

# EXHIBIT B

## EXISTING PROPERTY CONDITIONS

LOT AREA	172,276 SQ. FT. / 3.95 ACRES
BUILDING SQUARE FOOTAGE	3,142 SQ. FT. (EXTERIOR FOOTPRINT)
ZONING EXISTING USE	— / — DISTRICT
BUILDING HEIGHT	— FT.
LOT COVERAGE	— %
PARKING PROVIDED:	
STANDARD SPACES	— SPACES
HANDICAP VAN ACCESSIBLE	— SPACES
TOTAL	— SPACES

## ZONING REQUIREMENTS

(1) MINIMUM LOT AREA	SQ. FT.
(2) MINIMUM LOT WIDTH	FT.
(3) MINIMUM FRONT YARD	FT.
(4) MINIMUM SIDE YARD	FT.
(5) MINIMUM REAR YARD	FT.
(6) MAXIMUM LOT COVERAGE	— %
(7) MAXIMUM HEIGHT	FT.
(8) MAXIMUM DENSITY	FT.
(9) MINIMUM PARKING REQUIRED	— SPACES

For additional information about the Yard, Lot and Space Regulations, please call Development Services, \_\_\_\_\_ and ask for Zoning.

Zoning report was not provided at the time of survey.

## EXCEPTIONS TO THE TITLE COMMITMENT

Exception No.	RECORDING INFORMATION	DESCRIPTION OF EASEMENT	Applies to Subject tract	Shown Graphically on Attached Survey Plat
1	CLERK'S FILE NO. 200600196639	RESTRICTIVE COVENANTS	YES	NO

## LEGEND

—	EXISTING EDGE ASPHALT PAVING
—	EXISTING OVERHEAD POWER LINE
—	EXISTING WOOD FENCE
—	EXISTING BARBED WIRE FENCE
—	EXISTING WROUGHT IRON FENCE
—	POWER POLE
—	1/2" IRON ROD FOUND
—	1/2" IRON ROD SET
—	MAG. NAIL SET
—	FENCE POST CORNER
—	"X" FOUND IN CONCRETE
—	CONTROLLING MONUMENT
—	UNDERGROUND ELECTRIC
—	OVERHEAD ELECTRIC
—	BRICK COLUMN
—	COVERED PORCH, DECK OR GARAGE
—	FIRE HYDRANT
—	VAULT
—	LIGHT POLE
—	TRANSFORMER
—	GRATE INLET
—	POINT FOR CORNER

## GENERAL NOTES

- 1) Bearings based on Nad 83, North Central Texas.
- 2) It is my opinion that there is no observable evidence of earth moving work, building construction or building additions within recent months.
- 3) It is my opinion that there have been no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs.
- 4) It is my opinion that there is no observable evidence of site use as solid waste dump, sump or sanitary landfill.

## PROPERTY DESCRIPTION

Being a lot, tract or parcel of land situated in the J.C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas and same being all of a tract of land conveyed to Coletrain Management Trust by deed recorded in Instrument No. 201100107457, Official Public Records, Dallas County, Texas, and same being all of a tract of land conveyed to Coletrain Management Trust by deed recorded in Instrument No. 20110068809, Official Public Records, Dallas County, Texas, and same being all of a tract of land conveyed to Coletrain Management Trust by deed recorded in Instrument No. 20110068810, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to HIS 3 Amegoes Investments, LLC (Exhibit C) by deed recorded in Instrument No. 201400040375, Official Public Records, Dallas County, Texas, said corner being the Northwest corner of a tract of land conveyed to HIS 3 Amegoes Investments, LLC (Exhibit D) by deed recorded in Instrument No. 201400040375, Official Public Records, Dallas County, Texas, said corner being the Northwest corner of a tract of land conveyed to HIS 3 Amegoes Investments, LLC (Exhibit B) by deed recorded in Instrument No. 201400040375, Official Public Records, Dallas County, Texas;

