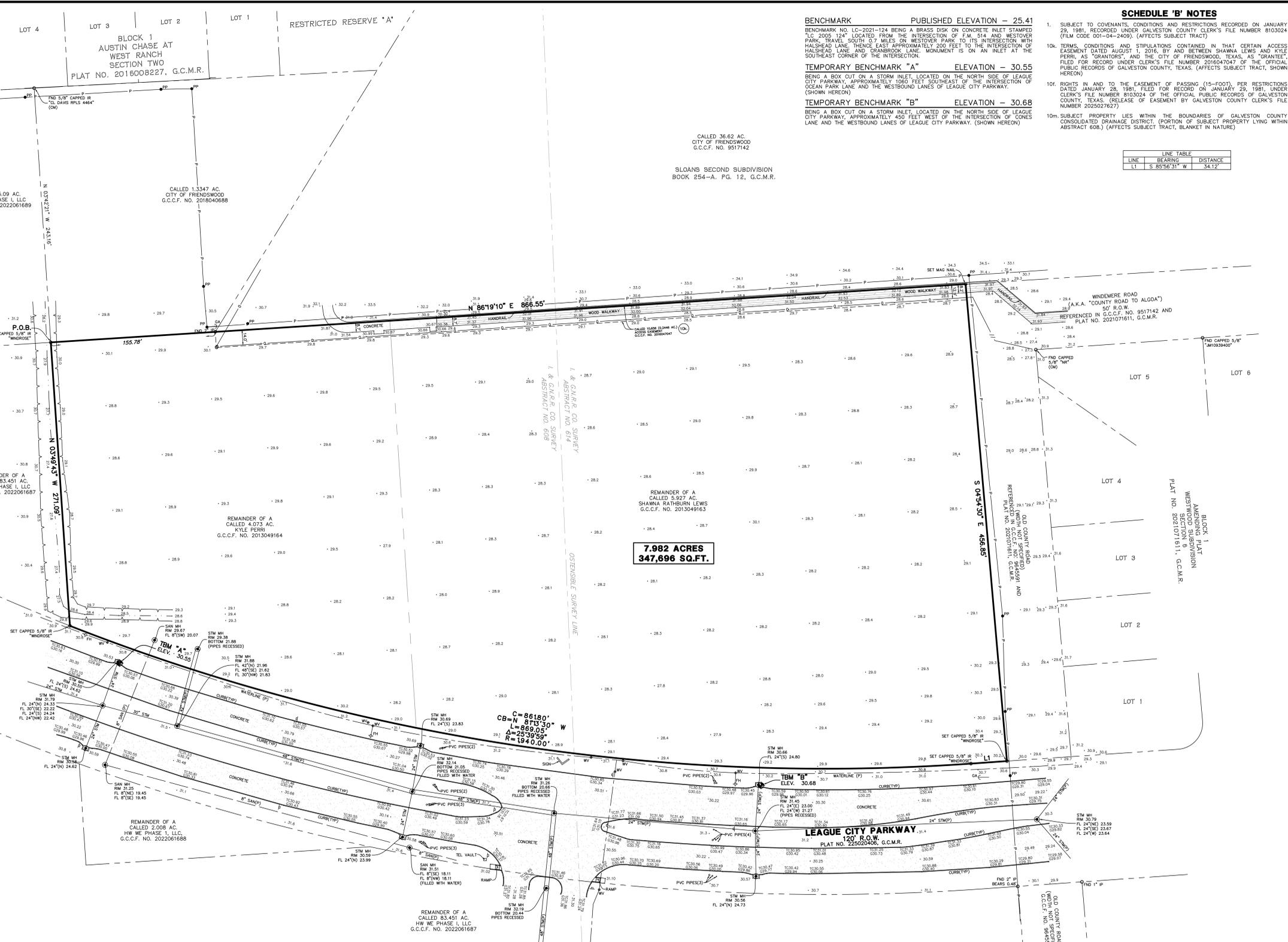
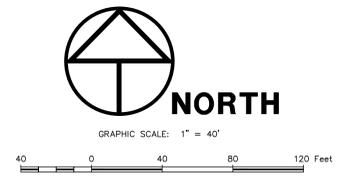
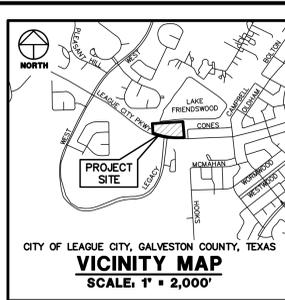


