

EXHIBIT B

Being a 13.82 acre tract of land situated in the WILLIAM MCCARTY SURVEY, ABSTRACT NUMBER 575, in the City of McKinney, Collin County, Texas, and being all of Lot 2, Block A, HEB at Coit Addition, a subdivision of record in Volume 2022, Page 608-609, of the Plat Records of Collin County, Texas, being all of a called 13.815 acre tract of land conveyed to DSF Prestwick, LP by the Special Warranty Deed of record in Document Number 20220202000189300, of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod with yellow plastic cap stamped "PETSCHE ASSOC INC" found in the west right-of-way line of Prestwick Hollow Drive (a variable width right-of-way), at the northeast corner of Common Area R-A, Block R, Parcel 1709 and 1710A, a subdivision of record in Volume 2013, Page 31, of the Plat Records of Collin County, Texas, at the southeast corner of said Lot 2;

THENCE, N89°49'39"W, along the north line of said Block R, Parcel 1709 and 1710A, being the common south line of said Lot 2, a distance of 1,084.48 feet to a 1/2" iron rod with yellow plastic cap stamped "PETSCHE ASSOC INC" found at the northwest corner of Lot 27, Block R, of said Parcel 1709 and 1710A, the most easterly southeast corner of Lot 1, Block A, of said HEB at Coit Addition, and the most southerly southwest corner of said Lot 2;

THENCE, along the east line of said Lot 1, being the common west line of said Lot 2, the following three (3) courses and distances:

1. N00°10'21"E, a distance of 244.22 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. S89°28'03"W, a distance of 70.52 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set ;
3. N00°31'57"W, a distance of 392.40 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the south right-of-way line of W. University Drive (a variable width right-of-way), at the northeast corner of said Lot 1 and the northwest corner of said Lot 2;

THENCE, N89°30'19"E, along the south right-of-way line of said W. University Drive, being the common north line of said Lot 2, a distance of 885.22 feet to a Mag nail found at the cutoff line between the south right-of-way line of said W. University Drive and the west right-of-way line of said Prestwick Hollow Drive, at the most northerly northeast corner of said Lot 2;

THENCE, S44°56'38"E, along said cutoff line, a distance of 35.70 feet to a 1/2" iron rod found in the west right-of-way line of said Prestwick Hollow Drive, at the most easterly northeast corner of said Lot 2;

THENCE, along the west right-of-way line of said Prestwick Hollow Drive, being the common east line of said Lot 2, the following two (2) courses and distances:

1. S00°36'33"W, a distance of 109.10 feet to a 1/2" iron rod with yellow plastic cap stamped "PETSCHE ASSOC INC" found at the beginning of a tangent curve to the left;

2. Along said tangent curve to the left, having a radius of 638.50 feet, a chord bearing of S25°52'58"E, a chord length of 569.63 feet, a delta angle of 52°59'01", an arc length of 590.44 feet to a 1/2" iron rod with yellow plastic cap stamped "PETSCHE ASSOC INC" found at the **POINT OF BEGINNING** and containing an area of 13.82 Acres, or (601,792 Square Feet) of land, more or less.