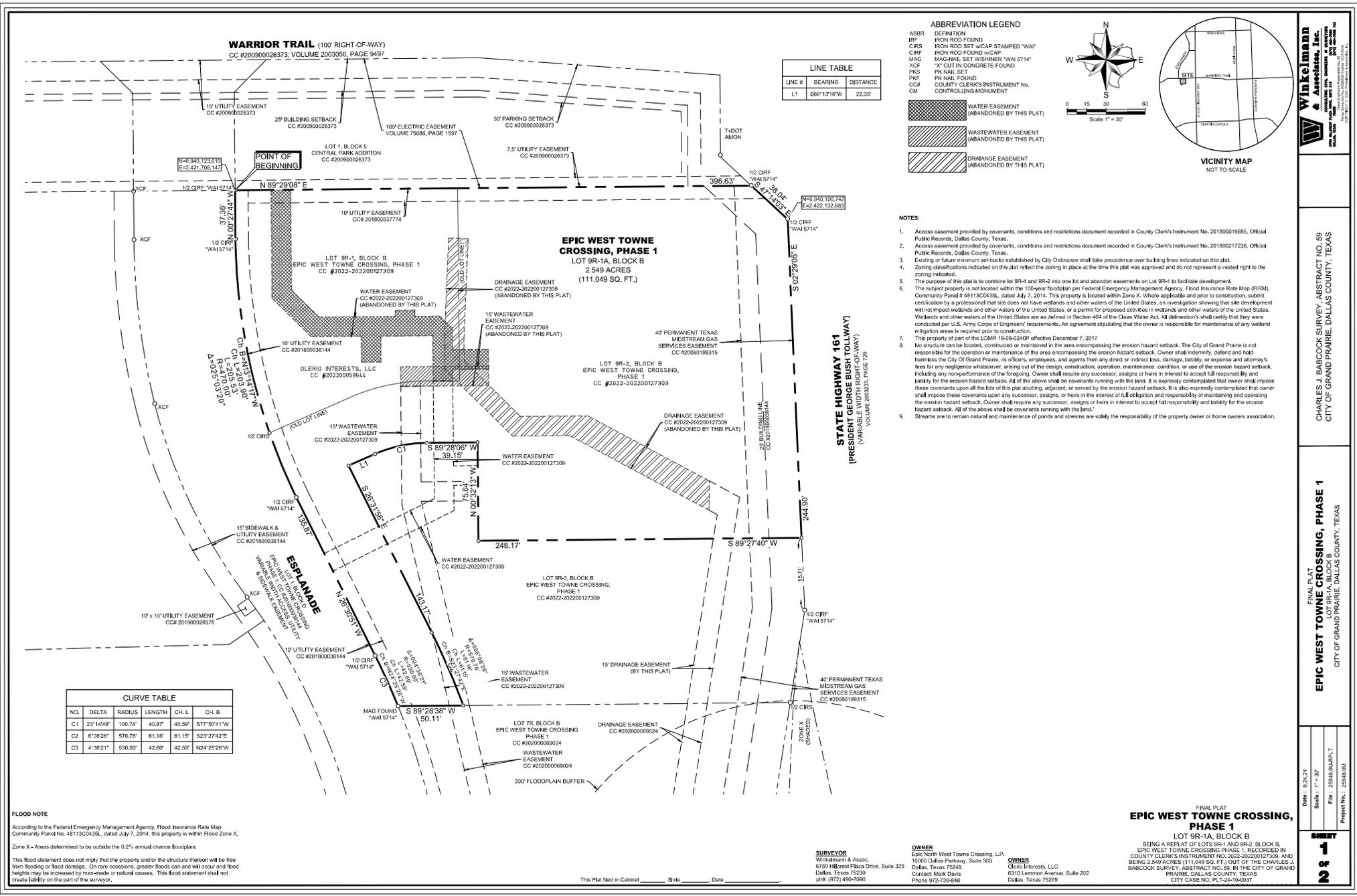


Exhibit B - Final Plat
Page 1 of 2



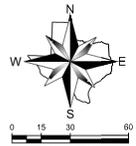
WARRIOR TRAIL (100' RIGHT-OF-WAY)
CC #200900026373, VOLUME 200906, PAGE 94/97

EPIC WEST TOWNE CROSSING, PHASE 1
LOT 9R-1A, BLOCK B
2.549 ACRES
(111,049 SQ. FT.)