# Exhibit B



### GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF P.L. NO. 4816/020266 REVISED/DATED AUGUST 15, 2019 THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHARED ZONE THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
2. BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD 83). DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.99987595.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR GALVESTON COUNTY, TEXAS, MAP NO. 4816/020266 REVISED/DATED AUGUST 15, 2019 THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHARED ZONE THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
4. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE SURVEYING AND LAND SERVICES.
5. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
6. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY, IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
7. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED, THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
9. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SOLID SURFACE ELEVATIONS.
10. SANITARY, STORM, AND WATER LINES SHOWN HEREON ARE BASED ON UTILITY PLANS ACQUIRED FROM LEAGUE CITY AND WERE FIELD VERIFIED WHERE POSSIBLE. OTHER UTILITY PLANS OR INFORMATION MAY EXIST NOT KNOWN TO THIS COMPANY.
11. SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES, UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
12. SURVEYOR HAS CONTACTED DIGITESS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY, SURVEYOR CANNOT CERTIFY OR GUARANTEE THE ACCURACY OR COMPLETENESS OF ANY OTHER UTILITY LINES. UTILITY LINES MAY EXIST NOT KNOWN TO THIS COMPANY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT DIGITESS OR OTHER UTILITY PROVIDERS FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.

### DESCRIPTION

A TRACT OR PARCEL CONTAINING 7.982 ACRES OR 347,696 SQUARE FEET OF LAND SITUATED IN THE 1/4 & G. N. RR. SURVEY, ABSTRACT NOS. 608 & 614 GALVESTON COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 4.073 ACRE TRACT, DESCRIBED IN DEED TO KYLE PERRI, RECORDED UNDER GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2013049164, AND THE REMAINDER OF A CALLED 5.927 ACRE TRACT, DESCRIBED IN DEED TO SHAWNIA RATHBURN LEWIS, RECORDED UNDER G.C.C.F. NO. 2013049163, WITH SAID 7.982 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET FOR THE COMMON SOUTH CORNER OF A CALLED 1.3347 ACRE TRACT, DESCRIBED IN DEED TO CITY OF FRIENDSWOOD, RECORDED UNDER G.C.C.F. NO. 2018040888 AND CALLED 6.09 ACRE TRACT, DESCRIBED IN DEED TO HW WE PHASE 1, L.L.C., RECORDED UNDER G.C.C.F. NO. 2022061689 AND THE COMMON NORTH CORNER OF THE REMAINDER OF A CALLED 83.451 ACRE TRACT, DESCRIBED IN DEED TO HW WE PHASE 1, L.L.C., RECORDED UNDER G.C.C.F. NO. 2022061687, AND SAID 4.073 ACRE TRACT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 5/8" IRON ROD STAMPED "CL DAVIS RPLS 4464" FOUND FOR THE COMMON NORTH CORNER OF SAID 5.927 ACRE TRACT AND SAID 1.3347 ACRE TRACT BEARS NORTH 03 DEG. 42 MIN. 21 SEC. WEST, A DISTANCE OF 243.16 FEET;

THENCE, NORTH 86 DEG. 19 MIN. 10 SEC. EAST, WITH THE COMMON LINE OF SAID 1.3347 ACRE TRACT AND SAID 4.073 ACRE TRACT, A DISTANCE OF 155.70 FEET, PASSING THE SOUTHWEST CORNER OF SLOANS SECOND SUBDIVISION, MAP OR PLAT THEREOF RECORDED UNDER BOOK 254-A, PG. 12, GALVESTON COUNTY MAP RECORDS (G.C.M.R.), AND CONTINUING WITH THE SOUTH LINE OF SLOANS SECOND SUBDIVISION FOR A TOTAL DISTANCE OF 866.55 FEET TO A MAG NAIL SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 04 DEG. 54 MIN. 30 SEC. EAST, WITH THE EAST LINE OF SAID 5.927 ACRE TRACT, A DISTANCE OF 456.85 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF SAID LEAGUE CITY PARKWAY (120 FOOT R.O.W.), RECORDED UNDER PLAT NO. 22502406, G.C.M.R., FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

