

STATE OF TEXAS
COUNTY OF HARRIS

We, REBECCA VILLAGE BUSINESS PARK, LP, a Texas Limited Partnership, acting by and through Joseph Palumbo, Manager, being an officer of REBECCA VILLAGE BUSINESS PARK, LP, a Texas Limited Partnership and We, 21935 BRIAR PARK LLC, a Texas limited liability company, acting by and through Brody Beach, Manager, being an officer of 21935 BRIAR PARK LLC, a Texas limited liability company, Owners, hereinafter referred to as Owners of the 10.026 acre tract described in the above and foregoing map of JETT BUSINESS PARK do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bays, creeks, gulches, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such obutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners certify and covenant that they have complied with or will comply with existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

IN TESTIMONY WHEREOF, the REBECCA VILLAGE BUSINESS PARK, LP, a Texas Limited Partnership, has caused these presents to be signed by Joseph Palumbo, its Manager, thereunto authorized this 14th day of April, 2025.

REBECCA VILLAGE BUSINESS PARK, LP, a Texas Limited Partnership
By: Joseph Palumbo
Joseph Palumbo, Manager

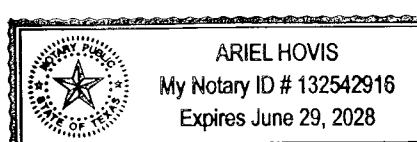
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Joseph Palumbo, Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of April, 2025

Ariel Hovis
Notary Public in and for the State of Texas
Print Name: Ariel Hovis

My Commission expires:



IN TESTIMONY WHEREOF, the 21935 BRIAR PARK LLC, a Texas limited liability company, has caused these presents to be signed by Brody Beach, its Manager, thereunto authorized this 14th day of April, 2025.

21935 BRIAR PARK LLC, a Texas limited liability company

By: Brody Beach
Brody Beach, Manager

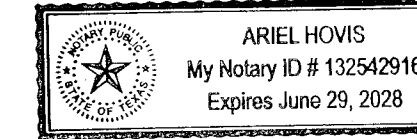
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Brody Beach, Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of April, 2025

Ariel Hovis
Notary Public in and for the State of Texas
Print Name: Ariel Hovis

My Commission expires:



I, Harry H. Hovis IV, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.



Harry H. Hovis IV
Harry H. Hovis IV
Texas Registration No. 4827

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of JETT BUSINESS PARK in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this 14th day of April, 2025.

By: Lisa M. Clark
Lisa M. Clark
Chair

By: M. Sergio Garza
M. Sergio Garza
Vice Chairman

By: H. Rodriguez
H. Rodriguez
Secretary



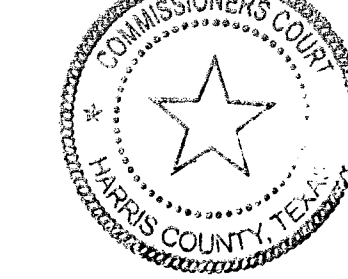
I, Milton Rahman, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

Milton Rahman
Milton Rahman, P.E.
County Engineer



I, Tenshia Hudspeth, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on February 14, 2025 by an order entered into the minutes of the court.

Tenshia Hudspeth
Tenshia Hudspeth
County Clerk
of Harris County, Texas

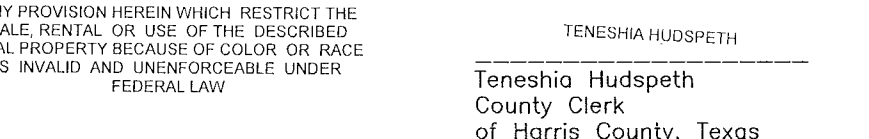


By: Valerie Busto
Valerie Busto
Deputy

I, Tenshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on March 5, 2025 at 9:15 o'clock A.M., and duly recorded on March 5, 2025 at 12:35 o'clock P.M., and at Film Code Number 71408 of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

