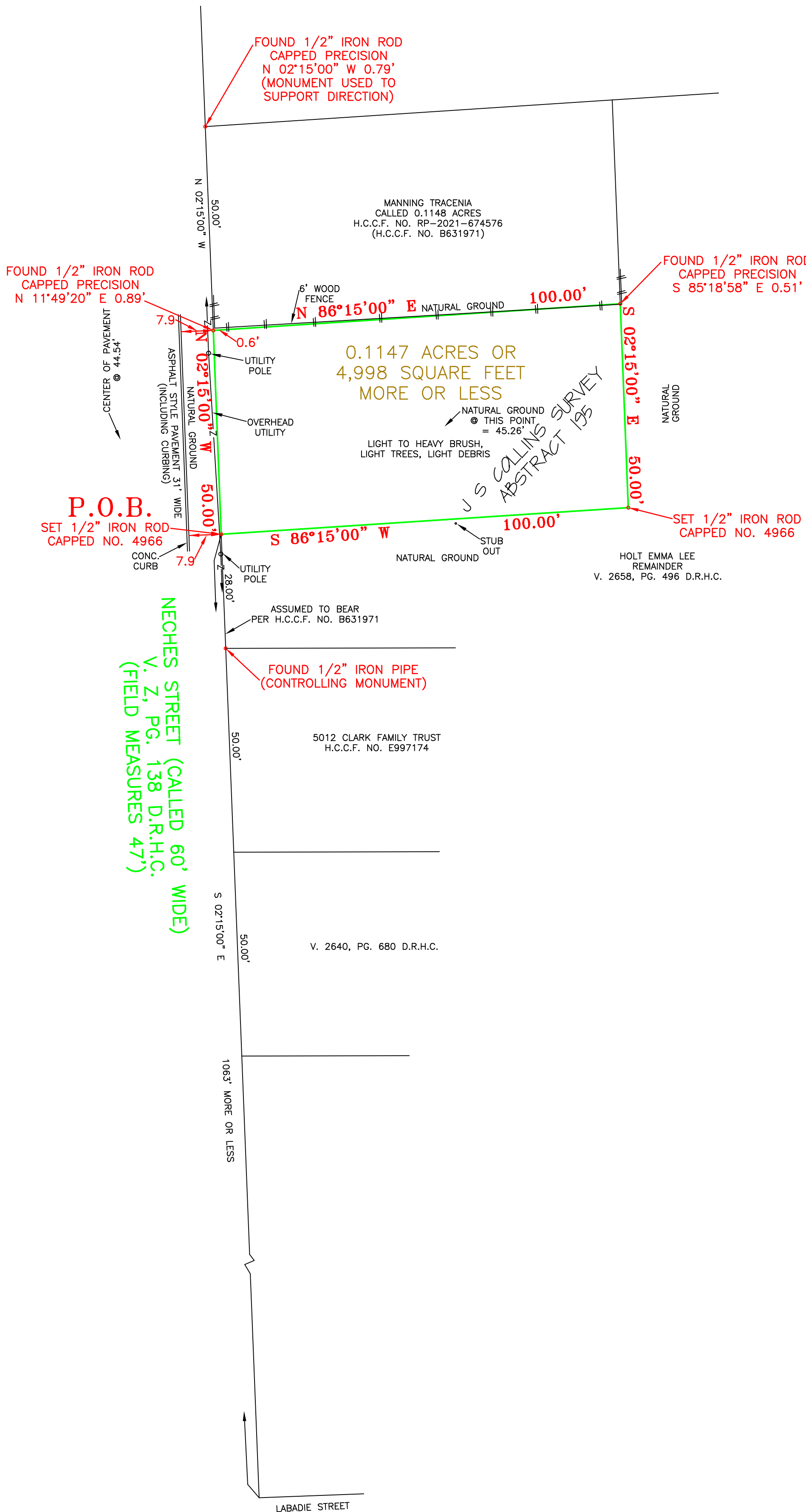


LEGEND	
BOUNDARY LINE	==
WALL LINE	==
EASEMENT OR LOT DIVISION LINES	==
MISC. IMPROVEMENTS OR LOT/TRACT LINE	==
EDGE OF COVER	-----
COV. CONC.	=====
U.E.	=====
(WIDTH BY BEGINNING HEIGHT) A.E.	=====
B.L.	=====
M.R.H.C.	=====
D.R.H.C.	=====
F.C.	=====
FEMA	=====
FIRM	=====
H.C.C.F.	=====

