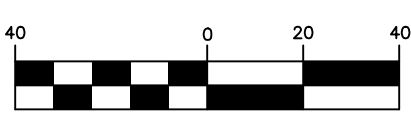


GRAPHIC SCALE



LINE	BEARINGS	DISTANCE
L1	N 02°33'42" W	13.86'
L2	N 87°15'30" E	30.19'

Legal Description:
METES AND BOUNDS DESCRIPTION
 6.8940 ACRES (300,302 SQUARE FEET)
 WILLIAM HURD SURVEY, ABSTRACT 378
 HARRIS COUNTY, TEXAS

Being a tract or parcel, containing 6.8940 acres (300,302 square feet) of land situated in the William Hurd Survey, Abstract Number 378, Harris County, Texas; Said 6.8940 acre tract being all of the remainder of a called 8.183 acre tract of record in the name of RYM Company, Ltd., in Harris County Clerk's File (H.C.C.F.) Number Y990591 and all of a called 0.5645 acre tract of record in the name of RYM Company, Ltd., in H.C.C.F. Number 20090143820; Save and Except a called 1.213 acre tract of record in the name of the City of Tomball in H.C.C.F. Number J819955, a called 0.5388 acre tract of record in the name of the City of Tomball in H.C.C.F. Number 20090143820 and a called 0.1273 acre tract dedicated to the public for Right-of-Way (R.O.W.) purposes of record in Film Code Number 694222, in the Map Records of Harris County (H.C.M.R.), Texas; Said 6.8940 acre tract being more particularly described by metes and bounds as follows (bearing referenced herein are based on the Texas Coordinate System, South Central Zone NAD83):

COMMENCING at a 5/8 inch iron rod found for the northwest corner of aforesaid 1.213 acre tract and the southwest corner of aforesaid 0.5388 acre tract, and being on the north R.O.W. line of Michel Road (80 feet wide)

THENCE, coincident the west line of aforesaid 1.213 acre tract and through and across aforesaid Michel Road, South 02 Degrees 32 Minutes 38 Seconds East, a distance of 80.00 feet to a 5/8 inch iron rod with 'VILLA 6751' cap set for the northwest corner and POINT OF BEGINNING of the herein described tract and the northeast corner of the remainder of a called 15.891 acre tract of record in the name of Tortuga Operating Company in H.C.C.F. Number 20140565586, and being on the south R.O.W. line of said Michel Road;

THENCE, coincident the north line of the herein described tract and the south R.O.W. line of aforesaid Michel Road the following three (3) courses:

1. North 87 Degrees 26 Minutes 18 Seconds East, a distance of 100.00 feet to a 5/8 inch iron rod with 'VILLA 6751' cap set;
2. North 02 Degrees 33 Minutes 42 Seconds West, a distance of 3.86 feet to a 5/8 inch iron rod with 'VILLA 6751' cap set;
3. North 87 Degrees 26 Minutes 18 Seconds East, a distance of 460.02 feet to a 5/8 inch iron rod with 'VILLA 6751' cap set for the northeast corner of the herein described tract and the southeast corner of aforesaid 0.5388 acre tract, being on the southeast corner of Michel Road and the west R.O.W. line of School Road (60 feet wide);

THENCE, coincident the east line of the herein described tract the following four (4) courses:

1. South 02 Degrees 42 Minutes 37 Seconds East, a distance of 131.29 feet to a 5/8 inch iron rod with 'VILLA 6751' cap set for the southeast corner of aforesaid 0.5645 acre tract;

