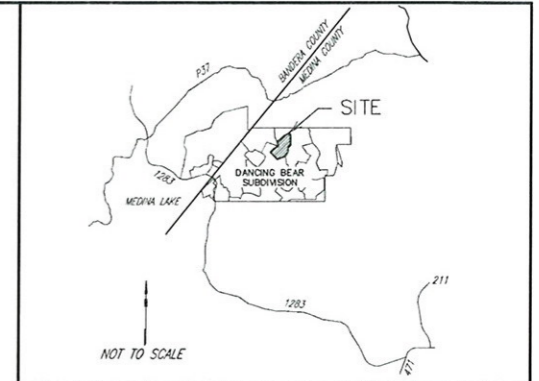
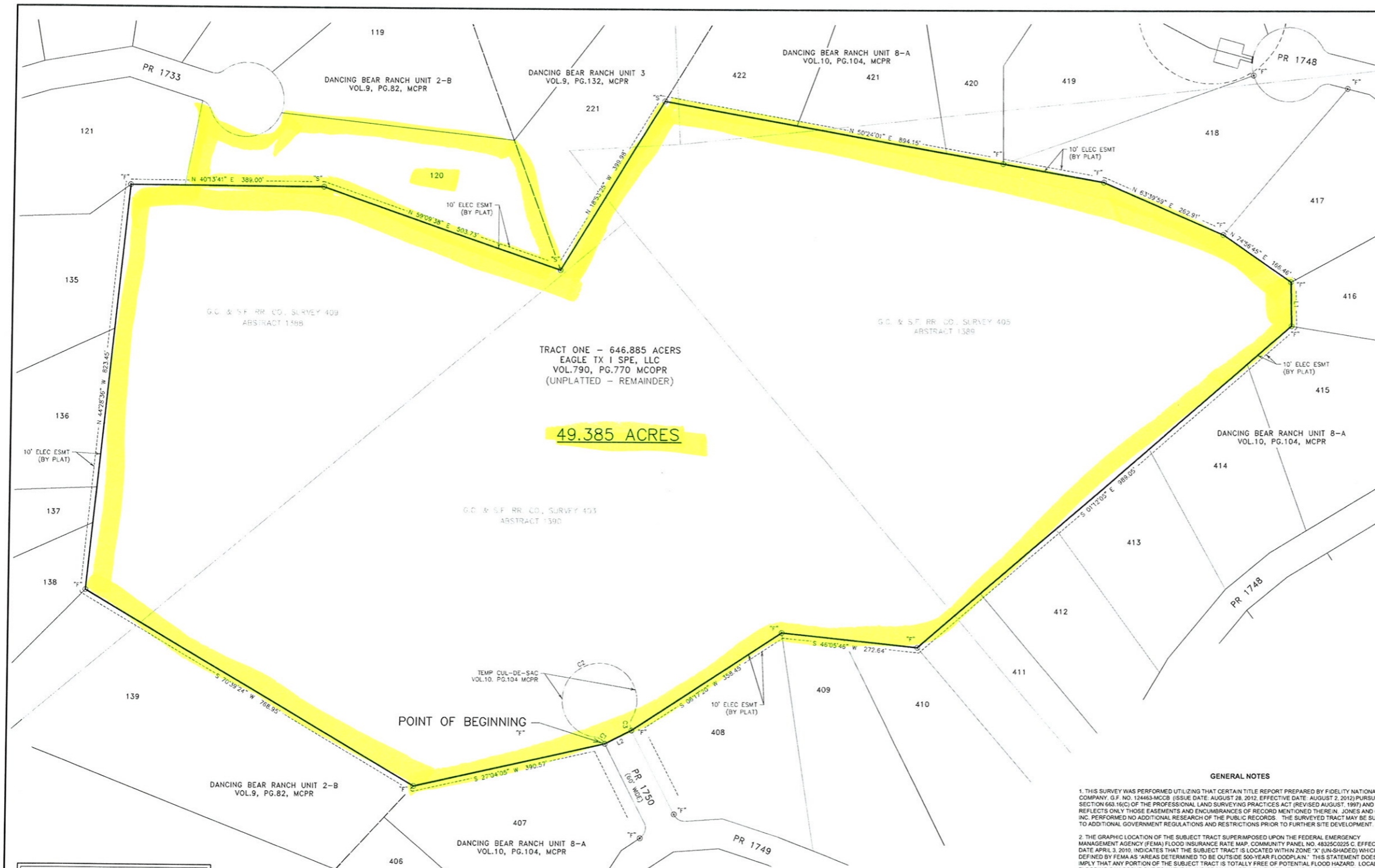


