

Exhibit B - Legal Description
Page 1 of 4

TRACT 1:

Being a tract of land situated in the Elizabeth Gray Survey, Abstract No. 1680, City of Grand Prairie and the City of Irving, Dallas County, Texas, and being a part of that same tract of land conveyed to Albert Ray Taylor, Jr. by Special Warranty Deed recorded in Volume 93086, Page 9907, Deed 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 "CBG Surveying" set at the North corner of a corner clip of South right-of-way line of E. Shady Grove Road (variable width right-of-way) and the West right-of-way line of S. Belt Line Road (variable width right-of-way);

THENCE South 48 degrees 28 minutes 11 seconds East, along said corner clip, a distance of 53.53 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying, Inc." set for corner on the said West right-of-way line of S. Belt Line Road;

THENCE traversing along said West right-of-way line of S. Belt Line Road as follows:

South 00 degrees 32 minutes 12 seconds East, a distance of 98.50 feet to a 4 inch aluminum disc stamped "TxDot" found for corner;

South 03 degrees 44 minutes 51 seconds West, a distance of 200.81 feet to a 4 inch aluminum disc stamped "TxDot" found for corner;

South 21 degrees 15 minutes 53 seconds West, a distance of 38.41 to a point for corner, said point being the POINT OF BEGINNING of the herein described tract;

South 21 degrees 15 minutes 53 seconds West, a distance of 69.30 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying, Inc." set for corner;

South 03 degrees 59 minutes 55 seconds East, a distance of 579.62 feet to a 5/8 inch iron rod found at the Northeast corner of a tract of land conveyed to Mid Cities Skateland, Inc. by Deed recorded in Instrument No. 201100024643, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 57 minutes 03 seconds West, along the North line of said Mid Cities tract, a distance of 765.00 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying, Inc." set at the common Northwest corner of said Mid Cities tract and Northeast corner of a tract of land conveyed to Irving Post No. 2494, Veterans of Foreign Wars of the United States, Irving, Texas by Deed recorded in Volume 70024, Page 2312, Deed Records, Dallas County, Texas;

THENCE South 89 degrees 41 minutes 40 seconds West, along the North line of said Veterans of Foreign Wars tract, a distance of 744.33 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying, Inc." set at the Northwest corner of a tract of land conveyed to Catellus Commercial Group, LLC by Deed recorded in Volume 2000076, Page 3444, Deed Records, Dallas County, Texas; said point being on the East line of a tract of land conveyed to Albert Ray Taylor by Deed recorded in Volume 77132, Page 2021, Deed Records, Dallas County, Texas;

GENERAL NOTES:

Bearings are based on Texas State Plane
Coordinates, North Central Zone, NAD83 (2011)



CBG Surveying Texas, LLC.

PLANNING SURVEYING
12025 Shiloh Road • Suite 230 Dallas, Texas 75228
P 214.349.9485 F 214.349.2216
Firm No. 10168800
www.cbgsntx.com

SHEET 1 OF 2
JOB NO. 1621558-5
DRAWN BY: MC
DATE: 06/22/18

THENCE North 00 degrees 39 minutes 14 seconds West, along said East line of Taylor tract, a distance of 367.19 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying, Inc." set at the common most Eastern Northeast corner of said Taylor tract and the Southeast corner of the City of Irving Auto Pound Addition, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the map recorded in Volume 85054, Page 2011, Map Records, Dallas County, Texas;

THENCE North 00 degrees 22 minutes 44 seconds West, along the East line of said City of Irving Auto Pound Addition, a distance of 142.19 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying, Inc." set at the Southwest corner of a tract of land conveyed to the City of Grand Prairie, a municipal corporation, by Deed recorded in Volume 797, Page 1981, Deed Records, Dallas County, Texas;

THENCE North 83 degrees 38 minutes 51 seconds East, along the South line of said City of Grand Prairie tract, a distance of 120.00 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying, Inc." set at the Southeast corner of said City of Grand Prairie tract;

