

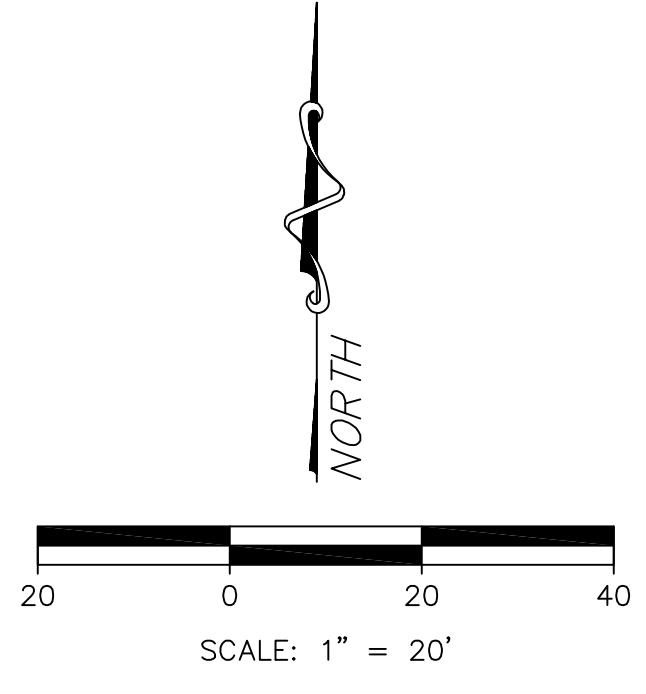
NO.	BEARING	DIST.
L1	N 00°00'01" W	17.55'
L2	S 87°42'04" W	10.92'
L3	N 22°24'21" E	34.85'

SYMBOL LEGEND	
○	MANHOLE
●	POWER POLE
⊕	TRAFFIC SIGN
■	GRATE INLET
□	TELEPHONE PEDESTAL
■	WATER METER
—○—	OVERHEAD ELECTRIC

LEGEND:	
M.H.	MANHOLE
P.P.	POWER POLE
G.A.	GUY ANCHOR
W.M.	WATER METER
E.B.	ELECTRIC BOX
G.I.	GRATE INLET
T.S.	TRAFFIC SIGN
I.R.	IRON ROD
O.H.E.	OVERHEAD ELECTRIC
F.N.D.	FOUND
C.M.	CABLE MARKER
B.F.P.	BACKFLOW PREVENTER
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
M.C.P.R.P.	MONTGOMERY COUNTY PLAT RECORDS
M.C.O.P.R.R.P.	MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

**GENERAL NOTES:**

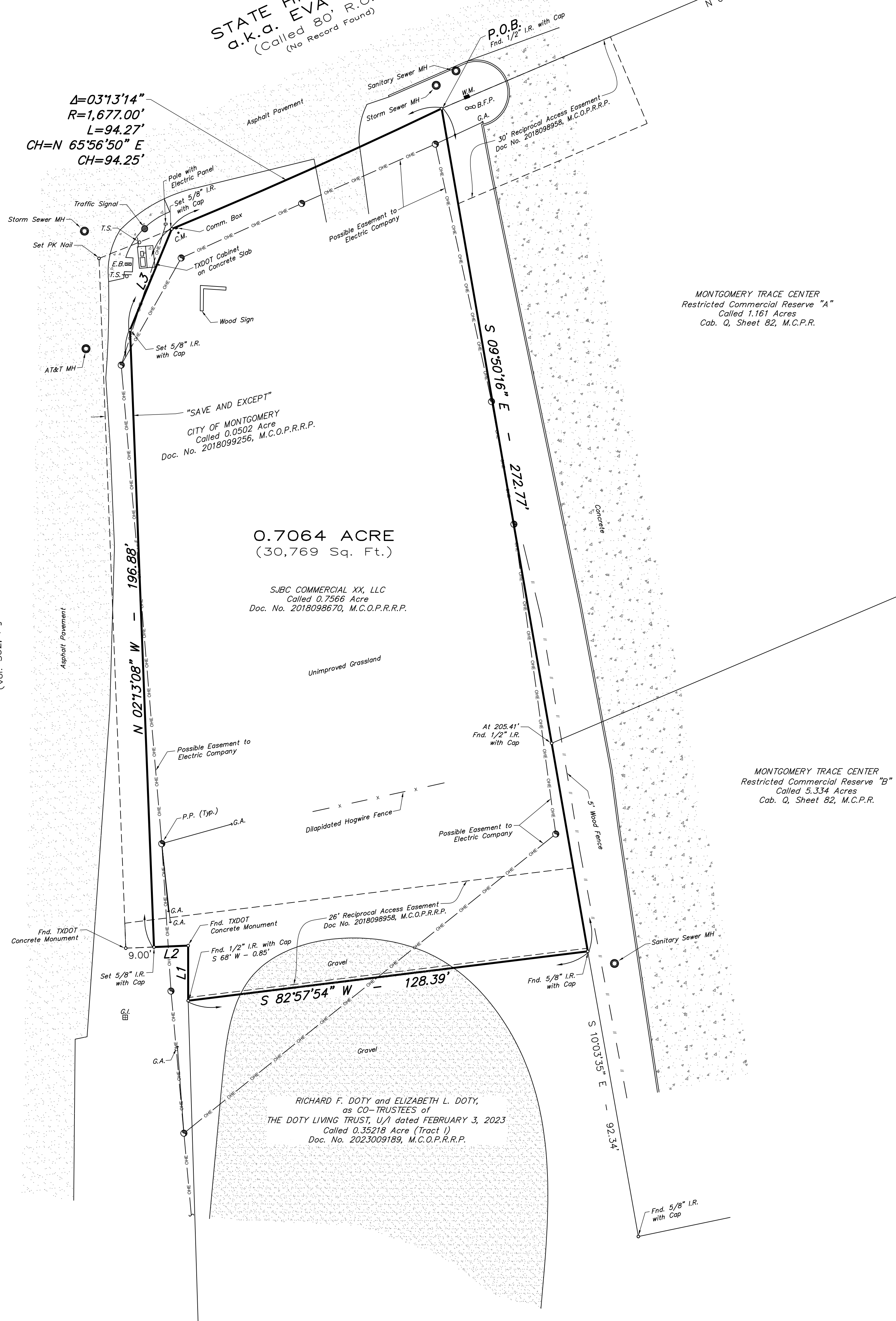
1. THE UNDERSIGNED SURVEYOR HAS RELIED UPON INFORMATION CONTAINED IN THAT CERTAIN COMMITMENT FOR TITLE INSURANCE, PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; FILED UNDER GF NO. 24-01-11639; EFFECTIVE: AUGUST 1, 2024; ISSUED: AUGUST 15, 2024. THE UNDERSIGNED SURVEYOR HAS NOT RESEARCHED THE PROPERTY FOR ADDITIONAL RECORDED/UNRECORDED ENCUMBRANCES (i.e. EASEMENTS, RESTRICTIONS, BUILDING SET-BACK LINES, VARIANCES, BOUNDARY LINE AGREEMENTS, ETC.)
2. THIS TRACT OF LAND IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THE CITY OF HOUSTON ORDINANCE NO. 85-1876, BEING AN AMENDMENT TO CHAPTER 42 OF THE CODE OF ORDINANCES OF THE CITY OF HOUSTON, TEXAS, WHICH ESTABLISHES RULES AND REGULATIONS FOR DEVELOPMENT OF REAL PROPERTY; RECORDED UNDER CLERK'S FILE NO. N253886 OF THE H.C.O.P.R.R.P.
3. BEARINGS BASED ON LEGAL DESCRIPTION CONTAINED IN SUBJECT DEED.
4. BY GRAPHIC PLOTTING ONLY, THIS TRACT OF LAND LIES IN ZONE X (UNSHADED) "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 483900200 G, SAID MAP REVISED: AUGUST 18, 2014.
5. PROPERTY ADDRESS: 21049 EVA STREET, MONTGOMERY, TEXAS 77356
6. A METES AND BOUNDS DESCRIPTION OF THIS PROPERTY HAS BEEN PREPARED IN CONJUNCTION WITH THIS PLAT OF SURVEY.
7. SUBSURFACE STRUCTURES AND SUBSURFACE UTILITIES ARE INTENTIONALLY OMITTED FROM THIS SURVEY.



