Exhibit B - Boundary Description
Page 1 of 1

LEGAL DESCRIPTION:

BEING a 31.065 acre tract of land situated in the Charles D. Ball Survey, Abstract No. 1699, and the W.H. Beeman Survey, Abstract No. 126, City of Grand Prairie, Dallas County, Texas, said 31.065 acre tract of land being a portion of a 133.861 acre tract of land described in deed to Tommy Joe Winn and Leland Gjetley as recorded in Instrument No. 201500072810, of the Official Public Records of Dallas County, Texas, said 31.065 acre tract of land being more particularly described by metes and bounds as follows;

COMMENCING at a 1/2 inch iron rod found at the southwest corner of said 133.861 acre tract and the southeast corner of a 36.83 acre tract of land described in deed to Bob Smith Management Company, Ltd., as recorded in Volume 97244, Page 04353, Deed Records of Dallas County, Texas, said point also being in the north line of said Interstate Highway 20 (a variable width right-of-way);

THENCE N. 00°00'13" E., with the west line of said 133.861 acre tract and the east line of said 36.83 acre tract, for a distance of 238.69 feet to a 1/2 inch iron rod found with cap stamped "Peiser" and being the most southern southwest corner of a certain 5.184 acre tract of land out of said 133.861 acre tract, described in the right-of-way acquisition for Sara Jane Parkway (a variable width right-of-way) according to Cause No. CC-11-07832-E to the City of Grand Prairie said 5.184 acre tract to City of Grand Prairie called Parcel 2 recorded in Instrument No. 202000053092, of the Official Public Records of Dallas County, Texas, same being the southeasterly line of Sara Jane Parkway (right-of-way varies), said point being in a curve to the left;

THENCE in a northeasterly direction with said southeasterly line of said Parcel 2 same being the southeasterly line of said Sara Jane Parkway, with a non-tangent curve to the left having a radius of 1035.00 feet, an arc length of 839.69 feet, and a chord which bears N. 78°04'18" E., 816.85 feet to a 1/2 inch iron rod with cap stamped "KSC2617" found for the end of said curve and being an angle point;

THENCE with said Parcel 2 same being Sara Jane Parkway right-of-way, continuing over and across said 133.861 acre tract, around and across a tributary of North Fork of Fish Creek — Prairie Creek, for the next 6 following calls;

THENCE S. 72°07'58" E., 92.30 feet to a 5/8 inch iron rod found with cap stamped "Corrondona & Associates" (herein after referenced to as "C&A") for the beginning of a curve to the left;

THENCE in a northeasterly direction with a non-tangent curve to the left having a radius of 1110.00 feet, an arc length of 127.70 feet, and a chord which bears N. 48°33'05" E., a distance of 127.63 feet to a 1/2 inch iron rod found with cap stamped "KSC2617" for the end of said curve and being an angle point;

THENCE N. 29°18'35" E., 108.20 feet to point for corner in centerline of said creek, said point being the **POINT OF BEGINNING** of herein described tract;

THENCE N. 29°18'35" E., 118.65 feet to a 5/8 inch iron rod found with cap stamped "C&A" for the beginning of a curve to the left;

THENCE in a northeasterly direction with a non-tangent curve to the left having a radius of 1070.00 feet, an arc length of 139.04 feet, and a chord which bears N. 29°49'43" E., 138.94 feet to a 5/8 inch iron rod found with cap stamped "C&A" for end of said curve and being an angle point;

THENCE N. 04°59'10" E., 110.55 feet to a 1/2 inch iron rod found with cap stamped "KSC2617" for angle point;

THENCE N. 19°50'31" E., continuing with said southeasterly line of Parcel 2 same being southeasterly line of said Sara Jane Parkway right-of-way, a distance of 752.48 feet to a 1/2 inch iron rod found with cap stamped "KSC2617" for an angle point;

