

## Exhibit B – Legal Description

All of Lot 2, Block 1 of the Foster Acres Addition to the City of Grand Prairie and as more particularly described below.

all that certain lot, tract, or parcel of land situated in the Robert McCoy Survey, Abstract No. 1104, and the G.A.F.Wash Survey, Abstract No. 1945, City of Grand Prairie, Tarrant County, Texas, according to the Warranty Deed with Vendor's Lien recorded in Volume 7182, Page 1061, Deed Records, Tarrant County, Texas, and being more particularly described, by metes and bounds, as follows:

BEGINNING at a 1/2 inch iron pin found for the west corner of the herein described tract of land, the north corner of a tract of land conveyed to XTO Energy, Inc., in County Clerk's File No. D207129628, D.R.,T.Co.,Tx., and being in the southerly line of Grand Peninsula Drive;

THENCE North 60 degrees 41 minutes 14 seconds East with said R-O-W line a distance of 173.38 feet to a point for corner, said corner being the west corner of Lot 1, Block 1, Foster Acres, an addition to the City of Grand Prairie, Tarrant County, Texas, as recorded in Cabinet A, Slide 1762, Plat Records, Tarrant County, Texas;

THENCE with the west and southerly lines of said Lot 1 the following bearings and distances:

- South 30 degrees 23 minutes 46 seconds East a distance of 239.56 feet to a 3/8 inch iron pin found for corner;
- North 60 degrees 36 minutes 31 seconds East a distance of 275.58 feet to a point for corner;
- South 87 degrees 22 minutes 50 seconds East a distance of 147.59 feet to a point for corner;
- South 72 degrees 45 minutes 20 seconds East a distance of 98.30 feet to a 3/8 inch iron pin found for corner;
- South 63 degrees 36 minutes 19 seconds East a distance of 169.46 feet to a 3/8 inch iron pin found for corner;
- South 45 degrees 42 minutes 26 seconds East a distance of 63.35 feet to a 3/8 inch iron pin found for corner;
- South 30 degrees 26 minutes 58 seconds East a distance of 372.63 feet to a point for corner;
- South 80 degrees 21 minutes 45 seconds West a distance of 44.73 feet to a point for corner;

THENCE South 09 degrees 38 minutes 15 seconds East a distance of 62.99 feet to a point for corner;

THENCE South 80 degrees 21 minutes 45 seconds West a distance of 738.15 feet to a 3/8 inch iron pin found for corner;

THENCE North 29 degrees 58 minutes 16 seconds West a distance of 757.68 feet to the POINT of BEGINNING, having an area of 11.305 Acres of land, more or less.