

## Exhibit B - Legal Description

Being a 2.88 acre tract of land situated in the Payton R. Splane Survey, Abstract No. 1731 & the John C. Read Survey, Abstract No. 1183, Dallas County, Texas, same being a tract of land conveyed to Hardrock Road Properties, L.P., by deed recorded in Instrument No. 20070389494, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being on the South line of W. Shady Grove Road (variable width public right-of-way) and the Northwest corner of a called 2.857 acre tract of land conveyed to Lewis Frank McCoy and wife, Eva McCoy, by deed recorded in Volume 442, Page 703, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 01 minutes 49 seconds East, along the West line of said 2.857 acre tract, a distance of 595.53 feet to a 1/2 inch iron rod set for corner, said corner being on the North line of a called 3.3510 acre tract of land conveyed to Torno International, Inc., by deed recorded in Volume 2000129, Page 5393, Deed Records, Dallas County, Texas, and the Southwest corner of said 2.857 acre tract;

THENCE South 88 degrees 49 minutes 16 seconds West, along the North line of said 3.3510 acre tract, a distance of 209.45 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of Lot 1, Block 1, Shady Grove Church Addition, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 85165, Page 3910, Map Records, Dallas County, Texas;

THENCE North 00 degrees 04 minutes 31 seconds West, along the East line of said Lot 1, Block 1, of said Addition, a distance of 600.19 feet to a 1/2 inch iron rod found for corner, said corner being on the South line of said W. Shady Grove Road, and the Northeast corner of said Lot 1, Block 1, of said Addition;

THENCE South 89 degrees 54 minutes 12 seconds East, along the South line of said W. Shady Grove Road, a distance of 209.88 feet to the POINT OF BEGINNING and containing 125,337 square feet or 2.88 acres of land.