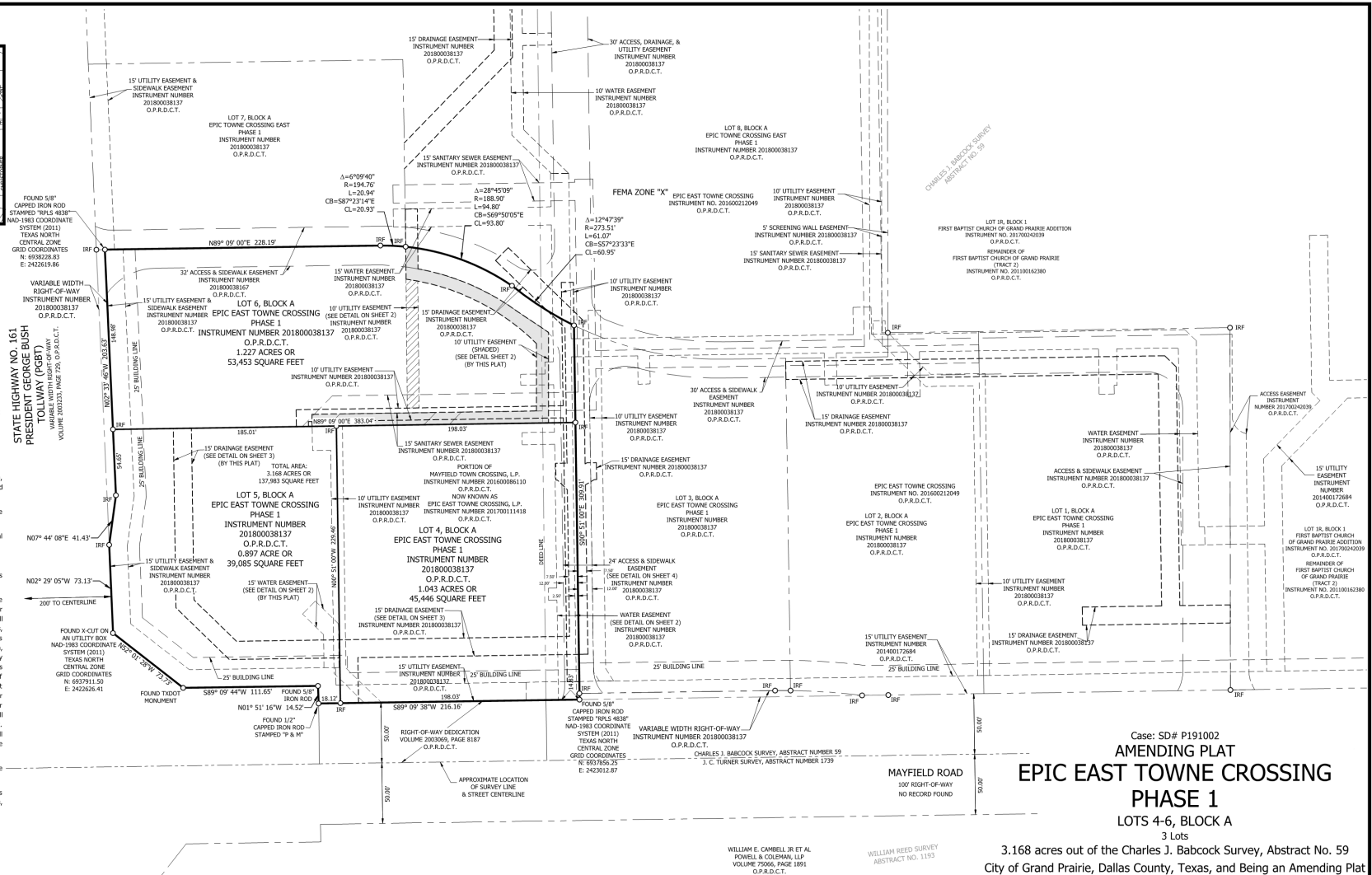
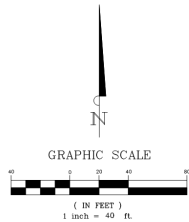
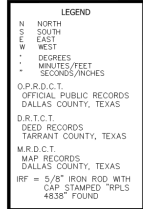




