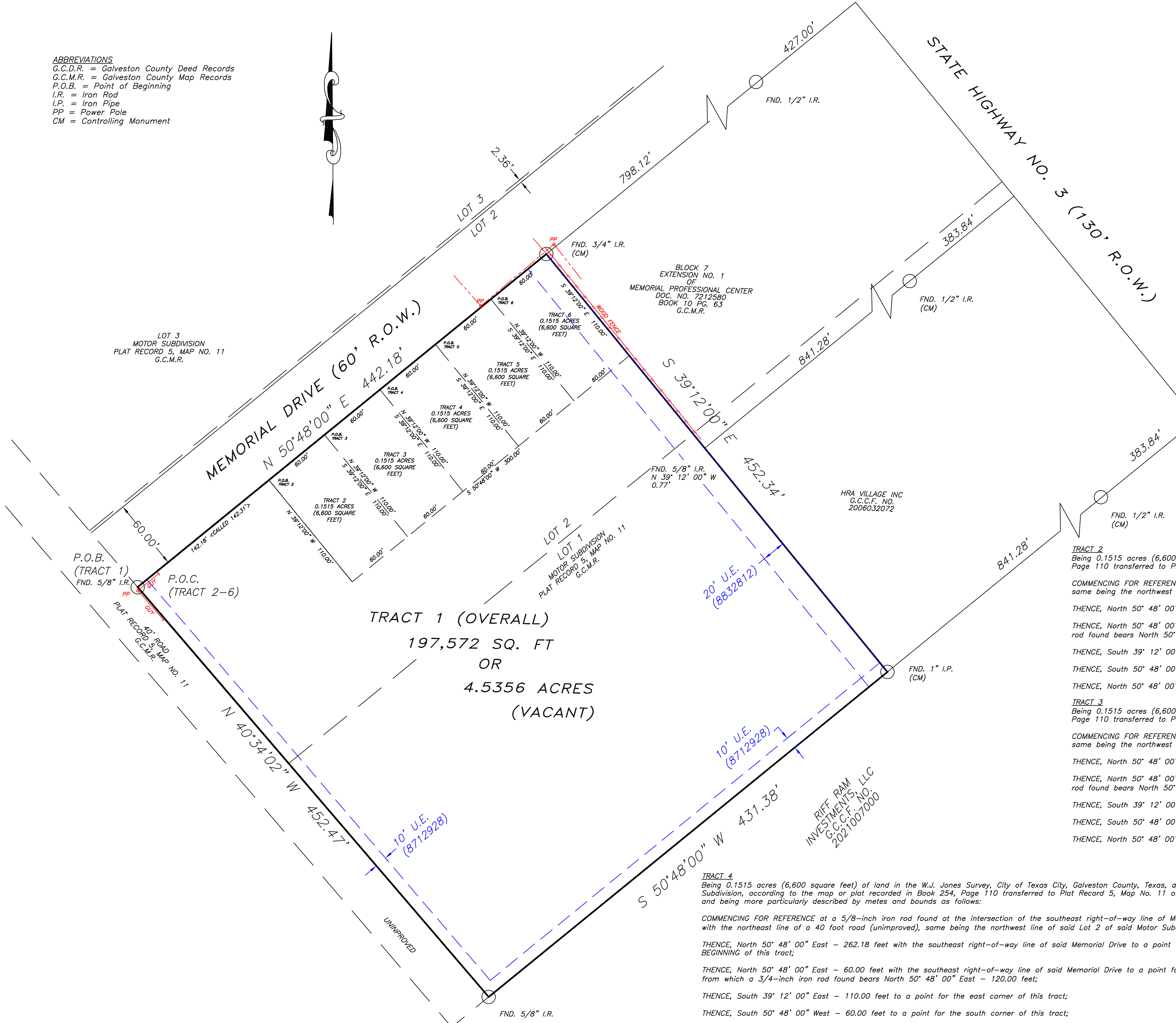


ABBREVIATIONS
 G.C.D.R. = Galveston County Deed Records
 G.C.M.R. = Galveston County Map Records
 P.O.B. = Point of Beginning
 I.R. = Iron Rod
 I.P. = Iron Pipe
 PP = Power Pole
 CM = Controlling Monument



NOTES:

1. This Tract Does Not Lie Within The 100 Year Flood Plain According To FEMA Map No. 48167C0265 G Dated 8-15-2019 zone x (shaded).
 Warning: Use This Flood Information At Your Own Risk.

