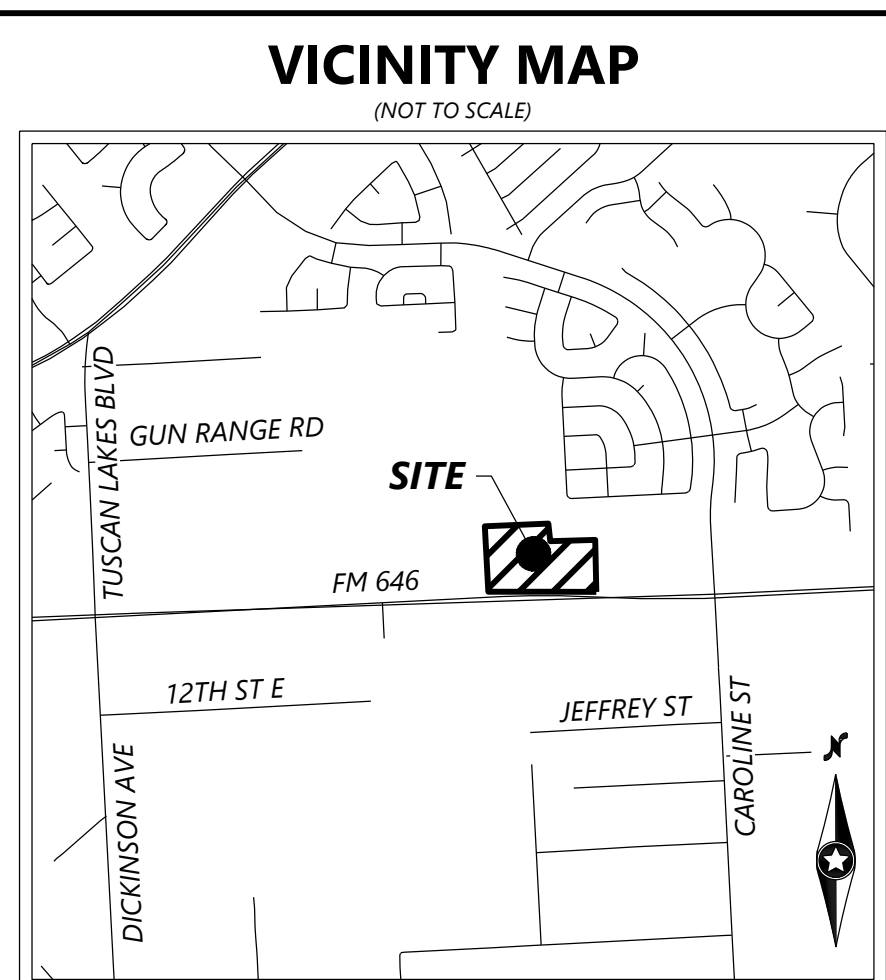


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LEGAL DESCRIPTION, PER TITLE COMMITMENT

TRACT 1:
The South 2/5ths of Lot 2 and all of that portion of Lot 3, lying North of the North right-of-way line of State F.M. Road 646, (120 feet wide) with the East Dickinson Subdivision out of the Rodney Anthony Survey, according to the map or plat thereof recorded in Volume 140, Page 6, in the office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point marking the intersection of the North right-of-way line of State F.M. Road 646, (120 feet wide) with the West line of the aforesaid Lot 3, (Fnd. 1 1/2 G.L.P. 0.8 N.);

THENCE North 00 deg. 59 min. West, along the West line of the said Lot 3, and the East line of a 25 foot wide roadway (unimproved), at 483.32 feet pass the Northwest corner of the said Lot 3, same being the Southwest corner of the aforesaid Lot 2, and continuing along the West line of the said Lot 2, and the east line of the aforesaid 25 foot wide roadway, in all a distance of 747.32 feet to a 1 1/2 inch gal. iron pipe found for the Northwest corner of this tract of land herein described;

THENCE North 89 deg. 01 min. East, a distance of 660.00 feet to a 1/2 inch iron rod set for the Northeast corner of this tract of land herein described;

THENCE South 00 deg. 59 min. East, along the East line of the said Lot 2, at 264.00 feet pass the Southeast corner of the said Lot 2, same being the Northeast corner of the said Lot 3, and continuing along the East line of the said Lot 3, same being the West right-of-way line of a 40 foot wide road (unimproved) in all a distance of 766.24 feet to a 1/2 inch iron rod set for the Southeast corner of this tract of land herein described on the North right-of-way line of State F.M. Road 646;

THENCE in a Northwesterly direction along the North right-of-way line of State F.M. Road 646, and following the arc of a curve to the left, having a radius of 11,519.155 feet, a distance of 660.36 feet to the PLACE OF BEGINNING, together with Grantor's right, title and interest in that certain 40 foot roadway separating Lots 3 and 6 and Lots 4 and 5, and all rights reserved by Grantor in deed to Community Public Service recorded in Volume 2093, Page 711, in the Deed Records of Galveston County, Texas.

