

EXHIBIT B

METES AND BOUNDS DESCRIPTION

FOR A 36.969 ACRE TRACT OF LAND SITUATED IN THE JOSEPH THOMPSON SURVEY, ABSTRACT NO. 608, WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE 1048.20 ACRE TRACT OF LAND DESCRIBED IN VOLUME 522, PAGE 451, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CONVEYED TO A.C. WEIR PROPERTIES, LTD., AS RECORDED IN DOCUMENT 2005090431, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PART OF THE 25.75 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1238, PAGE 445, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CONVEYED TO A.C. WEIR PROPERTIES, LTD. AS RECORDED IN DOCUMENT NO. 2005090431, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 36.969 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found monumenting the southeast corner of the said 1048.20-Acre Weir Tract, same being on the southwest corner of the "Resubdivision of Riverview Estates" a subdivision recorded in Cabinet K, Slide 51, Plat Records of Williamson County, Texas, same being on a point in the northerly right-of-way line of F.M. 2243 (80' wide right-of-way width);

THENCE with the southerly boundary line of said 1048.20-Acre Weir Tract and the northerly right-of-way line of said F.M. 2243, S59°33'27"W for a distance of 754.41 feet to a 1/2" iron rod set with aluminum cap marked "Diamond Surveying", for the southeast corner and **POINT OF BEGINNING** hereof;

THENCE continuing with the southerly boundary line of said 1048.20-Acre Weir Tract and the northerly right-of-way line of said F.M. 2243, S59°33'27"W for a distance of **595.91 feet** to a concrete highway right-of-way monument found on the beginning of a curve to the left hereof, and from which a concrete highway right-of-way monument found monumenting a point of curvature in the southerly right-of-way line of said F.M. 2243 bears S30°26'33"E for a distance of 80.00 feet;

THENCE continuing with the southerly boundary line of said 1048.20-Acre Weir Tract and the northerly right-of-way line of said F.M. 2243 along said **curve to the left** having a delta angle of **0°20'57"**, an arc length of **70.06 feet**, a radius of **11499.16 feet**, a chord which bears **S59°22'59"W** for a distance of **70.06 feet** to a 1/2" iron rod set with aluminum cap marked "Diamond Surveying" monumenting the southwest corner hereof, and from which a calculated point on a point of tangency of said curving

northerly right-of-way line of F.M. 2243 bears S58°24'29"W a distance of 321.29 feet, and from said calculated point of tangency a concrete highway right-of-way monument found bears N28°28'15"E a distance of 0.43'

THENCE departing said northerly right-of-way line of F.M. 2243, through the interior of said 1048.20-Acre Weir the following ten (10) courses and distances:

- 1) **N15°04'29"E** for a distance of **131.35 feet** to a 1/2" iron rod set with aluminum cap marked "Diamond Surveying" monumenting an angle point hereof;
- 2) **N29°22'19"W** for a distance of **446.73 feet** to a 1/2" iron rod set with aluminum cap marked "Diamond Surveying" monumenting an angle point hereof;
- 3) **N21°42'28"W** for a distance of **505.31 feet** to a 1/2" iron rod set with aluminum cap marked "Diamond Surveying" monumenting an angle point hereof;
- 4) **N30°20'30"W** for a distance of **536.79 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" monumenting the beginning of a curve to the right hereof;
- 5) With said arc of **a curve to the right** having a delta angle of **7°49'27"**, an arc length of **978.16 feet**, a radius of **7162.89 feet**, a chord which bears **N26°17'34"W** for a distance of **977.40 feet** to a 1/2" iron rod set with aluminum cap marked "Diamond Surveying" monumenting the end point of said curve;
- 6) **N22°22'50"W** for a distance of **573.90 feet** to a 1/2" iron rod set with aluminum cap marked "Diamond Surveying" monumenting an angle point hereof;
- 7) **N65°29'59"W** for a distance of **89.71 feet** to a 1/2" iron rod set with aluminum cap marked "Diamond Surveying" monumenting an angle point hereof;
- 8) **N22°22'50"W** for a distance of **462.09 feet** to a 1/2" iron rod set with aluminum cap marked "Diamond Surveying" monumenting an angle point hereof;
- 9) **N13°43'24"E** for a distance of **154.20 feet** to a 1/2" iron rod set with aluminum cap marked "Diamond Surveying" monumenting an angle point hereof;

