

EXHIBIT "B"

METES & BOUNDS DESCRIPTION

A 0.13 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PORTION OF HUNSTOCK AVE. (A 50' R.O.W.) AS SHOWN ON PLAT OF SOUTH PARK RECORDED IN VOLUME 105, PAGES 44-45, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½" iron rod set in the northerly R.O.W. line of Groveton St. (per plat, Bryant Street, a 50' R.O.W.) for the southeast corner of the herein described tract, the southwest corner of Lot 3, Block 2, N.C.B. 2986, the southeast terminus of the westerly R.O.W. line of said Hunstock Ave., from which a ½" iron rod marking the southeast corner of said Lot 3, the southwest corner of a called 0.249 acre tract deeded to Southtown Two, LTD in Vol. 18534, PG. 897, Real Property Records of Bexar County, Texas, is found bearing S 79°18'18" E, a distance of 140.00 feet for witness;

THENCE along the northerly R.O.W. line of said Groveton St., same being the south line of the herein described tract, N 79°18'18" W, at 25.20 feet passing a ½" iron rod set, a total of 50.36 feet to a point of reference for the southwest corner of the herein described tract, the southeast corner of a called 0.089 acre tract as deeded to Vie Studios LLC in Vol. 16993, Pg. 2001, Real Property Records of Bexar County, Texas;

THENCE along the east line of said Vie Studios Tract, same being the west line of the herein described tract, N 03°26'33" E, 114.47 feet to a point of reference for the northwest corner of the herein described tract, a point in the southerly line of a tract known as a portion of Lot 1, as deeded to the Union Pacific Railroad Co.;

THENCE along said line, same being the north line of the herein described tract, S 79°34'43" E, at 25.18 feet passing a ½" iron rod set, a total distance of 50.37 feet to a ½" iron rod set for the northeast corner of the herein described tract, the northwest corner of a tract known as Lots 2, 3, and a part of Lot 1, Block 2, N.C.B. 2986;

THENCE along the west line of said Lots 1-3, same being the east line of the herein described tract, S 03°26'33" W, 114.71 feet to the **POINT OF BEGINNING** and containing 0.13 acres, more or less.

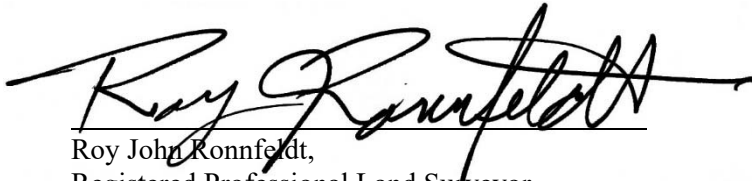
All set ½" iron rods capped with "Amerisurveyors" cap.

STATE OF TEXAS §

COUNTY OF BEXAR §

August 7, 2017

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.

A handwritten signature in black ink, reading "Roy John Ronnfeldt", written over a horizontal line.

Roy John Ronnfeldt,
Registered Professional Land Surveyor
Registration No. 3520

