

Exhibit B - Preliminary Plat  
Page 1 of 2

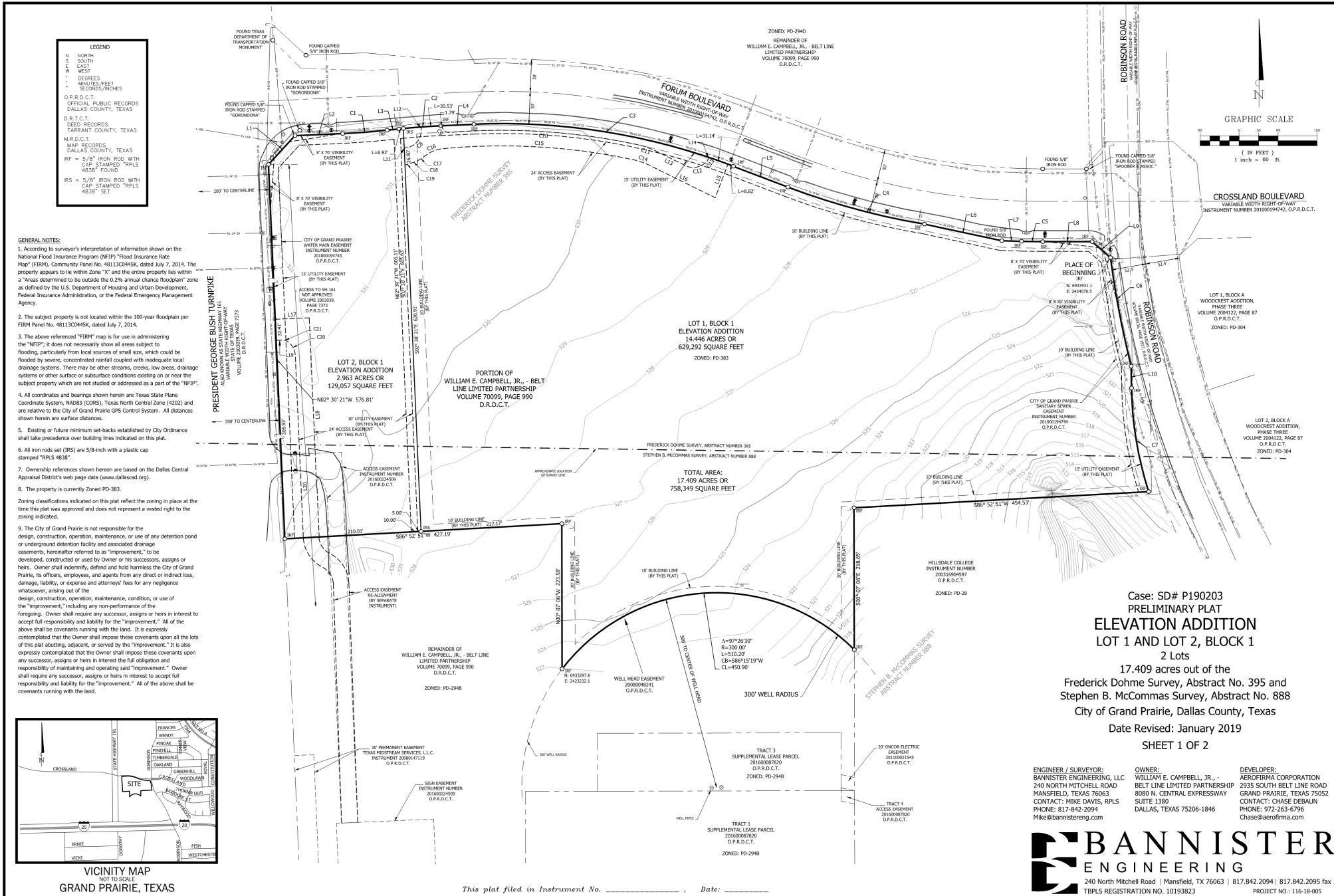


Exhibit B - Preliminary Plat  
Page 2 of 2

OWNER'S CERTIFICATE:

WHEREAS, **WILLIAM E. CAMPBELL, JR., - BELT LINE LIMITED PARTNERSHIP** is the sole owner of that certain tract of land being 17.409 acres (758,349 square feet) of land in the Frederick Dohme Survey, Abstract No. 395 and Stephen B. McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas; said 17.409 acres (758,349 square feet) of land being a portion of that certain tract of land described in a Warranty Deed with Vendor's Lien to William E. Campbell, Jr., - Belt Line Limited Partnership (hereinafter referred to as Campbell tract), as recorded in Volume 70099, Page 990, Deed Records, Dallas County, Texas (D.R.D.C.T.); said 17.409 acres (758,349 square feet) of land being more particularly described, by metes and bounds, as follows:

**BEGINNING** five-eighths inch iron rod with plastic cap stamped "GORONDONA" found for the intersection of the existing East right-of-way line of President George Bush Turnpike, also known as State Highway 161 (variable width right-of-way), as recorded in Volume 2003039, Page 7373, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) with the existing South right-of-way line of Crossland Boulevard (variable width right-of-way), as recorded in Instrument Number 201000194742, O.P.R.D.C.T.;

**THENCE** with the common line between the remainder of said Campbell tract and with the existing South right-of-way line of said Crossland Boulevard for the following **13** courses:

1. North 87 degrees 30 minutes 18 seconds East, departing the existing East right-of-way line of said President George Bush Turnpike, a distance of 73.47 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the left, whose long chord bears North 85 degrees 41 minutes 03 seconds East, a distance of 68.72 feet;
2. Easterly with said curve to the left, having a radius of 1081.50 feet, through a central angle of 03 degrees 38 minutes 29 seconds, for an arc distance of 68.73 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
3. North 83 degrees 51 minutes 49 seconds East, a distance of 18.35 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the right, whose long chord bears North 85 degrees 41 minutes 03 seconds East, a distance of 64.85 feet;
4. Easterly with said curve to the right, having a radius of 1020.50 feet, through a central angle of 03 degrees 38 minutes 29 seconds, for an arc distance of 64.86 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
5. North 87 degrees 30 minutes 18 seconds East, a distance of 50.91 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the right, whose long chord bears North 80 degrees 49 minutes 25 seconds East, a distance of 404.59 feet;
6. Easterly with said curve to the right, having a radius of 1000.00 feet, through a central angle of 23 degrees 20 minutes 34 seconds, for an arc distance of 407.41 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
7. South 69 degrees 09 minutes 08 seconds East, a distance of 90.01 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the left, whose long chord bears South 74 degrees 49 minutes 50 seconds East, a distance of 217.67 feet;
8. Easterly with said curve to the left, having a radius of 1100.00 feet, through a central angle of 11 degrees 21 minutes 24 seconds, for an arc distance of 218.03 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
9. South 77 degrees 49 minutes 20 seconds East, a distance of 122.00 feet to five-eighths inch iron rod found for corner;
10. South 88 degrees 21 minutes 41 seconds East, a distance of 30.34 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the left, whose long chord bears South 89 degrees 12 minutes 20 seconds East, a distance of 32.77 feet;
11. Easterly with said curve to the left, having a radius of 1112.00 feet, through a central angle of 01 degree 41 minutes 18 seconds, for an arc distance of 32.77 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
12. North 89 degrees 57 minutes 02 seconds East, a distance of 76.06 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
13. South 48 degrees 52 minutes 39 seconds East, a distance of 37.42 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the intersection of the existing South right-of-way line of said Crossland Boulevard with the existing West right-of-way line of Robinson Road (Variable width right-of-way), as recorded in Volume 89236, Page 1937, D.R.D.C.T., same also being the beginning of a non-tangent curve to the left, whose long chord bears South 10 degrees 48 minutes 58 seconds East, a distance of 170.19 feet;

**THENCE** with the common line between the remainder of said Campbell tract and with the existing West right-of-way line of said Robinson Road for the following **3** courses:

1. Southerly with said non-tangent curve to the left, having a radius of 1509.49 feet, through a central angle of 06 degrees 27 minutes 48 seconds, for an arc distance of 170.28 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
2. South 01 degree 00 minutes 09 seconds East, a distance of 33.79 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a non-tangent curve to the left, whose long chord bears South 09 degrees 24 minutes 01 seconds East, a distance of 161.72 feet;
3. Southerly with said non-tangent curve to the left, having a radius of 551.67 feet, through a central angle of 16 degrees 51 minutes 24 seconds, for an arc distance of 163.30 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

**THENCE** South 86 degrees 52 minutes 51 seconds West, departing the existing West right-of-way line of said Robinson Road and crossing said Campbell tract, a distance of 454.53 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

**THENCE** South 00 degrees 07 minutes 06 seconds East, continue crossing said Campbell tract, a distance of 218.65 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a non-tangent curve to the left, whose long chord bears South 86 degrees 15 minutes 19 seconds West, a distance of 450.90 feet;

**THENCE** Westerly, continue crossing said Campbell tract and with said non-tangent curve to the left, having a radius of 300.00 feet, through a central angle of 97 degrees 26 minutes 30 seconds, for an arc distance of 510.20 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

**THENCE** North 00 degrees 07 minutes 06 seconds West, continue crossing said Campbell tract, a distance of 223.58 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

**THENCE** South 86 degrees 52 minutes 51 seconds West, continue crossing said Campbell tract, a distance of 427.19 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the existing East right-of-way line of said President George Bush Turnpike;

**THENCE** North 02 degrees 30 minutes 21 seconds West with the common line between the remainder of said Campbell tract and the existing East right-of-way line of said President George Bush Turnpike, a distance of 576.81 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

**THENCE** North 42 degrees 30 minutes 17 seconds East, continue with the common line between the remainder of said Campbell tract and the existing East right-of-way line of said President George Bush Turnpike, a distance of 60.27 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 17.409 acres (758,349 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT **WILLIAM E. CAMPBELL, JR., - BELT LINE LIMITED PARTNERSHIP** does hereby adopt this plat designating the herein-above described property as **ELEVATION 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 management 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, 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.