**F.M. 149  
LIBERTY STREET**  
a.k.a. (width varies)  
(Vol. 362, Pg. 437, M.C.D.R.)

**STATE HIGHWAY 105  
a.k.a. EVA STREET**  
(Called 80' R.O.W.)  
(No Record Found)

$\Delta=03^{\circ}13'14''$   
 $R=1,677.00'$   
 $L=94.27'$   
 $CH=N 65^{\circ}56'50'' E$   
 $CH=94.25'$



MONTGOMERY TRACE CENTER  
Restricted Commercial Reserve "A"  
Called 1.161 Acres  
Cab. Q, Sheet 82, M.C.P.R.

**0.7064 ACRE**  
(30,769 Sq. Ft.)  
  
S.J.C. COMMERCIAL XX, LLC  
Called 0.7566 Acre  
Doc. No. 2018098670, M.C.O.P.R.R.P.

MONTGOMERY TRACE CENTER  
Restricted Commercial Reserve "B"  
Called 5.334 Acres  
Cab. Q, Sheet 82, M.C.P.R.

RICHARD F. DOTY and ELIZABETH L. DOTY,  
as CO-TRUSTEES of  
THE DOTY LIVING TRUST, U/I dated FEBRUARY 3, 2023  
Called 0.35218 Acre (Tract J)  
Doc. No. 2023009189, M.C.O.P.R.R.P.

CERTIFIED TO: KHR PROPERTIES, LLC, S.J.C. COMMERCIAL XX, LLC,  
and OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

I HEREBY CERTIFY THIS PLAT, WHEN COMPRESSION SEALED, TO BE  
A TRUE REPRESENTATION OF A FIELD SURVEY PERFORMED UNDER  
MY SUPERVISION. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE  
CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS  
AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.  
PRELIMINARY, this document shall not be recorded  
for any purpose and shall not be used or viewed  
or relied upon as a final survey document.

DANIEL N. PINNELL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5349

**THE PINNELL GROUP**  
PROFESSIONAL LAND SURVEYORS  
25207 OAKHURST DRIVE  
SPRING, TEXAS 77386  
281-363-8700  
WWW.THEPINNELLGROUP.COM  
FIRM REGISTRATION NO. 10039600

LAND TITLE SURVEY OF  
0.7064 ACRE OF LAND, BEING ALL  
OF 0.7566 ACRE OF LAND, SAVE  
AND EXCEPT 0.0502 ACRE OF  
LAND, SITUATED IN THE JOHN  
CORNER SURVEY, ABSTRACT NO. 8,  
MONTGOMERY COUNTY, TEXAS.

SCALE: 1" = 20'	DATE: 09-23-2024	F.B. NO.: LEICA
DRAWN BY: KRS	CHECKED BY: DNP	JOB NO.: 24-176

SURVEYOR'S SEAL