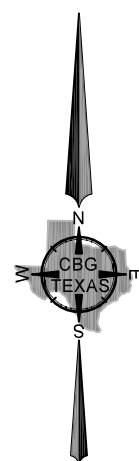


0 60 120 180



1740 Bowler Road

Being a tract of land situated in the Owen Wingfield Survey, Abstract No. 269, Waller County, Texas, same being that tract of land conveyed to Thomas Oyer, a single person, by deed recorded in Volume 1279, Page 625, Deed Records of Waller County, Texas, also known as Tract 11-C of Walnut Creek an unrecorded Subdivision in Waller County, Texas, and being more particularly described by metes and bounds as follows:

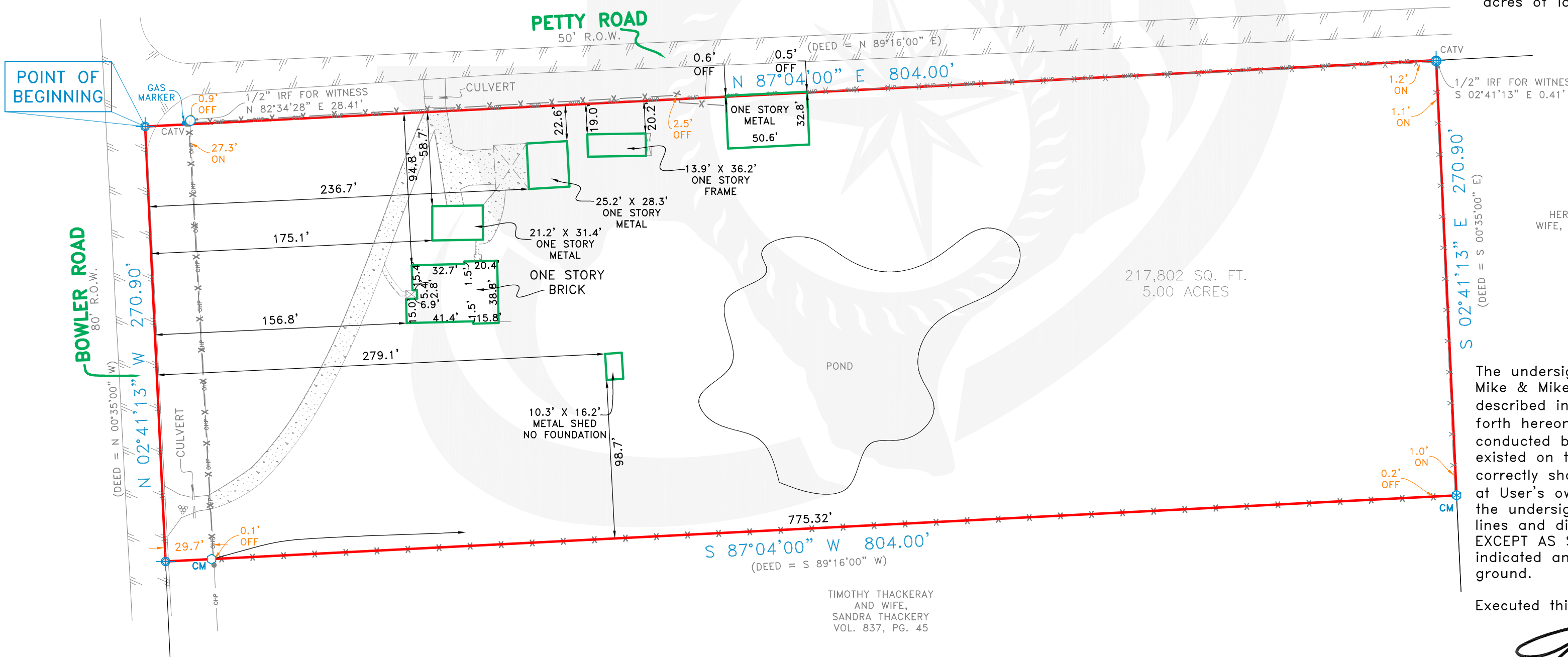
BEGINNING at a point for corner, said corner lying in the intersection of Petty Road (50 foot right-of-way) and Bowler Road (80 foot right-of-way), from which a 1/2 inch iron rod found bears North 82 degrees 34 minutes 28 seconds East, a distance of 28.41 feet for witness;

THENCE North 87 degrees 04 minutes 00 seconds East, along the South line of said Petty Road, a distance of 804.00 feet to a point for corner, said corner being the Northwest corner of that tract of land conveyed to Herbert T. Mitchell and wife, Elizabeth Ann Mitchell, by deed recorded in Volume 833, Page 544, Deed Records of Waller County, Texas, from which a 1/2 inch iron rod found bears South 02 degrees 41 minutes 13 seconds East, a distance of 0.41 feet for witness;

