

APPLICATION TO THE TCEQ FOR NEW PERMIT FOR A MUNICIPAL SOLID WASTE FACILITY

Part I – Application for New Permit – MSW Permit No. 2430

Vexara Pharmaceuticals
3300 Bingle Road
Houston, TX 77055

Prepared For:

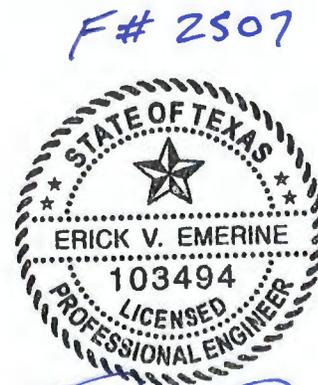
Vexara Pharmaceuticals, LLC
1800 West Loop South Suite 1110
Houston, TX 77027

1-281-830-0284

February 1, 2026

Revision Date: February 27, 2026

Prepared By:



03-03-2026

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List of Supporting Documents

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1.1 Permit Application



Texas Commission on Environmental Quality

Part I Application Form for New Permit, Permit Amendment, or Registration for a Municipal Solid Waste Facility

Instructions for completing this Part I Application Form are provided in [TCEQ 00650-instr](#)¹. Include a [Core Data Form \(TCEQ 10400\)](#)² with the application for the facility owner, and Core Data Forms for the operator and property owner if different from the facility owner. If you have questions, contact the Municipal Solid Waste (MSW) Permits Section by email to mwper@tceq.texas.gov, or by phone at 512-239-2335. Rules cited on this form are in Title 30 Texas Administrative Code (30 TAC) and may be viewed online at www.tceq.texas.gov/goto/view-30tac.

Application Tracking Information

Facility Regulated Entity Name³:

Vexara Pharmaceuticals

Site Operator (Permittee or Registrant Name)⁴:

Vexara Pharmaceuticals LLC

MSW Authorization Number: 2430

Initial Submission Date: 2/6/2026

Revision Date: 2/27/2026

Application Data

1. Submission Type

Initial Submission

Notice of Deficiency (NOD) Response

2. Authorization Type

Permit

Registration

3. Application Type

New Permit

Permit Major Amendment

Permit Limited Scope Major Amendment

New Registration

¹ www.tceq.texas.gov/downloads/permitting/waste-permits/msw/forms/00650-instr.pdf

² www.tceq.texas.gov/goto/coredata

³ Facility Regulated Entity Name must match the Regulated Entity Name indicated on the TCEQ Core Data Form.

⁴ Site Operator is defined in 30 TAC 330.3(148) as the holder of, or the applicant for, an authorization (or license) for a municipal solid waste facility.

4. Application Fee
Amount
<input type="checkbox"/> \$2,050—New Landfill Permits, and Landfill Permit Major Amendments Described in 30 TAC 305.62(j)(1)
<input checked="" type="checkbox"/> \$150—Other Permits, Permit Amendments, Limited Scope Major Amendments, and all Registrations
Payment Method
<input type="checkbox"/> Online through ePay portal www3.tceq.texas.gov/epay/ Enter ePay Trace Number: _____
<input checked="" type="checkbox"/> Check (send to TCEQ Financial Administration Division) Payor Name: <u>Enviro-Ag Engineering, Inc.</u> Check Number: <u>17402</u>

5. Electronic Versions of Application
TCEQ will publish electronic versions of applications online. Applicants are required to submit complete clean (unmarked) copies of their applications in electronic format once they are administratively complete and technically complete. Additionally, applicants must provide electronic copies of responses to notices of deficiencies for publishing online. (Refer to instructions for this form for how to submit electronically.)

6. Party Responsible for Publishing Notice
Indicate who will be responsible for publishing notice:
<input type="checkbox"/> Applicant <input type="checkbox"/> Agent in Service <input checked="" type="checkbox"/> Consultant
Contact Name: <u>Amy Peoples-Enviro-Ag Engineering, Inc.</u>
Title: <u>Consultant</u>
Email Address: 

7. Alternative Language Notice
Use the Alternative Language Checklist on Public Notice Verification Form TCEQ-20244-Waste-NORI, TCEQ-20244-Waste-NAPD, or TCEQ-20244-Waste-NAORPM available at www.tceq.texas.gov/permitting/waste_permits/msw_permits/msw_notice.html to determine if an alternative language notice is required.
Is an alternative language notice required for this application?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Indicate the alternative language: <u>Spanish</u>

8. Public Place for Copy of Application

Name of the Public Place: Everett Collier Regional Library
Physical Address: 6200 Pinemont Dr
City: Houston County: Harris State: TX Zip Code: 77092
Phone Number: 832-393-1740

9. Consolidated Permit Processing

Is this submittal part of a consolidated permit processing request, in accordance with 30 TAC Chapter 33?

Yes No

If "Yes", indicate the other TCEQ program authorizations requested:

10. Confidential Documents

Does the application contain confidential documents?

Yes No

If "Yes", reference the confidential documents in the application, but submit the confidential documents as an attachment in a separate binder marked "CONFIDENTIAL."

11. Permits and Construction Approvals

Mark the following table to indicate status of other permits or approvals.

Table 1. Permits and Construction Approvals.

Permit or Approval	Received	Pending	Not Applicable
Hazardous Waste Management Program under Texas Solid Waste Disposal Act			x
Underground Injection Control Program under Texas Injection Well Act			x
National Pollutant Discharge Elimination Program under Clean Water Act; Waste Discharge Program under Texas Water Code, Chapter 26			x
Prevention of Significant Deterioration Program under Federal Clean Air Act (FCAA); Nonattainment Program under the FCAA			x
National Emission Standards for Hazardous Air Pollutants Preconstruction Approval under the FCAA			x
Ocean Dumping Permits under Marine Protection Research and Sanctuaries Act			x
Dredge or Fill Permits under Clean Water Act			x
Licenses under the Texas Radiation Control Act			x
Other (describe):			
Other (describe):			



12. General Information About the Facility

Facility Regulated Entity Name:

Vexara Pharmaceuticals

Contact Name: Sheryn Jageman Title: Operating Manager

MSW Authorization Number (if existing): 2430

Regulated Entity Reference Number: **RN** 100701051

Physical or Street Address (if available): 3300 Bingle Road

City: Houston County: Harris State: TX Zip Code: 77055

Phone Number: 281-830-0284

Latitude (decimal degrees, six decimal places): 29.823804

Longitude (decimal degrees, six decimal places): -95.494699

Elevation (above mean sea level): 76 feet (benchmark elevation for landfills)

Description of facility location with respect to known or easily identifiable landmarks:

From Hillendahl Cemetery, head toward Long Point Rd for 0.3 mi, Turn right on Bingle Rd for 1.5 miles and turn right into the facility.

Access routes from the nearest United States or state highway to the facility:

From US 290, turn South onto Bingle Road for 1.1 miles and then turn left into the facility.

Coastal Management Program

Is the facility within the Coastal Management Program boundary?

Yes No

13. Facility Types

Facility types are described in 30 TAC 330.5(a).

Indicate facility type (select all that apply):

Type I Type IV Type V
 Type IAE Type IVAE Type VI

14. Activities Conducted at the Facility

Storage Processing Disposal

15. Facility Waste Management Units

Check the box for each type of waste management unit proposed.

- | | |
|---|---|
| <input type="checkbox"/> Landfill Unit(s) | <input checked="" type="checkbox"/> Container(s) |
| <input type="checkbox"/> Incinerator(s) | <input checked="" type="checkbox"/> Roll-off Boxes |
| <input type="checkbox"/> Class 1 Landfill Unit(s) | <input type="checkbox"/> Surface Impoundment |
| <input type="checkbox"/> Process Tank(s) | <input type="checkbox"/> Autoclave(s) |
| <input checked="" type="checkbox"/> Storage Tank(s) | <input type="checkbox"/> Refrigeration Unit(s) |
| <input type="checkbox"/> Tipping Floor | <input type="checkbox"/> Mobile Processing Unit(s) |
| <input checked="" type="checkbox"/> Storage Area | <input type="checkbox"/> Compost Pile(s) or Vessel(s) |
| <input type="checkbox"/> Other (specify): | |

16. Description of Proposed Facility or Changes to Existing Facility

Provide a brief description of the proposed activities if application is for a new facility, or the proposed changes to an existing facility or permit conditions if the application is for an amendment.

This is a grease/grit trap, lint and septic waste processing facility. The facility is an enclosed 7,800 sq ft building with roll-up doors. Trucks full of grease, lint, grit and human waste from septic tanks and municipal sewage water will be offloaded by hose at a receiving station that will have a berm (curb) to retain spills. The liquid waste will be processed for brown grease removal to recycle, and the remaining liquid waste will be pumped through a series of storage tanks to a mixing tank where the liquid waste will be mixed with lime for pH adjustment and then pumped into one of two dewatering boxes where a polymer will be added that works to separate the liquid from the solids. The liquid will drain off into a sump pump pit and be pumped to a holding tank for inspection and necessary testing and then pumped into the City of Houston sewage treatment system via underground lines. The solids will remain in the filter box container until it is full of the separated solids (7 business days) and then offloaded into a 40 cubic yard tarped rollbox to be transported to an approved disposal site or approved composting site in the Houston area. The areas surrounding the facility are asphalt and concrete.

17. Facility Contact Information

Site Operator (Permittee or Registrant)

Name: Vexara Pharmaceuticals, LLC
Customer Reference Number: **CN** 606481281
Contact Name: Sheryn Jageman Title: Operating Manager
Mailing Address: 1800 West Loop South Suite 1110
City: Houston County: Harris State: TX Zip Code: 77027
Phone Number: 281-830-0284
Email Address: [REDACTED]

Operator (if different from Site Operator)

Name: _____
Customer Reference Number: **CN** _____
Contact Name: _____ Title: _____
Mailing Address: _____
City: _____ County: _____ State: _____ Zip Code: _____
Phone Number: _____
Email Address: _____

Consultant (if applicable)

Firm Name: Enviro-Ag Engineering, Inc.
Consultant Name: Erick Emerine
Texas Board of Professional Engineers Firm Registration Number: 2507
Contact Name: Amy Peoples Title: Consultant
Mailing Address: 3404 Airway Blvd.
City: Amarillo County: Randall State: TX Zip Code: 79118
Phone Number: 806-353-6123
Email Address: [REDACTED]

Agent in Service (required for out-of-state applicants)

Name: _____
Mailing Address: _____
City: _____ County: _____ State: TX Zip Code: _____
Phone Number: _____
Email Address: _____

18. Facility Supervisor License

Indicate the level of Municipal Solid Waste Facility Supervisor license, as defined in 30 TAC Chapter 30, Occupational Licenses and Registrations, Subchapter F that the individual who supervises or manages the operations will obtain prior to commencing operations.

Class A Supervisor License Class B Supervisor License

19. Facility Ownership

Facility Owner

Does the Site Operator (Permittee or Registrant) own all the facility units and all the facility property?

Yes No

If "No", provide the following information for the other owner, and include a Core Data Form for the other owner. Attach supplemental sheet if more than one other owner.

Other Owner Name: Angel III, Inc.

What is Owned: Facility Units Property

Other (describe): _____

Mailing Address: 11422 Montmarte Blvd

City: Houston County: Harris State: TX Zip Code: 77082

Phone Number: 281-830-0284

Email Address: 713-614-8415

20. Other Government Entities Information

Texas Department of Transportation

District: WH

District Engineer's Name: Hamoon Bahrami, P.E.

Mailing Address: 14838 NW Freeway (US 290)

City: Houston County: Harris State: TX Zip Code: 77040

Phone Number: 713934-5900

Email Address: [REDACTED]

Local Government Authority Responsible for Road Maintenance (if applicable)

Government or Agency Name: TX DOT

Contact Person's Name: John Zientek III

Mailing Address: 14838 NW Freeway (US 290)

City: Houston County: Harris State: TX Zip Code: 77040

Phone Number: 713-934-5900

Email Address: [REDACTED]

City Mayor Information

City Mayor's Name: Mayor John Whitmire
Mailing Address: PO Box 1562
City: Houston County: Harris State: TX Zip Code: 77251
Phone Number: 713-837-0311
Email Address: mayor@houstontx.gov

City Health Authority

Authority Name: Houston Health Department
Contact Person's Name: Dr. David Persse, MD
Contact Person's Title: Health Authority
Mailing Address: 8000 N Stadium Dr.
City: Houston County: Harris State: TX Zip Code: 77054
Phone Number: 832-393-4220
Email Address: [REDACTED]

County Judge Information

County Judge's Name: Lina Hidalgo
Mailing Address: 1001 Preston St
City: Houston County: Harris State: TX Zip Code: 77002
Phone Number: [REDACTED]
Email Address: [REDACTED]

County Health Authority

Agency Name: Harris County Public Health
Contact Person's Name: Leah Barton
Contact Person's Title: Executive Director
Mailing Address: 1111 Fannin Street
City: Houston County: Harris State: TX Zip Code: 77002
Phone Number: 281-781-9530
Email Address: [REDACTED]

State Representative Information

House District Number: 148
State Representative's Name: Penny Morales Shaw
District Office Mailing Address: 10900 Northwest Freeway, Suite 210D
City: Houston County: Harris State: TX Zip Code: 77092
Phone Number: [REDACTED]
Email Address: [REDACTED]

State Senator Information

District Number: 15
State Senator's Name: Senator Molly Cook
District Office Mailing Address: 4808 Gibson Street, Suite 210
City: Houston County: Harris State: TX Zip Code: 77007
Phone Number: 713-864-87001
Email Address: [REDACTED]

Council of Governments (COG)

COG Name: Harris County Precinct 4
COG Representative's Name: Lesley Briones
COG Representative's Title: Commissioner
Mailing Address: 1001 Preston, Suite 950
City: Houston County: Harris State: TX Zip Code: 77002
Phone Number: [REDACTED]
Email Address: [REDACTED]

River Basin Authority

Authority Name: Harris County Flood Control District
Contact Person's Name: Tina Peterson
Watershed Sub-Basin Name: San Jacinto River Basin
Mailing Address: 10555 Northwest Fwy
City: Houston County: Harris State: TX Zip Code: 77092
Phone Number: 713-947-6606
Email Address: [REDACTED]

Local Drainage or Flood Management Authority

Authority Name: Harris County Flood Control District
Contact Person's Name: Tina Peterson
Mailing Address: 10555 Northwest Fwy
City: Houston County: Harris State: TX Zip Code: 77092
Phone Number: [REDACTED]
Email Address: [REDACTED]

U.S. Army Corps of Engineers District

Indicate the U.S. Army Corps of Engineers district in which the facility is located:

- Albuquerque, NM
- Galveston, TX
- Fort Worth, TX
- Tulsa, OK

PAGE REVISION DATE: _____

Local Government Jurisdiction

Within City Limits of: Houston

Within Extraterritorial Jurisdiction of: _____

Is the facility located in an area in which the governing body of the municipality or county has prohibited the storage, processing, or disposal of municipal or industrial solid waste?

Yes No

If "Yes", provide a copy of the ordinance as an attachment.

Applicant Signature Page

Site Operator (Permittee or Registrant Name) or Authorized Signatory

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name: _____ Title: _____

Email Address: _____

Signature: _____ Date: _____

Authorization by Facility Owner for Operator to Submit Application

To be completed by the facility owner if the application is submitted by an operator who is not the facility owner.

I am the owner of the facility that is the subject of this application, and authorize the operator, _____ to submit this application pursuant to 30 TAC 305.43(c).

Name: SHERYN JAGEMAN Title: MANAGER

Email Address: _____

Signature: [Handwritten Signature] Date: 03/02/2026

Notary

SUBSCRIBED AND SWORN to before me by the said Sheryn Jageman

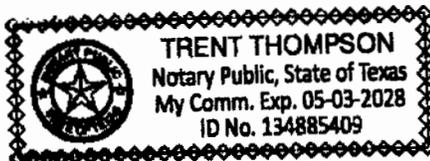
On this 3 day of March, 2026

My commission expires on the 05 day of 03, 2028

[Handwritten Signature]

Notary Public in and for Texas, Harris County (notary's jurisdiction, including county and state)

Note: Application Must Bear Signature & Seal of Notary Public



Property Owner Affidavit

Property Owner Affidavit for Landfill Facility

I acknowledge in accordance with 30 TAC 330.59(d)(2) that the State of Texas may hold me either jointly or severally responsible for the operation, maintenance, and closure and post-closure care of the facility. For a facility where waste will remain after closure, I acknowledge that I have a responsibility to file with the county deed records an affidavit to the public advising that the land will be used for a solid waste facility prior to the time that the facility actually begins operating as a municipal solid waste landfill facility, and to file a final recording upon completion of disposal operations and closure of the landfill units according to 30 TAC 330.19 (relating to Deed Recordation). I further acknowledge that the facility owner or operator and the State of Texas shall have access to the property during the active life and post-closure care period for the purpose of inspection and maintenance.

Name: _____

Email Address: _____

Signature: _____ Date: _____

Property Owner Affidavit for Processing Facility ←

I acknowledge in accordance with 30 TAC 330.59(d)(2) that the State of Texas may hold me either jointly or severally responsible for the operation, maintenance, and closure of the facility. I further acknowledge that the facility owner or operator and the State of Texas shall have access to the property during the active life and post-closure care period for the purpose of inspection and maintenance.

Name: Araceli Graham

Email Address: _____

X Signature: [Signature] Date: 02/12/2026

Notary

SUBSCRIBED AND SWORN to before me by the said ARACELI GRAHAM

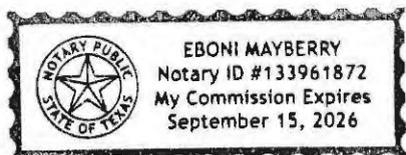
On this 12 day of February, 2026

My commission expires on the 15 day of September, 2026

[Signature]

Notary Public in and for Houston, Harris/Texas (notary's jurisdiction, including county and state)

Note: Application Must Bear Signature & Seal of Notary Public



Part I Attachments

Refer to instruction document [TCEQ 00650-instr⁵](#) for professional engineer seal requirements.

Attachments Table 1. Required attachments.

Required Attachments	Attachment Number
Supplementary Technical Report [30 TAC 305.45(a)(8)]	Part 2.1
Property Legal Description [30 TAC 330.59(d)(1)]	Figure 2.1.1
Property Metes and Bounds Description [30 TAC 330.59(d)(1)]	Figure 2.1.1
Facility Legal Description [30 TAC 330.59(d)(1)]	Figure 2.1.1
Facility Metes and Bounds Description [30 TAC 330.59(d)(1)]	Figure 2.1.1
Metes and Bounds Drawings [30 TAC 330.59(d)(1)]	Figure 2.1.1
On-Site Easements Drawing [30 TAC 330.61(c)(10)]	N/A
Land Ownership Map [30 TAC 330.59(c)(3)]	Figures 1.2a-b
Landowners List [30 TAC 330.59(c)(3)]	Figures 1.2a-b
Mailing Labels (in electronic file, in Avery 5160 format; see instructions) [30 TAC 281.5(7)]	Figures 1.2a-b
General Location Maps [30 TAC 330.59(c)(2)]	Figure 1.7
Texas Department of Transportation (TxDOT) County Map [30 TAC 330.59(c)(2)]	Figure 2.5.2
General Topographic Maps [30 TAC 330.61(e)]	Figure 2.1.4
Verification of Legal Status / Legal Authority (certificate of incorporation) [30 TAC 281.5 and 330.59(e)]	Figure 1.3
Evidence of Competency [30 TAC 330.59(f)]	Figure 1.3
Signatory Authority Documentation [30 TAC 305.44 and 330.59(g)]	Figure 1.3
TCEQ Core Data Form(s) TCEQ-10400⁶ [30 TAC 281.5(7)]	Figure 1.4

⁵ www.tceq.texas.gov/downloads/permitting/waste-permits/msw/forms/00650-instr.pdf

⁶ www.tceq.texas.gov/permitting/central_registry/guidance.html

Attachments Table 2. Additional attachments as applicable.

