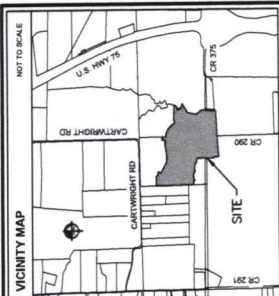


EXHIBIT B

MANTUA POINT – PHASE 1 PLANS

[See Attached]



LEGEND

1	EXISTING LOT LINES
2	PROPOSED LOT LINES
3	PROPOSED LOT LINES WITH CURVE DATA
4	PROPOSED LOT LINES WITH CURVE DATA AND AREA TABLE
5	PROPOSED LOT LINES WITH CURVE DATA AND AREA TABLE AND LOT AREA TABLE
6	PROPOSED LOT LINES WITH CURVE DATA AND AREA TABLE AND LOT AREA TABLE AND LOT AREA TABLE

SEE SHEET NO. 5 FOR
LINE & CURVE TABLES

SEE SHEET NO. 6 FOR
LOT AREA TABLE

FINAL PLAT MANTUA POINT PHASE 1

222 RESIDENTIAL LOTS
15 COMMON AREA LOTS
DAVID ARNSPARGER SURVEY, A-1515 & THE J.W. CURTIS SURVEY, A-248
DAVID ARNSPARGER SURVEY, A-1515 & THE J.W. CURTIS SURVEY, A-1077
CITY OF VAN ALSTINE, GRAYSON & COLLIN COUNTY, TEXAS

Kimley»Horn

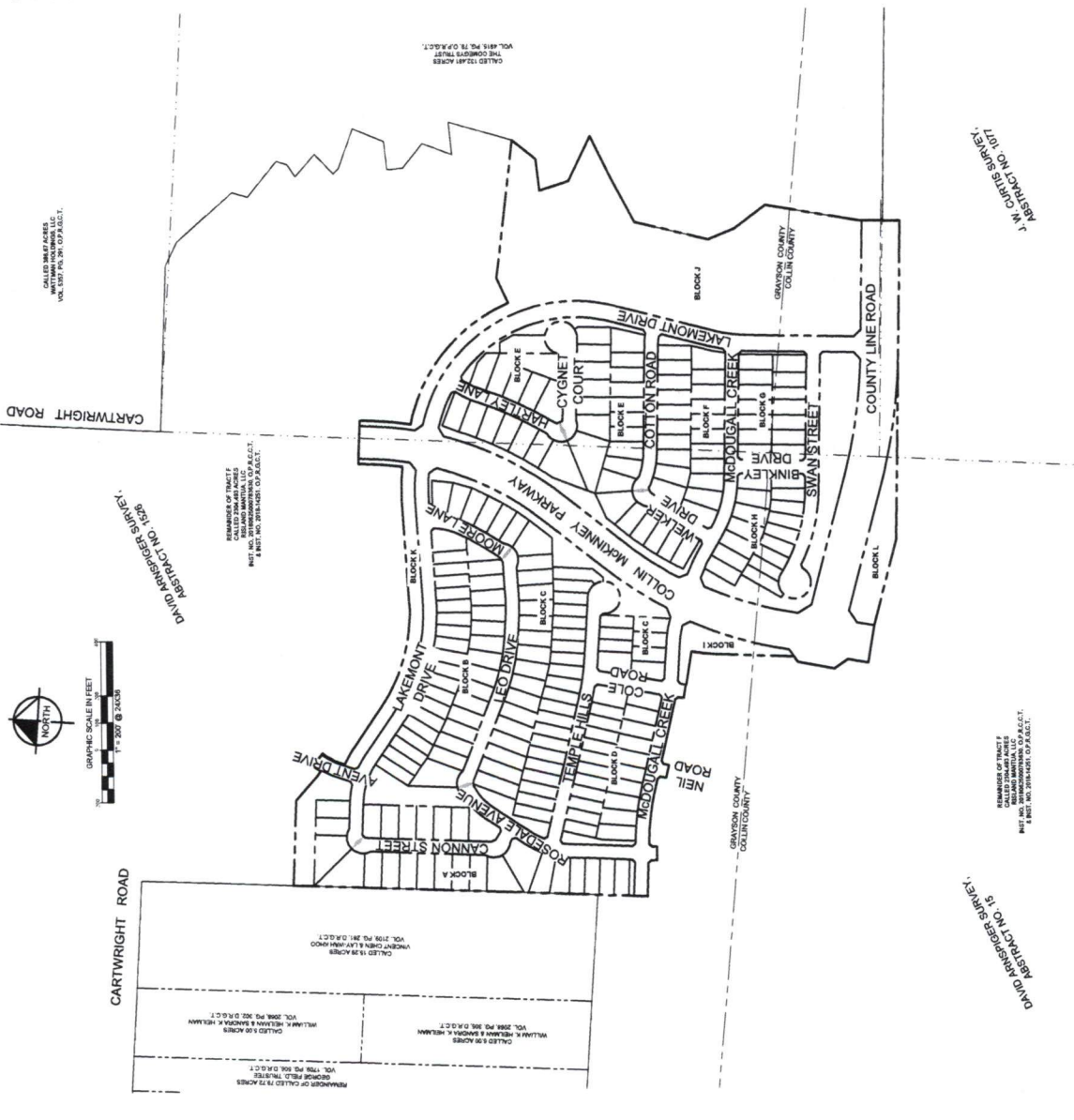
DATE	1/4/16	PROJECT NO.	101500022
BY	JAH	DATE	1/4/16
CHECKED BY	JAH	DATE	1/4/16
SCALE	1" = 200'	DATE	1/4/16

