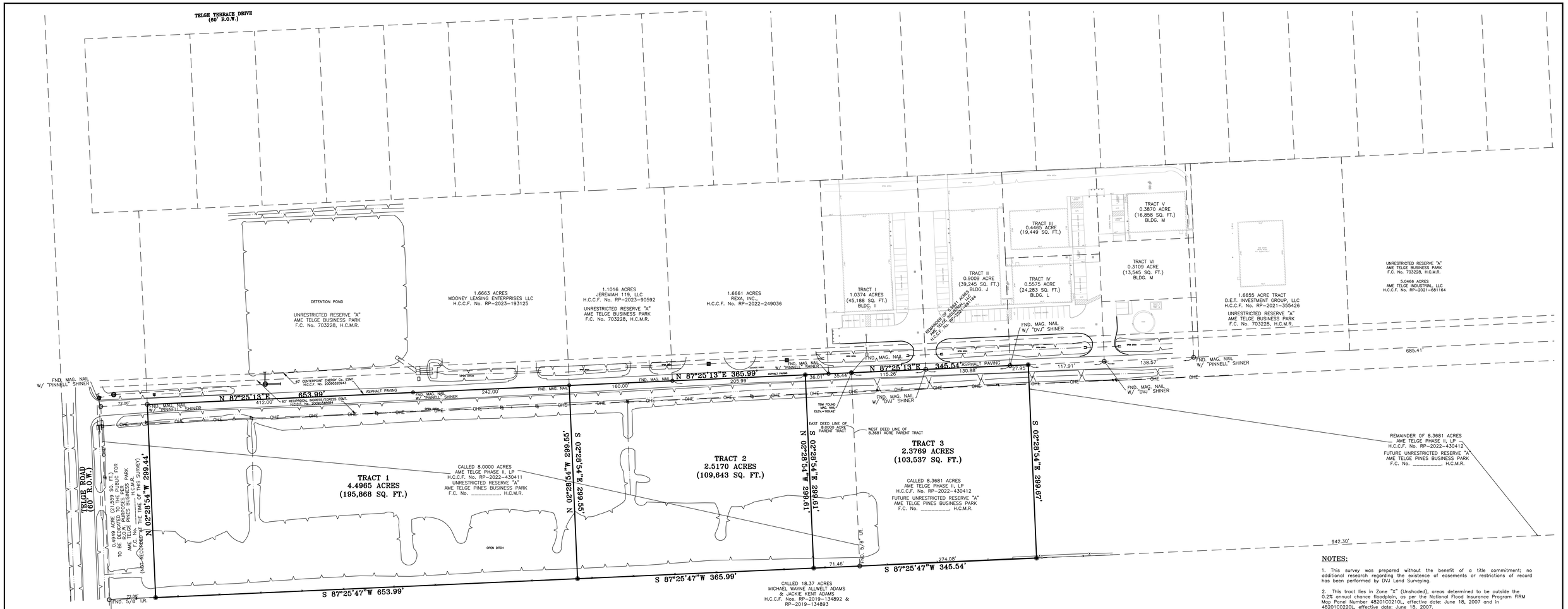

NOTES:

1. This survey was prepared without the benefit of a title commitment; 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 48201C0210L, effective date: June 18, 2007 and in 48201C0220L, effective date: June 18, 2007.

3. Bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83.

4. Mineral Rights and/or Lease Rights are not survey 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 hereon.

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.

LEGAL DESCRIPTION:

TRACT 1
METES AND BOUNDS DESCRIPTION
4.4965 ACRES (195,868 SQUARE FEET)
J.M. HOOPER SURVEY, ABSTRACT NUMBER 372
HARRIS COUNTY, TEXAS

Being a tract or parcel containing 4.4965 acres (195,868 square feet) of land situated in the J.M. Hooper Survey, Abstract Number 372, Harris County, Texas; being out of and a part of a called 8.0000 acre tract of record in the name of AME Telge Phase II, LP in Harris County Clerk's File (H.C.C.F.) Number RP-2022-430411; said tract being more particularly described as follows (Bearings described herein are referenced to the Texas Coordinate System, South Central Zone No. 4204 (NAD83):

COMMENCING at a Mag. Nail with "Pinnell"stamped shiner found in asphalt for the northwest corner of aforesaid 8.0000 acre tract, being on the east Right-of-Way (R.O.W.) line of Telge Road (60 feet wide);