THENCE N. 25°06'29" E., continuing with said southeasterly line of Parcel 2 same being southeasterly line of said Sara Jane Parkway right-of-way, a distance of 130.75 feet to a 1/2 inch iron rod found with cap stamped "KSC2617" for an angle point;

THENCE N. 19°50'31" E., continuing with said southeasterly line of Parcel 2 same being southeasterly line of said Sara Jane Parkway right-of-way, passing at a distance of 98.41 feet, a point for the northeast corner of said Parcel 2 and a southeast corner of a certain 3.183 acre tract of land out of said 133.861 acre tract called Parcel 3 described in the right-of-way acquisition for Forum Drive (a variable width right-of-way) according to deed thereof recorded in Instrument No. 201100162022 of the Official Public Records of Dallas County, Texas and continuing N. 19°50'31" E., with said Forum Drive, in all a total distance of 126.93 feet to a 1/2 inch iron rod found with cap stamped "KSC2617" for the south end of a corner-clip line of said Parcel 3;

THENCE N. 63°17'29" E., with said corner-clip line of Forum Drive, a distance of 36.30 feet to a 1/2 inch iron rod found with cap stamped "KSC2617" for the north corner of said corner-clip line and also being in a curve to the left;

THENCE in a southeasterly direction with south line of said Forum Drive and with a non-tangent curve to the left having a radius of 1100.00 feet for an arc length of 263.20 feet, a chord which bears S. 80°45'49" E., 262.58 feet to a 5/8 inch iron rod with cap marked "McAdams" found for corner in an east line of said 133.861 acre tract and being the northwest corner of Lot 1, Block A, Royalton at Grand Prairie, an addition to the City of Grand Prairie according to the plat thereof recorded in Instrument No. 201900269088 of the Official Public Records of Dallas County, Texas, said point also being the most easterly southeast corner of said 3.183 acre tract and the most west southwest corner of a certain 0.941 acre tract of land called Parcel 5-1 described in the right-of-way acquisition for Crossland Boulevard (now called Forum Drive) (a variable width right-of-way) according to deed thereof recorded in Instrument No. 201000194742 of the Official Public Records of Dallas County, Texas;

THENCE S. 00°32'57" E., with said east line of 133.861 acre tract and the west line of said Lot 1, Block A, and departing south line of said Parcel 5-1 same being south line of Forum Drive, a distance of 951.60 feet to a 5/8 inch iron rod with cap stamped "McAdams" found for an inside corner of said 133.861 acre tract and the southwest corner of said Lot 1, Block A;

THENCE S. 89°15'53" E., with a north line of said 133.861 acre tract and the south line of said Lot 1, Block A, passing at a distance of 542.69 feet a 2 inch aluminum disk marked "MLA-4873" for the southeast corner of said Lot 1, Block A, and the southwest corner of Lot 2X, Block A, Tribeca Townhomes Addition an addition to the City of Grand Prairie, according to the plat thereof recorded in Instrument No. 202300006534 together with Instrument No. 202300024431, of the Official Public Records of Dallas County, Texas, continuing with said north line and the south line of said Lot 2X and a 0.230 acre tract of land called Parcel 7 described in Special Warranty Deed to Texas Midstream Gas Services, LLC, in Instrument No. 200801151110 of the Official Public Records of Dallas County, Texas, in all a total distance of 979.68 feet to a 5/8 inch iron rod found with cap stamped "RPLS4838" for the southeast corner of said 0.230 acre tract, the northwest corner of a certain 6.353 acre tract of land out of said 133.861 acre tract described in the right-of-way acquisition for State Highway 161 (a variable width right-of-way) according to deed thereof recorded in Volume 2003102, Page 9758, of the Deed Records of Dallas County, Texas, and the southwest corner of a certain 27.8310 acre tract of land described in the right-of-way acquisition for State Highway 161 (a variable width right-of-way) according to deed thereof recorded in Volume 2003039, Page 7373, of the Deed Records of Dallas County, Texas;

