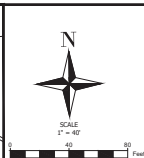
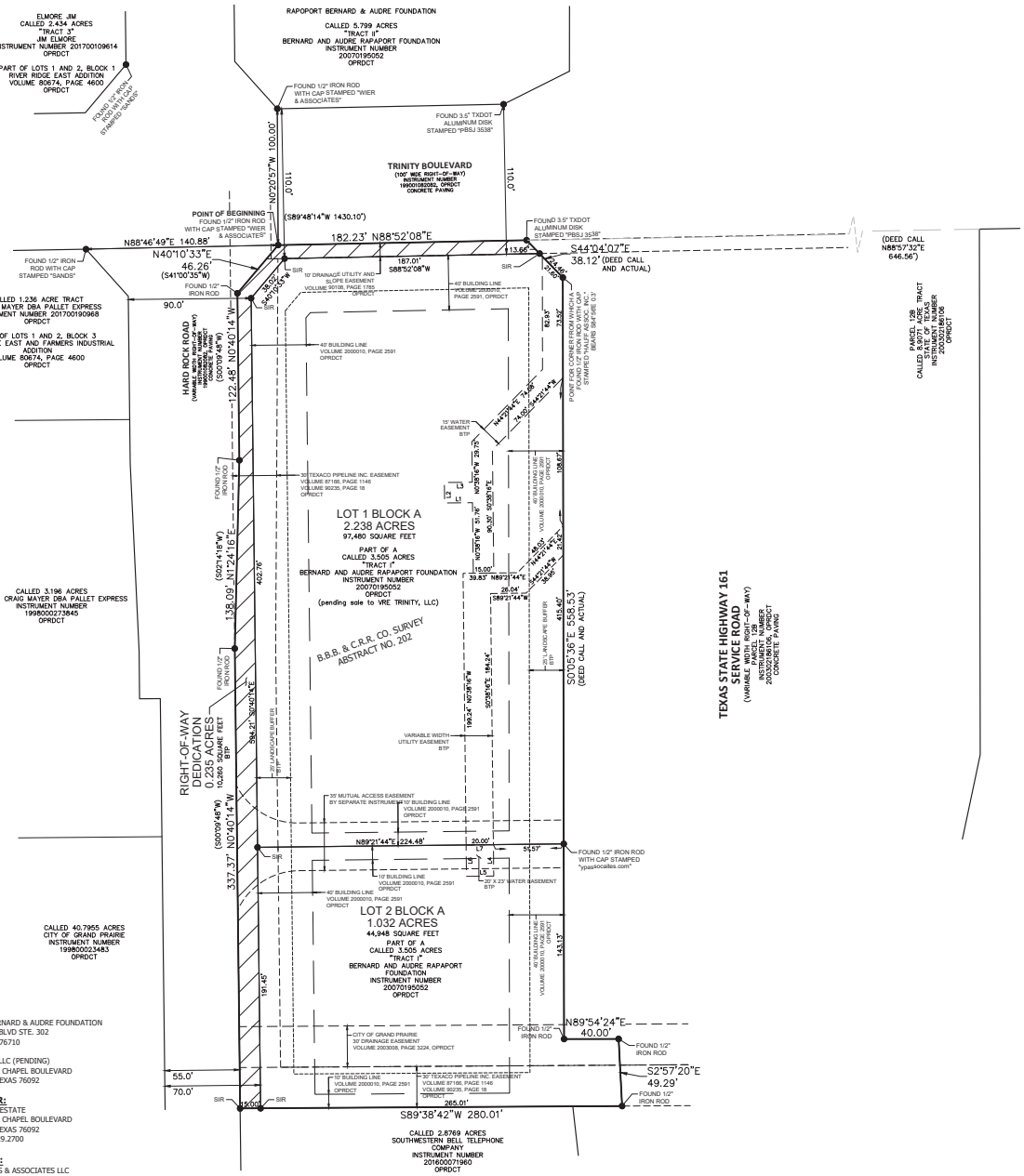
VICINITY MAP
NOT TO SCALE





NOTES

1. Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network. Elevations based on the following City of Grand Prairie Monuments:

2. According to graphical plotting of the Flood Insurance Rate Map for Dallas County, Texas, Incorporated Areas, Panel 295 of 725, Map Number48113C0295K, Map Revised Date: July 7, 2014, the subject property is located in: Zone X unshaded, "Areas determined to be outside the 0.2% annual chance floodplain."
This statement does not reflect any type of flood study by this firm.

