

Exhibit B

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5669.58'	1050.36'	1048.86'	S 05°28'05" W	10°36'53"

PLAT	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5669.58'	1050.36'	1048.86'	S 06°00'08" W	10°36'53"	



LEGAL DESCRIPTION

BEING a 31.015 acre tract of land, situated in the MARULA CHIRINO SURVEY, ABSTRACT NO. 10, Guadalupe County, Texas, and being part of a 9.66 acre tract and a 0.55 acre tract described as Exhibit E and Exhibit D in a conveyance from Frances R. Tilman to Elbert Flynn, dated January 29, 2019, recorded in Doc#2019-999002203 of the Official Records of Guadalupe County, Texas, and being part of a 51.56 acre tract described in a Partition Deed from Frances R. Tilman, et al to Francis R. Tilman, dated January 18, 1961, recorded in Volume 1402, Page 940 of the Deed Records of Guadalupe County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2 inch iron rod found in the easternmost West Right-of-Way line of State Highway 123, (a variable width Right-of-Way), and being the Northeast corner of this tract;

THENCE South 00°09'33" West, along said West Right-of-Way line, a distance of 1,242.99 feet to a 1/2 inch capped iron rod (RPLS 4168) found in the West right-of-way line of said State Highway 123, and also being an angle point of the herein described tract, and the beginning of a curve to the right;

THENCE Northwesterly along said curve, having a radius of 5,669.58 feet, a delta angle of 10°36'53", chord bearing and distance of South 05°28'05" West, 1,048.86 feet, for an arc distance of 1,050.36 feet to a 1/2-inch iron rod found for the Northeast corner of a called 3.5 acre tract of land, as described in deed to Elbert Flynn (Exhibit C), as recorded in Document No. 201999002203 of the Official Public Records of Guadalupe County, Texas, same being the Southeast corner of the herein described tract;

THENCE South 88°17'03" West, along the common line of said 3.5 acres and this tract, a distance of 848.48 feet, to a 1/2 inch capped iron rod (RPLS 4168) found for the Northwest corner of said 3.5 acres, same being the Southwest corner of this tract;

THENCE North 01°17'03" West, along the common line of a called 15.0 acre tract of land as described in deed to M. Properties, LTD, as recorded in Volume 1783, Page 621 of said Official Public Records, a called 114-9/10 acre tract of land described in deed to M. Properties, LTD, as recorded in Volume 1783, Page 621 of said Official Public Records and this tract, a distance of 2,253.10 feet, to a 1/2 inch capped iron rod (RPLS 4168) found for the Southwest corner of a called 51.56 acre tract of land as described in deed to Frances R. Tilman, as recorded in Volume 1402, Page 940, Deed Records of Guadalupe County, Texas, same being the Northwest corner of the herein described tract;

THENCE North 89°27'57" East, along the common line of said 51.56 acres and this tract, a distance of 639.57 feet to the POINT OF BEGINNING, containing 1,351,033 Square Feet and/or 31.015 acres of land, more or less.

BY: PRAJ PATEL, LTD.
CALLED 11-4-2019 4:40PM
V-10 - 1783, P-621
S-11-3-0-11

BY: PRAJ PATEL, LTD.
CALLED 11-4-2019 4:40PM
V-10 - 1783, P-621
S-11-3-0-11

31.015 ACRES
1,351,033 SQUARE FEET

NOTES

1. ALL DISTANCES CONTAINED HEREIN ARE GROUND, BASED UPON AN ON THE GROUND SURVEY PERFORMED DURING FEBRUARY, 2022.
2. ALL COORDINATES AND BEARINGS CONTAINED HEREIN GRD, BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83, SOUTH CENTRAL ZONE (NAD83).
3. ELEVATIONS MSL, DERIVED FROM G.H.S.S. OBSERVATION AND DERIVED FROM SAID ON-THE-GROUND SURVEY.
4. ALL MONUMENTS FOUND AND SHOWN HEREON WERE CONTROLLING MONUMENTS IN THE FINAL BOUNDARY DETERMINATION OF THIS SURVEY.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

FLOOD ZONE LEGEND

- ZONE A NO BASE FLOOD ELEVATIONS DETERMINED.
- ZONE AB BASE FLOOD ELEVATIONS DETERMINED.
- ZONE X AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- ZONE K AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

