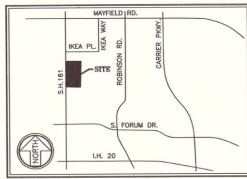


Exhibit B - Boundary Description  
Page 1 of 1



- BEARINGS SHOWN HEREIN ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE (NAD 83) DERIVED BY GPS OBSERVATION. COORDINATES SHOWN HEREIN ARE GRID COORDINATES.
- EXISTING OR FUTURE MINIMUM SETBACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT.
- ZONING CLASSIFICATIONS INDICATED ON THIS PLAT REFLECT THE ZONING IN PLACE AT THE TIME THIS PLAT WAS APPROVED AND DOES NOT REPRESENT A VESTED RIGHT TO THE ZONING INDICATED.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM PANEL #48113C0435 M, DATED MARCH 21, 2021.
- SIDEWALKS ARE REQUIRED ALONG ALL STREET FRONTS.
- THE REASON FOR THIS REPLAT IS TO CREATE TWO LOTS OUT OF ONE EXISTING LOT.

CURVE	RADIUS	LENGTH	BEARINGS	CHORD	CHORD BEARING
C1	38.00'	43.98'	90°00'00"	38.00'	S 42°28'52"W
C2	30.00'	47.12'	90°00'00"	42.43'	S 42°28'52"W
C3	30.00'	66.90'	129°31'32"	53.43'	S 69°28'30"E
C4	38.00'	43.98'	90°00'00"	38.00'	S 42°28'52"W
C5	28.00'	43.98'	90°00'00"	38.00'	S 47°31'08"E
C6	28.00'	43.98'	90°00'00"	38.00'	N 47°31'08"W
C7	11.00'	8.62'	50°10'38"	8.32'	N 52°18'06"E
C8	30.00'	19.62'	37°31'38"	19.30'	N 69°21'47"E
C9	30.00'	30.46'	58°10'58"	28.17'	S 62°48'20"E
C10	30.00'	15.78'	37°08'47"	15.60'	S 18°37'03"E

LINE	BEARING	LENGTH
L1	S 87°28'52"W	18.00'
L2	N 47°31'08"E	5.27'
L3	S 02°31'08"E	14.47'
L4	N 67°28'52"E	25.33'

