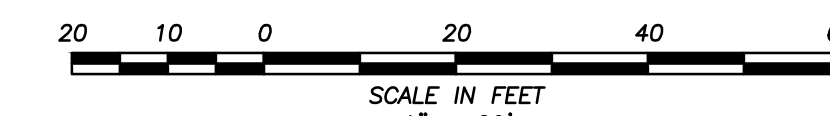


VICINITY MAP
SCALE: 1" = 1/2 MI.



ABBREVIATIONS

- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- ESMT. = EASEMENT
- H.C.C.F. = HARRIS COUNTY CLERK'S FILE
- H.C.D.R. = HARRIS COUNTY DEED RECORDS
- H.C.M.R. = HARRIS COUNTY MAP RECORDS
- No. = NUMBER
- PG. = PAGE
- R.O.W. = RIGHT OF WAY
- S.F. = SQUARE FEET
- VOL. = VOLUME
- P.O.B. = POINT OF BEGINNING
- GAS-PS = GAS LINE PAINT STRIPE
- FND. = FOUND
- I.R. = IRON ROD
- C.I.R. = CAPPED IRON ROD
- RR = RAILROAD
- H.L.&P. = HOUSTON LIGHTING AND POWER

LEGEND

- AREA INLET
- MANHOLE
- CLEAN OUT
- BOLLARD
- POWER POLE
- WATER METER
- AREA LIGHT
- TELEPHONE ENCLOSURE
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC LINE
- CONCRETE
- ASPHALT

METES AND BOUNDS DESCRIPTION OF A 0.5714 ACRE TRACT

Being a tract of land containing 0.5714 acre (24,892 square feet), located in the John R. Harris Survey, Abstract Number 27, in Harris County, Texas; Said 0.5714 acre being all of a called 0.5714 acre tract of land recorded in the name of Lojon Property LLC, in Harris County Clerk's File Number (H.C.C.F. No.) T994440; Said 0.5714 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):

BEGINNING, at a 5/8-inch capped iron rod found at the northeast corner of said 0.5714 acre tract and the northwest corner of a called 37,109 square foot tract of land (Tract I) recorded in the name of IGJJ Ventures, LLC, in H.C.C.F. No. RP-2024-54439, on the south Right-of-Way (R.O.W.) line of Bellfort Avenue (one hundred feet wide per H.C.C.F. No. B356833) for the northeast corner of the herein described tract;

THENCE, South 03° 15' 03" East, with the east line of said 0.5714 acre tract and with the west line of said Tract I, a distance of 248.92 feet to an "X" cut in concrete set for the southeast corner of said 0.5714 acre tract and the southwest corner of said Tract I on the north line of a called 56,260 square foot tract of land (Tract II) recorded in the name of IGJJ Ventures, LLC, in H.C.C.F. No. RP-2024-54439, for the southeast corner of the herein described tract;

THENCE, South 86° 44' 57" West, with the south line of said 0.5714 acre tract and a northerly line of said Tract II, a distance of 100.00 feet to 5/8-inch iron rod found at the southwest corner of said 0.5714 acre tract;

THENCE, North 03° 15' 03" West, with the west line of said 0.5714 acre tract and a northerly line of said Tract II, at 98.92 feet pass a railroad spike found at the northerly northeast corner of said Tract II and the southeast corner of a called 0.5165 acre tract of land recorded in the name of Global New Millennium Partners, LTD, in H.C.C.F. No. RP-2017-72913 and continuing with the east line of said 0.5165 acre tract on an overall distance of 248.92 feet to 3/8-inch iron rod found at the northwest corner of said 0.5714 acre tract and the northeast corner of said 0.5165 acre tract on the south R.O.W. line of said Bellfort Avenue, for the northwest corner of the herein described tract, from which a 5/8-inch iron rod found at the northwest corner of said 0.5165 acre tract and the northeast corner of Lot 17, Block 29, Glenbrook Valley Section Eight, a subdivision recorded in Volume 50, Page 40, in the Harris County Map Records bears South 86° 44' 57" West, a distance of 150.00 feet;

THENCE, North 86° 44' 47" East, with the north line of said 0.5714 acre tract and with the south R.O.W. line of said Bellfort Avenue, a distance of 100.00 feet to the POINT OF BEGINNING and containing 0.5714 acre (24,892 square feet) of land.