THENCE over and across said 133.861 acre tract and with the westerly line of said Parcel 7 same being the westerly line of said State Highway 161 for the following 15 calls;

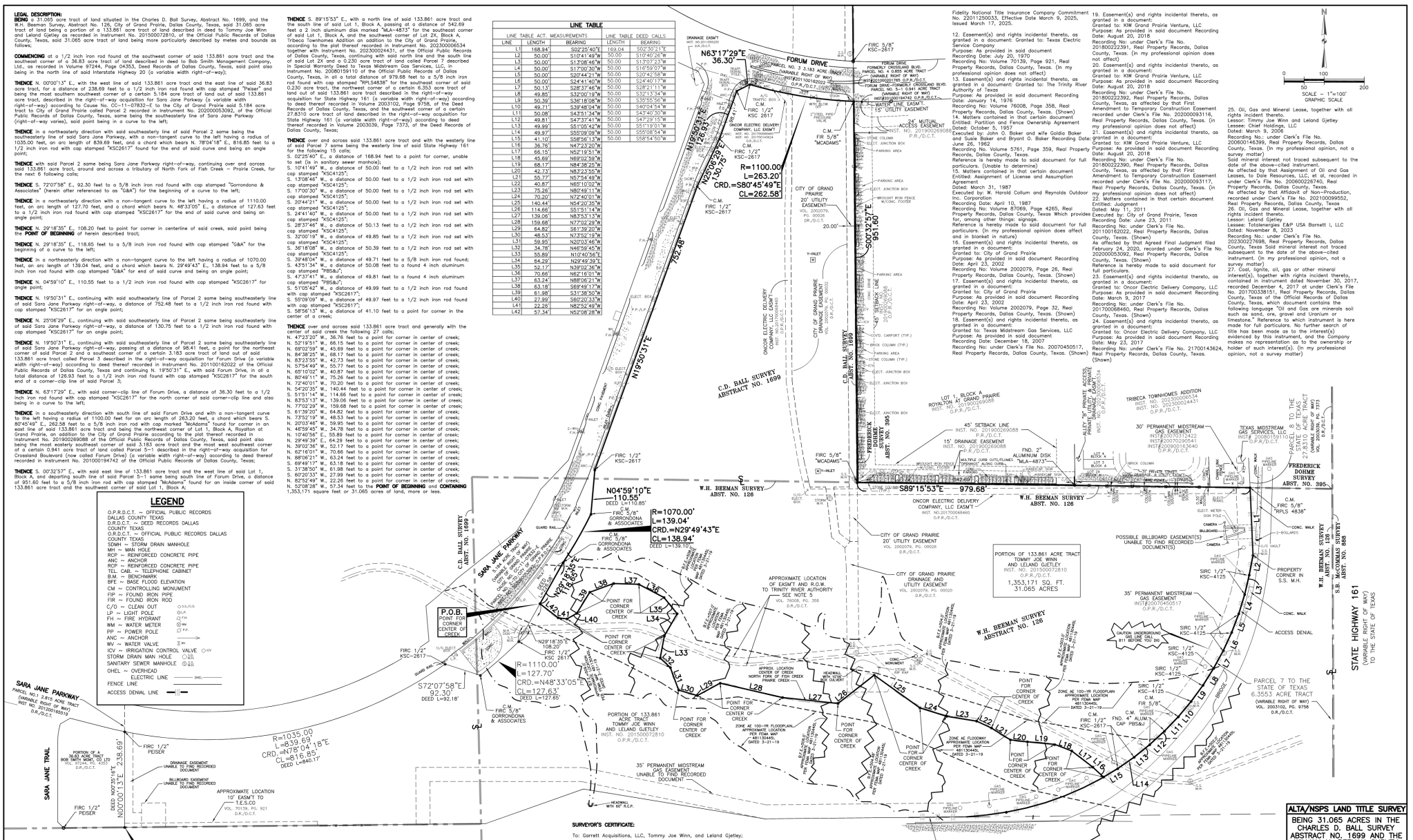
S. 02°25'40" E., a distance of 168.94 feet to a point for corner, unable to set (is in sanitary sewer manhole);
S. 10°41'49" W., a distance of 50.00 feet to a 1/2 inch iron rod set with cap stamped "KSC4125";
S. 13°08'46" W., a distance of 50.00 feet to a 1/2 inch iron rod set with cap stamped "KSC4125";
S. 17°00'30" W., a distance of 50.00 feet to a 1/2 inch iron rod set with cap stamped "KSC4125";
S. 20°44'21" W., a distance of 50.00 feet to a 1/2 inch iron rod set with cap stamped "KSC4125";
S. 24°41'40" W., a distance of 50.00 feet to a 1/2 inch iron rod set with cap stamped "KSC4125";
S. 28°37'46" W., a distance of 50.13 feet to a 1/2 inch iron rod set with cap stamped "KSC4125";
S. 32°00'19" W., a distance of 49.85 feet to a 1/2 inch iron rod set with cap stamped "KSC4125";
S. 36°18'08" W., a distance of 50.39 feet to a 1/2 inch iron rod set with cap stamped "KSC4125";
S. 39°48'04" W., a distance of 49.71 feet to a 5/8 inch iron rod found;
S. 43°51'34" W., a distance of 50.08 feet to a found 4 inch aluminum cap stamped "PBS&J";
S. 47°37'41" W., a distance of 49.81 feet to a found 4 inch aluminum cap stamped "PBS&J";
S. 51°05'42" W., a distance of 49.99 feet to a 1/2 inch iron rod found with cap stamped "KSC2617";
S. 55°09'09" W., a distance of 49.97 feet to a 1/2 inch iron rod found with cap stamped "KSC2617";
S. 58°56'13" W., a distance of 41.10 feet to a point for corner in the center of a creek;