SAVE AND EXCEPT:
All that certain tract or parcel of land being out of and a part of Lot 2 of the EAST DICKINSON SUBDIVISION, a Subdivision out of the RODNEY ANTHONY SURVEY, Abstract #630, Galveston County, Texas, according to the map or plat of said EAST DICKINSON SUBDIVISION of record at Volume 140, Page 6, and being a part of that same certain tractor parcel of land conveyed by William T. Fuhrhop, Trustee, to Paul and Geraldine Hopkins by instrument dated August 10, 1990, and recorded at Film Code 007-15-1200, all being of record in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

NOTE THE BEARING BASIS FOR THIS SURVEY IS THE SOUTH LINE OF LOT 5 OF THE LEAGUE CITY SEMI-TROPICAL GARDENS SUBDIVISION ACCORDING TO THE MAP THEREOF RECORDED AT VOLUME 238, PAGE 8, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, SAID BEARING BEING N 89°01'00" E.

BEGINNING at a found 1/2 inch iron being the Northeast corner of the aforesaid Hopkins tract, the same being the Southeast corner of Lot 5 of the LEAGUE CITY SEMI-TROPICAL GARDENS, said point further being in the East line of said Lot 2, EAST DICKINSON SUBDIVISION, the same being the West line of a 40 foot public roadway right-of-way (not open);

THENCE S 00° 59' 00" E, along the East line of said Hopkins tract with the West line of said 40 foot roadway, the same being the East line of the aforesaid Lot 2, EAST DICKINSON SUBDIVISION, a distance of 66.00 feet to a 1/2 inch iron rod with cap set for corner;

THENCE S 89° 01' 00" W, parallel with the North line of said Hopkins tract, a distance of 660.00 feet to a 1/2 inch iron rod with cap set for corner, said point being the West line of said Lot 2, the same being the West line of said Hopkins tract;

THENCE N 00° 59' 00" W, along and with said common line, a distance of 660.00 feet to a 1 inch iron pipe found for corner, said point being the Northwest corner of said Hopkins tract and further being the Southwest corner of the aforesaid Lot 5, LEAGUE CITY SEMI-TROPICAL GARDENS SUBDIVISION;

THENCE N 89° 01' 00" E, along the North line of said Hopkins tract and with the South line of said Lot 5, a distance of 660.00 feet to the POINT OF BEGINNING and containing a calculated area of 1.0 acres of land.

TRACT 2:
All that portion of Lot 6, lying North of the North right-of-way line of State F.M. Road 646 in East Dickinson Subdivision out of the Rodney Anthony Survey, according to the map or plat thereof recorded in Volume 140, Page 6, in the office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for Northwest corner of the aforesaid Lot 6, on the East right-of-way line of 40 foot wide roadway, (unimproved);

THENCE North 89 deg. 01 min. East, along the North line of the said Lot 6, a distance of 660.00 feet to a point marking the Northeast corner of the said Lot 6, (Fnd. 1 1/2 G.L.P. 1.1 N);

THENCE South 00 deg. 59 min. East, along the East line of the said Lot 6, a distance of 562.16 feet to a 1 1/2 inch gal. iron pipe found for the Southeast corner of this tract of land herein described on the North right-of-way line of State F.M. Road 646, 120 feet wide;

THENCE in a Northwesterly direction along the North right-of-way line of State F.M. Road 646 and following the arc of a curve to the right, having a radius of 11,399.155 feet, a distance of 95.02 feet to a concrete highway monument found marking the end of said curve;

THENCE North 84 deg. 58 min. 10 sec. West, and continuing along the North right-of-way line of State F.M. Road 646, a distance of 61.70 feet to a concrete highway monument found marking the beginning of a curve to the left;

THENCE continuing in a Northwesterly direction along the North right-of-way line of State F.M. Road 646, and following the arc of said curve to the left, having a radius of 11,519.155 feet, a distance of 505.85 feet to a 1/2 inch iron rod set for the Southwest corner of this tract of land herein described on the East right-of-way line of the aforesaid 40 foot wide roadway;

THENCE North 00 deg. 59 min. West, along the West line of the said Lot 6, on the East right-of-way line of the said 40 foot wide roadway, a distance of 504.59 feet to the PLACE OF BEGINNING, together with grantor's right, title and interest in that certain 40 foot roadway separating Lots 3 and 6 and Lots 4 and 5, and all rights reserved by Grantor in deed to Community Public Service recorded in Volume 2093, Page 711, Deed Records of Galveston County, Texas.