- SUBJECT TRACT BOUNDARY
- ADJACENT TRACT BOUNDARY
- TRACT LINE
- BUILDING SETBACK
- EXISTING EASEMENT
- EDGE OF ASPHALT
- OVERHEAD ELECTRIC
- UG1 UNDER GROUND TELEPHONE
- BRW BURIED WATER PIPELINE
- BARBED WIRE FENCE
- TORTOISE BANK
- FOUND MONUMENT
- FOUND FENCE POST
- SET 1/2" CAPPED IRON ROD STAMPED "DATAPoint SURVEYING"
- UNLESS OTHERWISE NOTED
- CAPPED IRON ROD FOUND
- IRON ROD FOUND
- POWER POLE
- WATER METER
- MANHOLE
- WATER WELL
- TELEPHONE P.D.
- FIRE HYDRANT

SURVEYOR'S CERTIFICATION

The undersigned hereby state that this survey is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. I have examined the Flood Insurance Rate Map for Guadalupe County, Texas and Incorporated Area Map No. 4318101406, (Effective Date November 02, 2007 and it appears that the property lies within Zone X, and is NOT located within a 100-year flood zone. The reference to the 100-year flood plain or flood hazard zones, are an estimate based on the data shown on the Flood Insurance Rate Map and should not be interpreted as a study or determination of the flooding propensities of this property.

Signature: Matthew Tomerlin

February 22, 2022

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6503



RED OAK DEVELOPEMENT - STATE HIGHWAY 123

Being a 31.015 acre tract of land, situated in the MARULA CHIRINO SURVEY, ABSTRACT NO. 10, Guadalupe County, Texas, and being part of a 9.66 acre tract and a 0.55 acre tract described as Exhibit E and Exhibit D in a conveyance from Frances R. Tilman to Elbert Flynn, dated January 29, 2019, recorded in Doc#2019-999002203 of the Official Records of Guadalupe County, Texas, and being part of a 51.56 acre tract described in a Partition Deed from Frances R. Tilman, et al to Francis R. Tilman, dated January 18, 1961, recorded in Volume 1402, Page 940 of the Deed Records of Guadalupe County, Texas.

DATAPoint
SURVEYING & MAPPING

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San Antonio, TX 78249
Phone: 726-777-4240
Firm No. 10194585

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**TITLE COMMITMENT OF NO. NBT-3344-2022
SCHEDULE 8 ITEMS**

- 1 NON-SURVEY ITEM
- 2 NON-SURVEY ITEM
- 3 NON-SURVEY ITEM
- 4 AS SHOWN
- 5 AS SHOWN
- 6 NON-SURVEY ITEM
- 7 RIGHT OF WAY EASEMENT GRANTED TO GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. AS SET OUT IN INSTRUMENT RECORDED UNDER DOCUMENT NO. 201998003236 OF THE OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS (AFFECTS, SHOWN HEREON)

LEGAL DESCRIPTION

BEING a 48.813 acre tract of land situated in the ANTONIO MARIA ESPARZURAN SURVEY, ABSTRACT NO. 10 and the MARGARITA CHERNO SURVEY NO. 25, ABSTRACT NO. 10, Guadalupe County, Texas, and being a portion of the called 114-9/10 acre tract of land as described in a deed to M. Properties, LTD. as recorded in Volume 1783, Page 623 of the Official Public Records, Guadalupe County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron pipe found on the West Right-of-Way line of State Highway 123, a variable width Right-of-Way for the Northeast corner of a called 9.66 acre tract of land and a 0.55 acre tract described as Exhibit E and Exhibit D in a conveyance from Francis N. Tillman to Elbert Flynn, dated January 31, 2019, recorded in Document Number 201999002203 of said Official Public Records, THENCE South 88 Degrees 29 Minutes 57 Seconds West, a distance of 439.53 feet to a 1/2 inch capped iron rod found, marked RPLS 4168 for the Northwest corner of said 9.66 and 0.55 acre tract, THENCE South 83 Degrees 17 Minutes 03 Seconds East, a distance of 181.12 feet to a 1/2 inch capped iron rod set, marked DATAPoint#10194585 for the POINT OF BEGINNING from which a 10 inch wood fence corner post bears, South 88 Degree 57 Minutes 04 Seconds West, a distance of 4.53 feet,

