

**Exhibit B - Boundary
Description
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John C. Read Survey, Abstract No. 1183
City of Grand Prairie, Dallas County, Texas

BEING a 2.297 acre tract of land situated in the John C. Read Survey, Abstract Number 1183 in the City of Grand Prairie, Dallas County, Texas, and being part of that certain tract of land described in a Special Warranty Deed to Richard K. Trimble, as recorded in Instrument Number 202400263481, Official Records, Dallas County, Texas (O.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1-inch iron pipe found on the north right-of-way line of Shady Grove Road (a variable width right-of-way), in the east line of said Richard K. Trimble tract as described according to Boundary Line Agreement recorded in Instrument Number 202300187695, O.R.D.C.T., and being the southwest corner of that certain tract of land as described in a Warranty Deed with Vendor's Lien to SU Real Estate Holdings, LLC as recorded in Instrument Number 202100268423, O.R.D.C.T.;

THENCE North 00 degrees 17 minutes 45 seconds West, with the common line of said Richard K. Trimble tract and said SU Real Estate Holdings, LLC tract, a distance of 142.20 feet to a 5/8-inch yellow capped iron rod found stamped "ADAMS SURVEYING COMPANY LLC" for the POINT OF BEGINNING;

THENCE South 87 degrees 13 minutes 59 seconds West, departing said common line and over, across and through said Richard K. Trimble tract, a distance of 130.79 feet to a point for corner in the east line of Ellis Drive (a called 30-foot-wide easement);

THENCE South 00 degrees 09 minutes 22 seconds East, along the east line of said Ellis Drive, a distance of 160.00 feet to a 1/2-inch iron rod found at the northeast intersection of the north right-of-way line of said Shady Grove Road and the east line of Ellis Drive;

THENCE South 87 degrees 10 minutes 27 seconds West, along the north right-of-way line of said Shady Grove Road, a distance of 30.03 feet to a 5/8-inch yellow capped iron rod found stamped "ADAMS SURVEYING COMPANY LLC" for corner at the northwest intersection of the north right-of-way line of said Shady Grove Road and the west line of said Ellis Drive;

THENCE North 00 degrees 09 minutes 22 seconds West, departing the north right-of-way line of said Shady Grove Road and with the west line of said Ellis Drive, a distance of 755.21 feet to an "X" cut in concrete found for corner in the south line of that certain tract of land as described in a Special Warranty Deed to CAN-FER Utility Services, LLC as recorded in Instrument Number 201100277130, O.R.D.C.T.;

THENCE North 87 degrees 12 minutes 12 seconds East, with the common line of said CAN-FER Utility Services, LLC tract and said Richard K. Trimble tract, a distance of 160.08 feet to a 5/8-inch yellow capped iron rod found stamped "ADAMS SURVEYING COMPANY LLC" for the northeast corner of said Richard K. Trimble tract and the northwest corner of that certain tract

“EXHIBIT A”
2.297 ACRES Situated in the
John C. Read Survey, Abstract No. 1183
City of Grand Prairie, Dallas County, Texas

of land as described in a Warranty Deed with Vendor’s Lien to SU Real Estate Holdings, LLC as recorded in Instrument Number 202200116512, O.R.D.C.T.;

THENCE South 00 degrees 07 minutes 10 seconds East, with the common line of said Richard K. Trimble tract and said SU Real Estate Holdings, LLC tract, a distance of 228.45 feet to a 5/8-inch yellow capped iron rod found stamped “ADAMS SURVEYING COMPANY LLC”;

THENCE South 00 degrees 17 minutes 45 seconds East, continuing with said common line, a distance of 366.78 feet to the POINT OF BEGINNING, and CONTAINING 2.297 acres (100,074 square feet) of land, more or less.