10) **N22°22'50"W** for a distance of **89.17 feet** to a calculated point being in the southerly boundary line of the aforementioned 25.75-Acre Weir Tract, and from which a fence post found monumenting the most westerly southwest corner of said 25.75-Acre Weir Tract bears N86°50'08"W a distance 33.83 feet and N81°22'18"W a distance of 26.54 feet;

THENCE through the interior of said 25.75-Acre Weir Tract, **N22°22'50"W** for a distance of **105.81 feet** to a calculated point being in the westerly boundary line of said 25.75-Acre Weir Tract, and from which the aforesaid fence post found on the most westerly southwest corner of said 25.75-Acre Weir Tract bears S12°06'29"W a distance 94.08 feet;

THENCE through the interior of said 1048.20-Acre Weir Tract, **N22°22'50"W** passing at a distance of 115.57 feet a 1/2" iron rod set with aluminum cap marked "Diamond Surveying" near the south top bank of the South San Gabriel River, continuing for a total distance of **315.57 feet** to a calculated point in the centerline of said South San Gabriel River, same being on a point in the northerly boundary line of said 1048.20-Acre Weir Tract, same being on a point in the southerly boundary line of the called 457-acre tract of land described in Volume 345, Page 460, Deed Records of Williamson County, Texas, and conveyed to Monnajene G. Knight, Trustee of the Lorenza G. Knight and Monnajene G. Knight Revocable Living Trust as recorded in Document 2009074984, Official Public Records of Williamson County, Texas, for the northwest corner hereof;

THENCE with the centerline of said South San Gabriel River, same being with the northerly boundary line of said 1048.20-Acre Weir Tract, same being with the southerly boundary line of said Knight tract, **N57°40'19"E** for a distance of **29.48 feet** to a calculated point being on the northwest corner of said 25.75-Acre Weir Tract;

THENCE continuing with the centerline of said South San Gabriel River, same being with the northerly boundary line of said 25.75-Acre Weir Tract, same being with the southerly boundary line of said Knight Tract the following four (4) courses and distances:

1) **N57°40'19"E** for a distance of **35.81 feet** to a calculated point hereof;

- 2) **N63°03'47"E** for a distance of **52.45 feet** to a calculated point hereof;
- 3) **N74°48'28"E** for a distance of **98.32 feet** to a calculated point hereof;
- 4) **N69°23'28"E** for a distance of **55.22 feet** to a calculated point, for the northeast corner hereof;

THENCE through the interior of said 25.75-Acre Weir tract, **S22°22'50"E** passing at a distance of 200.00 feet a 1/2" iron rod set with aluminum cap marked "Diamond Surveying" near the south top bank of said South San Gabriel River continuing for a total distance of **554.72 feet** to a calculated point being in the southerly boundary line of said 25.75-Acre Weir tract, and from which a 1/2" iron rod found on an angle point in the southerly boundary line of said 25.75-Acre Weir tract, bears **S85°59'31"E** for a distance of 22.32 feet;

THENCE through the interior of said 1048.20-Acre Weir Tract the following ten (10) courses and distances:


- 1) **S22°22'50"E** for a distance of **29.67 feet** to a 1/2" iron rod set with aluminum cap marked "Diamond Surveying" monumenting an angle point hereof;
- 2) **S67°22'50"E** for a distance of **105.09 feet** to a 1/2" iron rod set with aluminum cap marked "Diamond Surveying" monumenting an angle point hereof;
- 3) **S22°22'50"E** for a distance of **438.04 feet** to a 1/2" iron rod set with aluminum cap marked "Diamond Surveying" monumenting an angle point hereof;
- 4) **S22°37'10"W** for a distance of **113.58 feet** to a 1/2" iron rod set with aluminum cap marked "Diamond Surveying" monumenting an angle point hereof;
- 5) **S22°22'50"E** for a distance of **560.98 feet** to a 1/2" iron rod set with aluminum cap marked "Diamond Surveying" monumenting the beginning of a curve to the left hereof;
- 6) With the arc of said **curve to the left**, having a delta angle of **4°01'56"**, an arc length of **483.47 feet**, a radius of **6870.00 feet**, a chord which bears **S24°23'48"E**, for a distance

of **483.37 feet**, to a 1/2" iron rod set with aluminum cap marked "Diamond Surveying" monumenting the end of said curve;

