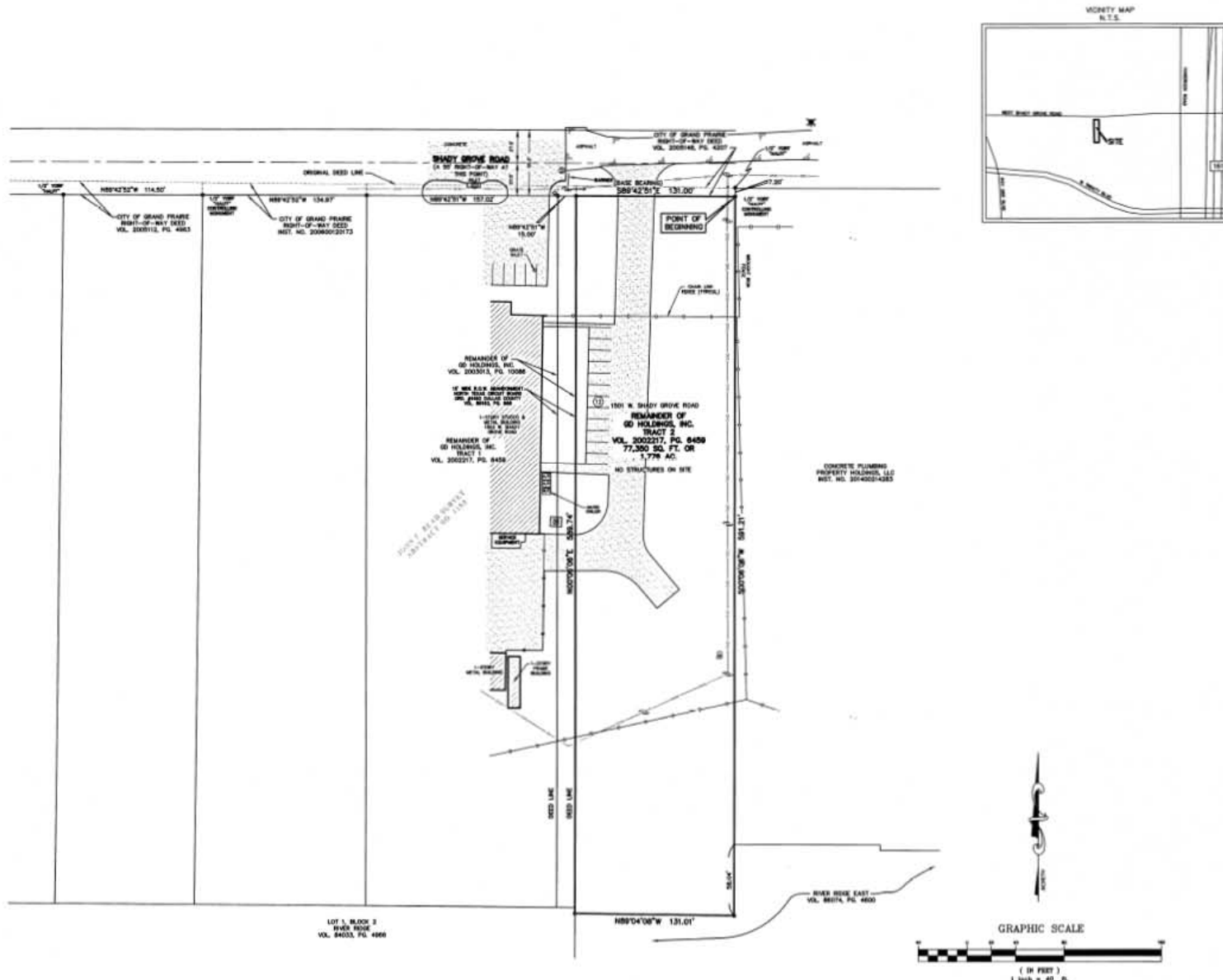


Exhibit B



This is to certify that I have, this date, made an on the ground survey of the property located on 1501 N. Shady Grove Road in the City of Grand Prairie, Texas, described as follows:

Being that certain 77,350 square feet (1.776 acres) tract of land situated in the John C. Reed Survey, Block 1153, City of Grand Prairie, Dallas County, Texas, and being Tract 2 to CD Holdings, Inc., by deed recorded in Volume 2002217, Page 6458, Deed Records, Dallas County, Texas, and being Except that certain tract of land to the City of Grand Prairie, Right-of-Way Deed, Parcel 6, as recorded in Volume 2002148, Page 4207, said Deed Records, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found with yellow cap stamped "HUT" for the northeast corner of the herein described tract, some being the southeast corner of said City of Grand Prairie tract, some being in the west line of said certain tract of land to Concrete Plumbing Property Holdings, LLC, by deed recorded in Instrument Number 201400214283, Official Public Records, Dallas County, Texas, some being in the south right-of-way line of Shady Grove Road (a 30' right-of-way of this point), from which a 1/2 inch iron rod found with yellow cap stamped "HUT" for the original northeast corner of said Tract 2, and the northeast corner of said City of Grand Prairie tract bears North 00 deg. 06 min. 06 sec. East, 7.20 feet;