OWNER
RELAND MANTUA, LLC
15000 West Loop South, Suite 250
Frisco, Texas 75040
Phone: 972.352.3778
Contact: Rick Haggrayer, P.E.

APPLICANT
Kimley-Horn and Associates, Inc.
15000 West Loop South, Suite 250
Frisco, Texas 75040
Phone: 972.352.3778
Contact: Rick Haggrayer, P.E.

NOTES:

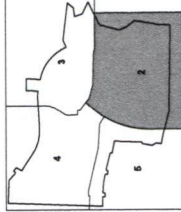
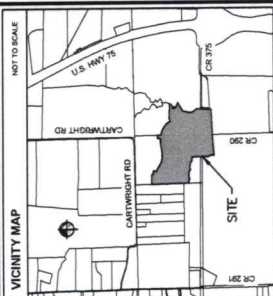
- All corners are 3/4" iron rods with plastic cap stamped "N14" unless otherwise noted.
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202). North is within 0.1 degrees of true north.
- Reference is made to the plat of the J.W. Curtis Survey, A-248, and the David Arnsparger Survey, A-1515, both of which are on file in the public records of the County of Grayson, Texas.
- Callings off a portion of the addition by center and bearing description, without a note being approved by the City of Van Alstine, is a violation of city ordinance and shall be null and void.
- Utility Note: Intersection visibility triangles shall be shown and maintained in accordance with the City Design Manual.
- Homeowners Association Note:
 - The owner of fee simple title to every individual lot of land within the subdivision must be a member of the homeowners' association.
 - The homeowners' association must have the authority to collect membership fees.
 - The homeowners' association must be responsible for the maintenance of all common areas and all fencing thereon.
 - The homeowners' association must grant the city of Van Alstine the right of access to common areas to abate any nuisances thereon, and attach a lien for the cost of abatement upon each individual lot.
 - The homeowners' association must be responsible for the maintenance of all common areas and all fencing thereon, including, but not limited to, sidewalks, driveways, easements, and all other improvements.
 - The city of Van Alstine shall have the right to enter into a license agreement with the City of Van Alstine, where the city of Van Alstine shall have the right to enter into a license agreement with the City of Van Alstine, where the city of Van Alstine shall have the right to enter into a license agreement with the City of Van Alstine.



REMANANCE OF TRACT F
DAVID ARNSPARGER SURVEY, A-1515
A-1077 NO. 281-NORTH OF P.A.C.T.

REMANANCE OF TRACT F
DAVID ARNSPARGER SURVEY, A-1515
A-1077 NO. 281-NORTH OF P.A.C.T.

