

**EXHIBIT "B"**

**METES AND BOUNDS DESCRIPTION  
0.5223 OF AN ACRE  
IN THE J. McCOMAS SURVEY, A-1040  
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS**

All that certain 0.5223 of an acre of land, out of a 1.365 acres tract of land described in the deed to Calvin W. & Toni C. Pearson in the deed recorded in Document Number D211294723 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), in the J. McComas Survey, A-1040, City of North Richland Hills, Tarrant County, Texas and more particularly described by the metes and bounds as follows: (all bearings shown hereon are based on the north line of said Pearson tract)

COMMENCING at a 1/2" iron rod found for the northwest corner of the said Pearson tract, in the east right-of-way line of Meadow Road (Variable Width Right-Of-Way). Then South 89° 54' 00" East – 204.09' to the common corner of said Pearson Tract, and the tract described in the deed to Forrest D. Johnson recorded in Document Number D197180838 D.R.T.C.T.. Then South 00° 22' 00" West – 30.00' along the common line of said Pearson and Forrest D. Johnson tracts, to a 1/2" iron rod (Bent) found for the POINT OF BEGINNING and the northwest corner of the herein described tract;

THENCE South 89° 54' 00" East – 152.35' along the south line of said Forrest D. Johnson tract, to a 1/2" iron rod found for the northwest corner of the 0.307 acre tract described in the deed to Z Family Enterprises, LLC recorded in Document Number D216020577 D.R.T.C.T., common to the southwest corner of Frankie B Street (60' Right-Of-Way), and the northeast corner for the herein described tract, from which a 1/2" iron rod found for the northeast corner of said 0.307 acre tract, in the south right-of-way line of said Frankie B Street, bears South 89° 54' 00" East – 89.48';

THENCE South 00° 15' 19" West – 148.86' along the east line of said Pearson tract, common to west line of said 0.307 acre tract, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southeast corner of the herein described tract, common to the southwest corner of said 0.307 acre tract;

THENCE South 89° 51' 26" West – passing at a distance of 88.80' a 1/2" iron rod with a cap stamped "HYDROTECH" found for the northeast corner of a 13,373 square foot tract described in the deed to Baudelio Martinez & Yvette Pabon-Martinez recorded in Document Number D205178305 D.R.T.C.T., and continuing for a total distance of 152.65', to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southwest corner of the herein described tract;

THENCE North 00° 22' 00" East – 149.50' across said 1.365 acre tract, to the POINT OF BEGINNING and containing 0.5223 of an acre of land.