

BEING A TRACT OF LAND, SITUATED IN THE JOHN C. READ SURVEY, ABSTRACT NO. 1183, IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, AND BEING ALL OF TRACT 7, AS DESCRIBED BY DEED TO HIS THREE AMEGOES INVESTMENTS, LLC, AS RECORDED IN/UNDER INSTRUMENT NO. 201400040375, OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5686" SET (HEREINAFTER REFERRED TO AS A CAPPED IRON ROD SET), FOR THE NORTHWESTERLY CORNER OF SAID TRACT 4, SAME BEING THE SOUTHWESTERLY CORNER OF A 10' RIGHT-OF-WAY DEDICATION FOR W. GILBERT ROAD, AS SHOWN ON THE PLAT OF IBARRA ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, AS RECORDED IN/UNDER INSTRUMENT NO. 20080052970, O.P.R.D.C.T.;

THENCE SOUTH 88 DEGREES 43 MINUTES 59 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID IBARRA ADDITION, SAME BEING THE NORTHERLY LINE OF SAID TRACT 7, A DISTANCE OF 326.48' TO A CAPPED IRON ROD SET FOR CORNER OF SAID IBARRA ADDITION, SAME BEING IN THE WESTERLY LINE OF LOT 29, BLOCK 1, ENCHANTED ESTATES ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, AS RECORDED IN/UNDER VOLUME 2002004, PAGE 73, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS (M.R.D.C.T.);

THENCE SOUTH 00 DEGREES 11 MINUTES 21 SECONDS EAST, ALONG THE COMMON LINE BETWEEN SAID TRACT 7 AND LOTS 29-30 OF SAID ENCHANTED ESTATES ADDITION, A DISTANCE OF 133.41' TO A CAPPED IRON ROD SET FOR THE SOUTHEASTERLY CORNER OF SAID TRACT 7, SAME BEING AN "ELL" CORNER OF SAID ENCHANTED ESTATES ADDITION, SAID CORNER ALSO BEING IN THE NORTHERLY LINE OF LOT 1, BLOCK 1, OF RAY ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, AS RECORDED IN/UNDER VOLUME 96248, PAGE 2717, M.R.D.C.T.;

THENCE NORTH 88 DEGREES 43 MINUTES 59 SECONDS WEST, ALONG THE COMMON LINE BETWEEN TRACT 7 AND SAID LOT 1 (RAY ADDITION), PASSING A ½" IRON ROD WITH A PLASTIC CAP STAMPED "RPLS 2817" FOUND FOR THE NORTHWESTERLY CORNER OF SAID LOT 1 (RAY ADDITION), AT A DISTANCE OF 317.62' AND CONTINUING IN ALL, A TOTAL DISTANCE OF 326.48' TO A CAPPED IRON ROD SET, IN THE EASTERLY MOUNUMENTED LINE OF W. GILBERT ROAD, SAME BEING THE SOUTHWESTERLY CORNER OF SAID TRACT 7;

THENCE NORTH 00 DEGREES 11 MINUTES 12 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID TRACT, SAME BEING THE EASTERLY MONUMENTED LINE OF W. GILBERT ROAD, A DISTANCE OF 133.41' TO THE POINT OF BEGINNING AND CONTAINING 43,542 SQUARE FEET OR 1.000 ACRE OF LAND, MORE OR LESS.

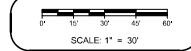
# Exhibit B - Boundary Description

### 7 POSSIBLE ENCROACHMENTS

- STONE WALL CROSSES OVER NORTH BOUNDARY LINE OF TRACT 2 BY 0.4'
- ASPHALT PAVEMENT CROSSES OVER SOUTH BOUNDARY LINE OF TRACT 1 BY 0.7'