THENCE South 01 Degrees 17 Minutes 03 Seconds East, along the common line of said Flynn tract, passing a 1/2 inch capped iron rod found, marked RPLS 4168, at distance of 476.39 feet for the Southwest corner of said Flynn Tract and being the Northwest corner of a called 21.55 acres of land described as Tract A in a deed to Elbert Flynn as recorded in Document number 201999002203 of said Official Public Records, continuing a total distance of 3,679.4 feet to a 1/2 inch capped iron rod (DATAPoint#10194585) set on the West line of said 21.55 acres, same being the Northeast corner of a called 10.03 acre tract of land, described in deed to Ronald J. Mary and wife, Carole J. Mary, as recorded in Volume 1783, Page 623, of the Official Public Records of Guadalupe County, Texas, from which a 1/2 inch capped iron rod found, marked RPLS 4168 bears, South 01 Degrees 17 Minutes 03 Seconds East, a distance of 432.84 feet,

THENCE South 84 Degrees 05 Minutes 38 Seconds West, along the common line of said 10.03 acres and this tract, a distance of 368.46 feet to a 1/2 inch capped iron rod (DATAPoint#10194585) set for the Northwest corner of said 10.03 acres, same being an external corner of this tract,

THENCE South 04 Degrees 56 Minutes 22 Seconds East, continuing along the common line of said 10.03 acres and this tract, a distance of 663.90 feet to a 1/2 inch iron rod found for an angle point;

THENCE South 07 Degrees 09 Minutes 22 Seconds East, along the common line of said 10.03 acres a distance of 623.19 feet to a 1/2 inch iron rod found for the Southwest corner of said 10.03, same being the Northwest corner of a called 4.97 acre tract of land, described in deed to Ronald J. Mary and wife, Carole J. Mary, as recorded in Volume 1783, Page 623 of said Official Public Records, continuing a total distance of 895.50 feet, to a 1/2 inch capped iron rod (DATAPoint#10194585) set in the West line of said 4.97 acres, same being an external angle point of the herein described tract;

THENCE South 01 Degrees 52 Minutes 30 Seconds East, along the common line of said 4.97 acres and this tract, a distance of 663.76 feet to a 1/2 inch iron rod found for an angle point;

THENCE South 01 Degrees 52 Minutes 30 Seconds East, along the common line of said 4.97 acres and this tract, a distance of 663.76 feet to a 1/2 inch iron rod found for an angle point;

THENCE North 53 Degrees 27 Minutes 22 Seconds West, a distance of 37.42 feet to a point;

THENCE North 29 Degrees 29 Minutes 02 Seconds West, a distance of 127.95 feet to a point;

THENCE North 27 Degrees 54 Minutes 37 Seconds West, a distance of 195.11 feet to a point;

THENCE North 07 Degrees 15 Minutes 58 Seconds West, a distance of 139.11 feet to an angle point;

THENCE North 78 Degrees 43 Minutes 57 Seconds West, crossing said Geronimo Creek with the South line of Subdivision #2 Partition of the Ernest Thorneyer Land, a distance of 287.74 feet to a 1/2 inch capped iron rod (DATAPoint#10194585) set for the Southwest corner of Tract No. 2 and the Southwest corner of Subdivision #3 as Contained in H.A. Kypper, same being the Southwest corner of the herein described tract and the Southwest corner of a called 55.924 acre tract of land, described in deed to H.A. Kypper, as recorded in Volume 740, Page 1267 of said Official Public Records, and being the Northwest corner of this tract,

THENCE North 01 Degrees 16 Minutes 22 Seconds West, along the West line of this tract, a distance of 3,436.90 feet to a 1/2 inch capped iron rod (DATAPoint#10194585) set on the East line of a called 55.924 acre tract of land, described in deed to H.A. Kypper, as recorded in Volume 740, Page 1267 of said Official Public Records, and being the Northwest corner of this tract,

THENCE North 08 Degrees 37 Minutes 04 Seconds East, crossing said 144-9/10 acre tract, a distance of 745.57 feet to the POINT OF BEGINNING, containing 2,126,311 Square Feet and/or 48.813 acres of land, more or less