Additional Attachments (select all that apply and add others as needed)	Attachment Number
<input checked="" type="checkbox"/> Plain Language Summary Form TCEQ-20947 ⁷ [30 TAC 39.405(k)]	Figure 1.5
<input checked="" type="checkbox"/> Public Involvement Plan Form TCEQ-20960 ⁸	Figure 1.6
<input checked="" type="checkbox"/> Fee Payment Receipt	
<input type="checkbox"/> Confidential Documents	N/A
<input type="checkbox"/> Waste Storage, Processing and Disposal Ordinances [Texas Health and Safety Code, Section 363.112 ⁹]	N/A
<input checked="" type="checkbox"/> Final Plat Record of Property Description [30 TAC 330.59(d)(1)(B)]	Upon Purchase
Other (describe): Facility Layout TX Dot Coordination letter	Figures 2.1.3, 2.5.3
Other (describe): City of Houston Letter of Correspondence Polymer MSDS	Figures 2.4.2, 2.1.5
Other (describe): Facility Lease & Statement Certification	Figure 1.8

⁷ www.tceq.texas.gov/downloads/permitting/waste-permits/msw/forms/20947-instr.pdf

⁸ www.tceq.texas.gov/downloads/agency/decisions/hearings/environmental-equity/pip-form-tceq-20960.pdf
www.tceq.texas.gov/downloads/agency/decisions/hearings/environmental-equity/instructions-for-pip-form-tceq-20960.pdf

⁹ statutes.capitol.texas.gov/Docs/HS/htm/HS.363.htm#363.112

Supporting Documents

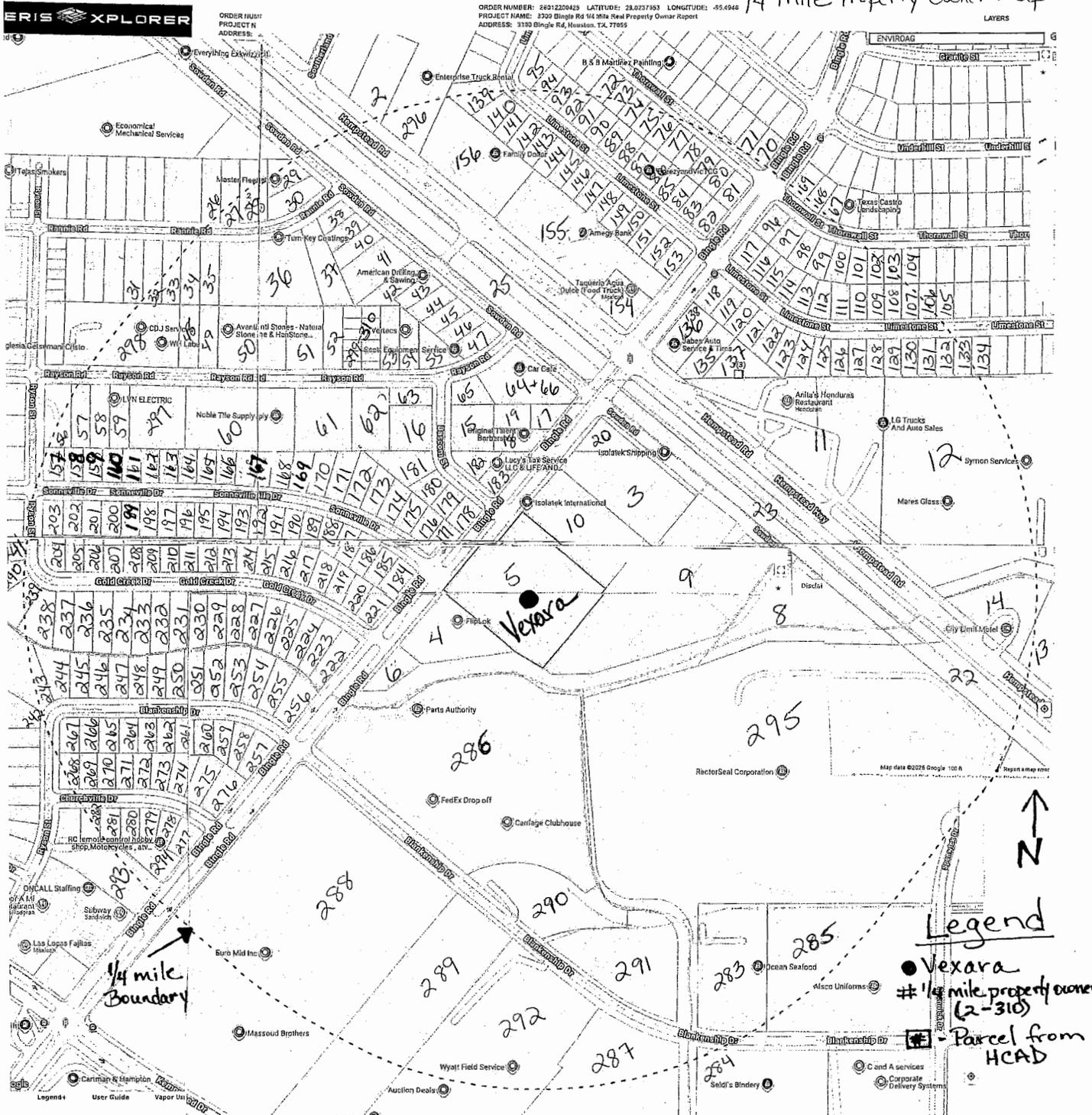
1.1: Special Warranty Deed

Land is under contract and will be purchased when the Municipal Solid Waste Permit is approved by TCEQ. The special warranty deed will be provided to TCEQ at that time.

1.2a-b: Property Owners & Maps

Figure 1.2a

1/4 Mile Property Owner Map



* the numbers correspond with the land owner list (Figure 1.2b)

Figure 1.2b - 1/4 mile Land Owner List
1/28/2026

	PARCEL_OWNER	PARCEL_ADDRESS	MAIL_ADDRESS	MAIL_CITY	STATE	MAIL_POSTALZIP
2	MASOUD OWLIA	4002 SOUTHERLAND Rd	5637 LOCKE LN	HOUSTON	TX	77056-4024
3	H B CHAPMAN PARTNERSHIP LTD R B COLE PARTNERSHIP LTD	3350 BINGLE Rd	PO BOX 42262	HOUSTON	TX	77242-2262
4	ROCKSTAR EMPIRE LLC	3250 BINGLE Rd	3250 BINGLE RD	HOUSTON	TX	77055-1016
5	ANGEL III LLC	3300 BINGLE Rd	11422 MONTMARTE BLVD	HOUSTON	TX	77082-2763
6	6205 HOLDINGS LLC	3220 BINGLE Rd	3250 BINGLE RD	HOUSTON	TX	77055-1016
7	HARRIS COUNTY FLOOD CONTROL DISTRICT	BRICKHOUSE GULL Y	9900 NORTHWEST FWY	HOUSTON	TX	77092-8601
8	CITY OF HOUSTON HC FWSD 28 SEWAGE PLANT	12001 SOWDEN Rd	PO BOX 1562	HOUSTON	TX	77251-1562
9	CITY OF HOUSTON	SOWDEN Rd	PO BOX 1562	HOUSTON	TX	77251-1562
10	STORE MASTER FUNDING XXXIII LLC	3340 BINGLE Rd	8377 E HARTFORD DR STE 100	SCOTTSDALE	AZ	85255-5686
11	LANDER F B & BETTY S TRUST	12014 HEMPSTEAD Rd	11 COURTLANDT PL	HOUSTON	TX	77006-4013
12	LANDER FRANK & BETTY TRUST	11934 HEMPSTEAD Rd	PO BOX 667043	HOUSTON	TX	77266-7043
13	MICHELLE H CHONG 2012 GIFT TRUST	11912 HEMPSTEAD Hwy	11918 STEPPINGSTONE LN	HOUSTON	TX	77024-5009
14	SHREE GANESH LLC	11922 HEMPSTEAD Rd	11922 HEMPSTEAD RD	HOUSTON	TX	77092-6006
15	GMS INTERESTS LP	8422 BASCOM St	3450 LANG RD	HOUSTON	TX	77092-6104
16	BASCOM PARTNERS LLC	8419 BASCOM St	4011 TURTLE TRAILS LN	SUGAR LAND	TX	77479-2744
17	NGUYEN BOB	3535 BINGLE Rd	9403 OPELIKA ST	HOUSTON	TX	77080-1428
18	NGUYEN BOB	3535 BINGLE Rd	9403 OPELIKA ST	HOUSTON	TX	77080-1428
19	NGUYEN BOB	3535 BINGLE Rd	9403 OPELIKA ST	HOUSTON	TX	77080-1428
20	CENTERPOINT ENERGY ENTEX	3500 BINGLE Rd	PO BOX 1475	HOUSTON	TX	77251-1475
21	SOUTHERN PACIFIC RAILROAD COMPANY	HEMPSTEAD Rd	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179-1001
22	SOUTHERN PACIFIC RAILROAD COMPANY		1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179-1001
23	SOUTHERN PACIFIC RAILROAD COMPANY	SOWDEN Rd	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179-1001
24	SOUTHERN PACIFIC RAILROAD COMPANY	R R PROPERTY	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179-1001
25	SOUTHERN PACIFIC RAILROAD COMPANY	HEMPSTEAD Rd	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179-1001
26	VASQUEZ JOSUE	8430 RANNIE Rd	8430 RANNIE RD	HOUSTON	TX	77080-2023
27	VASQUEZ CYNTHIA L	8426 RANNIE Rd	8426 RANNIE RD	HOUSTON	TX	77080-2023
28	GARCIA JERSON J	8422 RANNIE Rd	8422 RANNIE RD	HOUSTON	TX	77080-2023
29	ARANGO CARLOS	12303 SOWDEN Rd	4307 ASPENGLN DR	HOUSTON	TX	77084-3501
30	ARANGO CARLOS	8418 RANNIE Rd	4307 ASPENGLN DR	HOUSTON	TX	77084-3501
31	ELIZONDO JOHNNY ROMERO JUDY	8445 RANNIE Rd	5607 DEER TIMBER TRL	HUMBLE	TX	77346-1225
32	RAMIREZ JUDY	8441 RANNIE Rd	8441 RANNIE RD	HOUSTON	TX	77080-2022
33	ELIZONDO JOHNNY JOE	8445 RANNIE Rd	8445 RANNIE RD	HOUSTON	TX	77080-2022
34	JORDAN ARTHUR P & MELINDA	8433 RANNIE Rd	8433 RANNIE RD	HOUSTON	TX	77080-2022
35	TNCN PROPERTY HOLDINGS LLC	8429 RANNIE Rd	PO BOX 800337	HOUSTON	TX	77280-0337
36	TNCN PROPERTY HOLDINGS LLC	8411 RANNIE Rd	PO BOX 800337	HOUSTON	TX	77280-0337
37	TNCN PROPERTY HOLDINGS LLC	8409 RANNIE Rd	PO BOX 800337	HOUSTON	TX	77280-0337
38	CONTRERAS JACQUELINES S	12239 SOWDEN Rd	12239 SNOWDEN RD	HOUSTON	TX	77080-
39	PORTILLO ORIDIO	12237 SOWDEN Rd	12237 SOWDEN RD	HOUSTON	TX	77080-3650
40	PLENGEMEYER JOHN W	12233 SOWDEN Rd	11903 BEINHORN DR	HOUSTON	TX	77065-1609
41	REILLY TIM & KATHLEEN	12229 SOWDEN Rd	9830 SPRINGBROOK DR	HOUSTON	TX	77041-9028
42	SSE PROPERTIES LLC	12221 SOWDEN Rd	9354 ROSSTOWN WAY	HOUSTON	TX	77080-7416

43	THOMAS GREGORY L	12217 SOWDEN Rd	PO BOX 40531	HOUSTON	TX	77240-0531
44	THOMAS GREGORY L	12217 SOWDEN Rd	PO BOX 40531	HOUSTON	TX	77240-0531
45	THOMAS GREGORY L	12217 SOWDEN Rd	PO BOX 40531	HOUSTON	TX	77240-0531
46	THOMAS GREGORY L	12203 SOWDEN Rd	PO BOX 40531	HOUSTON	TX	77240-0531
47	THOMAS GREGORY L	12203 SOWDEN Rd	PO BOX 40531	HOUSTON	TX	77240-0531
48	MAJESTIC STONE LLC	8444 RAYSON Rd	8444 RAYSON RD	HOUSTON	TX	77080-3623
49	MAJESTIC STONE LLC	8442 RAYSON Rd	8444 RAYSON RD	HOUSTON	TX	77080-3623
50	RAYSON PROPERTY PARTNERS	8438 RAYSON Rd	8438 RAYSON RD	HOUSTON	TX	77080-3623
51	SERNEC ENTERPRISES LLC	8420 RAYSON Rd	8914 SHOREVIEW LN	HUMBLE	TX	77346-2332
52	TNCN PROPERTY HOLDINGS LLC	8418 RAYSON Rd	8402 RAYLIN DR	HOUSTON	TX	77055-4839
53	TAXCO INC	8408 RAYSON Rd	PO BOX 19067	HOUSTON	TX	77224-9067
54	VERNON KEITH	8402 RAYSON Rd	8402 RAYSON RD	HOUSTON	TX	77080-3623
55	VERNON KEITH LOUIS	8400 RAYSON Rd	8402 RAYSON RD	HOUSTON	TX	77080-3623
56	ARREDONDOS REAL DRYWALL INC	8473 RAYSON Rd	7766 HAMMERLY BLVD	HOUSTON	TX	77055-1748
57	THOMPSON TRACY J ESTATE OF	8467 RAYSON Rd	8467 RAYSON RD	HOUSTON	TX	77080-3622
58	L AND G REPAIRS LLC	8465 RAYSON Rd	5806 SOUTHTOWN ST	HOUSTON	TX	77033-1914
59	VENTURA-MEJIA NERI JOAQUIN	8461 RAYSON Rd	1611 KELLIWOOD OAKS DR	KATY	TX	77450-4379
60	M & B INVESTMENTS LLC	8433 RAYSON Rd	1726 LAKESHORE DR	KINGWOOD	TX	77339-7510
61	NARVAEZ JOSEPH ISRAEL NARVAEZ RAUL BERNABE	8421 RAYSON Rd	8421 RAYSON RD	HOUSTON	TX	77080-3622
62	MARQUEZ MARIO O	8409 RAYSON Rd	8409 RAYSON RD	HOUSTON	TX	77080-3622
63	BASCOM PARTNERS LLC	8427 BASCOM St	4011 TURTLE TRAILS LN	SUGAR LAND	TX	77479-2744
64	A&E REAL ESTATE INVESTMENTS LLC	3537 BINGLE Rd	7 MOTT LN	HOUSTON	TX	77024-7315
65	GMS INTERESTS LP	8422 BASCOM St	3450 LANG RD	HOUSTON	TX	77092-6104
66	COUNTY OF HARRIS	3537 BINGLE Rd	PO BOX 1525	HOUSTON	TX	77251-1525
67	RAMIREZ ERICK	6662 THORNWALL St	9729 WESTVIEW DR	HOUSTON	TX	77055-6123
68	BARRERA FRANCISCO	6666 THORNWALL St	6666 THORNWALL ST	HOUSTON	TX	77092-5720
69	PEREZ GEORGE GONZALEZ JORGE AMBROCIO PEREZ	6670 THORNWALL St	6670 THORNWALL ST	HOUSTON	TX	77092-5720
70	MARQUEZ EDUARDO & MARIA	6702 THORNWALL St	6702 THORNWALL ST	HOUSTON	TX	77092-4629
71	JIMENEZ AVELINO & MARIA T	6706 THORNWALL St	6706 THORNWALL ST	HOUSTON	TX	77092-4629
72	MEJIA MANUELA DEJESUS RAMIREZ	6737 THORNWALL St	6737 W THORNWALL ST	HOUSTON	TX	77092-4628
73	PEREZ SYLVIA	6733 THORNWALL St	6733 THORNWALL ST	HOUSTON	TX	77092-4628
74	SOTO EVERARDO	6729 THORNWALL St	6729 THORNWALL ST	HOUSTON	TX	77092-4628
75	SANCHEZ ATILANO	6725 THORNWALL St	6725 THORNWALL ST	HOUSTON	TX	77092-4628
76	RODRIGUEZ MARIO A	6721 THORNWALL St	6721 THORNWALL ST	HOUSTON	TX	77092-4628
77	CANTU ADRIANA	6717 THORNWALL St	6118 JIM ST	HOUSTON	TX	77092-6204
78	CABRERA ROSALBA	6713 THORNWALL St	6713 THORNWALL ST	HOUSTON	TX	77092-4628
79	MEMBRENO JUAN C MORALES	6709 THORNWALL St	6709 THORNWALL ST	HOUSTON	TX	77092-4628
80	VIRZA PROPERTIES LLC	6705 THORNWALL St	10903 SUNNYDALE RIDGE LANE	CYPRESS	TX	77433-7144
81	BENITEZ FRANCISCO	6701 THORNWALL St	6701 THORNWALL ST	HOUSTON	TX	77092-4628
82	FALCON LEOPOLDO & ELENA	6702 LIMESTONE St	6702 LIMESTONE ST	HOUSTON	TX	77092-4623
83	VILLA DENISE IDETT	6706 LIMESTONE St	6706 LIMESTONE ST	HOUSTON	TX	77092-4623

84	DO VINH VAN	6710 LIMESTONE St	10331 EMNORA LN	HOUSTON	TX	77043-2119
85	SANTANA ARTURO & IRMA	6714 LIMESTONE St	6327 MILWEE ST	HOUSTON	TX	77092-6301
86	TALAVERA TEODORO V	6718 LIMESTONE St	6718 LIMESTONE ST	HOUSTON	TX	77092-4623
87	LAGUNAS YOLANDA	6722 LIMESTONE St	6722 LIMESTONE ST	HOUSTON	TX	77092-4623
88	GALVAN LEONEL RAMIREZ MEGAN J	6726 LIMESTONE St	6726 LIMESTONE ST	HOUSTON	TX	77092-4623
89	TEODORO ANTONIA	6730 LIMESTONE St	6730 LIMESTONE ST	HOUSTON	TX	77092-4623
90	FLORES ARNULFO T	6734 LIMESTONE St	6734 LIMESTONE ST	HOUSTON	TX	77092-4623
91	RAMIREZ JUAN & DELIA	6738 LIMESTONE St	6738 LIMESTONE ST	HOUSTON	TX	77092-4623
92	VILLARREAL JUAN M VILLARREAL ZONIA	6742 LIMESTONE St	3105 CAMEO DR	HOUSTON	TX	77080-3538
93	RAY SEBASTIAN E	6746 LIMESTONE St	9922 HERON MEADOWS DR	HOUSTON	TX	77095-5517
94	TAYLOR JAMES F & MARION	6750 LIMESTONE St	16538 MCCORMICK DR	HOUSTON	TX	77095-4977
95	TOOKE T D	6754 LIMESTONE St	6754 LIMESTONE ST	HOUSTON	TX	77092-4623
96	LAM MALIS	6677 THORNWALL St	8323 WHISPER DR	HOUSTON	TX	77040-
97	ZIMMERMAN CAROL A	6673 THORNWALL St	6673 THORNWALL ST	HOUSTON	TX	77092-5719
98	BATALLA FORTINO & PAULINA	6669 THORNWALL St	6669 THORNWALL ST	HOUSTON	TX	77092-5719
99	GUERRERO JOSE & NORA	6665 THORNWALL St	6665 THORNWALL ST	HOUSTON	TX	77092-5719
100	ALVARENGA FAUSTO R	6661 THORNWALL St	6661 THORNWALL ST	HOUSTON	TX	77092-5719
101	ALBRIGHT FRANCES M ALBRIGHT WILLIAM A	6657 THORNWALL St	6657 THORNWALL ST	HOUSTON	TX	77092-5719
102	CULBERSON FAYE ESTATE OF	6653 THORNWALL St	6653 THORNWALL ST	HOUSTON	TX	77092-5719
103	BARAHONA LUIS	6649 THORNWALL St	6649 THORNWALL ST	HOUSTON	TX	77092-5719
104	MENDOZA JOSE MIGUEL RUBICELIA SANTOYO	6645 THORNWALL St	6645 THORNWALL ST	HOUSTON	TX	77092-5719
105	MENERA ANTONIO SR & MARIA	6638 LIMESTONE St	6638 LIMESTONE ST	HOUSTON	TX	77092-5714
106	SHEPPARD JAMES & CAROL	6642 LIMESTONE St	1045 RICHELIEU LN	HOUSTON	TX	77018-2031
107	DIAMOND INVESTORS LLC	6646 LIMESTONE St	3527 MANSFIELD ST	HOUSTON	TX	77091-4617
108	DIAZ SILVIA M LAZARO MARTIN A	6650 LIMESTONE St	6650 LIMESTONE	HOUSTON	TX	77092-5714
109	COCHRAN JAMES C III	6654 LIMESTONE St	6654 LIMESTONE ST	HOUSTON	TX	77092-5714
110	FLORES ARTURO G & GARDUNO MAYRA E	6658 LIMESTONE St	6658 LIMESTONE ST	HOUSTON	TX	77092-5714
111	SMITH VIRGINIA R ESTATE OF	6662 LIMESTONE St	6662 LIMESTONE ST	HOUSTON	TX	77092-5714
112	FLORES RENE J & EVARISTA	6666 LIMESTONE St	6678 LIMESTONE	HOUSTON	TX	77092-5714
113	BRAVO CYNTHIA	6670 LIMESTONE St	9803 MOORBERRY LN	HOUSTON	TX	77080-6401
114	GARLAND RUSSELL LEE	6674 LIMESTONE St	6674 LIMESTONE ST	HOUSTON	TX	77092-5714
115	FLORES RENE FLORES EVARISTA	6678 LIMESTONE St	6678 LIMESTONE ST	HOUSTON	TX	77092-5714
116	FLORES EVARISTA & RENE	6682 LIMESTONE St	6682 LIMESTONE ST	HOUSTON	TX	77092-5714
117	REEVES MARK	6686 LIMESTONE St	6686 LIMESTONE ST	HOUSTON	TX	77092-5714
118	CORDES MAXINE ANN ESTATE OF	6693 LIMESTONE St	6693 LIMESTONE ST	HOUSTON	TX	77092-5713
119	FLORES ROBERTO BULLARD AMANDA D	6689 LIMESTONE St	6689 LIMESTONE ST	HOUSTON	TX	77092-5713
120	FLORES RENE & EUARISTA	6685 LIMESTONE St	6678 LIMESTONE	HOUSTON	TX	77092-5714
121	FLORES NORMA B	6681 LIMESTONE St	6681 LIMESTONE ST	HOUSTON	TX	77092-5713
122	TOVAR MIGUEL & VENTURA	6677 LIMESTONE St	6677 LIMESTONE ST	HOUSTON	TX	77092-5713
123	DEL VALLE CAROLS	6673 LIMESTONE St	8407 BASCOM ST	HOUSTON	TX	77080-3601
124	MELGAR JOSE	6669 LIMESTONE St	6669 LIMESTONE ST	HOUSTON	TX	77092-5713
125	FLORES RENE & EVARISTA	6665 LIMESTONE St	6678 LIMESTONE ST	HOUSTON	TX	77092-5714
126	ROMERO VICTOR & ROSINA	6661 LIMESTONE St	7214 DEARBORN ST	HOUSTON	TX	77055-3710