1. According to surveyor's information of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48113C0435M, dated March 21, 2019. The property appears to lie within Zone "X", defined as "Areas determined to be outside the 0.2% annual chance floodplain" and within Zone "AE", defined as "Based Flood Elevations determined," and within Floodway, defined 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 height." zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

2. The apparently shared "EIRMA" map is for use in administering the "NEHP." It does not necessarily show all areas subject to flooding, particularly from local sources of small scale flooding, such as drainage basins, ditches, canals, or other surface or subsurface local drainage systems. There may be other streams, creeks, or low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NEHP."
3. All coordinates and bearings shown herein are Texas State Plane Coordinate System, NAD83 (Coastal), Texas North Central Zone (4202) and are relative to the City of Grand Prairie, Texas, and the distances shown herein are surface distances.
4. Existing or future minimum setback established by City Ordinance shall take precedence over building lines indicated on this plat.
5. Ownership references shown herein are based on the Dallas Central Appraisal District's web page data (www.dallasappraisal.org).
6. The property is currently Zoned Grand Prairie Development 364 (P-364) District.
- 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.
7. No structure can be located, constructed or maintained in the area encompassing the erosion hazard setback. The City of Grand Prairie is not responsible for the operation or maintenance of the area encompassing the erosion hazard setback. Owner shall be responsible for the maintenance of the erosion hazard setback. Owner, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense or attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, or maintenance of the erosion hazard setback, shall be held liable to the City of Grand Prairie for non-performance of the foregoing. Owner shall require any successor, assignee or transferee 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 the City of Grand Prairie shall not be held liable or indebted to accept full responsibility and liability for the erosion hazard setback. It is also expressly contemplated that Owner shall impose these covenants upon any successor, assignee, or heirs in the interest of full obligation and responsibility of maintaining and operating the erosion hazard setback. Owner shall require any successor, assignee or transferee to accept full responsibility and liability for the erosion hazard setback. All of the above shall be covenants running with the land."
8. Streams are the natural boundary and maintenance of ponds and streams are solely the responsibility of the property owner or Home Owners Association.
9. Access Easements shall be provided by Covenants, Conditions and Restrictions (CC&R's) Instrument Number: 201800061261, to all Public Records, Dallas County, Texas.
10. PURPOSE STATEMENT: The purpose of this Amending Plat is to Officially Enclose



Case: SD# P191002
AMENDING PLAT
EPIC EAST TOWNE CROSSING
PHASE 1
LOTS 4-6, BLOCK A
3 Lots

3.168 acres out of the Charles J. Babcock Survey, Abstract No. 59
City of Grand Prairie, Dallas County, Texas, and Being an Amending Plat
of Lots 4 thru 6, Block A, Epic East Towne Crossing - Phase 1, an
addition to the City of Grand Prairie, Dallas County, Texas, according to
the plat recorded in Instrument Number 201800038137, Official Public
Records, Dallas County, Texas

