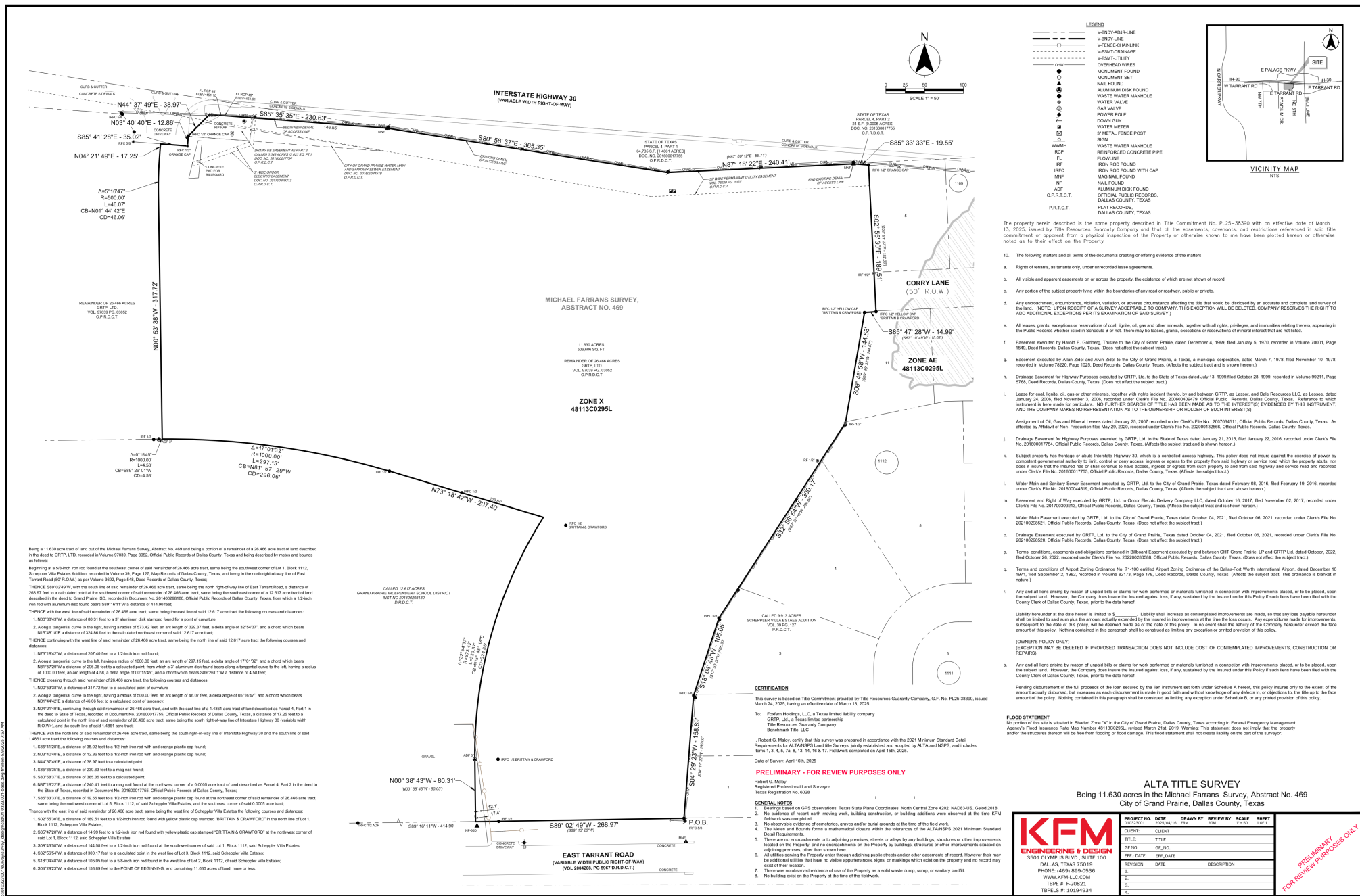


Exhibit B - Boundary Description
Page 1 of 1



The property herein described is the same property described in Title Commitment No. PL25-35300 with an effective date of March 13, 2025, issued by Title Resources Guaranty Company and that all the easements, covenants, and restrictions referenced in said title commitment or apparent from a physical inspection of the Property or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the Property.