THENCE North 02 degrees 58 minutes 20 seconds West along a East line of said HIS 3 Amegoes Investments, LLC (Exhibit B) tract, a distance of 238.89 feet to a point for corner, said corner being an ell corner;

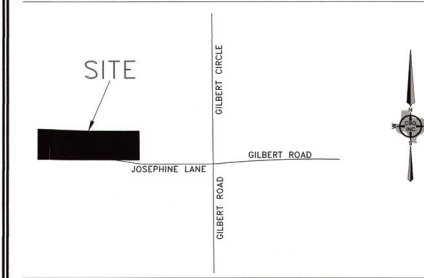
THENCE South 87 degrees 49 minutes 09 seconds East along a South line of said HIS 3 Amegoes Investments, LLC (Exhibit B) tract, a distance of 300.35 feet to a point for corner, said corner being along a South line of a tract of land conveyed to Liberman Broadcasting of Dallas, Inc. by deed recorded in Instrument No. 200600413960, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 43 minutes 28 seconds East along a South line of said Liberman Broadcasting of Dallas, Inc. tract, a distance of 455.29 feet to a point for corner, said corner being along a West line of a tract of land conveyed to Lucy Properties, LLC by deed recorded in Instrument No. 201700350187, Official Public Records, Dallas County, Texas;

THENCE South 02 degrees 33 minutes 32 seconds East along a West line of said Lucy Properties, LLC tract, a distance of 224.70 feet to a point for corner, said corner being the North right of way line of Josephine Lane (variable width right of way);

THENCE South 89 degrees 57 minutes 50 seconds West along the North line of said Josephine Lane, a distance of 753.06 feet to the POINT OF BEGINNING and containing 172,276 square feet or 3.95 acres of land.

## VICINITY MAP



**TOTAL PROPOSED RE-ZONING AREA**  
Containing: 125,200 sf or 2.87 acres



PROPOSED RE-ZONING AREA  
CONTAINING 60,177 SQ. FT. OR 1.38 ACRES

PROPOSED RE-ZONING AREA  
CONTAINING 43,606 SQ. FT. OR 1.00 ACRES

OVERALL  
172,276 Sq. Feet  
3.95 Acres

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TRACT 1  
SINGLE FAMILY DWELLING-3  
CURRENT ZONING - LIGHT INDUSTRIAL  
PROPOSED ZONING - LIGHT INDUSTRIAL  
43,606 Sq. Feet  
1.00 Acres

TRACT 2  
SINGLE FAMILY DWELLING-3  
CURRENT ZONING - SINGLE FAMILY DWELLING-3  
PROPOSED ZONING - LIGHT INDUSTRIAL  
60,177 Sq. Feet  
1.38 Acres

TRACT 3  
SINGLE FAMILY DWELLING-3  
CURRENT ZONING - SINGLE FAMILY DWELLING-3  
PROPOSED ZONING - LIGHT INDUSTRIAL  
21,417 Sq. Feet  
0.49 Acres

TRACT 4  
LIGHT INDUSTRIAL  
CURRENT ZONING - LIGHT INDUSTRIAL  
47,077 Sq. Feet  
1.08 Acres

TRACT 5  
SINGLE FAMILY DWELLING-3  
CURRENT ZONING - SINGLE FAMILY DWELLING-3  
PROPOSED ZONING - LIGHT INDUSTRIAL  
21,417 Sq. Feet  
0.49 Acres

TRACT 6  
SINGLE FAMILY DWELLING-3  
CURRENT ZONING - SINGLE FAMILY DWELLING-3  
PROPOSED ZONING - LIGHT INDUSTRIAL  
21,417 Sq. Feet  
0.49 Acres

TRACT 7  
SINGLE FAMILY DWELLING-3  
CURRENT ZONING - SINGLE FAMILY DWELLING-3  
PROPOSED ZONING - LIGHT INDUSTRIAL  
21,417 Sq. Feet  
0.49 Acres