THENCE, coincident the north line of aforesaid 8.0000 acre tract, North 87 Degrees 25 Minutes 13 Seconds East, a distance of 72.00 feet to a Mag. Nail with "Pinnell" stamped shiner found for the northwest corner and POINT OF BEGINNING of the herein described tract and the southwest corner of Unrestricted Reserve "A", Block 1 in AME Telge Business Park, a subdivision duly of record in Film Code Number 703228, in the Map Records of Harris County (H.C.M.R.), Texas, being on the north line of said 8.0000 acre tract;

THENCE, coincident the north line of both the herein described tract and aforesaid 8.0000 acre tract, North 87 Degrees 25 Minutes 13 Seconds East, a distance of 653.99 feet to a Mag. Nail found in asphalt for the northeast corner of the herein described tract and the southeast corner of a called 1.6663 acre tract of record in the name of Mooney Leasing Enterprises LLC in H.C.C.F. Number RP-2023-193125, and the southwest corner of a called 1.1016 acre tract of record in the name of Jeremiah 119, LLC in H.C.C.F. Number RP-2023-90592, being on the north line of said 8.0000 acre tract and the south line of aforesaid Reserve "A";

THENCE, through and across aforesaid 8.0000 acre tract, South 02 Degrees 28 Minutes 54 Seconds East, a distance of 299.55 feet to a 1/2 inch iron rod with "DVJ 10194609"cap set for the southeast corner of the herein described tract, being on the south line of said 8.0000 acre tract and the north line of a called 18.37 acre tract of record in the name of Michael Wayne Allwelt Adams and Jackie Kent Adams in H.C.C.F. Numbers RP-2019-134892 and RP-2019-134893;

THENCE, coincident the south line of aforesaid 8.0000 acre tract and the north line of aforesaid 18.37 acre tract, South 87 Degrees 25 Minutes 47 Seconds West, a distance of 653.99 feet to a 1/2 inch iron rod with "DVJ 10194609"cap set for the southwest corner of the herein described tract, being on the south line of said 8.0000 acre tract and the north line of said 18.37 acre tract;

THENCE, through and across aforesaid 8.0000 acre tract, North 02 Degrees 28 Minutes 54 Seconds West, a distance of 299.44 feet to the POINT OF BEGINNING and containing 4.4965 acres (195,868 square feet) of land.

ABBREVIATIONS LEGEND

A.	ABSTRACT
ESMT.	EASEMENT
F.C.	FILM CODE
FND	FOUND
H.C.C.F. No.	HARRIS COUNTY CLERK'S FILE NUMBER
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
I.R.	IRON ROD
R.O.W.	RIGHT OF WAY
SQ. FT.	SQUARE FEET
VOL.	VOLUME
PG.	PAGE

GRAPHIC SCALE

60 0 30 60

1 inch = 60 ft.

SYMBOLS LEGEND

- IRON ROD FOUND
- 1/2" I.R. W/ "VILLA 6751" CAP SET
- POWER POLE
- GUY ANCHOR
- STORM MANHOLE
- AREA INLET
- TEMPORARY BENCHMARK
- BARB WIRED FENCE
- OVERHEAD ELECTRIC — OHE —
- CENTER OF SWALE
- TOP OF BANK

BENCHMARK:

Harris County RM No. 120080R An alum. disc stamped "120080R". From the intersection of Telge Road and Boudreaux Road, go north on Telge Road 0.36 miles to the culverts under Telge Road. ELEVATION=159.64 FEET (NAVD 1988) (shown hereon)

TBM FOUND Mag. Nail with shiner found in asphalt for the northwest corner of the subject tract, located on the south line of Reserve "A", AME Telge Business Park and being in the centerline of a 60' wide Reciprocal Ingress/Egress Easement, as shown hereon. Elev.=169.42'

BOUNDARY SURVEY OF 3 TRACTS OF LAND LOCATED IN THE J.M. HOOPER SURVEY, A-372 HARRIS COUNTY, TEXAS

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

SCALE: 1"=60'	PROJECT No. 24-1144	DRAWN BY: CEG
DATE: 01-09-25	KEY MAP: 287V	CHECKED BY: DVJ