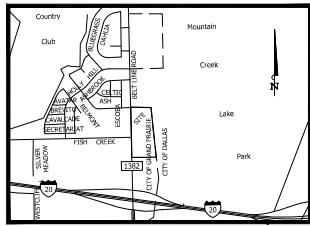
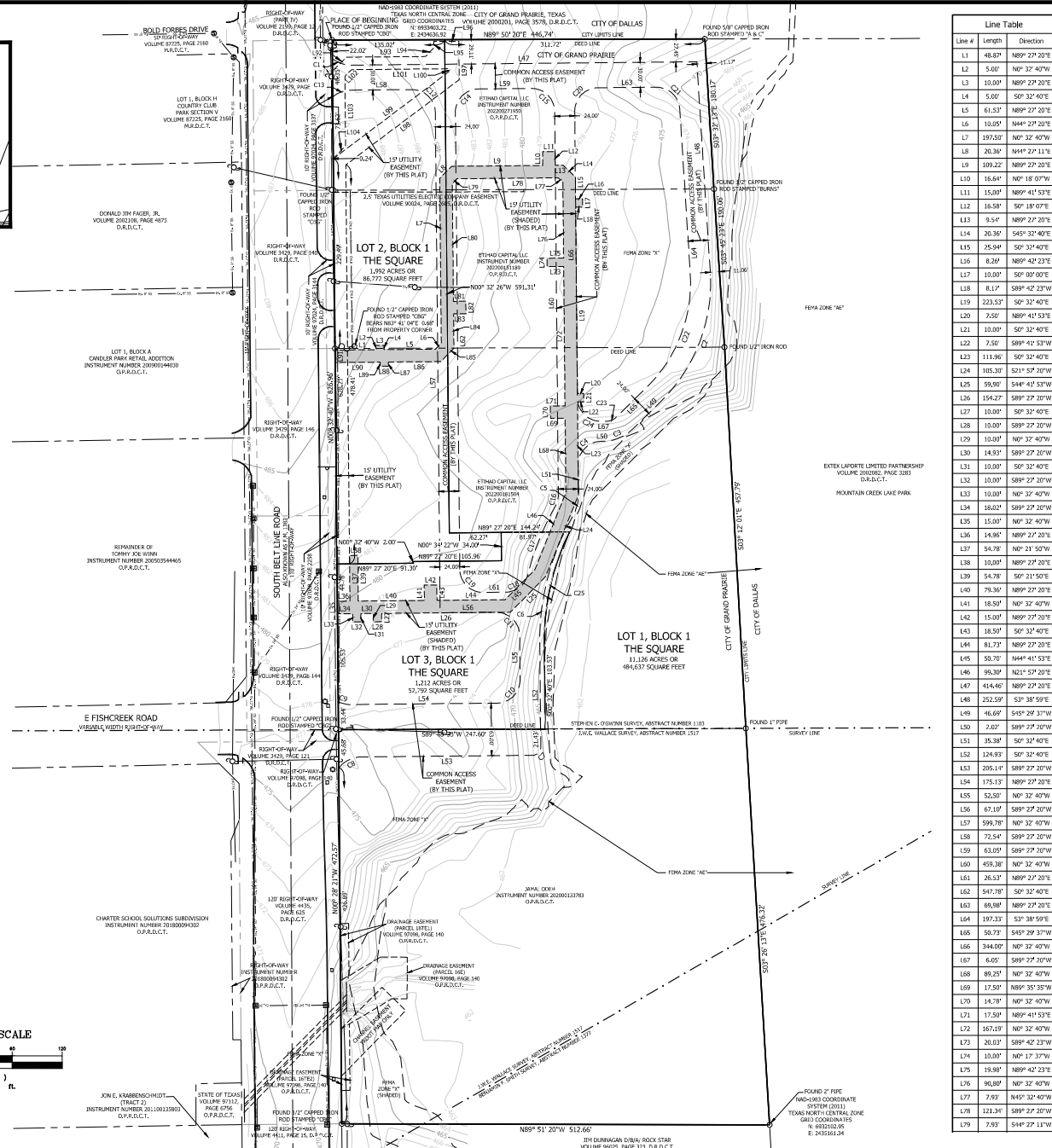
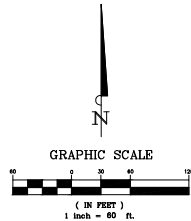
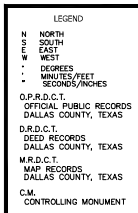


