

Exhibit B - Final Plat
Page 1 of 1

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS DORYN SENIOR, LTD. IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE J. LYNN SURVEY, ABSTRACT NUMBER 972, TARRANT COUNTY, TEXAS, BEING A PART OF A CALLED 76.767 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO KP LAND PARTNERS, L.P., AS RECORDED IN DOCUMENT NUMBER 020118864 OF THE REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 360 AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO SANDRA GAIL KNAPP, AS RECORDED IN DOCUMENT NUMBER D207180623 OF SAID REAL PROPERTY RECORDS AT THE WESTERNMOST NORTHWEST CORNER OF SAID 76.767 ACRE TRACT;

THENCE NORTH 59 DEGREES 33 MINUTES 59 SECONDS EAST, WITH THE SOUTH LINE OF SAID KNAPP TRACT, A DISTANCE OF 202.20 FEET TO A CAPPED IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID KNAPP TRACT;

THENCE NORTH 14 DEGREES 33 MINUTES 59 SECONDS EAST, WITH THE EAST LINE OF SAID KNAPP TRACT, A DISTANCE OF 115.06 FEET TO A CAPPED IRON ROD FOUND FOR CORNER AT AN ANGLE POINT IN THE EAST LINE THEREOF;

THENCE NORTH 30 DEGREES 26 MINUTES 01 SECOND WEST, WITH THE EAST LINE OF SAID KNAPP TRACT, A DISTANCE OF 112.98 FEET TO A CAPPED IRON ROD FOUND FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF DORYN DRIVE AT THE NORTHERNMOST NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 59 DEGREES 33 MINUTES 59 SECONDS EAST, WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 338.80 FEET TO AN "X" CUT IN CONCRETE SET FOR CORNER AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF MAGNA CARTA BOULEVARD;

THENCE SOUTH 67 DEGREES 44 MINUTES 34 SECONDS EAST, WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 14.98 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID WEST RIGHT-OF-WAY LINE WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 3862.76 FEET, AN ARC LENGTH OF 476.34 FEET, A DELTA ANGLE OF 10 DEGREES 10 MINUTES 24 SECONDS, AND A CHORD WHICH BEARS SOUTH 04 DEGREES 57 MINUTES 34 SECONDS WEST, A DISTANCE OF 475.71 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 09 DEGREES 51 MINUTES 35 SECONDS WEST, WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 174.93 FEET TO A CAPPED IRON ROD FOUND FOR CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO THE UNITED STATES OF AMERICA, AS RECORDED IN VOLUME 6941, PAGE 1196 OF SAID REAL PROPERTY RECORDS;

THENCE WITH THE NORTH LINE OF SAID U.S.A. TRACT, THE FOLLOWING THREE (3) CALLS:

NORTH 83 DEGREES 52 MINUTES 15 SECONDS WEST, A DISTANCE OF 26.31 FEET TO A CAPPED IRON ROD FOUND FOR CORNER;

SOUTH 54 DEGREES 47 MINUTES 25 SECONDS WEST, A DISTANCE OF 340.03 FEET TO A CAPPED IRON ROD FOUND FOR CORNER;

NORTH 77 DEGREES 44 MINUTES 02 SECONDS WEST, A DISTANCE OF 272.13 FEET TO A CAPPED IRON ROD FOUND FOR CORNER IN SAID EAST RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID 76.767 ACRE TRACT, SAID POINT BEING IN A CURVE TO THE RIGHT;

THENCE WITH SAID EAST RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID 76.767 ACRE TRACT, WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 3878.58 FEET, AN ARC LENGTH OF 303.83 FEET, A DELTA ANGLE OF 2 DEGREES 03 MINUTES 26 SECONDS, AND A CHORD WHICH BEARS NORTH 04 DEGREES 38 MINUTES 53 SECONDS EAST, A DISTANCE OF 203.92 FEET TO THE POINT OF BEGINNING AND ENCLOSING 7.127 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DORYN SENIOR, LTD. DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREON ABOVE DESCRIBED PROPERTY AS THE LAKES AT GRAND PRAIRIE, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TEXAS AND SO HEREBY DEDICATE TO THE CITY OF GRAND PRAIRIE, IN FEE SIMPLE FOREVER THE STREETS, ALLEYS AND STORM WATER CONVEYANCE AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY DEDICATED AND RESERVED FOR THE PURPOSES AS INDICATED. THE UTILITY, ACCESS, GPS OBSERVATIONS, AND FIRE LINE EASEMENTS SHALL BE OPEN TO THE PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAYING ON THE UTILITY, ACCESS, AND FIRE LINE 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 8 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 OR THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS AND EGRESS TO OR FROM AND OVER THE SAID EASEMENTS FOR THE PURPOSES 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 PURPOSES 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.

BY:
REPRESENTATIVE OF
DORYN SENIOR, LTD.

STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ REPRESENTATIVE OF KP LAND PARTNERS, L.P., 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:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT J. E. THOMPSON IS 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, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS.

