

EXHIBIT B

NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.

2. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF NO. 23-3853-CH, EFFECTIVE DATE: JANUARY 1, 2024, ISSUED DATE: JANUARY 9, 2024.

LEGAL DESCRIPTION OF LAND

BEING 344.6 ACRES OF LAND, MORE OR LESS, IN THE DAVID BRADBURY SURVEY NO. 214, ABSTRACT 33, IN KENDALL COUNTY, TEXAS, AND DAVID BRADBURY SURVEY NO. 214, ABSTRACT 989, IN COMAL COUNTY, TEXAS BEING THAT SAME TRACT CONVEYED IN DOCUMENT NO. 202306009477, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND IN DOCUMENT NO. 2023-378661, OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.

SCHEDULE B:

1. RESTRICTIVE COVENANTS OF RECORD:

-NONE LISTED

10.

I. VOLUME 599, PAGE 89, O.R.K.C.T. - DOES NOT INCLUDE SUBJECT TRACT

- EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE

II. DOCUMENT NO. 200406034412, O.P.R.C.C.T., AND IN VOLUME 880, PAGE 51, O.R.K.C.T. - INCLUDES SUBJECT TRACT AS SHOWN

- GUADALUPE-BLANCO RIVER AUTHORITY EASEMENT

III. VOLUME 1463 PAGE 288, O.R.K.C.T. - INCLUDES SUBJECT TRACT AS SHOWN

- PEDERNALES ELECTRIC COOPERATIVE INC., EASEMENT

IV. DOCUMENT NO. 201408011786, O.P.R.C.C.T., AND IN VOLUME 1411, PAGE 587, O.R.K.C.T. - INCLUDES SUBJECT TRACT

- DEVELOPMENT AGREEMENT

V. DOCUMENT NO. 2021-360011, O.R.K.C.T. - INCLUDES SUBJECT TRACT

- COMPREHENSIVE SETTLEMENT AND RELEASE AGREEMENT

VI. SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF THE COW CREEK GROUNDWATER DISTRICT.

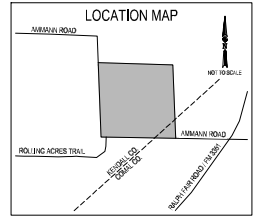
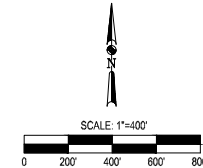
3. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 480 OF 325, COMMUNITY PANEL NO. 4829600450F, DATED DECEMBER 17, 2010.

4. THE TRACT SHOWN HEREON IS LOCATED WITHIN 90TH KENDALL COUNTY AND COMAL COUNTY.

5. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY BY SEPARATE INSTRUMENT.

6. FENCES ALONG BOUNDARY LINE MEANDER.

CATEGORY 1A, CONDITION IV LAND TITLE SURVEY OF
A 344.6 ACRE TRACT OF LAND, OUT OF THE DAVID BRADBURY SURVEY NO. 214, ABSTRACT 33, KENDALL COUNTY, TEXAS AND THE DAVID BRADBURY SURVEY NO. 214, ABSTRACT 989, COMAL COUNTY, TEXAS AND BEING ALL OF A CALLED 344.6 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2023-378661 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

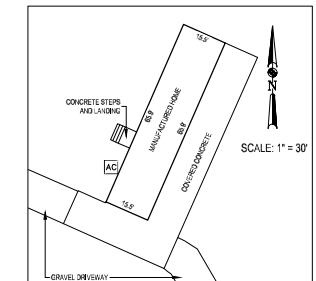


ADDRESS: 418 AMMANN ROAD
BOERNE, TX 78015

UNIT TABLE		
LINE	BEARING	DISTANCE
L1	S89° 42' 40" W	7.49
L2	N88° 26' 20" W	316.19
L3	N44° 32' 20" W	20.80

LEGEND

- P.O.B. OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL RECORDS, KENDALL COUNTY, TEXAS
- D.R.K.C.T. DEED RECORDS, KENDALL COUNTY, TEXAS
- FT DIMENSIONAL FENCE TIE
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE SPECIFIED)
- FOUND 1" PIPE POST
- FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ACES"
- A/C PAD
- ELECTRIC BOX & KEYPAD
- ELECTRIC METER ON POLE
- UTILITY POLE
- UTILITY POLE WITH GUY WIRE
- TRANSMISSION TOWER
- WELL
- WATER VALVE
- WATER MANHOLE
- BOLLARD POST
- TRAFFIC SIGN
- UTILITY MARKER POST
- MAILBOX
- ELECTRIC (OVERHEAD)
- WIRE FENCE
- CHAINLINK FENCE
- PIPE FENCE



I HEREBY CERTIFY TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WEXLEY HOMES, LLC, DELAWARE LIMITED LIABILITY COMPANY, AND BIRK BECKING ROAD, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND BY ME IN THE COURSE OF THIS SURVEY, AND CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND ETHICS FOR THIS CATEGORY 1A, CONDITION IV LAND TITLE SURVEY. FIELD WORK ORIGINALLY PERFORMED IN 2024 AND COMPLETED ON JANUARY 30, 2024.

KYLE L. PRESSLER
DATE: FEBRUARY 1, 2024
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6008
KYLE.PRESSLER@MATKINHOOVER.COM
JOSN NO. 19-486334-8 ACRES

