

Exhibit B - Boundary Description  
Page 1 of 2

Being the north half of Lot 5, Block A, of Lakeland Heights, an addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat recorded in Volume 8, Page 55, of the Map records of Dallas County, Texas also described in deed to Dolphin Custom Homes, recorded in Inst. No. 202100383061, of the Deed Records of Dallas County, Texas, and being more particularly described as follows;

BEGINNING at a point for corner at the southwest intersection of East Coral Way and Varsity Dr. same being the northeast corner of said Lot 5;

THENCE S. 00°05'50" E., with the east line of said Varsity Dr. and the west line of said Lot 5. a distance of 100.00 feet to a point for;

THENCE S. 89°54'01" W., over and across said Lot 5 a distance 302.00 feet to a point for corner in the east line of Lot 1, Block B, of Coral Heights No. 1, according to the Plat recorded in Volume 97193, Page 3774, of the Deed records of Dallas County,;

THENCE N. 00°05'50" W., with the common line of said Lot 1 and said Lot 5 a distance of 100.00 feet to a point for corner in the south line of said E. Coral Way;

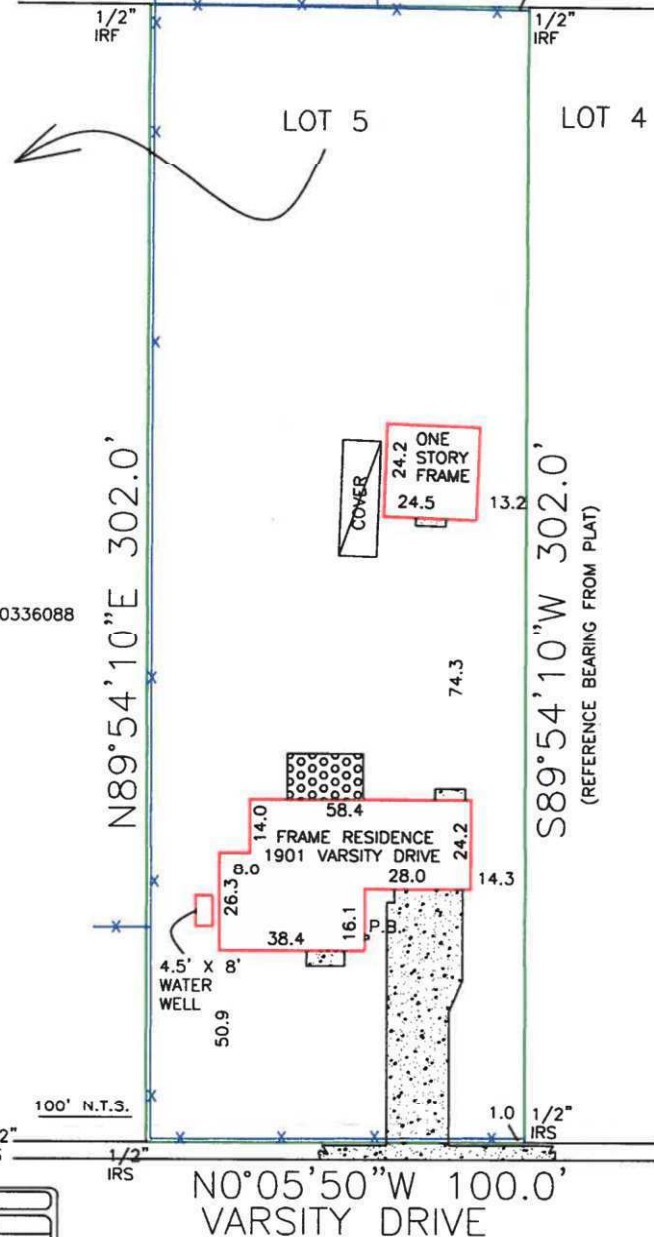
THENCE N. 89°54'10" E., with the south line of said E. Coral Way and the north line of said Dolphin tract a distance of 302.00 feet to the POINT OF BEGINNING and containing 30,200 square feet or 0.693 acres of land, more or less.

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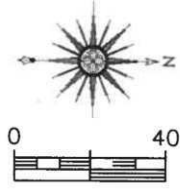
**SURVEY PLAT**

NORTH ONE-HALF (1/2) OF LOT 5, BLOCK A, OF LAKELAND HEIGHTS, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 55, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS.

97193/3774  
S0°05'50"W 100.0<sup>0.4</sup>




#201600336088



ACCEPTED BY: \_\_\_\_\_ 1/2" IRS

LEGEND			
	POWER POLE		FENCE
	WOOD DECK		B.L. BUILDING LINE
	CONCRETE		E.L. EASEMENT LINE
	GRAVEL		IRF IRON ROD FOUND
	BRICK		IRS IRON ROD SET
	ASPHALT		P.W.L. POWER LINE
	ROCK		P.B. POWER BOX
	COVERED AREA		U.E. UTILITY EASEMENT
	PROPERTY LINE		BUILDINGS

NOTE: THE FOLLOWING EASEMENTS DO NOT TO MY KNOWLEDGE AND BELIEF AFFECT THIS PROPERTY. VOL.1546, PG.469 AND VOL.1999, PG.31; C.C.R.D.C.T.



**JIMMY W. POGUE, INC.**  
"Registered Professional Land Surveyors"

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Job Number: 122479	Date: 1/03/17	Drawn by: MT
G.F. Number: 75-22991	Title Company: WFG NATIONAL	
Certified to: JOSE VILLAREAL JR.		

FIRM #101219-00

I, Jimmilyn D. Woodard, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true and correct representation of the property shown hereon as determined by a survey on the ground.

The plot hereon is a representation of the property, as determined by an on the ground survey, the lines and dimensions of said property being as indicated by the plot.  
The site, location and type of above ground improvements are as shown.  
Corner monuments are as shown on survey.  
EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS.

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*Jimmilyn D. Woodard*  
Jimmilyn D. Woodard RPLS #5398



**THIS SURVEY VALID WITH EMBOSSED SEAL ONLY**