J. E. THOMPSON, II
R.P.L.S. NO. 4857

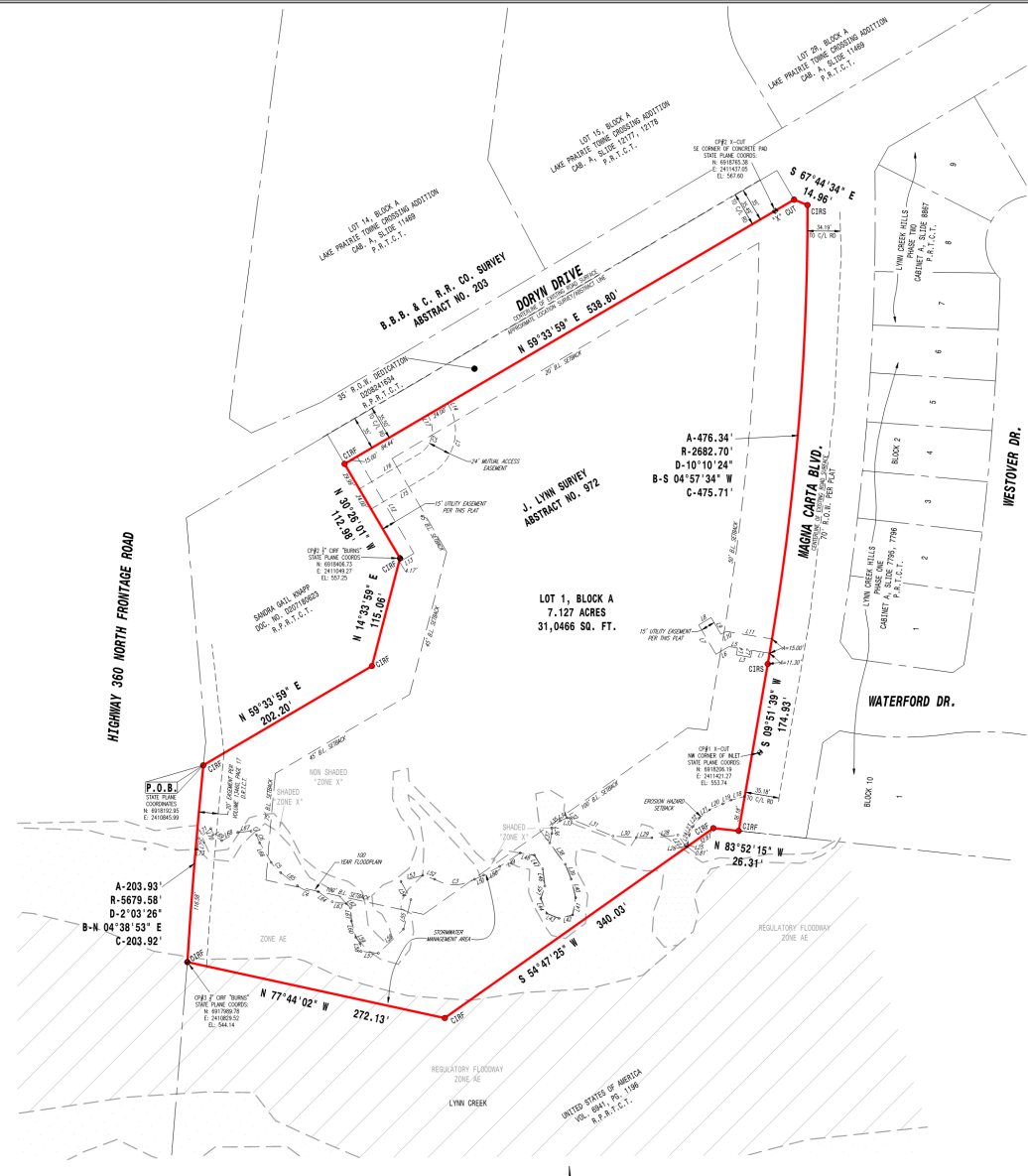
STATE OF TEXAS
COUNTY OF COOKE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. E. THOMPSON, II, 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.

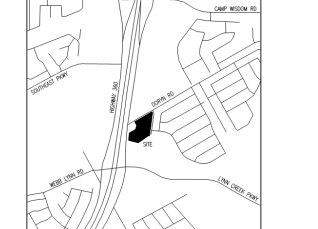
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:



CURVE/ARC	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	78.34	52.00	86°19'13"	S 12°43'08" E	73.14
C2	41.53	28.00	164°58'55"	N 17°03'58" E	13.75
C3	43.51	41.00	160°31'42"	N 89°58'14" E	41.33
C4	23.04	30.00	140°00'40"	N 73°58'18" E	22.48
C5	14.51	30.00	124°14'50"	S 42°38'13" E	14.70
C6	8.92	50.62	100°05'32"	S 22°32'02" E	8.91
C7	7.38	5.35	184°49'07"	S 55°05'39" E	6.79



LINE/BEARING	DISTANCE
1	115.06
2	112.98
3	338.80
4	14.98
5	476.34
6	203.92
7	26.31
8	340.03
9	272.13
10	303.83
11	115.06
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