TO BE RECORDED FOR ANY PURPOSE

M. L. Mitchell
Registered Professional Land Surveyor
Texas Registration No. 2617

OWNERS CERTIFICATE:

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, ANTONIA MONJARAS, is the sole owner of a tract of land located in the Alex Cockrell Survey, Abstract No. 245, in the City of Grand Prairie, Dallas County, Texas, according to the deed recorded in Instrument No. 20180074855, Deed Records, Dallas County, Texas, and being all of Lot 1 and 2, Block 12, Mountain Lakeview Addition, an Addition to the City of Grand Prairie, according to the Plat thereof recorded in Volume 4, Page 379, of the Plat Records of Dallas County, Texas, and a remaining portion of Collins Street (abandoned formerly known as Adams Street) and being more particularly described as follows;

COMMENCING at a 1/2 inch iron rod found for the northwest corner of Lot 1, Block 1, First Section Mountain Lakeview South Addition, an Addition to the City of Grand Prairie, according to the Plat thereof recorded in Volume 71144, Page 1435, of the Plat Records of Dallas County, Texas, said point also being in the south line of Armstead Avenue (40 foot right-of-way), from which a 1/2 inch iron rod found for the northwest corner of Lot 3, said Block 1 Mountain Lakeview South Addition;

THENCE N. 89°38'02" E., with the common line of said Lot 1, Block 1 and said Armstead Avenue, a distance of 60.00 feet to a 1/2 inch iron rod set with cap marked "KSC 2617" for the northeast corner of said Lot 1, Block 1, and the northwest corner of said remaining portion of Collins Street for the POINT OF BEGINNING of herein described tract, from which a found 3/8 inch iron rod found bears N. 08°40'54" W., a distance of 0.53 feet;

THENCE N. 89°38'02" E., passing a distance of 20.00 feet the northwest corner of said Lot 1, Block 12 and continuing with the north line of said Lots 1 and 2 Block 12 and the south line of said Armstead Avenue, a total distance of 120.00 feet to a 1/2 inch iron rod set with cap marked "KSC 2617" for corner;

THENCE S. 00°06'24" W., with the common line of said Lot 1 Block 12 and Lot 4 said Block 12, a distance of 138.80 feet, to a 1/2 inch iron rod set with cap marked "KSC 2617" for corner;

THENCE S. 89°38'02" W., with the south line of said Lots 1 and 2, Block 12, and said remaining portion of Collins Street, and the north line of Lots 27, 26, and 25, Block 1, Second Section Mountain Lakeview South Addition, an Addition to the City of Grand Prairie, according to the Plat thereof recorded in Volume 71144, Page 1441, of the Plat Records of Dallas County, Texas, a distance of 120.00 feet to a 1/2 inch iron rod set with cap marked "KSC 2617" for corner in the east line of Lot 24, Block 1, said Second Section Mountain Lakeview South Addition;

THENCE N. 00°06'24" E., with the east line of said Lot 24 Block 1, Second Section Mountain Lakeview South Addition and said Lot 1, Block 1, First Section Mountain Lakeview South Addition, and the west line of said remaining portion of said Collins Street, a distance of 138.80 feet to the POINT OF BEGINNING and containing 16,655 square feet or 0.382 acres of land more or less.

FINAL PLAT
LOT 1-R AND LOT 2-R
BLOCK 12
MOUNTAIN LAKEVIEW ADDITION
CONTAINING 16,655 SQ. FT. OR 0.382 ACRES

AN ADDITION TO
THE CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS
BEING A REPLAT OF LOTS 1 AND 2
BLOCK 12
MOUNTAIN LAKEVIEW ADDITION
AND A REMAINING PORTION OF COLLINS STREET
(AN ABANDONED STREET)
CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS

DATE: DECEMBER 10, 2018
REVISED: JANUARY 16, 2019

CASE NO. RP109201