THENCE over and across said 133.861 acre tract and generally with the center of said creek the following 27 calls;

N. 47°23'20" W., 36.76 feet to a point for corner in center of creek;
N. 52°19'51" W., 66.15 feet to a point for corner in center of creek;
N. 69°02'59" W., 45.69 feet to a point for corner in center of creek;
N. 84°38'25" W., 68.17 feet to a point for corner in center of creek;
N. 83°23'55" W., 42.73 feet to a point for corner in center of creek;
N. 57°54'49" W., 55.77 feet to a point for corner in center of creek;
N. 65°10'02" W., 40.87 feet to a point for corner in center of creek;
N. 80°49'11" W., 75.26 feet to a point for corner in center of creek;
N. 72°40'01" W., 70.20 feet to a point for corner in center of creek;
N. 54°20'35" W., 140.44 feet to a point for corner in center of creek;
S. 51°51'14" W., 114.66 feet to a point for corner in center of creek;
N. 83°53'13" W., 139.06 feet to a point for corner in center of creek;
N. 77°02'29" W., 159.68 feet to a point for corner in center of creek;
S. 61°39'20" W., 64.82 feet to a point for corner in center of creek;
N. 73°52'19" W., 48.53 feet to a point for corner in center of creek;
N. 20°03'46" W., 59.95 feet to a point for corner in center of creek;
N. 46°56'45" W., 34.78 feet to a point for corner in center of creek;
N. 10°40'56" E., 55.89 feet to a point for corner in center of creek;
N. 29°49'39" E., 64.29 feet to a point for corner in center of creek;
N. 39°02'36" W., 52.17 feet to a point for corner in center of creek;
N. 62°16'01" W., 70.66 feet to a point for corner in center of creek;
N. 88°06'21" W., 63.24 feet to a point for corner in center of creek;
S. 69°49'17" W., 63.18 feet to a point for corner in center of creek;
S. 31°38'50" W., 61.98 feet to a point for corner in center of creek;
S. 60°20'33" W., 27.99 feet to a point for corner in center of creek;
N. 82°52'49" W., 22.26 feet to a point for corner in center of creek;
N. 52°08'28" W., 57.34 feet to the **POINT OF BEGINNING** and **CONTAINING** 1,353,171 square feet or 31.065 acres of land, more or less.