Exhibit "B"



**METES AND BOUNDS DESCRIPTION OF A 49.385 ACRES OF LAND**

A METES AND BOUNDS DESCRIPTION OF A 49.385 ACRE TRACT OF LAND BEING AN UNPLATTED PARCEL ENCOMPASSED ENTIRELY BY DANCING BEAR RANCH SUBDIVISION IN MEDINA COUNTY, TEXAS, AND CONTAINING PORTIONS OF THE FOLLOWING THREE(3) ORIGINAL STATE OF TEXAS PATENT SURVEYS:

1. THE G.C. & S.F. RAILROAD COMPANY SURVEY NO. 409, ABSTRACT 1388.
2. THE G.C. & S.F. RAILROAD COMPANY SURVEY NO. 403, ABSTRACT 1390.
3. AND THE G.C. & S.F. RAILROAD COMPANY SURVEY NO. 405, ABSTRACT 1389.

ALSO BEING THE REMAINING PORTION OF THAT CERTAIN 646.885 ACRE "TRACT ONE" DESCRIBED IN INSTRUMENT TO EAGLE TX I SPE, LLC RECORDED IN VOLUME 790, PAGE 770 OF THE MEDINA COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND AT THE NORTHWEST END OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PRIVATE ROAD 1750 (60 FEET WIDE) MARKING THE NORTHERN-MOST CORNER OF LOT 407 OF DANCING BEAR RANCH UNIT 8-A, PLAT OF WHICH IS RECORDED IN VOLUME 10, PAGE 104 OF THE MEDINA COUNTY PLAT RECORDS;

THENCE, SOUTH 27°04'05" WEST, 390.57 FEET ALONG THE BOUNDARY OF SAID LOT 407 TO A 5/8-INCH IRON ROD FOUND MARKING THE NORTHEASTERN-MOST CORNER OF LOT 139 OF DANCING BEAR RANCH UNIT 2-B, PLAT OF WHICH IS RECORDED IN VOLUME 9, PAGE 82 OF THE MEDINA COUNTY PLAT RECORDS;

THENCE, ALONG THE BOUNDARY OF SAID UNIT 2-B THE FOLLOWING FOUR(4) COURSES AND DISTANCES:

1. SOUTH 70°39'24" WEST, 768.95 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER.
2. NORTH 44°28'36" WEST, 823.45 FEET TO A 1/2-INCH IRON ROD (WITH CAP STAMPED "JONES & CARTER") SET FOR CORNER.
3. NORTH 40°34'41" EAST, 389.00 FEET TO A 1/2-INCH IRON ROD (WITH CAP STAMPED "JONES & CARTER") SET FOR CORNER.
4. NORTH 59°09'38" EAST, 503.73 FEET TO A 5/8-INCH IRON ROD FOUND MARKING THE EASTERN-MOST CORNER OF LOT 120 OF AFORESAID UNIT 2-B AND THE SOUTHEASTERN-MOST CORNER OF LOT 221 OF DANCING BEAR RANCH UNIT 3, PLAT OF WHICH IS RECORDED IN VOLUME 9, PAGE 132 OF THE MEDINA COUNTY PLAT RECORDS;

