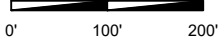


EXHIBIT "B"

I. & G. N. RR. CO. SURVEY, A-497
ATASCOSA COUNTY, TEXAS
EASEMENT PLAT

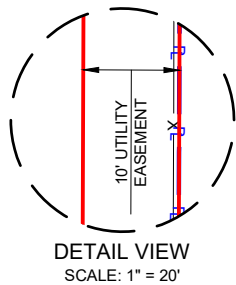


SCALE: 1" = 200'



REMAINDER OF
MMAP INVESTMENTS, LLC
DOCUMENT NO. 135057
CALLED 50.646 ACRES
O.P.R.A.C.T.

I. & G.N. RR. CO.
A-497



TRACT 5
10.00 ACRES

STATE HIGHWAY 16

SEE
DETAIL

10' UTILITY
EASEMENT

P.O.B.
X=2115708.24
Y=13476595.66
LAT.: N 28°48'14.70"
LONG.: W 98°32'25.20"

1/2" IRON ROD WITH
CAP STAMPED
"LITTLE 6163"
FOUND

1/2" IRON ROD WITH
CAP STAMPED
"LITTLE 6163"
FOUND

LINE TABLE

LINE	BEARING	DISTANCE
1	N 89°55'07" W	10.00'
2	N 00°12'41" E	435.32'
3	S 89°55'07" E	10.00'
4	S 00°12'41" W	435.32'

LEGEND

- TRACT BORDER
- PROPOSED EASEMENT
- ROAD WAY
- FENCE LINE
- IRON ROD SET
- IRON ROD FOUND



1400 EVERMAN PARKWAY, Ste. 146 • FT. WORTH, TEXAS 76140
TELEPHONE: (817) 744-7512 • FAX (817) 744-7554
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM

Patrick A. Fox, R.P.L.S. No. 5069
SURVEYED ON THE GROUND: January 27, 2021
Field note description of even date accompanies this plat.

SH 16 JOURDANTON, TX TRACT 5	REVISION:	
	INT	DATE
DATE: 02/09/2021		
FILE: EP_SH16_JOURDANTON_TR5_A		
DRAWN BY: CAR		
SHEET: 1 OF 2		

NOTES:

- ORIGINAL DOCUMENT SIZE: 8.5" X 14"
- ALL BEARINGS, DISTANCES, AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, U.S. SURVEY FEET.
- CERTIFICATION IS MADE ONLY TO THE LOCATION OF THIS EASEMENT, IN RELATION TO THE EVIDENCE FOUND DURING A FIELD SURVEY, MADE ON THE GROUND, UNDER MY SUPERVISION, AND USING DOCUMENTATION PROVIDED BY BLUE INDIE REALTY. ONLY UTILITIES/EASEMENTS THAT WERE VISIBLE ON THE DATE OF THIS SURVEY, WITHIN/ADJOINING THIS EASEMENT, HAVE BEEN LOCATED AS SHOWN HEREON OF WHICH I HAVE KNOWLEDGE. THIS CERTIFICATION IS LIMITED TO THOSE PERSONS OR ENTITIES SHOWN ON THE FACE OF THIS PLAT AND IS NON-TRANSFERABLE. AND MADE FOR THIS TRANSACTION ONLY.
- ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- P.O.B. = POINT OF BEGINNING
- O.P.R.A.C.T. = OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS

EXHIBIT "B"
ATASCOSA COUNTY, TEXAS
10 FOOT WIDE EASEMENT DESCRIPTION

February 9, 2021
Sheet 2 of 2

Field notes of a 10 foot wide utility easement, as shown on sheet 1 of 2 of this Exhibit "B", situated in the I. & G.N. RR. Co. Survey, Abstract No. 497, Atascosa County, Texas, also being out of a called 10.00 acre tract of land, subdivided from a 50.646 acre tract of land, described in deed to MMAP Investments, LLC, recorded in Document No. 135057, Official Public Records, Atascosa County, Texas, (O.P.R.A.C.T.), said 10 foot wide utility easement being more particularly described by metes and bounds description as follows:

BEGINNING (P.O.B., X=2115708.24, Y=13476595.66) at a 1/2-inch iron rod with cap stamped "LITTLE 6163" found on the West right of way line of State Highway 16, for the Southeast corner of said 50.646 acre tract, and the Southeast corner of said 10.00 acre tract;

THENCE North 89°55'07" West, along the South line of said 50.646 acre tract, and the South line of said 10.00 acre tract, a distance of 10.00 feet;

THENCE North 00°12'41" East, a distance of 435.32 feet to a point on the North line of said 10.00 acre tract;

THENCE South 89°55'07" East, along the North line of said 10.00 acre tract, a distance of 10.00 feet to a 1/2-inch iron rod with cap stamped "TOPOGRAPHIC" set on the West right of way line of State Highway 16, and the East line of said 50.646 acre tract, for the Northeast corner of said 10.00 acre tract;

THENCE South 00°12'41" West, along the West right of way line of State Highway 16, the East line of said 50.646 acre tract, and the East line of said 10.00 acre tract, a distance of 435.32 feet to the POINT OF BEGINNING containing 0.10 acre.

All bearings, distances, and coordinates contained herein are grid, based upon the Texas Coordinate System of 1983 (commonly, Texas State Plane Coordinate System), South Central Zone, in U.S. Survey Feet.

Plat of even date accompanies this field note description.