

EXHIBIT B
METES and BOUNDS LEGAL DESCRIPTION

TRACT 1
66.0790 ACRES

BEING a tract of land situated in the Caswell C. Overton Survey, Abstract No. 1102, City of Dallas, Dallas County, Texas; being part of City of Dallas Block No. 8279; and being part of a tract of land described in Special Warranty Deed to 2ML Real Estate Interests, Inc. (formerly known as The Grocers Supply Co. Inc., by The State of Texas Certificate of Merger filed for record in The Office of the Secretary of State of Texas on December 19, 2014), recorded in Instrument No. 201300382390 of the Official Public Records of Dallas County, Texas; and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "KHA" found at the intersection of the south right-of-way line of Cleveland Road (a variable width right-of-way) and the west right-of-way line of the M.K. & T. Railroad (a 100-foot wide right-of-way); said point also being the southeast corner of that tract of land described in Special Warranty Deed to the City of Dallas recorded in Instrument No. 201300277027 of said Official Public Records; and being at the beginning of a non-tangent curve to the left having a central angle of 19°35'23", a radius of 2873.89 feet, a chord bearing and distance of South 20°20'35" West, 977.82 feet;

THENCE in a southwesterly direction, with said west right-of-way line of M.K. & T. Railroad and said curve to the left, an arc distance of 982.60 feet to a point at the beginning of a tangent curve to the left having a central angle of 3°44'40", a radius of 2873.89 feet, a chord bearing and distance of South 8°40'34" West, 187.78 feet, for the **POINT OF BEGINNING**;

THENCE continuing with said west right-of-way line of M.K. & T. Railroad, the following courses and distances:

In a southwesterly direction, with said curve to the left, an arc distance of 187.82 feet to a 5/8-inch iron rod with "BOHANNAN HUSTON INC" cap found at the end of said curve;
South 6°48'13" West, a distance of 1,800.68 feet to a 5/8-inch iron rod found for the northeast corner of a tract of land being described in Warranty Deed to Charles Dennie Ozymy and wife, Terese Ozymy recorded in Volume 88121, Page 3678 of the Deed Records of Dallas County, Texas;

THENCE with the north line of said Ozymy tract, South 62°51'56" West, passing at a distance of 488.19 feet the northwest corner of said Ozymy tract and the east line of Blanco Road (a generally recognized public road, no record found), continuing along said approximate centerline of Blanco Road, in all a total distance of 1,073.75 feet to a nail found for corner in an east line of a tract of land described in Deed to Dallas Power & Light Company recorded in Volume 70131, Page 423 and Volume 69095, Page 793 Deed Records of Dallas County, Texas

THENCE with said east line of the Dallas Power & Light Company tract, North 31°22'30" West, a distance of 310.13 feet to a point for corner;

THENCE departing said east line of the Dallas Power & Light Company tract, the following courses and distances:

North 4°22'39" West, a distance of 358.49 feet to a point for corner;

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North 49°22'39" West, a distance of 43.77 feet to a point for corner;
North 4°22'39" West, a distance of 1699.00 feet to a point for corner;
North 85°37'21" East, a distance of 1553.49 feet to the **POINT OF BEGINNING** and
containing 66.0790 acres or 2,878,402 square feet of land.

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