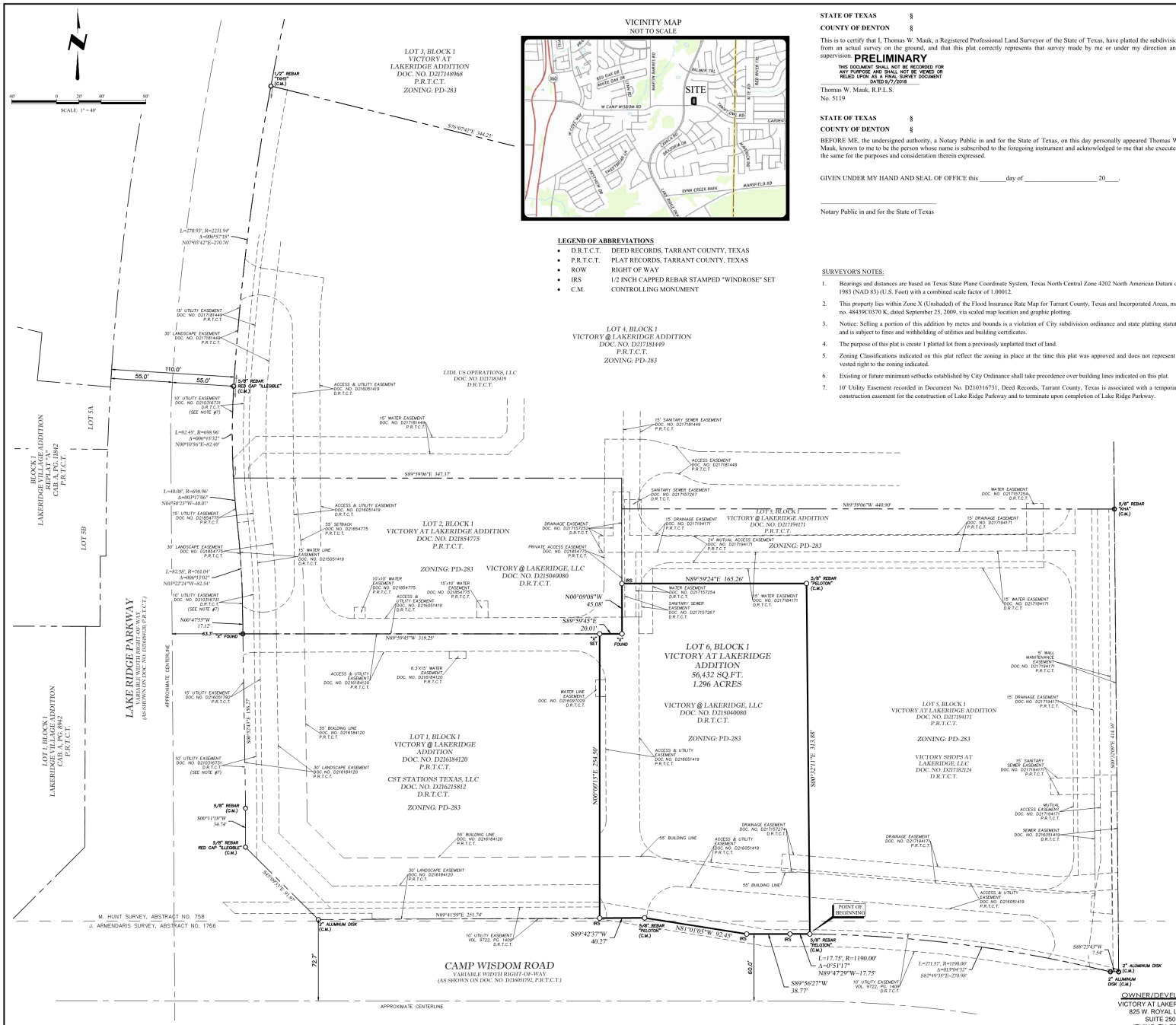
Exhibit B - Final Plat



VICINITY MAP
NOT TO SCALE

LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
- C.M. CONTROLLING MONUMENT

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
DATED 9/7/2018

_____
Thomas W. Mauk, R.P.L.S.
No. 5119

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20___.

_____
Notary Public in and for the State of Texas

SURVEYOR'S NOTES:

1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
2. This property lies within Zone X (Unshaded) of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0370 K, dated September 25, 2009, via scaled map location and graphic plotting.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. The purpose of this plat is create 1 platted lot from a previously unplatted tract of land.
5. 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. Existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.
7. 10' Utility Easement recorded in Document No. D210316731, Deed Records, Tarrant County, Texas is associated with a temporary construction easement for the construction of Lake Ridge Parkway and to terminate upon completion of Lake Ridge Parkway.