THENCE, NORTH 18°53'25" WEST, 399.98 FEET ALONG THE BOUNDARY OF SAID LOT 221 TO A 1/2-INCH IRON ROD (WITH CAP STAMPED "JONES & CARTER") SET MARKING THE SOUTHERN-MOST CORNER OF LOT 422 OF DANCING BEAR RANCH UNIT 8-A, PLAT OF WHICH IS RECORDED IN VOLUME 10, PAGE 104 OF THE MEDINA COUNTY PLAT RECORDS;

THENCE, ALONG THE BOUNDARY OF SAID UNIT 8-A THE FOLLOWING EIGHT(8) COURSES AND DISTANCES:

1. NORTH 50°24'01" EAST, 894.15 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER.
2. NORTH 63°59'59" EAST, 262.91 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER.
3. NORTH 74°56'45" EAST, 166.46 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER.
4. SOUTH 51°02'52" EAST, 88.98 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER.
5. SOUTH 01°12'05" EAST, 989.06 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER.
6. SOUTH 45°05'48" WEST, 272.84 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER.
7. SOUTH 06°17'20" WEST, 358.45 FEET TO A 5/8-INCH IRON ROD FOUND MARKING THE NORTHWEST END OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF AFORESAID PRIVATE ROAD 1750 AND THE WESTERN-MOST CORNER OF LOT 408.
8. SOUTH 13°06'29" WEST, 59.99 FEET ALONG THE WESTERLY BOUNDARY OF SAID PRIVATE ROAD 1750 TO THE POINT OF BEGINNING, CONTAINING 49.385 ACRES OF LAND IN MEDINA COUNTY, TEXAS, AS SHOWN ON THE DRAWING FILED UNDER JOB NO. 50785-001-00 IN THE OFFICE OF JONES AND CARTER, INC., SAN ANTONIO, BEXAR COUNTY, TEXAS.

**LEGEND**

BCRPR	-----	BANDERA COUNTY OFFICIAL PUBLIC RECORDS
BCDR	-----	BANDERA COUNTY DEED RECORDS
BCPR	-----	BANDERA COUNTY PLAT RECORDS
MCOPR	-----	MEDINA COUNTY OFFICIAL PUBLIC RECORDS
MCPR	-----	MEDINA COUNTY PLAT RECORDS
"S"	-----	SLT 1/2-INCH IRON ROD (W/CAP STAMPED "JONES & CARTER")
"F12"	-----	FOUND 1/2-INCH IRON ROD
"F"	-----	FOUND 5/8-INCH IRON ROD
"F9"	-----	FOUND "TYPE 1" T-POST CONCRETE R.O.W. MONUMENT
PR	-----	PRIVATE ROAD
FP	-----	FOUND FOUND FENCE POST
CP	-----	FOUND CEDAR POST
LO	-----	FOUND LIVE OAK TREE
PP	-----	POWER POLE
TP	-----	TELEPHONE PEDESTAL
LCRA	-----	LOWER COLORADO RIVER AUTHORITY
BEC	-----	BANDERA ELECTRIC COOPERATIVE
GUY	-----	GUY ANCHOR
ESMT	-----	EASEMENT
BSL	-----	BUILDING SETBACK LINE
BW, CL, W	-----	BARBED WIRE, CHAINLINK, AND WOOD FENCE

LINE	BEARING	DISTANCE
L1	S 51°02'52" E	88.98'
L2	S 13°06'29" W	59.99'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	56°37'59"	24.71'	S 74°47'29" W	23.71'
C2	74.99'	29°31'55"	383.81'	S 13°06'29" W	82.48'
C3	25.00'	56°37'59"	24.71'	S 48°34'32" E	23.71'

**SURVEYOR'S CERTIFICATE**

SUBJECT TO THE GENERAL NOTES SHOWN HEREON:

WE, JONES AND CARTER, INC., ACTING BY AND THROUGH JOHN G. MOSIER, R.P.L.S., HEREBY CERTIFY THAT THE DRAWING SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A LAND TITLE SURVEY MADE ON THE GROUND, UNDER OUR SUPERVISION, OF THE TRACT OR PARCEL OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS HERETO AFFIXED.

