

Exhibit B

DERRICK SURVEYING

(409-925-7221) - 13016 Elizabeth Drive - Santa Fe, Texas 77510

April 3, 2024 - Job No. 12408

EXHIBIT "A"

A tract of land containing 1.82 acres, more or less, being a part of that 4.8261 acre tract conveyed to Texas Avenue Baptist Church by deed recorded under Galveston County Clerk's File No. 9224427, and being a part of Lot 20, Division "C" of LEAGUE CITY TOWNSITE per map or plat thereof prepared for J. C. League by R. W. Lutrell in 1893, 1907 and 1909, in the M. Muldoon Two League Grant, Abstract No. 18, in League City, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found marking the Southeasterly corner of the herein described tract, on the Westerly right-of-way line of Ellen Street as established in Film Code No. 006-70-2565 and 006-70-2569 of the Galveston County Clerk's Official Public Records of Real Property, from which the intersection of said Westerly right-of-way line of Ellen Street with the Northerly right-of-way line of Webster Avenue (50 feet wide) bears S. 10 deg. 26 min. E., a distance of 783 feet;

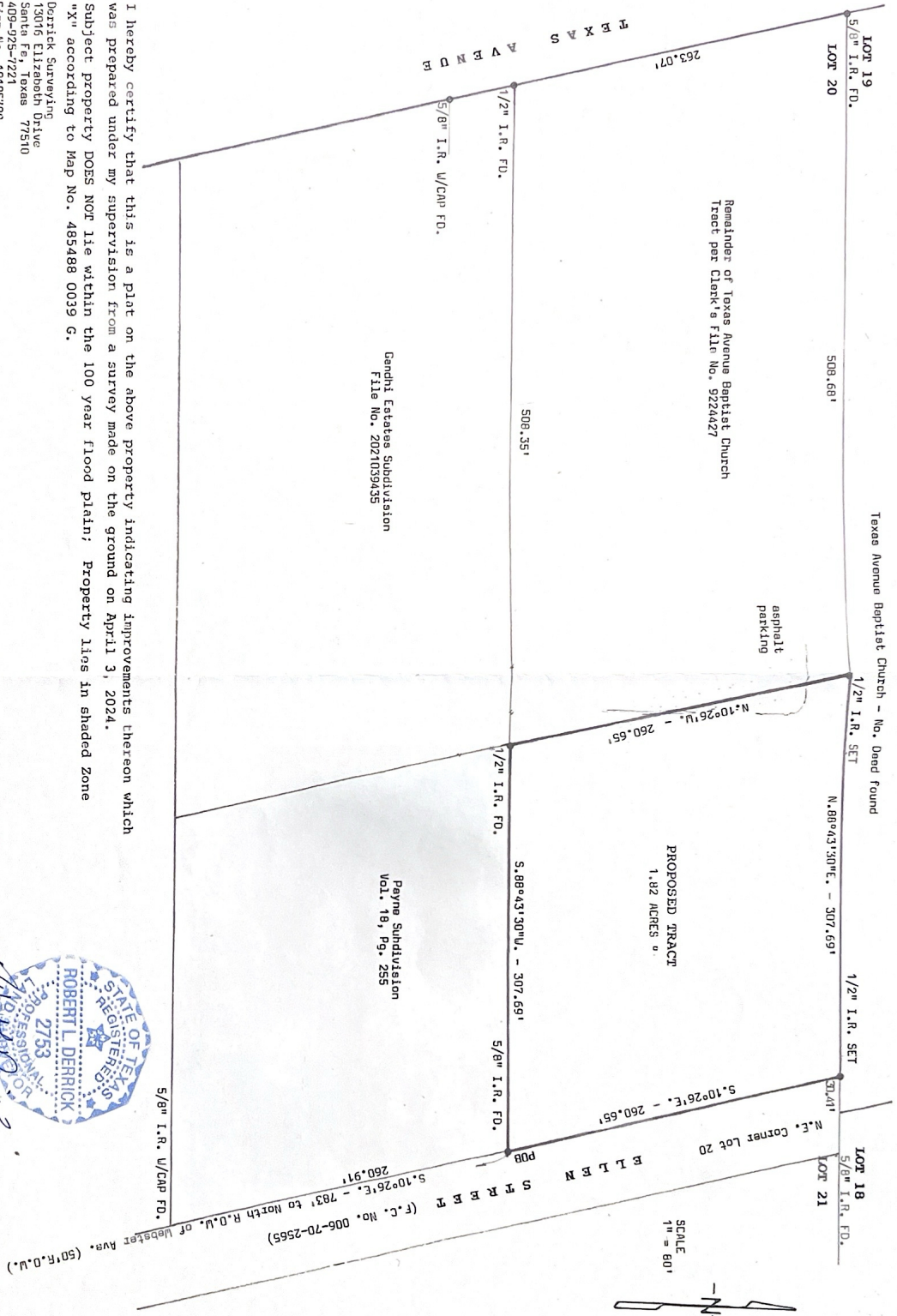
THENCE S. 88 deg. 43 min. 30 sec. W., a distance of 307.69 feet to a 1/2" iron rod found at the Southwesterly corner of the herein described tract;

THENCE N. 10 deg. 26 min. W., a distance of 260.65 feet to a 1/2" iron rod set for the Northwesterly corner of the herein described tract on the Northerly line of said Lot 20;

THENCE N. 88 deg. 43 min. 30 sec. E., along the Northerly line of said Lot 20, a distance of 307.69 feet to a 1/2" iron rod set for the Northeasterly corner of the herein described tract;

THENCE S. 10 deg. 26 min. E., along the Westerly right-of-way line of Ellen Street, a distance of 260.65 feet to the POINT OF BEGINNING.

A tract of land containing 1.82 acres, more or less, being a part of that 4.8261 acre tract conveyed to Texas Avenue Baptist Church by deed recorded under Galveston County Clerk's File No. 9224427 and being a part of Lot 20, Division "C" of LEAGUE CITY TOWNSHIP per map or plat thereof prepared for J. C. League by R. W. Luttrell in 1893, 1907 and 1909, in the M. Muldoon Two Grant League, Abstract No. 18, in League City, Texas, and being more particularly described by metes and bounds on the attached Exhibit "A".



I hereby certify that this is a plat on the above property indicating improvements thereon which was prepared under my supervision from a survey made on the ground on April 3, 2024. Subject property DOES NOT lie within the 100 year flood plain; Property lies in shaded zone "X" according to Map No. 485488 0039 G.

Derrick Surveying
13016 Elizabeth Drive
Santa Fe, Texas 77510
409-923-7271
Firm No. 10105300

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