### 19 SURVEY DRAWING

### 17 NORTH ARROW / SCALE



### 9 LEGEND

- UTILITY POLE
- REINFORCED CONCRETE
- DIESEL FUEL TANK
- SIGN
- UNMARKED MANHOLE
- CONCRETE RAMP
- PROPANE TANK
- FUEL FILL LOCATION
- ELECTRIC BOX
- GAS METER
- DRY WELL
- MAILBOX
- SANITARY SEWER MANHOLE
- AIR CONDITIONER
- WATER VAULT
- WATER METER
- CONCRETE
- BUILDING HEIGHT LOCATION TAKEN HERE
- CONCRETE WALL
- STONE WALL
- GRAVEL AREA
- EDGE OF GRAVEL
- BUILDING SETBACK LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- EASEMENT LINE
- OVERHEAD UTILITY LINE
- BUILDING SETBACK LINE
- BUILDING FACE
- CHAIN LINK FENCE
- WOOD FENCE
- SHEET METAL FENCE
- IRON PIPE FENCE
- PAGE BREAK LINE
- ZONING SETBACK LINE
- SCHEDULE B ITEM
- POSSIBLE ENCROACHMENT
- FOUND ITEM
- FOUND ITEM
- FOUND ITEM

### RECORDS TABLE

M = MEASURED  
 R1 = RECORD PLAT, TRACT 1, VOL. 96248, PG. 2717, M.R.D.C.T.  
 R2 = RECORDED DEED, TRACT 2, DOC. NO. 202100152376, D.R.D.C.T.  
 R3 = NORTH ADJOINER PLAT, INSTR. NO. 20080052970, O.P.R.D.C.T.  
 R4 = EAST ADJOINER PLAT, VOL. 96248, PG. 2724, M.R.D.C.T.  
 R5 = SOUTH ADJOINER PLAT, VOL. 96248, PG. 2717, M.R.D.C.T.  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

### 12 PARKING INFORMATION

NO VISIBLE PARKING STRIPING OBSERVED WHEN THE FIELDWORK WAS PERFORMED.

### 13 LAND AREA

TRACT 1	86,554.00 SQ.FT.	1.988(R)	ACRES
TRACT 2	86,236.00(R1) SQ.FT.	1.980(A)	ACRES
	43,542.00(R2) SQ.FT.	1.000(R2)	ACRES
TOTAL TRACT 1 & TRACT 2 COMBINED	130,176.00 SQ.FT.	2.988(M)	ACRES

### 14 BUILDING AREA

TRACT 1	BUILDING 1	11,060 SQUARE FEET
TRACT 2	BUILDING 2	6,387 SQUARE FEET
	(SEE SURVEYOR'S NOTE 9 IN BOX 11)	

### 15 BUILDING HEIGHT

TRACT 1	BUILDING 1	18.7 FEET
TRACT 2	BUILDING 2	18.7 FEET
	(SEE SURVEYOR'S NOTE 8 IN BOX 11)	

The surveying company:  
**Commercial Due Diligence Services**  
 3650 W. Robinson Street, Third Floor  
 Norman, Oklahoma 73072  
 Main Office Phone No.: 405-253-2444

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### LINE TABLE

LINE	BEARING	DISTANCE
1.00	N 89°15'11" E	327.23'
1.01	N 88°43'59" E	326.48'
1.02	N 89°11'13" E	326.68'
1.03	N 89°15'11" W	327.24'
1.04	N 88°43'59" W	326.48'
1.05	N 89°11'13" W	326.68'
1.06	N 89°15'11" W	327.24'
1.07	N 89°15'11" W	327.24'
1.08	N 89°15'11" W	327.24'
1.09	N 89°15'11" W	327.24'
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3.00	N 89°15'11" W	327.24'

### CURVE TABLE

CURVE	TRABUCI ARC LENGTH
1	150.00' - 133.98'

### 18 ALTANSPS Land Title Survey

This survey was made in accordance with the 2021 Minimum Standard Detail Requirements for ALTANSPS Land Title Surveys. (Effective February 03, 2021)

This Work Coordinated By:  
**CDS**  
**COMMERCIAL**  
 DUE DILIGENCE SERVICES  
 3550 W. Robinson Street, Third Floor  
 Norman, Oklahoma 73072  
 Main Office Phone No.: 405-253-2444  
 Toll Free: 888.457.7878

### PROJECT ADDRESS

3310 & 3322 GILBERT ROAD  
 GRAND PRAIRIE, TEXAS 75050

Project Name:  
 OFFEN PETROLEUM PORTFOLIO

CDS Project Number:  
 23-06-0256-03