SURVEY DATE: SEPTEMBER 4, 2012

JONES AND CARTER, INC.

JOHN G. MOSIER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6330

SIGNATURE DATE: \_\_\_\_\_

**GENERAL NOTES**

1. THIS SURVEY WAS PERFORMED UTILIZING THAT CERTAIN TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY, G.F. NO. 12463-MCPR, ISSUE DATE: AUGUST 28, 2012, EFFECTIVE DATE: AUGUST 2, 2012 PURSUANT TO SECTION 663.16(C) OF THE PROFESSIONAL LAND SURVEYING PRACTICES ACT (REVISED AUGUST, 1997) AND REFLECTS ONLY THOSE EASEMENTS AND ENCUMBRANCES OF RECORD MENTIONED THEREIN. JONES AND CARTER, INC. PERFORMED NO ADDITIONAL RESEARCH OF THE PUBLIC RECORDS. THE SURVEYED TRACT MAY BE SUBJECT TO ADDITIONAL GOVERNMENT REGULATIONS AND RESTRICTIONS PRIOR TO FURTHER SITE DEVELOPMENT.
2. THE GRAPHIC LOCATION OF THE SUBJECT TRACT SUPERIMPOSED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48325C0225 C, EFFECTIVE DATE APRIL 3, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN." THIS STATEMENT DOES NOT IMPLY THAT ANY PORTION OF THE SUBJECT TRACT IS TOTALLY FREE OF POTENTIAL FLOOD HAZARD. LOCALIZED FLOODING CAN OCCUR DUE TO NATURAL AND/OR MAN-MADE INFLUENCES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF JONES AND CARTER, INC. OR THE UNDERSIGNED.
3. THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTES (OR ANY OTHER ENVIRONMENTAL ISSUE), ARCHEOLOGICAL SITES OR OBSCURED OR POORLY MARKED GRAVESITES. AN EXPERT CONSULTANT SHOULD ADDRESS SUCH MATTERS.
4. ALL SQUARE FOOTAGE QUANTITIES SHOWN ON THIS SURVEY ARE BASED UPON THE MATHEMATICAL CLOSURE OF THE BOUNDARY COURSES AND DISTANCES. SAID QUANTITIES DO NOT INDICATE THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
5. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (NAD83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) WITH NGS OPUS POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. TO CONVERT GRID DISTANCES TO SURFACE, APPLY THE COMBINED GRID TO SURFACE SCALE FACTOR OF 1.000195378. PLEASE REVIEW THE RECORD INSTRUMENTS CITED HEREON TO COMPARE THE SURVEY BEARINGS AND DISTANCES WITH THE RECORD CALLS.
6. JONES AND CARTER, INC. HAS MADE NO ATTEMPT TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR UNDERGROUND FACILITY. FOR INFORMATION REGARDING SAID UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
7. THIS TRACT IS SUBJECT TO RESTRICTIONS OF RECORD LISTED IN SCHEDULE B OF THE TITLE COMMITMENT LISTED IN GENERAL NOTE 1.
8. THIS SURVEY DOES NOT REFLECT LEASE INTERESTS.
9. THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
10. THE ADJOINING OWNERSHIP INFORMATION WAS OBTAINED FROM THE MEDINA COUNTY APPRAISAL DISTRICT TAX ROLLS AND MAY NOT REFLECT THE CURRENT OWNERSHIP STATUS.

**LAND TITLE SURVEY OF 49.385 ACRES OF LAND NEAR DANCING BEAR RANCH SUBDIVISION IN MEDINA COUNTY, TEXAS**

**JC JONES & CARTER, INC.**  
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