

# EXHIBIT B

## METES AND BOUNDS DESCRIPTION TEXAS NEW MEXICO POWER COMPANY 41.8867 ACRES

FIELD NOTES OF A 41.8759-ACRE TRACT OF LAND, BEING PART OF A 45.83-ACRE TRACT OF LAND CONVEYED TO ROBERT L. JEZ, ET AL, BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2005010393 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AND ALL OF A 1.00-ACRE TRACT OF LAND CONVEYED TO ROBERT L. JEZ, ET AL, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008005130 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS; AND ALL OF AN 1.889-ACRE TRACT OF LAND CONVEYED TO ROBERT L. JEZ BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1631, PAGE 329 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS;

SAID 41.8759-ACRE TRACT OF LAND IS PART OF TRACTS 39, 40, 47, & 48 OF THE OLIVER AND BARROWS SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 97 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS;

SAID 41.8759-ACRE TRACT IS COMPRISED OF A PORTION OF THE THEODORE S. LEE SURVEY, ABSTRACT 318, AND IS SITUATED 2.5 MILES NORTHEAST OF THE CITY OF ANGLETON, AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN 1/2-INCH REBAR FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 35 AND AT THE SOUTHEAST CORNER OF A 22.1088-ACRE TRACT OF LAND CONVEYED TO 1269 DAYTON, LLC, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2022049373 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID 45.38-ACRE TRACT AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 32° 54' 52" WEST ALONG THE NORTHWEST LINE OF SAID STATE HIGHWAY 35 AND THE SOUTHEAST LINE OF SAID 45.38-ACRE TRACT, A DISTANCE OF 1380.37 FEET TO A 5/8-INCH REBAR FOUND AT THE EAST CORNER OF SAID 1.00-ACRE TRACT OF LAND, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE SOUTH 32° 49' 30" WEST (SOUTH 35° 47' 49" W - RECORD) ALONG THE NORTHWEST LINE OF SAID STATE HIGHWAY 35, THE SOUTHEAST LINE OF SAID 45.38-ACRE TRACT, AND THE SOUTHEAST LINE OF SAID 1.00-ACRE TRACT, A DISTANCE OF 167.78 FEET (167.77 FEET - RECORD) TO A 5/8-INCH REBAR FOUND AT THE EAST CORNER OF SAID 1.89-ACRE TRACT AND THE SOUTH CORNER OF SAID 1.00-ACRE TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE SOUTH 32° 50' 38" WEST (SOUTH 35° 47' 49" W - RECORD) ALONG THE NORTHWEST LINE OF SAID STATE HIGHWAY 35, THE SOUTHEAST LINE OF SAID 45.38-ACRE TRACT, AND THE SOUTHEAST LINE OF SAID 1.889-ACRE TRACT, A DISTANCE OF 218.81 FEET (218.69 FEET - RECORD) TO A 1/2-INCH REBAR FOUND AT THE SOUTHEAST OF SAID 1.889-ACRE TRACT AND AT THE NORTHEAST CORNER OF A 3.76-ACRE TRACT OF LAND CONVEYED TO ANGLETON COLUMBUS CLUB BY DEED RECORDED IN VOLUME 896, PAGE 715 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 87° 03' 41" WEST ALONG THE NORTH LINE OF SAID 3.76-ACRE TRACT AND THE SOUTH LINE OF SAID 1.889-ACRE TRACT, A DISTANCE OF 337.37 FEET TO A 1/2-INCH REBAR FOUND AT THE SOUTHWEST CORNER OF SAID 1.889-ACRE TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE SOUTH 87° 13' 23" WEST CONTINUING ALONG THE NORTH LINE OF SAID 3.76-ACRE TRACT, A DISTANCE OF 423.33 FEET TO AN 5/8-INCH DIAMETER REBAR WITH ALUMINUM CAP STAMPED "FXSA INC TBPLS 100490-00" SET IN THE WESTLINE OF SAID 45.38-ACRE TRACT AND AT AN ANGLE CORNER OF A 7.56-ACRE TRACT OF LAND CONVEYED TO TITAN TRAILS, LLC, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013008639 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS; FOR THE SOUTHWEST CORNER OF THIS TRACT; WHENCE A 5/8-INCH REBAR WITH CAP STAMPED "ANGLETON SURVEY" FOUND AT A SOUTHEAST CORNER OF SAID 7.56-ACRE TRACT BEARS SOUTH 03° 21' 54" EAST, A DISTANCE OF 258.63 FEET;