Items for Schedule "B" of the title commitment:

- B. 1. The following restrictive covenants of record in Volume 5, Page 11, Deed Records of Galveston County, Texas, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped person.
- B. 10. f. Right of way utility easement granted to Community Public Service Company, as set out in Volume 643, Page 621 of the Deed of Galveston County, Texas. (Does not affect this tract)
- g. Utility easement as set forth and described by instrument recorded under Galveston County Clerk's File No. 8712928.
- h. Utility easement as set forth and described by instrument recorded under Galveston County Clerk's File No. 8832812.
- i. An unlocated pipeline(s) easement granted to Texas Pipe Line Company, by instrument(s) recorded in Volume 467, Page 405, in the Deed Records of Galveston County, Texas. (No visible evidence of a pipeline across this tract)
- j. An unlocated pipeline(s) easement granted to Texas Pipe Line Company, by instrument(s) recorded in Volume 507, Page 211, in the Deed Records of Galveston County, Texas. (No visible evidence of a pipeline across this tract)
- k. An unlocated pipeline(s) easement granted to Pan American Pipe Line Company, by instrument(s) recorded in Volume 517, Page 487, in the Deed Records of Galveston County, Texas. (No visible evidence of a pipeline across this tract)
- l. An unlocated pipeline(s) easement granted to Bennett Crude Oil Purchasing Company, by instrument(s) recorded in Volume 561, Page 129, in the Deed Records of Galveston County, Texas. (No visible evidence of a pipeline across this tract)
- m. An unlocated pipeline(s) easement granted to Bennett Crude Oil Purchasing Company, by instrument(s) recorded in Volume 559, Page 349, in the Deed Records of Galveston County, Texas. (No visible evidence of a pipeline across this tract)
- n. An unlocated pipeline(s) easement granted to Pan American Gas Company, by instrument(s) recorded in Volume 653, Page 15, in the Deed Records of Galveston County, Texas. (No visible evidence of a pipeline across this tract)
- o. An unlocated pipeline(s) easement granted to Defense Plant Corporation, by instrument recorded in Volume 677, Page 389, in the Deed Records of Galveston County, Texas. (No visible evidence of a pipeline across this tract)

LEGAL DESCRIPTION:

TRACT 1
 Being 4.5356 acres (197,572 square feet) of land situated in the W.J. Jones Survey, City of Texas City, Galveston County, Texas, and being out of Lot 1 and 2, Motor Subdivision, according to the map or plat recorded in Book 254, Page 110, transferred to Plat Record 5, Map No. 11 of the Galveston County Map Records, being more particularly described by metes and bounds as follows:
BEGINNING at a 5/8 inch iron rod found for corner at the intersection of the southeast right-of-way line of Memorial Drive (called 60' wide) with the northeast line of a 40 foot road (unimproved), same being the southwest line of Lot 2, according to the map or plat of said Motor Subdivision;
THENCE North 50°48'00" East, along the southerly right-of-way line of said Memorial Drive, for a distance of 442.18 feet to a 3/4 inch iron rod found for corner, same point being the northwest corner of Block 7 of Extension No. 1 of Memorial Professional Center according to the map or plat recorded in Book 10 Page 83 of the Galveston County Map Records;
THENCE South 39°12'00" East, at 209.23 feet (called 210.00 feet) passing a found 5/8 inch iron rod marking the southwest corner of said Extension No. 1 of Memorial Professional Center, same being the northwest corner of a called 3.12 acre tract as recorded in Galveston County Clerk's File No. 2006032072, for a total distance of 452.34 feet to a 1 inch iron pipe found for corner in the southeasterly boundary line of said Lot 1;
THENCE South 50°48'00" West, along the southeasterly boundary line of said Lot 1, for a distance of 431.38 feet to a 5/8 inch iron rod found for corner being the southwesterly boundary corner of said Lot 1 of said Motor Subdivision;
THENCE North 40°34'02" West, along the southwesterly boundary line of said Motor Subdivision for a distance of 452.47 feet back to the POINT OF BEGINNING and containing within these calls 4.5356 acres or 197,572 square feet of land

