

Exhibit B - Legal Description

Metes and Bounds Description
3318 E. Jefferson St., Grand Prairie Tx. 75051

Being all that certain tract of land situated in the W.C. May Survey, Abstract No. 891 and being that same tract of land conveyed from The Wolf City National Bank and The first National Bank of Emory to John Benda, as recorded in Volume 90199, Page 1458, Deed Records, Dallas County, Texas, also known as 3318 E. Jefferson St., Grand Prairie, Tx, and being more particularly described by metes and bounds as follows;

Commencing at the intersection of the west right of way line of Idlewild Road with the north line of E. Jefferson Street.

Thence South 88 degrees 59 minutes 00 seconds West, along the north right of way line of said E. Jefferson Street, a distance of 570.14 feet to the Point of Beginning and being the southeast corner of the herein described tract;

Thence South 88 degrees 59 minutes 00 seconds West, continuing along said north right of way line, a distance of 92.0 feet to a chain link fence post for the southwest corner of the herein described tract;

Thence North 01 degree 16 minutes 20 seconds West, and generally following a chain link fence, a distance of 162.0 feet to a chain link fence post for the northwest corner of the herein described tract;

Thence North 88 degree 59 minutes 00 seconds East, and generally following a chain link fence, a distance of 92.0 feet to a chain link fence post for the northeast corner of the herein described tract;

Thence South 01 degree 16 minutes 20 seconds East, and generally following a chain link fence, a distance of 162.0 feet to the Point of Beginning and containing 14,904 square feet or 0.342 of an acre of land.