LINE TABLE

LINE TABLE ACT. MEASUREMENTS			LINE TABLE DEED CALLS	
LINE	LENGTH	BEARING	LENGTH	BEARING
L1	168.94'	S02°25'40"E	169.04	S02°30'21"E
L2	50.00'	S10°41'49"W	50.00	S10°40'26"W
L3	50.00'	S13°08'46"W	50.00	S13°07'23"W
L4	50.00'	S17°00'30"W	50.00	S16°59'07"W
L5	50.00'	S20°44'21"W	50.00	S20°42'58"W
L6	50.00'	S24°41'40"W	50.00	S24°40'17"W
L7	50.13'	S28°37'46"W	50.00	S28°21'11"W
L8	49.85'	S32°00'19"W	50.00	S32°13'34"W
L9	50.39'	S36°18'08"W	50.00	S35°55'56"W
L10	49.71'	S39°48'04"W	50.00	S40°04'54"W
L11	50.08'	S43°51'34"W	50.00	S43°40'30"W
L12	49.81'	S47°37'41"W	50.00	S47°29'07"W
L13	49.99'	S51°05'42"W	50.00	S51°19'01"W
L14	49.97'	S55°09'09"W	50.00	S55°08'54"W
L15	41.10'	S58°56'13"W	50.00	S58°54'50"W
L16	36.76'	N47°23'20"W		
L17	66.15'	N52°19'51"W		
L18	45.69'	N69°02'59"W		
L19	68.17'	N84°38'25"W		
L20	42.73'	N83°23'55"W		
L21	55.77'	N57°54'49"W		
L22	40.87'	N65°10'02"W		
L23	75.26'	N80°49'11"W		
L24	70.20'	N72°40'01"W		
L25	140.44'	N54°20'35"W		
L26	114.66'	S51°51'14"W		
L27	139.06'	N83°53'13"W		
L28	159.68'	N77°02'29"W		
L29	64.82'	S61°39'20"W		
L30	48.53'	N73°52'19"W		
L31	59.95'	N20°03'46"W		
L32	34.78'	N46°56'45"W		
L33	55.89'	N10°40'56"E		
L34	64.29'	N29°49'39"E		
L35	52.17'	N39°02'36"W		
L36	70.66'	N62°16'01"W		
L37	63.24'	N88°06'21"W		
L38	63.18'	S69°49'17"W		
L39	61.98'	S31°38'50"W		
L40	27.99'	S60°20'33"W		
L41	22.26'	N82°52'49"W		
L42	57.34'	N52°08'28"W		



LEGEND

O.P.R.D.C.T. ~ OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
D.R.D.C.T. ~ DEED RECORDS DALLAS COUNTY TEXAS
O.R.D.C.T. ~ OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
SDMH ~ STORM DRAIN MANHOLE
MH ~ MAN HOLE
RCP ~ REINFORCED CONCRETE PIPE
ANC ~ ANCHOR
RCP ~ REINFORCED CONCRETE PIPE
TEL. CAB. ~ TELEPHONE CABINET
B.M. ~ BENCHMARK
BFE ~ BASE FLOOD ELEVATION
CM ~ CONTROLLING MONUMENT
FIP ~ FOUND IRON PIPE
FIR ~ FOUND IRON ROD
C/O ~ CLEAN OUT
LP ~ LIGHT POLE
FH ~ FIRE HYDRANT
WM ~ WATER METER
PP ~ POWER POLE
ANC ~ ANCHOR
WV ~ WATER VALVE
ICV ~ IRRIGATION CONTROL VALVE
STORM DRAIN MAN HOLE
SANITARY SEWER MANHOLE
OHEL ~ OVERHEAD ELECTRIC LINE
FENCE LINE
ACCESS DENIAL LINE

