



EXHIBIT "B"
TRACT II

STATE OF TEXAS
COUNTY OF BANDERA

21.304 ACRE
1598 HIGHWAY 16 NORTH

Being a 21.304 acre tract of land out of the Hendrick Arnold Survey No. 59, Abstract No. 3, consisting of a 9.665 acre tract of land being a portion of a 640 acre tract (known as Survey No. 37) conveyed to John J. Baudy by deed dated October 28, 1885 and of record Volume 1, Page 67 of the Deed Records of Bandera County, Texas and a 11.639 acre tract of land out of a 49.00 acre tract of land conveyed to Thomas Boyle by deed dated April 23, 1924 and of record Volume R-1, Pages 148-149 of the Deed Records of Bandera County, Texas.

Said 21.300 acre tract, being more particularly described by metes and bounds as follows:

COMMENCING: at a ½" iron rod found along the south right-of-way line of State Highway No. 16 North for the northeast corner of the remaining portion of a 4.83 acre tract conveyed to Elmer I. Taylor by deed dated August 12, 1946 and of record Volume 76, Page 324 of the Deed Records of Bandera County, Texas and also being the northeast corner of a 0.75 acre tract conveyed to Coy Q. Merritt by deed dated August 5, 2005 of the Deed Records of Bandera County, Texas, also being the **POINT OF COMMENCEMENT** of this herein described tract;

THENCE: S. 86° 25' 46" W. a distance of 233.56 feet with the south right-of-way line of State Highway No. 16 North and being the north boundary line of said 0.75 acre tract and a 0.23 acre tract conveyed to Coy Q. Merritt by deed dated August 5, 2005 and of record Volume 706, Page 692 of the Deed Records of Bandera County, Texas to a ½" iron rod set along the south right-of-way line of State Highway No. 16 North for the northwest corner of said 0.23 acre tract and being the northeast corner and **POINT OF BEGINNING** of this herein described tract;

THENCE: S. 46° 17' 48" E. along the southwest boundary lines of said 0.23 acre tract, 0.75 acre tract and remaining portion of a 4.83 acre tract a distance of 538.45 feet to a ½" iron rod set along the southwest boundary line of said 4.83 acre tract for the southeast corner of this herein described tract;

I hereby certify that this survey was performed upon the ground, on March 4, 2009 under my direct supervision and is true and correct to the best of my knowledge.



Joseph Byron Crosby
Registered Professional Land Surveyor No. 5566
WO #09-0150041