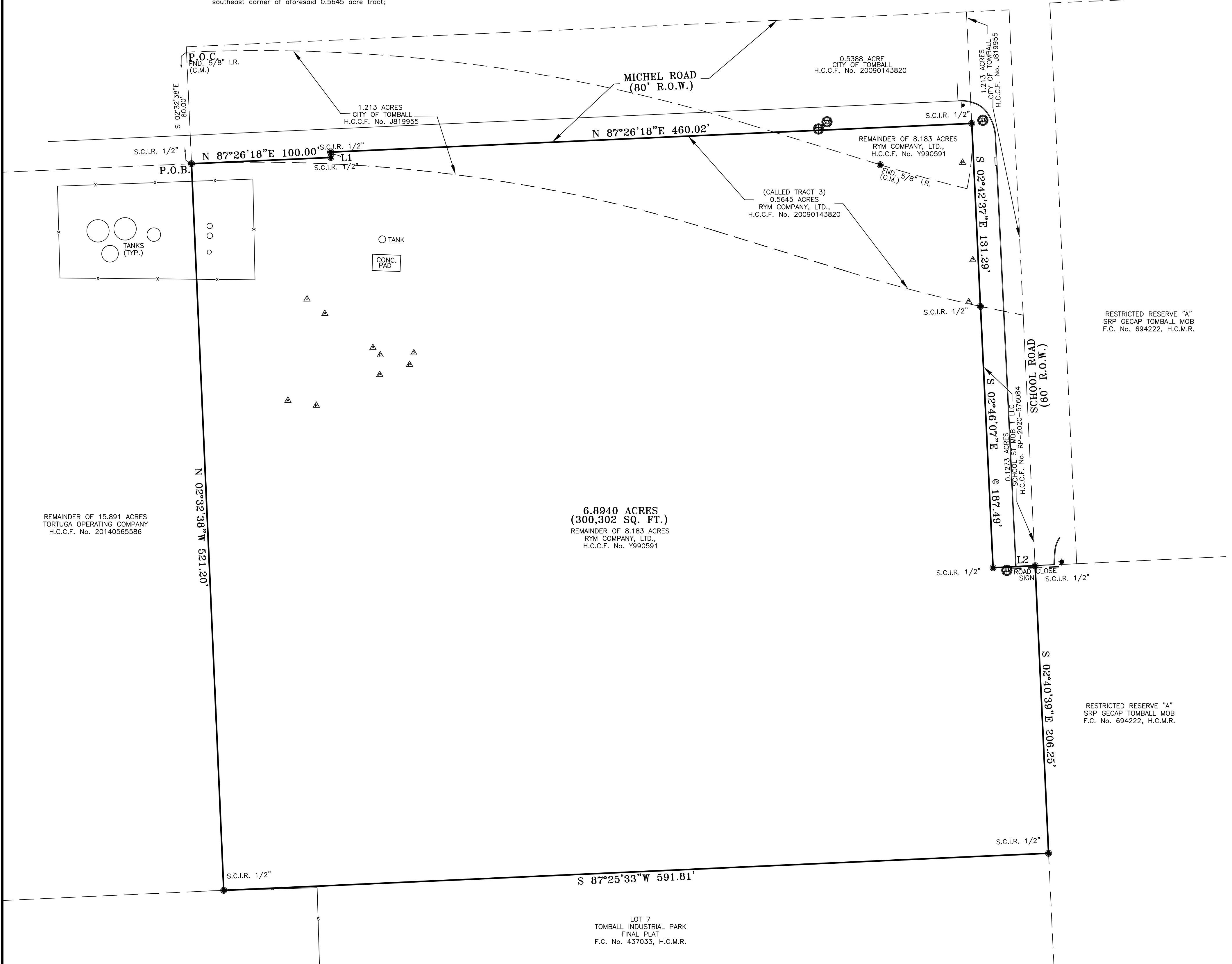
2. South 02 Degrees 46 Minutes 07 Seconds East, a distance of 187.49 feet to a 5/8 inch iron rod with 'VILLA 6751' cap set for the southwesterly terminus of aforesaid School Road;
3. North 87 Degrees 15 Minutes 30 Seconds East, a distance of 30.19 feet to a 5/8 inch iron rod with 'VILLA 6751' cap set for the northwest corner of Restricted Reserve 'A' in SRP GECAP Tomball MOB, a subdivision duly of record in Film Code Number 694222, H.C.M.R.;
4. South 02 Degrees 40 Minutes 39 Seconds East, a distance of 206.25 feet to a 5/8 inch iron rod with 'VILLA 6751' cap set for the southeast corner of the herein described tract and the northeast corner of Lot 7 in Tomball Industrial Park Final Plat, a subdivision duly of record in Film Code Number 437033, H.C.M.R., and being on the west line of aforesaid Reserve 'A';

THENCE, coincident the south line of the herein described tract and the north line of aforesaid Lot 7, South 87 Degrees 25 Minutes 33 Seconds West, a distance of 591.81 feet to a 5/8 inch iron rod with 'VILLA 6751' cap set for the southwest corner of the herein described tract and the southeast corner of aforesaid 15.891 acre tract, and being on the north line of said Lot 7;

THENCE, coincident the west line of the herein described tract and the east line of aforesaid 15.891 acre tract, North 02 Degrees 32 Minutes 38 Seconds West, a distance of 521.20 feet to the POINT OF BEGINNING and containing 6.8940 acres (300,302 square feet) of land.