Date Prepared: July 2019

SHEET 1 OF 3

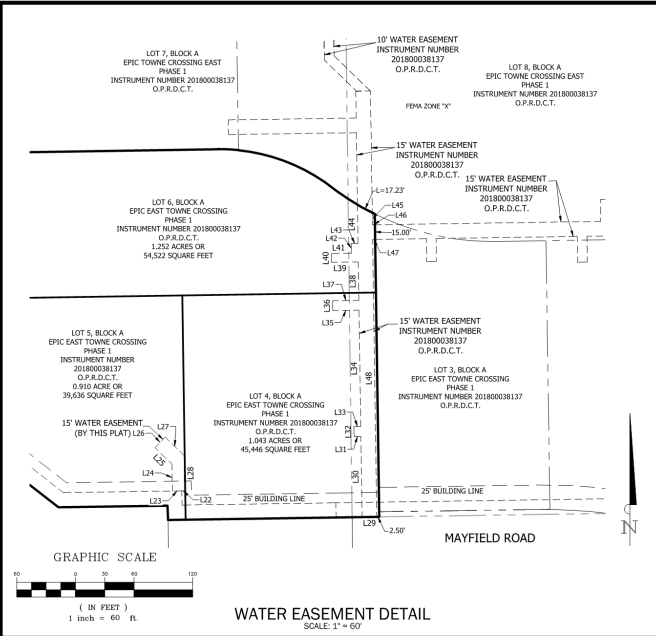
Previous Case: SD# P170903

OWNER:
EPIC EAST TOWNE CROSSING, L.P.
16000 DALLAS PARKWAY
SUITE 300
DALLAS, TEXAS 75248
CONTACT: MARK DAVIS
PHONE: 972-739-8484

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MIKE DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

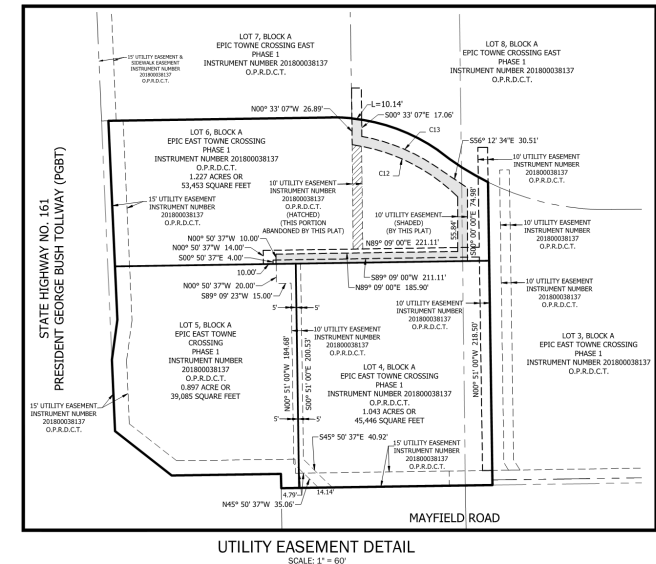
BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TXR'S REGISTRATION NO. 10193873 PROJECT NO. 15147-02

