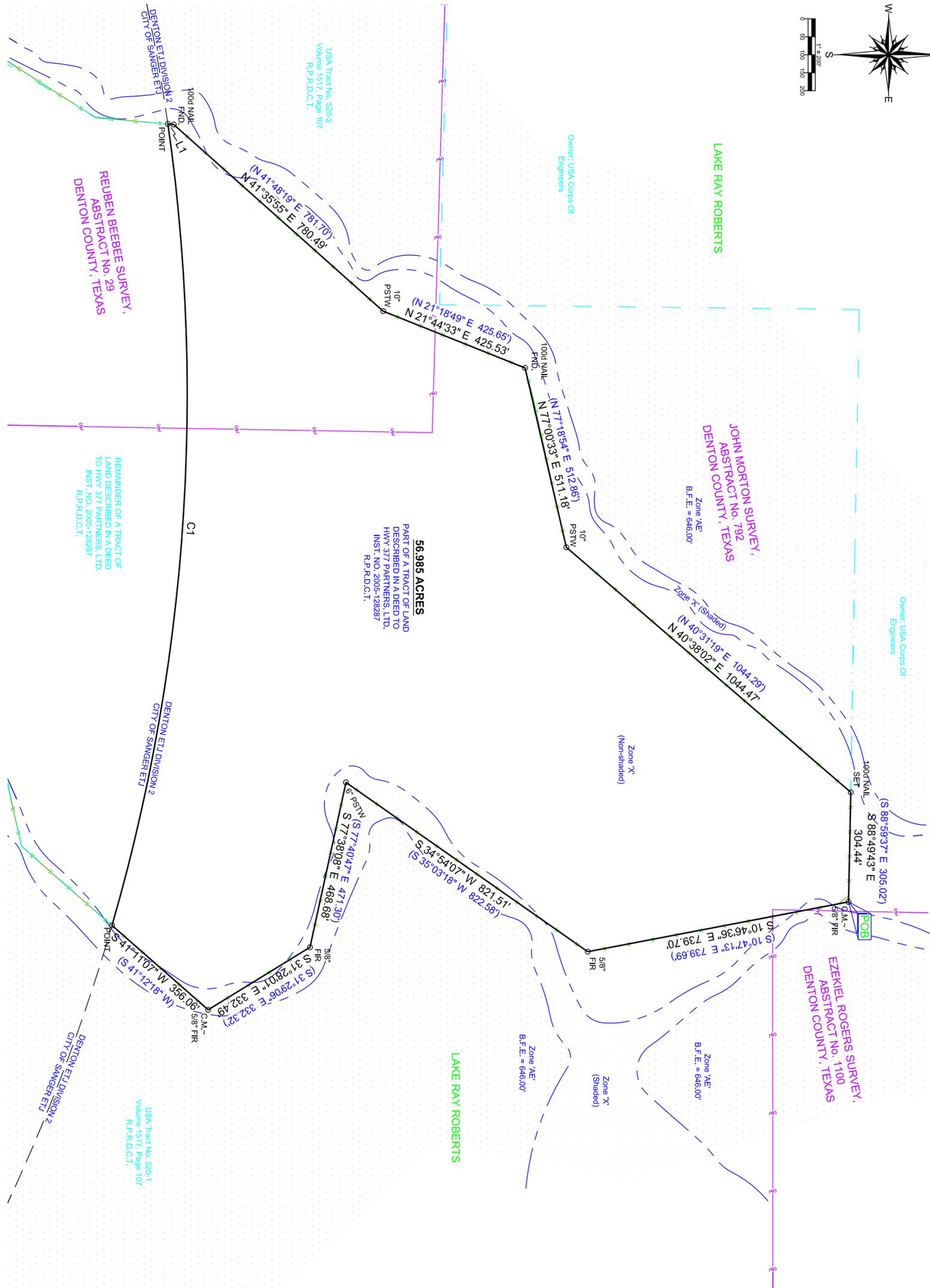


EXHIBIT B



TO ALL PARTIES DIRECTLY INTERESTED IN THE PREMISES SURVEYED
I have this date directed a careful and accurate survey made on the grounds of the property located in Denton County, Texas.