ALTA/NSPS
LAND TITLE SURVEY
OF
0.5714 ACRE

BEING ALL OF
A CALLED 0.5714 ACRE TRACT OF
LAND RECORDED IN THE NAME OF
LOJON PROPERTY LLC IN
HARRIS COUNTY CLERK'S
FILE NUMBER T994440

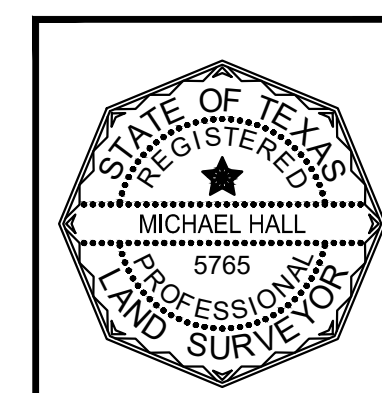
IN THE
JOHN R. HARRIS SURVEY
ABSTRACT NO. 27
7810 BELLFORT AVENUE, HOUSTON,
HARRIS COUNTY, TEXAS

TO: SIMON'S MARKETING LLC; LOJON PROPERTY LLC; LJ REMAINDER LLC;
AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 9, 13, 14 AND 16-18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 20, 2024.

DATED THIS 25TH DAY OF NOVEMBER, 2024.