Exhibit B - Preliminary Plat
Page 1 of 2



VICINITY MAP
NOT TO SCALE
GRAND PRAIRIE, TEXAS

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	26.44	35.00	40°30'	23°32' 22"
C2	39.51	203.00	45°00'	50° 25' 19"
C3	176.52	900.00	47°35'	56° 28' 58"
C4	42.38	280.00	90°00'	54° 27' 20"
C5	27.35	52.00	301°33'	51° 34' 38"
C6	158.59	300.00	301°16'	51° 35' 28"
C7	15.71	10.00	90°00'	51° 34' 20"
C8	30.87	35.00	303°16'	50° 11' 23"
C9	18.5	35.00	231°11'	57° 57' 09"
C10	46.38	280.00	90°43'	84° 02' 19"
C11	43.98	280.00	90°00'	84° 03' 40"
C12	43.98	280.00	90°00'	84° 03' 40"
C13	26.35	35.00	395°44'	50° 29' 58"
C14	43.98	280.00	90°00'	54° 27' 20"
C15	43.98	280.00	90°00'	84° 03' 40"
C16	14.79	280.00	301°32'	51° 35' 03"
C17	88.31	324.00	153°52'	62° 14' 15"
C18	36.63	280.00	75°21.30'	65° 48' 32"
C19	43.98	280.00	90°00'	54° 27' 20"
C20	43.98	280.00	90°00'	84° 03' 40"
C21	42.46	280.00	86°51.41'	54° 29' 05"
C22	150.61	176.00	93°00'	52° 05' 19"
C23	118.18	180.00	43°55' 43"	56° 28' 28"
C24	137.71	180.00	43°55'	51° 35' 40"
C25	137.71	294.50	36°47.32'	51° 51' 06"



Line Table		
Line #	Length	Direction
L1	48.82	N89° 22' 20" E
L2	5.00	N0° 32' 40" W
L3	10.00	N89° 22' 20" E
L4	5.00	S0° 32' 40" E
L5	61.53	N44° 22' 20" E
L7	197.50	N0° 32' 40" W
L8	20.30	N44° 32' 11" E
L9	109.22	N89° 22' 20" E
L10	16.64	N0° 18' 07" E
L11	15.00	N89° 41' 53" E
L12	16.58	S0° 18' 07" E
L13	9.51	N89° 22' 20" E
L14	20.35	S45° 32' 40" E
L15	25.94	S0° 32' 40" E
L16	8.20	N69° 42' 24" E
L17	10.00	S0° 00' 00" E
L18	8.17	S89° 42' 23" W
L19	223.53	S0° 32' 40" E
L20	7.50	N89° 41' 53" E
L21	10.00	S0° 32' 40" E
L22	7.50	S89° 41' 53" E
L23	111.96	S0° 32' 40" E

GENERAL NOTES:

1. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48113C0465L, dated March 21, 2019, The property appears to lie within Zone "X", defined as "Areas determined to be outside the 0.2% annual chance floodplain" and within Zone "X" (Shaded), defined as "0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot of with drainage areas of less than one square mile" zone and within Zone "AE", defined as "With Base Flood Elevation or Depth determined" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

The subject property is located within the 100 year floodplain per FIRM Panel # 48113C0465L, dated March 21, 2019.

2. The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

3. All coordinates and bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202) and are relative to the City of Grand Prairie GPS Control System. All distances shown herein are surface distances.

4. Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.

5. All iron rods set (IRS) are 5/8-inch with a red plastic cap stamped "BANNISTER ENGINEERING FIRM-10193823".

6. Ownership references shown hereon are based on the Dallas Central Appraisal District's web page data (www.dallascad.org).

