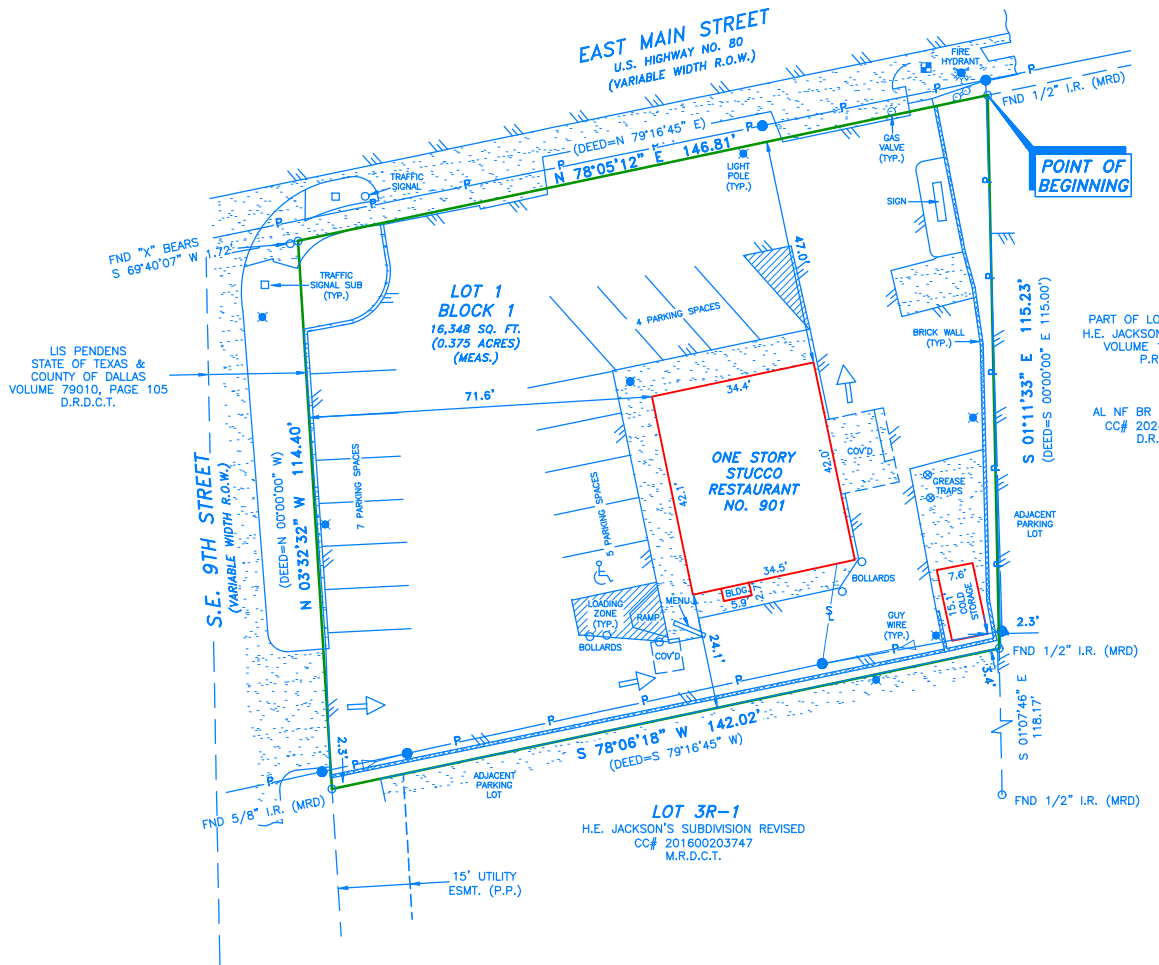


SURVEY PLAT

**Exhibit B - Survey
Page 1 of 1**



PROPERTY DESCRIPTION:

BEING A PART OF LOT 3, BLOCK 1, OF H.E. JACKSON SUBDIVISION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 141, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING A PART OF A CALLED 0.4314 ACRE TRACT OF LAND DESCRIBED IN A DEED TO FRIS CHKN LLC, OF RECORD IN VOLUME 2005081, PAGE 3054, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF EAST MAIN STREET (U.S. HIGHWAY NO. 80) (VARIABLE WIDTH RIGHT-OF-WAY), AT THE NORTHEAST CORNER OF SAID 0.4314 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO AL NF WENDY'S LLC, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 202400064869, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 01°11'33" EAST ALONG THE COMMON LINE OF SAID 0.4314 ACRE TRACT AND SAID AL NF WENDY'S LLC TRACT, A DISTANCE OF 115.23 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID 0.4314 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF LOT 3R-1 OF J.E. JACKSON'S SUBDIVISION REVISED, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED UNDER COUNTY CLERK'S FILE NUMBER 201600203747, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE AT THE SOUTHEAST CORNER OF SAID LOT 3R-1 BEARS SOUTH 01°07'46" EAST, A DISTANCE OF 118.17 FEET;

THENCE SOUTH 78°06'18" WEST ALONG THE COMMON LINE OF SAID 0.4314 ACRE TRACT AND SAID LOT 3R-1, A DISTANCE OF 142.02 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID LOT 3R-1, AND BEING IN THE PRESENT EAST RIGHT-OF-WAY LINE OF S.E. 9TH STREET (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 03°32'32" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID S.E. 9TH STREET, A DISTANCE OF 114.40 FEET TO A POINT FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST MAIN STREET, FROM WHICH AN "X" FOUND FOR REFERENCE BEARS SOUTH 69°40'07" WEST, A DISTANCE OF 1.72 FEET;

THENCE NORTH 78°05'12" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST MAIN STREET, A DISTANCE OF 146.81 FEET TO THE PLACE OF BEGINNING AND CONTAINING 16,348 SQUARE FEET OR 0.375 ACRES OF LAND.

PART OF LOT 4, BLOCK 4
H.E. JACKSON'S SUBDIVISION
VOLUME 1, PAGE 141
P.R.D.C.T.

AL NF BR WENDY'S LLC
CC# 202400064869
D.R.D.C.T.

BASIS OF BEARINGS:
ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH-CENTRAL ZONE (TX4202) DERIVED FROM GPS OBSERVATIONS TAKEN ON 09/04/2025 UTILIZING A TRIMBLE R12 RTK UNIT ON THE ALLTERRA RTK NETWORK.

ADDRESS: 901 EAST MAIN STREET

NOTES:
1) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.
2) (MRD) INDICATES MONUMENTS OF RECORD DIGNITY THAT REPRESENT ORIGINAL CORNERS SET BY THE SURVEYOR OR A SURVEYOR FOLLOWING IN THE FOOTSTEPS OF THE ORIGINAL SURVEYOR OF THE SUBDIVISION OR TRACT REFERENCED IN LEGAL DESCRIPTION ABOVE UNLESS OTHERWISE NOTED.

FLOOD STATEMENT:
ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 485472 0455M, DATED 3/21/2019, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



CERTIFIED TO: JIMMY ALI DATE: 09/04/2025 JOB NO. 25-08-153

SYMBOL	LEGEND
---	WOOD FENCE
-x-	CHAIN LINK FENCE
-x-	WIRE FENCE
-x-	WROUGHT IRON FENCE
○	COLUMN
●	POWER POLE
⊕	WATER METER
—	POWERLINE
—	OVERHEAD SERVICE LINE
—	TRANSFORMER AND PAD
⊕	GAS METER
—	ASPHALT SURFACE
—	CONCRETE

I, HOLLIE L. HEBNER, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY THE PLAT.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACTOR. THEREFORE, NO SEARCH OF RECORD EASEMENTS WAS PERFORMED ON THE SUBJECT PROPERTY. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

Hollie L. Heber
HOLLIE L. HEBNER TXRPLS 7003



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SERVING THE DALLAS-FORT WORTH METROPLEX SINCE 2002

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