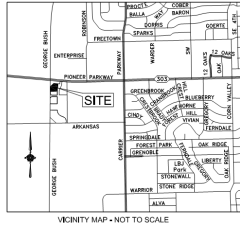
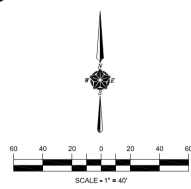


Exhibit B - Final Plat
Page 1 of 1



LEGEND
D.R.D.C.T.
O.P.R.D.C.T.
VOL., PG.
SQ.FT.
IRS
IRF
CM

DEED RECORDS, DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOLUME, PAGE
SQUARE FEET
IRON ROD YELLOW CAP STAMPED
"TXHS" SET
IRON ROD FOUND
CONTROL MONUMENT

ZONING INFORMATION
"C" = Commercial District
Front Building Setback: 25 FEET
Rear Building Setback: 0 FEET
(20' adjacent to residential)
Side Building Setback: 10 feet
Maximum Building Height - 25 feet

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS BUSH PIONEER PROPERTY LP, a Texas limited partnership, acting by and through the undersigned, its duly authorized agent, is the sole owner of that certain tract of land situated in the Allen Jenkins Survey, Abstract No. 713, in the City of Grand Prairie, Dallas County, Texas, and being a tract of land conveyed to BUSH PIONEER PROPERTY LP, a Texas limited partnership by Special Warranty Deed and Bill of Sale as recorded in Instrument No. 20160006725, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TXHS" found lying in the southerly right-of-way line of West Pioneer Parkway (SH 151) variable width right-of-way and the easterly right-of-way line of George Bush Turnpike (SH 151) variable width right-of-way and also being the southeasterly point of a corner clip of said right-of-way;

THENCE North 45 degrees 52 minutes 07 seconds East, along said corner clip and along a southeasterly right-of-way line of said W. Pioneer Parkway common with the northeasterly line of said Bush Pioneer tract, a distance of 163.02 feet to a 1/2 inch iron rod found at the northeasterly end of said corner clip and lying in the southerly right-of-way line of said W. Pioneer Parkway;

THENCE South 84 degrees 25 minutes 48 seconds East, along the southerly right-of-way line of said W. Pioneer Parkway common with the northerly line of said Bush Pioneer tract, a distance of 149.26 feet to a 1/2 inch iron rod found for the northeasterly corner of the hereinafter described tract common with the northeasterly corner of Lot 1, Block A, Bush & Pioneer Centre, an addition to the City of Grand Prairie, Dallas County, Texas, as recorded in Instrument No. 201600194923, Official Public Records, Dallas County, Texas;

THENCE South 05 degrees 44 minutes 18 seconds West, along a westerly line of said Lot 1, Block A, common with the easterly line of said Bush Pioneer tract, a distance of 257.29 feet to a 1/2 inch iron rod with cap stamped "TXHS" found for an the southeasterly corner of said Bush Pioneer tract and also being the northeasterly corner of Lot 1, Block A of said Bush & Pioneer Centre;

THENCE South 86 degrees 24 minutes 23 seconds West, along the northerly line of said Lot 1, Block A, common with the southerly line of said Bush & Pioneer tract, a distance of 238.24 feet to a 1/2 inch iron rod found for corner lying on the easterly right-of-way line of said George Bush Turnpike;

THENCE North 00 degrees 45 minutes 34 seconds West, along the easterly right-of-way line of said George Bush Turnpike, common with westerly line of said Bush Pioneer tract, a distance of 172.65 feet to the POINT OF BEGINNING and containing 62,685 square feet or 1,439 acres of land.

