

Exhibit "B"

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY

RESERVED EASEMENT NUMBER ONE

There is hereby EXCEPTED and RESERVED unto Grantor, Grantor's successors and assigns, in perpetuity, the free and uninterrupted use and easement of passing in and along those certain existing passageways or roads across, over, upon and inside North Valley Prong Ranch, said roads being sixty (60') feet in width, and being more particularly described in certain Easement Agreement for Reciprocal Access dated December 13, 2021, and recorded in Clerk's Document No. 20210000756, Official Public Records of Schleicher County, Texas; and in the First Amendment to Easement Agreement for Reciprocal Access dated March 21, 2022, recorded in Clerk's Document No. 20220000267, Official Public Records of Schleicher County, Texas; and recorded in the Second Amendment to Easement Agreement for Reciprocal Access dated June 2, 2022, recorded in Clerk's Document No. 20220000542, Official Public Records of Schleicher County, Texas; and refiled in Clerk's Document No. 20220000582, Official Public Records of Schleicher County, Texas, and made a part hereof for all purposes(hereinafter "Reserved Easement Number One") and to use such Reserved Easement Number One at all times in common with Grantee, Grantee's heirs, successors and assigns. Grantor shall be entitled to convey the non-exclusive rights in such Reserved Easement Number One to Grantor's successors and assigns (which may include assignees who do not own property in the subdivision), subject always to Grantee's non-exclusive right to use said Reserved Easement Number One.

RESERVED EASEMENT NUMBER TWO

There is hereby EXCEPTED and RESERVED unto Grantor, Grantor's successors and assigns, in perpetuity, the free and uninterrupted use and easement of passing in and along ten (10') feet in width along the perimeter of the aforementioned tract, and all tracts in North Valley Prong Ranch, for the purpose of installation and maintenance of poles, wires, down guys and fixtures for electric and telephone lines and to trim any trees which at any time may interfere or threaten to interfere with maintenance of such lines, with right of ingress to and egress from and across said property for employees of the utilities owning such lines (hereinafter "Reserved Easement Number Two") and to use such Reserved Easement Number Two at all times in common with Grantee, Grantee's heirs, successors and assigns. Grantor shall be entitled to convey the non-exclusive rights in such Reserved Easement Number Two to Grantor's successors and assigns (which may include assignees who do not own property in the subdivision), subject always to Grantee's non-exclusive right to use said Reserved Easement Number Two.

This conveyance is made and accepted SUBJECT TO the following easements, reservations, and other matters, but only to the extent that the same are valid and affect the tract herein conveyed:

1. Restrictive Covenants dated October 25, 2021 and found at Instrument Number 20210000648, Official Public Records, Schleicher County, Texas, First Amendment to

Restrictive Covenants dated December 13, 2021 and found at Instrument Number 20210000755 Official Public Records, Schleicher County, Texas.

2. Standby fees, taxes and assessments by any taxing authority for the year 2023, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
3. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
4. Any visible and apparent easement on or across the subject property or any portion thereof the existence of which is not disclosed by the records of the County Clerk of Schleicher County, Texas, including but not limited to utility lines or facilities in place.
5. Captioned land is included within the boundaries of the Plateau Underground Water Conservation and Supply District, as shown by order of the Texas Water Rights Commission, recorded in Volume 149, Page 14, Deed Records, Schleicher County, Texas, as such district was created by Article 8280-305 V.A.C.S.
6. Reservation of Minerals found in Warranty Deed with Vendors Lien dated September 9, 2021 from Terrell A. Braly, Trustee of the Braly Family Trust, found at Instrument Number 20210000553, Official Public Records, Schleicher County, Texas.
7. Reservation of Minerals found in Warranty Deed with Vendors Lien dated September 9, 2021 from Terrell A. Braly, Trustee of the Braly Family Trust, found at Instrument Number 20210000553, Official Public Records, Schleicher County, Texas.
8. Grazing Lease dated October 26th, 2021 from Triad Land Investments, Ltd to Koerth Cattle Company, found at Instrument Number 20210000664, Official Public Records, Schleicher County, Texas.
9. Existence of a Road and Utility Easement Tract found in that certain Easement Agreement recorded as Instrument Number 20210000756, Official Public Records, Schleicher County, Texas, burdening the insured tract as shown on the survey plat September - November 2021, performed by Berige Bushong R.P.L.S. #5690. Easement Tract referenced as "Mesquite Lane - North Valley Prong Ranch'.
10. Deed of Trust dated September 10, 2021 from Triad Land Investments, Ltd. to Texas State Bank, San Angelo, Texas found at Instrument Number 20210000554, Official Public Records, Schleicher County, Texas.
11. 60' easement across instrued tract as described in that certain Warranty Deed with Vendor's Lien from Braly Family Trust to Triad Land Investments, Ltd., dated 9-9-2021

and recorded as Instrument Number 202100 0 0553, Official Public Records, Schleicher County, Texas.

12. Reservation of Mineral found in Special Warranty Deed dated July 15, 2019 from Corinne Russell Judkins Trust, Craig Penfold Receiver to Braly Family Trust and Terrell A. Braly, found in Instrument Number 20190000412, Official Public Records, Schleicher County, Texas.
13. Reservation of Minerals found in Partition Deed to Corinne Judkins and Elma Dill Russell Spencer found in Volume 36, Page 137, Deed Records, Schleicher County, Texas.
14. Abandonment of County road dated May 10, 1948 from Schleicher County, Texas to Corinne Judkins, presence of prior public county road on the insured tract of land recorded in Volume 48, Page 449, Deed Records, Schleicher County, Texas.
15. Royalty Deed dated May 9, 1953 from Corinne Russell Judkins to Henry I. Maxson, found in Volume 67, Page 406, Deed Records, Schleicher County, Texas.
16. Easement dated May 1, 1962 from Frost National Bank, Trustee to General Telephone Company and Southwest Texas Electric Cooperative, Inc., recorded in Volume 98, Page 375, Deed Records, Schleicher County, Texas.
17. Oil and Gas Lease dated May 21, 1984 from Frost National Bank, Trustee to RBH Exploration Inc., recorded in Volume 253, Page 438, Deed Records, Schleicher County, Texas.
18. Oil and Gas Lease dated September 6, 1996 from Nations Bank of Texas, Trustee and Corinne Russell Judkins Irrevocable Trust to James K. Anderson Inc., recorded in Volume 405, Page 233, Official Public Records, Schleicher County, Texas.
19. Right of Way Easement dated March 14, 2002 from Bank of America, Trustee and Corinne Russell Judkins to Verizon Southwest, recorded in Volume 429, Page 975, Official Public Records, Schleicher County, Texas.