127	FARINELLI CARL & CATHERINE	6657 LIMESTONE St	208 S MISSION AVE	TAHLEQUAH	OK	74464-3832
128	ORTEGA GUADALUPE	6653 LIMESTONE St	6653 LIMESTONE ST	HOUSTON	TX	77092-5713
129	JACOBS FRANCYNE D DAVIS JEREMY T	6649 LIMESTONE St	9715 BURDINE ST	HOUSTON	TX	77096-4015
130	CA CONTRACTOR LLC	6645 LIMESTONE St	4309 NORTHFIELD LN	HOUSTON	TX	77092-4412
131	VENTURA LORENZO ORTEGA AMADA	6641 LIMESTONE St	6641 LIMESTONE ST	HOUSTON	TX	77092-5713
132	MALDONADO MELANIE & JOSE	6637 LIMESTONE St	6637 LIMESTONE ST	HOUSTON	TX	77092-5713
133	MARTINEZ HECTOR	6633 LIMESTONE St	6633 LIMESTONE ST	HOUSTON	TX	77092-5713
134	ORTIZ EMMA A	6629 LIMESTONE St	6629 LIMESTONE ST	HOUSTON	TX	77092-5713
135	LANDER FRANK B TRUST	HEMPSTEAD Rd	11 COURTLANDT PL	HOUSTON	TX	77006-4013
136	4004 BINGLE LLC	HEMPSTEAD Rd	1842 WIRT RD	HOUSTON	TX	77055-2400
137	CITY OF HOUSTON	EXEMPT	REAL ESTATE DEPT	HOUSTON	TX	77251-1562
138	4004 BINGLE LLC	4004 BINGLE Rd	1842 WIRT RD	HOUSTON	TX	77055-2400
139	VILLERREAL ZONIA VILLERREAL JUAN M	6757 LIMESTONE St	3105 CAMEO DR	HOUSTON	TX	77080-3538
140	MADRID JOSEPHINE D PINEDA	6753 LIMESTONE St	2400 FOUNTAIN VIEW # 418	HOUSTON	TX	77057-4816
141	FERRUSQUIA PLACIDO	6749 LIMESTONE St	12719 LAUREL BANK WAY	HOUSTON	TX	77014-2474
142	MERCADO MANUEL S	6745 LIMESTONE St	6745 LIMESTONE ST	HOUSTON	TX	77092-4622
143	ORTIZ CANDELARIO A	6741 LIMESTONE St	6741 LIMESTONE ST	HOUSTON	TX	77092-4622
144	REYNOSA ARTEMIO	6737 LIMESTONE St	6737 LIMESTONE ST	HOUSTON	TX	77092-4622
145	GARCIA MIREYDA	6733 LIMESTONE St	6733 LIMESTONE ST	HOUSTON	TX	77092-4622
146	ABREGO VICTOR M ROMERO ALBA D	6729 LIMESTONE St	16042 SWEETWATER CREEK DR	HOUSTON	TX	77095-3935
147	JUAREZ ROMAN	6725 LIMESTONE St	6725 LIMESTONE ST	HOUSTON	TX	77092-4622
148	ZURAWSKI MARK A	6721 LIMESTONE St	6721 LIMESTONE ST	HOUSTON	TX	77092-4622
149	TORRES MARIA V & AZER	6717 LIMESTONE St	2011 SOUTHWICK ST	HOUSTON	TX	77080-6315
150	SALAZAR ROBERTO L	6713 LIMESTONE St	6713 LIMESTONE ST	HOUSTON	TX	77092-4622
151	GARCIA ELEAZAR	6709 LIMESTONE St	6709 LIMESTONE ST	HOUSTON	TX	77092-4622
152	MARSHALL HENRY E	6705 LIMESTONE St	6705 LIMESTONE ST	HOUSTON	TX	77092-4622
153	MIRELES ANTONIO A JR GARCIA JENNIFER	6701 LIMESTONE St	6701 LIMESTONE ST	HOUSTON	TX	77092-4622
154	BINGLE ENTERPRISES LLC	12102 HEMPSTEAD Rd	12102 HEMPSTEAD RD	HOUSTON	TX	77092-4502
155	ZIONS BANCORPORATION N A	12130 HEMPSTEAD Rd	1801 MAIN ST STE 500	HOUSTON	TX	77002-8120
156	JJOSK LLC	12130 HEMPSTEAD Rd	500 VOLVO PKWY	CHESAPEAKE	VA	23320-1604
157	ROSALES FACUNDO J & VICTORINA	8482 SONNEVILLE Dr	8482 SONNEVILLE DR	HOUSTON	TX	77080-3639
158	CABRERA MARCOS A	8478 SONNEVILLE Dr	8478 SONNEVILLE DR	HOUSTON	TX	77080-3639
159	MONTOYA ORVIN GIRON	8474 SONNEVILLE Dr	8454 SONNEVILLE DR	HOUSTON	TX	77080-3639
160	HARRIS COUNTY FLOOD CONTROL DISTRICT	8470 SONNEVILLE Dr	9900 NW FRWY	HOUSTON	TX	77092-8601
161	RAGA YANIA G	8466 SONNEVILLE Dr	8466 SONNEVILLE DR	HOUSTON	TX	77080-3639
162	CASTILLO VICTORIA	8462 SONNEVILLE Dr	8462 SONNEVILLE DR	HOUSTON	TX	77080-3639
163	ESCAMILLA PABLO	8458 SONNEVILLE Dr	8458 SONNEVILLE DR	HOUSTON	TX	77080-3639
164	NEGRETE J LUCIO & MARIA	8454 SONNEVILLE Dr	8454 SONNEVILLE DR	HOUSTON	TX	77080-3639
165	HARRIS COUNTY FLOOD CONTROL DISTRICT (UNIT E 115-00-00 TRACT 03-854 0)	8450 SONNEVILLE Dr	9900 NW FRWY	HOUSTON	TX	77092-8601
166	HERNANDEZ LEONARDO ET AL	8446 SONNEVILLE Dr	8446 SONNEVILLE DR	HOUSTON	TX	77080-3639
167	HERNANDEZ VERONICA	8442 SONNEVILLE Dr	8442 SONNEVILLE DR	HOUSTON	TX	77080-3639
168	RELENTLESS ACQUISITIONS LLC	8438 SONNEVILLE Dr	02 W MONTGOMERY ST STE 18	WILLIS	TX	77378-

169	HARRIS COUNTY FLOOD CONTROL DISTRICT	8434 SONNEVILLE Dr	9900 NORTHWEST FRWY	HOUSTON	TX	77092-8601
170	HARRIS COUNTY FLOOD CONTROL DISTRICT	8430 SONNEVILLE Dr	9900 NORTHWEST FWY	HOUSTON	TX	77092-8601
171	TAMBRIZ MANUEL & MARIA MACARIA IXMATA	8426 SONNEVILLE Dr	8426 SONNEVILLE DR	HOUSTON	TX	77080-3639
172	HARRIS COUNTY FLOOD CONTROL DISTRICT	8422 SONNEVILLE Dr	9900 NW FREEWAY	HOUSTON	TX	77092-8601
173	MEYER CYNTHIA	8418 SONNEVILLE Dr	8418 SONNEVILLE DR	HOUSTON	TX	77080-3639
174	HARRIS COUNTY FLOOD CONTROL DISTRICT TRACT 03-829	8414 SONNEVILLE Dr	9900 NORTHWEST FWY	HOUSTON	TX	77092-8601
175	ELLIS SEAN	8410 SONNEVILLE Dr	6319 TULSA RD	HOUSTON	TX	77092-6315
176	HARRIS COUNTY FLOOD CONTROL DISTRICT	8406 SONNEVILLE Dr	9900 NORTHWEST FWY	HOUSTON	TX	77092-8601
177	HARRIS COUNTY FLOOD CONTROL DISTRICT	8402 SONNEVILLE Dr	9900 NORTHWEST FWY	HOUSTON	TX	77092-8601
178	RIZO SONIA	8403 BASCOM St	31303 N CRIPPLE CREEK DR	MAGNOLIA	TX	77354-1977
179	DEL VALLE CARLOS & AURORA	8407 BASCOM Ln	8407 BASCOM LN	HOUSTON	TX	77080-3601
180	HERRERA JESUS RIZO MARIA H	8411 BASCOM St	8411 BASCOM LN	HOUSTON	TX	77080-3601
181	MOONEY MILDRED	8415 BASCOM St	8415 BASCOM LN	HOUSTON	TX	77080-3601
182	RIZO MARIA	8406 BASCOM St	8406 BASCOM LN	HOUSTON	TX	77080-3602
183	LDG REALTY INVESTMENTS LLC	8402 BASCOM St	8402 BASCOM	HOUSTON	TX	77080-3602
184	HARRIS COUNTY FLOOD CONTROL DISTRICT	8403 SONNEVILLE Dr	9900 NORTHWEST FWY	HOUSTON	TX	77092-8601
185	DEL GOMEZ MARIA	8407 SONNEVILLE Dr	8407 SONNEVILLE DR	HOUSTON	TX	77080-3638
186	HARRIS COUNTY FLOOD CONTROL	8411 SONNEVILLE Dr	9900 NORTHWEST FRWY	HOUSTON	TX	77092-8601
187	ESCAMILLA PABLO	8415 SONNEVILLE Dr	8634 RANNIE RD	HOUSTON	TX	77080-3526
188	ALVARADO MARIANITA MORALES PABLO E	8419 SONNEVILLE Dr	8419 SONNEVILLE DR	HOUSTON	TX	77080-3638
189	HARRIS COUNTY FLOOD CONTROL DISTRICT	8427 SONNEVILLE Dr	9900 NORTHWEST FWY	HOUSTON	TX	77092-8601
190	CERVANTES GLORIA M VAZQUEZ ANTONIO VELES	8431 SONNEVILLE Dr	8431 SONNEVILLE DR	HOUSTON	TX	77080-3638
191	PUENTE JORGE & MONICA	8435 SONNEVILLE Dr	8435 SONNEVILLE DR	HOUSTON	TX	77080-3638
192	MARQUEZ MARC & SUSANA	8439 SONNEVILLE Dr	8439 SONNEVILLE DR	HOUSTON	TX	77080-3638
193	RODRIGUEZ LEONEL S & MARIA U	8443 SONNEVILLE Dr	8443 SONNEVILLE DR	HOUSTON	TX	77080-3638
194	KERR NANCY MURRELL	8447 SONNEVILLE Dr	8447 SONNEVILLE DR	HOUSTON	TX	77080-3638
195	WEATHERSBY WAYNE C YEPEZ JESSICA	8451 SONNEVILLE Dr	8451 SONNEVILLE DR	HOUSTON	TX	77080-3638
196	ARTOLA JOSE O	8455 SONNEVILLE Dr	8455 SONNEVILLE DR	HOUSTON	TX	77080-
197	BAF ASSETS 6 LLC	8459 SONNEVILLE Dr	001 PLAZA ON THE LAKE STE 20	AUSTIN	TX	78746-1053
198	MACARENO ARMANDO & SONIA	8463 SONNEVILLE Dr	8463 SONNEVILLE DR	HOUSTON	TX	77080-3638
199	MORALES JESUS	8467 SONNEVILLE Dr	8467 SONNEVILLE DR	HOUSTON	TX	77080-3638
200	GARCIA REYNA	8471 SONNEVILLE Dr	8471 SONNEVILLE DR	HOUSTON	TX	77080-3638
201	HARRIS COUNTY FLOOD CONTROL DISTRICT	8475 SONNEVILLE Dr	9900 NORTHWEST FWY	HOUSTON	TX	77092-8601
202	HARRIS COUNTY FLOOD CONTROL DISTRICT	8479 SONNEVILLE Dr	9900 NORTHWEST FWY	HOUSTON	TX	77092-8601
203	YBARRA CHRISTOPHER & KEITHA	8483 SONNEVILLE Dr	8483 SONNEVILLE DR	HOUSTON	TX	77080-3638
204	MARTINEZ LEONOR	8470 GOLD CREEK Dr	8470 GOLD CREEK DR	HOUSTON	TX	77080-3614
205	HARRIS COUNTY FLOOD CONTROL DISTRICT	8466 GOLD CREEK Dr	9900 NORTHWEST FWY	HOUSTON	TX	77092-8601
206	HARRIS COUNTY FLOOD CONTROL DISTRICT	8462 GOLD CREEK Dr	9900 NORTHWEST FWY	HOUSTON	TX	77092-8601
207	HARRIS COUNTY FLOOD CONTROL DISTRICT	8458 GOLD CREEK Dr	9900 NORTHWEST FWY	HOUSTON	TX	77092-8601
208	HARRIS COUNTY FLOOD CONTROL DISTRICT	8454 GOLD CREEK Dr	9900 NORTHWEST FWY	HOUSTON	TX	77092-8601
209	HARRIS COUNTY FLOOD CONTROL DISTRICT	8450 GOLD CREEK Dr	9900 NORTHWEST FWY	HOUSTON	TX	77092-8601
210	HARRIS COUNTY FLOOD CONTROL DISTRICT	8446 GOLD CREEK Dr	9900 NORTHWEST FWY	HOUSTON	TX	77092-8601

250	HARRIS COUNTY FLOOD CONTROL DISTRICT UNIT E115-00-00 TRACT 03-807 0	8426 BLANKENSHIP Dr	9900 NORTHWEST FWY	HOUSTON	TX	77092-8601
251	HARRIS COUNTY FLOOD CONTROL DISTRICT	8422 BLANKENSHIP Dr	9900 NORTHWEST FWY	HOUSTON	TX	77092-8601
252	HARRIS COUNTY FLOOD CONTROL DISTRICT	8418 BLANKENSHIP Dr	9900 NORTHWEST FWY	HOUSTON	TX	77092-8601
253	HARRIS COUNTY FLOOD CONTROL DISTRICT	8414 BLANKENSHIP Dr	9900 NORTHWEST FWY	HOUSTON	TX	77092-8601
254	NAVAREM LLC	8410 BLANKENSHIP Dr	8410 BLANKENSHIP DR	HOUSTON	TX	77080-3604
255	HARRIS COUNTY FLOOD CONTROL DISTRICT	8406 BLANKENSHIP Dr	9900 NORTHWEST FWY	HOUSTON	TX	77092-8601
256	HARRIS COUNTY FLOOD CONTROL DISTRICT	8402 BLANKENSHIP Dr	9900 NORTHWEST FWY	HOUSTON	TX	77092-8601
257	TABATABAEI SEYED M	8403 BLANKENSHIP Dr	14635 WESTPARK DR	HOUSTON	TX	77082-4815
258	VARGAS ROLANDO MEDEL CONSUELO	8407 BLANKENSHIP Dr	8407 BLANKENSHIP DR	HOUSTON	TX	77080-3603
259	URQUIZA HOMERO ZAMORANO CLARA	8415 BLANKENSHIP Dr	8415 BLANKENSHIP DR	HOUSTON	TX	77080-3603
260	VELASQUEZ ALVARO A & DAMARIS	8423 BLANKENSHIP Dr	1730 CONRAD SAUER	HOUSTON	TX	77043-3342
261	HARRIS COUNTY FLOOD CONTROL DISTRICT CDBG-DR15 BUYOUT PARTNERSHIP	8427 BLANKENSHIP Dr	9900 NW FRWY	HOUSTON	TX	77092-8601
262	HARRIS COUNTY FLOOD CONTROL DISTRICT (E115-00-00 TR 01-811 0)	8431 BLANKENSHIP Dr	9900 PARCEL NOTHWEST FWY	HOUSTON	TX	77092-
263	HARRIS COUNTY FLOOD CONTROL DISTRICT	8435 BLANKENSHIP Dr	9900 NORTHWEST FWY	HOUSTON	TX	77092-8601
264	HARRIS COUNTY FLOOD CONTROL DISTRICT	8439 BLANKENSHIP Dr	9900 NW FRWY	HOUSTON	TX	77092-8601
265	VASQUEZ JOSE SANTOS	8443 BLANKENSHIP Dr	8443 BLANKENSHIP DR	HOUSTON	TX	77080-3603
266	FOUAD MATAR	8447 BLANKENSHIP Dr	2901 BINGLE RD	HOUSTON	TX	77055-1009
267	TORRES JESUS ROBERTO	8451 BLANKENSHIP Dr	8451 BLANKENSHIP DR	HOUSTON	TX	77080-3603
268	QUINTANILLA BERNARDO R	8434 CHURCHVILLE Dr	8434 CHURCHVILLE DR	HOUSTON	TX	77080-3606
269	SARIO CHRISTINE	8430 CHURCHVILLE Dr	408 AUGUSTA DR	KELLER	TX	76248-1517
270	GARCIA SANTIAGO	8426 CHURCHVILLE Dr	8426 CHURCHVILLE DR	HOUSTON	TX	77080-3606
271	SELMAN WALTER	8422 CHURCHVILLE Dr	909 W 15TH ST	HOUSTON	TX	77008-3809
272	SERRANO GERARDO & ALEJANDRA DOMINGUEZ DE	8418 CHURCHVILLE Dr	8418 CHURCHVILLE DR	HOUSTON	TX	77080-3606
273	VILLARREAL JUAN M & ZONIA	8414 CHURCHVILLE Dr	3105 CAMEO DR	HOUSTON	TX	77080-3538
274	RFALLIN SERIES LLC	8410 CHURCHVILLE Dr	9545 KATY FWY STE 100	HOUSTON	TX	77024-1474
275	ROMAN ISAAC & MARIA N	8406 CHURCHVILLE Dr	8406 CHURCHVILLE DR	HOUSTON	TX	77080-3606
276	RODAS BERFALIA SANTOS & ISIAEL	8402 CHURCHVILLE Dr	10002 WARWANA RD	HOUSTON	TX	77080-7019
277	CADME FREDY R	8403 CHURCHVILLE Dr	3015 BINGLE RD	HOUSTON	TX	77055-1011
278	CADME FREDY	8411 CHURCHVILLE Dr	3015 BINGLE RD	HOUSTON	TX	77055-1011
279	CANUTO RAYMUNDA CONSTANTINA	8415 CHURCHVILLE Dr	8415 CHURCHVILLE DR	HOUSTON	TX	77080-3605
280	RESENDIZ LAZARO & ELIDA M	8423 CHURCHVILLE Dr	8423 CHURCHVILLE DR	HOUSTON	TX	77080-3605
281	SANTILLAN CLAUDIA A & AMARO GARCIELA HERNANDEZ	8427 CHURCHVILLE Dr	8427 CHURCHVILLE DR	HOUSTON	TX	77080-3605
282	HERNANDEZ NORA G	8431 CHURCHVILLE Dr	18015 WIMBERLY HEIGHTS DR	CYPRESS	TX	77433-6992
283	SHIUS INVESTMENT LLC	8030 BLANKENSHIP Dr	028 FOSER SQUARE LN UNIT 20	SAN MATEO	CA	94404-
284	SF LAND PARTNERS LLC	8027 BLANKENSHIP Dr	8035 BLANKENSHIP DR	HOUSTON	TX	77055-1017
285	ALSCO INC	8020 BLANKENSHIP Dr	505 E 200 S STE 101	SALT LAKE CITY	UT	84102-2007
286	ROSTNA LLC	2770 BINGLE Rd	3210 BINGLE RD STE 300	HOUSTON	TX	77055-1026
287	RANGER H TX LP	8090 KEMPWOOD Dr	575 5TH AVENUE 38TH FL	NEW YORK	NY	10017-2427

