

EXHIBIT B - Legal Description

40.166 acres of land, situated in the Francis Bingham League, Abstract No. 7, Wharton County, Texas, being the middle one-third of that certain called 120 acres tract of land described as "Tract No. 1" and "Tract No. 2" in a deed from Louella Adilee McMickin et vir., Albert W. McMickin, to Louis Sherrouse, dated October 16, 1935, recorded in Volume 117, Page 573 of the Wharton County Deed Records. Said 40.166 acres being more fully described by metes and bounds in deed dated August 1, 1969, from Alene E. Urbanovsky, et al. to Mabel E. Allison, recorded in Volume 401, Page 357, Wharton County Deed Records; being the same property described in a deed from Mabel E. Allison to the Mabel Allison Living Trust, dated December 5, 2001, recorded in Volume 437, Page 564 of the Official Records of Wharton County, Texas.

BEGINNING at, for reference, a 1 $\frac{1}{4}$ inch iron pipe driven for the Northeast corner of that certain called 120 acres tract of land described as "Tract No. 1" and "Tract No. 2" in a deed from Louella Adilee McMickin et vir Albert W. McMickin to Louis Sherrouse, dated Oct. 16, 1935, recorded in Vol. 117 on page 573 of the Wharton County Deed Records; said iron pipe being in the center line of the public road locally known as the "Sherrouse Road";
THENCE S. 27° 43' E., with the center line of said road, 233.8 varas or 649.44 feet to the Northeast and BEGINNING corner hereof;
THENCE continuing the same course, S. 27° 43' E. and with the center line of said road, 233.37 varas or 648.25 feet to the Southeast corner hereof;

THENCE S. 62° 17' W., at 12.6 varas or 35 feet drove a reinforcing rod for reference on the West line of said Road, and continuing the same course in all 972.55 varas or 2701.5 feet to a reinforcing rod driven for the Southwest corner hereof, in the East line of the A.C. Stolle 95.3 acres tract;
THENCE N. 27° 16 $\frac{1}{2}$ ' W., with said Stolle line, 233.37 varas or 648.25 feet to a reinforcing rod driven for the Northwest corner hereof;
THENCE N. 62° 17' E., at 958.15 varas or 2661.5 feet drove a reinforcing rod for reference on the West line of said Sherrouse Road, and continuing the same course in all 970.75 varas or 2696.5 feet to the place of beginning, containing 40.166 acres of land, there being 0.52 acre within the Sherrouse Road, leaving a net acreage of 39.646 acres of land.