

Exhibit B - Legal Description

Being a 0.95 acre tract of land situated in the John C. Read Survey, Abstract No. 1183, Dallas County, Texas, same being that tract of land conveyed to Jose Ricardo Cruz and Mirian Ventura, by deed recorded in Clerk's File No. 201600015548, 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, with a yellow cap stamped "C.B.G. Surveying", set for corner, said corner being on the North line of Gilbert Circle (public right-of-way) and the Southeast corner of that tract of land conveyed to Kenneth W. Hearn and wife, Mae Ruth Hearn, by deed recorded in Volume 77088, Page 1605, Deed Records, Dallas County, Texas, from which a 5/8 inch iron rod found bears North 02 degrees 38 minutes 40 seconds West, a distance of 2.77 feet for witness;

THENCE North 02 degrees 38 minutes 40 seconds West, along the East line of said Hearn tract, a distance of 167.60 feet to a 1/2 inch iron rod, with a yellow cap stamped "C.B.G. Surveying", set for corner, said corner being an Easterly Southwest corner of that tract of land conveyed to James Alexander Hearn, a single man, by deed recorded in Volume 5005, Page 32, Deed Records, Dallas County, Texas, from which a 3/8 inch iron rod found bears North 02 degrees 38 minutes 40 seconds West, a distance of 40.04 feet for witness;

THENCE North 86 degrees 21 minutes 00 seconds East, along a South line of said Hearn (5005/32) tract, a distance of 255.49 feet to an "X" set in concrete for corner, said corner being on the West line of Gilbert Circle and the Southeast corner of said Hearn (5005/32) tract;

THENCE South 01 degrees 10 minutes 06 seconds East, along the West line of said Gilbert Circle, a distance of 102.00 feet to an "X" set in concrete for corner, said corner being the beginning of a curve to the right, having a radius of 70.00 feet, a delta angle of 86 degrees 37 minutes 03 seconds, and a chord bearing and distance of South 43 degrees 12 minutes 08 seconds West, 96.03 feet;

THENCE continuing along said Gilbert Circle and said curve to the right, an arc length of 105.82 feet to a 3/8 inch iron rod found for corner;

THENCE South 86 degrees 21 minutes 00 seconds West, along the North line of said Gilbert Circle, a distance of 183.95 feet to the POINT OF BEGINNING and containing 41,504 square feet or 0.95 acres of land.