

Exhibit B - Final Plat
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Sheet 1 of 1

State of Texas
County of Tarrant

Whereas Daka Investments LLC, being the sole owner of that certain 1.089 acre tract of land, consisting of all of Site 43, Great Southwest South, Great Southwest Industrial District, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat as recorded in Volume 388-48, Page 755, Plat Records, Tarrant County, Texas, together with a portion of Site 39, Great Southwest South, Great Southwest Industrial District, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat as recorded in Volume 388-48, Page 775, Plat Records, Tarrant County, Texas, same being all of that certain called 1.0287 acres tract conveyed in instrument to Daka Investments LLC, described in Document No. D202370845, Real Property Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 83, Texas State Plane Coordinate System, North Central Zone 4202 (GPD) US Survey Feet - use TXDOT scale factor of 1.00002 if ground conversion is needed:

BEGINNING at a found 1/2" iron rod in the north right-of-way of West Pioneer Parkway (called 132' wide) being the southernmost Public GDS User of Site 78, Great Southwest South, Great Southwest Industrial District, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat as recorded in Volume 388-134, Page 59, Plat Records, Tarrant County, Texas, being the southwest corner of said Site 43, for the southwest and beginning corner of the herein described tract.

THENCE N 00°44'26" W, 144.90 feet, to a found 1/2" iron rod, being an all corner of said Site 78, for the northwest corner of said Site 43 and the herein described tract.

THENCE N 89°15'34" E, 301.40 feet, to a found 3/8" iron rod in the west right-of-way of South Great Southwest Parkway (width varies), being the easterly southeast corner of said Site 78, for the northeast corner of said Site 43 and the herein described tract.

THENCE S 00°32'22" E, 107.43 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." in the west right-of-way of said South Great Southwest Parkway, the east line of said Site 39, being the north corner of that certain called 0.02 acre tract of land conveyed in instrument to the City of Grand Prairie, described in Document No. D202322897, Real Property Records, Tarrant County, Texas, for the most easterly southeast corner of the herein described tract.

THENCE S 30°05'14" W, 78.93 feet, with the west line of said 0.02 acre tract, to a found 1/2" iron rod in the north right-of-way of said West Pioneer Parkway, the south line of said Site 39, for the most southerly southeast corner of the herein described tract.

THENCE N 84°06'14" W, 262.33 feet, with the north right-of-way of said West Pioneer Parkway, to the POINT OF BEGINNING, and containing 1.089 acres more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah Ray Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Zachariah Ray Savory, Registered Professional Land Surveyor No. 5966

Texas Surveying & Engineering, Inc.

104 S. Front St. Weatherford TX 76086

weatherford@texasurveying.com - 817-594-0400

Project ID: W240607HR

Field Date: August 16, 2024

Revised Date: December 1, 2024

Surveyor's Notes:

1) Currently this tract appears to be located within the following area:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard according to the F.I.R.M. Community Panel Map No. 4843C0350L, dated March 21, 2019, for up to date flood hazard information always visit the official FEMA website at FEMA.gov.

2) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 83, Texas State Plane Coordinate System, North Central Zone 4202 (GPD) US Survey Feet.

3) Underground utilities were located during this survey per Texas 811 Ticket No. 246699073. Call 811 and/or Utility Providers before excavation or construction.

4) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

5) With respect to the documents listed in Title Commitment No. TX71-979474 the following easements and/or restrictions were reviewed for this survey:
Subject to the Restrictions recorded in: Vol. 5020, Pg. 43 R.P.T.C.T.

Subject to the following Easement(s) and/or Document(s): Vol. 388-48, Pg. 755; Vol. 388-48, Pg. 175 P.R.T.C.T.; Vol. 7349, Pg. 106 (blank); Vol. 5065, Pg. 122 (shown); R.P.T.C.T., Vol. 5045, Pg. 78 (shown); Vol. 5068, Pg. 163 (shown) D.R.T.C.T.

The following Easement(s) and/or Document(s) do(es) not affect this tract: Vol. 4425, Pg. 787 D.R.T.C.T.

according to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, Texas Railroad Commission Public GDS User, Texas Utility Location Services (Texas811) and the surveyor's professional opinion.

6) C.I.R.S. = set 1/2" capped iron rod stamped "TEXAS SURVEYING INC"

7) Any existing Utility Easements and Building Lines per the previous plat of record have been incorporated into this plat as shown herein, and are dedicated by this plat.

City of Grand Prairie Notes:
A) This tract currently lies within the Light Industrial (LI) zone. 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.

B) Existing or future minimum setbacks established by City Ordinance shall take precedence over any building lines indicated on this plat.

Surveyor:
Zachariah R. Savory, R.P.L.S.
104 S. Walnut St
Weatherford, TX, 76086
weatherford@texasurveying.com

Owner:
Daka Investments, LLC
2851 England Pkwy
Grand Prairie, TX 75054

1" = 40'

City of Grand Prairie Case No. PLT-24-09-0035

Grand Prairie TEXAS

CITY PLAN COMMISSION
CITY OF GRAND PRAIRIE, TEXAS

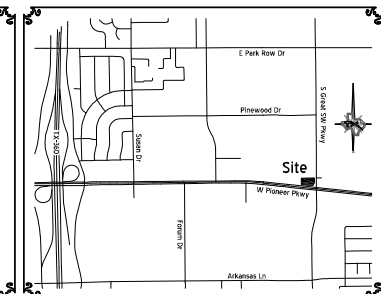
THIS PLAT IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAND PRAIRIE, TEXAS, AND THE DESCRIPTION FILED IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC.

PLAT APPROVAL DATE: _____

CHAIRPERSON _____

CERTIFIED DIRECTOR OF PLANNING OR DESIGNER _____

RESERVED FOR
TARRANT COUNTY
CLERK STICKER



Now, Therefore, Know All Men By These Presents:

that Daka Investments LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **Lot 1, Block 1, Great Southwest South, Great Southwest Industrial District**, an addition to the City of Grand Prairie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alley 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 building 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 and 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:

By:

Daka Investments LLC
Rashed Elqotob (Manager)

State of Texas

County of _____

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the _____ day of _____, 2024.

Notary Public in and for the State of Texas

Replat
Lot 1, Block 1
**Great Southwest South,
Great Southwest Industrial District**
an addition to the City of Grand Prairie,
Tarrant County, Texas

Being a 1.089 acre tract of land, consisting of all of Site 43, Great Southwest South, Great Southwest Industrial District, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat as recorded in Volume 388-48, Page 755, Plat Records, Tarrant County, Texas; together with a portion of Site 39, Great Southwest South, Great Southwest Industrial District, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat as recorded in Volume 388-48, Page 175, Plat Records, Tarrant County, Texas.

December 2024



**TEXAS
SURVEYING &
ENGINEERING**

WEATHERFORD • MINERAL WELLS • ALEDO INC.
SURVEYING FIRM NO. 10100000 • ENGINEERING FIRM NO. F-17586