288	MASSOUD REAL ESTATE INVESTMENTS LLC	8110 KEMPWOOD Dr	1110 SEAMIST DR	HOUSTON	TX	77008-6144
289	MASSOUD REAL ESTATE INVESTMENTS LLC	8110 KEMPWOOD Dr	PO BOX 550259	HOUSTON	TX	77255-0259
290	PIXIEE INVESTMENTS I LP	8200 BLANKENSHIP Dr	8200 BLANKENSHIP DR	HOUSTON	TX	77055-1022
291	C C P LTD	8100 BLANKENSHIP Dr	PO BOX 42262	HOUSTON	TX	77242-2262
292	8100 KEMPWOOD INC	8100 KEMPWOOD Dr	7700 KEMPWOOD	HOUSTON	TX	77055-1008
293	ACURA INVESTMENTS INT LLC	3003 BINGLE Rd	11422 MONTMARTE BLVD	HOUSTON	TX	77082-2763
294	CADME FREDY R	3015 BINGLE Rd	3015 BINGLE RD	HOUSTON	TX	77055-1011
295	THE RECTORSEAL CORPORATION	2601 SPENWICK Dr	2601 SPENWICK DR	HOUSTON	TX	77055-1035
296	AST REAL ESTATE HOLDINGS LTD	12230 HEMPSTEAD Rd	7575 SAN FELIPE STE 100	HOUSTON	TX	77063-1712
297	G & A GAAL LLC	8453 RAYSON Rd	2607 TALINA WAY	HOUSTON	TX	77080-3808
298	TALBERT LEWIS M	8450 RAYSON Rd	2005 RIVER HILLS RD	AUSTIN	TX	78733-2148
299	DAJAG INVESTMENTS LLC	RAYSON Rd	10202 LLANO RIVER LN	CYPRESS	TX	77433-4026
300	DAJAG INVESTMENTS LLC	RAYSON Rd	16006 WILMINGTON PARK LN	HOUSTON	TX	77084-1966
301	DAJAG INVESTMENTS LLC	RAYSON Rd	10202 LLANO RIVER LN	CYPRESS	TX	77433-4026
302	DAJAG INVESTMENTS LLC	RAYSON Rd	10202 LLANO RIVER LN	CYPRESS	TX	77433-4026
303	DAJAG INVESTMENTS LLC	RAYSON Rd	10202 LLANO RIVER LN	CYPRESS	TX	77433-4026
304	DAJAG INVESTMENTS LLC	RAYSON Rd	10202 LLANO RIVER LN	CYPRESS	TX	77433-4026
305	DAJAG INVESTMENTS LLC	RAYSON Rd	16006 WILMINGTON PARK LN	HOUSTON	TX	77084-1966
306	DAJAG INVESTMENTS LLC	RAYSON Rd	10202 LLANO RIVER LN	CYPRESS	TX	77433-4026
307	DAJAG INVESTMENTS LLC	RAYSON Rd	10202 LLANO RIVER LN	CYPRESS	TX	77433-4026
308	DAJAG INVESTMENTS LLC	RAYSON Rd	10202 LLANO RIVER LN	CYPRESS	TX	77433-4026
309	DAJAG INVESTMENT LLC	RAYSON Rd	10202 LLANO RIVER LN	CYPRESS	TX	77433-4026
310	DAJAG INVESTMENTS LLC	RAYSON Rd	10202 LLANO RIVER LN	CYPRESS	TX	77433-4026

1.3: SOS Document

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number: 806319427 **Entity Type:** Domestic Limited Liability Company (LLC)
Original Date of Filing: November 24, 2025 **Entity Status:** In existence
Formation Date: N/A
Tax ID: 32103186048 **FEIN:**
Duration: Perpetual
Name: Vexara Pharmaceuticals, LLC
Address: 1800 WEST LOOP S STE 1110
HOUSTON, TX 77027-3230 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Name		Address				Inactive Date
Richard Seltzer		1800 West Loop South, Suite 1110 Houston, TX 77027 USA				

Instructions:

- To place an order for additional information about a filing press the 'Order' button.

1.4: Core Data Form



TCEQ Core Data Form

For detailed instructions on completing this form, please read the Core Data Form Instructions or call 512-239-5175.

SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided.)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)	<input type="checkbox"/> Other	
2. Customer Reference Number (if issued)	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number (if issued)
CN 606481281		RN 100701051

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)		2/27/2026	
<input type="checkbox"/> New Customer		<input checked="" type="checkbox"/> Update to Customer Information		<input type="checkbox"/> Change in Regulated Entity Ownership	
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)					
<i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i>					
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)				<i>If new Customer, enter previous Customer below:</i>	
Vexara Pharmaceuticals, LLC					
7. TX SOS/CPA Filing Number		8. TX State Tax ID (11 digits)		9. Federal Tax ID	10. DUNS Number (if applicable)
806319427		32103186048		(9 digits)	
11. Type of Customer:		<input type="checkbox"/> Corporation		<input type="checkbox"/> Individual	
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other		<input type="checkbox"/> Sole Proprietorship		Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited	
12. Number of Employees		13. Independently Owned and Operated?			
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following					
<input type="checkbox"/> Owner		<input type="checkbox"/> Operator		<input checked="" type="checkbox"/> Owner & Operator	
<input type="checkbox"/> Occupational Licensee		<input type="checkbox"/> Responsible Party		<input type="checkbox"/> VCP/BSA Applicant	
<input type="checkbox"/> Other:					
15. Mailing Address:		1800 West Loop South, Suite 1110			
City		Houston		State	TX
ZIP		77027		ZIP + 4	
16. Country Mailing Information (if outside USA)			17. E-Mail Address (if applicable)		
			[REDACTED]		

18. Telephone Number (281) 830-0284	19. Extension or Code	20. Fax Number (if applicable) () -
---	------------------------------	--

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity' is selected, a new permit application is also required.) <input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information								
<i>The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).</i>								
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.) Vexara Pharmaceuticals								
23. Street Address of the Regulated Entity: (No PO Boxes)	3300 Bingle Road							
	City	Houston	State	TX	ZIP	77055	ZIP + 4	
24. County	Harris							

If no Street Address is provided, fields 25-28 are required.

25. Description to Physical Location:									
26. Nearest City	Houston				State	TX	Nearest ZIP Code		77055
<i>Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).</i>									
27. Latitude (N) In Decimal:		29.823804			28. Longitude (W) In Decimal:		-95.494699		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds				
29. Primary SIC Code (4 digits)		30. Secondary SIC Code (4 digits)		31. Primary NAICS Code (5 or 6 digits)		32. Secondary NAICS Code (5 or 6 digits)			
				769986					
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.) Grease and Grit Trap Processing Facility									
34. Mailing Address:	1800 West Loop South, Suite 1110								
	City	Houston	State	TX	ZIP	77027	ZIP + 4		
35. E-Mail Address:		[REDACTED]							
36. Telephone Number			37. Extension or Code			38. Fax Number (if applicable)			
(281) 830-0284						() -			

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input checked="" type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source Review Air	<input type="checkbox"/> OSSF	<input type="checkbox"/> Petroleum Storage Tank	<input type="checkbox"/> PWS
MSW No. 2430				
<input type="checkbox"/> Sludge	<input type="checkbox"/> Storm Water	<input type="checkbox"/> Title V Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil
<input type="checkbox"/> Voluntary Cleanup	<input type="checkbox"/> Wastewater	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

SECTION IV: Preparer Information

40. Name:	Amy Peoples	41. Title:	Consultant
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(806) 353-6123		(806) 353-4132	██████████

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

Company:	Vexara Pharmaceuticals, LLC	Job Title:	Operating Manager
Name (In Print):	Sheryn Jageman	Phone:	() -
Signature:		Date:	03/03/2026



TCEQ Core Data Form

For detailed instructions on completing this form, please read the Core Data Form Instructions or call 512-239-5175.

SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided.)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)	<input type="checkbox"/> Other	
2. Customer Reference Number (if issued)	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number (if issued)
CN 606486769		RN 100701051

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)		2/27/2026	
<input checked="" type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)					
<i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i>					
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)				<i>If new Customer, enter previous Customer below:</i>	
Angel III, LLC					
7. TX SOS/CPA Filing Number		8. TX State Tax ID (11 digits)		9. Federal Tax ID	10. DUNS Number (if applicable)
804088079		32079413111		(9 digits)	
11. Type of Customer:		<input type="checkbox"/> Corporation		<input type="checkbox"/> Individual	
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other		<input type="checkbox"/> Sole Proprietorship		Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited	
12. Number of Employees		13. Independently Owned and Operated?			
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following					
<input type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator <input checked="" type="checkbox"/> Other: Property Owner <input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant					
15. Mailing Address:	11422 Montemarte Boulevard				
City	Houston		State	TX	ZIP
					77082
					ZIP + 4
16. Country Mailing Information (if outside USA)			17. E-Mail Address (if applicable)		
			[REDACTED]		

18. Telephone Number (713) 614-8415	19. Extension or Code	20. Fax Number (if applicable) () -
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SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity' is selected, a new permit application is also required.) <input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information								
<i>The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).</i>								
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.) Vexara Pharmaceuticals								
23. Street Address of the Regulated Entity: (No PO Boxes)	3300 Bingle Road							
	City	Houston	State	TX	ZIP	77055	ZIP + 4	
24. County	Harris							

If no Street Address is provided, fields 25-28 are required.

25. Description to Physical Location:								
26. Nearest City	State						Nearest ZIP Code	
Houston							77055	
<i>Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).</i>								
27. Latitude (N) In Decimal:		29.823804			28. Longitude (W) In Decimal:		-95.494699	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds			
29. Primary SIC Code (4 digits)		30. Secondary SIC Code (4 digits)		31. Primary NAICS Code (5 or 6 digits)		32. Secondary NAICS Code (5 or 6 digits)		
				769986				
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.) Grease and Grit Trap Processing Facility								
34. Mailing Address:	1800 West Loop South, Suite 1110							
	City	Houston	State	TX	ZIP	77027	ZIP + 4	
35. E-Mail Address:	[REDACTED]							
36. Telephone Number	37. Extension or Code			38. Fax Number (if applicable)				
(281) 830-284				() -				

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

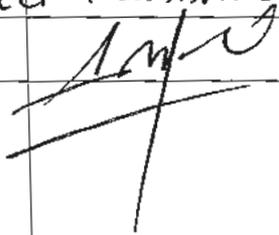
<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input checked="" type="checkbox"/> Municipal Solid Waste TSD XX MSW-2430	<input type="checkbox"/> New Source Review Air	<input type="checkbox"/> OSSF	<input type="checkbox"/> Petroleum Storage Tank	<input type="checkbox"/> PWS
<input type="checkbox"/> Sludge	<input type="checkbox"/> Storm Water	<input type="checkbox"/> Title V Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil
<input type="checkbox"/> Voluntary Cleanup	<input type="checkbox"/> Wastewater	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

SECTION IV: Preparer Information

40. Name: Army Peoples	41. Title: Consultant		
42. Telephone Number: (806) 353-6123	43. Ext./Code	44. Fax Number: (806) 353-4132	45. E-Mail Address: [REDACTED]

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

Company: Angel III, LLC	Job Title: Director of Operations
Name (In Print): ANGELI GRAYSON LLC	Phone: 973 614 8415
Signature: 	Date: 03/02/2026

1.5: Plain Language Summaries



Texas Commission on Environmental Quality Plain Language Summary of Municipal Solid Waste Permit or Permit Amendment Application

Applicants are required by public notice rules in Title 30 Texas Administrative Code, Chapter 39, Section [39.405\(k\)](#)¹ to provide this summary of an application.

A. Purpose of the Proposed Facility

The purpose of this facility is to separate the liquid waste from the solid waste by adding a polymer that would make the delivery of solid waste to an approved disposal site more feasible and prevent down time for processing at the disposal site.

B. Information About the Applicant

Name: Vexara Pharmaceuticals, LLC

Applicant Type: Grease/Grit Trap, Lint and Septic Processing Facility

Facility Name: Vexara Pharmaceuticals

Permit Application Number: 2340

Customer Number (CN): 606481281

Regulated Entity Reference Number (RN): 100701051

C. Location of the Proposed Facility

Facility Address (or description of site location if no address):

3300 Bingle Road
Houston, TX 77055

Link to Map of Facility Location ([TCEQ Location Mapper](#)²): <https://gisweb.tceq.texas.gov/Locatio>

D. Information about Facility Operation

What types of waste would be received?

Grease, grit, lint and septic waste from contract haulers.

What geographical area would the wastes come from?

Greater Houston area

¹ www.tceq.texas.gov/goto/view-30tac

² www.tceq.texas.gov/gis/hb-610-viewer

What days and hours would the facility operate?

Monday-Friday, 4am-6pm & Saturday 4am-noon

At what rate would wastes be accepted?

It is estimated to handle 50,000 gallons/day

How would wastes be managed?

The facility is an enclosed 7,800 sq ft building with roll-up doors. Contract trucks full of grease, grit, lint and septic waste will be offloaded into a receiving station inside the building. The liquid waste will be processed for brown grease removal for recycling and the remaining liquid waste will be pumped to a mixing tank where waste will be mixed with lime and then pumped into dewatering boxes where a polymer will be added that works to separate the liquid from the solids.

E. Pollution Control Methods

What methods would the facility use for containing wastes and odors, and monitoring for releases?

The facility is in an enclosed 7800 square foot building with 20' walls. If a release of waste were to occur, it would be contained inside the building or curbed. The roll-offs will have screens to filter out the trash and debris and no trucks will be allowed to uncap their discharge ports outside of the receiving station area.
Odors -The enclosed facility has a large exhaust fan on the south end that would expel the odorous air higher into the atmosphere for odor abatement. The empty containers will be washed down with hot water and degreaser. The containers will be tarped when being filled, full and/or being stored.

What methods would the facility use or require for preventing litter or spills, and for cleanup of litter and spills?

If a spill were to occur, it would be contained inside the building or by a curb inside the building as well as located around the holding tanks. A portable vacuum trailer will be kept onside for clean up the spill and return the waste to the storage tanks.



Comisión de Calidad Ambiental de Texas

Resumen en lenguaje sencillo de la solicitud de permiso municipal de residuos sólidos o de modificación del permiso

Los solicitantes están obligados por las normas de notificación pública del Título 30 del Código Administrativo de Texas, Capítulo 39, Sección [39.405\(k\)](#)¹ a proporcionar este resumen de una solicitud.

A. Objetivo de la instalación propuesta

El propósito de esta instalación es separar los residuos líquidos de los residuos sólidos por añadirles un polímero que haría más viable el transporte de los residuos sólidos a un vertedero autorizado y evitaría interrupciones en el procesamiento en el vertedero.

B. Información sobre el solicitante

Nombre: Vexara Pharmaceuticals, LLC

Tipo de solicitante: Trampa de grasa/sedimentos, instalación de procesamiento de pelusa y desecho

Nombre de la instalación: Vexara Pharmaceuticals

Número de solicitud de permiso: 2430

Número de cliente (CN): 606481281

Número de referencia de la entidad regulada (RN): 100701051

C. Ubicación de la instalación propuesta

Dirección del establecimiento (o descripción de la ubicación del sitio si no hay dirección):

3300 Bingle Road
Houston, TX 77055

Enlace al mapa de ubicación de las instalaciones en [TCEQ Location Mapper](#)²:

<https://gisweb.tceq.texas.gov/Locatio>

D. Información sobre el funcionamiento de las instalaciones

¿Qué tipos de residuos se recibirían?

Grasa, sedimentos, pelusa y aguas residuales de transportistas contratados.

¿De qué zona geográfica procederían los residuos?

Área metropolitana de Houston

¹ www.tceq.texas.gov/goto/view-30tac

² www.tceq.texas.gov/gis/hb-610-viewer

¿Qué días y horas funcionará la instalación?

lunes-viernes, 4 am - 6 pm y sábado 4 am-mediódía

¿A qué ritmo se aceptarían los residuos?

Se estima que se procesarán 50.000 galones al día

¿Cómo se gestionarían los residuos?

Es un edificio cerrado de 7800 pies cuadrados con puertas enrollables. Los camiones contratados cargados de grasa, sedimentos, pelusa y desechos sépticos se descargarán en una estación de recepción dentro del edificio. Los residuos líquidos se procesarán para la extracción de grasa para reciclarla, y el líquido restante se bombeará a un tanque de mezcla donde se combina con cal y luego se bombea a cajas de deshidratación donde se añade un polímer que separa los líquidos y los sólidos.

E. Métodos de control de la contaminación

¿Qué métodos utilizará la instalación para contener los residuos y los olores, y para controlar las emisiones?

Las instalaciones están en un edificio cerrado de 7800 pies cuadrados con paredes de 20 pies de altura. Si se produjera una fuga de residuos, se quedaría contenida dentro del edificio o el área con bordillos. Los contenedores móviles tendrán rejillas para filtrar basura y escombros, y no se permitirá que los camiones abran sus compuertas de descarga fuera del área de la estación de recepción. Olores: La instalación cerrada tiene un gran ventilador de extracción en el extremo sur que expulsaría el aire con olores a la atmósfera a mayor altura para mitigar los olores. Los contenedores vacíos se lavarán con agua caliente y desengrasante. Los contenedores estarán cubiertos con lonas durante el llenado, una vez llenos y/o en almacén.

¿Qué métodos utilizaría o exigiría la instalación para evitar la basura o los derrames, y para la limpieza de la basura y los derrames?

En caso de hubiera un derrame, se quedaría contenido dentro del edificio o por un bordillo dentro del edificio, así como por los bordillos ubicados alrededor de los tanques de almacenamiento. Se mantendrá un remolque aspirador portátil en el lugar para limpiar el derrame y devolver los residuos a los tanques de almacenamiento.

1.6: Public Involvement Plan



Texas Commission on Environmental Quality

Public Involvement Plan Form for Permit and Registration Applications

The Public Involvement Plan is intended to provide applicants and the agency with information about how public outreach will be accomplished for certain types of applications in certain geographical areas of the state. It is intended to apply to new activities; major changes at existing plants, facilities, and processes; and to activities which are likely to have significant interest from the public. This preliminary screening is designed to identify applications that will benefit from an initial assessment of the need for enhanced public outreach.

All applicable sections of this form should be completed and submitted with the permit or registration application. For instructions on how to complete this form, see TCEQ-20960-inst.

Section 1. Preliminary Screening

- New Permit or Registration Application
 New Activity - modification, registration, amendment, facility, etc. (see instructions)

If neither of the above boxes are checked, completion of the form is not required and does not need to be submitted.

