

# Exhibit B

DocuSigned by:

*Raul Garza*

ED295FFB5D5745C...December 5, 2023 | 7:26 PM CST

Raul Garza

## METES AND BOUNDS DESCRIPTION OF 108.94 ACRE TRACT PARCEL II

Being 108.94 acres of land, more or less, being same and all of said Parcel II containing 108.94 acre tract recorded in Volume 102, Page 606, Official Public Records of Jim Hogg County, Texas and being out of Share "D: of that certain agreed Partition recorded in Volume 9, Pages 375-392, Deed Records of Jim Hogg County, Texas and being out of the A. Fuller Survey No. 577, Abstract No. 109, Jim Hogg County, Texas and this 108.94 acre tract Parcel II being more particularly described by metes and bounds as follows:

Beginning at a found ½-inch iron rod for the southwest corner of this Parcel II, said corner have a State Plane Grid Coordinate of N 16,954,820.56', E 850,274.86', NAD'83, Texas South Zone in U.S. feet and said corner also being the southeast corner of Parcel I recorded in said Volume 102, Page 606, O.P.R.J.H.C.T. and being on the south boundary of said Share "D", the same being the north right of way line of AA Martinez Road and bearing S 89-38-32 E, 1246.79 feet, from a found ½-inch iron rod with a blue plastic cap at the southwest corner of said Share "D";

Thence N 00-18-40 W and entering said Share "D" and with the west boundary of this Parcel II, the same being the east boundary of said Parcel I, 3787.48 feet, to a found ½-inch iron rod for the northwest corner of this Parcel II, said corner also being the northeast corner of said Parcel I and being on the north boundary of said Share "D";

Thence S 89-39-23 E with the north boundary of this Parcel II and said Share "D", 1259.08 feet, to a found ½-inch iron rod for the northeast corner of this Parcel II, the same being the northwest corner of Parcel III recorded in said Volume 102, Page 606, O.P.R.J.H.C.T;

Thence S 00-03-39 W and entering said Share "D" and with the east boundary of this Parcel II, the same being the west boundary of said Parcel III, 3787.71 feet, to a found ½-inch iron rod for the southeast corner of this Parcel II, said corner also being the southwest corner of said Parcel III and being on the south boundary line of said Share "D", the same being the north right of way line of AA Martinez Road;

Thence N 89-38-32 W with the south boundary of this Parcel II and said Share "D", the same being the north right of way line of AA Martinez Road, 1246.79 feet, to the point of beginning and containing 108.94 acres of land, more or less.

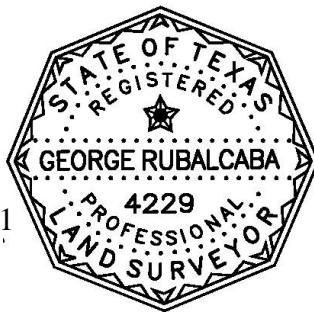
### Notes:

1. Bearings are State Plane Grid.
2. Drawing and Surveyor's Report accompany this metes and bounds description.

*George Rubalcaba*

George Rubalcaba, RPLS, LSLS

2-22-2021



**SURVEYOR'S REPORT  
ON  
COMMONWEALTH LAND TITLE INSURANCE COMPANY  
TITLE COMMITMENT  
GF NO. 220815-DGS  
SCHEDULE B EXCEPTIONS  
FOR PARCEL II**

**OVERVIEW**

Parcel II is a 108.94 acre tract consisting of grazing land with an approximate 1 acre site consisting of wood frame small houses, a windmill, a water well, corral, power poles and water troughs. The tract has traversing caliche roads and a 4-inch buried pipeline traversing along the northwest corner of the tract. Approximately 50 head of cattle roam the site.

