

Exhibit B Metes and Bounds

BEING a 2,650 square foot (0.061 acre) tract of land and being a portion of a 20.00 foot alley right-of-way, dedicated by the Coleman Addition, an addition to the City of McKinney, Collin County, Texas, according to the map thereof recorded in Volume 38, Page 608, Map Records, Collin County, Texas, same being bound by Block 32 and Block 34, of said addition, between North Kentucky Street (50 foot right-of-way) and North Tennessee Street (50 foot right-of-way), and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the northwest corner of a portion of Tract 13, First Sub Tract, of those certain tracts of land conveyed to John Weasley O'Neal, Trustee, by deed recorded in Volume 1592, Page 811, Deed Records, Collin County, Texas, same being the southwest corner of that certain tract of land conveyed to English Family Limited Partnership, by deed recorded in Volume 5022, Page 2075, Deed Records, Collin County, Texas, further being in the east right-of-way line of North Kentucky Street (50 foot right-of-way);

THENCE South 00 degrees 54 minutes 03 seconds West, along said east line, same being the west line of said portion of Tract 13, First Sub Tract, for a distance of 101.32 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for the **POINT OF BEGINNING**, same being intersection of the north line of the aforementioned alley with said east line of North Kentucky Street (50 foot right-of-way), further being the southwest corner of said Tract 13, First Sub Tract;

THENCE South 89 degrees 05 minutes 57 seconds East, along the south line of said portion of Tract 13, First Sub Tract, same being the north line of the said alley, for a distance of 132.50 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set at the northwest intersection of the said north and south lines with the west line of North Tennessee Street (50 foot right-of-way), same being the southeast corner of said portion of Tract 13, First Sub Tract,;

THENCE South 00 degrees 54 minutes 03 seconds West, departing said north and south lines, for a distance of 20.00 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set at the southeast intersection of the south line of the said alley, with the west line of North Tennessee Street (50 foot right-of-way), same being the northeast corner of portion of Tract 13, Second sub-tract, of aforementioned John Weasley O'Neal, Trustee, tracts;

THENCE North 89 degrees 05 minutes 57 seconds West, along the south line of the said alley right-of-way, same being the north line of said portion of Tract 13, Second sub-tract, for a distance of 132.50 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set at the southeast intersection of the south line of the said alley right-of-way, with the east line of North Kentucky Street (50 foot right-of-way), same being the northwest corner of said portion of Tract 13, Second sub-tract;

THENCE North 00 degrees 54 minutes 03 seconds East, departing said north and south lines, for a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 2,650 square feet (0.061 acres) of land, more or less.