Surveyor's Notes:
1. C.M. ~ Denotes Controlling Monuments.
2. The basis of bearing for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, realization 2011, (Grid) based upon GPS measurements, according to the SmartNet GPS Reference Network.
3. The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey based on the title commitment provided by Fidelity National Title Insurance Company Commitment No. 22011250033, Effective date March 9, 2025, Issued March 17, 2025, and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property not shown therein.
4. The subject property may be subject to building setbacks lines per current City zoning ordinance at time of construction.
5. Location of TRA sewer line easement is based on the location of manholes found on site.
6. Not all underground utilities are shown herein.

SURVEYOR'S CERTIFICATE:

To: Garrett Acquisitions, LLC, Tommy Joe Winn, and Leland Gjetley;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, and 8, of Table A thereof. The field work was completed on April 15, 2025.

Date of Plat or Map: April 17, 2025

Kurtis R. Webb
R.P.L.S. 4125
State of Texas

STATE OF TEXAS KURTIS R. WEBB 4125 REGISTERED PROFESSIONAL LAND SURVEYOR

Fidelity National Title Insurance Company Commitment No. 22011250033, Effective Date March 9, 2025, Issued March 17, 2025.

12. Easement(s) and rights incidental thereto, as granted in a document: Granted to: Texas Electric Service Company
Purpose: As provided in said document
Recording Date: July 20, 1970
Recording No: Volume 70139, Page 921, Real Property Records, Dallas County, Texas. (In my professional opinion does not affect)
13. Easement(s) and rights incidental thereto, as granted in a document: Granted to: The Trinity River Authority of Texas
Purpose: As provided in said document Recording Date: January 14, 1976
Recording No: Volume 76008, Page 358, Real Property Records, Dallas County, Texas. (Shown)
14. Matters contained in that certain document Entitled: Partition and Fence Ownership Agreement Dated: October 5, 1957
Executed by: John O. Baker and wife Goldia Baker and Susie Baker and Bryant O. Baker Recording Date: June 26, 1962
Recording No: Volume 5761, Page 359, Real Property Records, Dallas County, Texas.
Reference is hereby made to said document for full particulars. (Unable to determine)
15. Matters contained in that certain document Entitled: Assignment of License and Assumption Agreement
Dated: March 31, 1987
Executed by: W. Harold Collum and Reynolds Outdoor Inc. Corporation
Recording Date: April 10, 1987
Recording No: Volume 87069, Page 4265, Real Property Records, Dallas County, Texas Which provides for, among other things: signage.
Reference is hereby made to said document for full particulars. (In my professional opinion does affect and in blanket in nature)
16. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: City of Grand Prairie
Purpose: As provided in said document Recording Date: April 23, 2002
Recording No: Volume 2002079, Page 26, Real Property Records, Dallas County, Texas. (Shown)
17. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: City of Grand Prairie
Purpose: As provided in said document Recording Date: April 23, 2002
Recording No: Volume 2002079, Page 32, Real Property Records, Dallas County, Texas. (Shown)
18. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Texas Midstream Gas Services, LLC
Purpose: As provided in said document Recording Date: December 18, 2007
Recording No: under Clerk's File No. 20070450517, Real Property Records, Dallas County, Texas. (Shown)
19. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: KIW Grand Prairie Venture, LLC
Purpose: As provided in said document Recording Date: August 20, 2018
Recording No: under Clerk's File No. 201800222391, Real Property Records, Dallas County, Texas, (in my professional opinion does not affect)
20. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: KIW Grand Prairie Venture, LLC
Purpose: As provided in said document Recording Date: August 20, 2018