- The following matters and all terms of the documents creating or offering evidence of the matters
 - Rights of tenancy, as tenants only, under unrecorded lease agreements.
 - All visible and apparent easements on or across the property, the existence of which are not shown or recorded.
 - Any portion of the subject property lying within the boundaries of any road or roadway, public or private.
 - Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be decided by an accurate and complete land survey of the land. (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY.)
 - All leases, grants, exceptions or reservations of coal, rights, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- Easement executed by Harold E. Goldberg, Trustee to the City of Grand Prairie, dated December 4, 1969, filed January 5, 1970, recorded in Volume 70001, Page 1643, Deed Records, Dallas County, Texas. (Does not affect the subject tract.)
- Easement executed by Alan Zisel and Alan Zisel to the City of Grand Prairie, a Texas, a municipal corporation, dated March 7, 1978, filed November 10, 1978, recorded in Volume 75220, Page 1023, Deed Records, Dallas County, Texas. (Affects the subject tract and is shown hereon.)
- Drainage Easement for Highway Purposes executed by GRTF, Ltd. to the State of Texas, dated July 13, 1999, filed October 28, 1999, recorded in Volume 95211, Page 378, Deed Records, Dallas County, Texas. (Does not affect the subject tract.)
- Lease for real lights, oil, gas or other minerals, together with rights incident thereto, by and between GRTF, Ltd. Lessor, and Dale Resources, LLC, a Lessee, dated January 24, 2006, filed November 3, 2006, recorded under Clerk's File No. 20060008479, Official Public Records, Dallas County, Texas. Reference to which instrument is made for purposes of NOTICE BY FIRST SEIZURE OF TITLE HAS BEEN MADE AS TO THE INTERESTS IT EVIDENCES BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTERESTS.
- Assignment of Oil, Gas and Mineral Lessee dated January 25, 2007 recorded under Clerk's File No. 2007004511, Official Public Records, Dallas County, Texas. As affected by Affidavit of Non-Production filed May 29, 2007, recorded under Clerk's File No. 20070012956, Official Public Records, Dallas County, Texas.
- Drainage Easement for Highway Purposes executed by GRTF, Ltd. to the State of Texas dated January 21, 2015, filed January 22, 2016, recorded under Clerk's File No. 20160007754, Official Public Records, Dallas County, Texas. (Affects the subject tract and is shown hereon.)
- Subject property has frontage or abuts Interstate Highway 30, which is a controlled access highway. This policy does not insure against the exercise of power by competent governmental authority to limit, control, or deny access, ingress or egress to the property from said highway or service road which the property abuts, nor does it insure that the insured has or shall continue to have access, ingress or egress from such property to and from said highway and service road and recorded under Clerk's File No. 201600017755, Official Public Records, Dallas County, Texas. (Affects the subject tract.)
- Water Main and Sanitary Sewer Easement executed by GRTF, Ltd. to the City of Grand Prairie, Texas, dated February 08, 2016, filed February 19, 2016, recorded under Clerk's File No. 20160004619, Official Public Records, Dallas County, Texas. (Affects the subject tract and is shown hereon.)
- Easement and Right of Way executed by GRTF, Ltd. to Oncoir Electric Delivery Company LLC, dated October 16, 2017, filed November 02, 2017, recorded under Clerk's File No. 20170030213, Official Public Records, Dallas County, Texas. (Affects the subject tract and is shown hereon.)
- Water Main Easement executed by GRTF, Ltd. to the City of Grand Prairie, Texas, dated October 04, 2021, filed October 06, 2021, recorded under Clerk's File No. 20210028021, Official Public Records, Dallas County, Texas. (Does not affect the subject tract.)
- Drainage Easement executed by GRTF, Ltd. to the City of Grand Prairie, Texas, dated October 04, 2021, filed October 06, 2021, recorded under Clerk's File No. 20210028022, Official Public Records, Dallas County, Texas. (Does not affect the subject tract.)
- Terms, conditions, easements and obligations contained in Easement executed by and between CH2M Grand Prairie, LP and GRTF, Ltd. dated October, 2022, filed October 26, 2022, recorded under Clerk's File No. 20220029586, Official Public Records, Dallas County, Texas. (Does not affect the subject tract.)
- Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the insured against loss, if any, sustained by the insured under this Policy if such loss has been filed with the County Clerk of Dallas County, Texas, prior to the date hereof.

Liability hereunder of the date hereof is limited to \$_____ Liability shall increase as contemplated improvements are made, so that any loss payable hereunder shall be limited to said sum plus the amount actually expended by the insured in improvements at the time the loss occurs. Any expenditure made for improvements, subsequent to the date of this policy, will be deemed made as of the date of this policy. In no event shall the liability of the Company hereunder exceed the face amount of the policy. Nothing contained in this paragraph shall be construed as limiting any exception or contemplated improvement of this policy.

(OWNER'S POLICY ONLY)
(EXCEPTION MAY BE DELETED IF PROPOSED TRANSACTION DOES NOT INCLUDE COST OF CONTINGENT IMPROVEMENTS, CONSTRUCTION OR REPAIRS)

Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the insured against loss, if any, sustained by the insured under this Policy if such loss has been filed with the County Clerk of Dallas County, Texas, prior to the date hereof.

FLOOD STATEMENT
No portion of this area is situated in Shaded Zone "X" in the City of Grand Prairie, Dallas County, Texas according to Federal Emergency Management Agency's Flood Insurance Rate Study Number 2413-2019. Warning: This statement does not mean that the property and/or the structures thereon will be free from flooding or flood damage. Flood damage that may occur is the responsibility of the property owner.

CERTIFICATION
This survey is based on Title Commitment provided by Title Resources Guaranty Company, G.P. No. PL25-35300, issued March 24, 2025, having an effective date of March 13, 2025.
To: Fothering Hill, LLC, a Texas limited liability company
GRTF, Ltd., a Texas limited partnership
The Resources Guaranty Company
Benchmark Title, LLC

PRELIMINARY - FOR REVIEW PURPOSES ONLY
Robert G. Melny
Registered Professional Land Surveyor
Texas Registration No. 40029

ALTA TITLE SURVEY
Being 11.630 acres in the Michael Farrans Survey, Abstract No. 469
City of Grand Prairie, Dallas County, Texas

PROJECT NO.	DATE	DRAWN BY	SCALE	SHEET
001	03/13/25	RM	AS SHOWN	1 OF 1
CLIENT:	CLIENT			
TITLE:	TITLE			
OR:	OR			
EFF. DATE:	EFF. DATE			
REVISION:	REVISION			
DATE:	DATE			
DESCRIPTION:	DESCRIPTION			

KFEM ENGINEERING & DESIGN
3500 CALDWELL BLVD., SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFEM.LLC.COM
TYPE #: F-2082.1
TOPSELL #: 20184924

PRELIMINARY FOR REVIEW PURPOSES ONLY