- 7) **S40°22'39"E** for a distance of **629.27 feet** to a 1/2" iron rod set with aluminum cap marked "Diamond Surveying" monumenting an angle point hereof;
- 8) **S30°55'00"E** for a distance of **684.45 feet** to a 1/2" iron rod set with aluminum cap marked "Diamond Surveying" monumenting an angle point hereof;
- 9) **S30°40'05"E** for a distance of **664.03 feet** to a 1/2" iron rod set with aluminum cap marked "Diamond Surveying" monumenting an angle point hereof;
- 10) **S75°28'43"E** for a distance of **84.19 feet** to the POINT OF BEGINNING hereof and containing 36.969 acres of land more or less.

[BEARING BASIS: NAD-83(1993), TEXAS CENTRAL (4203), STATE PLANE SYSTEM for this description]

A sketch has been prepared to accompany this metes and bounds description.

 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100



August 8, 2011

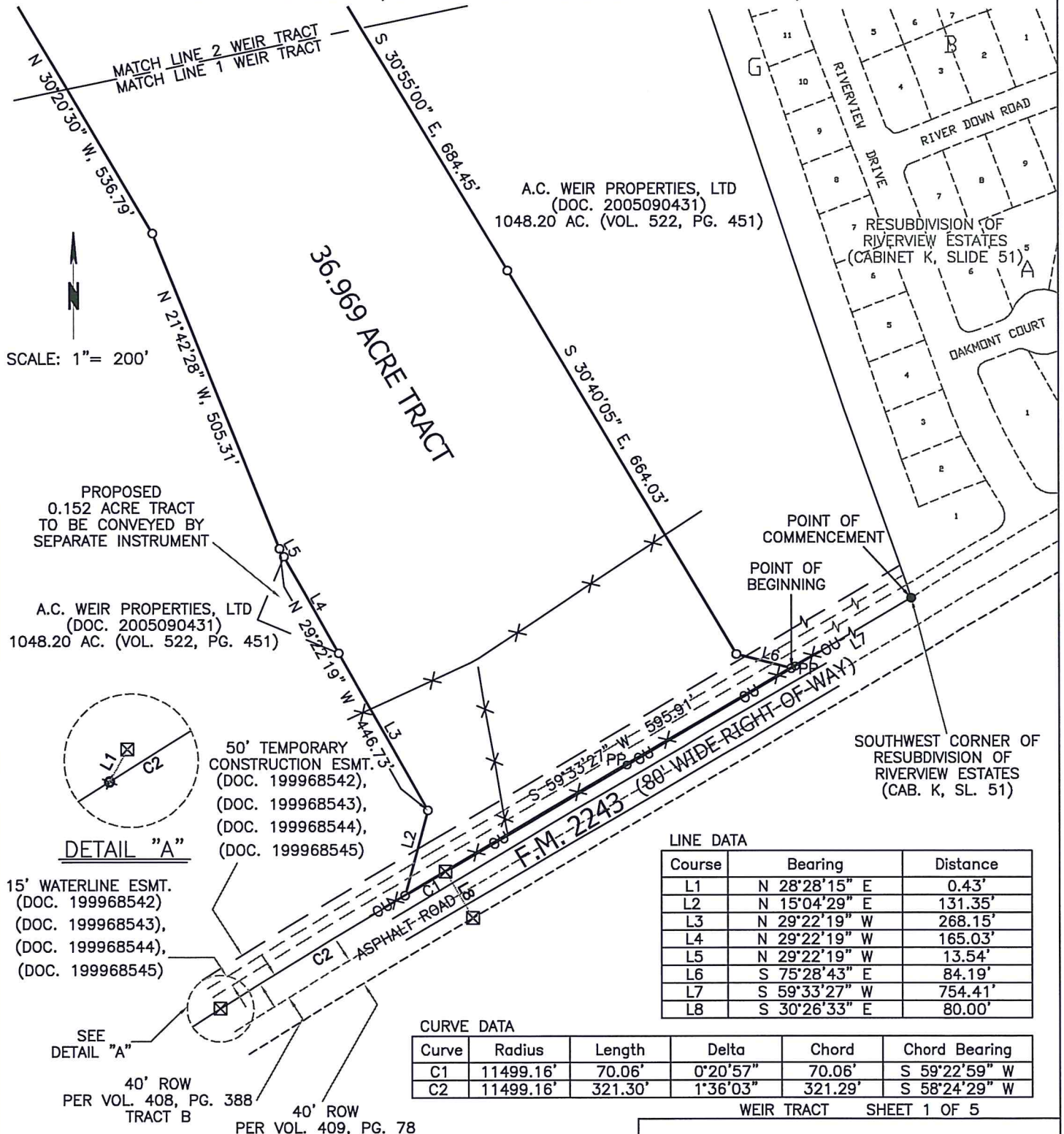
SHANE SHAFER, R.P.L.S. NO. 5281

DATE



SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 36.969 ACRE TRACT OF LAND SITUATED IN THE JOSEPH THOMPSON SURVEY, ABSTRACT NO. 608, WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE 1048.20 ACRE TRACT OF LAND DESCRIBED IN VOLUME 522, PAGE 451, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND CONVEYED TO A.C. WEIR PROPERTIES, LTD. AS RECORDED IN DOCUMENT 2005090431, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PART OF THE 25.75 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1238, PAGE 445, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND CONVEYED TO A.C. WEIR PROPERTIES, LTD. AS RECORDED IN DOCUMENT 2005090431, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



LINE DATA

Course	Bearing	Distance
L1	N 28°28'15" E	0.43'
L2	N 15°04'29" E	131.35'
L3	N 29°22'19" W	268.15'
L4	N 29°22'19" W	165.03'
L5	N 29°22'19" W	13.54'
L6	S 75°28'43" E	84.19'
L7	S 59°33'27" W	754.41'
L8	S 30°26'33" E	80.00'

CURVE DATA

Curve	Radius	Length	Delta	Chord	Chord Bearing
C1	11499.16'	70.06'	0°20'57"	70.06'	S 59°22'59" W
C2	11499.16'	321.30'	1°36'03"	321.29'	S 58°24'29" W