3. *Zoning With Disclaimer:*
"Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not reporesent a vested right to the zoning indicated."

4. *Setbacks With Disclaimer:*
"Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat."

SURVEYOR'S CERTIFICATE

THAT, I, KENNETH H. YAZEL JR., do hereby declare that I prepared this plat from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Glen Heights.

Kenneth H. Yazel Jr. Date

Registered Professional Land Surveyor No. 6182

STATE OF TEXAS ~

COUNTY OF DALLAS ~

Before Me, the undersigned authority, on this day personally appeared Kenneth H. Yazel Jr. 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, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this the ___ day of _____, 2018.

Notary Public in an for the State of Texas

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°21'44"W	20.47'
L2	N00°38'16"W	15.00'
L3	N89°21'44"E	20.47'
L4	S00°38'16"E	23.00'
L5	S89°21'44"W	20.00'
L6	N00°38'16"W	23.00'
L7	N89°21'44"E	20.00'

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.

LEGEND

SYMBOL	DESCRIPTION
( )	DEED CALL
OPRDCT	OFFICIAL PUBLIC RECORDS ELLIS COUNTY, TEXAS
BTP	BY THIS PLAT
SIR	SET 1/2" IRON ROD WITH CAP STAMPED "ypassociates.com"
FIR-YP	FOUND 1/2" IRON ROD WITH CAP STAMPED "ypassociates.com"

OWNER:
RAPAPORT BERNARD & AUDRE FOUNDATION
5400 BOSQUE BLVD STE. 302
WACO, TEXAS 76710

VRE TRINITY, LLC (PENDING)
1211 S. WHITE CHAPEL BOULEVARD
SOUTHLAKE, TEXAS 76092

DEVELOPER:
VERDAD REAL ESTATE
1211 S. WHITE CHAPEL BOULEVARD
SOUTHLAKE, TEXAS 76092
PHONE: 817.529.2700

SURVEYOR:
YAZEL PEEBLES & ASSOCIATES LLC
PO BOX 210097
BEDFORD, TX 76095
PHONE: 682.233.2030

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS BERNARD AND AUDRE RAPAPORT FOUNDATION AND VRE TRINITY, LLC. are owners of a 3.505 acre tract of land situated in the B.B.B. & C.R.R. CO. Survey, Abstract Number 202, located in the City of Grand Prairie, Dallas County, Texas, being a all of a called 3.505 acre tract of land described as "Tract I" in the Special Warranty Deed to Bernard and Audre Rapaport Foundation, recorded in Instrument Number 20070195052, of the Official Public Records of Dallas County, Texas (OPRDCT), said 3.505 acre tract being more particularly described as follows:

BEGINNING at a found 1/2" iron rod with cap stamped "WIER & ASSOCIATES" at the northernmost northwest corner of said Tract I at the northeast end of a corner clip located at the intersection of the south right-of-way line of Trinity Boulevard (100' wide right-of-way), with the east right-of-way line of Hard Rock Road (Variable Width), both as described as a called 19.323 acre tract to the City of Grand Prairie in the Special Warranty Deed for Street Dedication recorded in Instrument Number 1990010820B2, OPRDCT;

THENCE North 88 degrees 52 minutes 08 seconds East, with the north line of said Tract I and the south right-of-way line of said Trinity Boulevard, a distance of 182.23 feet to a found 3.5" TXDOT Aluminum Disk Stamped "PBSJ 3538" at the northernmost northeast corner of said Tract I and the northwest corner of a corner clip located at the intersection of the south right-of-way line of said Trinity Boulevard and the west right-of-way line of Texas State Highway 161 (Variable Width) described as a called 8.9071 acre tract to the State of Texas in the Special Warranty Deed recorded in Instrument Number 20030218B106, OPRDCT;

