

Exhibit B

County: Galveston
Project: McFarland
Job No. 255512
MBS No. 25-548

FIELD NOTES FOR 6.074 ACRES

Being a tract containing 6.074 acres of land located in the I. & G. N.R.R. Survey, Section 9, Abstract Number 597 in Galveston County, Texas; said 6.074 acre tract being a portion of Lot 22 of the Plat of Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 22 & 23 of the I & G.N.R.R. Co. recorded in Volume 113, Page 22 of the Deed Records of Galveston County, Texas (D.R.G.C.T) and further being out of a call 97.457 acre tract recorded in the name of Equity Trust Company Custodian, FBO Harold T. Duperier, III IRA in Galveston County Clerk's File Number (G.C.C.F. No.) 2025016147; said 6.074 acres being more particularly described by metes and bounds as follows (bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, as derived from GPS observations):

BEGINNING at 3/4-inch iron rod found on the easterly Right-of-Way (R.O.W.) line of McFarland Road (width varies) as recorded in Volume 2967, Page 332 of the D.R.G.C.T, the northwesterly corner of a call 0.385 acre tract of land recorded in the name of Galveston County in Volume 1303, Page 322 of the D.R.G.C.T. and the westerly southwest corner of said 97.457 acre tract;

THENCE, with said easterly R.O.W. line and the upper westerly line of said 97.457 acre tract North 03 degrees 18 minutes 46 seconds West, a distance of 50.01 feet to a 5/8-inch iron rod with cap stamped "GBI PARTNERS" set in said easterly R.O.W. line and the upper westerly line of said 97.457 acre tract;

THENCE, departing said McFarland R.O.W. line and through and across said 97.457 acre tract, the following five (5) courses;

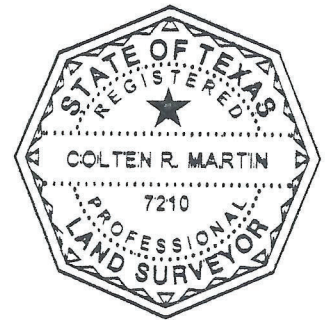
- 1) North 87 degrees 49 minutes 03 seconds East, a distance of 227.11 feet to a 5/8-inch iron rod with cap stamped "GBI PARTNERS" set;
- 2) North 09 degrees 56 minutes 58 seconds East, a distance of 188.22 feet to a 5/8-inch iron rod with cap stamped "GBI PARTNERS" set;
- 3) North 05 degrees 51 minutes 30 seconds West, a distance of 341.57 feet to a 5/8-inch iron rod with cap stamped "GBI PARTNERS" set;
- 4) North 87 degrees 58 minutes 28 seconds East, a distance of 467.60 feet to a 5/8-inch iron rod with cap stamped "GBI PARTNERS" set;
- 5) South 02 degrees 00 minutes 18 seconds West, a distance of 575.16 feet to a 5/8-inch iron rod with cap (Illegible) found for the northeasterly corner of aforesaid 0.385 acre tract and an interior corner of said 97.457 acre tract;

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THENCE, with the northerly line of said 0.385 acre tract and an interior line of said 97.457 acre tract South 87 degrees 49 minutes 09 seconds West, a distance of 669.37 feet to the **POINT OF BEGINNING** and containing 6.074 acres of land.

THIS DESCRIPTION WAS PREPARED IN CONNECTION WITH A TSPS STANDARD LAND SURVEY FILED IN JOB NUMBER 255512 AT GBI PARTNERS.

GBI PARTNERS
TBPELS Firm No. 10130300
Ph: 281.499.4539
September 25, 2025



Colten R. Martin
09/25/25