NOTES:

1. This survey was prepared with the benefit of a title commitment prepared by Fidelity National Title Insurance Company, of No. FTH-51F-FAH23000530, effective date: January 17, 2023 and issued January 25, 2023; no additional research regarding the existence of easements or restrictions of record has been performed by DVJ Land Surveying.
2. This tract lies in Zone "X" (Unshaded), areas determined to be outside the 0.2% annual chance floodplain, as per the National Flood Insurance Program FIRM Map Panel Number 4820100230L, effective date: June 18, 2007.
3. Bearings shown herein are based on the Texas Coordinate System, South Central Zone, NAD 83.
4. Mineral Rights and/or Lease Rights are not surveyed related and therefore not a part of this survey.
5. Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.
6. At the time of this survey all visible improvements and utilities were located and shown herein.
7. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named above and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.



REMAINDER OF 15.891 ACRES
 TORTUGA OPERATING COMPANY
 H.C.C.F. No. 20140565586

6.8940 ACRES
(300,302 SQ. FT.)
 REMAINDER OF 8.183 ACRES
 RYM COMPANY, LTD.,
 H.C.C.F. No. Y990591

LOT 7
 TOMBALL INDUSTRIAL PARK
 FINAL PLAT
 F.C. No. 437033, H.C.M.R.

RESTRICTED RESERVE "A"
 SRP GECAP TOMBALL MOB
 F.C. No. 694222, H.C.M.R.

RESTRICTED RESERVE "A"
 SRP GECAP TOMBALL MOB
 F.C. No. 694222, H.C.M.R.

ABBREVIATIONS LEGEND

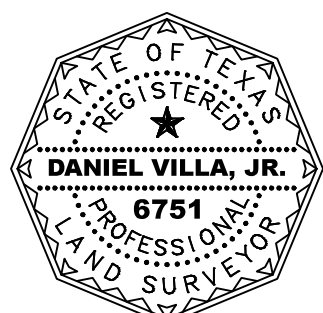
- A ABSTRACT
- F.C. FILM CODE
- FND FOUND
- H.C.C.F. No. HARRIS COUNTY CLERK'S FILE NUMBER
- H.C.M.R. HARRIS COUNTY MAP RECORDS
- I.R. IRON ROD
- R.O.W. RIGHT OF WAY
- SQ. FT. SQUARE FEET

SYMBOLS LEGEND

- IRON ROD SET/FIND
- MANHOLE
- ⊕ FIRE HYDRANT
- △ PIPELINE MARKER
- ⊙ CABLE EQUIPMENT
- ⚡ TRAFFIC SIGN
- CHAIN LINK FENCE
- WROUGHT IRON FENCE

To: Steve Phelan, RYM Company, Ltd., and Fidelity National Title Insurance Company

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II Land Title Survey.



DVJ
 Daniel Villa, Jr.,
 Registered Professional Land Surveyor
 Texas Registration No. 6751

NO.	DATE	DESCRIPTION
		BOUNDARY AND IMPROVEMENT SURVEY OF 6.8940 ACRES (300,302 SQ. FT.) BEING ALL OF A 8.183 ACRE TRACT, H.C.C.F. No. Y990591 AND ALL OF A 0.5645 ACRE TRACT, H.C.C.F. No. 20090143820 SAVE AND EXCEPT A 1.213 ACRE TRACT, H.C.C.F. No. J819955 AND A 0.5388 ACRE TRACT, H.C.C.F. No. 20080527685 AND A 0.1273 ACRE TRACT, H.C.C.F. No. RP-2020-576084 LOCATED IN THE WILLIAM HURD SURVEY, A-378 HARRIS COUNTY, TEXAS
SCALE: 1"=40'		PROJECT No. 23-0069
DATE: 2-1-23		KEY MAP: 288L
		DRAWN BY: CEG
		CHECKED BY: DVJ

TX ENGINEERING FIRM NO. F-22322
 TX SURVEYING FIRM NO. 10194609
 8118 FRY ROAD, SUITE 402
 CYPRESS, TEXAS 77433
 281.213.2517