

Exhibit B – Legal Description

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, **Jahrom LLC.**, is the sole owner of a tract of land located in the John W. Kirk Survey, Abstract No. 726, in the City of Grand Prairie, Dallas County, Texas, according to the deeds recorded in Instrument No. 201500303493 and Instrument No. 201500202439, of the Deed Records of Dallas County, Texas, and described as all of Lot 1, Mission City Stores Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat thereof recorded in Volume 2001091, Page 3722, of the Plat Records of Dallas County, Texas, together with certificate of correction, recorded in Volume 2003146, Page 8070, of the Deed Records of Dallas County, Texas, and all of Lot 1, Block 1, D.W. Klein Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat thereof recorded in Volume 82059, Page 931, of the Plat Records of Dallas County, Texas, and being more particularly described as follows;

BEGINNING at a P.K. nail found at the northwest corner of said Lot 1, Mission City Stores Addition, and the northeast corner of Lot 3 said Mission City Stores Addition and in the south line of Small Street (right-of-way varies);

THENCE N. 89°28'26" E., with the north line of said Lot 1, Mission City Stores Addition and the south line of said Small Street for a distance of 153.95 feet to 5/8 inch iron rod found with cap marked "DC&A" at the northeast corner of said Lot 1, Mission City Stores Addition and being in the west line of Lot 1, Block 1, D.W. Klein Addition, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 82059, Page 931, of the Plat Records of Dallas County, Texas;

THENCE N. 00°31'34" W., with the west line of said Lot 1, Block 1, D.W. Klein Addition, for a distance of 10.00 feet to a 5/8 inch iron rod set with cap marked "KSC" for corner at the northwest corner of said Lot 1, D.W. Klein Addition and in the south line of said Small Street;

THENCE N. 89°38'10" E., with the north line of said Lot 1, Block 1, D.W. Klein Addition, and the south line of said Small Street, for a distance of 105.86 feet to a 5/8 inch iron rod set with cap marked "KSC" for the northeast corner of said Lot 1, Block 1, D.W. Klein Addition;

THENCE S. 00°43'10" E., with the east line of said Lot 1, Block 1, D.W. Klein Addition at 10.00 feet passing a X cut set for the northwest corner of Lot 1, Block 1, Stahnke Addition, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 85063, Page 3236, of the Plat Records of Dallas County, Texas, continuing along west line of said Lot 1, Block 1, Stahnke Addition, in all a total distance of 218.65 feet to a X cut set in concrete for the southeast corner of said Lot 1, Block 1, D.W. Klein Addition and being in the north line of East Main Street (State Highway No. 180)(right-of-way varies);

THENCE S. 78°31'36" W., with the south line of said Lot 1, Block 1, D.W. Klein Addition, and the north line of said East Main Street, for a distance of 108.05 feet to 5/8 inch iron rod set with cap marked "KSC" for the southwest corner of said Lot 1, Block 1, D.W. Klein Addition;

THENCE N. 00°39'27" W., with the west line of said Lot 1, Block 1, D.W. Klein Addition, at 0.47 feet passing the southeast corner of Lot 2, said Mission City Stores Addition, continuing along the east line of said Lot 2, Mission City Stores Addition, for a total distance of 134.61 feet to a 5/8 inch iron rod found with cap marked "DC&A" for the southeast corner of said Lot 1, Mission City Stores Addition;

THENCE S. 89°21'00" W., with the north line of said Lot 2, Mission City Stores Addition and the south line of said Lot 1, Mission City Stores Addition, for a distance of 153.95 feet to a set X cut in concrete for the southwest corner of said Lot 1, Mission City Stores Addition and in the east line of said Lot 3, Mission City Stores Addition;

THENCE N. 00°39'00" W., with the west line of said Lot 1, Mission City Stores Addition, and the east line of said Lot 3, Mission City Stores Addition, for a distance of 95.19 feet to the POINT OF BEGINNING and containing 38,913 square feet or 0.893 acres of land more or less.