

SURVEYOR'S NOTE(S):

THE SETBACKS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

BASIS OF BEARING, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ABSTRACTING OR FUTURE DEVELOPMENT STIPULATIONS. FUTURE DEVELOPMENT IS THE RESPONSIBILITY OF ENGINEERS/ARCHITECT. EASEMENTS AND SETBACKS ARE ONLY LIMITED TO WHAT IS DECLARED IN THE TITLE COMMITMENT PRESENTED TO OSC AT THE TIME OF THE SURVEY ORDER.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	360.00'	85.18'	84.98'	N 49°52'43" E	13°33'24"
C2	360.00'	85.18'	84.98'	N 54°35'48" E	13°33'26"

0.42 ACRE TRACT
HARRIS COUNTY, TEXAS

BEING A 0.42 ACRE TRACT OF LAND BEING A PORTION RESERVE III, BLOCK D, GARDEN CITY PARK, SECTION 1, A SUBDIVISION OUT OF THE JAMES DOSWELL SURVEY, ABS. 230, HARRIS COUNTY, TEXAS AND RECORDED IN VOLUME 34, PAGE 43, MAP RECORDS, HARRIS COUNTY, TEXAS, SAID 0.42 ACRE TRACT BEING THE SAME TRACT OF LAND DESCRIBED IN CF. NO. 20090004740, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS (O.P.R.H.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND-BOUNDS AS FOLLOWS:

(BEARING BASIS = TEXAS SOUTH CENTRAL NAD 83)

BEGINNING at 5/8" iron rod found on the Southeast ROW line of Stallings Drive (60' ROW), same being the Northwest line of said Reserve III, at the most Easterly Northwest corner of a 19,144 SQ. FT. tract described in CF. NO. D035067, (O.P.R.H.C.T.), for the West corner of this tract, from which a 5/8" iron rod found at the Southwest corner of said Reserve III, same being the Southwest corner of Restricted Reserve "G", of Inwood Park Village, a subdivision recorded in Film Code No. 620124, Map Records, Harris County, Texas, bears S65°17'02"W, a chord distance of 49.08 feet and S20°48'32"E, a distance of 138.85 feet.

THENCE along the Southeast ROW line of Stallings Drive, same being the Northwest line of said Reserve III, the following Two (2) courses and distances:

- 1) along a curve to the left, whose Radius = 360.00 feet, whose Arc Length = 85.18 feet, with a Chord that bears N54°35'48"E, a distance of 84.98 feet to an "X" set in a concrete sidewalk.
- 2) N47°49'05"E, a distance of 54.82 feet to a 1/2" iron rod set at the Southwest intersection of Stallings Drive and West Montgomery Road (80' ROW), for the North corner of said Reserve III and this tract.

THENCE S42°10'55"E, along the Southwest ROW line of West Montgomery Road, a distance of 130.00 feet to a 1/2" iron rod set on said ROW line, same being the Northeast line of said Reserve III, at the most Northerly Southeast corner of said 19,144 SQ. FT. tract, for the East corner of this tract.

THENCE through the interior of said Reserve III, along the common line of said 19,144 SQ. FT. tract and this tract, the following Two (2) courses and distances.

- 1) S47°49'05"W, a distance of 139.21 feet to a 1/2" iron rod set at an "ell" corner of said 19,144 SQ. FT. tract, same being the South corner of this tract.
- 2) N42°10'55"W, a distance of 140.03 feet to the POINT OF BEGINNING of this tract and containing 0.42 acres of land, more or less.

FLOOD INFORMATION
FIRM: 48201C PANEL: 0465 M
REV. DATE: 06/09/2014
ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.



GRAPHIC SCALE



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- BUILDING SETBACK LINE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- SET 1/2" IRON ROD WITH CAP
- PROPERTY CORNER
- FOUND IRON ROD
- SET "X" ON CONCRETE
- POWER POLE
- SIGN
- CONTROL MONUMENT

I, **DONALD MATT COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to _____ and _____ that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey. Description: BEING A 0.42 ACRE PARCEL OF LAND recorded in Clerk's File 20090004740, of the Map/Deed and Plat Records of HARRIS County, Texas. located in the JAMES DOSWELL SURVEY, A-230 Borrower/Owner: NEW JERUSALEM MISSIONARY BAPTIST CHURCH Address: 0 W. MONTGOMERY RD., HOUSTON TX 77088 GF No. _____

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 34, PAGE 43, MAP RECORDS, HARRIS COUNTY, TEXAS & VOL. 2169, PG. 629, DEED RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



Overland Consortium Inc.
Surveyors

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999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209

LAND TITLE SURVEY

JOB NO.:	2308040885	NO.	REVISION	DATE
DATE:	08/22/23			
DRAWN BY:	CH/SV			
APPROVED BY:	DMC			



Donal Matt Cookston

FIRM REGISTRATION NO. 10190700

DONALD MATT COOKSTON, R.P.L.S.

Registered Professional Land Surveyor
Registration No. 4733

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