STATE HIGHWAY 161
(PRESIDENTIAL FORGE BUSH TOLLWAY)
(VARIABLE WIDTH RIGHT-OF-WAY)
VOLUME 200323, PAGE 729

ABBREVIATION LEGEND

| ABBREV. | DEFINITION |
|---------|---------------------------------------|
| IRF | IRON ROD FOUND |
| CRF | IRON ROD FOUND w/CAP STAMPED "WAI" |
| MAG | MAG-NAIL SET w/CAP STAMPED "WAI 5714" |
| XCF | "X" CUT IN CONCRETE FOUND |
| PKS | PK NAIL SET |
| PKF | PK NAIL FOUND |
| CCW | COUNTY CLERK'S INSTRUMENT NO. |
| CM | CONTROLLING INSTRUMENT |



VICINITY MAP
NOT TO SCALE

LINE TABLE

| LINE # | BEARING | DISTANCE |
|--------|-------------|----------|
| L1 | S66°19'16"W | 22.39' |

NOTES:

- Access easement provided by covenants, conditions and restrictions document recorded in County Clerk's Instrument No. 201800016685, Official Public Records, Dallas County, Texas.
- Access easement provided by covenants, conditions and restrictions document recorded in County Clerk's Instrument No. 201800217236, Official Public Records, Dallas County, Texas.
- Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.
- Zoning classifications indicated on the plat reflect the zoning in place at the time this plat was approved and do not represent a vested right to the zoning indicated.
- The purpose of this plat is to combine lot 9R-1 and 9R-2 into one lot and abandon easements on Lot 9R-1 to facilitate development.
- The subject property is not located within the 100-year floodplain per Federal Emergency Management Agency, Flood Insurance Rate Map (FIRM), Community Panel # 481300433L, dated July 7, 2014. This property is located within Zone X. Where applicable and prior to construction, submit certification by a professional that site does not have wetlands and other waters of the United States, an investigation showing that site development will not impact wetlands and other waters of the United States, or a permit for proposed activities in wetlands and other waters of the United States. Wetlands and other waters of the United States are as defined in Section 404 of the Clean Water Act. All delineation shall certify that they were conducted per U.S. Army Corps of Engineers' requirements. An agreement stipulating that the owner is responsible for maintenance of any wetland mitigation areas is required prior to construction.
- This property of part of the LOMR 18-08-0240P effective December 7, 2017.
- No structure can be located, constructed or maintained in the area encompassing the erosion hazard setback. The City of Grand Prairie is not responsible for the operation or maintenance of the area encompassing the erosion hazard setback. 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 attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the erosion hazard setback, 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 erosion hazard setback. All of the above shall be covenants running with the land. It is expressly contemplated that owner shall impose these covenants upon all the lots of this plat abutting, adjacent, or served by the erosion hazard setback. It is also expressly contemplated that owner shall require any successor, assigns, or heirs in interest to accept full responsibility and responsibility of maintaining and opening the erosion hazard setback. Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the erosion hazard setback. All of the above shall be covenants running with the land.
- Streams are to remain natural and maintenance of ponds and streams are solely the responsibility of the property owner or home owners association.

CURVE TABLE

| NO. | DELTA | RADIUS | LENGTH | CH. B. |
|-----|-----------|---------|--------|-------------|
| C1 | 23°14'49" | 106.74' | 40.87' | S77°50'41"W |
| C2 | 6°08'28" | 576.78' | 81.18' | S22°27'42"E |
| C3 | 4°38'21" | 536.00' | 42.80' | N24°25'26"W |

FLOOD NOTE
According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 481300433L, dated July 7, 2014, this property is within Flood Zone X. Zone X - Areas determined to be outside the 0.2% annual chance floodplain.
This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SURVEYOR
Winkelmann & Assoc.
6750 Hillcrest Plaza Drive, Suite 225
Dallas, Texas 75230
PH: (972) 450-7090

