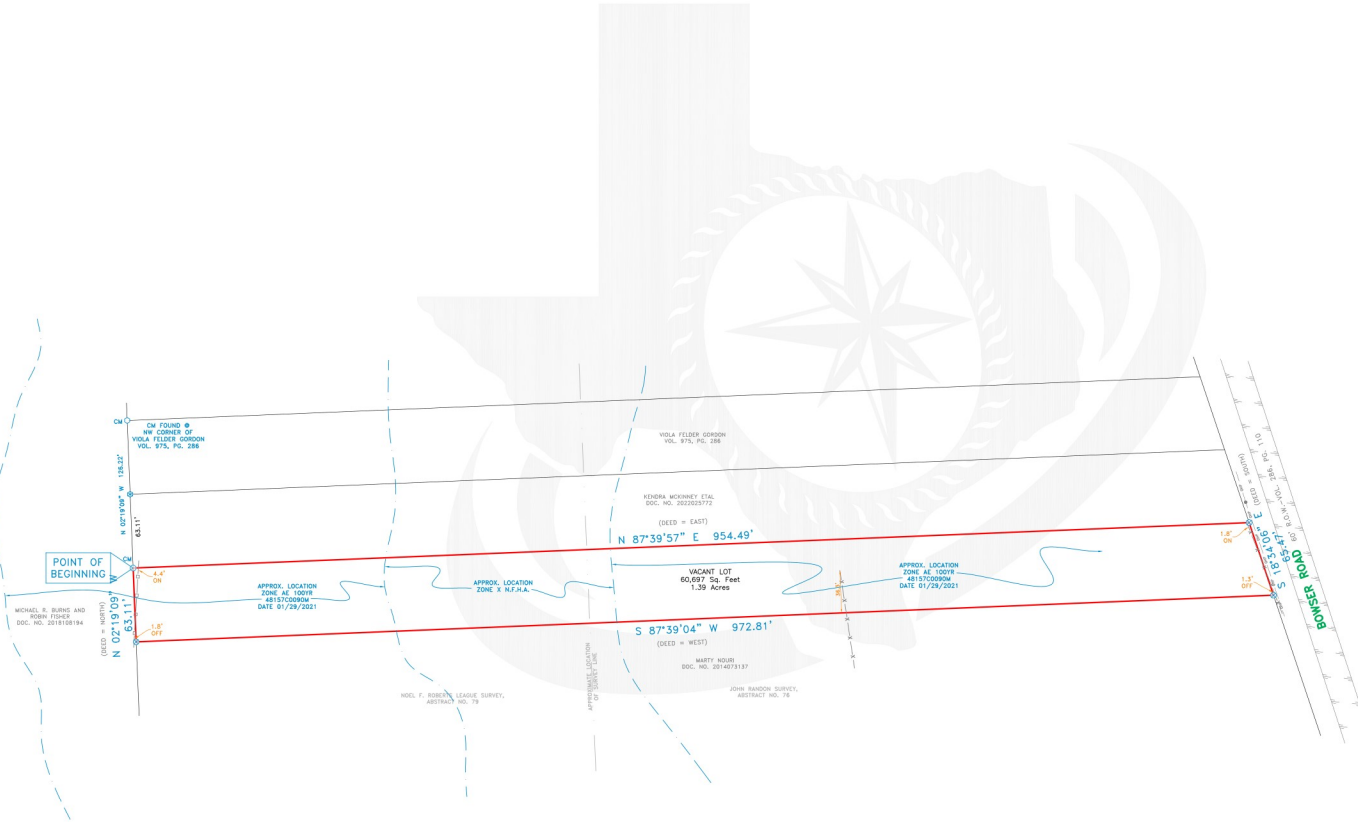


0 50 100 150



**Bowser Road**

Being a tract of land situated in the Noel F. Roberts League, Abstract No. 79 and the John Randon Survey, Abstract No. 76, Fort Bend County, Texas, some being that tract of land conveyed to David Charles Adams, by deed recorded in Document 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 Southwest corner of that tract of land conveyed to Kendra McKinney Etal, by deed recorded in Document No. 2022025772, Official Public Records of Fort Bend County, Texas, and lying along the East line of that tract of land conveyed to Michael R. Burns and Robin Fisher, by deed recorded in Document No. 2018108194, Official Public Records of Fort Bend County, Texas, from which a 1/2 inch iron pipe found bears North 02 degrees 19 minutes 09 seconds West, a distance of 126.22 feet, at the Northwest corner of that tract of land conveyed to Viola Felder Gordon, by deed recorded in Volume 975, Page 286, Deed Records of Fort Bend County, Texas;

THENCE North 87 degrees 39 minutes 57 seconds East, along the South line of said McKinney tract, a distance of 954.49 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of aforesaid McKinney tract, and lying along the West line of Bowser Road (60 foot right-of-way, as recorded in Volume 286, Page 110, Deed Records of Fort Bend County, Texas);

THENCE South 18 degrees 34 minutes 06 seconds East, along said West line of Bowser Road, a distance of 65.47 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of that tract of land conveyed to Marty Nouri, by deed recorded in Document No. 2014073137, Official Public Records of Fort Bend County, Texas;

THENCE South 87 degrees 39 minutes 04 seconds West, along the North line of said Nouri tract, a distance of 972.81 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of said Nouri tract, and lying along the aforementioned East line of Burns/Fisher tract;

THENCE North 02 degrees 19 minutes 09 seconds West, along said East line of Burns/Fisher tract a distance of 63.11 feet to the POINT OF BEGINNING and containing 60,697 square feet or 1.39 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 herein 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 18th day of September, 2023

*Michael R. Burns*  
Registered Professional Land Surveyor



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



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 except as shown.

ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

REVISIONS		
DATE	BY	NOTES

LEGEND	
○ CONTROLLING MONUMENT	— PINS, EQUIPMENT
○ 1/2" IRON ROD FOUND	■ COLUMN
○ 1/2" IRON ROD SET	— AIR CONDITIONING
○ 1" IRON PIPE FOUND	○ FIVE WIREMAN
○ 1" IRON PIPE FOUND	○ COVERED PARALLEL OR CARPORT
○ FENCE POST CORNER	○ OVERHEAD POWER LINE
○ 1" X 1" ROD FOUND	○ OVERHEAD ELECTRIC SERVICE
○ UNDERGROUND ELECTRIC	○ CONCRETE PAVING
○ OVERHEAD ELECTRIC	○ METAL FENCE
○ POWER POLE	○ DRIVEWAY/ROCK ROAD OR DRIVE

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F 281.443.9224  
T 281.443.9224  
www.cbgsurveying.com

SCALE	DATE	JOB NO.	S.F. NO.	DRAWN
1" = 50'	09/18/2023	2514067	SEE CERT.	MARIA

**METES AND BOUNDS**  
NOEL F. ROBERTS LEAGUE, ABSTRACT NO. 79 AND THE JOHN RANDON SURVEY, ABSTRACT NO. 76  
FORT BEND COUNTY, TEXAS  
BOWSER ROAD