Section 2. Secondary Screening

- Requires public notice,
 Considered to have significant public interest, **and**
 Located within any of the following geographical locations:

- Austin
- Dallas
- Fort Worth
- Houston
- San Antonio
- West Texas
- Texas Panhandle
- Along the Texas/Mexico Border
- Other geographical locations should be decided on a case-by-case basis

**If all the above boxes are not checked, a Public Involvement Plan is not necessary.
Stop after Section 2 and submit the form.**

- Public Involvement Plan not applicable to this application. Provide **brief** explanation.

Section 3. Application Information

Type of Application (check all that apply):

- Air Initial Federal Amendment Standard Permit Title V
- Waste Municipal Solid Waste Industrial and Hazardous Waste Scrap Tire
 Radioactive Material Licensing Underground Injection Control

Water Quality

- Texas Pollutant Discharge Elimination System (TPDES)
- Texas Land Application Permit (TLAP)
 - State Only Concentrated Animal Feeding Operation (CAFO)
 - Water Treatment Plant Residuals Disposal Permit
- Class B Biosolids Land Application Permit
- Domestic Septage Land Application Registration

Water Rights New Permit

- New Appropriation of Water
- New or existing reservoir

Amendment to an Existing Water Right

- Add a New Appropriation of Water
- Add a New or Existing Reservoir
- Major Amendment that could affect other water rights or the environment

Section 4. Plain Language Summary

Provide a brief description of planned activities.

This is a grease/grit trap, lint and septic waste processing facility. The proposed facility is an enclosed 7800 sq ft building with roll-up doors. Trucks full of grease, lint, grit and human waste from septic tanks and municipal sewage water will be offloaded by hose at a receiving station inside the building and surrounded by a curb to contain small spills. The liquid and biosolid waste will be processed for brown grease removal to recycle, and the remaining liquid and biosolid waste will be pumped through a series of storage tanks to a mixing tank where the waste will be mixed with lime for pH adjustment and then pumped into one of two dewatering boxes where a polymer will be added that works to separate the liquid from the solids. The liquid will drain off into a sump pump pit and be pumped to a holding tank for inspection and necessary testing and then drain into the City of Houston sanitary sewer system via underground lines. The biosolids will remain in the filter box container until it is full of the separated solids and then it will be transported to an approved domestic solid waste disposal site landfill or composting site in the Houston area.

Section 5. Community and Demographic Information

Community information can be found using EPA's EJ Screen, U.S. Census Bureau information, or generally available demographic tools.

Information gathered in this section can assist with the determination of whether alternative language notice is necessary. Please provide the following information.

Houston

(City)

Harris

(County)

5206.01

(Census Tract)

Please indicate which of these three is the level used for gathering the following information.

City

County

Census Tract

(a) Percent of people over 25 years of age who at least graduated from high school

33%

(b) Per capita income for population near the specified location

\$49,144

(c) Percent of minority population and percent of population by race within the specified location

White-9%, Hispanic-80%, Black-1%, Non-Hispanic Asian-8%, Two or more races alone-2%

(d) Percent of Linguistically Isolated Households by language within the specified location

Non-English at Home(Spanish) - 37%

(e) Languages commonly spoken in area by percentage

English-50%

Spanish-40%



(f) Community and/or Stakeholder Groups

Houston General Plan Stakeholder Advisory Group and Public Engagement Strategy

(g) Historic public interest or involvement

Depends upon the issue and location

Section 6. Planned Public Outreach Activities

(a) Is this application subject to the public participation requirements of Title 30 Texas Administrative Code (30 TAC) Chapter 39?

Yes No

(b) If yes, do you intend at this time to provide public outreach other than what is required by rule?

Yes No

If Yes, please describe.

If you answered “yes” that this application is subject to 30 TAC Chapter 39, answering the remaining questions in Section 6 is not required.

(c) Will you provide notice of this application in alternative languages?

Yes No

Please refer to Section 5. If more than 5% of the population potentially affected by your application is Limited English Proficient, then you are required to provide notice in the alternative language.

If yes, how will you provide notice in alternative languages?

- Publish in alternative language newspaper
- Posted on Commissioner’s Integrated Database Website
- Mailed by TCEQ’s Office of the Chief Clerk
- Other (specify)

(d) Is there an opportunity for some type of public meeting, including after notice?

Yes No

(e) If a public meeting is held, will a translator be provided if requested?

Yes No

(f) Hard copies of the application will be available at the following (check all that apply):

- TCEQ Regional Office TCEQ Central Office
- Public Place (specify) Everett Collier Regional Library, 62200 Pinemont Dr., Houston, TX

Section 7. Voluntary Submittal

For applicants voluntarily providing this Public Involvement Plan, who are not subject to formal public participation requirements.

Will you provide notice of this application, including notice in alternative languages?

Yes No

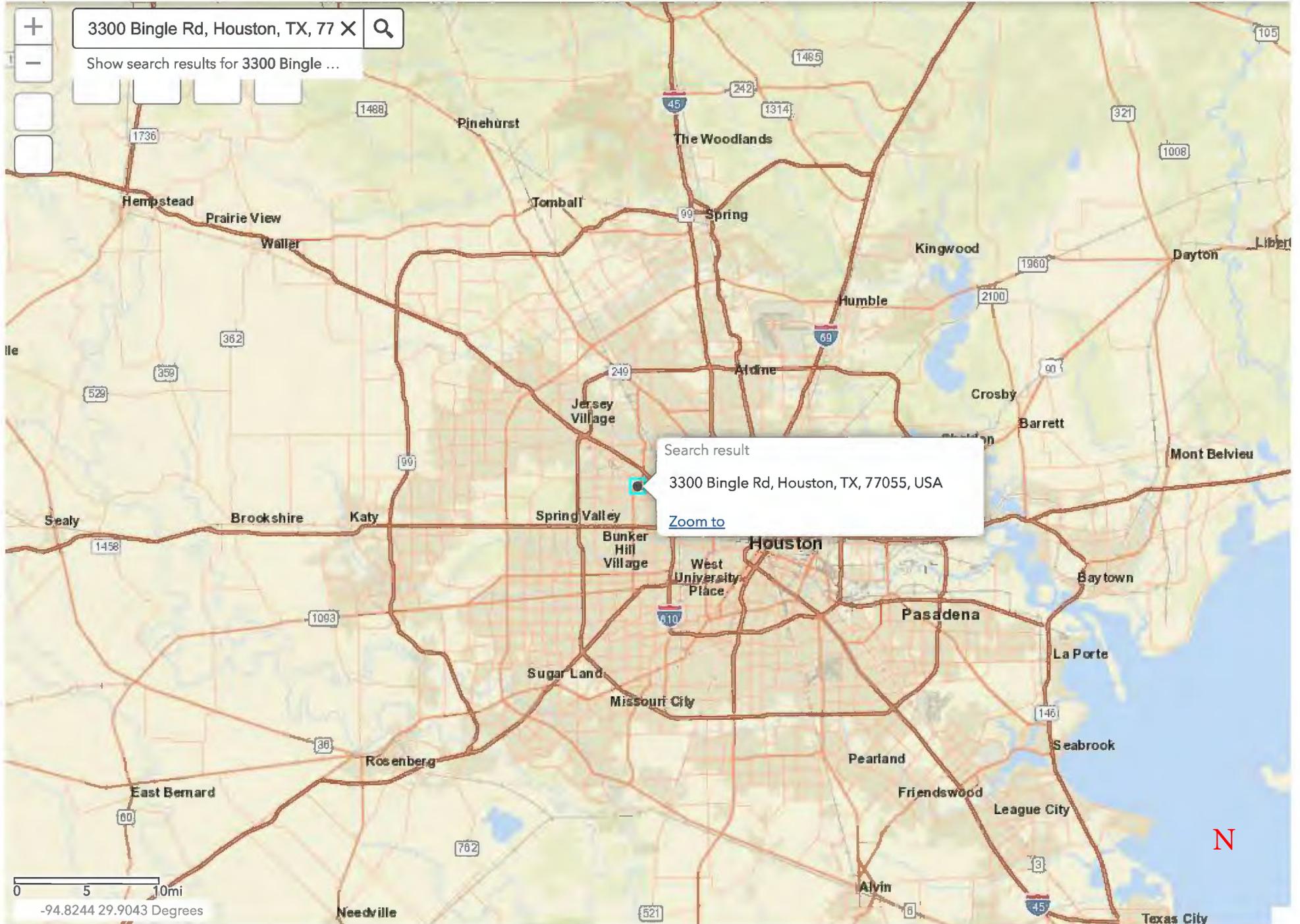
What types of notice will be provided?

- Publish in alternative language newspaper
- Posted on Commissioner’s Integrated Database Website
- Mailed by TCEQ’s Office of the Chief Clerk
- Other (specify)

1.7: Vicinity Map

Figure 1.7 - Vicinity Map

Latitude: 29.823804 degrees
Longitude: -95.494699 degrees
Revise 2/27/2026



1.8a-b: Facility Lease & Statement Certification

Figure 1.8a



COMMERCIAL LEASE

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED. @TEXAS ASSOCIATION OF REALTORS®, INC. 2020

CONCERNING THE LEASED PREMISES AT 3300 Bingle Road, Houston, Texas between ANGEL III, LLC, a Texas limited liability company (Landlord) and VEXARA PHARMACEUTICALS, LLC, a Texas limited liability company (Tenant).

Table of Contents

Table with 3 columns: No., Paragraph Description, Pg. and ADDENDA & EXHIBITS (check all that apply). Includes items like Parties, Leased Premises, Term, Rent and Expenses, Security Deposit, Taxes, Utilities, Insurance, Use and Hours, Legal Compliance, Signs, Access By Landlord, Move-In/Out Conditions, Maintenance and Repairs, Alterations, Liens, Liability, Indemnity, Default, Abandonment, Interruption of Utilities, Removal of Property and Lockout, Holdover, Landlord's Lien and Security Interest, Assignment and Subletting, Relocation, Subordination, Estoppel Certificates and Financial Info, Casualty Loss, Condemnation, Attorney's Fees, Representations, Brokers, Addenda, Notices, Special Provisions, Agreement of Parties, Effective Date, License Holder Disclosure.

DS Initial [Signature] AGR



COMMERCIAL LEASE

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
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1. PARTIES: The parties to this lease are:

Landlord: Angel III, LLC, a Texas limited liability company; and

Tenant: Vexara Pharmaceuticals, LLC, a Texas limited liability company

2. LEASED PREMISES:

A. Landlord leases to Tenant the following described real property, known as the "leased premises," along with all its improvements (*Check only one box*):

(1) Multiple-Tenant Property: Suite or Unit Number _____ containing approximately _____ square feet of rentable area ("rsf") in _____ (project name) at _____ (address) in _____ (city), _____ (county), Texas, which is legally described on attached Exhibit _____ or as follows:

(2) Single-Tenant Property: The real property located at: 3300 Bingle Road, Houston, Harris County, Texas, which is legally described on attached **Exhibit B**. Tenant acknowledges that the leased premises is vacant land.

B. If Paragraph 2A(1) applies:

- (1) "Property" means the building or complex in which the leased premises are located, inclusive of any common areas, drives, parking areas, and walks; and
- (2) the parties agree that the rentable area of the leased premises may not equal the actual or useable area within the leased premises and may include an allocation of common areas in the Property. The rentable area will will not be adjusted if re-measured.

3. TERM:

A. Term: The term of this lease is sixty (60) months and zero (0) days, commencing on: December 1, 2025 (Commencement Date) and ending on November 30, 2030 (Expiration Date).

B. Delay of Occupancy: N/A.

C. Certificate of Occupancy: Unless the parties agree otherwise, Tenant is responsible for obtaining a certificate of occupancy for the leased premises if required by a governmental body.

4. RENT AND EXPENSES:

A. Base Monthly Rent: On or before the first day of each month during this lease, Tenant will pay Landlord base monthly rent as described as follows:

Dates		Base Monthly Rent \$
From	To	
12/01/2025	11/30/2026	\$5,800.00
12/01/2026	11/30/2027	\$15,000.00
12/01/2027	11/30/2028	\$15,525.00
12/01/2028	11/30/2029	\$16,068.38
12/01/2029	11/30/2030	\$16,630.77

Initials: IVR AGR

Commercial Lease concerning: 3300 Bingle Road, Houston, Texas 77055

B. Additional Rent: In addition to the base monthly rent Tenant will pay Landlord the expense reimbursement detailed in Paragraph 4J (if applicable) and all other amounts, as provided by the attached (*Check all that apply*):

- (1) Commercial Lease Addendum for Percentage Rent (TXR-2106)
- (2) Commercial Lease Addendum for Parking (TXR-2107)
- (3) _____

All amounts payable under the applicable addenda are deemed to be "rent" for the purposes of this lease.

C. First Full Month's Rent: The first full monthly rent is due on or before December 1, 2025.

D. Prorated Rent: If the Commencement Date is on a day other than the first day of a month, Tenant will pay Landlord as prorated rent, an amount equal to the base monthly rent multiplied by the following fraction: the number of days from the Commencement Date to the first day of the following month divided by the number of days in the month in which this lease commences. The prorated rent is due on or before the Commencement Date.

E. Place of Payment: Tenant will remit all amounts due to Landlord under this lease to the following person at the place stated or to such other person or place as Landlord may later designate in writing, provided, however, that all rent payments shall be made by wire transfer only, pursuant to instructions that Landlord will provide to Tenant. Checks are not accepted.

Name: Angel III, LLC
 Address: 11422 Montmartre Boulevard
Houston, Texas 77082

F. Method of Payment: Tenant must pay all rent timely without demand, deduction, or offset, except as permitted by law or this lease. If Tenant fails to timely pay any amounts due under this lease or if any check of Tenant is returned to Landlord by the institution on which it was drawn, Landlord after providing written notice to Tenant may require Tenant to pay subsequent amounts that become due under this lease in certified funds. This paragraph does not limit Landlord from seeking other remedies under this lease for Tenant's failure to make timely payments with good funds.

G. Late Charges: If Landlord does not actually receive a rent payment at the designated place of payment within 5 days after the date it is due, Tenant will pay Landlord a late charge equal to 10% of the amount due. In this paragraph, the mailbox is not the agent for receipt for Landlord. The late charge is not associated with the collection of rent and Landlord's acceptance of a late charge does not waive Landlord's right to exercise remedies under Paragraph 20.

H. Returned Checks: Tenant will pay \$25.00 for each check Tenant tenders to Landlord which is returned by the institution on which it is drawn for any reason, plus any late charges until Landlord receives payment.

I. Application of Funds: Regardless of any notation on a payment, Landlord may apply funds received from Tenant first to any non-rent obligations of Tenant, including but not limited to: late charges and returned check charges, repairs, brokerage fees, periodic utilities and thereafter to rent.

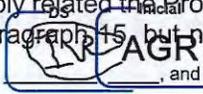
(*Check box only if Tenant reimburses Landlord for some or all expenses. Do not check for "gross" leases.*)

J. Expense Reimbursement. In addition to base monthly rent stated in Paragraph 4A, starting as of March 1, 2027, Tenant will pay Landlord the expense reimbursement described in this Paragraph 4J. Tenant will pay the expense reimbursement as additional rent each month at the time the base-monthly rent is due. All amounts payable under this Paragraph 4J are deemed to be "rent" for the purposes of this lease.

(1) Reimbursable Periods. N/A.

(2) Definitions:

- (a) "Tenant's pro rata share" is 100%.
- (b) "CAM" means all of Landlord's expenses reasonably incurred to maintain, repair, operate, manage, and secure the Property (for example, security, lighting, painting, cleaning, decorations, utilities, trash removal, pest control, promotional expenses, and other expenses reasonably related to the Property's operations); including all expenses incurred by Landlord under Paragraph 4J, but not including expenses for structural components and



Commercial Lease concerning: 3300 Bingle Road, Houston, Texas 77055

roof replacement; CAM does not include capital expenditures, interest, depreciation, tenant improvements, insurance, taxes, or brokers' leasing fees. Notwithstanding the foregoing, CAM does include the amortized costs incurred by Landlord in making capital improvements or other modifications to the Property to the extent such improvements or modifications reduce CAM overall. These costs will be amortized over the useful life of the improvement or modification on a straight-line basis; however, in no event will the charge for such amortization included in CAM exceed the actual reduction in CAM achieved by the improvements and modifications.

- (c) "Insurance" means Landlord's costs to insure the leased premises and the Property including but not limited to insurance for casualty loss, general liability, and reasonable rent loss.
 - (d) "Taxes" means the real property ad valorem taxes assessed against the leased premises and Property inclusive of all general and special assessments and surcharges.
 - (e) "Structural" means all of Landlord's expenses reasonably incurred to maintain, repair, and replace the roof, foundation, exterior walls, load bearing walls and other structural components of the Property.
 - (f) "Roof" means all roofing components including, but not limited to decking, flashing, membrane, and skylights.
- (3) Method: The additional rent under this Paragraph 4J will be computed under the following method (*Check only one box*): *Note: "CAM" does not include taxes and insurance costs.*
- (a) Base-year expenses: Each month Tenant will pay Tenant's pro rata share of the projected monthly expenses for the Property that exceed the amount of the monthly base-year expenses for the calendar year _____ for: taxes; insurance; CAM; structural; and _____.
 - (b) Expense-stop: Each month Tenant will pay Tenant's pro rata share of the projected monthly expenses for the Property that exceed \$_____ per square foot per year for: taxes; insurance; CAM; structural; roof replacement; and _____.
 - (c) Net: Each month Tenant will pay Tenant's pro rata share of the projected monthly expenses for the property for taxes, insurance, CAM, structural, and roof replacement.
- (4) Projected Monthly Expenses: On or about December 31 of each calendar year, Landlord will project the applicable monthly expenses (those that Tenant is to pay under this lease) for the following calendar year and will notify Tenant of the projected expenses. The projected expenses are based on Landlord's estimates of such expenses. The actual expenses may vary.
- (5) Reconciliation: Within 120 days after the end of each calendar year, Landlord will notify Tenant of the actual costs of the applicable expenses (those that Tenant is to pay under this lease) for the previous year. If the actual costs of the applicable expenses exceed the amounts paid or owed by Tenant for the previous year, Tenant must pay the deficient amount to Landlord within 30 days after Landlord notifies Tenant of the deficient amount. If the actual costs of the applicable expenses are less than the amounts paid by Tenant for the previous year, Landlord will refund the excess to Tenant or will credit the excess to Tenant's next rent payment(s). Tenant may audit or examine those items in Landlord's records that relate to Tenant's obligations under this Paragraph 4J. Landlord will promptly refund to Tenant any overpayment revealed by an audit or examination. If the audit or examination reveals an error of more than 5% over the amounts Landlord collected in a calendar year from Tenant under this lease, Landlord will pay the reasonable cost of the audit or examination. Landlord may not seek a deficiency from Tenant under this paragraph if Landlord fails to timely provide the required notice.

5. SECURITY DEPOSIT:

A. Upon execution of this lease, Tenant will pay \$5,800.00 to Landlord as a security deposit.

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INR GR

Commercial Lease concerning: 3300 Bingle Road, Houston, Texas 77055

- B. Landlord may apply the security deposit to any amounts owed by Tenant under this lease. If Landlord applies any part of the security deposit during any time this lease is in effect to amounts owed by Tenant, Tenant must, within 10 days after receipt of notice from Landlord, restore the security deposit to the amount stated.
- C. Within 60 days after Tenant surrenders the leased premises and provides Landlord written notice of Tenant's forwarding address, Landlord will refund the security deposit less any amounts applied toward amounts owed by Tenant or other charges authorized by this lease.

6. **TAXES:** Unless otherwise agreed by the parties, Landlord will pay all real property ad valorem taxes assessed against the leased premises subject to reimbursement from Tenant pursuant to Section 4(j) above. Tenant **HAS** all rights to protest the appraised value of the leased premises and the Property, or appeal the same and all rights to receive notices of reappraisal set forth in sections 41.413 and 42.015 of the Texas Tax Code. Tenant shall have the right to contest, by appropriate proceedings and at Tenant's sole cost and expense, the amount or validity, in whole or in part, of any real property ad valorem taxes. In the event the applicable taxing authority having jurisdiction over the contest proceedings allows the posting of security or some other method of deferring payment of the disputed real property ad valorem taxes, Tenant may do so; otherwise Tenant shall not postpone or defer payment of any disputed real property ad valorem taxes but shall pay such real property ad valorem taxes (under protest, if Tenant so chooses) in accordance with this Lease notwithstanding such contest. Landlord shall, at Tenant's cost and expense, cooperate with Tenant in connection with any such protest and shall join in any such proceedings to the extent the owner of the leased premises is required to join in such proceedings.