OWNER
Epic West Towne Crossing, L.P.
1800 Dallas Parkway, Suite 300
Dallas, Texas 75248
Contact: Mark Davis
Phone: 972-738-848

OWNER
Olerio Interests, LLC
6310 Lemmon Avenue, Suite 202
Prairie, Dallas County, Texas
CITY CASE NO. PL124-10-0037

FINAL PLAT
EPIC WEST TOWNE CROSSING, PHASE 1
LOT 9R-1A, BLOCK B

BEING A REPLAT OF LOTS 9R-1 AND 9R-2, BLOCK B, EPIC WEST TOWNE CROSSING PHASE 1, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2022-20220127309, AND BEING 2.549 ACRES (111,049 SQ. FT.) OUT OF THE CHARLES J. BARCOCK SURVEY, ABSTRACT NO. 59, IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS.

Winkelmann & Associates, Inc.
SURVEYORS
1800 DALLAS PARKWAY, SUITE 300
DALLAS, TEXAS 75248
PH: (972) 450-7090
WWW.WINKELMANN-AND-ASSOCIATES.COM

CHARLES J. BARCOCK SURVEY, ABSTRACT NO. 59
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

FINAL PLAT
EPIC WEST TOWNE CROSSING, PHASE 1
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

Date: 8/24/24
Scale: 1" = 30'
File: 250483.040PL1
Project No.: 250483.00

59-1

Exhibit B - Final Plat
Page 2 of 2

OWNERS CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, We, Cleo Interests, LLC and Epic North West Towne Crossing, L.P., are the sole owners of a tract of land situated in the CHARLES J. BARCOCK SURVEY, ABSTRACT NO. 59, in the City of Grand Prairie, Dallas County, Texas, being all lots and Block B, Epic West Towne Crossing Phase 1, an addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 20200009204, Official Public Records, Dallas County, Texas, being all of a tract of land described in a Covenants Special Warranty Deed to Cleo Interests, LLC, as recorded in County Clerk's Instrument No. 20210050802, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch rod with red plastic cap stamped "WAI 5714" found for the Northwest corner of said Lot 9R-1, Block B, on the South line of Lot 1, Block 5, Central Plaza Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in County Clerk's Instrument Number 20080002073, Official Public Records, Dallas County, Texas, said point also being the Northeast corner of Lot 1, Block D (a variable width access, utility, & sidewalk easement commonly known as "Eislander's") of Epic West Towne Crossing Phase 1, an addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 201800038144, Official Public Records, Dallas County, Texas;

THENCE South 47 degrees 14 minutes 03 seconds East, along North line of said Lot 9R-1, Block B, Lot 9R-2, Block B, and the South line of said Lot 1, Block 5, a distance of 396.93 feet to a 1/2-inch rod with red plastic cap stamped "WAI 5714" found for the Northern Northeast corner of Lot 9R-2, Block B, of said Epic West Towne Crossing, Phase 1, on the West right-of-way of State Highway 161 (President George Bush Tollway), a variable width right-of-way;

THENCE South 47 degrees 14 minutes 03 seconds East, along the Northeast line of said Lot 9R-2, Block B, and the West right-of-way of said State Highway 161, a distance of 36.04 feet to a 1/2-inch rod with red plastic cap stamped "WAI 5714" found for the Southeast Northeast corner of said Lot 9R-2, Block B, on the West right-of-way of said State Highway 161;

THENCE South 02 degrees 29 minutes 05 seconds East, along the West right-of-way of said State Highway 161 and the East line of said Lot 9R-2, Block B, a distance of 244.50 feet to a 1/2-inch rod with red plastic cap stamped "WAI 5714" set for the Southeast corner of said Lot 9R-2, Block B, and the Northeast corner of Lot 9R-3, Block B, of said Epic West Towne Crossing, Phase 1;

THENCE departing the West right-of-way of said State Highway 161 (President George Bush Tollway), along the South line of said Lot 9R-2, Block B, and the North line of said Lot 9R-3, Block B, the following courses and distances:

North 09 degrees 27 minutes 40 seconds West, a distance of 248.17 feet to a 1/2-inch rod with red plastic cap stamped "WAI 5714" set for corner;

North 00 degrees 32 minutes 13 seconds West, a distance of 75.64 feet to a 1/2-inch rod with red plastic cap stamped "WAI 5714" set for corner;

South 89 degrees 28 minutes 06 seconds West, a distance of 35.15 feet to a 1/2-inch rod with red plastic cap stamped "WAI 5714" set for corner; said point being the beginning of a curve to the left having a radius of 100.74 feet, a central angle of 20 degrees 14 minutes 49 seconds, a chord bearing of South 77 degrees 50 minutes 41 seconds West, and a chord length of 40.59 feet;

Along said curve to the left, an arc distance of 40.87 feet to a 1/2-inch rod with red plastic cap stamped "WAI 5714" set for corner;

South 68 degrees 13 minutes 16 seconds West, a distance of 22.35 feet to a 1/2-inch rod with red plastic cap stamped "WAI 5714" set for corner;

South 26 minutes 31 minutes 06 seconds East, a distance of 143.17 feet to a 1/2-inch rod with red plastic cap stamped "WAI 5714" set for corner; said point being the beginning of a curve to the right having a radius of 510.78 feet, a central angle of 06 degrees 08 minutes 28 seconds, a chord bearing of South 23 degrees 27 minutes 42 seconds West, and a chord length of 42.59 feet;

Along said curve to the right, an arc distance of 61.18 feet to a 1/2-inch rod with red plastic cap stamped "WAI 5714" set for corner;

South 89 degrees 28 minutes 38 seconds West, a distance of 50.11 feet to a 1/2-inch rod with red plastic cap stamped "WAI 5714" found for the most Southerly Southwest corner of said Lot 9R-2, Block B, and the Northwest corner of said Lot 9R-3, Block B, on the East line of said Lot 1, Block D said point being the beginning of a non-integer curve to the left having a radius of 530.00 feet, a central angle of 04 degrees 36 minutes 21 seconds, a chord bearing of North 24 degrees 26 minutes 08 seconds West, and a chord length of 421.59 feet;

THENCE along the East line of said Lot 1, Block D, and the West lines of said Lot 9R-3, Block B, and Lot 9R-2, Block B, the following courses and distances:

Along said curve to the left, an arc distance of 42.60 feet to a 1/2-inch rod with red plastic cap stamped "WAI 5714" found for corner;

North 26 degrees 30 minutes 51 seconds West, a distance of 135.87 feet to a 1/2-inch rod with red plastic cap stamped "WAI 5714" set for corner; said point being the beginning of a curve to the right having a radius of 470.00 feet, a central angle of 20 degrees 03 minutes 29 seconds, a chord bearing of North 13 degrees 14 minutes 17 seconds West, and a chord length of 203.00 feet;

Along said curve to the right, an arc distance of 205.53 feet to a 1/2-inch rod with red plastic cap stamped "WAI 5714" found for corner;

THENCE North 00 degrees 27 minutes 44 seconds West, continuing along the West line of said Lot 1, Block D, a distance of 37.36 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 111,049 square feet or 2,549 acres of land, more or less. Bearings shown herein are based upon an on-the-ground Survey performed in the field on the 10th day of July, 2018, utilizing a bearing related to the west right-of-way line of State Highway 161 (South 02 degrees 29 minutes 05 seconds East), according to the plat of Epic West Towne Crossing Phase 1, recorded in County Clerk's Instrument No. 201800038144, Official Public Records, Dallas County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Cleo Interests, LLC and Epic North West Towne Crossing, L.P., do hereby adopt this plat designating the herein-before described property as Lot 9R-1A, Block B, EPIC WEST TOWNE CROSSING, PHASE 1, an addition to the City of Grand Prairie, Texas, and do 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 building or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except lawns, 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 upon the said easements for the purpose of constructing, reconstructing, inspecting, repairing, 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 plating ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2024.

