

## EXHIBIT B

STATE OF TEXAS  
COUNTY OF DENTON

All that certain lot, tract, or parcel of land, being part of the Reuben Bebee Survey, Abstract No. 29, Denton County, Texas, and being part of that certain called 9.297 acre tract of land described in a deed to Lou Henry Cooper recorded in Volume 1005, Page 253 of the Deed Records of Denton County, Texas (DRDCT);

BEGINNING at a 3" pipe fence corner post (found) for the Northwest corner of the Lou Henry Cooper tract;

THENCE South 88°57'33" East a distance of 15.08 feet to a ½" iron rod (set) for corner;

THENCE South 4°47'03" East a distance of 69.82 feet to a ½" iron rod (set) for corner;

THENCE South 21°42'05" East a distance of 603.70 feet to a ½" iron rod (set) for corner in the east line of the 223.35 acre tract described in a deed from North Park Estates Trust to Sanger Land Development, LLC recorded in Document No. 2019-16167 of the Official Public Records of Denton County, Texas (OPRDCT);

THENCE North 52°50'26" West a distance of 58.11 feet to a ½" iron rod (set) for corner;

THENCE North 32°44'55" West a distance of 131.51 feet to a ½" iron rod (set) for corner;

THENCE North 21°46'43" West a distance of 229.34 feet to a ½" iron rod (set) for corner;

THENCE North 11°23'10" West a distance of 163.10 feet to a ½" iron rod (set) for corner;

THENCE North 4°47'03" West a distance of 112.59 feet to the place of beginning, containing 0.628 acres or 27,360 square feet of land.