THENCE North 00 degrees 24 minutes 25 seconds West, along the East line of said City of Grand Prairie tract, a distance of 363.00 feet to a 1/2 inch iron rod found at the Northeast corner of said City of Grand Prairie tract, said point being on the aforementioned South right-of-way line of E. Shady Grove Road;

THENCE traversing along said South right-of-way line of E. Shady Grove Road as follows:

North 84 degrees 49 minutes 52 seconds East, a distance of 282.40 feet to a 5/8 inch iron rod with a yellow cap stamped "Nelson Corp" found for corner;

North 83 degrees 25 minutes 54 seconds East, a distance of 580.54 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying, Inc." set for corner

South 00 degrees 06 minutes 54 seconds West, a distance of 20.00 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying, Inc." set for corner;

North 83 degrees 25 minutes 54 seconds East, a distance of 335.75 feet to a point for corner

THENCE South 28 degrees 38 minutes 13 seconds East a distance of 398.52 feet to the POINT OF BEGINNING and containing 1,330,452 square feet or 30.54 acres of land.


GENERAL NOTES:

Bearings are based on Texas State Plane
Coordinates, North Central Zone, NAD83 (2011)



CBG Surveying Texas, LLC.

PLANNING SURVEYING
12025 Shiloh Road • Suite 230 Dallas, Texas 75228
P 214.349.9485 F 214.349.2216
Firm No. 10168800
www.obglnotx.com


BRYAN CONNALLY
R.P.L.S. NO. 5513

SHEET 2 OF 2
JOB NO. 1621558-5
DRAWN BY: MC
DATE: 06/22/18

TRACT 2:

Being a tract of land situated in the Elizabeth Gray Survey, Abstract No. 1680, City of Grand Prairie, Dallas County, Texas, and being all of those tracts of land conveyed as follows; Albert Ray Taylor by Deed recorded in Volume 76028, Page 183, Deed Records, Dallas County, Texas, Albert Ray Taylor by Warranty Deed recorded in Volume 77132, Page 2021, Deed Records, Dallas County, Texas, A. R. Taylor by Warranty Deed with Vendor's Lien recorded in Volume 88044, Page 3682, Deed Records, Dallas County, Texas, Albert Ray Taylor by General Warranty Deed recorded in Instrument No. 20070032422, Official Public Records, Dallas County, Texas, and Edward Marshall Green, Jr., by Deed recorded in Volume 71099, Page 479, Deed Records, Dallas County, Texas, and together being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the South right-of-way line of E. Shady Grove Road (variable width right-of-way), said point being the Northeast corner of herein described tract;

THENCE South 00 degrees 24 minutes 04 seconds East, passing the Northwest corner of City of Irving Auto Pound Addition, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the map recorded in Volume 85054, Page 2011, Map Records, Dallas County, Texas, and continuing along the West line of said City of Irving Auto Pound Addition, a distance of 569.43 feet to a 5/8 inch iron rod with a yellow cap stamped "JD JR" found at the Southwest corner of said City of Irving Auto Pound Addition;

THENCE South 89 degrees 57 minutes 22 seconds East, along the South line of said City of Irving Auto Pound Addition, a distance of 354.45 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying, Inc." set at the Southeast corner of said City of Irving Auto Pound Addition, said point being on the West line of a tract of land conveyed to Albert Ray Taylor, Jr. by Deed recorded in Volume 93086, Page 9907, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 39 minutes 14 seconds East, along said West line of Taylor tract (Vol. 93086, Pg. 9907), a distance of 367.19 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying, Inc." set at the common Southwest corner of said Taylor tract (Vol. 93086, Pg. 9907) and the Northwest corner of a tract of land conveyed to Catellus Commercial Group, LLC by Deed recorded in Volume 2000076, Page 3444, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 29 minutes 15 seconds West, along the West line of said Catellus Commercial Group tract, a distance of 951.41 feet to a 1/2 inch iron rod with a yellow cap stamped "Weir & Assoc." found at the Northeast corner of Lot 5, Block 2 of Stellar Way Addition, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the map recorded in Volume 2000194, Page 50, Map Records, Dallas County, Texas;