REMANANCE OF TRACT F
DAVID ARNSPARGER SURVEY, A-1515
A-1077 NO. 281-NORTH OF P.A.C.T.

[illegible]

FINAL PLAT
MANTUA POINT
PHASE 1

PHASE 1
222 RESIDENTIAL LOTS
15 COMMON AREA LOTS
DAVID ARNSPIGER SURVEY, A-1526; J.W. CURTIS SURVEY, A-248;
DAVID ARNSPIGER SURVEY, A-15; & THE J.W. CURTIS SURVEY, A-107;
CITY OF VAN ALSTYNE, GRAYSON & COLLIN COUNTY, TEXAS

Sheet 1 of 6	Drawn by JMH	Checked by KVA	Date JUNE 2010	Project No. 064520001	Sheet No. 2 OF 6
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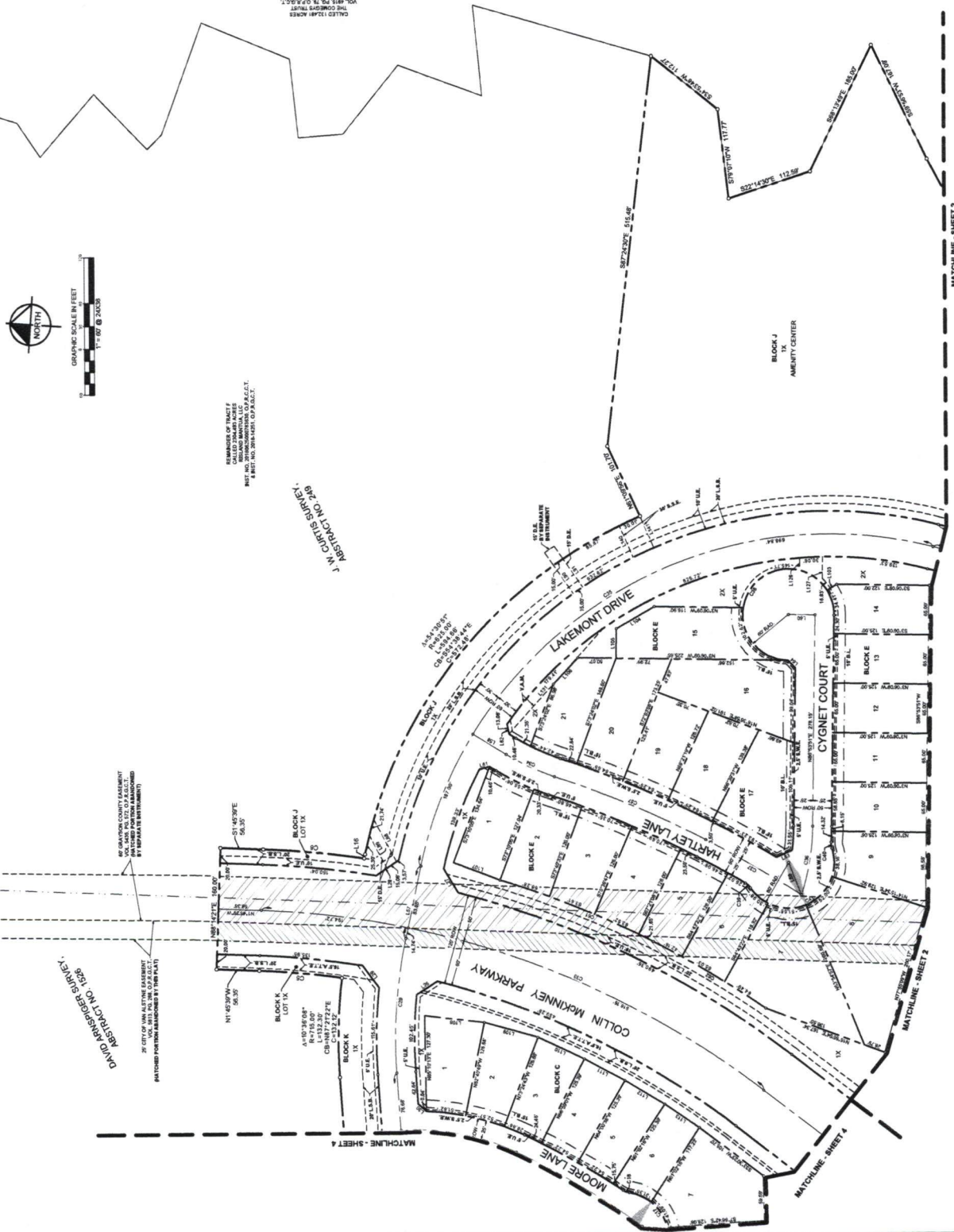
APPLICANT:
Kinley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3560
Fax: 972-335-3779
Contact: Thomas G. Coppin, P.E.