CERTIFICATION

To Vesper Energy and National Investors Title Insurance Company.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 6(b), 8, 11(a), 13, 16, 17, 18, and 19 of Table A thereto. The field work was completed on 1/5/2023.

PRELIMINARY
Ethan C. Deike, R.P.L.S.
TX License No. 6266
ethan.deike@westwoods.com

LEGEND

IE	INVERT ELEVATION	●	FOUND MONUMENT (SEE LABEL)	□	HAND HOLE/JUNCTION BOX	—○—	FIBER OPTIC	▨	CONCRETE SURFACE
LR	IRON ROD	○	SET 1/2" I.R. (WESTWOOD)	—	FENCE LINE	—x—	FENCE LINE	▨	ASPHALT SURFACE
LP	IRON PIPE	○	STORM CULVERT	⊕	STREET LIGHT	—	STORM SEWER		
DR	GALVESTON COUNTY DEED RECORDS	□	CATCH BASIN	⊕	GUY WIRE	—			
OPR	GALVESTON COUNTY OFFICIAL PUBLIC RECORDS	□	STORM MANHOLE	⊕	POWER POLE	⊕	TREE LINE	—	
(DR)	RECORD DATA PER DEED REFERENCE			⊕	HYDRANT	⊕	POH	—	POWER OVERHEAD
(TC)	DATA PER TITLE COMMITMENT			⊕	GATE VALVE	⊕	—	—	WALL



Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	660.35	11519.16	003°17'04"	S 88°42'33" W	660.26
C2	40.07	11519.16	000°11'57"	N 89°32'56" W	40.07
C3	342.72	11519.16	001°42'17"	N 88°35'49" W	342.70
C4	81.82	11519.16	000°24'25"	N 87°32'28" W	81.82

GENERAL NOTES

- Deed References:
D1 Instrument No. 2019029811, OPR.
D2 Instrument No. 9144592, OPR.
D3 Instrument No. 9311511, OPR.
- Bearings are based on the North American Datum of 1983 (2011 adjustment), Texas State Plane Coordinate System for the South Central Zone, 4204.
- Elevations are based on NAVD83 (2011 Adjustment, GEOID99(CNLS)), per Harris County Floodplain Reference Marks No. D10065, Published Elevation = 12.18'
- This survey was completed using Title Commitment GF No. S2201436CL with Effective Date October 4, 2022, provided by National Investors Title Insurance Company.
- A Texas811 one call utility locate ticket request was placed on 12/27/2022, Ticket No. 2286100131.
- Site Fronts FM 646, Proposed FM 646 R.O.W. shown per TXDOT R.O.W. Map CSJ No. 3049-01-033.
- Access points from subject tract to unimproved roads and FM 646 are shown hereon.