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Victory @ Lakeridge, LLC is the owner of a 1.296 acre tract of land situated in the City of Grand Prairie, Tarrant County, Texas, being a tract of land situated in the M. Hunt Survey, Abstract No. 758, and in the J. Armendaris Survey, Abstract No. 1766, in Tarrant County, Texas, being a portion of that same tract of land described to Victory @ Lakeridge, LLC by deed recorded in Document No. D215040080 of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows (Bearings and distances are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD83) (U.S. Foot) with a combined scale factor of 1.00012):

BEGINNING at an 5/8 inch rebar with a cap stamped "Peloton" found for the easternmost Southwest corner of Lot 5, Block 1 of Victory @ Lakeridge Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat thereof recorded in Document No. D217194171, Plat Records of Tarrant County, Texas (P.R.T.C.T.), same being the Southeast corner of the herein described tract, lying on the North right-of-way line of Camp Wisdom Road (variable width right-of-way), and being the beginning of a curve to the left, having a central angle of 00 Degrees 51 Minutes 17 Seconds, a radius of 1190.00 feet and a chord bearing and distance of North 89 Degrees 47 Minutes 29 Seconds West, 17.75 feet;

THENCE, in a westerly direction, with the North right-of-way line of said Camp Wisdom Road, and along said curve to the left, an arc length of 17.75 feet to a 1/2 inch rebar with a cap stamped "Windrose" set for corner;

THENCE South 89 Degrees 56 Minutes 27 Seconds West, continuing with the North right-of-way line of said Camp Wisdom Road, a distance of 38.77 feet to a 1/2 inch rebar with a cap stamped "Windrose" set for corner;

THENCE North 81 Degrees 01 Minutes 05 Seconds West, continuing with the North right-of-way line of said Camp Wisdom Road, a distance of 92.45 feet to a 5/8 inch rebar with a cap stamped "Peloton" found for corner;

THENCE South 89 Degrees 42 Minutes 37 Seconds West, continuing with the North right-of-way line of said Camp Wisdom Road, a distance of 40.27 feet to a 1/2 inch rebar found for the Southeast corner of Lot 1, Block 1 of Victory @ Lakeridge Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the Plat thereof recorded in Document No. D216184120, P.R.T.C.T., same being the Southwest corner of the herein described tract;

THENCE North 00 Degrees 00 Minutes 15 Seconds East, departing the North right-of-way line of said Camp Wisdom Road, with the East line of said Lot 1, a distance of 254.50 feet to an "X" set on concrete for the Northeast corner of said Lot 1, and lying on the South line of Lot 2, Block 1 of Victory at Lakeridge Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the Plat thereof recorded in Document No. D218154775, P.R.T.C.T., from which an "X" found on concrete for the Northwest corner of said Lot 1 and the Southwest corner of said Lot 2 bears North 89 Degrees 59 Minutes 45 Seconds West, a distance of 319.25 feet;

THENCE South 89 Degrees 59 Minutes 45 Seconds East, with the South line of said Lot 2, a distance of 20.01 feet to an "X" found on concrete for the Southeast corner of said Lot 2, same being an interior "ell" corner of the herein described tract;

THENCE North 00 Degrees 09 Minutes 08 Seconds West, with the East line of said Lot 2, a distance of 45.08 feet to a 1/2 inch rebar with a cap stamped "Windrose" set for the westernmost Southwest corner of said Lot 5;

THENCE North 89 Degrees 59 Minutes 24 Seconds East, departing the East line of said Lot 2, with the westernmost South line of said Lot 5, a distance of 165.26 feet to a 5/8 inch rebar with a cap stamped "Peloton" found for an interior "ell" corner of said Lot 5, same being the Northeast corner of the herein described tract;

THENCE South 00 Degrees 32 Minutes 11 Seconds East, with the most southerly West line of said Lot 5, a distance of 313.88 feet to the **POINT OF BEGINNING** and containing 56,432 square feet or 1.296 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That Victory at Lakeridge, LLC does hereby adopt this plat designating the hereon above described property as **VICTORY AT LAKERIDGE ADDITION, LOT 6, BLOCK 1,** 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 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 and resolutions of the City of Grand Prairie, Texas

VICTORY AT LAKERIDGE, LLC, a Texas limited liability company

By: _____
Kris Ramji, Chief Operating Officer

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kris Ramji, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20___.

_____
Notary Public in and for the State of Texas

ENGINEER

kirkman ENGINEERING
4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

SURVEYOR

WINDROSE
LAND SURVEYING | PLATTING
220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

ARTHUR
LAND SURVEYING
220 Elm St., # 200 - Lewisville, TX 75057
Ph. 214.217.2544 - TFBN# 10063880
arthursurveying.com Established 1986

DRAWN BY: E.R. DATE: 08/06/2018 CHECKED BY: T.M.

OWNER/DEVELOPER
VICTORY AT LAKERIDE, LLC
825 W. ROYAL LANE,
SUITE 250
IRVING, TX 75039

THIS PLAT FILED IN CABINET _____, SLIDE _____, DATE _____

FINAL PLAT
VICTORY AT LAKERIDGE ADDITION
LOT 6, BLOCK 1
1.296 ACRES OUT OF THE
M. HUNT SURVEY, ABSTRACT NO. 758
& THE J. ARMENDARIS SURVEY,
ABSTRACT NO. 1766
CITY OF GRAND PRAIRIE,
TARRANT COUNTY, TEXAS
CASE NO. FP18-1003
-- AUGUST 2018 --