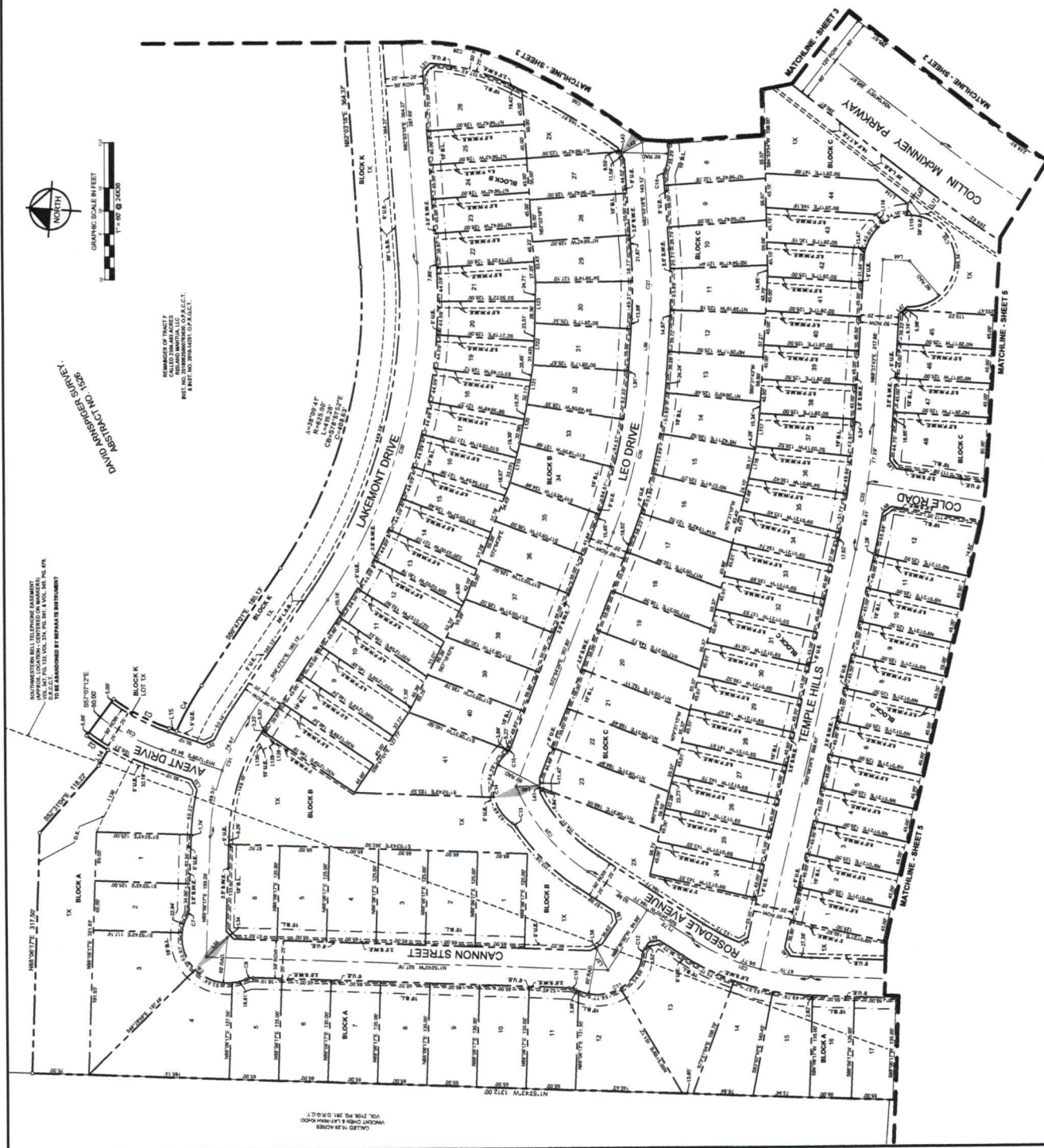
OWNER:
RISLAND MANTUA, LLC
5600 Tennyson Parkway, Suite 2
Plano, TX 75024
Phone: 469-661-3021
Contact : Rick Hagmayer, P.E.