7. The property is currently **Zoned PD-16A**.
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.

L80	141.39	50° 32' 40"
L81	14.64	N89° 44' 53"
L82	16.08	S42° 18' 07"
L83	14.78	S89° 41' 53"
L84	41.19	S04° 32' 40"
L85	22.48	S44° 27' 20"
L86	62.74	S89° 27' 20"
L87	5.00	50° 32' 40"
L88	10.00	S89° 27' 20"
L89	5.00	N0° 32' 40"
L90	53.67	S89° 27' 20"
L91	15.87	N0° 32' 40"
L92	23.48	N45° 00' 00"
L93	95.22	N89° 27' 20"
L94	14.36	N43° 44' 00"
L95	7.67	N0° 13' 20"
L96	30.00	N89° 52' 20"
L97	45.99	S07° 13' 20"
L98	169.91	S53° 04' 00"
L99	173.54	N53° 04' 00"
L100	3.56	N0° 32' 40"
L101	116.81	S89° 27' 20"
L102	11.06	S45° 00' 00"
L103	83.82	S0° 32' 48"
L104	21.02	S45° 00' 00"

Case: SD# PLT-24-10-0039

PRELIMINARY PLAT

THE SQUARE
LOTS 1 - 3, BLOCK 1

3 Lots
Being 14,330 acres out of the
Stephen C. O'Gwinn Survey, Abstract Number 1103,
J. W. E. Wallace Survey, Abstract Number 1517 and
Benjamin F. Smith Survey, Abstract Number 1377

Grand Prairie, Dallas County, Texas

Date Prepared: September 2024
Revision Date: November 2024

Revision Date: November 2024
SHEET 1 OF 2

OWNER / DEVELOPER

<u>ENGINEER / SURVEYOR:</u> BANNISTER ENGINEERING, LLC 240 NORTH MITCHELL ROAD MANFISFIELD, TEXAS 75663 CONTACT: MICHAEL B. SZURGOT, RPLS PHONE: 817-942-2094 mszurgot@bannistereng.com	<u>OWNER / DEVELOPER:</u> ODEH JAMAL 2700 CORZINE DR ARLINGTON, TEXAS 76013	<u>OWNER / DEVELOPER:</u> ETHAD CAPITAL, LLC 2700 CORZINE DR ARLINGTON, TEXAS 75013
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BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TEPLS REGISTRATION NO. 10193823 PROJECT NO.: 376-24-001

Exhibit B - Preliminary Plat
Page 2 of 2

OWNERS CERTIFICATE:

WHEREAS, **Ethad Capital LLC, and Jamal Odeh** are the sole owners of that certain tract of land in the Stephen C. O'Gwinn Survey, Abstract No. 1103, J. W. E. Wallace Survey, Abstract No. 1517, and Benjamin F. Smith Survey, Abstract No. 1377, City of Grand Prairie, Dallas County, Texas, being all of that certain tract of land described in a General Warranty Deed to Ethad Capital LLC, as recorded in Instrument Number 20220071950, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being all of that certain tract of land described in a General Warranty Deed to Ethad Capital LLC, as recorded in Instrument Number 202200151189, O.P.R.D.C.T., and being all of that certain tract of land described in a Special Warranty Deed to Ethad Capital LLC (hereinafter collectively referred to as Ethad Capital tract), as recorded in Instrument Number 202200181504, O.P.R.D.C.T., and being all of that certain tract of land described in a Special Warranty Deed with Vendor's Lien to Jamal Odeh (hereinafter referred to as Odeh tract), as recorded in Instrument Number 202000133783, O.P.R.D.C.T., said 14.330 acres (624,200 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod with plastic cap stamped "CBG" found for the Northwest corner of said Ethad Capital tract, same being the South line of that certain tract of land described in a Deed to City of Grand Prairie, Texas (hereinafter referred to as Grand Prairie tract), as recorded in Volume 2002001, Page 3578, Deed Records, Dallas County, Texas (D.R.D.C.T.), same also being the existing East right-of-way line of S. Belt Line Road, also known as F.M. Road 1392 (110' right-of-way), as recorded in Volume 99024, Page 3137, D.R.D.C.T., from which a Dallas Power & Light Company concrete monument found bears North 89 degrees 51 minute 01 second West, a distance of 11.11 feet;

THENCE North 89 degrees 50 minutes 20 seconds East with the common line between said Ethad Capital tract and said Grand Prairie tract, a distance of 446.74 feet to a five-eighths inch iron rod with plastic cap stamped "A & C" found for the Northeast corner of said Ethad Capital tract, same being an angle point in the West line of that certain tract of land described in a Deed to Exter Laporte Limited Partnership (hereinafter referred to as Exter Laporte tract), as recorded in Volume 2002082, Page 3283, D.R.D.C.T.;