7. **UTILITIES:**

A. The party designated below will pay for the following utility charges to the leased premises and any connection charges for the utilities. *(Check all that apply.)*

	<u>N/A</u>	<u>Landlord</u>	<u>Tenant</u>
(1) Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) Telephone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) Internet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(7) Cable	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(8) Trash	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(9) _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(10) All other utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

B. The party responsible for the charges under Paragraph 7A will pay the charges directly to the utility service provider. The responsible party may select the utility service provider, except that if Tenant selects the provider, any access or alterations to the Property or leased premises necessary for the utilities may be made only with Landlord's prior consent, which Landlord will not unreasonably withhold. If Landlord incurs any liability for utility or connection charges for which Tenant is responsible to pay and Landlord pays such amount, Tenant will immediately upon written notice from Landlord reimburse Landlord such amount.

C. **Notice: Tenant should determine if all necessary utilities are available to the leased premises and are adequate for Tenant's intended use.**

D. After-Hours HVAC Charges: "HVAC services" means heating, ventilating, and air conditioning of the leased premises. *(Check one box only.)*

- (1) Landlord is obligated to provide the HVAC services to the leased premises only during the Property's operating hours specified under Paragraph 9C.
- (2) Landlord will provide the HVAC services to the leased premises during the operating hours specified under Paragraph 9C for no additional charge and will, at Tenant's request, provide HVAC services to the leased premises during other hours for an additional charge of _____.

Commercial Lease concerning: 3300 Bingle Road, Houston, Texas 77055

\$_____ per hour. Tenant will pay Landlord the charges under this paragraph immediately upon receipt of Landlord's invoice. Hourly charges are charged on a half-hour basis. Any partial hour will be rounded up to the next half hour. Tenant will comply with Landlord's procedures to make a request to provide the additional HVAC services under this paragraph.

- (3) Tenant will pay for the HVAC services under this lease., if any.

8. INSURANCE:

A. During all times this lease is in effect, Tenant must, at Tenant's expense, maintain in full force and effect from an insurer authorized to operate in Texas:

(1) commercial general liability insurance naming Landlord as an additional insured with policy limits on an occurrence basis in a minimum amount of: (check only (a) or (b) below)

- (a) \$1,000,000; or
- (b) \$2,000,000.

If neither box is checked the minimum amount will be \$1,000,000.

(2) personal property damage insurance for the business operations being conducted in the leased premises and contents in the leased premises in an amount sufficient to replace such contents after a casualty loss; and

(3) business interruption insurance sufficient to pay 12 months of rent payments.

B. Before the Commencement Date, Tenant must provide Landlord with a copy of insurance certificates evidencing the required coverage. If the insurance coverage is renewed or changes in any manner or degree at any time this lease is in effect, Tenant must, not later than 10 days after the renewal or change, provide Landlord a copy of an insurance certificate evidencing the renewal or change.

C. If Tenant fails to maintain the required insurance in full force and effect at all times this lease is in effect, Landlord may:

- (1) purchase insurance that will provide Landlord the same coverage as the required insurance and Tenant must immediately reimburse Landlord for such expense; or
- (2) exercise Landlord's remedies under Paragraph 20.

D. Unless the parties agree otherwise, Landlord will maintain in full force and effect insurance for: (1) fire and extended coverage in an amount to cover the reasonable replacement cost of the improvements of the Property; and (2) any commercial general liability insurance in an amount that Landlord determines reasonable and appropriate.

E. If there is an increase in Landlord's insurance premiums for the leased premises or Property or its contents that is caused by Tenant, Tenant's use of the leased premises, or any improvements made by or for Tenant, Tenant will, for each year this lease is in effect, pay Landlord the increase immediately after Landlord notifies Tenant of the increase. Any charge to Tenant under this Paragraph 8E will be equal to the actual amount of the increase in Landlord's insurance premium.

9. USE AND HOURS:

A. Tenant may use the leased premises for the following purpose and no other: Storage of trucks and equipment and a job trailer. Tenant may only store items for which it has obtained all applicable permits to do so. Once Tenant obtains all applicable permits, including, without limitation, from the Texas Commission on Environmental Quality (if necessary), and provides copies of its permits to Landlord, Tenant may use the leased premises for the operation of a non-hazardous liquid waste recycling facility pursuant to all applicable laws and the terms of this Lease. Tenant shall not construct any improvements on the leased premises without Landlord's consent which may be withheld in its sole discretion. No liquid waste shall be buried in the ground or spread on the leased premises.

B. Unless otherwise specified in this lease, Tenant will operate and conduct its business in the leased premises during business hours that are typical of the industry in which Tenant represents it operates.

AGR

Commercial Lease concerning: 3300 Bingle Road, Houston, Texas 77055

The Property maintains operating hours of (*specify hours, days of week, and if inclusive or exclusive of weekends and holidays*): twenty-four hours, seven days a week and three hundred sixty-five days per year

10. LEGAL COMPLIANCE:

- A. Tenant may not use or permit any part of the leased premises or the Property to be used for:
 - (1) any activity which is a nuisance or is offensive, noisy, or dangerous;
 - (2) any activity that interferes with any other tenant's normal business operations or Landlord's management of the Property;
 - (3) any activity that violates any applicable law, regulation, zoning ordinance, restrictive covenant, governmental order, owners' association rules, tenants' association rules, Landlord's rules or regulations, or this lease;
 - (4) any hazardous activity that would require any insurance premium on the Property or leased premises to increase or that would void any such insurance;
 - (5) any activity that violates any applicable federal, state, or local law, including but not limited to those laws related to air quality, water quality, hazardous materials, wastewater, waste disposal, air emissions, or other environmental matters;
 - (6) the permanent or temporary storage of any hazardous material; or
 - (7) _____

B. "Hazardous material" means any pollutant, toxic substance, hazardous waste, hazardous material, hazardous substance, solvent, or oil as defined by any federal, state, or local environmental law, regulation, ordinance, or rule existing as of the date of this lease or later enacted.

C. Landlord does not represent or warrant that the leased premises or Property conform to applicable restrictions, zoning ordinances, setback lines, parking requirements, impervious ground cover ratio requirements, and other matters that may relate to Tenant's intended use. Tenant must satisfy itself that the leased premises may be used as Tenant intends by independently investigating all matters related to the use of the leased premises or Property. Tenant agrees that it is not relying on any warranty or representation made by Landlord, Landlord's agent, or any broker concerning the use of the leased premises or Property.

11. SIGNS:

- A. Tenant **may post sign as required for permitting** outside the leased premises or on the Property.
- B. Any authorized sign must comply with all laws, restrictions, zoning ordinances, and any governmental order relating to signs on the leased premises or Property. Landlord may temporarily remove any authorized sign to complete repairs or alterations to the leased premises or the Property.
- C. By providing written notice to Tenant before this lease ends, Landlord may require Tenant, upon move-out and at Tenant's expense, to remove, without damage to the Property or leased premises, any or all signs or decorations that were placed on the Property or leased premises by or at the request of Tenant. Any signs or decorations that Landlord does not require Tenant to remove and that are fixtures, become the property of the Landlord and must be surrendered to Landlord at the time this lease ends.

12. ACCESS BY LANDLORD:

- A. During Tenant's normal business hours Landlord may enter the leased premises for any reasonable purpose, including but not limited to purposes for repairs, maintenance, alterations, and showing the leased premises to prospective tenants or purchasers. Landlord may access the leased premises after Tenant's normal business hours if: (1) entry is made with Tenant's permission; or (2) entry is necessary to complete emergency repairs. Landlord will not unreasonably interfere with Tenant's business operations when accessing the leased premises.
- B. During the last 90 days of this lease, Landlord may place a "For Lease" or similarly worded sign on the leased premises.

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Commercial Lease concerning: 3300 Bingle Road, Houston, Texas 77055

13. **MOVE-IN CONDITION:** Tenant has inspected the leased premises and accepts it in its present (as-is) condition unless expressly noted otherwise in this lease or in an addendum. Landlord and any agent have made no express or implied warranties as to the condition or permitted use of the leased premises or Property.

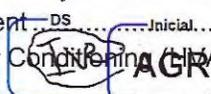
14. **MOVE-OUT CONDITION AND FORFEITURE OF TENANT'S PERSONAL PROPERTY:**

- A. At the time this lease ends, Tenant will surrender the leased premises in the same condition as when received, except for normal wear and tear. Tenant will leave the leased premises in a clean condition free of all trash, debris, personal property, hazardous materials, and environmental contaminants.
- B. If Tenant leaves any personal property in the leased premises after Tenant surrenders possession of the leased premises, Landlord may: (1) require Tenant, at Tenant's expense, to remove the personal property by providing written notice to Tenant; or (2) retain such personal property as forfeited property to Landlord.
- C. "Surrender" means vacating the leased premises and returning all keys and access devices to Landlord. "Normal wear and tear" means deterioration that occurs without negligence, carelessness, accident, or abuse.
- D. By providing written notice to Tenant before this lease ends, Landlord may require Tenant, upon move-out and at Tenant's expense, to remove, without damage to the Property or leased premises, any or all fixtures that were placed on the Property or leased premises by or at the request of Tenant. Any fixtures that Landlord does not require Tenant to remove become the property of the Landlord and must be surrendered to Landlord at the time this lease ends.

15. **MAINTENANCE AND REPAIRS:**

- A. Cleaning: Tenant must keep the leased premises clean and sanitary and promptly dispose of all garbage in appropriate receptacles. Landlord Tenant will provide, at its expense, janitorial services to the leased premises that are customary and ordinary for the property type. Tenant will maintain any grease trap on the Property which Tenant uses, including but not limited to periodic emptying and cleaning, as well as making any modification to the grease trap that may be necessary to comply with any applicable law.
- B. Repairs of Conditions Caused by a Party: Each party must promptly repair a condition in need of repair that is caused, either intentionally or negligently, by that party or that party's guests, patrons, invitees, contractors or permitted subtenants.
- C. Repair and Maintenance Responsibility: Except as otherwise provided by this Paragraph 15, the party designated below, at its expense, is responsible to maintain and repair the following specified items in the leased premises (if any). The specified items must be maintained in clean and good operable condition. If a governmental regulation or order requires a modification to any of the specified items, the party designated to maintain the item must complete and pay the expense of the modification. The specified items include and relate only to real property in the leased premises. Tenant is responsible for the repair and maintenance of its personal property. *(Check all that apply.)*

	<u>N/A</u>	<u>Landlord</u>	<u>Tenant</u>
(1) Foundation, exterior walls and other structural components.....	<input type="checkbox"/>	<input type="checkbox"/>	X
(2) Roof replacement	<input type="checkbox"/>	<input type="checkbox"/>	X
(3) Roof repair	<input type="checkbox"/>	<input type="checkbox"/>	X
(4) Glass and windows	<input type="checkbox"/>	<input type="checkbox"/>	X
(5) Fire protection equipment	<input type="checkbox"/>	<input type="checkbox"/>	X
(6) Fire sprinkler systems	<input type="checkbox"/>	<input type="checkbox"/>	X
(7) Exterior and overhead doors, including closure devices, molding locks, and hardware	<input type="checkbox"/>	<input type="checkbox"/>	X
(8) Grounds maintenance, including landscaping and irrigation Systems	<input type="checkbox"/>	<input type="checkbox"/>	X
(9) Interior doors, including closure devices, frames, molding, locks, and hardware	<input type="checkbox"/>	<input type="checkbox"/>	X
(10) Parking areas and walks	<input type="checkbox"/>	<input type="checkbox"/>	X
(11) Plumbing systems, drainage systems and sump pumps	<input type="checkbox"/>	<input type="checkbox"/>	X
(12) Electrical systems, mechanical systems	<input type="checkbox"/>	<input type="checkbox"/>	X
(13) Ballast and lamp replacement	<input type="checkbox"/>	<input type="checkbox"/>	X
(14) Heating, Ventilation and Air Conditioning (HVAC) systems	<input type="checkbox"/>	<input type="checkbox"/>	X

Initials: _____
 Signature: 
 Title: _____

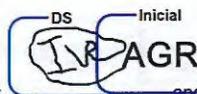
Commercial Lease concerning: 3300 Bingle Road, Houston, Texas 77055

(15) HVAC system replacement	<input type="checkbox"/>	<input type="checkbox"/>	X
(16) Signs and lighting	<input type="checkbox"/>	<input type="checkbox"/>	X
(a) Pylon	<input type="checkbox"/>	<input type="checkbox"/>	X
(b) Fascia.....	<input type="checkbox"/>	<input type="checkbox"/>	X
(c) Monument.....	<input type="checkbox"/>	<input type="checkbox"/>	X
(d) Door/Suite.....	<input type="checkbox"/>	<input type="checkbox"/>	X
(e) Directional.....	<input type="checkbox"/>	<input type="checkbox"/>	X
(f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	X
(17) Extermination and pest control, excluding wood-destroying insects	<input type="checkbox"/>	<input type="checkbox"/>	X
(18) Fences and Gates	<input type="checkbox"/>	<input type="checkbox"/>	X
(19) Storage yards and storage buildings	<input type="checkbox"/>	<input type="checkbox"/>	X
(20) Wood-destroying insect treatment and repairs	<input type="checkbox"/>	<input type="checkbox"/>	X
(21) Cranes and related systems	<input type="checkbox"/>	<input type="checkbox"/>	X
(22) _____	<input type="checkbox"/>	<input type="checkbox"/>	X
(23) _____	<input type="checkbox"/>	<input type="checkbox"/>	X
(24) All other items and systems	<input type="checkbox"/>	<input type="checkbox"/>	X

- D. Repair Persons: Repairs must be completed by trained, qualified, and insured repair persons.
- E. HVAC Service Contract: If Tenant maintains the HVAC system under Paragraph 15C(14), Tenant is is not required to maintain, at its expense, a regularly scheduled maintenance and service contract for the HVAC system. The maintenance and service contract must be purchased from a HVAC maintenance company that regularly provides such contracts to similar properties. If Tenant fails to maintain a required HVAC maintenance and service contract in effect at all times during this lease, Landlord may do so and Tenant will reimburse Landlord for the expense of such maintenance and service contract or Landlord may exercise Landlord's remedies under Paragraph 20.
- F. Common Areas: Landlord will maintain any common areas in the Property in a manner as Landlord determines to be in the best interest of the Property. Landlord will maintain any elevator and signs in the common area. Landlord may change the size, dimension, and location of any common areas, or allocate areas for short term or reserved parking for specific tenants, provided that such change does not materially impair Tenant's use and access to the leased premises. Tenant has the non-exclusive license to use the common areas in compliance with Landlord's rules and regulations. Tenant may not solicit any business in the common areas or interfere with any other person's right to use the common areas. This paragraph does not apply if Paragraph 2A(2) applies.
- G. Notice of Repairs: Tenant must promptly notify Landlord of any item that is in need of repair and that is Landlord's responsibility to repair. All requests for repairs to Landlord must be in writing.
- H. Failure to Repair: Landlord must make a repair for which Landlord is responsible within a reasonable period of time after Tenant provides Landlord written notice of the needed repair. If Tenant fails to repair or maintain an item for which Tenant is responsible within 10 days after Landlord provides Tenant written notice of the needed repair or maintenance, Landlord may: (1) repair or maintain the item, without liability for any damage or loss to Tenant, and Tenant must immediately reimburse Landlord for the cost to repair or maintain; or (2) exercise Landlord's remedies under Paragraph 20.

16. ALTERATIONS:

- A. Tenant may not alter (including making any penetrations to the roof, exterior walls or foundation), improve, or add to the Property or the leased premises without Landlord's written consent. Landlord will not unreasonably withhold consent for the Tenant to make reasonable non-structural alterations, modifications, or improvements to the leased premises.
- B. Tenant may not alter any locks or any security devices on the Property or the leased premises without Landlord's consent. If Landlord authorizes the changing, addition, or rekeying of any locks or other security devices, Tenant must immediately deliver the new keys and access devices to Landlord.

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- C. If a governmental order requires alteration or modification to the leased premises, the party obligated to maintain and repair the item to be modified or altered as designated in Paragraph 15 will, at its expense, modify or alter the item in compliance with the order and in compliance with Paragraphs 16A and 17.
- D. Any alterations, improvements, fixtures or additions to the Property or leased premises installed by either party during the term of this lease will become Landlord's property and must be surrendered to Landlord at the time this lease ends, except for those fixtures Landlord requires Tenant to remove under Paragraph 11 or 14 or if the parties agree otherwise in writing.

17. **LIENS:** Tenant may not do anything that will cause the title of the Property or leased premises to be encumbered in any way. If Tenant causes a lien to be filed against the Property or leased premises, Tenant will within 20 days after receipt of Landlord's demand: (1) pay the lien and have the lien released of record; or (2) take action to discharge the lien. Tenant will provide Landlord a copy of any release Tenant obtains pursuant to this paragraph.

18. **LIABILITY:** To the extent permitted by law, Landlord is NOT responsible to Tenant or Tenant's employees, patrons, guests, or invitees for any damages, injuries, or losses to person or property caused by:

- A. an act, omission, or neglect of: Tenant; Tenant's agent; Tenant's guest; Tenant's employees; Tenant's patrons; Tenant's invitees; or any other tenant on the Property;
- B. fire, flood, water leaks, ice, snow, hail, winds, explosion, smoke, riot, strike, interruption of utilities, theft, burglary, robbery, assault, terrorism, vandalism, other persons, environmental contaminants, or other occurrences or casualty losses.

19. **INDEMNITY:** Each party will indemnify, defend, and hold the other party harmless from any property damage, personal injury, suits, actions, liabilities, damages, cost of repairs or service to the leased premises or Property, or any other loss caused, negligently or otherwise, by that party or that party's employees, patrons, guests, or invitees.

20. **DEFAULT:**

- A. If Landlord fails to comply with this lease within 30 days after Tenant notifies Landlord of Landlord's failure to comply, Landlord will be in default and Tenant may seek any remedy provided by law. If, however, Landlord's non-compliance reasonably requires more than 30 days to cure, Landlord will not be in default if the cure is commenced within the 30-day period and is diligently pursued.
- B. If Landlord does not actually receive at the place designated for payment any rent due under this lease within 5 days after it is due, Tenant will be in default. If Tenant fails to comply with this lease for any other reason within 20 days after Landlord notifies Tenant of its failure to comply, Tenant will be in default.
- C. If Tenant is in default, Landlord may, with at least 3 days written notice to Tenant: (i) terminate this lease, or (ii) terminate Tenant's right to occupy the leased premises without terminating this lease and may accelerate all rents which are payable during the remainder of this lease or any renewal period. Landlord will attempt to mitigate any damage or loss caused by Tenant's breach by using commercially reasonable means. If Tenant is in default, Tenant will be liable for:
 - (1) any lost rent;
 - (2) Landlord's cost of reletting the leased premises, including brokerage fees, advertising fees, and other fees necessary to relet the leased premises;
 - (3) repairs to the leased premises for use beyond normal wear and tear;
 - (4) all Landlord's costs associated with eviction of Tenant, such as attorney's fees, court costs, and prejudgment interest;
 - (5) all Landlord's costs associated with collection of rent such as collection fees, late charges, and returned check charges;
 - (6) cost of removing any of Tenant's equipment or fixtures left on the leased premises or Property;
 - (7) cost to remove any trash, debris, personal property, hazardous materials, or environmental contaminants left by Tenant or Tenant's employees, patrons, guests, or invitees in the leased premises or Property;
 - (8) cost to replace any unreturned keys or access devices to the leased premises, parking areas, or Property; and
 - (9) any other recovery to which Landlord may be entitled under this lease or under law.

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Commercial Lease concerning: 3300 Bingle Road, Houston, Texas 77055

21. ABANDONMENT, INTERRUPTION OF UTILITIES, REMOVAL OF PROPERTY, AND LOCKOUT:

Chapter 93 of the Texas Property Code governs the rights and obligations of the parties with regard to: (a) abandonment of the leased premises; (b) interruption of utilities; (c) removal of Tenant's property; and (d) "lock-out" of Tenant.