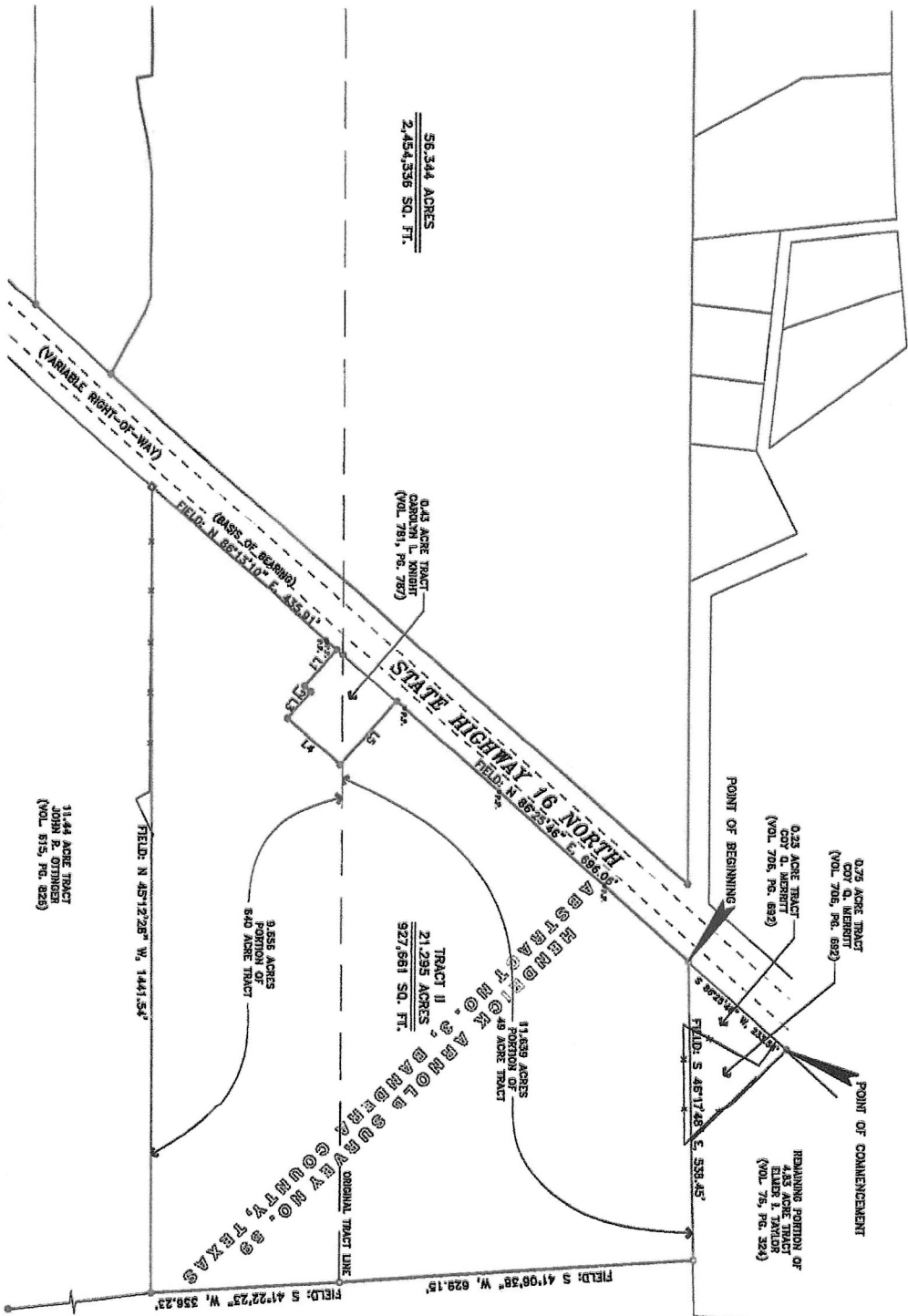
SURVEY PLAT
BEING A 21.304 ACRE TRACT OF LAND OUT OF THE HENDRICK ARROLD SURVEY NO. 59, ABSTRACT NO. 3, CONSISTING OF A 9.565 ACRE TRACT OF LAND BEING A PORTION OF A 540 ACRE TRACT (KNOWN AS SURVEY NO. 37) AND A 11.539 ACRE TRACT OF LAND OUT OF A 48.00 ACRE TRACT LAND, BANDERA COUNTY, TEXAS.
ADDRESS: 1998 STATE HIGHWAY 16 NORTH BANDERA COUNTY, TEXAS.
S.B. F.S. S.B. A.O./A.L./B.C./P.A.

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND OTHER MATTERS OF RECORD WHICH MAY AFFECT THIS TRACT MAY NOT BE SHOWN HEREON.

LINE	LENGTH	BEARING
L1	86.87	S04°16'20"E
L2	14.57	N85°56'17"E
L3	63.02	S04°19'50"E
L4	125.34	N85°44'17"E
L5	152.35	N84°15'23"W

LINE	LENGTH	BEARING
L1	86.84	S03°32'28"E
L2	15.02	N85°52'17"E
L3	63.10	S03°34'29"E
L4	125.18	N85°47'57"E
L5	152.06	N05°27'41"W

SURVEY ASSOCIATES DOES NOT HAVE AN WARRANT ANY FLOOD ZONE DETERMINATION.



MEDINA RIVER

- PLAT LEGEND**
- 1/2" IRON PIN FOUND
 - 1/2" IRON PIN SET
 - DEMONS FENCE POST
 - DEMONS POWER POLE
 - DEMONS FENCE LINE