**FINDINGS**

Documentation pertaining to the tract was reviewed before the field survey was conducted. All corners called for in the recorded deed for Parcel II were found. After reviewing Schedule B exceptions of the above title commitment which has an effective date of January 19, 2021 and an issued date of February 10, 2021, the following are my findings and opinions:

**OPINIONS ON EXCEPTIONS**

**Exceptions 9a-b.** No opinion on oil, gas or mineral matters.

**Exception 9c.** Rights of way to Rio Grande Valley Gas Company recorded Volume 7, Pages 76-77, Deed Records Jim Hogg County, Texas. Does not affect our Parcel, falls north of our Parcel.

**Exceptions 9d thru 9n.** Do not affect our Parcel. Fall north of our Parcel and in different Abstract Number.

**Exceptions 9o thru 9oo.** No opinion on oil, gas or mineral matters.

**Exceptions 9pp, 9qq.** Do not affect our Parcel. Fall east of our Parcel.

**Exception 9rr.** Unit Designation of F. Perez "D" No. 2 well affects this Parcel.

**Exception 9ss.** Unit Designation of F. Perez "D" No. 2 well affects this Parcel.

**Exception 9tt.** Non-Exclusive Pipeline Right of Way to Burlington Resources Oil and Gas Company recorded Volume 30, Pages 482-489, O.R.J.H.C.T. affects this Parcel and shown on survey drawing. Line labeled in the field as Houston Exploration.

**Exception 9uu.** Non-Exclusive Pipeline Right of Way to The Houston Exploration Company recorded in Volume 42, Pages 273-283, O.R.J.H.C.T. affects this Parcel and shown on survey drawing. Same as Exception 9tt.

**Exception 9vv.** Does not affect this Parcel. Falls east of this Parcel.

**Exception 9ww.** Does not affect this Parcel. Falls in Share E.

**Exception 9xx.** Exceptions and reservations in Volume 126, Pages 714-716 affect this Parcel in that parcel is part of conveyed property.

**Exception 9yy.** No opinion on oil, gas or mineral matters.

**Exception 9zz.** Retained Acreage Unit Designations recorded in Volume 126, Pages 721-731, O.R.J.H.C.T. affect this Parcel.

**Exception 9aaa.** No opinion on oil, gas and mineral matters.

**Exception 9bbb.** No opinion on personal property on subject lands insurance.

**Exception 9ccc.** Existing fences, roads, power poles, storage rooms and water troughs and windmill still on property and shown on survey drawing.

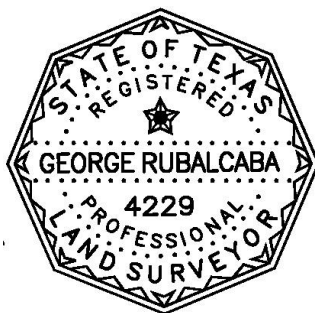
**Exception 9ddd.** No opinion on earnest money.