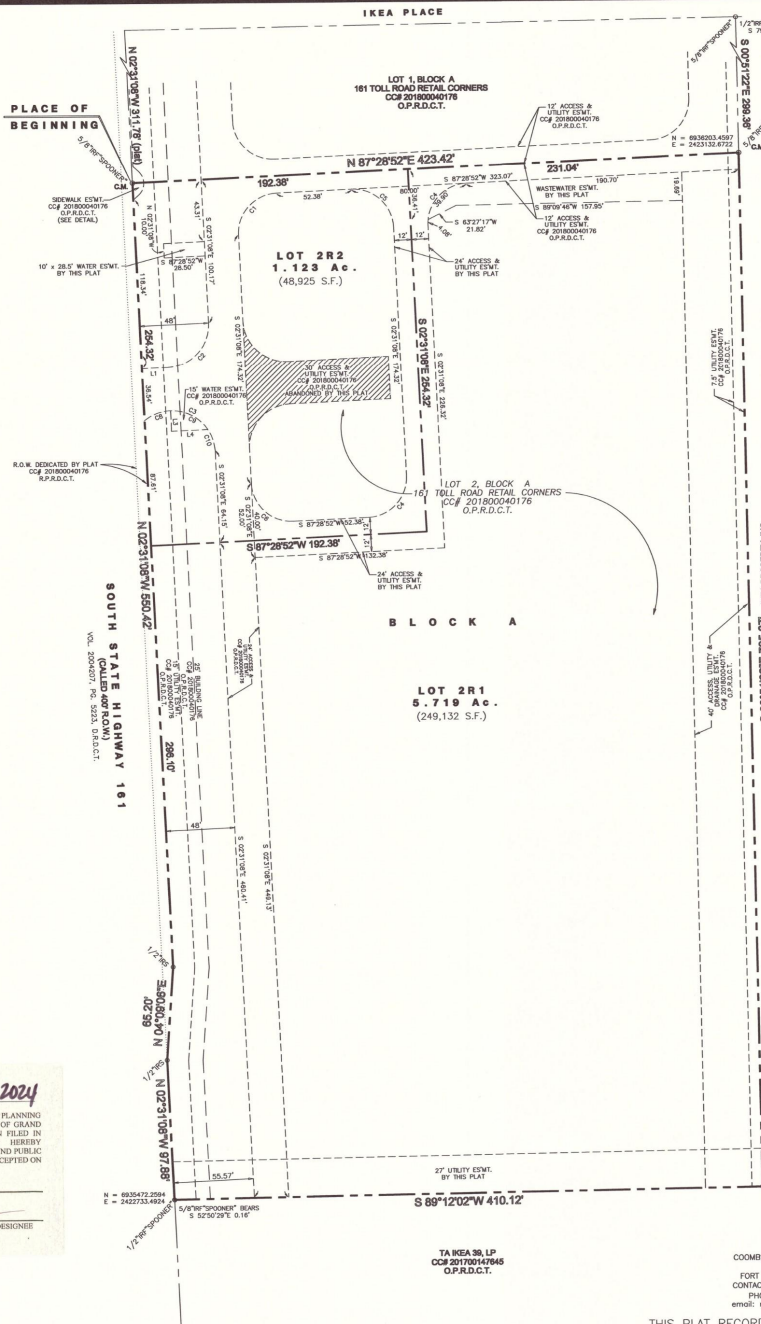
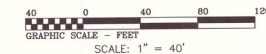
Final Plat Report  
in Final Official Records of  
Dallas County, Texas  
On 07/18/2024, 11:38:38 AM  
in the Plat Records  
Document ID: 2024-04001476  
Amount Paid: \$1,000.00  
Clerk of County Records  
Dallas County, Texas

DATE: **6-10-2024**

THIS PLAT IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAND PRAIRIE, TEXAS, AND THE INDICATION FILED IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC.

CHAIRPERSON: *[Signature]*

CERTIFIED DIRECTOR OF PLANNING OR DESIGNER



STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, TA IEKA 10, LP and KLADE INVESTMENTS, LLC are the sole owners of all that certain tract of land described as follows:  
BEING all of Lot 2, Block A, 161 Toll Road Retail Corners, an addition to the City of Grand Prairie, Texas, according to the plat recorded in Clerk's File No. 201800040176 of the Official Property Records of Dallas County, Texas, and more particularly described by metes and bounds as follows:  
BEGINNING at a 5/8-inch iron rod found with orange plastic cap stamped "SPOONER" at the Northeast corner of said Lot 2, being the Southwest corner of Lot 1, said Block A, and lying in the East right-of-way line of South State Highway 161 (a variable width right-of-way);  
THENCE N 87°28'52" E, 423.42 feet along the common boundary line between said Lots 1 and 2 to a 5/8-inch iron rod found with orange plastic cap stamped "SPOONER" at the Northeast corner of said Lot 2, lying in the West boundary line of that certain tract of land described as Parcel B in deed to Ika Property, Inc., recorded in Clerk's File No. 201800224507 of the Official Property Records of Dallas County, Texas;  
THENCE S 00°51'22" E, 725.67 feet along the common boundary line between said Lot 2 and said Parcel B to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Southeast corner of said Lot 2, lying in the North boundary line of that certain tract of land described in deed to TA Ika 39, LP, recorded in Clerk's File No. 201700147645 of the Official Property Records of Dallas County, Texas;  
THENCE S 89°12'02" W, 410.12 feet along the common boundary line between said Lot 2 and said TA Ika Tract to a 1/2-inch iron rod found with orange plastic cap stamped "SPOONER" at the Southwest corner of said Lot 2, lying in the aforesaid East right-of-way line of State Highway 161 and from which a 5/8-inch iron rod found with orange plastic cap stamped "SPOONER" bears S 52°50'29" E, 0.16 feet;  
THENCE along the West boundary line of said Lot 2 with the said East right-of-way line of State Highway 161 as follows:  
N 02°31'08" W, 97.88 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294";  
N 04°08'06" E, 65.20 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294";  
N 02°31'08" W, 550.42 feet to the PLACE OF BEGINNING, containing 6.842 acres (298.057 square feet) of land.