THENCE South 00 deg. 06 min. 06 sec. West, along the common line of said Tract 2, and said Concrete Plumbing tract, passing the southwest corner of said Concrete Plumbing tract, some being an northeast corner of River Ridge East, on addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 88574, Page 4600, Map Records, Dallas County, Texas, and continuing along the common line of said Tract 2, and said River Ridge East, a total distance of 591.21 feet to the southeast corner of said Tract 2, some being an internal corner of said River Ridge East;

THENCE North 89 deg. 04 min. 08 sec. West, continuing along the common line of said Tract 2, and said River Ridge East, a distance of 131.01 feet to the southwest corner of said Tract 2, some being a northeast corner of said River Ridge East, some being in the east line of Lot 1, Block 2, River Ridge, on addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 84033, Page 4966, said Map Records;

THENCE North 00 deg. 06 min. 06 sec. East, along the common line of said Tract 2, and said Lot 1, passing the northeast corner of said Lot 1, some being the southeast corner of that certain tract of land to CD Holdings, Inc., by deed recorded in Volume 2002013, Page 10086, official Deed Records, some being a 15 foot wide right-of-way abutted by City of Grand Prairie Ordinance No. 4492, as recorded in Volume 88162, Page 998, said Deed Records, and continuing along the common line of said Tract 2, and said CD Holdings tract (Volume 2002013, Page 10086), a total distance of 589.74 feet to the northeast corner of the herein described tract, some being in the south line of aforesaid City of Grand Prairie Right-of-Way Deed, some being in the south right-of-way line of aforesaid Shady Grove Road;

THENCE South 89 deg. 42 min. 51 sec. East, along the north line of the herein described tract, along the south line of said City of Grand Prairie Right-of-Way Deed, and the south right-of-way line of said Shady Grove Road, a distance of 131.00 feet to the POINT OF BEGINNING and containing 77,350 square feet or 1.776 acres of computed land, more or less.

NOTES:

1. IRR - Iron Rod Found
2. Basis of Bearing - Based on the south line (South 89 deg. 42 min. 51 sec. East) of that certain tract of land to the City of Grand Prairie, Right-of-Way Deed, Parcel 6, as recorded in Volume 2002148, Page 4207, Deed Records, Dallas County, Texas.
3. This property has not been obstructed per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.
4. The sole purpose of this survey is to show improvements in the area depicted on this survey. This survey is not intended for any other use by this or any other party, including for closing purposes.

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, the subject property does not appear to be within a Special Flood Hazard Area (100 Year Flood), Map date 07/07/2014, Community Flood No. 4813222806, subject lot is located in Zone "X". If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

The plot of survey hereon is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, restrictions and restrictions that may be of record, the lines and dimensions of said property being indicated by the plot.

Timothy R. Mankin
Registered Professional Land Surveyor No. 8122

LEGEND

○ GAS METER	✱ FIRE HYDRANT	○ WATER MANHOLE	○ SIGN
○ IRR. CONTROL VALVE	○ WATER METER	○ TRAFFIC SIGNAL POLE	○ LIGHT POLE
○ TELEPHONE PEDestal	○ FUEL PUMP	○ TELEPHONE MANHOLE	○ TYPICAL FENCE
○ POWER POLE	○ WATER VALVE	○ SWB MANHOLE	○ CONCRETE
○ DOWN GUT	○ TRANSFORMER PAD	○ GAS MANHOLE	○ BOLLARD
○ S.S. MANHOLE	○ ELECTRIC METER	○ VALV	○ COVERED AREA
○ CLEAN OUT	○ STORM DRAIN MANHOLE	○ HANDICAP SPACE	○ A/C PAD

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to dispute any misstatements or errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

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AS-BUILT SURVEY

1501 SHADY GROVE ROAD
GRAND PRAIRIE, TEXAS 75050

REVISION

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO.	18-0004
DATE	8/17/2018
FIELD DATE	8/17/2018
SCALE	1" = 40'
FIELD	AS-BUILT
DRAWN	T.R.M.
CHECKED	J.S.B.

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mankin@peisersurveying.com	FIRM No. 100089-00	1 OF 1