THENCE NORTH 01° 38' 06" WEST (NORTH 01° 04' 46" WEST - RECORD) ALONG AN EAST LINE OF SAID 7.56-ACRE TRACT AND THE WEST LINE OF SAID 45.38-ACRE TRACT, A DISTANCE OF 50.39 FEET (50.33 FEET - RECORD) TO AN 1/2-INCH REBAR WITH CAP STAMPED "PIN POINT RPLS 6086" FOUND AT AN ANGLE CORNER OF SAID 7.56-ACRE TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE NORTH 02° 06' 04" WEST (NORTH 00° 38' 25" EAST - RECORD) ALONG AN EAST LINE OF SAID 7.56-ACRE TRACT AND THE WEST LINE OF SAID 45.38-ACRE TRACT, A DISTANCE OF 416.29 FEET (416.30 FEET - RECORD) TO AN 1/2-INCH REBAR WITH CAP STAMPED "PIN POINT RPLS 6086" FOUND AT THE NORTHEAST CORNER OF SAID 7.56-ACRE TRACT AND AT A SOUTHEAST CORNER OF AN 154.6-ACRE TRACT OF LAND CONVEYED TO EMPOR ANGLETON, LLC, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2020013621 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS; FOR AN ANGLE CORNER OF THIS TRACT;

THENCE NORTH 02° 52' 24" WEST (NORTH 02° 51' 47" WEST - RECORD) ALONG AN EAST LINE OF SAID 154.6-ACRE TRACT AND THE WEST LINE OF SAID 45.38-ACRE TRACT, A DISTANCE OF 968.38 FEET (968.60 FEET - RECORD) TO AN 1-INCH IRON PIPE FOUND AT AN INTERIOR CORNER OF SAID 154.6-ACRE TRACT, FOR THE NORTHWEST CORNER OF SAID 45.38-ACRE TRACT AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 87° 10' 41" EAST (NORTH 87° 10' 48" EAST - RECORD) ALONG A SOUTH LINE OF SAID 154.6-ACRE TRACT AND THE NORTH LINE OF SAID 45.38-ACRE TRACT, A DISTANCE OF 1320.10 FEET (1320.20 FEET - RECORD) TO A 5/8-INCH REBAR WITH CAP STAMPED "COSTELLO INC." FOUND AT A SOUTHEAST CORNER OF SAID 154.6-ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 22.1088-ACRE TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE NORTH 87° 11' 20" EAST (NORTH 87° 10' 48" EAST - RECORD) CONTINUING ALONG THE NORTH LINE OF SAID 45.38-ACRE TRACT AND ALONG THE SOUTH LINE OF SAID 22.1088-ACRE TRACT, A DISTANCE OF 466.78 FEET (466.36 FEET - RECORD) TO THE POINT OF BEGINNING, CONTAINING 41.8759-ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD.

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204).

JESSE FUENTES    09/06/2023.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5988  
DATE OF SURVEY: 08-23-2023



REV.	DATE	BY	DESCRIPTION

<b>41.8759-ACRE TRACT</b>	
TEXAS NEW MEXICO POWER CO. PROPOSED WHITE OAK SUBSTATION SITE BEING A PORTION OF THE THEODORE S. LEE SURVEY, ABSTRACT 318, BRAZORIA COUNTY, TEXAS.	
	Consulting Civil Engineers & Surveyors 1130 Montana Ave., El Paso, Texas 79902 Ph: (915) 533-4600 Fax: (915) 533-4673 (TBPE# F-3584, TBPLS# 100490-00)

DRAWN BY: MG  
FXSA JOB NO. S2249EP

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