22. HOLDOVER: If Tenant fails to vacate the leased premises at the time this lease ends, Tenant will become a tenant-at-will and must vacate the leased premises immediately upon receipt of demand from Landlord. No holding over by Tenant, with or without the consent of Landlord, will extend this lease. Tenant will indemnify Landlord and any prospective tenants for any and all damages caused by the holdover. Rent for any holdover period will be 125% of the base monthly rent plus any additional rent calculated on a daily basis and will be immediately due and payable daily without notice or demand.

23. LANDLORD'S LIEN AND SECURITY INTEREST: To secure Tenant's performance under this lease, Tenant grants to Landlord a lien and security interest against all of Tenant's nonexempt personal property that is in the leased premises or on the Property. This lease is a security agreement for the purposes of the Uniform Commercial Code. Landlord may file a financing statement to perfect Landlord's security interest under the Uniform Commercial Code.

24. ASSIGNMENT AND SUBLETTING: Landlord may assign this lease to any subsequent owner of the Property. Tenant may not assign this lease or sublet any part of the leased premises without Landlord's written consent. An assignment of this lease or subletting of the leased premises without Landlord's written consent is voidable by Landlord. If Tenant assigns this lease or sublets any part of the leased premises, Tenant will remain liable for all of Tenant's obligations under this lease regardless if the assignment or sublease is made with or without the consent of Landlord.

25. RELOCATION:

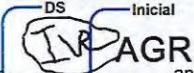
- A. By providing Tenant with not less than 90 days advanced written notice, Landlord may require Tenant to relocate to another location in the Property, provided that the other location is equal in size or larger than the leased premises then occupied by Tenant and contains similar leasehold improvements. Landlord will pay Tenant's reasonable out-of-pocket moving expenses for moving to the other location. "Moving expenses" means reasonable expenses incurred by Tenant payable to professional movers, utility companies for connection and disconnection fees, wiring companies for connecting and disconnecting Tenant's office equipment required by the relocation, and printing companies for reprinting Tenant's stationary, business cards, and marketing materials containing Tenant's address. A relocation of Tenant will not change or affect any other provision of this lease that is then in effect, including rent and reimbursement amounts, except that the description of the suite or unit number will automatically be amended.
- B. Landlord may not require Tenant to relocate to another location in the Property without Tenant's prior consent.

26. SUBORDINATION:

- A. This lease and Tenant's leasehold interest are and will be subject, subordinate, and inferior to:
 - (1) any lien, encumbrance, or ground lease now or hereafter placed on the leased premises or the Property that Landlord authorizes;
 - (2) all advances made under any such lien, encumbrance, or ground lease;
 - (3) the interest payable on any such lien or encumbrance;
 - (4) any and all renewals and extensions of any such lien, encumbrance, or ground lease;
 - (5) any restrictive covenant affecting the leased premises or the Property; and
 - (6) the rights of any owners' association affecting the leased premises or Property.
- B. Tenant must, on demand, execute a subordination, attornment, and non-disturbance agreement that Landlord may request that Tenant execute, provided that such agreement is made on the condition that this lease and Tenant's rights under this lease are recognized by the lien-holder.

27. ESTOPPEL CERTIFICATES AND FINANCIAL INFORMATION:

A. Within 10 days after receipt of a written request from Landlord, Tenant will execute and deliver to Landlord an estoppel certificate that identifies the terms and conditions of this lease.

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 Inited for Identification by Landlord: _____, and Tenant: _____

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- B. Within 30 days after receipt of a written request from Landlord, Tenant will provide to Landlord Tenant's current financial information (balance sheet and income statement). Landlord may request the financial information no more frequently than once every 12 months.

28. CASUALTY LOSS:

- A. Tenant must immediately notify Landlord of any casualty loss in the leased premises. Within 20 days after receipt of Tenant's notice of a casualty loss, Landlord will notify Tenant if the leased premises are less than or more than 50% unusable, on a per square foot basis, and if Landlord can substantially restore the leased premises within 120 days after Tenant notifies Landlord of the casualty loss.
- B. If the leased premises are less than 50% unusable and Landlord can substantially restore the leased premises within 120 days after Tenant notifies Landlord of the casualty, Landlord will restore the leased premises to substantially the same condition as before the casualty. If Landlord fails to substantially restore within the time required, Tenant may terminate this lease.
- C. If the leased premises are more than 50% unusable and Landlord can substantially restore the leased premises within 120 days after Tenant notifies Landlord of the casualty, Landlord may: (1) terminate this lease; or (2) restore the leased premises to substantially the same condition as before the casualty. If Landlord chooses to restore and does not substantially restore the leased premises within the time required, Tenant may terminate this lease.
- D. If Landlord notifies Tenant that Landlord cannot substantially restore the leased premises within 120 days after Tenant notifies Landlord of the casualty loss, Landlord may: (1) choose not to restore and terminate this lease; or (2) choose to restore, notify Tenant of the estimated time to restore, and give Tenant the option to terminate this lease by notifying Landlord within 10 days.
- E. If this lease does not terminate because of a casualty loss, rent will be reduced from the date Tenant notifies Landlord of the casualty loss to the date the leased premises are substantially restored by an amount proportionate to the extent the leased premises are unusable.

29. CONDEMNATION: If after a condemnation or purchase in lieu of condemnation the leased premises are totally unusable for the purposes stated in this lease, this lease will terminate. If after a condemnation or purchase in lieu of condemnation the leased premises or Property are partially unusable for the purposes of this lease, this lease will continue and rent will be reduced in an amount proportionate to the extent the leased premises are unusable. Any condemnation award or proceeds in lieu of condemnation are the property of Landlord and Tenant has no claim to such proceeds or award. Tenant may seek compensation from the condemning authority for its moving expenses and damages to Tenant's personal property.

30. ATTORNEY'S FEES: Any person who is a prevailing party in any legal proceeding brought under or related to the transaction described in this lease is entitled to recover prejudgment interest, reasonable attorney's fees, and all other costs of litigation from the nonprevailing party.

31. REPRESENTATIONS:

- A. Tenant's statements in this lease and any application for rental are material representations relied upon by Landlord. Each party signing this lease represents that he or she is of legal age to enter into a binding contract and is authorized to sign this lease. If Tenant makes any misrepresentation in this lease or in any application for rental, Tenant is in default.
- B. Landlord is not aware of any material defect on the Property that would affect the health and safety of an ordinary person or any environmental hazard on or affecting the Property that would affect the health or safety of an ordinary person, except: N/A.
- C. Each party and each signatory to this lease represents that: (1) it is not a person named as a Specially Designated National and Blocked Person as defined in Presidential Executive Order 13224; (2) it is not acting, directly or indirectly, for or on behalf of a Specially Designated and Blocked Person; and (3) is not arranging or facilitating this lease or any transaction related to this lease for a Specially Designated and Blocked Person. Any party or any signatory to this lease who is a Specially Designated and Blocked person will indemnify and hold harmless any other person who relies on this representation and who suffers any claim, damage, loss, liability or expense as a result of this representation.

32. BROKERS:

- A. The brokers to this lease are:

Commercial Lease concerning: 3300 Bingle Road, Houston, Texas 77055

Principal Broker: Refind Properties _____ Cooperating Broker: _____
 Agent: Araceli Graham _____ Agent: _____
 Address: _____ Address: _____
 Phone & Fax: _____ Phone & Fax: _____
 E-mail: araceligraham46@gmail.com _____ E-mail: _____
 License No.: _____ License No.: _____

Principal Broker: (Check only one box)
 represents Landlord only.
 represents Tenant only.
 is an intermediary between Landlord and Tenant

Cooperating Broker represents Tenant.

B. Fees:

- (1) Principal Broker's fee will be paid according to: (Check only one box).
 - (a) a separate written commission agreement between Principal Broker and:
 - Landlord Tenant.
 - (b) the attached Commercial Lease Addendum for Broker's Fee (TXR-2102).
- (2) Cooperating Broker's fee will be paid according to: (Check only one box).
 - (a) a separate written commission agreement between Cooperating Broker and:
 - Principal Broker Landlord Tenant.
 - (b) the attached Commercial Lease Addendum for Broker's Fee (TXR-2102).

33. **ADDENDA:** Incorporated into this lease are the addenda, exhibits and other information marked in the Addenda and Exhibit section of the Table of Contents. If Landlord's Rules and Regulations are made part of this lease, Tenant agrees to comply with the Rules and Regulations as Landlord may, at its discretion, amend from time to time.

34. **NOTICES:** All notices under this lease must be in writing and are effective when hand-delivered, mailed by certified mail return receipt requested, sent by a national or regional overnight delivery service that provides a delivery receipt, or sent by confirmed facsimile transmission to:

Landlord at: Angel III, LLC
 Address: 11422 Montemarte Boulevard, Houston, Texas 77082
 Attention: _____
 Fax: _____

and a copy to: _____
 Address: _____
 Attention: _____
 Fax: _____

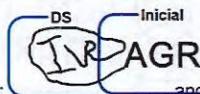
Landlord also consents to receive notices by e-mail at: _____

Tenant at the leased premises,

and to: _____
 Address: _____
 Attention: _____
 Fax: _____

and a copy to: _____
 Address: _____
 Attention: _____
 Fax: _____

Tenant also consents to receive notices by e-mail at: _____ Attn: Andrews Bates.
 Further, Landlord shall call Tenant at 281-830-0284 if notice is sent by email, provided, however, that Landlord shall not be required to leave a voicemail.

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35. **SPECIAL PROVISIONS:** The following special provisions apply and will control in the event of a conflict with other provisions of this lease. (If special provisions are contained in an addendum, identify the applicable addendum on the cover page of this lease.)

A. Tenant may terminate this lease at anytime during the first fifteen (15) months of the term by providing written notice to Landlord during the first fifteen (15) months of the term, and in such event, this Lease shall terminate thirty (30) days after the date of Tenant's notice, and the parties shall have no further obligations to one another, other than as expressly provided otherwise herein. The termination right provided in this section will not be effective unless and until Tenant has paid Landlord all amounts owing under the Lease and there is no event of default at the time of exercise and the effective date of the termination of the Lease.

B. Tenant shall provide evidence satisfactory to Landlord that it is in good standing with the State of Texas prior to possessing and occupying the leased premises.

C. **TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, TENANT SHALL INDEMNIFY, DEFEND AND HOLD LANDLORD AND LANDLORD'S MORTGAGEE AND THEIR RESPECTIVE OFFICERS, DIRECTORS, BENEFICIARIES, SHAREHOLDERS, PARTNERS, MEMBERS, MANAGERS, AGENTS, AND EMPLOYEES (COLLECTIVELY, THE "INDEMNIFIED PARTIES") HARMLESS, FROM AND AGAINST ANY AND ALL LOSS, COST, DAMAGE OR EXPENSE ARISING FROM THE INTRODUCTION OF ANY HAZARDOUS MATERIAL ONTO THE LEASED PREMISES BY TENANT, OR ANY EMPLOYEE, AGENT, OFFICER OR DIRECTOR, INVITEE, LICENSEE, PERMITEE, OR CUSTOMER OF TENANT. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THIS INDEMNITY SPECIFICALLY COVERS COSTS INCURRED IN CONNECTION WITH ANY INVESTIGATION OR MONITORING OF SITE CONDITIONS, ANY CLEAN-UP, CONTAINMENT, REMEDIAL OR RESTORATION WORK REQUIRED OR PERFORMED BY ANY FEDERAL, STATE OR LOCAL GOVERNMENTAL AGENCY OR POLITICAL SUBDIVISION OR PERFORMED BY ANY NON-GOVERNMENTAL ENTITY OR PERSON BECAUSE OF THE PRESENCE, SUSPECTED PRESENCE, RELEASE OR SUSPECTED RELEASE OF ANY HAZARDOUS MATERIAL IN OR INTO THE AIR, SOIL, GROUNDWATER OR SURFACE WATER AT, ABOUT, UNDER OR WITHIN THE PREMISES (OR ANY PART THEREOF) AS A RESULT OF THE ACTIONS OF TENANT OR ITS EMPLOYEES, AGENTS, OFFICERS AND DIRECTORS, INVITEES, LICENSEES, PERMITTEES, AND CUSTOMERS. THIS PROVISION SHALL SURVIVE THE EXPIRATION OR TERMINATION OF THIS LEASE.**

D. THIS LEASE HAS BEEN NEGOTIATED BETWEEN LANDLORD AND TENANT, AND THIS THIS LEASE REFLECTS THE MUTUAL AGREEMENT OF LANDLORD AND TENANT. AS A MATERIAL PART OF THE CONSIDERATION FOR THIS LEASE, TENANT AND LANDLORD AGREE THAT EXCEPT FOR THE REPRESENTATIONS AND WARRANTIES SET FORTH IN THIS LEASE, TENANT IS OCCUPYING THE PROPERTY ON AN "AS IS, WHERE IS" BASIS, WITH ANY AND ALL LATENT AND PATENT DEFECTS OR OTHER FAULTS. TENANT ACKNOWLEDGES THAT TENANT IS A KNOWLEDGEABLE, EXPERIENCED AND SOPHISTICATED OPERATOR OF REAL ESTATE, THAT IT IS SOLELY RELYING UPON ITS EXAMINATION OF THE LEASED PREMISES AND, EXCEPT FOR THE REPRESENTATIONS AND WARRANTIES SET FORTH IN THIS LEASE, THAT TENANT IS NOT RELYING UPON ANY REPRESENTATION, WARRANTY, STATEMENT OR OTHER ASSERTION OF ANY KIND WHATSOEVER, EXPRESS OR IMPLIED, FROM LANDLORD, ITS MANAGERS, MEMBERS, PARTNERS, OFFICERS, DIRECTORS, SHAREHOLDERS, AGENTS, EMPLOYEES, AFFILIATES, REPRESENTATIVES, ATTORNEYS OR BROKERS (THE "LANDLORD PARTIES"), NOR IS ANY LANDLORD PARTY MAKING ANY REPRESENTATION, WARRANTY, STATEMENT OR OTHER ASSERTION OF ANY KIND WHATSOEVER TO TENANT, AS TO ANY MATTER CONCERNING THE LEASED PREMISES,

STATE OF TEXAS
IN WITNESS WHEREOF
I HAVE HEREIN SET MY HAND AND SEAL
THIS _____ DAY OF _____, 20____

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INCLUDING, WITHOUT LIMITATION: (I) THE QUALITY, NATURE, ADEQUACY AND PHYSICAL CONDITION OF THE LEASED PREMISES, INCLUDING, BUT NOT LIMITED TO, THE STRUCTURAL ELEMENTS, FOUNDATION, ROOF, APPURTENANCES, ACCESS, PARKING FACILITIES AND THE ELECTRICAL, MECHANICAL, HVAC, PLUMBING, SEWAGE, AND UTILITY SYSTEMS, FACILITIES AND APPLIANCES, (II) THE QUALITY, NATURE, ADEQUACY, AND PHYSICAL CONDITION OF SOILS, GEOLOGY AND ANY GROUNDWATER, (III) THE EXISTENCE, QUALITY, NATURE, ADEQUACY AND PHYSICAL CONDITION OF UTILITIES SERVING THE LEASED PREMISES, (IV) THE DEVELOPMENT POTENTIAL OF THE LEASED PREMISES, AND THE LEASED PREMISES' USE, HABITABILITY, MERCHANTABILITY, SUITABILITY, MARKETABILITY, VALUE OR FITNESS OF THE LEASED PREMISES FOR ANY PARTICULAR PURPOSE, (V) THE ZONING OR OTHER LEGAL STATUS OF THE LEASED PREMISES OR ANY OTHER PUBLIC OR PRIVATE RESTRICTIONS ON USE OF THE LEASED PREMISES, (VI) THE COMPLIANCE OF THE LEASED PREMISES OR ITS OPERATION WITH ANY APPLICABLE CODES, LAWS, REGULATIONS, STATUTES, ORDINANCES, COVENANTS, CONDITIONS AND RESTRICTIONS OF ANY GOVERNMENTAL OR QUASI-GOVERNMENTAL ENTITY OR OF ANY OTHER PERSON OR ENTITY, (VII) THE PRESENCE OF HAZARDOUS MATERIALS ON, UNDER OR ABOUT THE LEASED PREMISES OR THE ADJOINING OR NEIGHBORING PROPERTY, (VIII) THE QUALITY OF ANY LABOR AND MATERIALS USED IN ANY IMPROVEMENTS ON THE LEASED PREMISES AND THE DESIGN THEREOF, (IX) THE CONDITION OF TITLE TO THE LEASED PREMISES, AND (X) THE ECONOMICS OF THE OPERATION OF THE LEASED PREMISES. TENANT HAS CONDUCTED (OR HAS HAD THE OPPORTUNITY TO CONDUCT) ITS OWN INDEPENDENT EXAMINATION OF THE LEASED PREMISES, AS TENANT DEEMS NECESSARY OR DESIRABLE TO SATISFY ITSELF AS TO THE CONDITION OF THE LEASED PREMISES AND THE EXISTENCE OR NONEXISTENCE OR CURATIVE ACTION TO BE TAKEN WITH RESPECT TO ANY MATTER RELATING TO THE LEASED PREMISES, INCLUDING HAZARDOUS OR TOXIC SUBSTANCES ON OR DISCHARGED FROM THE LEASED PREMISES, AND AS TO TENANT'S PROPOSED USE OF THE LEASED PREMISES. TENANT, WITH TENANT'S COUNSEL, HAS FULLY REVIEWED THE DISCLAIMERS AND WAIVERS SET FORTH IN THIS LEASE, AND UNDERSTANDS THE SIGNIFICANCE AND EFFECT THEREOF. TENANT ACKNOWLEDGES AND AGREES THAT THE DISCLAIMERS AND OTHER AGREEMENTS SET FORTH HEREIN ARE AN INTEGRAL PART OF THIS LEASE, AND THAT LANDLORD WOULD NOT HAVE AGREED TO LEASE THE LEASED PREMISES TO TENANT WITHOUT THE DISCLAIMER AND OTHER AGREEMENTS SET FORTH IN THIS LEASE. THE TERMS AND CONDITIONS OF THIS SECTION 35(D) WILL EXPRESSLY SURVIVE THE EXPIRATION OR TERMINATION OF THIS LEASE. **TENANT'S OBLIGATION TO PAY RENT HEREUNDER IS NOT DEPENDENT UPON THE CONDITION OF THE LEASED PREMISES OR THE PERFORMANCE BY LANDLORD OF ITS DUTIES OR OBLIGATIONS HEREUNDER, AND, EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREIN, TENANT SHALL CONTINUE TO PAY RENT, WITHOUT ABATEMENT, SETOFF, OR DEDUCTION NOTWITHSTANDING ANY BREACH OR ALLEGED BREACH BY LANDLORD OF ITS DUTIES OR OBLIGATIONS HEREUNDER, WHETHER EXPRESS OR IMPLIED.**

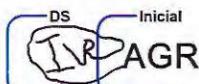
36. **AGREEMENT OF PARTIES:**

- A. Entire Agreement: This lease contains the entire agreement between Landlord and Tenant and may not be changed except by written agreement.
- B. Binding Effect: This lease is binding upon and inures to the benefit of the parties and their respective heirs, executors, administrators, successors, and permitted assigns.

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- C. Joint and Several: All Tenants are jointly and severally liable for all provisions of this lease. Any act or notice to, or refund to, or signature of, any one or more of the Tenants regarding any term of this lease, its renewal, or its termination is binding on all Tenants.
 - D. Controlling Law: The laws of the State of Texas govern the interpretation, performance, and enforcement of this lease.
 - E. Severable Clauses: If any clause in this lease is found invalid or unenforceable by a court of law, the remainder of this lease will not be affected and all other provisions of this lease will remain valid and enforceable.
 - F. Waiver: Landlord's delay, waiver, or non-enforcement of acceleration, contractual or statutory lien, rental due date, or any other right will not be deemed a waiver of any other or subsequent breach by Tenant or any other term in this lease.
 - G. Quiet Enjoyment: Provided that Tenant is not in default of this lease, Landlord covenants that Tenant will enjoy possession and use of the leased premises free from material interference.
 - H. Force Majeure: If the performance of any party to this lease is delayed by strike, lock-out, shortage of material, governmental restriction, riot, war, epidemic, pandemic, quarantine, or by other cause, without fault and beyond the control of the party obligated (financial inability excepted), performance of such act will be abated for the period of the delay; provided, however, nothing in this paragraph excuses Tenant from the prompt payment of rent or other charge, nor will Tenant's inability to obtain governmental approval for its intended use of the leased premises excuse any of Tenant's obligations hereunder.
 - I. Time: Time is of the essence. The parties require strict compliance with the times for performance.
 - J. Counterparts: If this lease is executed in a number of identical counterparts, each counterpart is an original and all counterparts, collectively, constitute one agreement.
37. **EFFECTIVE DATE**: The effective date of this lease is the date the last party executes this lease and initials any changes.
38. **LICENSE HOLDER DISCLOSURE**: Texas law requires a real estate license holder who is a party to a transaction or acting on behalf of a spouse, parent, child, business entity in which the license holder owns more than 10%, or a trust for which the license holder acts as a trustee or of which the license holder or the license holder's spouse, parent or child is a beneficiary, to notify the other party in writing before entering into a contract of sale or rental agreement. Disclose if applicable: N/A.