Respectfully submitted,



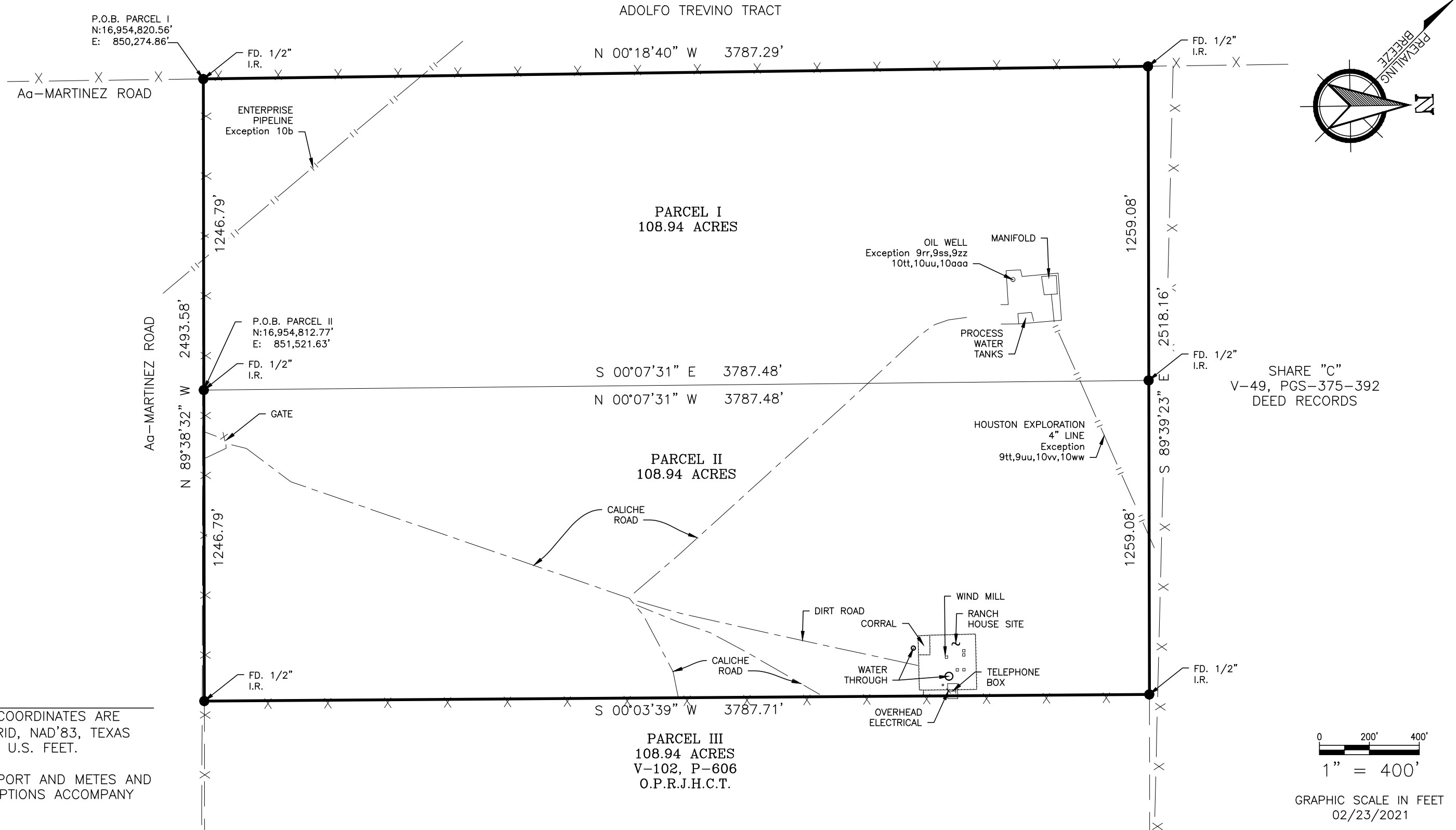
George Rubalcaba, RPLS, LSLS  
10302 Hercules Drive  
Corpus Christi, Texas 78410  
(361)876-0498

02/23/2021



Notes:

1. Drawing and metes and bounds descriptions accompany this report.



SURVEY OF  
PARCELS 1 & 2  
RECORDED VOLUME 102, PAGE 606,  
OFFICIAL PUBLIC RECORDS JIM HOGG COUNTY TEXAS  
AND OUT OF SHARE "D"  
OF THAT CERTAIN AGREED PARTITION BETWEEN ELMIRO PEREZ ET.AL.,  
VOLUME-49, PG-375 - 392,  
DEED RECORDS OF JIM HOGG COUNTY, TEXAS

I, GEORGE RUBALCABA, A REGISTERED PROFESSIONAL  
LAND SURVEYOR IN THE STATE OF TEXAS HEREBY STATE  
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT  
TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND  
SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.  
10302 HERCULES DRIVE  
CORPUS CHRISTI, TX. 78410  
(361)876-0498

*George Rubalcaba*  
GEORGE RUBALCABA  
4229



02/23/2021