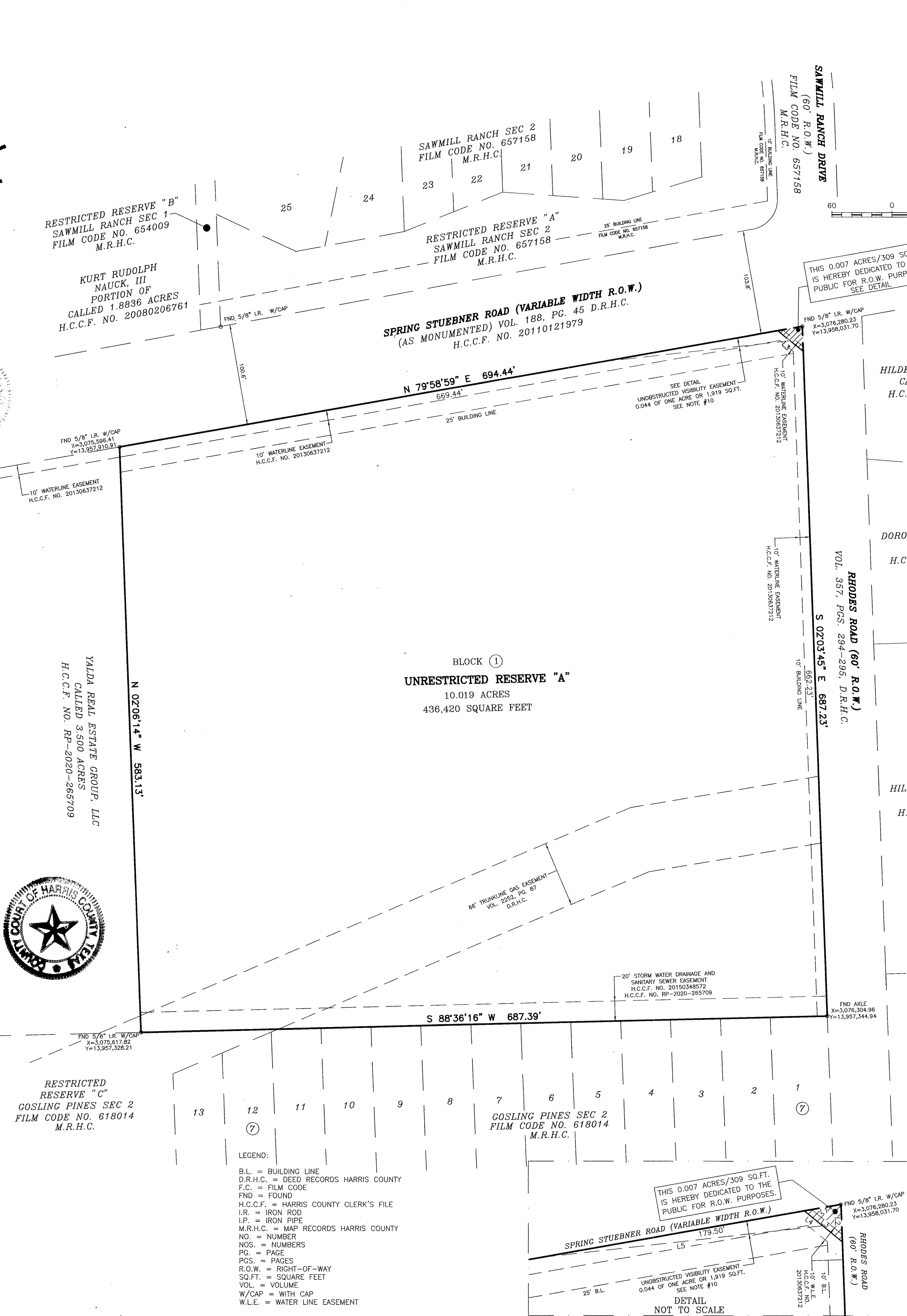
Tenshia Hudspeth
Tenshia Hudspeth
County Clerk
of Harris County, Texas



