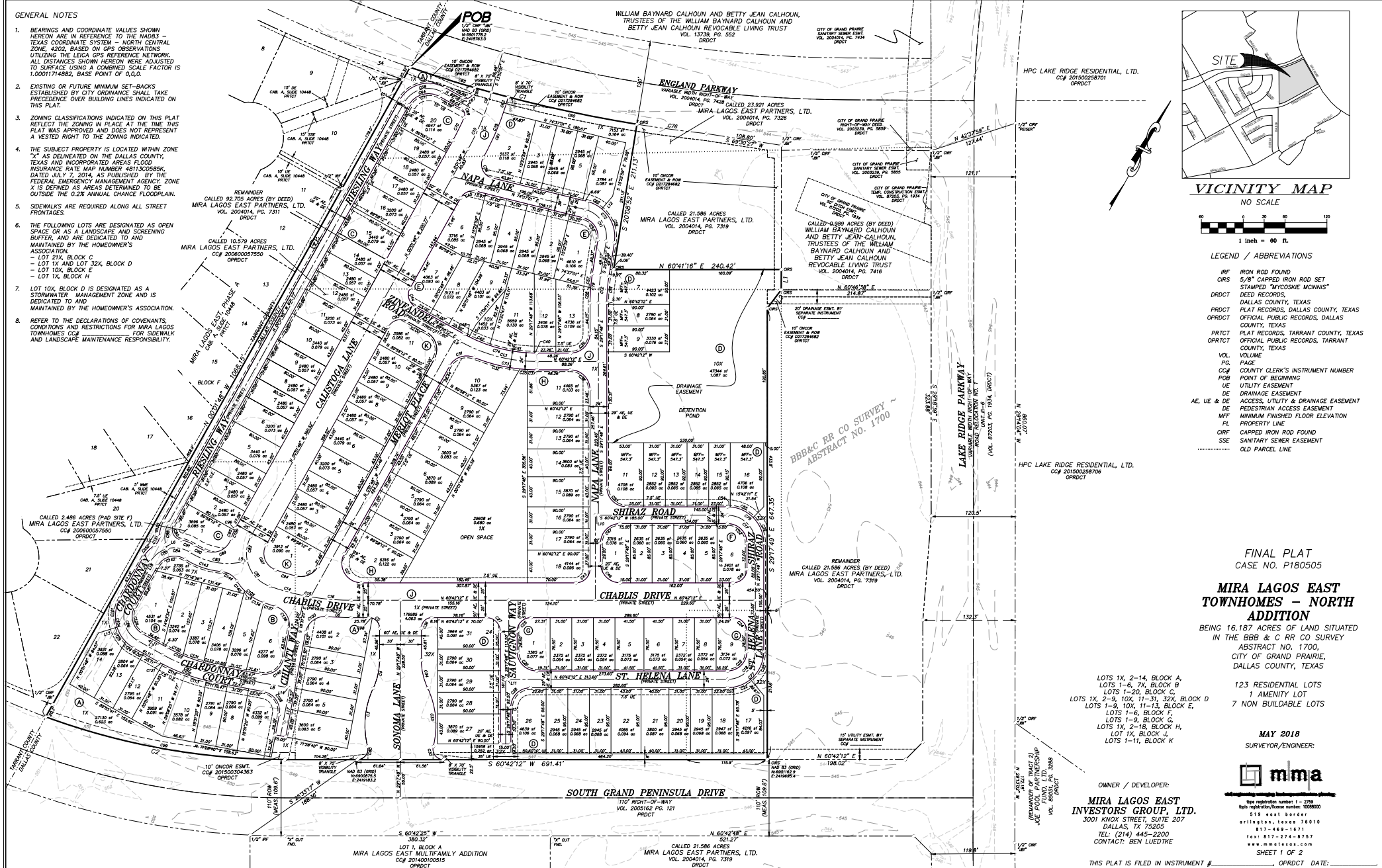


Exhibit B - Final Plat  
Page 1 of 2

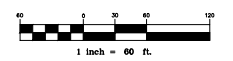
GENERAL NOTES

1. BEARINGS AND COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK. ALL DISTANCES SHOWN HEREON WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR IS 1.0001174682, BASE POINT OF 0.0,0.
2. EXISTING OR FUTURE MINIMUM SET-BACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT.
3. 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.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS DELINEATED ON THE DALLAS COUNTY, TEXAS AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBER 481300050K, DATED JULY 7, 2014, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. SIDEWALKS ARE REQUIRED ALONG ALL STREET FRONTAGES.
6. THE FOLLOWING LOTS ARE DESIGNATED AS OPEN SPACE OR AS A LANDSCAPE AND SCREENING BUFFER, AND ARE DEDICATED TO AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
  - LOT 27X, BLOCK C
  - LOT 17X AND LOT 32X, BLOCK D
  - LOT 10X, BLOCK E
  - LOT 1X, BLOCK H
7. LOT 10X, BLOCK D IS DESIGNATED AS A STORMWATER MANAGEMENT ZONE AND IS DEDICATED TO AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
8. REFER TO THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MIRA LAGOS TOWNHOMES CC# 201500058706 FOR SIDEWALK AND LANDSCAPE MAINTENANCE RESPONSIBILITY.



VICINITY MAP

NO SCALE



LEGEND / ABBREVIATIONS

- IRF IRON ROD FOUND
- CRS 5/8" CAPPED IRON ROD SET
- STAMPED "MOOSE" MONUMENT
- DRDCT DEED RECORDS, DALLAS COUNTY, TEXAS
- PRDCT PLAT RECORDS, DALLAS COUNTY, TEXAS
- OPRDCT OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- PRDCT PLAT RECORDS, TARRANT COUNTY, TEXAS
- OPRDCT OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- VOL VOLUME
- PG PAGE
- CC# COUNTY CLERK'S INSTRUMENT NUMBER
- POB POINT OF BEGINNING
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- AE, UE & DE ACCESS, UTILITY & DRAINAGE EASEMENT
- DE PEDESTRIAN ACCESS EASEMENT
- MFF MINIMUM FINISHED FLOOR ELEVATION
- PL PROPERTY LINE
- CRF CAPPED IRON ROD FOUND
- SSE SANITARY SEWER EASEMENT
- OLD PARCEL LINE

FINAL PLAT  
CASE NO. P180505

MIRA LAGOS EAST  
TOWNHOMES - NORTH  
ADDITION

BEING 16.187 ACRES OF LAND SITUATED  
IN THE BB&C RR CO SURVEY  
ABSTRACT NO. 1700,  
CITY OF GRAND PRAIRIE,  
DALLAS COUNTY, TEXAS

123 RESIDENTIAL LOTS  
1 AMENITY LOT  
7 NON BUILDABLE LOTS

MAY 2018  
SURVEYOR/ENGINEER:

**mma**

OWNER / DEVELOPER:  
**MIRA LAGOS EAST  
TOWNHOMES GROUP, LTD.**  
3001 KNOX STREET, SUITE 207  
DALLAS, TX 75205  
TEL: (214) 445-2200  
CONTACT: BEN LUEDTKE

THIS PLAT IS FILED IN INSTRUMENT # 201500058706, OPDCT DATE:

## Page 2 of 2

THIS PLAT IS FILED IN INSTRUMENT # \_\_\_\_\_, OPRDCT DAT \_\_\_\_\_