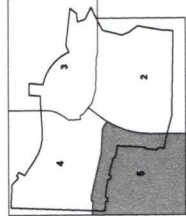
APPROXIMATE LOCATION OF FLOOD ZONE "A"
ACCORDING TO FEMA FLOOD INSURANCE RATE
MAP (FIRM) No. 48085C0065, COLLIN COUNTY &
MAP (FIRM) No. 48111C0558, GRAYSON COUNTY

REMAINDER OF TRACT F
CALLED 2504.483 ACRES
RISLAND MANUTIA, LLC
INST. NO. 20180625000758350, O.P.B.C.C.T.
A.N.I.S.T. NO. 2018.14285, O.B.B.C.C.T.

J. W. CURTIS SURVEY,
ABSTRACT NO. 1077







SHEET KEY MAP

LEGEND

1	EXISTING LOT
2	EXISTING LOT
3	EXISTING LOT
4	EXISTING LOT
5	EXISTING LOT
6	EXISTING LOT
7	EXISTING LOT
8	EXISTING LOT
9	EXISTING LOT
10	EXISTING LOT
11	EXISTING LOT
12	EXISTING LOT
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14	EXISTING LOT
15	EXISTING LOT
16	EXISTING LOT
17	EXISTING LOT
18	EXISTING LOT
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23	EXISTING LOT
24	EXISTING LOT
25	EXISTING LOT
26	EXISTING LOT
27	EXISTING LOT
28	EXISTING LOT
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30	EXISTING LOT
31	EXISTING LOT
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37	EXISTING LOT
38	EXISTING LOT
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43	EXISTING LOT
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53	EXISTING LOT
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90	EXISTING LOT
91	EXISTING LOT
92	EXISTING LOT
93	EXISTING LOT
94	EXISTING LOT
95	EXISTING LOT
96	EXISTING LOT
97	EXISTING LOT
98	EXISTING LOT
99	EXISTING LOT
100	EXISTING LOT

FINAL PLAT
MANTUA POINT
PHASE 1
222 COMMON AREA LOTS

DAVID ARNSPARGER SURVEY, A-1528, J.W. CURTIS SURVEY, A-1077
DAVID ARNSPARGER SURVEY, A-1528, J.W. CURTIS SURVEY, A-1077
CITY OF VAN ALSTINE, GRAYSON & COLLIN COUNTIES, TEXAS

Kimley»Horn

8100 N. Loop West, Suite 200, P.O. Box 1018402
Frisco, Texas 75034
Phone: 972-355-5500
Fax: 972-355-3779
E-Mail: k.horn@kimleyhorn.com

Sheet	Checked By	Drawn By	Date	Scale
1 of 8	JMH	JMH	JUNE 2019	AS SHOWN

APPROVED
KIMLEY-HORN AND ASSOCIATES, INC.
5900 Taylor Parkway, Suite 250
Frisco, Texas 75034
Phone: 972-355-5500
Fax: 972-355-3779
Contact: Rick Hagyard, P.E.

OWNER
RIMAND MANTUA, LLC
5900 Taylor Parkway, Suite 250
Frisco, Texas 75034
Phone: 972-355-5500
Fax: 972-355-3779
Contact: Rick Hagyard, P.E.