GENERAL NOTES:

- 1) The bearing basis for this survey is the Texas State Plane Grid Coordinate System, NAD 1983 (HARN), North Central Zone (4203), Geoid 2011.
- 2) The purpose of this plat is to create one lot from one tract of land.
- 3) According to the F.L.R.M. No. 481130D435 Ld, dated July 7, 2014 per Dallas County, the subjects property lies in Zone X and does not lie within a Flood Phone Hazard Area as shown.
- 4) Setbacks with disclaimer: existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.
- 5) Zoning with disclaimer: 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.
- 6) Cross Access between Lot 1 and Lot 12 is provided by the Easements with Covenants and Restraints Affecting Land (ECR) as recorded in Instrument No. 20150022468 of the Deed Records of Dallas County, Texas, and amended by the fourth amendment to Easements with Covenants and Restraints Affecting Land (ECR) as recorded in Instrument No. 20180294610, of Deed Records of Dallas County, Texas.

15' DRAINAGE EASEMENT LINE TABLE				
LINE #	LENGTH	DIRECTION		
L1	120.21'	N0°45'34"W		
L2	134.38'	S0°45'34"E		

15' DRAINAGE EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	29.87'	57.50'	29°48'02"	N14° 22' 20"W 29.54'
C2	36.06'	72.50'	28°29'41"	N15° 00' 28"W 35.69'
C3	28.80'	57.50'	28°29'41"	S15° 00' 28"E 28.30'
C4	36.59'	72.50'	28°55'01"	S14° 47' 51"E 36.20'

OWNERS DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BUSH PIONEER PROPERTY LP, a Texas limited partnership does hereby adopt this plat designating the hereinafter described property as BUSH & PIONEER CENTRE, 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 conveyance 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 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 the 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 of 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 pitting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

WITNESS, my hand at _____, Texas, this _____ day of _____, 2019.

BUSH PIONEER PROPERTY LP, a Texas limited partnership

By: UCD BUSH PIONEER GP LLC,
a Texas limited liability company,
General Partner

By: _____
Robert V. Dorazil,
Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Robert V. Dorazil, known to me to be the Manager of UCD Bush Pioneer GP LLC, a Texas limited liability company, General Partner of BUSH PIONEER PROPERTY LP, a Texas limited partnership, whose name is subscribed to the foregoing instrument, and acknowledged to me that it was executed for the purposes and consideration mentioned and in the capacity expressed therein.

Given under my hand and seal of the office this _____ day of _____, 2019.

My Commission Expires _____ NOTARY PUBLIC In and for DALLAS COUNTY, TEXAS

SURVEYOR CERTIFICATE

That I, Gary E. Johnson, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Planning Rules and Regulations of the City Plan Commission of the City of Grand Prairie, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. 01/16/19

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public In and for Dallas County, Texas, on this day personally appeared Gary E. Johnson, 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 considerations therein expressed.

Given under my hand and seal of the office this _____ day of _____, 2019.

NOTARY PUBLIC In and for DALLAS COUNTY, TEXAS

The City of Grand Prairie is not responsible for the design, construction, operation, maintenance, or use of any detention pond or underground detention facility and associated drainage easements hereinafter referred to as "Improvement," to be developed, constructed or used by Owner or his successors, assigns or heirs. Owner shall indemnify, defend and hold harmless the City of Grand Prairie, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorneys' fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the "Improvement." Including any non-performance of the foregoing. Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the "Improvement." All of the above shall be covenants upon all the lots of this plat abutting, adjacent, or served by the "Improvement." It is also expressly contemplated that the Owner shall impose these covenants upon any successor, assigns or heirs in interest the full obligation and responsibility of maintaining and operating said "Improvement." Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the "Improvement." All of the above shall be covenants running with the land.

CASE NO. P190201

FINAL PLAT
BUSH & PIONEER CENTRE
LOT 12, BLOCK A

ALLEN JENKINS SURVEY, ABSTRACT NO. 713
1,439 ACRES
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

DATE: 11/28/2018 / JOB #: 1703222-6 / SCALE: 1" = 50' DRAIN BY: CN

DEVELOPER
CHICK-FIL-A, INC.
5200 Buffington Road
Atlanta, GA 30349

OWNER
BUSH PIONEER PROPERTY LP
7001 Preston Road, Suite 410
Dallas, Texas 75205

TEXAS HERITAGE
SURVEYING, LLC

16610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #01693300

