



Bowser Road

Being a tract of land situated in the John Randon Survey, Abstract No. 76, Fort Bend County, Texas, same being a remainder of a tract of land conveyed to Davis Charles Adams, by deed recorded in Instrument No. 2015002745, Official Public Records of Fort Bend County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northwest corner of a remainder of a tract of land conveyed to Marty Nouri, by deed recorded in Instrument No. 2014073137, Official Public Records of Fort Bend County, Texas, and being in the Northeast line of Bowser Road (a 60 foot right-of-way), from which a 5/8 inch iron rod found for witness bears North 26 degrees 14 minutes 06 seconds East, a distance of 0.90 feet, and from which a 1/4 inch iron pipe found for witness bears South 18 degrees 42 minutes 29 seconds East, a distance of 130.24 feet at the Southwest corner of a tract of land conveyed to Karolina Alejandra Castro Colon, by deed recorded in Instrument No. 2020051547, Official Public Records of Fort Bend County, Texas;

THENCE North 18 degrees 42 minutes 29 seconds West, along the Northeast line of said Bowser Road, a distance of 66.08 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Southwest corner of a remainder of a tract of land conveyed to Kendra McKinney ET AL, by deed recorded in Instrument No. 2022025772, Official Public Records of Fort Bend County, Texas;

THENCE North 87 degrees 31 minutes 34 seconds East, along the South line of said remainder (McKinney) tract, a distance of 146.53 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of said remainder (McKinney) tract, and being in the West line of a tract of land conveyed to Riverbend Land & Cattle Company, LTD., by deed recorded in Instrument No. 2000014515, Official Public Records of Fort Bend County, Texas;

THENCE South 02 degree 00 minutes 47 seconds East, along the West line of said Riverbend Land tract, a distance of 62.81 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of said remainder (Nouri) tract;

THENCE South 87 degrees 14 minutes 33 seconds West, along the North line of said remainder (Nouri) tract, a distance of 127.55 feet to the POINT OF BEGINNING and containing 8,654 square feet or 0.20 acres of land.



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to the Client 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 25th day of August, 2023

Nathan Alan Pare

Registered Professional Land Surveyor



NOTE: According to the F.I.R.M. in Map No. 48157C0090M, this property does lie in Zone AE and DOES lie within the 100 year flood zone.

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

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTES:
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE.
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM CONTROLLING MONUMENT	PE POOL EQUIPMENT
1/2" IRON ROD FOUND	COLUMN
1/4" IRON PIPE FOUND	AC AIR CONDITIONING
FENCE POST CORNER	AC FIRE HYDRANT
"x" FOUND / SET	DES - DES OVERHEAD ELECTRIC SERVICE
5/8" ROD FOUND	DHP - DHP OVERHEAD POWER LINE
UNDERGROUND ELECTRIC	CONCRETE PAVING
OVERHEAD ELECTRIC	DOUBLE SIDED WOOD FENCE
POWER POLE	
POINT FOR CORNER	
GRAVEL/ROCK ROAD OR DRIVE	

				
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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 20'	08/25/23	2313006	GFN	JCM

METES AND BOUNDS

JOHN RANDON SURVEY, ABSTRACT NO. 76

FORT BEND COUNTY, TEXAS

BOWSER ROAD