Recording No: under Clerk's File No. 201800222392, Real Property Records, Dallas County, Texas, as affected by that First Amendment to Temporary Construction Easement recorded under Clerk's File No. 202000093116, Real Property Records, Dallas County, Texas. (In my professional opinion does not affect)
21. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: KIW Grand Prairie Venture, LLC
Purpose: As provided in said document Recording Date: August 20, 2018
Recording No: under Clerk's File No. 201800222390, Real Property Records, Dallas County, Texas, as affected by that First Amendment to Temporary Construction Easement recorded under Clerk's File No. 202000093117, Real Property Records, Dallas County, Texas. (In my professional opinion does not affect)
22. Matters contained in that certain document Entitled: Judgment
Dated: May 11, 2011
Executed by: City of Grand Prairie, Texas
Recording Date: June 23, 2011
Recording No: Clerk's File No. 201100162022, Real Property Records, Dallas County, Texas. (Shown)
As affected by that Agreed Final Judgment filed February 24, 2020, recorded under Clerk's File No. 202000053092, Real Property Records, Dallas County, Texas. (Shown)
Reference is hereby made to said document for full particulars.
23. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Oncor Electric Delivery Company, LLC
Purpose: As provided in said document Recording Date: March 9, 2017
Recording No: under Clerk's File No. 201700068460, Real Property Records, Dallas County, Texas. (Shown)
24. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Oncor Electric Delivery Company, LLC
Purpose: As provided in said document Recording Date: March 9, 2017
Recording No: under Clerk's File No. 201700143624, Real Property Records, Dallas County, Texas. (Shown)
25. Oil, Gas and Mineral Lease, together with all rights incident thereto.
Lessor: Timmy Joe Winn and Leland Gjetley
Lessee: Chief Holdings, LLC
Dated: March 9, 2006
Recording No.: under Clerk's File No. 200600146399, Real Property Records, Dallas County, Texas. (In my professional opinion, not a survey matter)
Said mineral interest not traced subsequent to the date of the above-cited instrument.
As affected by that Assignment of Oil and Gas Leases, to Dale Resources, LLC, et al, recorded in under Clerk's File No. 200600226740, Real Property Records, Dallas County, Texas.
As affected by that Affidavit of Non-Production, recorded under Clerk's File No. 202100099552, Real Property Records, Dallas County, Texas
26. Oil, Gas and Mineral Lease, together with all rights incident thereto.
Lessor: Leland Gjetley
Lessee: Totalenergies E&P USA Barnett I, LLC
Dated: November 8, 2023
Recording No.: under Clerk's File No. 202300227698, Real Property Records, Dallas County, Texas Said mineral interest not traced subsequent to the date of the above-cited instrument. (In my professional opinion, not a survey matter)
27. Coal, lignite, oil, gas or other mineral interests together with rights incident thereto, contained in instrument dated November 30, 2017, recorded December 4, 2017 at under Clerk's File No. 201700338151, Real Property Records, Dallas County, Texas of the Official Records of Dallas County, Texas, which document contains the following language "Oil and Gas are minerals soil such as sand, ore, gravel and Uranium or limestone." Reference to which instrument is here made for full particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). (In my professional opinion, not a survey matter)

ALTA/NSPS LAND TITLE SURVEY

BEING 31.065 ACRES IN THE CHARLES D. BALL SURVEY ABSTRACT NO. 1699 AND THE WILLIAM H. BEEMAN SURVEY ABSTRACT NO. 126

City of Grand Prairie, Dallas County, Tx.

KEETON SURVEYING COMPANY
H.B. KEETON — REGISTERED PROFESSIONAL LAND SURVEYOR
M.S. KEETON
2037 DALWORTH STREET GRAND PRAIRIE, TEXAS
PHONE: (972) 641-0843 TBPELS FIRM NO. 10090500
E-MAIL: ksc4019@sbcglobal.net

DATE:	SCALE:	FILE:
4/17/2025	1"=100'	ALTA-SOACRE-39ACISP

O:/2025 PROJECTS/W.H. BEEMAN SOAC