

## EXHIBIT B

### Legal Description

**Being** 472,543 square feet or 10.8481 acres situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, and being all of Lot 1B, Block B/370, North End Addition-1, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 97059, Page 2623, Deed Records of Dallas County, Texas, and being a portion of a called 10.849 acre tract of land described in Special Warranty Deed to Jefferson at the North End, L.P. recorded in Volume 96253, Page 9210 of said Deed Records, and all of a 4,099 square foot tract of land described in General Warranty Deed to the City of Dallas, recorded in Volume 97095, Page 3727, of said Deed Records and being part of Lot 2A, Block B/370, North End Addition, recorded in Volume 96237, Page 3442 of said Deed Records, and being more particularly described as follows:

**Beginning** at a point in the southwest right-of-way line of Field Street (formerly Orange Street, a variable width right-of-way) at the easternmost corner of said Lot 1B, Block B/370 and the north corner of Lot 1B, Block D/386, Museum of Nature and Science Addition, an addition to the City of Dallas, Dallas County, Texas, recorded in Instrument No. 201100289106, Official Public Records of Dallas County, Texas;

**Thence** departing said southwest right-of-way of Field Street, with the southeast line of said Lot 1B, Block B/370 and the northwest line of said Lot 1B, Block D/386, South 44°19'58" West, a distance of 559.42 feet to a point for the south corner of said Lot 1B, Block B/370 and the west corner of said Lot 1B, Block D/386;

**Thence** with the southwest line of said Lot 1B, Block B/370, North 42°29'27" West, a distance of 368.31 feet to a point for corner in the east right-of-way of Houston Street (formerly Wichita Street Extension, a variable width right-of-way, City of Dallas, Volume 85103, Page 4334);

**Thence** with said east right-of-way of Houston Street and the west line of said Lot 1B, Block 370, the following courses and distances:

North 5°14'37" West, a distance of 350.45 feet to a point at the beginning of a tangent curve to the right having a central angle of 34°10'51", a radius of 532.96 feet, a chord bearing and distance of North 11°50'51" West, 313.25 feet;

In a northwesterly direction with said curve to the right, passing at an arc distance of 80.68 feet a point for the westernmost northwest corner of Lot 1B, Block B/370, of said North End Addition-1, and at the southwest corner of said 4,099 square foot tract, passing at an additional arc length of 128.23 feet, the north corner of said City of Dallas tract, continuing with said east right-of-way line of Houston Street and the northwest line of said Lot 1B a total arc distance of 317.95 feet to a point for corner;

**Thence** with said Northwest line of Lot 1B, Block B/370 and the southeast right-of-way line of Nowitzki Way (formerly Olive Street, a variable width right-of-way, Volume 85103, Page 4334), the following courses and distances:

North 38°52'48" East, a distance of 92.02 feet to a point at the beginning of a tangent curve to the right having a central angle of 8°23'35", a radius of 524.96 feet, a chord bearing and distance of North 43°04'36" East, 76.83 feet;  
In a northeasterly direction, with said curve to the right, an arc distance of 76.90 feet to a point for corner;  
North 47°16'23" East, a distance of 33.58 feet to a point for the west corner of a curved corner clip at the intersection of said southeast right-of-way of Nowitzki and Field Street (Formerly Alamo Street, a variable width right-of-way, Volume 64, Page 403), at the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 40.00 feet, a chord bearing and distance of South 87°43'37" East, 56.57 feet;

**Thence** in a southeasterly direction, with said curved corner clip and curve to the right, an arc distance of 62.83 feet to a point for the east corner of said curved corner clip;

**Thence** with the southwest right-of-way of said Field Street and the northeast line of said Lot 1B, Block B/370, South 42°43'37" East, a distance of 512.64 feet to a point for corner;

**Thence** with the east line of said Lot 1B, Block B/370, the following courses and distances:

South 18°58'32" East, a distance of 105.83 feet to a point for corner;  
South 5°58'11" East, a distance of 92.35 feet to a point for corner at the beginning of a tangent curve to the left having a central angle of 13°33'48", a radius of 463.55 feet, a chord bearing and distance of South 12°45'05" East, 109.48 feet;  
In a southeasterly direction, with said curve to the left, an arc distance of 109.73 feet to the **Point of Beginning** and containing 10.8481 acres or 472,543 square feet of land.

Bearing system based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011).

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.