LINE TABLE		
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:

MH	–	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
OHE	–	OVERHEAD ELECTRIC
FND.	–	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.	–	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. 85-1878, 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.

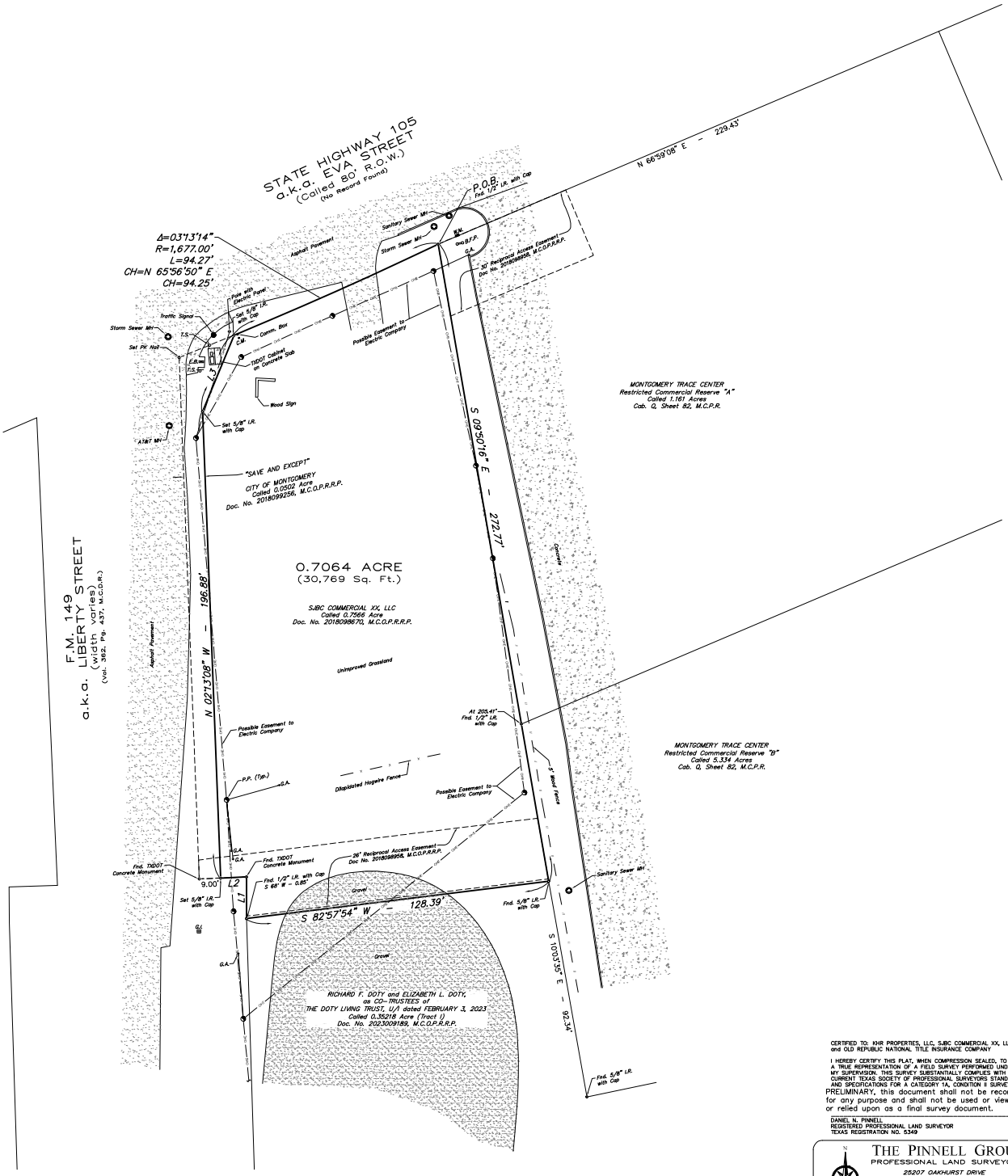
3. BEARINGS BASED ON LEGAL DESCRIPTION CONTAINED IN SUBJECT DEED.

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. 48339C0200 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.



CERTIFIED TO: KHR PROPERTIES, LLC, SJBC 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
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SPRING, TEXAS 77386
281-363-8700
WWW.THEPINNELLGROUP.COM
FIRM REGISTRATION NO. 10039600

REVISIONS

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