THENCE South 03 degrees 32 minutes 13 seconds East, departing the South line of said Grand Prairie tract, with the common line between said Ethad Capital tract and said Exter Laporte tract, a distance of 180.17 feet to a one-half inch iron rod with plastic cap stamped "BISRO" found for corner;

THENCE South 03 degrees 45 minutes 23 seconds East, continue with the common line between said Ethad Capital tract and said Exter Laporte tract, a distance of 190.06 feet to a one-half inch iron rod found for corner;

THENCE South 03 degrees 12 minutes 01 second East, continue with the common line between said Ethad Capital tract and said Exter Laporte tract, a distance of 457.79 feet to a one inch pipe found for the Southeast corner of said Ethad Capital tract, same being the Northeast corner of said Odeh tract;

THENCE South 03 degrees 26 minutes 13 seconds East with the common line between said Odeh tract and said Exter Laporte tract, a distance of 476.32 feet to a two inch pipe found for the Southeast corner of said Odeh tract, same being the Northeast corner of that certain tract of land described in a Special Warranty Deed with Vendor's Lien to Jim Dunningan (Belt Rock Star (hereinafter referred to as Rock Star tract), as recorded in Volume 90025, Page 323, D.R.D.C.T.;

THENCE North 89 degrees 51 minutes 20 seconds West, departing the West line of said Exter Laporte tract, with the common line between said Odeh tract and said Rock Star tract, a distance of 512.66 feet to a one-half inch iron rod with plastic cap stamped "CBG" found for the Southwest corner of said Odeh tract, same being the Northwest corner of said Rock Star tract, same also being the existing East right-of-way line of said S. Belt Line Road;

THENCE North 00 degrees 28 minutes 21 seconds West with the common line between said Odeh tract and the existing East right-of-way line of said S. Belt Line Road, a distance of 472.53 feet to a one-half inch iron rod with plastic cap stamped "CBG" found for the Northwest corner of said Odeh tract, same being the Southwest corner of said Ethad Capital tract;

THENCE North 00 degrees 32 minutes 40 seconds West with the common line between said Ethad Capital tract and the existing East right-of-way line of said S. Belt Line Road, a distance of 826.96 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 14.330 acres (624,200 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, **Ethad Capital LLC, and Jamal Odeh** does hereby adopt this plat designating the herein-above described property as **THE SQUARE**, 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 line easements shall be open to the public and private utilities for each particular use. The maintenance of paving 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 on 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 approves subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

Witness, my hand this ____ day of _____, 2024.

Ethad Capital LLC

By: _____ By: **Jamal Odeh**

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared _____ 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 _____, 2024.

Notary Public in and for the State of Texas

My Commission expires: _____

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared _____ 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 _____, 2024.

Notary Public in and for the State of Texas

My Commission expires: _____

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Szurgot, 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, Dallas County, Texas.

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

Michael B. Szurgot DATE: _____
Registered Professional Land Surveyor No. 4418
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823



STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared Michael B. Szurgot, 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 _____, 2024.

Notary Public in and for the State of Texas

My Commission expires: _____

Case: SD# PLT-24-10-0039

PRELIMINARY PLAT

THE SQUARE
LOTS 1 - 3, BLOCK 1

3 Lots

Being 14.330 acres out of the
Stephen C. O'Gwinn Survey, Abstract Number 1103,
J. W. E. Wallace Survey, Abstract Number 1517 and
Benjamin F. Smith Survey, Abstract Number 1377
City of Grand Prairie, Dallas County, Texas

Date Prepared: September 2024
Revision Date: November 2024
SHEET 2 OF 2

ENGINEER / SURVEYOR: BANNISTER ENGINEERING, LLC 240 NORTH MITCHELL ROAD MANSFIELD, TEXAS 76063 CONTACT: MICHAEL B. SZURGOT, RPLS PHONE: 817-842-2094 mszurgot@bannistereng.com	OWNER / DEVELOPER: ODEH JAMAL 2700 CORZINE DR ARLINGTON, TEXAS 76013	OWNER / DEVELOPER: ETHAD CAPITAL LLC 2700 CORZINE DR ARLINGTON, TEXAS 76013
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