

## EXHIBIT B

### DESCRIPTION – IDEA BUSH SCHOOL SITE

BEING a 24.5578 acre tract lying and being situated in Section 24, Block 40, T-1-S, T & P RR Co. Survey, in the City of Midland, Midland County, Texas and being a portion of that certain tract described in General Warranty Deed to Henry Energy LP, recorded in Document Number 2010-5636, Official Public Records, Midland County, Texas (O.P.R.M.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING (N: 10,705,115.47; E: 1,726,318.49) at a set 1/2 inch iron rod with red plastic cap marked "WEST CO. MIDLAND" (hereinafter referred to as a set iron rod) located on the west line of the remainder of said Henry Energy LP tract; said set iron rod also being located South 14 degrees 26 minutes 45 seconds East, 539.84 feet from a 1/2 inch iron rod with yellow plastic cap marked "LCA" found for the northwest corner of said Henry Energy LP tract; said Beginning Point also being on the east line of that certain tract described in deed to Los Conchos Ventures LLC, recorded in Document Number 2019-6368, O.P.R.M.C.T.;

THENCE North 14 degrees 26 minutes 45 seconds West, along the west line of said Henry Energy LP tract and the east line of said Los Conchos Ventures LLC tract, at a distance of 310.36 pass the northeast corner of said Los Conchos Ventures LLC tract and a southeast corner of that certain tract described in deed to Exxon Mobil Corp., recorded in Document Number 2015-9803, O.P.R.M.C.T., and continuing for a total distance of 539.84 feet to a 1/2 inch iron rod with yellow plastic cap marked "LCA" found for the northwest corner of said Henry Energy LP tract; said iron rod also being located at an angle point in the south line of said Exxon Mobil Corp. tract;

THENCE North 75 degrees 33 minutes 16 seconds East, along the north line of said Henry Energy LP tract and the south line of said Exxon Mobil Corp. tract, a distance of 2112.61 feet a 1/2 inch iron rod with yellow plastic cap marked "LCA" found for the northeast corner of said Henry Energy LP tract;

THENCE South 14 degrees 22 minutes 54 seconds East, along the east line of said Henry Energy LP tract, a distance of 190.28 feet to a set 1/2 inch iron rod with red plastic cap marked "WEST CO. MIDLAND" (hereinafter referred to as a set iron rod) for the most northerly southeast corner of said Henry Energy LP tract;

THENCE South 75 degrees 34 minutes 48 seconds West, along the south line of said Henry Energy LP tract, a distance of 20.22 feet to a 1/2 inch iron rod with yellow plastic cap marked "LCA" found for the beginning of a curve to the left having a radius of 655.00 feet and a chord bearing South 68 degrees 18 minutes 16 seconds West, 165.90 feet;

THENCE Southwesterly, along said curve to left and the south line of said Henry Energy LP tract, through a central angle of 14 degrees 33 minutes 04 seconds, an arc distance of 166.35 feet to a set iron rod for the end of said curve;

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THENCE South 61 degrees 07 minutes 17 seconds West, along the south line of said Henry Energy LP tract, a distance of 602.14 feet to a set iron rod for the beginning of a curve to the right having a radius of 725.00 feet and a chord bearing South 68 degrees 00 minutes 47 seconds West, 183.63 feet;

THENCE Southwesterly, along said curve to the right and the south line of said Henry Energy LP tract, an arc distance of 184.12 feet to found 1/2 inch iron rod with yellow plastic cap marked "LCA" for the end of said curve;

THENCE South 75 degrees 59 minutes 21 seconds West, along the south line of said Henry Energy LP tract, a distance of 20.59 feet to a set iron rod;

THENCE South 74 degrees 25 minutes 12 seconds West, a distance of 325.00 feet to a set iron rod;

THENCE South 14 degrees 27 minutes 18 seconds East, a distance of 319.93 feet to a 1/2 inch iron rod with yellow plastic cap marked "LCA" found at an angle point in the south line of said Henry Energy LP tract;

THENCE South 58 degrees 06 minutes 36 seconds West, a distance of 456.71 feet to a set iron rod;

THENCE South 75 degrees 17 minutes 44 seconds West, along the south line of said Henry Energy LP tract and said north right-of-way line, a distance of 381.25 feet to the Point of Beginning and containing 24.5578 acres of land.

Notes:

Coordinates, Bearings, Distances and Areas mentioned herein are Lambert Grid and conform to the "Texas Coordinate System", Texas Central Zone 4203, North American Datum 1983.

*Kerry M. Hoefner*  
13 JAN, 2021