STATE OF TEXAS  
COUNTY OF DALLAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT TA IEKA 10, LP and KLADE INVESTMENTS, LLC do hereby adopt this plat designating the hereinabove described real property as LOTS 2R1 and 2R2, BLOCK A, 161 TOLL ROAD RETAIL CORNERS, an addition to the City of Grand Prairie, Texas and do hereby dedicate to the City of Grand Prairie in fee simple the streets, alleys and storm water conveyance areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes indicated. The utility, access, GPS monuments, and fire line easements shall be open to the public and private utilities shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire line easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any type of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to provide property for the purpose of reading meters and any maintenance and service required for ordinarily performed by that utility.

This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

WITNESS MY HAND at Bossett, Eagle County, Colorado this the 26 day of JUNE, 2024.

TA IEKA 10, LP  
*[Signature]*  
CHARLIE ANDERSON

WITNESS MY HAND at Grand Prairie, Dallas County, Texas this the 12 day of July, 2024.

KLADE INVESTMENTS, LLC  
*[Signature]*  
LONG DO, President

STATE OF COLORADO  
COUNTY OF EGLE

BEFORE ME, the undersigned authority, on this day personally appeared CHARLIE ANDERSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 26 day of June, 2024.

NOTARY PUBLIC  
STATE OF COLORADO  
NARA VERONICA GARCIA  
NOTARY PUBLIC, STATE OF COLORADO  
NOTARY # 200146313  
MY COMMISSION EXPIRES JAN 31, 2024

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared LONG DO, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12 day of July, 2024.

NOTARY PUBLIC  
STATE OF TEXAS  
ALVIN SOTO  
Notary Public, State of Texas  
Comm. Expires 08-18-2025  
Notary ID: 03270808

SURVEYOR'S CERTIFICATE  
THIS is to certify that I, RONALD W. COOMBS, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plot correctly represents that survey made by me or under my direction and supervision.

*[Signature]*  
RONALD W. COOMBS, R.P.L.S.  
Texas Registration No. 5294

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared RONALD W. COOMBS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 25 day of June, 2024.

NOTARY PUBLIC  
STATE OF TEXAS  
*[Signature]*

FINAL PLAT  
**LOTS 2R1 AND 2R2, BLOCK A**  
**161 TOLL ROAD RETAIL CORNERS**  
BEING 6.842 ACRES OF LAND AND  
BEING A REPLAT OF LOT 2, BLOCK A  
161 TOLL ROAD RETAIL CORNERS  
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS ACCORDING  
TO CC# 201800040176 OF THE  
OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS  
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS  
MAY 28, 2024  
2 LOTS PLT-24-04-0021

SURVEYOR:  
COOMBS LAND SURVEYING, INC.  
P. O. BOX 6180  
FORT WORTH, TEXAS 76115  
CONTACT: RON COOMBS, R.P.L.S.  
PHONE: (817) 500-7600  
email: ron.coombs@clsbjob.net

OWNER LOT 2R1:  
TA IEKA 10, LP  
4801 LOVERS LANE  
DALLAS, TEXAS 75209  
CONTACT: CHARLIE ANDERSON  
PHONE: (214) 455-5059  
email: andc@me.com

OWNER LOT 2R2:  
KLADE INVESTMENTS, LLC  
1101 RHINE LANE  
SOUTHPLAKE, TEXAS 75092  
CONTACT: LONG DO, D.O.  
PHONE: (817) 282-2145  
email: longdo@clsgmail.com

THIS PLAT RECORDED IN INSTRUMENT # \_\_\_\_\_ O.P.R.D.C.T. DATE: \_\_\_\_\_