THENCE South 89 degrees 57 minutes 43 seconds West, along the North line of said Lot 5, Block 2, a distance of 991.16 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying, Inc." set at the Southeast corner of a tract of land conveyed to Shady Grove Joint Venture by Deed recorded in Volume 83169, Page 893, Deed Records, Dallas County, Texas, said point being on the North line of a tract of land conveyed to VMP Properties, LP by Deed recorded in Instrument No. 201100163786, Official Public Records, Dallas County, Texas;

GENERAL NOTES:

Bearings are based on Texas State Plane
Coordinates, North Central Zone, NAD83 (2011)



CBG Surveying Texas, LLC.

PLANNING SURVEYING
12025 Shiloh Road • Suite 230 Dallas, Texas 75228
P 214.349.9485 F 214.349.2216
Firm No. 10168800
www.obglnatx.com

SHEET 1 OF 2
JOB NO. 1621558-5
DRAWN BY: MC
DATE: 06/22/18

THENCE North 00 degrees 25 minutes 02 seconds West, along the East line of said Shady Grove Joint Venture tract, a distance of 1,318.50 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying, Inc." set at the Southwest corner of a tract of land conveyed to Melvin B. Caraway by Deed recorded in Volume 2004201, Page 946, Deed Records, Dallas County, Texas, said point being on the East line of a tract of land conveyed to Townsdin Non-Exempt Succession Trust by Deed recorded in Instrument No. 201200128451, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 11 minutes 32 seconds East, along the South line of said Caraway tract, a distance of 89.81 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying, Inc." set at the Southeast corner of a tract of land conveyed to Melvin B. Caraway by Deed recorded in Volume 2004201, Page 946, Deed Records, Dallas County, Texas;

THENCE North 00 degrees 25 minutes 01 seconds West, along the East line of said Caraway tract, a distance of 605.37 feet, to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying, Inc." set at the Northeast corner of said Caraway tract, said point being on the aforementioned South right-of-way of E. Shady Grove Road;

THENCE South 89 degrees 25 minutes 51 seconds East, along said South right-of-way line of E. Shady Grove Road, a distance of 181.69 feet to a 1/2 inch iron rod found at the Northwest corner of a tract of land conveyed to Clemmie Green, Jr. by Deed recorded in Volume 71099, Page 491, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 25 minutes 23 seconds East, along the West line of said Green, Jr. tract, a distance of 606.13 feet to a 1/2 inch iron rod found at the Southwest corner of said Green Jr. tract;

THENCE South 89 degrees 11 minutes 32 seconds East, along the South line of said Green, Jr. tract, a distance of 90.00 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying, Inc." set at the Southeast corner of said Green, Jr. tract;

THENCE North 00 degrees 25 minutes 20 seconds West, along the East line of said Green, Jr. tract, a distance of 606.51 feet to a point for corner in a power pole at the Northeast corner of said Green Jr. tract, said point being on the South right-of-way line E. Shady Grove Road;

THENCE South 88 degrees 35 minutes 34 seconds East, along said South right-of-way line of E. Shady Grove Road, a distance of 139.87 feet to a 1/2 inch iron rod found far carner;

THENCE South 79 degrees 32 minutes 24 seconds East, continuing along said South right-of-way line of E. Shady Grove Road, a distance of 151.65 feet to the POINT OF BEGINNING and containing 1,599,087 square feet or 36.71 acres of land.

GENERAL NOTES:

Bearings are based on Texas State Plane
Coordinates, North Central Zone, NAD83 (2011)



CBG Surveying Texas, LLC.

PLANNING SURVEYING
12025 Shiloh Road • Suite 230 Dallas, Texas 75228
P 214.349.9485 F 214.349.2216
Firm No. 10168800
www.cbglntx.com

BRYAN CONNALLY
R.P.L.S. NO. 5513

SHEET 2 OF 2
JOB NO. 1621558-5
DRAWN BY: MC
DATE: 06/22/18