**WILLIAM E. CAMPBELL, JR., - BELT LINE LIMITED PARTNERSHIP**

By: \_\_\_\_\_

Name: \_\_\_\_\_

State of Texas §

County of \_\_\_\_\_ §

Before me, the undersigned authority, 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 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: \_\_\_\_\_

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	68.73'	1081.50'	3°38'29"	N85° 41' 03"E	68.72'
C2	64.86'	1020.50'	3°38'29"	N85° 41' 03"E	64.85'
C3	407.41'	1000.00'	23°20'34"	S80° 49' 25"E	404.59'
C4	218.03'	1100.00'	11°21'24"	S74° 49' 50"E	217.67'
C5	32.77'	1112.00'	1°41'18"	S89° 12' 20"E	32.77'
C6	170.28'	1509.49'	6°27'48"	S10° 48' 58"E	170.19'
C7	162.30'	551.67'	16°51'24"	S9° 24' 01"E	161.72'
C8	41.90'	26.79'	89°36'44"	N42° 14' 40"E	37.76'
C9	16.87'	10.00'	96°38'20"	S46° 25' 08"E	14.94'
C10	291.72'	990.00'	16°52'59"	S86° 17' 49"E	290.66'
C11	30.64'	124.00'	14°09'22"	S70° 46' 38"E	30.56'
C12	36.53'	28.00'	74°45'15"	N78° 55' 25"E	34.00'
C13	3.80'	10.00'	21°46'51"	N30° 39' 22"E	3.78'
C14	24.71'	100.00'	14°09'22"	S70° 46' 38"E	24.64'
C15	296.27'	966.00'	17°34'22"	S86° 38' 31"E	295.11'
C16	31.26'	52.00'	34°26'31"	N67° 21' 03"E	30.79'
C17	12.52'	52.00'	13°47'36"	N57° 01' 36"E	12.49'
C18	12.52'	52.00'	13°47'36"	N70° 49' 12"E	12.49'
C19	8.18'	28.00'	16°44'14"	N69° 20' 53"E	8.15'
C20	26.43'	28.16'	53°47'35"	S29° 24' 54"E	25.47'
C21	6.29'	9.91'	36°22'07"	S74° 29' 45"E	6.19'

Line Table		
Line #	Length	Direction
L1	60.27'	N42° 30' 17"E
L2	73.47'	N87° 30' 18"E
L3	18.35'	N83° 51' 49"E
L4	50.91'	N87° 30' 18"E
L5	90.01'	S69° 09' 08"E
L6	122.00'	S77° 49' 20"E
L7	30.34'	S88° 21' 41"E
L8	76.06'	N89° 57' 02"E
L9	37.42'	S48° 52' 39"E
L10	33.79'	S1° 00' 09"E
L11	0.84'	N85° 47' 16"E
L12	4.43'	N3° 00' 40"W
L13	50.00'	S63° 41' 57"E
L14	2.79'	N21° 38' 20"E
L15	55.15'	N20° 46' 11"E
L16	113.30'	S63° 41' 57"E
L17	52.52'	N87° 28' 54"E
L18	258.59'	S2° 31' 06"E
L19	11.09'	N87° 40' 39"E
L20	280.96'	S2° 31' 06"E

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 upon 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, LLC  
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: \_\_\_\_\_

Case: SD# P190203  
PRELIMINARY PLAT  
**ELEVATION ADDITION**  
LOT 1, BLOCK 1  
2 Lots  
17.409 acres out of the  
Frederick Dohme Survey, Abstract No. 395 and  
Stephen B. McCommas Survey, Abstract No. 888  
City of Grand Prairie, Dallas County, Texas  
Date Revised: January 1919  
**SHEET 2 OF 2**

ENGINEER / SURVEYOR:  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
CONTACT: MIKE DAVIS, RPLS  
PHONE: 817-842-2094  
DALLAS, TEXAS 75206-1846  
Mike@bannistereng.com

OWNER:  
WILLIAM E. CAMPBELL, JR., -  
BELT LINE LIMITED PARTNERSHIP  
8800 N. CENTRAL EXPRESSWAY  
SUITE 1380  
DALLAS, TEXAS 75206-1846

DEVELOPER:  
AEROFIRMA CORPORATION  
2035 SOUTH BELT LINE ROAD  
GRAND PRAIRIE, TEXAS 75052  
CONTACT: CHASE DEBAUN  
PHONE: 972-263-6796  
Chase@aerofirma.com

**BANNISTER**  
ENGINEERING  
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 116-18-005

This plat filed in Instrument No. \_\_\_\_\_, Date: \_\_\_\_\_