WEIR TRACT SHEET 1 OF 5

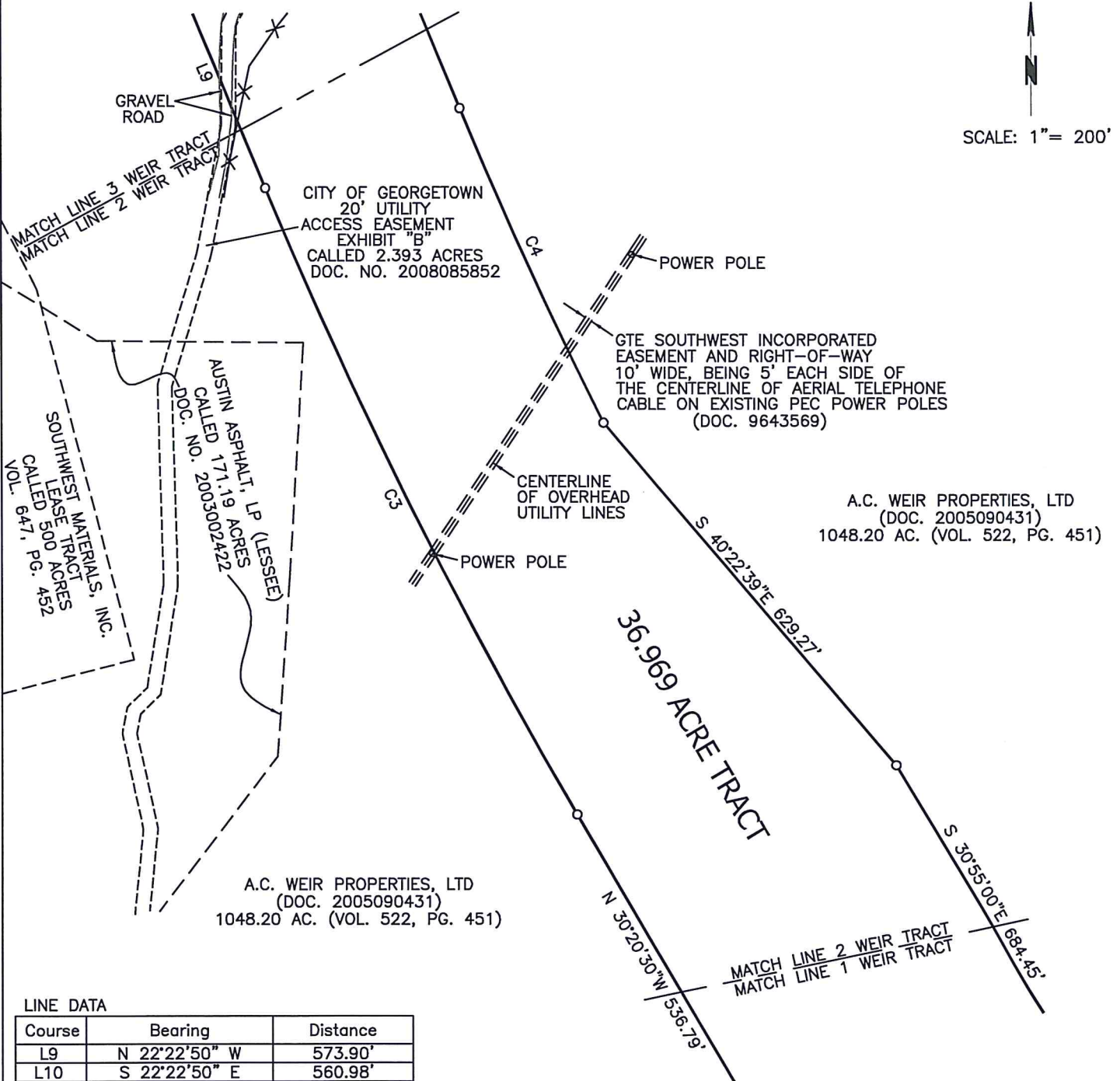


DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100

SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 36.969 ACRE TRACT OF LAND SITUATED IN THE JOSEPH THOMPSON SURVEY, ABSTRACT NO. 608, WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE 1048.20 ACRE TRACT OF LAND DESCRIBED IN VOLUME 522, PAGE 451, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND CONVEYED TO A.C. WEIR PROPERTIES, LTD. AS RECORDED IN DOCUMENT 2005090431, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PART OF THE 25.75 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1238, PAGE 445, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND CONVEYED TO A.C. WEIR PROPERTIES, LTD. AS RECORDED IN DOCUMENT 2005090431, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



SCALE: 1" = 200'

LINE DATA

Course	Bearing	Distance
L9	N 22°22'50" W	573.90'
L10	S 22°22'50" E	560.98'

CURVE DATA

Curve	Radius	Length	Delta	Chord	Chord Bear.
C3	7162.89'	978.16'	7°49'27"	977.40'	N 26°17'34" W
C4	6870.00'	483.47'	4°01'56"	483.37'	S 24°23'48" E