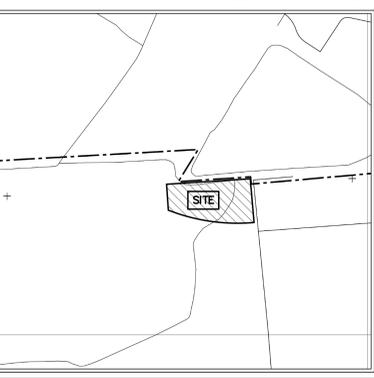
THENCE, SOUTH 85 DEG. 56 MIN. 31 SEC. WEST, WITH THE NORTH R.O.W. LINE OF SAID LEAGUE CITY PARKWAY, A DISTANCE OF 34.12 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, CONTINUING WITH THE NORTH R.O.W. LINE OF SAID LEAGUE CITY PARKWAY, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,940.00 FEET, A CENTRAL ANGLE OF 25 DEG. 59 MIN. 59 SEC., AN ARC LENGTH OF 889.05 FEET, AND A CHORD DISTANCE OF 271.09 FEET;

THENCE, NORTH 81 DEG. 13 MIN. 30 SEC. WEST, - 861.80 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 49 MIN. 43 SEC. WEST, WITH THE COMMON LINE OF THE REMAINDER OF SAID 83.451 ACRE TRACT AND THE REMAINDER OF SAID 4.073 ACRE TRACT, A DISTANCE OF 271.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.982 ACRES OR 347,696 SQUARE FEET OF LAND.

### FLOOD INFORMATION



**NFIP**  
FIRM  
FLOOD INSURANCE RATE MAP  
GALVESTON COUNTY, TEXAS  
AND INCORPORATED AREAS

PANEL 206 OF 600  
SEE MAP INDEX FOR PANEL LAYOUT

MAP NUMBER  
4816/020266  
EFFECTIVE DATE  
AUGUST 15, 2019

Federal Emergency Management Agency

### LEGEND

\* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

BB	BOLLARD	PP	POWER POLE W/TRANSFORMER	UL	UNDERGROUND CABLE SIGN	PN	FOUND
HC	HANDICAP	PP/T	POWER POLE W/TRANSFORMER	UT	UTILITY	G.C.C.F.	GALVESTON COUNTY CLERK FILE
GM	GAS METER	PP/LT	POWER POLE W/LIGHT	WM	WATER METER	G.C.M.R.	GALVESTON COUNTY DEED RECORDS
GV	GAS VALVE	PP/CT	POWER POLE W/CONDUIT	W	WOOD	G.C.M.R.	GALVESTON COUNTY MAP RECORDS
FH	FIRE HYDRANT	MP	METER POLE	TC	TOP OF CURB	IP	IRON PIPE
WM	WATER METER	GP	GUY ANCHOR	G	GUTTER	IR	IRON ROD
WV	WATER VALVE	OP	OVERHEAD POWER LINE	TO	TOP OF GRADE	NO.	NUMBER
ICV	IRRIGATION CONTROL VALVE	PP	POWER POLE	FL	FLOW LINE	PG.	PAGE
GI	GRATE INLET	PP/T	POWER POLE W/TRANSFORMER	RLW	RIGHT-OF-WAY	SQ. FT.	SQUARE FEET
GR	GRATE	PP/LT	POWER POLE W/LIGHT	VOL.	VOLUME	F.C.	FIRM CODE
MH	MANHOLE	PP/CT	POWER POLE W/CONDUIT	BL.	BUILDING	U.E.	UTILITY EASEMENT
CL	CLEANOUT	MP	METER POLE	WB	WESTERN BELL TELEPHONE CO.		
TP	TELEPHONE PEDESTAL	GP	GUY ANCHOR	WR	WATER		
EB	ELECTRIC BOX	PP	POWER POLE	UG	UNDERGROUND		
TSD	TRAFFIC SIGNAL BOX	PP/T	POWER POLE W/TRANSFORMER				
LP	LIGHT POLE	PP/LT	POWER POLE W/LIGHT				
TL	TRAFFIC LIGHT POLE	PP/CT	POWER POLE W/CONDUIT				
SL	GROUND/SPOT LIGHT	MP	METER POLE				