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
1	N89°11'15"E	2.46	148	N89°45'29"W	14.89	1	N89°36'15"E	42.19
2	N89°11'15"E	19.37	149	N89°45'29"W	14.89	2	N89°36'15"E	42.19
3	N89°11'15"E	14.89	150	N89°45'29"W	14.89	3	N89°36'15"E	42.19
4	N89°11'15"E	14.89	151	N89°45'29"W	14.89	4	N89°36'15"E	42.19
5	N89°11'15"E	20.00	152	N89°45'29"W	14.89	5	N89°36'15"E	42.19
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13	N89°11'15"E	20.00	160	N89°45'29"W	14.89	13	N89°36'15"E	42.19
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21	N89°11'15"E	20.00	168	N89°45'29"W	14.89	21	N89°36'15"E	42.19
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23	N89°11'15"E	20.00	170	N89°45'29"W	14.89	23	N89°36'15"E	42.19
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33	N89°11'15"E	20.00	180	N89°45'29"W	14.89	33	N89°36'15"E	42.19
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44	N89°11'15"E	20.00	191	N89°45'29"W	14.89	44	N89°36'15"E	42.19
45	N89°11'15"E	20.00	192	N89°45'29"W	14.89	45	N89°36'15"E	42.19
46	N89°11'15"E	20.00	193	N89°45'29"W	14.89	46	N89°36'15"E	42.19
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49	N89°11'15"E	20.00	196	N89°45'29"W	14.89	49	N89°36'15"E	42.19
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60	N89°11'15"E	20.00	207	N89°45'29"W	14.89	60	N89°36'15"E	42.19
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66	N89°11'15"E	20.00	213	N89°45'29"W	14.89	66	N89°36'15"E	42.19
67	N89°11'15"E	20.00	214	N89°45'29"W	14.89	67	N89°36'15"E	42.19
68	N89°11'15"E	20.00	215	N89°45'29"W	14.89	68	N89°36'15"E	42.19
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76	N89°11'15"E	20.00	223	N89°45'29"W	14.89	76	N89°36'15"E	42.19
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79	N89°11'15"E	20.00	226	N89°45'29"W	14.89	79	N89°36'15"E	42.19
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81	N89°11'15"E	20.00	228	N89°45'29"W	14.89	81	N89°36'15"E	42.19
82	N89°11'15"E	20.00	229	N89°45'29"W	14.89	82	N89°36'15"E	42.19
83	N89°11'15"E	20.00	230	N89°45'29"W	14.89	83	N89°36'15"E	42.19
84	N89°11'15"E	20.00	231	N89°45'29"W	14.89	84	N89°36'15"E	42.19
85	N89°11'15"E	20.00	232	N89°45'29"W	14.89	85	N89°36'15"E	42.19
86	N89°11'15"E	20.00	233	N89°45'29"W	14.89	86	N89°36'15"E	42.19
87	N89°11'15"E	20.00	234	N89°45'29"W	14.89	87	N89°36'15"E	42.19
88	N89°11'15"E	20.00	235	N89°45'29"W	14.89	88	N89°36'15"E	42.19
89	N89°11'15"E	20.00	236	N89°45'29"W	14.89	89	N89°36'15"E	42.19
90	N89°11'15"E	20.00	237	N89°45'29"W	14.89	90	N89°36'15"E	42.19
91	N89°11'15"E	20.00	238	N89°45'29"W	14.89	91	N89°36'15"E	42.19
92	N89°11'15"E	20.00	239	N89°45'29"W	14.89	92	N89°36'15"E	42.19
93	N89°11'15"E	20.00	240	N89°45'29"W	14.89	93	N89°36'15"E	42.19
94	N89°11'15"E	20.00	241	N89°45'29"W	14.89	94	N89°36'15"E	42.19
95	N89°11'15"E	20.00	242	N89°45'29"W	14.89	95	N89°36'15"E	42.19
96	N89°11'15"E	20.00	243	N89°45'29"W	14.89	96	N89°36'15"E	42.19
97	N89°11'15"E	20.00	244	N89°45'29"W	14.89	97	N89°36'15"E	42.19
98	N89°11'15"E	20.00	245	N89°45'29"W	14.89	98	N89°36'15"E	42.19
99	N89°11'15"E	20.00	246	N89°45'29"W	14.89	99	N89°36'15"E	42.19
100	N89°11'15"E	20.00	247	N89°45'29"W	14.89	100	N89°36'15"E	42.19