FLOOD ZONE LEGEND

- ZONE A** NO BASE FLOOD ELEVATIONS DETERMINED
- ZONE AE** BASE FLOOD ELEVATIONS DETERMINED
- ZONE X** AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL (SHADED) CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD
- ZONE X** AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

SURVEYOR'S CERTIFICATION

The undersigned hereby states that the survey is true and correct, was made on the ground under my supervision and all corners are marked as shown, shown in visible and apparent monuments, encroachments and protrusions. I have examined the Flood Insurance Rate Map for Guadalupe County, Texas and Incorporated Area Map No. 48187C01049, Effective Date November 02, 2007 and it appears that the property partially lies within Zone AE, and is located within a 100-year flood zone. The reference to the 100-year flood plain or flood hazard zones, are an estimate based on the data shown on the Flood Insurance Rate Map and should not be interpreted as a study or determination of the flood plain or flood hazard zones of the property.

MATTHEW TOMERLIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6503
SEP 16, 2022



LAND TITLE SURVEY

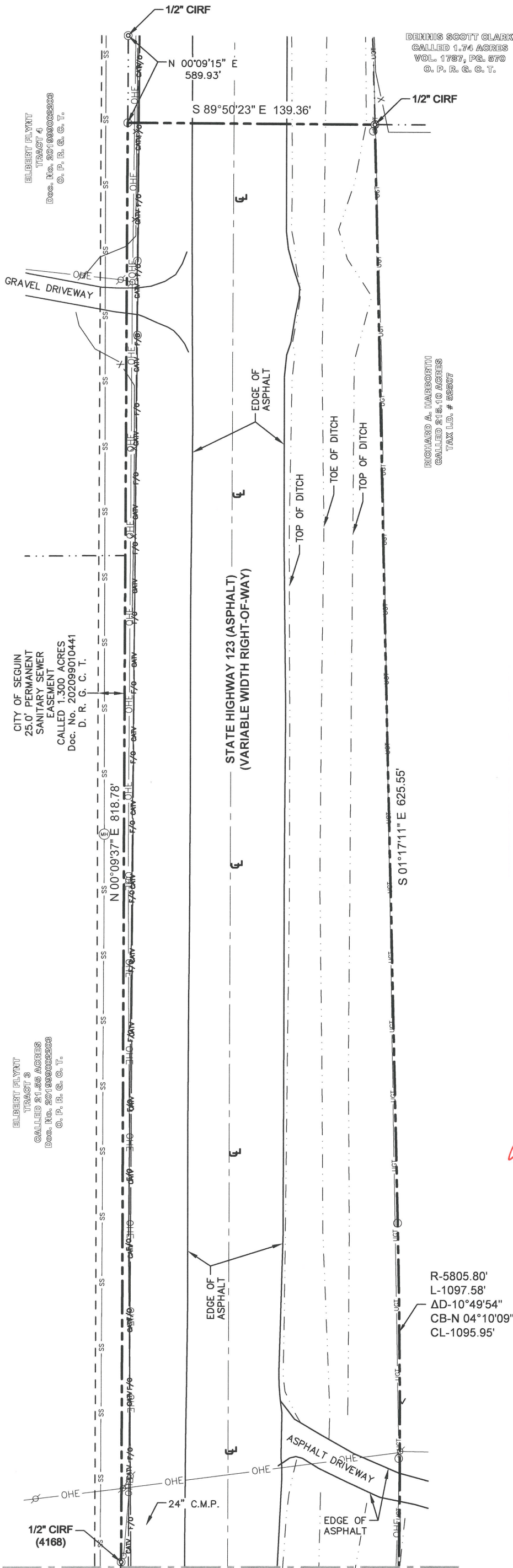
RED OAK DEVELOPMENT

All that certain tract and parcel of land situated in Guadalupe County, Texas, about one-half mile north of the town of Geronimo, being about two acres out of the W J. Ragdale Survey, about thirty-seven acres out of the M. Chernio Survey and about 75-9/10 acres out of Subdivisions No. 163 and 194 of the A. M. Esparzur Eleven League Grant, Guadalupe County, Texas