TRACT 2
 Being 0.1515 acres (6,600 square feet) of land in the W.J. Jones Survey, City of Texas City, Galveston County, Texas, and being out of Lot 2, Motor Subdivision, according to the map or plat recorded in Book 254, Page 110 transferred to Plat Record 5, Map No. 11 of the Galveston County Map Records, and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8-inch iron rod found at the intersection of the southeast right-of-way line of Memorial Drive (60 feet right-of-way) with the northeast line of a 40 foot road (unimproved), same being the northwest line of said Lot 2 of said Motor Subdivision;
THENCE, North 50° 48' 00" East - 142.18 feet with the southeast right-of-way line of said Memorial Drive to a point for the west corner and POINT OF BEGINNING of this tract;
THENCE, North 50° 48' 00" East - 60.00 feet with the southeast right-of-way line of said Memorial Drive to a point for the north corner of this tract; from which a 3/4-inch iron rod found bears North 50° 48' 00" East - 240.00 feet;
THENCE, South 39° 12' 00" East - 110.00 feet to a point for the east corner of this tract;
THENCE, South 50° 48' 00" West - 60.00 feet to a point for the south corner of this tract;
THENCE, North 50° 48' 00" West - 110.00 feet to the POINT OF BEGINNING and containing 0.1515 acre (6,600 square feet) of land

TRACT 3
 Being 0.1515 acres (6,600 square feet) of land in the W.J. Jones Survey, City of Texas City, Galveston County, Texas, and being out of Lot 2, Motor Subdivision, according to the map or plat recorded in Book 254, Page 110 transferred to Plat Record 5, Map No. 11 of the Galveston County Map Records, and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8-inch iron rod found at the intersection of the southeast right-of-way line of Memorial Drive (60 feet right-of-way) with the northeast line of a 40 foot road (unimproved), same being the northwest line of said Lot 2 of said Motor Subdivision;
THENCE, North 50° 48' 00" East - 202.18 feet with the southeast right-of-way line of said Memorial Drive to a point for the west corner and POINT OF BEGINNING of this tract;
THENCE, North 50° 48' 00" East - 60.00 feet with the southeast right-of-way line of said Memorial Drive to a point for the north corner of this tract; from which a 3/4-inch iron rod found bears North 50° 48' 00" East - 180.00 feet;
THENCE, South 39° 12' 00" East - 110.00 feet to a point for the east corner of this tract;
THENCE, South 50° 48' 00" West - 60.00 feet to a point for the south corner of this tract;
THENCE, North 50° 48' 00" West - 110.00 feet to the POINT OF BEGINNING and containing 0.1515 acre (6,600 square feet) of land

This original work is protected under Copyright Laws, Title 17 United States Code 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 herein, and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line hereon.

SURVEY
 OF 4.5356 ACRES OF LAND SITUATED IN THE W.J. JONES SURVEY, CITY OF TEXAS CITY, GALVESTON COUNTY, TEXAS, AND BEING A OUT OF LOT 1 AND 2 OF THE MOTOR SUBDIVISION, AS RECORDED IN UNDER BOOK 254, PAGE 110 AND TRANSFERRED TO PLAT RECORD 5, MAP NO. 11, OF THE GALVESTON COUNTY MAP RECORDS

Scale: 1"=50'
 Date: 04/22/22
 Revised:
 Survey By: B.S.
 Drawn By: T.S.
 For: Texas Title
 GF# 2202840-510
 Purchaser:
 Riff Ram Investments,
 LLC
 Job No. 57162

THE SURVEYOR EXPRESSLY UNDERSTANDS AND AGREES THAT FIRST TEXAS TITLE AND LUTON UNDERWOOD DEVELOPMENT PARTNERS, LLC ARE ENTITLED TO RELY ON THIS SURVEY AS HAVING BEEN PERFORMED TO THE APPROPRIATE STANDARDS OF THE CURRENT EDITION OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY



Billy L. Shanks
 BILLY L. SHANKS R.P.L.S. #1821

SHANKS ENGINEERING & SURVEYING, INC.
 FIRM 10193000
 1446 PIRATES COVE 281-488-1486
 HOUSTON, TX 77058 FAX 281-231-2500

REV	DATE	DESCRIPTION
1	02/23/23	Revised buyer, no field work performed.