TRACT 8  
SINGLE FAMILY DWELLING-3  
CURRENT ZONING - SINGLE FAMILY DWELLING-3  
PROPOSED ZONING - LIGHT INDUSTRIAL  
21,417 Sq. Feet  
0.49 Acres

TRACT 9  
SINGLE FAMILY DWELLING-3  
CURRENT ZONING - SINGLE FAMILY DWELLING-3  
PROPOSED ZONING - LIGHT INDUSTRIAL  
21,417 Sq. Feet  
0.49 Acres

TRACT 10  
SINGLE FAMILY DWELLING-3  
CURRENT ZONING - SINGLE FAMILY DWELLING-3  
PROPOSED ZONING - LIGHT INDUSTRIAL  
21,417 Sq. Feet  
0.49 Acres

TRACT 11  
SINGLE FAMILY DWELLING-3  
CURRENT ZONING - SINGLE FAMILY DWELLING-3  
PROPOSED ZONING - LIGHT INDUSTRIAL  
21,417 Sq. Feet  
0.49 Acres

TRACT 12  
SINGLE FAMILY DWELLING-3  
CURRENT ZONING - SINGLE FAMILY DWELLING-3  
PROPOSED ZONING - LIGHT INDUSTRIAL  
21,417 Sq. Feet  
0.49 Acres

TRACT 13  
SINGLE FAMILY DWELLING-3  
CURRENT ZONING - SINGLE FAMILY DWELLING-3  
PROPOSED ZONING - LIGHT INDUSTRIAL  
21,417 Sq. Feet  
0.49 Acres

TRACT 14  
SINGLE FAMILY DWELLING-3  
CURRENT ZONING - SINGLE FAMILY DWELLING-3  
PROPOSED ZONING - LIGHT INDUSTRIAL  
21,417 Sq. Feet  
0.49 Acres

## SURVEYOR'S NOTES

1. Except as shown on the survey, there are no visible easements or rights of way.
2. Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
3. The location of each easement, right of way, servitude, and other matters affecting the subject property and listed in the title insurance commitment with an effective date of May 24, 2018, issued by Fidelity National Title Insurance Company with respect to the subject property has been shown on the survey, together with appropriate recording references, to the extent such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.
4. That the subject property has access to and from a duly dedicated and accepted public street or highway.
5. The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
6. The record description of the subject property forms a mathematically closed figure.
7. Said described property is located within an area having a Zone Designation X by the Secretary of Housing and Urban Development on Flood Insurance Rate Map No. 4813C0295K, with a date of Identification of 07/07/2014, for Community No. 485472, in Dallas County, State of Texas which is the current Flood Insurance Rate Map for the community in which the subject property is located.

## SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Fidelity National Title Insurance Company in connection with the transaction described in G# 11-1978-1978015389-MF. The undersigned, land surveyor of the State of Texas certifies to James Trinkle, Lawyers Title and Fidelity National Title Insurance Company as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016 and includes Items 1, 2, 3, 4, 7(a), 7(c), 8, 9, 13 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in his professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The survey was made on the ground 6/22/2018.

The parties listed above are entitled to rely on the survey. Executed this 27th day of June, 2018.

*Bryan Connolly*  
Bryan Connolly  
Registered Professional Land Surveyor No. 5513



C.B.C. Surveying Texas, LLC  
12025 Shiloh Rd. Suite 230  
Dallas, Texas 75228  
P214-349-9455 F214-349-2216  
Firm No. 10168800

**CASE NUMBER: Z180902**

J.C. READ SURVEY, ABSTRACT NO. 1183  
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

106 & 110 JOSEPHINE LANE

DATE	BY	NOTES
7/13/18	TO	COMMENTS
7/16/18	TO	COMMENTS
8/10/18	TO	COMMENTS

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	6/27/2018	1812730	SEE CERT.	TO