**BENCHMARK** PUBLISHED ELEVATION - 25.41  
BENCHMARK NO. LC-2021-124 BEING A BRASS DISK ON CONCRETE INLET STAMPED T.C. 2005 124 LOCATED FROM THE INTERSECTION OF F.M. 514 AND WESTOVER PARK, TRAVEL SOUTH 0.7 MILES ON WESTOVER PARK TO ITS INTERSECTION WITH HALSHEAD LANE, THENCE EAST APPROXIMATELY 200 FEET TO THE INTERSECTION OF HALSHEAD LANE AND CRANBROOK LANE. MONUMENT IS ON AN INLET AT THE SOUTHEAST CORNER OF THE INTERSECTION.

**TEMPORARY BENCHMARK "A"** ELEVATION - 30.55  
BEING A BOX CUT ON A STORM INLET, LOCATED ON THE NORTH SIDE OF LEAGUE CITY PARKWAY, APPROXIMATELY 1060 FEET SOUTHEAST OF THE INTERSECTION OF OCEAN PARK LANE AND THE WESTBOUND LANES OF LEAGUE CITY PARKWAY. (SHOWN HEREON)

**TEMPORARY BENCHMARK "B"** ELEVATION - 30.68  
BEING A BOX CUT ON A STORM INLET, LOCATED ON THE NORTH SIDE OF LEAGUE CITY PARKWAY, APPROXIMATELY 450 FEET WEST OF THE INTERSECTION OF CONES LANE AND THE WESTBOUND LANES OF LEAGUE CITY PARKWAY. (SHOWN HEREON)

- ### SCHEDULE 'B' NOTES
1. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON JANUARY 29, 1981, RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NUMBER 8103024 (FILM CODE 001-04-2409). (AFFECTS SUBJECT TRACT)
  - 10K. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN ACCESS EASEMENT DATED AUGUST 1, 2016, BY AND BETWEEN SHAWNIA LEWIS AND KYLE PERRI AS GRANTORS, AND THE CITY OF FRIENDSWOOD, TEXAS, AS GRANTEE, FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2016047047 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
  - 10I. RIGHTS IN AND TO THE EASEMENT OF PASSING (15-FOOT), PER RESTRICTIONS DATED JANUARY 28, 1981, FILED FOR RECORD ON JANUARY 29, 1981, UNDER CLERK'S FILE NUMBER 8103024 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS. (RELEASE OF EASEMENT BY GALVESTON COUNTY CLERK'S FILE NUMBER 2025027627)
  - 10m. SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (PORTION OF SUBJECT PROPERTY LYING WITHIN ABSTRACT 608). (AFFECTS SUBJECT TRACT, BLANKET IN NATURE)

LINE	BEARING	DISTANCE
L1	S 85°56'31" W	34.12'

### SURVEYOR'S CERTIFICATION

TO: THREE STAR OPERATIONS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY  
COMMONWEALTH LAND TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION, THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN, THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 3 SURVEY AND A CATEGORY 6, CONDITION 1 SURVEY, TO THE BEST OF MY KNOWLEDGE.

DATE: 07-01-2025  
LUCAS G. DAVIS  
Registered Professional Land Surveyor  
Texas Registration No. 6399

DATE	REVISIONS	REASON	BY

**WINDROSE**  
LAND SURVEYING & PLATTING  
5353 W SAM HOUSTON PKWY N, STE 150 | HOUSTON, TX 77041 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

LAND TITLE AND TOPOGRAPHIC SURVEY OF  
7.982 AC. / 347,696 SQ. FT. OF LAND  
SITUATED IN THE  
I. & G. N. RR. SURVEY  
ABSTRACT NOS. 608 & 614  
GALVESTON COUNTY, TEXAS

FIELD BY: JL CHECKED BY: DG JOB NO. 60569  
DRAWN BY: PH DATE: JUNE 2025 SHEET NO. 1 OF 1