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LEGAL DESCRIPTION

BEING a 5.936 acre tract of land situated in the MARGARITA CHERINO SURVEY NO. 20, ABSTRACT NO. 10, Guadalupe County, Texas, and being a portion of the Texas Department of Transportation (TxDOT) Highway Right-of-Way according to the map filed in the TxDOT Office of Engineer, San Antonio District and Titled as STATE HIGHWAY NO. 123 from Geronimo to York Creek, Control 366, Section 2, Job 16 & 15, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch capped iron rod found on the East Right-of-Way line of said State Highway 123, for the Southwest corner of a called 1.74 acre tract of land as described in a deed to Dennis Scott Clark as recorded in Volume 1787, Page 540 of the Official Public Records, Guadalupe County, Texas, same being the Northwest corner of a called 215.10 acres of land to Richard A. Harborth according to Guadalupe County Tax Records, said **POINT OF BEGINNING** being 79.44 feet East of Engineering Station 352+25.3;

THENCE South 01 Degrees 17 Minutes 11 Seconds East, along the said East Right-of-Way line, a distance of 625.55 feet to a calculated point for corner and being the beginning of a curve to the right with a radius of 5805.80;

THENCE along said curve to the right having a Delta angle of 10 Degrees 49 Minutes 54 Seconds, and a Chord Bearing of South 04 Degrees 10 Minutes 09 Seconds West, a Chord distance of 1095.95 feet, and an arc length of 1097.58 feet to a point for corner at the Northeast intersection of said State Highway 123 and Geronimo Road, a 40 foot Right-of-Way, and being 85.18' Southeast of Engineering Station 355+16.6;

THENCE North 80 Degrees 56 Minutes 29 Seconds West, dissecting said State Highway Right-of-Way a distance of 148.71 feet to a point for corner on the West Right-of-Way line and being the East line of a called 21.55 acre tract of land as described in a deed to Elbert Flynt as recorded in Document No. 201999002203 of said Official Public Records, and being in a non-tangent curve to the left with a radius of 5635.45 feet, and being 63.46 feet Northwest of Engineering Station 355+16.6;

THENCE with said curve to the left with a Delta angle of 08 Degrees 57 Minutes 03 Seconds, and having a Chord bearing of North 04 Degrees 37 Minutes 12 Seconds East, a Chord distance of 879.49 feet, and an arc length of 880.39 feet to a 1/2 inch iron rod capped 4168 found on said West Right-of-Way line for a point of tangent;

THENCE North 00 Degrees 09 Minutes 37 Seconds, along said West Right-of-way line, a distance of 818.78 feet to a calculated point for corner from which a 1/2 inch iron rod found bears North 00 Degrees 09 Minutes 37 Seconds East, a distance of 589.93 feet, said point for corner being 59.92 feet West of Engineering Station 352+25.3;

THENCE South 89 Degrees 50 Minutes 23 Seconds, severing said State Highway 123, a distance of 139.36 feet to the **POINT OF BEGINNING**, containing 258,564 Square Feet and/or 5.936 acres of land, more or less.

NOTES

- ALL DISTANCES CONTAINED HEREIN ARE GROUND, BASED UPON AN ON THE GROUND SURVEY PERFORMED DURING JUNE, 2021.
- ALL COORDINATES AND BEARINGS CONTAINED HEREIN GRID, BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83, SOUTH CENTRAL ZONE (4204), NAVD88.
- ELEVATIONS MSL, DERIVED FROM G.N.S.S. OBSERVATION AND DERIVED FROM SAID ON-THE-GROUND SURVEY.
- ALL MONUMENTS FOUND AND SHOWN HEREON WERE CONTROLLING MONUMENTS IN THE FINAL BOUNDARY DETERMINATION OF THIS SURVEY.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

FLOOD ZONE LEGEND

- ZONE A NO BASE FLOOD ELEVATIONS DETERMINED.
- ZONE AE BASE FLOOD ELEVATIONS DETERMINED.
- ZONE X AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL (SHADED) CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEYOR'S CERTIFICATION

The undersigned hereby state that this survey is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions.

Datapoint Surveying & Mapping

MATTHEW TOMERLIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6503

June 28, 2022



ANNEXATION EXHIBIT

STATE HIGHWAY 123 RIGHT-OF-WAY

BEING 5.936 Acres of land situated in the MARGARITA CHERINO SURVEY NO. 20, ABSTRACT NO. 10, Guadalupe County, Texas.