THENCE South 44 degrees 04 minutes 07 seconds East, with the east line of said Tract I and the west right-of-way line of said Texas State Highway 161, a distance of 38.12 feet to a point for corner from which a found 1/2" iron rod with cap stamped "HALFF ASSOC. INC." bears South 84 degrees 55 minutes 57 seconds East, a distance of 0.27 feet;

THENCE South 00 degrees 05 minutes 36 seconds East, continuing with the east line of said Tract I and the west right-of-way line of said Texas State Highway 161, a distance of 558.53 feet to a found 1/2" iron rod at an angle point on the east line of said Tract I and at an angle point on the west right-of-way line of said Texas State Highway 161;

THENCE North 89 degrees 54 minutes 24 seconds East, continuing with the east line of said Tract I and the west right-of-way line of said Texas State Highway 161, a distance of 40.00 feet to a found 1/2" iron rod at an angle point on the east line of said Tract I and at an angle point on the west right-of-way line of said Texas State Highway 161;

THENCE South 02 degrees 57 minutes 20 seconds West, continuing with the east line of said Tract I and the west right-of-way line of said Texas State Highway 161, a distance of 49.29 feet to a found 1/2" iron rod at the southeast corner of said Tract I and at an angle point on the west right-of-way line of said Texas State Highway 161;

THENCE South 89 degrees 38 minutes 42 seconds West, with the south line of said Tract I, a distance of 280.01 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at the southwest corner of said Tract I and on the east right-of-way line of said Hard Rock Road (Variable Width);

THENCE North 00 degrees 40 minutes 14 seconds West, with the west line of said Tract I and the east right-of-way line of said Hard Rock Road, a distance of 337.37 feet to a found 1/2" iron rod at an angle point on the west line of said Tract I and at an angle point on the east right-of-way line of said Hard Rock Road;

THENCE North 01 degrees 24 minutes 16 seconds East, continuing with the west line of said Tract I and the east right-of-way line of said Hard Rock Road, a distance of 138.09 feet to a found 1/2" iron rod at an angle point on the west line of said Tract I and at an angle point on the east right-of-way line of said Hard Rock Road;

THENCE North 00 degrees 40 minutes 14 seconds West, continuing with the west line of said Tract I and the east right-of-way line of said Hard Rock Road, a distance of 122.48 feet to a found 1/2" iron rod at an angle point on the west line of said Tract I and at an angle point on the east right-of-way line of said Hard Rock Road;

THENCE North 40 degrees 10 minutes 33 seconds East, with the west line of said Tract I and the east right-of-way line of said Hard Rock Road, a distance of 46.26 feet to the POINT OF BEGINNING and containing 3.505 acres of land, or 152,688 square feet of land, more or less.

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That, BERNARD AND AUDRE RAPAPORT FOUNDATION AND 7-ELEVEN INC. does hereby adopt this plat designating the hereon above described property as:7-ELEVEN GRAND PRAIRIE ADDITION, an addition of 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, 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 an resolutions of the City of Grand Prairie, Texas.

BERNARD AND AUDRE RAPAPORT FOUNDATION: _____

AUTHORIZED SIGNER: _____

VRE TRINITY, LLC.: _____

AUTHORIZED SIGNER: _____

STATE OF TEXAS ~

COUNTY OF DALLAS ~

Before Me, the undersigned authority, on this day personally appeared _____, on behalf of BERNARD AND AUDRE RAPAPORT FOUNDATION, 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, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this the ____ day of _____, 2018.

Notary Public in an for the State of Texas

STATE OF TEXAS ~

COUNTY OF DALLAS ~

Before Me, the undersigned authority, on this day personally appeared Jason Keen, on behalf of VRE TRINITY, LLC, 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, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this the ____ day of _____, 2018.

Notary Public in an for the State of Texas

P181007

A FINAL PLAT OF 7-ELEVEN GRAND PRAIRIE ADDITION

LOT 1 AND LOT 2, BLOCK A

BEING 2.238 ACRES SITUATED IN THE B.B.B. & C.R.R. CO. SURVEY
ABSTRACT NO. 202
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

YAZEL PEEBLES & ASSOCIATES LLC
817.268.3316

2018-022-05 March 14, 2018 PAGE 1 OF 1

Exhibit B - Final Plat