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Initial


OR QUASI-GOVERNMENTAL ENTITY OR OF ANY OTHER PERSON OR ENTITY, (VII) THE PRESENCE OF HAZARDOUS MATERIALS ON, UNDER OR ABOUT THE PROPERTY OR THE ADJOINING OR NEIGHBORING PROPERTY, (VIII) THE QUALITY OF ANY LABOR AND MATERIALS USED IN ANY IMPROVEMENTS ON THE PROPERTY AND THE DESIGN THEREOF, (IX) THE CONDITION OF TITLE TO THE PROPERTY, AND (X) THE ECONOMICS OF THE OPERATION OF THE LEASED PREMISES. GRANTEE HEREBY EXPRESSLY AGREES TO ACCEPT THE PROPERTY SUBJECT TO ALL RISKS, LIABILITIES, CLAIMS, DAMAGES AND COSTS, INCLUDING ANY LIABILITY WITH RESPECT TO ENVIRONMENTAL LAWS (AND AGREES THAT GRANTOR SHALL NOT BE LIABLE FOR ANY ACTUAL, SPECIAL, DIRECT, INDIRECT, CONSEQUENTIAL, PUNITIVE OR OTHER DAMAGES) RESULTING OR ARISING FROM OR RELATED TO THE CONDITION OF THE PROPERTY. GRANTEE EXPRESSLY WAIVES (TO THE EXTENT ALLOWED BY APPLICABLE LAW) ANY CLAIMS UNDER FEDERAL, STATE OR OTHER LAW (INCLUDING, BUT NOT LIMITED TO, COMMON LAW AND STRICT LIABILITY, WHETHER SOUNDING IN CONTRACT OR TORT, AND ANY AND ALL ENVIRONMENTAL LAWS) THAT GRANTEE MIGHT OTHERWISE HAVE AGAINST GRANTOR OR GRANTOR'S RELATED PARTIES (OTHER THAN AS SET FORTH IN THE PURCHASE AGREEMENT) RELATING TO THE USE, CHARACTERISTICS OR CONDITION OF THE PROPERTY OR ANY OF THE OTHER MATTERS DESCRIBED IN THIS PARAGRAPH.

(d) The sales price ("Sales Price") for the leased premises shall be the sum of \$1,550,000.00, by wire transfer of immediately available funds to Landlord or as designated by Landlord on the date set for Closing. The Sales Price shall not be reduced by any amounts of rent that Tenant has paid to Landlord pursuant to the Lease.

(e) The Closing will be consummated through escrow established with a title company chosen by Landlord (the "Title Company"). At the Closing, Landlord shall convey fee simple title to the leased premises to Tenant by special warranty deed subject to all outstanding taxes, easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, or other matters of record or that would be shown on an accurate survey, in Harris County, Texas applicable to the leased premises. Landlord shall cause to be released those deeds of trust against the leased premises or any portion thereof, if any, created by Landlord. The legal description of the leased premises in the deed shall be the same legal description attached as Exhibit B to this Lease. Tenant hereby approves of that certain Standard Land Survey, dated January 14, 2025, prepared by Joshua A. McGinn of South Point Surveying, PLLC covering the leased premises. In addition, at the Closing, Landlord and Tenant shall each execute and deliver such statements, certificates and other instruments (including owner's affidavits, non-foreign (FIRPTA) certificates, tax reporting forms and closing statements) that are customarily provided by sellers and purchasers of real property in the State of Texas, as reasonably required by the Title Company.

(h) Landlord shall be responsible for the base premium for any title policy and Tenant shall pay the full cost of any endorsements to the title policy. Taxes for the year of Closing shall be prorated between the parties subject, however, to Tenant's obligation to pay Taxes pursuant to the terms of the Lease. Each party will pay its own legal fees and expenses in connection with the Closing. Tenant shall pay the cost of recording the deed, the escrow fee, and any other charges related to or arising from Closing.

(j) Landlord and Tenant represent and warrant to each other that no real estate commissions, finders' fees or brokers' fees have been or will be incurred in connection with the sale of the leased premises by Landlord to Tenant other than a commission payable by Landlord to Araceli Graham with Refind Properties (the "Listing Broker") pursuant to a separate written agreement between Landlord and Listing Broker. Landlord and Tenant shall indemnify, defend and hold each other harmless from any claim, liability, obligation, cost or expense (including attorneys' fees and expenses) for fees or commissions relating to Tenant's purchase of the leased premises asserted against such party by any broker or other person other than Listing Broker (who is to be paid by Landlord as provided hereinabove) claiming by, through or under the indemnifying party or whose claim is based on the indemnifying party's acts.

(l) From and after the date upon which Tenant exercises the Option by issuance of the Purchase Notice and until Closing, all of the terms and provisions of this Lease shall remain in full force and effect, including, without limitation, Tenant's obligation to pay rent. The Lease shall terminate upon Closing, provided, however, Landlord shall retain the benefit of any Tenant obligations, disclaimers, and/or indemnities that survive the expiration or termination of the Lease.

(m) If Closing does not occur by reason of Tenant's breach or other failure to perform all obligations and conditions to be performed by Tenant: (i) Closing shall not occur, (ii) neither Landlord nor Tenant shall have any further rights or obligations under this Exhibit A, (iii) Tenant shall reimburse Landlord for its reasonable costs and expenses,

including without limitation, its attorney's fees in responding to the Purchase Notice and preparing for Closing, and (iv) the Lease shall continue in full force and effect, provided, however, that Landlord may elect to terminate the Lease by providing notice to Tenant within the thirty (30) day period following the date that Closing was to occur. If Closing does not occur by reason of Landlord's breach or other failure to perform all obligations and conditions to be performed by Landlord, Tenant shall have the right to seek injunctive relief, including specific performance (but not monetary damages).

(n) The Option may not be assigned, except with the Lease and otherwise in accordance with the provisions of the Lease.

EXHIBIT B

LEGAL DESCRIPTION OF THE LEASED PREMISES

Being a tract or parcel of land containing 2.9317 acres of land or 127,706 square feet, located in the Daniel Alexander Survey, Abstract 92, Harris County, Texas; Said 2.9317 acre tract of record in the name of Almeda/Pearland Warehouses, Ltd. in Harris County Clerk's File (H.C.C.F.) Number V360555; Said 2.9317 acre tract being more particularly described as follows (bearings based on said deed):

BEGINNING at a 5/8 inch iron rod found for the west corner of the herein described tract, being the north corner of a called 0.979 acre tract of record in the name of Rockstar Empire, LLC in H.C.C.F. Number RP-2019-426766 and being on the southeast Right-of-Way (R.O.W.) line of Bingle Road (100 feet wide);

THENCE, coincident the northwest line of the herein described tract and the southeast R.O.W. line of aforesaid Bingle Road, North 39 degrees 36 minutes 00 seconds East, a distance of 326.85 feet to a 5/8 inch iron rod with "Gruller" cap set for the north corner of the herein described tract and being the west corner of a called 1.6098 acre tract of record in the name of Isolatek International in H.C.C.F. Number T438235;

THENCE, coincident the southwest line of aforesaid 1.6098 acre tract and the northeast line of the herein described tract, South 50 degrees 20 minutes 50 seconds East, a distance of 392.81 feet to a 5/8 inch iron rod with "Gruller" cap set for the east corner of the herein described tract, being the south corner of said 1.6098 acre tract and being on the northwest line of a called 5.3649 acre tract of record in the name of the City of Houston in H.C.C.F. Number BB479954;

THENCE, coincident the southeast line of the herein described tract and the northwest line of aforesaid 5.3649 acre tract, South 39 degrees 43 minutes 04 seconds West, a distance of 315.83 feet to a 5/8 inch iron rod with "Gruller" cap set for the south corner of the herein described tract, being the west corner of said 5.3649 acre tract and being on the northeast line of Brickhouse Gully;

THENCE, coincident the southwest line of the herein described tract and the northeast line of aforesaid Brickhouse Gully, North 56 degrees 51 minutes 44 seconds West, a distance of 94.67 feet to a 5/8 inch iron rod with "Gruller" cap set, being the east corner of aforesaid 0.979 acre tract;

THENCE, coincident the southwest line of the herein described tract and the northeast line of aforesaid 0.979 acre tract, North 50 degrees 24 minutes 00 seconds West, a distance of 298.09 feet to the **POINT OF BEGINNING** and containing 2.9317 acres of land.

**UNANIMOUS CONSENT MINUTES
IN LIEU OF THE ORGANIZATIONAL MEETING
OF THE SOLE AUTHORIZED MANAGER OF**

VEXARA PHARMACEUTICALS, LLC

Pursuant to the Texas Business Organizations Code, the Undersigned, being the sole Operating Manager of VEXARA PHARMACEUTICALS, LLC, a Texas limited liability company (the "Company"), hereby agrees to, consents to and adopts the following Resolutions as if adopted at a duly called and held organizational meeting of the Operating Manager of the Company:

RESOLVED, That the certified duplicate original of the Certificate of Formation duly filed with the Secretary of State of Texas on November 24, 2025, and the Certificate of Filing properly issued by the Secretary of State of Texas shall be filed and retained in the Company's permanent corporate records;

RESOLVED, FURTHER, That the Company Operating Agreement reviewed by SHERYN JAGEMAN, the sole Operating Manager, is hereby adopted as the Company Agreement of VEXARA PHARMACEUTICALS, LLC and the duly authorized sole Manager of the Company is instructed to certify the Company Operating Agreement as adopted as of the effective date of these Unanimous Consent Minutes and such Operating Manager shall thereafter file and retain the original executed Company Operating Agreement in the minute book of the Company;

RESOLVED, FURTHER, That the Company's initial business purpose or purposes shall be as set forth in the Company's Operating Agreement as described in Section 1(d) of said Agreement;

RESOLVED, FURTHER, That any and all other types of business opportunities, acquisition, investments and all such activities to be considered and thereafter undertaken by the Company shall be subject to the discretion and unanimous approval of the Manager or Managers;

RESOLVED, FURTHER, That the sole Operating Manager of the Company shall continue to operate the Company obligations in her newly appointed role as sole Operating Manager for the Company and it is FURTHER RESOLVED that, at this time, there is no necessity to appoint additional officers to represent the interests of the Company as all business matters shall otherwise be managed by SHERYN JAGEMAN, the sole Manager of the Company;

RESOLVED, FURTHER, That the day-to-day business operations of the Company shall be managed by the current Operating Manager of the Company, such individual to serve until the first Members' meeting after the next Annual Meeting of Members or until her successor successors are named, whichever later occurs;

RESOLVED, FURTHER, That the duly authorized Manager of the Company be, and hereby is, directed to pay all expenses properly incurred in connection with the organization of the Company;

RESOLVED, FURTHER, That all acts and actions of the Initial Manager of the Company prior to, and in contemplation of, the legal formation of the Company are hereby ratified, adopted and approved as the acts of the Company;

RESOLVED, FURTHER, That at this time there shall be no Company seal approved for the Company;

RESOLVED, FURTHER, That the minute book, presented to the Operating Manager by legal counsel for the Company, is hereby adopted as the record book for the Company and the action of the sole Manager and/or legal counsel in copying or inserting therein the Certificate of Formation and Certificate of Filing, along with the Company Operating Agreement is ratified and approved and that Richard Seltzer, as legal counsel for the Company, is instructed to authenticate and retain custody of the minute book, and insert therein these Unanimous Consent Minutes and the future Minutes and records of any and all other proceedings of the Managers and/or the Members of the Company;

RESOLVED, FURTHER, That the Company elects to amortize its organizational expenses as permitted under the rules and regulations of the Internal Revenue Code of 1986, as amended;

RESOLVED, FURTHER, That the first fiscal year of the Company shall begin on the date the Company began doing business and shall end on the last day of December of that same year, and thereafter the fiscal year of the Company shall begin on the first day of January and shall end on December 31 of each year;

RESOLVED, FURTHER, That SHERYN JAGEMAN, as the sole Operating Manager of the Company be, and hereby is, authorized to establish such bank account or accounts in the name of and on behalf of the Company with such banks, or other financial institutions as such Manager may deem necessary or advisable, and in connection

therewith the duly authorized Manager of the Company be, and is hereby authorized and directed to complete the usual form or forms of resolution required by such bank or banks, or financial institutions, and to take such other action on behalf and in the name of the Company as specified therein;

RESOLVED, FURTHER, That the initial bank account, which shall be the Company's primary depository account, shall be opened at Frost Bank, numerous satellite branches of which bank are located in Houston, Texas;

RESOLVED, FURTHER, That the sole Operating Manager of the Company be, and hereby is, authorized, directed and empowered to designate any other officer, if any, manager or employee of the Company as an authorized signatory on any such bank account(s) established in the name and on behalf of the Company if such designation is deemed reasonably necessary or advisable, and in connection with such designation, to establish signatory authority, including amounts or requirements for cosigners;

RESOLVED, FURTHER, That SHERYN JAGEMAN, as the sole Operating Manager of the Company, shall hereby have such authorization as may be necessary or required to enter into such employment, agency or independent contractor agreements, if any, with third parties as the Operating Manager may deem necessary or desirable in carrying on the business and affairs of the Company, all upon such terms and provisions and providing for such compensation as the Operating Manager shall deem reasonable and in the best interests of the Company;

RESOLVED, FURTHER, That the duly appointed sole Operating Manager of the Company be, and hereby is, the sole and only individual authorized and empowered on behalf of and in the name of the Company, to enter into and execute any and all bids, estimates, contracts, assignments, deeds, leases, agreements, insurance coverage agreements, negotiable instruments, notes and bonds made in pursuance of the business purpose of the Company which the Manager deems to be reasonably necessary or advisable and in the best interests of the future success of the Company;

RESOLVED, FURTHER, That the duly appointed sole Operating Manager of the Company be, and hereby is, the sole and only individual authorized and empowered on behalf of and in the name of the Company, to execute any and all legal filings and related documents as required with the State of Texas and with local

governmental agencies in Harris County, Texas and The City of Houston, Texas and other regulatory departments within those territories for application and permitting purposes as she may deem necessary, important and in the best interests of the Company and its sole Member for the viability and success of the Company;

RESOLVED, FURTHER, That the Operating Manager shall be the sole and only individual duly authorized and further empowered to negotiate loans from time to time and sign promissory notes therefor on behalf of and in the name of the Company to the extent such Operating Manager deems such documents necessary to properly record the transaction with any one or more persons, corporations, firms, banks or other entities and without regard to whether such person or any member of such lending entity is also an officer, manager or member of this Company, and, further, granting pledges or liens/encumbrances securing the assets of the Company as security therefor;

RESOLVED, FURTHER, That the sole Manager of the Company shall be reimbursed, following substantiation, for such reasonable and necessary expenses incurred by such Manager in attendance at all meetings of Operating Managers, which meetings are called from time to time to consider all such business activities that are deemed to be in the interests of the Company and its sole Member;

RESOLVED, FURTHER, That the Company is hereby authorized to issue Membership Interests to the following person upon the receipt of the following cash or property, effective upon the date such consideration is received by the Company, and which issuance will be in exchange for one hundred percent (100%) of all of the issued and outstanding Membership Units in the Company

<u>Name of Member(s)</u>	<u>Amount of Capital Invested</u>	<u>Percentage of Membership/Ownership</u>
SHERYN JAGEMAN	\$100.00	100%

RESOLVED, FURTHER, That the Company agrees the Company Membership Units will not otherwise be issued to any other party or parties at any time without the express prior written consent of a unanimous vote of all of the Operating Managers of the Company; and

RESOLVED, FURTHER, That no form of Membership Certificate of Ownership shall be approved;

RESOLVED, FURTHER, That the Company's sole Operating Manager has determined that at this time all such equity ownership shall be uncertificated and that the sole Operating Manager, or the Company's Secretary, if appointed, shall maintain an accurate and current register of all Members of the Company, including the number of Units owned by each Member named above and the percentage of the issued and outstanding Units owned by each such approved Member, thereby confirming their ownership interest in the Company;

RESOLVED, FURTHER, That the Membership Registry shall confirm and acknowledge that SHERYN JAGEMAN has acquired One Hundred (100) Membership Units in the Company in exchange for an initial capital investment in the Company of One Hundred Dollars (\$100.00);

RESOLVED, FURTHER, That these executed Consent Minutes shall be retained in the official corporate records by the Company Secretary, if any, or the Operating Manager, and shall evidence the ownership of SHERYN JAGEMAN as the sole Member of One Hundred (100) Membership Units in VEXARA PHARMACEUTICALS, LLC;

RESOLVED, FURTHER, That the Company shall have the ability to borrow such sum or sums of money, on an "as needed" basis from the lender not to exceed in the aggregate the amount of Four Million Dollars (\$4,000,000.00) to design, build and automate a fully functioning and operational grease recycling facility as, in the determination of the Operating Manager, may be sufficient for such recycling business purposes of the Company and that such authorized indebtedness shall exclude indebtedness contracted in the usual course of business, but shall be represented by Promissory Notes or other securities, either secured or unsecured, and shall be issued only at such times and upon such terms as the sole Operating Manager shall determine;

RESOLVED, FURTHER, That such duly appointed and authorized Operating Manager of the Company shall be empowered in the name of the Company to borrow such sums not in excess of the aggregate borrowing limits as determined herein from any and all approved financial institutions and other sources, individual lenders, and also including the sole Member of the Company, on behalf of, and as the act and deed of this Company, and to execute and deliver to said Lender or Lenders a Promissory Note or Notes executed by such authorized representative of the Company with interest rates not

exceeding eight percent (8%) per annum;

RESOLVED, FURTHER, that interest on the funds borrowed shall only accrue as to the principal funds actually outstanding from time to time as set forth in any promissory notes issued by the Company to the lender;

RESOLVED, FURTHER, That as and for security for said loan or loans, such representative of the Company is authorized and directed to execute and deliver to said Lender or Lenders satisfactory documents evidencing the mortgage or pledge of property or other assets of the Company in a form to be agreed on by such Company representative and the Lender or Lenders;

RESOLVED, FURTHER, That the Company will pay no bonuses to any of its Members and that prior to any formal distributions being made to any Members, (i) all promissory notes for loans from Members to the Company must be repaid in full, including all accrued and unpaid interest and (ii) that the sole Manager shall be required to acknowledge and confirm the amount of any and all such distributions of proceeds to be tendered to the Members from time to time;

RESOLVED, FURTHER, That at this time there shall be no necessity for hiring any employees to assist in the operation of the Company's business, thus, no immediate need for consideration of withholding or unemployment taxes to be paid by the Company;

RESOLVED, FURTHER, That SHERYN JAGEMAN, as the sole authorized Operating Manager of the Company is, and shall be authorized, empowered and directed, to do all other things and acts and to execute and deliver any and all other instruments, documents, filings and permit applications as may be, in her judgment, necessary, proper or advisable in order to carry out and comply with the purposes and intent of these resolutions and the business purposes of the Company as well as all of the additional acts and deeds of the properly authorized representatives of the Company which are consistent with the purposes and intent of these resolutions and the same hereby are, in all respects, approved, confirmed and adopted as the acts and deeds of the Company and that the Company has the power to do all lawful acts as permitted under the provisions of the Texas Business Organizations Code and the Texas Limited Liability Company Act.

These Unanimous Consent Minutes in Lieu of the Organizational Meeting of the Initial Manager of

VEXARA PHARMACEUTICALS, LLC are hereby executed by the sole Operating Manager of the Company on _____, 2026 and are deemed to be effective as of December _____, 2025.

SHERYN JAGEMAN
Sole Operating Manager and
Sole Member

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