LEGAL DESCRIPTION:

All that certain tract of land lying and being situated in the Ezekiel Rogers Survey, Abstract Number 1100, the John Morton Survey, Abstract Number 792 and the Reuben Beebe Survey, Abstract Number 29, Denton County, Texas, being a part of that certain called 249.343-acre tract of land described in a deed to HWY 377 Partners, Ltd., as recorded in Instrument Number 2005-128287, Real Property Records, Denton County, Texas (R.P.R.D.C.T.), and being more particularly described by metes & bounds as follows:

Beginning at a 5/8-inch iron rod found for corner, being the Northernmost Northeast corner of said 249.343-acre tract:

THENCE South 10 degrees 46 minutes 36 seconds East, along the Easterly line of said 249.343-acre tract, a distance of 739.70 feet to a 5/8-inch iron rod found for corner in same;

THENCE South 34 degrees 54 minutes 07 seconds West, continuing along said Easterly line, a distance of 821.51 feet to a 6-inch wood fence corner post found for corner in same;

THENCE South 77 degrees 08 seconds East, continuing along said Easterly line, a distance of 468.68 feet to a 5/8-inch iron rod found for corner in same;

THENCE South 31 degrees 28 minutes 01 seconds East, continuing along said Easterly line, a distance of 332.49 feet to a 5/8-inch iron rod found for corner in same;

THENCE South 41 degrees 11 minutes 07 seconds West, continuing along said Easterly line, a distance of 356.06 feet to a point for corner in same, said point marking the beginning of a non-tangent curve to the left, having a radius of 5,280.00 feet, and a chord bearing and distance of North 85 degrees 59 minutes 51 seconds West, 2,230.64 feet;

THENCE over and across said 249.343-acre tract along said curve, an arc distance of 2,247.57 feet to a point for corner in the Westerly line of said 249.343-acre tract;

THENCE North 05 degrees 28 minutes 21 seconds East, along the Westerly line of said 249.343-acre tract, a distance of 16.45 feet to a 100D nail found for corner in same;

THENCE North 41 degrees 35 minutes 55 seconds East, continuing along said Westerly line, a distance of 780.49 feet to a 10-inch wood fence corner post found for corner in same;

THENCE North 21 degrees 44 minutes 33 seconds East, continuing along said Westerly line, a distance of 425.53 feet to a 100D nail found for corner in same;

THENCE North 77 degrees 00 minutes 33 seconds East, continuing along said Westerly line, a distance of 511.18 feet to a 10-inch wood fence corner post found for corner in same;

THENCE North 40 degrees 38 minutes 02 seconds East, continuing along said Westerly line, a distance of 1,044.47 feet to a 100D nail set for corner, being the Northernmost Northwest corner of said 249.343-acre tract;

THENCE South 88 degrees 49 minutes 43 seconds East, along the Northernmost line of said 249.343-acre tract, a distance of 304.44 feet to the POINT OF BEGINNING, containing 56.985 acres of land, more or less.

FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Maps for Denton County, Community Number 480774 effective dates 04-18-2011 and those maps indicate as shaded, that a portion of this property lies within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance floodplain", a portion of which is in "Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance floodplain" and a portion is within "Shaded Zone AE" defined as "Special Flood Hazard Areas subject to inundation by the 1% annual chance flood (100-year)", with Base Flood Elevations determined" as shown on Panels 0070 and 0090 of said maps.

NOTE: Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based on the North American Datum of 1983, 2011 Adjustment.

NOTE: This survey was performed without the benefit of a Title Commitment, Title Report or Title Binder.

NOTE: The purpose of this survey is to perform a metes & bounds exhibit from the portion of the above mentioned 249.343 acre tract that lies within Denton ETJ Division 2

SURVEYORS CERTIFICATION

Certified to Westwood Real Estate Development and assigns:
This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 06-27-2022, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition III Survey. There are no apparent encroachments, intrusions or protrusions except as shown hereon.



LEGEND

FIR = IRON ROD FOUND
FIR/CAP = IRON ROD FOUND/CAPPED
NLF = NAIL FOUND
NLS = NAIL SET
PSTW = WOOD POST FOUND
() = PLAT OR DEED CALL
POB = POINT OF BEGINNING
C.M.- = CONTROLLING MONUMENT
ETJ = EXTRATERRITORIAL JURISDICTION
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
X = WIRE FENCE
- - - = SURVEY LINE (APPROXIMATE)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5280.00'	2247.57'	2230.64'	N 85°59'51" W	24°23'22"

LINE	BEARING	DISTANCE
L1	N 05°28'21" E	16.45'
	(N 04°29'04" E)	

KENZ SURVEYING

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 220318-12
DRAWN BY: DJJ
DATE: 06-19-2023
R.P.L.S.
KENNETH A. ZOLLINGER

TX FIRM REGISTRATION # 10002100