



EXHIBIT "B"

1248/0539

Being 42.6332 Acres of land out of a 73.3711 Acre Tract of land out of the Antonio M. Esnaurizar League Grant Subdivision No. 98 & 99, Survey No. 49, Abstract No. 20, Guadalupe County, Texas and being the same 73.3711 Acre Tract of land conveyed to Michael V. Stewart By Warranty Deed recorded in Volume 1232, Pages 0360 - 0366 of the Deed Records of Guadalupe County, Texas and this 42.6332 Acre Tract of land being more particularly described as follows:

BEGINNING at an iron pin found on the southwest right of way line of State Highway 46 and said point being the northeast corner of said 73.3711 Acre Tract and of this tract, said point also being the point of curvature of a curve to the right;

THENCE: 100.03 feet along the arc of said curve to the right with said right of way line, having a central angle of  $00^{\circ}30'10''$ , a tangent of 50.01 feet, a radius of 11,399.20 feet and the long chord bears  $S.27^{\circ}44'26''E.$ , 130.00 feet to a monument found for the point of non-tangent of said curve;

THENCE:  $S.27^{\circ}28'56''E.$ , 500.55 feet along said right of way line to an iron pin set for the southeast corner of this tract;

THENCE:  $S.45^{\circ}33'23''W.$ , 1,862.00 feet leaving State Highway 46 and along the southerly line of this tract, to an iron pin set for an interior corner of this tract;

THENCE:  $S.44^{\circ}39'30''E.$ , 175.08 feet along said line to an iron pin set for an exterior corner of this tract;

THENCE:  $S.33^{\circ}48'37''W.$ , 1,102.28 feet along said line to a point on the Guadalupe River for the southwesterly corner of this tract;

THENCE along the Guadalupe River as follows:

$N.18^{\circ}20'58''E.$ , 122.64 feet to a point for angle;

$N.48^{\circ}42'31''W.$ , 79.42 feet to a point for an exterior corner of this tract;

THENCE:  $N.33^{\circ}48'37''E.$ , 695.35 feet leaving the Guadalupe River and along the northwest line of said 73.3711 Acre Tract to an iron pin found for an interior corner of this tract;

THENCE:  $N.44^{\circ}38'30''W.$ , 798.00 feet along said line to an iron pin found for the northwesterly corner of this tract;

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THENCE along the north line of said 73.3711 Acre Tract and of this tract as follows:

N.45° 21'30"E., 1,000.00 feet to an iron pin found;

N.44° 09'02"W., 22.34 feet to an iron pin found;

N.45° 33'23"E., 800.23 feet to an iron pin found;

S.44° 26'37"E., 12.00 feet to an iron pin found;

N.62° 52'18"E., 533.37 feet to the Point of Beginning and containing 42.6332 Acres of land more or less.

EXHIBIT "A"

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