Cleo Interests, LLC,
a Texas limited liability corporation

Print Name: _____
By: _____
Title: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

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 purposes 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 _____

WITNESS MY HAND THIS _____ DAY OF _____, 2022.

Epic North West Towne Crossing, L.P., a Texas limited partnership
By: Wabot ENV GP, Inc., a Texas corporation
its: authorized General Partner

Print Name: _____
Name: John P. Weber, President

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared John P. Weber, President, 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 _____

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

Leonard J. Lusker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7300

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Leonard J. Lusker, 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 purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

Notary Public in and for the State of Texas
My Commission Expires on _____

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STATE OF TEXAS §
COUNTY OF DALLAS §

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Texas Registration No. 5714
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6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7300

NOTES:

- Access easement provided by covenants, conditions and restrictions document recorded in County Clerk's Instrument No. 201800016665, Official Public Records, Dallas County, Texas.
- Access easement provided by covenants, conditions and restrictions document recorded in County Clerk's Instrument No. 201800212226, Official Public Records, Dallas County, Texas.
- Existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.
- Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and do not represent a vested right to the zoning indicated.
- The purpose of this plat is to combine lot 9R-1 and 9R-2 into one lot and abandon easements on lot 9R-1 to facilitate development.
- The subject property is not located within the 100-year floodplain per Federal Emergency Management Agency, Flood Insurance Rate Map (FIRM), Community Panel # 4811000435, dated July 7, 2014. This property is located within Zone X, where applicable and prior to construction, actual certification by a professional that site does not have wetlands and other waters of the United States, or an investigation showing that site development will not impact wetlands and other waters of the United States, or a permit for proposed activities in wetlands and other waters of the United States. Wetlands and other waters of the United States are as defined in Section 604 of the Clean Water Act. All delineation shall certify that they were conducted per U.S. Army Corps of Engineers' requirements. An agreement stipulating that the owner is responsible for maintenance of any wetland mitigation areas is required prior to construction.
- This property of part of the LOMR 18-06-0240P effective December 7, 2017.
- No structure can be located, constructed or maintained in the area encompassing the erosion hazard setback. The City of Grand Prairie is not responsible for the operation or maintenance of the area encompassing the erosion hazard setback. 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 attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the erosion hazard setback, 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 erosion hazard setback. All of the above shall be covenants running with the land. It is expressly contemplated that owner shall impose these covenants upon all the lots of this plat abutting, adjacent, or served by the erosion hazard setback. It is also expressly contemplated that owner shall impose these covenants upon any successor, assigns, or heirs in interest to accept full obligation and responsibility of maintaining and operating the erosion hazard setback. Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the erosion hazard setback. All of the above shall be covenants running with the land.
- Streams are to remain natural and maintenance of ponds and streams are solely the responsibility of the property owner or home owners association.

This Plat filed in Cabinet _____ Slide _____ Date _____

FINAL PLAT
EPIC WEST TOWNE CROSSING,
PHASE 1

LOT 9R-1A, BLOCK B

BEING A REPLAT OF LOTS 9R-1 AND 9R-2, BLOCK B, EPIC WEST TOWNE CROSSING PHASE 1, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2022-202201072302, AND BEING 2.549 ACRES (111,049.860 FT. OUT OF THE CHARLES J. BARCOCK SURVEY, ABSTRACT NO. 59, IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS CITY CASE NO. PL-24-10-0037

SURVEYOR
Winkelmann & Assoc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
pH: (972) 490-7300

OWNER
Epic North West Towne Crossing L.P.
1800 Dallas Parkway, Suite 300
Dallas, Texas 75248
Contact: Mark Davis
Phone 972-738-848

OWNER
Cleo Interests, LLC
6310 Lemmon Avenue, Suite 202
Dallas, Texas 75209



CHARLES J. BARCOCK SURVEY, ABSTRACT NO. 59
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

FINAL PLAT
EPIC WEST TOWNE CROSSING, PHASE 1
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

Date: 8/24/24
Scale: 1/4" = 1'-0"
File #: 250483.04(PLAT)
Project No.: 250483.00

18 2