TRACT 6
 Being 0.1515 acres (6,600 square feet) of land in the W.J. Jones Survey, City of Texas City, Galveston County, Texas, and being out of Lot 2, Motor Subdivision, according to the map or plat recorded in Book 254, Page 110 transferred to Plat Record 5, Map No. 11 of the Galveston County Map Records, and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8-inch iron rod found at the intersection of the southeast right-of-way line of Memorial Drive (60 feet right-of-way) with the northeast line of a 40 foot road (unimproved), same being the northwest line of said Lot 2 of said Motor Subdivision;
THENCE, North 50° 48' 00" East - 382.18 feet with the southeast right-of-way line of said Memorial Drive to a point for the west corner and POINT OF BEGINNING of this tract;
THENCE, North 50° 48' 00" East - 60.00 feet with the southeast right-of-way line of said Memorial Drive to a point for the north corner of this tract; from which a 3/4-inch iron rod found bears North 50° 48' 00" East - 60.00 feet;
THENCE, South 39° 12' 00" East - 110.00 feet to a point for the east corner of this tract;
THENCE, South 50° 48' 00" West - 60.00 feet to a point for the south corner of this tract;
THENCE, North 50° 48' 00" West - 110.00 feet to the POINT OF BEGINNING and containing 0.1515 acre (6,600 square feet) of land

TRACT 5
 Being 0.1515 acres (6,600 square feet) of land in the W.J. Jones Survey, City of Texas City, Galveston County, Texas, and being out of Lot 2, Motor Subdivision, according to the map or plat recorded in Book 254, Page 110 transferred to Plat Record 5, Map No. 11 of the Galveston County Map Records, and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8-inch iron rod found at the intersection of the southeast right-of-way line of Memorial Drive (60 feet right-of-way) with the northeast line of a 40 foot road (unimproved), same being the northwest line of said Lot 2 of said Motor Subdivision;
THENCE, North 50° 48' 00" East - 322.18 feet with the southeast right-of-way line of said Memorial Drive to a point for the west corner and POINT OF BEGINNING of this tract;
THENCE, North 50° 48' 00" East - 60.00 feet with the southeast right-of-way line of said Memorial Drive to a point for the north corner of this tract; from which a 3/4-inch iron rod found bears North 50° 48' 00" East - 60.00 feet;
THENCE, South 39° 12' 00" East - 110.00 feet to a point for the east corner of this tract;
THENCE, South 50° 48' 00" West - 60.00 feet to a point for the south corner of this tract;
THENCE, North 50° 48' 00" West - 110.00 feet to the POINT OF BEGINNING and containing 0.1515 acre (6,600 square feet) of land

TRACT 4
 Being 0.1515 acres (6,600 square feet) of land in the W.J. Jones Survey, City of Texas City, Galveston County, Texas, and being out of Lot 2, Motor Subdivision, according to the map or plat recorded in Book 254, Page 110 transferred to Plat Record 5, Map No. 11 of the Galveston County Map Records, and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8-inch iron rod found at the intersection of the southeast right-of-way line of Memorial Drive (60 feet right-of-way) with the northeast line of a 40 foot road (unimproved), same being the northwest line of said Lot 2 of said Motor Subdivision;
THENCE, North 50° 48' 00" East - 262.18 feet with the southeast right-of-way line of said Memorial Drive to a point for the west corner and POINT OF BEGINNING of this tract;
THENCE, North 50° 48' 00" East - 60.00 feet with the southeast right-of-way line of said Memorial Drive to a point for the north corner of this tract; from which a 3/4-inch iron rod found bears North 50° 48' 00" East - 120.00 feet;
THENCE, South 39° 12' 00" East - 110.00 feet to a point for the east corner of this tract;
THENCE, South 50° 48' 00" West - 60.00 feet to a point for the south corner of this tract;
THENCE, North 50° 48' 00" West - 110.00 feet to the POINT OF BEGINNING and containing 0.1515 acre (6,600 square feet) of land