

Exhibit B - Boundary Description  
Page 1 of 1

2357 Houston Street

TRACT 1:  
LOT 11B, Block H, DALWORTH PARK ADDITION, to the City of Grand Prairie, Tarrant County, Texas, according to the revised plat recorded in Cabinet A, Slide 3756, Plat Records, Tarrant County, Texas.

TRACT 2:  
Lots 14 and 15, Block H, DALWORTH PARK ADDITION, to the City of Grand Prairie, Tarrant County, Texas, according to the plat recorded in Volume 388, Page 24, Plat Records, Tarrant County, Texas.

TRACT 3:  
Being a tract of land situated in the Tapely Holland Survey, Abstract No. 750, City of Grand Prairie, Tarrant County, Texas, and being a portion of Lot 16R, Block H, of Dalworth Park Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 3073, of the Plat Records of Tarrant County, Texas, and being a tract of land conveyed to Heritage Operating, LP, by deed recorded in Instrument No. D204027389, Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

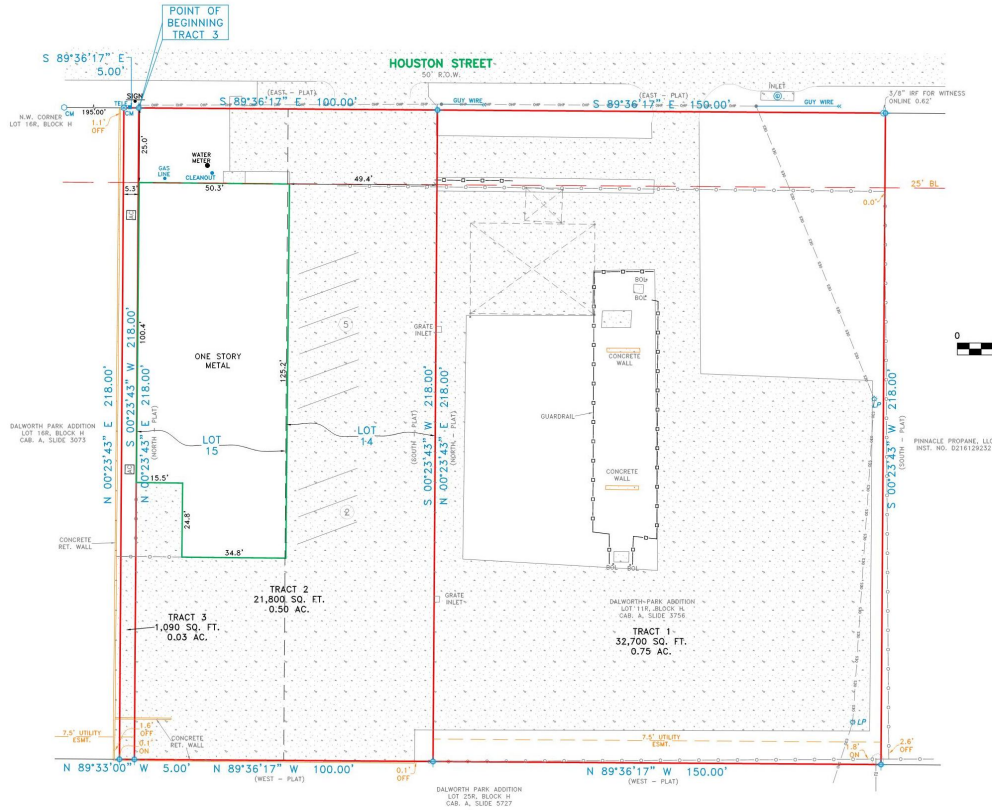
BEGINNING of a point for corner, said corner being the Northwest corner of Lot 15, Block H, Dalworth Park Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the map thereof recorded in Volume 388, Page 24, Map Records of Tarrant County, Texas, said corner being along the South right of way line of Houston Street (50 foot right of way);

THENCE South 00 degrees 23 minutes 43 seconds West, along the West line of said Lot 15, Block H, a distance of 218.00 feet to a point for corner, said corner being along the North line of Lot 25R, Block H, Dalworth Park Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 3727, Plat Records of Tarrant County, Texas;

THENCE North 89 degrees 33 minutes 00 seconds West, along the North line of said Lot 25R, a distance of 5.00 feet to a point for corner;

THENCE North 00 degrees 23 minutes 43 seconds East, a distance of 218.00 feet to a 5/8 inch iron rod found for corner, said corner being along South right of way line of said Houston Street;

THENCE South 89 degrees 36 minutes 17 seconds East, along the South right of way line of said Houston Street, a distance of 5.00 feet to the POINT OF BEGINNING and containing 1,090 square feet or 0.03 acres of land.



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Houston Street Commercial Partners, LLC and National Title Lathram POU & Associates that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property located at 2357 Houston Street described in Instrument No. D204027389, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and plotted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Federal Emergency Rate Map Community Panel No. 48439C0360J) pursuant to the Flood Disaster Protection Act of 1973 (3/21/2019).

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current (2021 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

EXECUTED this 27th day of August, 2025.

*Brian Connolly*  
Registered Professional Land Surveyor



ACCEPTED BY: \_\_\_\_\_ SIGNATURE DATE SIGNATURE DATE

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN CAB. A, SLIDE 3756 CAB. A, SLIDE 3073

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE easements and building lines are by recorded plat unless otherwise noted.



REVISIONS		
DATE	BY	NOTES

LEGEND	
○ CONTROLLING MONUMENT	ASPHALT PAVING
○ 3/4" IRON ROD FOUND	WOOD FENCE
○ 1/2" IRON ROD SET	WOOD FENCE
○ 3/4" IRON PIPE FOUND	BARBED WIRE
○ 3/4" IRON FOUND	IRON FENCE
□ FENCE POST CORNER	CONCRETE FOUNDATION
□ 1/4" FOUND 7/8 SET	OVERHEAD ELECTRIC SERVICE
● UNDERGROUND ELECTRIC	OVERHEAD POWER LINE
● OVERHEAD ELECTRIC	CONCRETE PAVING
● POWER POLE	GRAVEL/ROCK ROAD OR DRIVE
	□ GUARDRAIL

**CBG**  
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SCALE: 1" = 20'  
DATE: 8/27/2025  
JOB NO.: 2513560  
G.F. NO.: 782502005  
DRAWN TO:

**TEXAS LAND TITLE SURVEY**  
TAPLEY HOLLAND SURVEY, ABSTRACT NO. 750  
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS  
2357 HOUSTON STREET