WEIR TRACT SHEET 2 OF 5

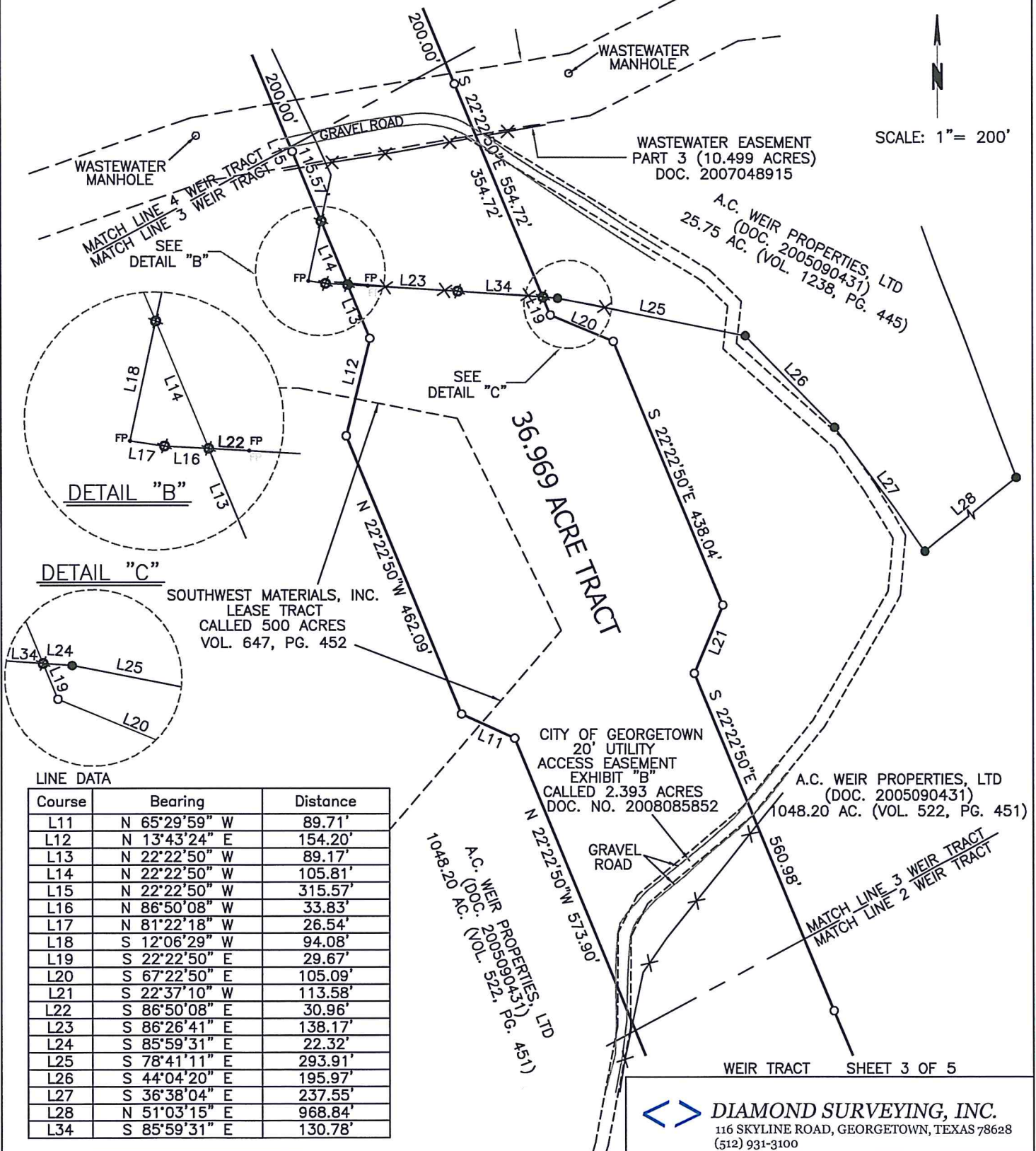


DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100

SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 36.969 ACRE TRACT OF LAND SITUATED IN THE JOSEPH THOMPSON SURVEY, ABSTRACT NO. 608, WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE 1048.20 ACRE TRACT OF LAND DESCRIBED IN VOLUME 522, PAGE 451, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND CONVEYED TO A.C. WEIR PROPERTIES, LTD. AS RECORDED IN DOCUMENT 2005090431, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PART OF THE 25.75 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1238, PAGE 445, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND CONVEYED TO A.C. WEIR PROPERTIES, LTD. AS RECORDED IN DOCUMENT 2005090431, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



DIAMOND SURVEYING, INC.
 116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
 (512) 931-3100

SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION

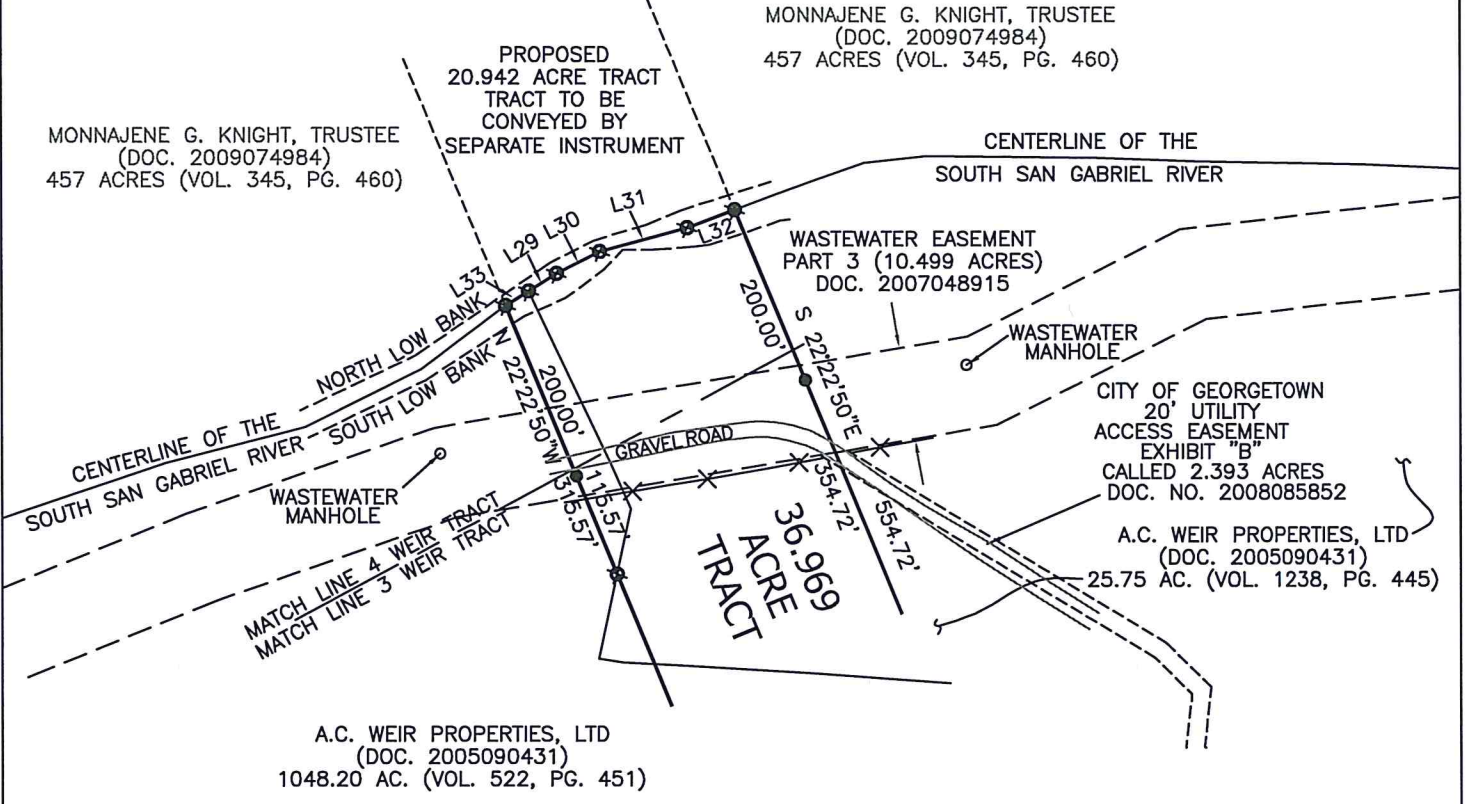
FOR A 36.969 ACRE TRACT OF LAND SITUATED IN THE JOSEPH THOMPSON SURVEY, ABSTRACT NO. 608, WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE 1048.20 ACRE TRACT OF LAND DESCRIBED IN VOLUME 522, PAGE 451, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND CONVEYED TO A.C. WEIR PROPERTIES, LTD. AS RECORDED IN DOCUMENT 2005090431, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PART OF THE 25.75 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1238, PAGE 445, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND CONVEYED TO A.C. WEIR PROPERTIES, LTD. AS RECORDED IN DOCUMENT 2005090431, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LINE DATA

Course	Bearing	Distance
L29	N 57°40'19" E	35.81'
L30	N 63°03'47" E	52.45'
L31	N 74°48'28" E	98.32'
L32	N 69°23'28" E	55.22'
L33	N 57°40'19" E	29.48'