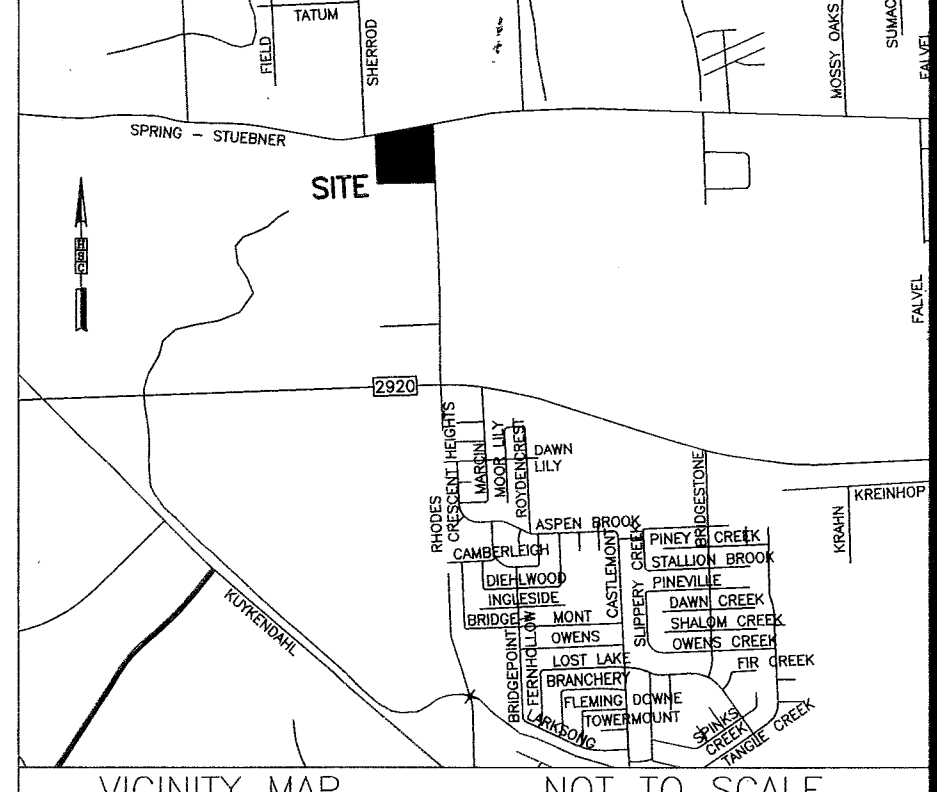
By: Jazlyn Cordova
Jazlyn Cordova
Deputy



ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW



RP-2026-82810
3/5/2026 hccprp1 60.00
FILED
3/5/2026 9:15 AM
Leslie Hovis
COUNTY CLERK



VICINITY MAP NOT TO SCALE
KeyMap Page: 291N

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 79°58'59" E | 25.00 |
| L2 | S 02°03'45" E | 25.00 |
| L3 | S 11°02'23" W | 32.82 |
| L4 | S 51°02'23" E | 15.75 |
| L5 | S 83°33'50" W | 190.21 |

- NOTES
- Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204).
 - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99994522.
 - Unless otherwise indicated, the Building Lines [B.L.] whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
 - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense. Public Utilities may put solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - Pipeline easement granted to Humble Oil & Refining Company recorded under Vol. 1496, Pg. 649 D.R.H.C.
 - Pipeline easements granted to Tennessee Gas Transmission Company recorded under Vol. 1908, Pg. 234 & Vol. 2239, Pg. 418 D.R.H.C.
 - This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure.
 - Site drainage plans for the future development of this reserve must be submitted to the Harris County Flood Control District and Harris County Engineering Department.
 - Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.
 - The Unobstructed Visibility Easement as shown hereon and recorded by this plat meets or exceeds all the design standards as outlined in Chapter 10 Appendix 1, section 10.6 of the City of Houston Infrastructure Design Manual and any changes thereto will constitute a reprint.

JETT BUSINESS PARK

A SUBDIVISION OF 10.026 ACRES OF
LAND SITUATED IN THE JAMES
COOPER SURVEY, ABSTRACT NO 189,
HARRIS COUNTY, TEXAS
1 RESERVE 1 BLOCK

OWNERS:
REBECCA VILLAGE BUSINESS PARK, LP,
a Texas Limited Partnership
AND
21935 BRIAR PARK LLC,
a Texas limited liability company

PREPARED BY:
H HOVIS
S SURVEYING
C COMPANY
Land Surveys - Computer Mapping
Acroage - Residential Industrial - Commercial
5000 Cabbage - Spring, Texas 77379
(281) 320-9591 hovis@hovissurveying.com
Texas Firm Registration No. 10030400