LEGEND

- | | | | | | |
|-----|-------------------------|-----|--|--------------------------|------------|
| --- | SUBJECT TRACT BOUNDARY | --- | UGT | UNDER GROUND TELEPHONE | |
| --- | ADJOINER TRACT BOUNDARY | --- | F/O | UNDER GROUND FIBER OPTIC | |
| --- | BUILDING SETBACK | --- | CATV | UNDER GROUND CABLE | |
| --- | EXISTING EASEMENT | --- | X | BARBED WIRE FENCE | |
| --- | CENTERLINE ROAD | --- | SS | SANITARY SEWER | |
| --- | OHE | --- | | OVERHEAD ELECTRIC | |
| ⊙ | FOUND MONUMENT | ⊙ | SET 1/2" CAPPED IRON ROD STAMPED "DATAPOINT 10194585" UNLESS OTHERWISE NOTED | ⊙ | POWER POLE |
| ⊠ | FOUND FENCE POST | ⊠ | TELEPHONE PED | ⊠ | MANHOLE |
| ○ | CALC. POINT FOR CORNER | | | | |

MATCH LINE SHEET 2

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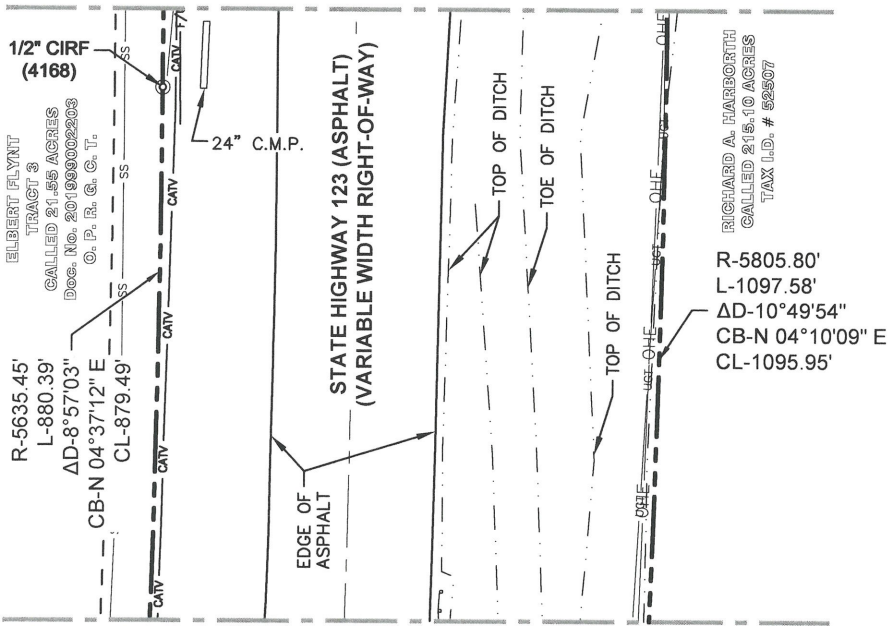
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0' 60' 120'

SCALE: 1" = 60'

MATCH LINE SHEET 1



MATCH LINE THIS SHEET

SURVEYOR'S CERTIFICATION

The undersigned hereby state that this survey is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions.

Datapoint Surveying & Mapping

MATTHEW TOMERLIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6503



ANNEXATION EXHIBIT

STATE HIGHWAY 123 RIGHT-OF-WAY

BEING 5.936 Acres of land situated in the MARGARITA CHERINO
SURVEY NO. 20, ABSTRACT NO. 10, Guadalupe County, Texas.

LEGEND

	SUBJECT TRACT BOUNDARY		UNDER GROUND TELEPHONE
	ADJOINER TRACT BOUNDARY		UNDER GROUND FIBER OPTIC
	BUILDING SETBACK		UNDER GROUND CABLE
	EXISTING EASEMENT		BARBED WIRE FENCE
	CENTERLINE ROAD		SANITARY SEWER
	OVERHEAD ELECTRIC		

	FOUND MONUMENT		SET 1/2\"/>		POWER POLE
	FOUND FENCE POST		IRON ROD STAMPED "DATAPoint 10194585" UNLESS OTHERWISE NOTED		TELEPHONE PED
	CALC. POINT FOR CORNER				MANHOLE

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