THENCE South 02 degrees 41 minutes 13 seconds East, along the West line of said Mitchell tract, a distance of 270.90 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Timothy Thackeray and wife, Sandra Thackeray, by deed recorded in Volume 837, Page 45, Deed Records of Waller County, Texas;

THENCE South 87 degrees 04 minutes 00 seconds West, along the North line of said Thackeray tract, passing at a distance of 775.32 feet to 1/2 inch iron pipe found on-line for reference, and continuing a total distance of 804.00 feet to a point for corner, said corner being the Northwest corner of said Thackeray tract, and lying along Bowler Road;

THENCE North 02 degrees 41 minutes 13 seconds West, along said Bowler Road, a distance of 270.90 feet to the POINT OF BEGINNING and containing 217,802 square feet or 5.00 acres of land.



HERBERT T. MITCHELL AND WIFE, ELIZABETH ANN MITCHELL
VOL. 833, PG. 544

TIMOTHY THACKERAY AND WIFE, SANDRA THACKERAY
VOL. 837, PG. 45

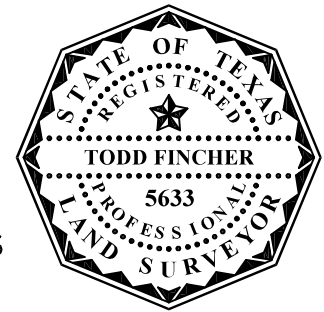
SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Todd Fincher) hereby certifies to Mike & Mike Investments LLC and Blueprint Title Company, in connection with the transaction described in G.F. No. 2021-7064-TX that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 20th day of September, 2021

Todd Fincher

Todd Fincher
Registered Professional Land Surveyor No. 5633



NOTE: According to the F.I.R.M. in Map No. 48473C0075E, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTES:
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
⊗	1/2" IRON ROD SET
○	1/2" IRON PIPE FOUND
□	FENCE POST CORNER
⊗	"x" FOUND / SET
⊗	5/8" ROD FOUND
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
●	POWER POLE
⊕	POINT FOR CORNER
⊗	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⊗	FIRE HYDRANT
— OES — OES	OVERHEAD ELECTRIC SERVICE
— OHP — OHP	OVERHEAD POWER LINE
▨	CONCRETE PAVING
□	DOUBLE SIDED WOOD FENCE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE
—	COVERED PORCH, DECK OR CARPORT

419 Century Plaza Dr.
Suite 210
Houston, TX 77073
P 281.443.9288
F 281.443.9224
Firm No. 10194280
www.cbgtxl.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 60'	09/20/2021	2119804	SEE CERT.	MARIA

METES AND BOUNDS

OWEN WINGFIELD SURVEY, ABSTRACT NO. 269

WALLER COUNTY, TEXAS

1740 BOWLER ROAD

Being a tract of land situated in the Owen Wingfield Survey, Abstract No. 269, Waller County, Texas, same being that tract of land conveyed to Thomas Oyer, a single person, by deed recorded in Volume 1279, Page 625, Deed Records of Waller County, Texas, also known as Tract 11-C of Walnut Creek an unrecorded Subdivision in Waller County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner lying in the intersection of Petty Road (50 foot right-of-way) and Bowler Road (80 foot right-of-way), from which a 1/2 inch iron rod found bears North 82 degrees 34 minutes 28 seconds East, a distance of 28.41 feet for witness;

THENCE North 87 degrees 04 minutes 00 seconds East, along the South line of said Petty Road, a distance of 804.00 feet to a point for corner, said corner being the Northwest corner of that tract of land conveyed to Herbert T. Mitchell and wife, Elizabeth Ann Mitchell, by deed recorded in Volume 833, Page 544, Deed Records of Waller County, Texas, from which a 1/2 inch iron rod found bears South 02 degrees 41 minutes 13 seconds East, a distance of 0.41 feet for witness;

THENCE South 02 degrees 41 minutes 13 seconds East, along the West line of said Mitchell tract, a distance of 270.90 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Timothy Thackeray and wife, Sandra Thackery, by deed recorded in Volume 837, Page 45, Deed Records of Waller County, Texas;

THENCE South 87 degrees 04 minutes 00 seconds West, along the North line of said Thackery tract, passing at a distance of 775.32 feet to 1/2 inch iron pipe found on-line for reference, and continuing a total distance of 804.00 feet to a point for corner, said corner being the Northwest corner of said Thackery tract, and lying along Bowler Road;

THENCE North 02 degrees 41 minutes 13 seconds West, along said Bowler Road, a distance of 270.90 feet to the POINT OF BEGINNING and containing 217,802 square feet or 5.00 acres of land.