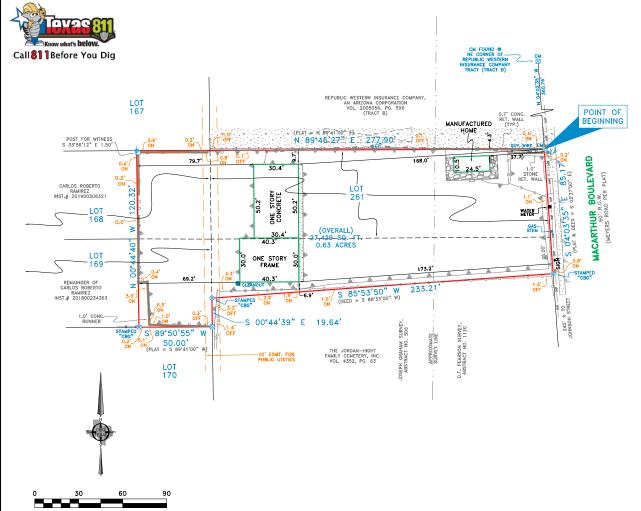
## Exhibit B - Boundary Description Page 1 of 1





### 821 MacArthur Boulevard

Being a tract of land situated in the Joseph Graham Survey Abstract No. 506 and the D.F. Pearson Survey, Abstract No. 1130, Dallas County, Texas, same being all of Lot 261, a portion of the adjoining Southern tract and a portion of Lots 168 and 169, of BURBANK GARDENS, an Addition to Dallas County, Texas, according to the Plat thereof recorded in Volume 5, Page 9, Map Records of Dallas County, Texas, and being those tracts of land conveyed to Carlos Ramirez, by deed recorded in Instrument Number 20070020496, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southeast corner of a race (referred to as Tract B) of land conveyed to Republic Western Insurance Company, an Artzona Corporation, by deed recorded in Volume 2005036, Page 596, Deed Records of Dallas County, Texas, and Jying on the West line of MacArthur Boulevard (60 foot right-of-way), from which an "X found at the Northeast corner of said Republic Western Insurance Company tract, bears North 04 degrees 03 minutes 35 seconds West a distance of 360.76 feet for witness;

THENCE South 04 degrees 03 minutes 35 seconds East, along the said West line of MacArthur Boulevard, a distance of 85.17 feet to a 1/2 inch from rod set stamped CBG Surveying for corner, sold corner being the Northeast corner of the Jordan-Hight Family Cemetery, inc., by deed recorded in Volume 43521, Page 36, Deed Records of Dallas County, Texas;

THENCE South 85 degrees 53 minutes 50 seconds West, along the North line of solid Jordan-Hight Family Cemetery, Inc. tract, a distance of 233.21 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, sald corner being the Northwest corner of said Jordan-Hight Family Cemetery,

THENCE South 00 degrees 44 minutes 39 seconds East, along the West line of said Jordan-Hight Family Cemetery, Inc. trac, a distance of 19.64 feet to an "X" set for corner, said corner being the Northeast corner of Lot 170, of said Burbank Gardens;

THENCE South 89 degrees 50 minutes 55 seconds West, along the North line of said Lot 170, a distance of 50.00 feet to a 1/2 linch Iron rod set stamped "CBC Surveying" for corner, sold corner being the Southeast corner of a tract of land conveyed to Carlos Roberto Ramirez, by deed recorded in Instrument Number 201800234555, Official Public Records of Dallas County, Texas;

THENCE North 00 degrees 44 minutes 40 seconds West, along the East line of said Ramirez tract HENCE North OU degrees 44 minures 40 seconds west, along the Loss line or sold normirez irror (20180023453), a distance of 120.32 feet to a point for corner, sold corner being the Northeost corner of a tract of land conveyed to Carlos Roberto Ramírez, by deed recorded in Instrument Number 20190300521. Official public Records of Dallas County, Texas, and Jiying on the South line of Lot 167, of said Burbank Gardens, from which a fence post found bears South 33 degrees 56 minutes 12 seconds East a distance of 1.50 feet for witness;

THENCE North 89 degrees 46 minutes 27 seconds East, along the said South line of Lot 167, a distance of 277.90 feet to the POINT OF BEGINNING and containing 27,429 square feet or 0.63 acres

## SURVEYOR'S CERTIFICATE

The undersigned Registered Professional and Surveyor hereby certifies to Miguel Guevara that, (a) this plot of survey and the property description set forth hereon were prepoted from an actual on-the-ground survey of the real property 821 Macarthur Boulevard described in Instrument Number 20070020496, and shown hereon; (b) such survey was conducted by the Jurator, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except a shown hereon there are no observable protrusions on to the Property or observable reformations there from, there are no observable improvements on the Property, there are no observable improvements, if any, are shown hereon, and all are located within the boundaries of the Roperty and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and samp public roadway; (h) recorded easements listed hereon have been labeled and platified hereon; (l) the boundaries, alimensions and other details shown hereon are shown to the appetration eacuracy standards of the State Texas; (l) the Property is not located in a 100 Year Flood Plain of in an identified "Flood Prone Area" as defined by the U. S. Department of Housing as Nurbos Devicepment (federal Emergence) and Community Panel No. 48113C0315L with a die of 303/2 /2019) pursuent to the Flood Disaster Protection Act of 1973. (LOMR 20-062268P enterliave 06/21/2021) & LOMR 19-06-1737P effective 06/01/2020)

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current (2021 Edition)
Texas Society of Professional Surveyors Standards and Section of the current (2021 Edition)

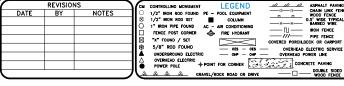
Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

EXECUTED this 9th day of John

Registered Professional Land Surveyor

ACCEPTED BY:

- 1. BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.
- 2. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
- 3. THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. GBG SURVEYING TEXAS, LLC HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.



1419 Centuryo, Plaza 9r. www.mobbloxlid@lgh4280

### SCALE JOB NO G F NO DRAWN DATE 1/9/2024 2400161 N/A

# TEXAS LAND TITLE SURVEY

JOSEPH GRAHAM SURVEY, ABSTRACT NO. 506 D.F. PEARSON SURVEY, ABSTRACT NO. 1130

CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

821 MACARTHUR BOULEVARD