This plat filed in Instrument No. _____, Date: _____

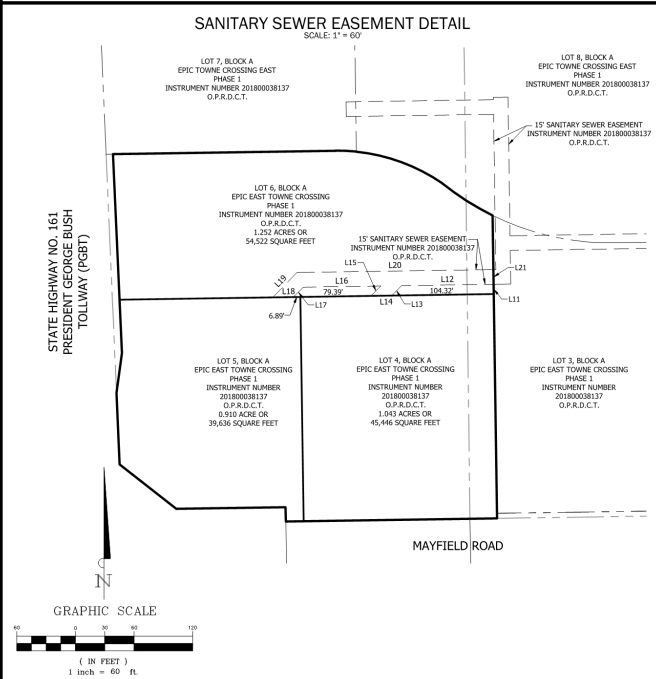


WATER EASEMENT			
Line Table			
Line #	Length	Direction	
L22	2.97	S89° 09' 00"W	
L23	9.53	N89° 09' 44"E	
L24	27.54	N0° 51' 00"W	
L25	24.18	N45° 51' 00"W	
L26	15.00	N44° 09' 00"E	
L27	26.86	S45° 51' 00"E	
L28	36.26	S0° 51' 00"E	
L29	15.00	S89° 09' 00"W	
L30	82.65	N0° 51' 00"W	
L31	6.97	S89° 09' 00"W	
L32	10.00	N0° 51' 00"W	
L33	6.97	N89° 09' 00"E	
L34	119.08	N0° 51' 00"W	
L35	26.81	S89° 09' 00"W	
L36	10.00	N0° 51' 00"W	
L37	26.81	N89° 09' 00"E	
L38	39.34	N0° 51' 00"W	
L39	27.27	S89° 09' 00"W	
L40	8.95	N0° 51' 00"W	
L41	20.24	N89° 09' 00"E	
L42	10.00	N0° 51' 00"W	
L43	7.03	N89° 09' 00"E	
L44	39.65	N0° 51' 00"W	
L45	12.33	S0° 51' 00"E	
L46	2.50	N89° 09' 00"E	
L47	2.50	S89° 09' 00"W	
L48	283.87	S0° 51' 00"E	

LEGEND
N NORTH
S SOUTH
E EAST
W WEST
--- DEGREES
--- MINUTES/FEET
--- SECONDS/INCHES
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS
DALLAS COUNTY, TEXAS
D.R.T.C.T. DEED RECORDS
TARRANT COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS
DALLAS COUNTY, TEXAS
RF = 5/8" IRON ROD WITH
CAP STAMPED "RPLS
4838" FOUND



UTILITY EASEMENT					
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C12	122.57	190.00	36°57'38"	N63° 43' 26"W	120.45
C13	90.85	200.00	26°01'36"	S66° 42' 25"E	90.07



SANITARY SEWER EASEMENT			
Line Table			
Line #	Length	Direction	
L11	10.00	S0° 50' 49"E	
L12	94.32	S89° 09' 00"W	
L13	14.14	S44° 09' 00"W	
L14	21.21	S89° 09' 00"W	
L15	14.14	N44° 09' 00"E	
L16	79.39	S89° 09' 00"W	
L17	14.14	S44° 09' 00"W	
L18	21.21	S89° 09' 00"W	
L19	35.36	N44° 09' 00"E	
L20	201.14	N89° 09' 00"E	
L21	15.00	S0° 51' 00"E	

Case: SD# P191002
AMENDING PLAT
EPIC EAST TOWNE CROSSING
PHASE 1
LOTS 4-6, BLOCK A
3 Lots
3.168 acres out of the Charles J. Babcock Survey, Abstract No. 59
City of Grand Prairie, Dallas County, Texas, and Being an Amending Plat
of Lots 4 thru 6, Block A, Epic East Towne Crossing - Phase 1, an
addition to the City of Grand Prairie, Dallas County, Texas, according to
the plat recorded in Instrument Number 201800038137, Official Public
Records, Dallas County, Texas

Date Prepared: July 2019
SHEET 2 OF 3
Previous Case: SD# P170903
OWNER:
EPIC EAST TOWNE CROSSING, L.P.
1600 DALLAS PARKWAY
SUITE 300
DALLAS, TEXAS 75248
CONTACT: MARK DAVIS
PHONE: 972-739-8484

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MIKE DAVIS, SPS
PHONE: 817-842-2094
Mike@bannistereng.com
BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 151-17-02

Exhibit B - Amending Plat
Page 3 of 3

OWNER'S CERTIFICATE:

WHEREAS, **EPIC EAST TOWNE CROSSING, L.P.**, is the sole owner of that certain tract of land being 3.168 acres (137,983 square feet) of land in the Charles J. Babcock Survey, Abstract No. 59, City of Grand Prairie, Dallas County, Texas; said 3.168 acres (137,983 square feet) of land being a portion of that certain tract of land described in a Special Warranty Deed to Mayfield Towne Crossing, L.P. (hereinafter referred to as Mayfield Towne Crossing tract), as recorded in Instrument Number 201600086110, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and Mayfield Towne Crossing, L.P., now known as EPIC East Towne Crossing, L.P., as recorded in Instrument Number 201700111418, O.P.R.D.C.T., said 3.168 acres (137,983 square feet) of land being all of that certain tract of land described in a General Warranty Deed to EPIC East Towne Crossing, L.P., as recorded in Instrument Number 201600212049, O.P.R.D.C.T.; said 3.168 acres (137,983 square feet) of land being all of that certain tract of land described in a General Warranty Deed to EPIC East Towne Crossing, L.P. (hereinafter referred to as EPIC East tract), as recorded in Instrument Number 201700347331, O.P.R.D.C.T.; said 3.168 acres (137,983 square feet) of land being all of that certain tract of land described as Lots 4 thru 6, Block A, Epic East Towne Crossing, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Instrument Number 201800038137, O.P.R.D.C.T., and being a portion of that certain tract of land described in a General Warranty Deed to EPIC East Towne Crossing, L.P., as recorded in Instrument Number 201600212049, O.P.R.D.C.T.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT **EPIC EAST TOWNE CROSSING, L.P.**, does hereby adopt this plat designating the hereinabove described property as **EPIC EAST TOWNE CROSSING - PHASE 1**, 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 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 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 this ____ day of _____, 2019.

EPIC EAST TOWNE CROSSING, L.P., a Texas limited Partnership

By: Weber Epic GP, Inc.
a Texas Corporation
its authorized General Partner

By: John P. Weber, President

State of Texas §
County of Dallas §

Before me, the undersigned authority, on this day personally appeared **John P. Weber, President**, 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 and in the capacity therein stated.

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

Notary Public in and for the State of Texas

My Commission expires: _____

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael Dan Davis, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown hereon were or shall be properly placed under my personal supervision, in accordance with the platting rules and regulations of the City of Grand Prairie, Dallas County, 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

Michael Dan Davis DATE:
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, L.L.C.
T.B.P.L.S. REGISTRATION NO. 10193823

State of Texas §
County of Tarrant §

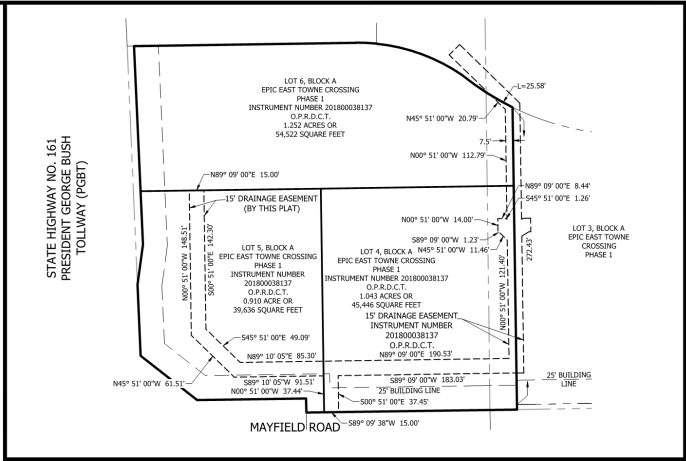
Before me, the undersigned authority, on this day personally appeared Michael Dan Davis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

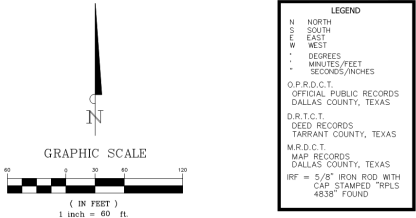
Notary Public in and for the State of Texas

My Commission expires: _____

This plat filed in Instrument No. _____, Date: _____



DRAINAGE EASEMENT DETAIL
SCALE: 1" = 60'



Case: SD# P191002
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Date Prepared: July 2019

SHEET 3 OF 3

Previous Case: SD# P170903

OWNER:
EPIC EAST TOWNE CROSSING, L.P.
16000 DALLAS PARKWAY
SUITE 300
DALLAS, TEXAS 75248
CONTACT: MARK DAVIS
PHONE: 972-739-9484

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TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 151-17-02