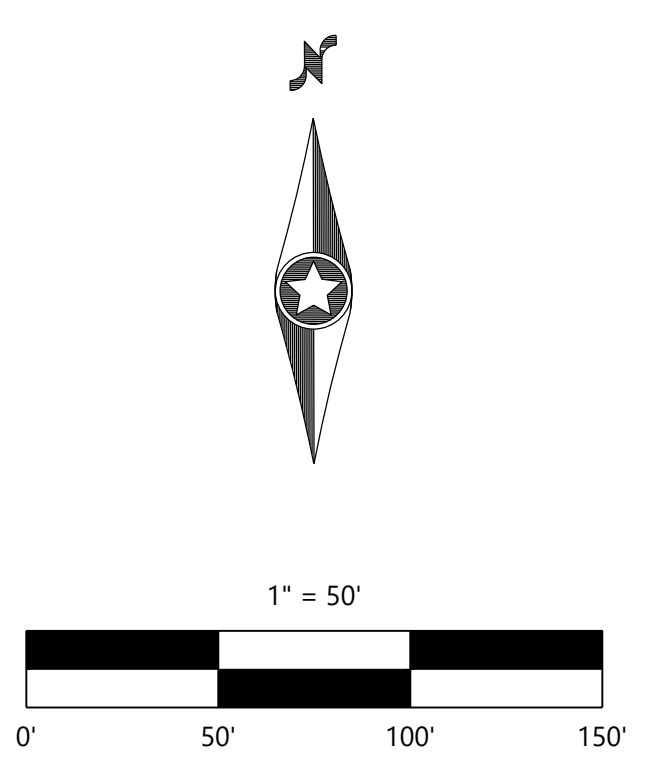
TABLE A ITEMS

- Monuments located or placed at all major corners of the boundary of the property.
- The foregoing property is located within Zone X (Other Flood Areas) according to FEMA FIRM Map No. 48167C0235G, dated August 15, 2019, Zone X (Other Flood Areas) are areas of 0.2% annual chance flood areas of 1% annual chance flood with average depths of less than 1 foot or drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- Subject area:
Remainder of Tract I is 10.420 acres, or 453,892 square feet.
Remainder of Tract II is 4.048 acres, or 176,347 square feet.
- No zoning report was provided by the client.
- Substantial features observed in the process of conducting the survey are shown hereon.
- Location of underground utilities observed on site shown hereon.
- Names of adjoining owners of platted lands according to current public records are shown hereon.
- No recent or ongoing earth moving work was found on the subject site at the time of the field survey.
- Proposed changes in street right of way lines are shown hereon (See General Note 6).
- No plottable offshore appurtenant easements were disclosed in documents provided to or obtained by the surveyor.

SCHEDULE B EXCEPTIONS, PER TITLE COMMITMENT

The following notes correspond to the numbering system of Schedule B, of the above mentioned title commitment. Surveyor's Notes in Italic.

- The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
 - Rights of Parties in Possession. (OWNER POLICY ONLY)
 - All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.
 - Right of parties in possession and tenants, as tenants only, under any unrecorded rental or lease agreements. (May be amended or deleted with appropriate affidavit)
 - Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. (Note: Upon receipt of a survey acceptable to Company, this exception will be deleted. Company reserves the right to add additional exceptions per its examination of said survey.)
 - All visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use. (Upon receipt and examination of an acceptable survey of the subject property, this exception will be removed provided that exception may be made in the Policy to those matters disclosed by the survey.)
 - Any part of subject property lying within the bounds of any roadway, public or private. (Upon receipt and examination of an acceptable survey of the subject property, this exception will be removed provided that exception may be made in the Policy to those matters disclosed by the survey.)
- Easement:** ELECTRIC TRANSMISSION LINE EASEMENT
From: League City 35 Acres, Limited
To: Texas-New Mexico Power Company
Dated: January 4, 1988
Recorded: ccf 8820345, Real Property Records, Galveston County, Texas.
AFFECTS SUBJECT PARCEL, PLOTTED HERON
- Easement:** WATER LINE EASEMENT
From: 14.89 Acres FM 646, LLC
To: The City of League City, Texas
Dated: September 9, 2019
Recorded: ccf 201903311, Real Property Records, Galveston County, Texas.
AFFECTS SUBJECT PARCEL, PLOTTED HERON
- Mineral Reservation in Deed:**
By: William T. Fuhrhop, Trustee
To: Paul Hopkins and wife, Geraldine P. Hopkins
Dated: August 11, 1990
Recorded: ccf 9028574, Real Property Records, Galveston County, Texas. Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
AFFECTS SUBJECT PARCEL, (TRACT 1 & 2), BLANKET IN NATURE, NOT PLOTTABLE
- Mineral Deed:**
By: William T. Fuhrhop, Trustee To: Endeve, Inc.
Dated: September 28, 1990
Recorded: ccf 9033773, Real Property Records, Galveston County, Texas. Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
AFFECTS SUBJECT PARCEL, (TRACT 1), BLANKET IN NATURE, NOT PLOTTABLE



PROJECT NO.:	42203.00
CHECKED:	ECO
DRAWN:	JLP
FIELD CREW:	ML/BC
FIELDWORK COMPLETED:	1/5/2023

REVISIONS:	

PREPARED FOR:
Vesper Energy
125 E. John Carpenter Fwy., Suite 525
Irving, Texas 75062

EXHIBIT OF:
**ALTA/NSPS LAND
TITLE SURVEY**

A 10.420 Acre Tract out of the Rodney Anthony Survey, Abstract 630, Situated in Lots 2 and 3, East Dickinson Subdivision, recorded in Vol. 140, Pg. 6, DR, being the remainder of Tract I, recorded in Doc. No. 2019029811, OPR
And a 4.048 Acre Tract out of the Rodney Anthony Survey, Abstract 630, Situated in Lot 6, East Dickinson Subdivision, recorded in Vol. 140, Pg. 6, DR, being the remainder of Tract II, recorded in Doc. No. 2019029811, OPR

SHEET NUMBER:
1 OF 1
DATE: 3/02/2023

Westwood
Phone (210) 268-8300 211 North Loop 1604 East, Suite 205
Fax (888) 937-6150 San Antonio, TX 78222
westwoodps.com
Westwood Professional Services, Inc.
TRUSTEES SURVEYING PROFESSIONAL CORPORATION
TRUSTEES SURVEYING FIRM REGISTRATION NO. 00704801