MICHAEL HALL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO.: 5765

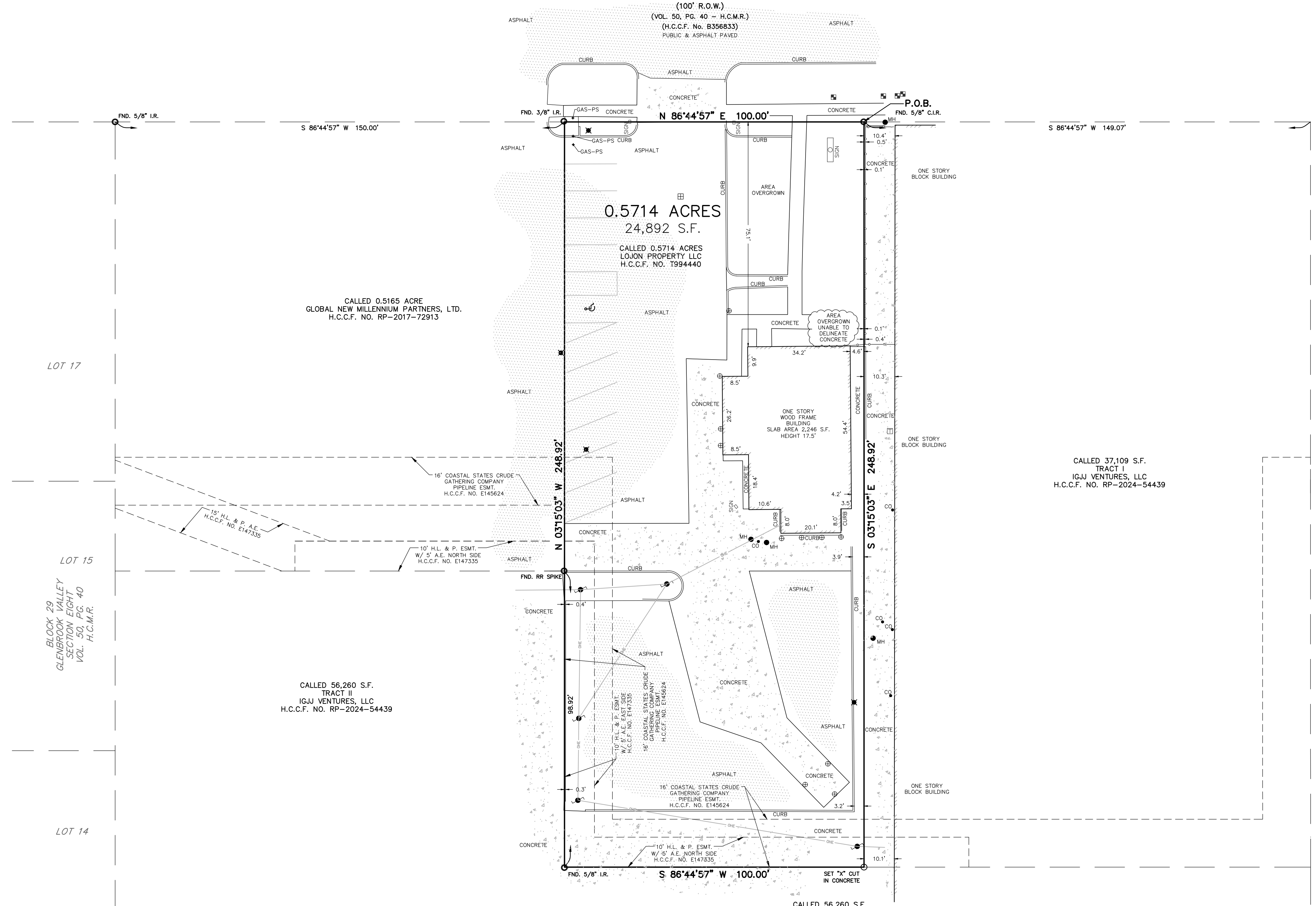


DATE:	11/25/24
SCALE:	1" = 20'
BOOK NO.:	
DRAWN BY:	S.L.
CHECKED BY:	M.H.
PROJECT NO.:	CS 24212
DRAWING NO.:	1 OF 1

10590 WESTOFFICE DRIVE, SUITE #100
HOUSTON, TEXAS 77042
OFFICE: (713) 839-9181

TSPELS No. 10143690
Email: michael@civil-surv.net

BELLFORT AVENUE
(100' R.O.W.)
(VOL. 50, PG. 40 - H.C.M.R.)
(H.C.C.F. No. B356833)
PUBLIC & ASPHALT PAVED



NOTES

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, C.F. No. NCS-1239729-CO, EFFECTIVE DATE OF COMMITMENT NOVEMBER 4, 2024, ISSUE DATE OF COMMITMENT NOVEMBER 12, 2024, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR. THE SURVEYED PROPERTY SHOWN HEREON REPRESENTS THE SAME PROPERTY AS DESCRIBED IN THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE REFERENCED HEREON, THE SURVEYED PROPERTY IS SUBJECT TO RESTRICTIONS OF RECORD IN VOL. 7990, PG. 280, HARRIS COUNTY DEED RECORDS.
- VISIBLE, ABOVE GROUND UTILITIES WERE LOCATED AS PER ALTA/NSPS 2021 MINIMUM STANDARD DETAIL REQUIREMENTS SECTION SEW.
- THE SURVEYOR WAS NOT SUPPLIED WITH A PROPERTY ZONING REPORT.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. THE SURVEYOR HAS NO KNOWLEDGE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
- THERE ARE 12 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY, OF WHICH 1 IS DESIGNATED HANDICAPPED SPACES.
- THE SURVEYOR CARRIES PROFESSIONAL LIABILITY INSURANCE.
- A METES AND BOUNDS DESCRIPTION OF THE SURVEYED PROPERTY WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS SURVEY.

SCHEDULE "B", ITEM 10 EXCEPTION NOTES:

10(g)-10' HOUSTON LIGHTING AND POWER EASEMENT WITH 5' AERIAL EASEMENT, H.C.C.F. NO. E147335. AFFECTS SURVEYED PROPERTY, PLOTTED HEREON

10(f)-UNOBSTRUCTED ACCESS ESMT., H.C.C.F. NO. E216408. AFFECTS SURVEYED PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE HEREON

10(g)-16' GULF STATES CRUDE GATHER COMPANY PIPELINE ESMT., H.C.C.F. NO. E145624. AFFECTS SURVEYED PROPERTY, PLOTTED HEREON

*ONLY THOSE ITEMS LISTED IN SCHEDULE "B" OF THE COMMITMENT FOR TITLE INSURANCE REFERENCED HEREON AND RELISTED ABOVE WERE CONSIDERED IN PREPARATION OF THIS SURVEY.

FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480296, DATED MAY 2, 2019, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO. 480296B. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.