

EXHIBIT 'B'

LOT 3, BLOCK 2
CENTRAL PARK
ADDITION
INSTRUMENT
NUMBER
200900026373
O.P.R.D.C.T.

ESPLANE
95' RIGHT-OF-WAY
INSTRUMENT NUMBER
200900026373
O.P.R.D.C.T.

SCALE: 1" = 100'
0' 25' 100'

D. R. CAMERON SURVEY
ABSTRACT NUMBER 295

LOT 1, BLOCK 4
CENTRAL PARK ADDITION
INSTRUMENT NUMBER 200900026373
O.P.R.D.C.T.

STATE HIGHWAY NO. 161
PRESIDENT GEORGE BUSH TOLLWAY (PGBT)
VARIABLE WIDTH RIGHT-OF-WAY
VOLUME 2001233, PAGE 729, O.P.R.D.C.T.

WARRIOR TRAIL

S85° 56' 34"E 186.19'

15' UTILITY EASEMENT

100' RIGHT-OF-WAY

RECORD: 100.00'

INSTRUMENT NUMBER 200900026373
VOLUME 2003056, PAGE 9497, O.P.R.D.C.T.

FOUND 1/2" CAPPED
IRON ROD STAMPED
"CBG"

MEASURED: N00° 03' 07"E 99.98'

N89° 29' 08"E 763.39'

FOUND TXDOT
MONUMENT

FOUND
TXDOT
MONUMENT

S00° 16' 51"E 62.18'

7.5' UTILITY EASEMENT
15' LANDSCAPE
BUFFER

LOT 1, BLOCK 5

25' BUILDING
SETBACK

CENTRAL PARK ADDITION
INSTRUMENT NUMBER 200900026373, O.P.R.D.C.T.

D. R. CAMERON SURVEY, ABSTRACT NUMBER 295
CHARLES J. BABCOCK SURVEY, ABSTRACT NUMBER 59

FUTURE 15'
UTILITY
EASEMENT

FUTURE VARIABLE WIDTH ACCESS, UTILITY
AND SIDEWALK EASEMENT

30' PARKING
SETBACK

50' BUILDING
SETBACK

FOUND
TXDOT
MONUMENT

LOT 1R, BLOCK 9
KIRBY CREEK VILLAGE
SECTION IV
INSTRUMENT NUMBER
200202027770
O.P.R.D.C.T.

100' ELECTRIC EASEMENT
VOLUME 75086, PAGE 1597
O.P.R.D.C.T.

EPIC NORTH WEST TOWNE CROSSING, L.P.
INSTRUMENT NUMBER 201700321966
O.P.R.D.C.T.

MEASURED: S89° 29' 08"W 949.63'
RECORD: 949.64'

7.5' UTILITY
EASEMENT

S46° 30' 20"E 33.05'

S89° 29' 08"W 23.86'

FOUND
TXDOT
MONUMENT

FUTURE LOT 1, BLOCK D
EPIC WEST TOWNE CROSSING - PHASE 1
VARIABLE WIDTH ACCESS, UTILITY
& SIDEWALK EASEMENT
COMMONLY KNOWN AS "ESPLANE"

40' PERMANENT TEXAS
MIDSTREAM GAS
SERVICES EASEMENT (2)
INSTRUMENT NUMBER
20080199315
O.P.R.D.C.T.

LEGEND



DIMENSION POINT, NOTHING FOUND OR SET
UNLESS NOTED OTHERWISE

O.P.R.D.C.T.

OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

M.R.D.C.T.

MAP RECORDS, DALLAS COUNTY, TEXAS

Project No. 151-17-01 | Date: 11/30/2017 | Page 2 of 2 | Drawn by: SA | Checked by: MD2

PARKING AGREEMENT EXHIBIT
LOT 1, BLOCK 5
CENTRAL PARK ADDITION
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

GENERAL NOTES:

- All bearings shown herein are Texas Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
- Easements shown hereon are based on the recorded plat of Central Park Addition, as recorded in Instrument Number 200900026373, Official Public Records, Dallas County, Texas.
- Existing improvements are not shown on this exhibit.



11/30/17

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