FLOOD ZONE DETERMINATION IS PERFORMED BY GRAPHIC PLOTTING ONLY OF FLOOD INSURANCE RATE MAP. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND THE EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION STUDY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. FLOOD ZONE DETERMINATION IS NOT A STATEMENT BY THIS SURVEYOR OF ACTUAL FLOODING CONDITIONS CONCERNING SUBJECT PARCEL. SURVEY NOT BASED ON ABSTRACT OF TITLE, THERE MAY BE EASEMENTS, SETBACK LINES AND OTHER MATTERS CONCERNING SUBJECT TRACT NOT SHOWN BY THIS SURVEY. SURVEY NOT VALID UNLESS VIEWED OR PRINTED AT STATED SCALE.



NORTH

ASSUMED PER
H.C.C.F. NO. B631971

SCALE: 1" = 20'



ADDRESS: 5016 NECHES STREET

DESCRIPTION:
SEE ATTACHMENT "A" ATTACHED HERETO AND HEREBY MADE PART
OF THIS CERTIFICATION.

- NOTES:
1. THIS TRACT LIES IN ZONE AE (AREA OF 100 YEAR FLOOD ZONE) ACCORDING TO GRAPHIC PLOTTING OF FEMA FIRM MAP NO. 48201C0690N DATED 01/06/2017.
 2. SURVEYOR RELIED ON INFORMATION PROVIDED BY CLIENT TO SUPPORT THE DETERMINATION OF THE LOCATION OF INTENDED BOUNDARIES OF THE LAND PARCEL SURVEYED. SURVEYOR RELIED ON INFORMATION FROM THE ABOVE FOR RECORD EASEMENTS, SETBACK LINES AND OTHER MATTERS CONCERNING SUBJECT TRACT.
 3. THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS EXCEPT AS SHOWN HEREON.
 4. SUBJECT TO ANY AND ALL APPLICABLE ORDINANCES AND STATE LAWS.
 5. SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS.
 6. SURVEY BASED ON H.C.C.F. NO. W464522.
 7. SUBJECT TO RESTRICTIONS; H.C.C.F. NO. W464522.
 8. SURVEY NOT BASED ON AN ABSTRACT OF TITLE, THERE MAY BE EASEMENTS, SETBACK LINES AND OTHER MATTERS CONCERNING SUBJECT TRACT NOT SHOWN BY THIS SURVEY.
 9. SUBJECT TO MATTERS A CURRENT TITLE REPORT MAY CONTAIN.
 10. ELEVATIONS SHOWN ARE ASSUMED AND RELATIVE ONLY TO EACH OTHER.
 11. THERE ARE NO TREES WITHIN 5' OF WESTERLY BOUNDARY LINE OF SUBJECT TRACT. THERE ARE NO TREES BETWEEN WESTERLY BOUNDARY OF SUBJECT TRACT AND EASTERLY EDGE OF CURBING ON NECHES STREET.

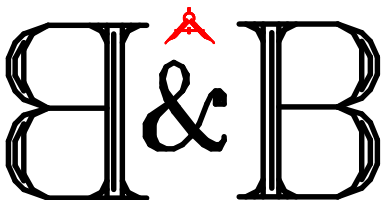
STANDARD LAND SURVEY

AND CITY OF HOUSTON CHAPTER 42 EXISTING CONDITIONS SURVEY

TO BRIANA JAMES AND BLJ ACQUISITIONS LLC
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE FROM AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON CONDUCTED BY MYSELF OR UNDER MY SUPERVISION ON DEC. 29, 2025 AND THAT THIS MAP REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR A CATEGORY 1B, CONDITION II STANDARD LAND SURVEY.



DEWARD KARL BOWLES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4966
DATED DECEMBER 29, 2025



B & B SURVEYING CO. 2720 NORTH 10TH STREET
BEAUMONT, TEXAS 77703 (409) 239-5448

BBSURVEYING@AOL.COM WWW.BANDBSURVEYING.COM
TEXAS LICENSED SURVEYING FIRM NO. 10022700

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