SCALE: 1" = 200'



LEGEND

●	BOUNDARY MONUMENT FOUND (1/2" IRON ROD UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
☒	4" SQUARE CONCRETE MONUMENT FOUND
⊙	CALCULATED POINT
•FP	FENCE CORNER POST FOUND
—X—	WIRE FENCE
○PP	POWER POLE
—OU—	OVERHEAD UTILITY LINE
— —	DISTANCE NOT SHOWN TO SCALE



SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 36.969 ACRE TRACT OF LAND SITUATED IN THE JOSEPH THOMPSON SURVEY, ABSTRACT NO. 608, WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE 1048.20 ACRE TRACT OF LAND DESCRIBED IN VOLUME 522, PAGE 451, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND CONVEYED TO A.C. WEIR PROPERTIES, LTD. AS RECORDED IN DOCUMENT 2005090431, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PART OF THE 25.75 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1238, PAGE 445, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND CONVEYED TO A.C. WEIR PROPERTIES, LTD. AS RECORDED IN DOCUMENT 2005090431, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

GENERAL NOTES:

1. Bearing Basis: NAD-83 (1993), Texas Central (4203), Texas State Plane Coordinate System. Distances shown hereon are surface.
2. All Documents listed hereon are Recorded in the Office of the County Clerk of Williamson County, Texas.

TITLE COMMITMENT NOTES

The Surveyor has reviewed Commitment for Title Insurance GF No. 110066068 P issued by Stewart Title Guaranty Company, issue date July 11, 2011, with regard to any record easements, right of way or setbacks affecting the subject property.

- 11) An oil, gas and mineral lease as recorded in Volume 802, Page 607, does affect the Subject Tract.
- 12) The terms, conditions and provisions as recorded in Volume 555, Page 461, does affect the Subject Tract.
- 13) The terms, conditions and provisions as recorded in Volume 562, Page 267, may affect the Subject Tract.
- 14) The terms, conditions and provisions as recorded in Volume 647, Page 452, does affect the Subject Tract as shown.
- 15) Easement and right of way granted to General Telephone Company of the Southwest as recorded in Volume 1062, Page 572, does not affect the Subject Tract.
- 16) Easement and right of way granted to GTE Southwest Incorporated as recorded in Document No. 9643569, does affect the Subject Tract as shown.
- 17 - 20) The temporary construction easement and permanent utility easement granted to the City of Georgetown as recorded in Document No. 199968542, Document No. 199968543, Document No. 199968544 and Document No. 199968545. Said easements do affect the Subject Tract as shown.
- 21) The terms and conditions as forth in Document No. 2000074009 and Document No. 2000085474, does not affect the Subject Tract.

TITLE COMMITMENT NOTES, CONTINUED

- 22) Wastewater easement granted to the City of Georgetown as recorded in Document No. 2007048915, does affect the Subject Tract as shown.
- 23) Temporary access and construction easement as recorded in Document No. 2007048916, may affect the Subject Tract. Non plotable description.
- 24) The terms, conditions and provisions as recorded in Document No. 2003002422, does not affect the Subject Tract.
- 25) The terms, conditions and provisions as recorded in Document no. 2003002423, does not affect the Subject Tract.
- 26) 20' utility access easement granted to the City of Georgetown as recorded in Document No. 2008085852, does affect the Subject Tract as shown.

CERTIFICATION TO: CITY OF GEORGETOWN and STEWART TITLE GUARANTY COMPANY EXCLUSIVELY.

THE UNDERSIGNED CERTIFIES THAT THIS SURVEY WAS THIS DAY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND OF THE REAL PROPERTY SHOWN ON THE SURVEY, AND AFTER THE EXERCISE OF PROFESSIONAL DILIGENCE AND REASONABLE CARE THAT THIS SURVEY IS CORRECT TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE AND BELIEF; THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, OR BOUNDARY CONFLICTS OR VISIBLE ENCROACHMENTS, PROTRUSIONS OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN HEREON; AND THAT THE PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.



Shane Shafer
SHANE SHAFER, R.P.L.S.

August 8, 2011
DATE

WEIR TRACT SHEET 5 OF 5

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100