

0 50 100 150



### 3815 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, same being the remainder of 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:

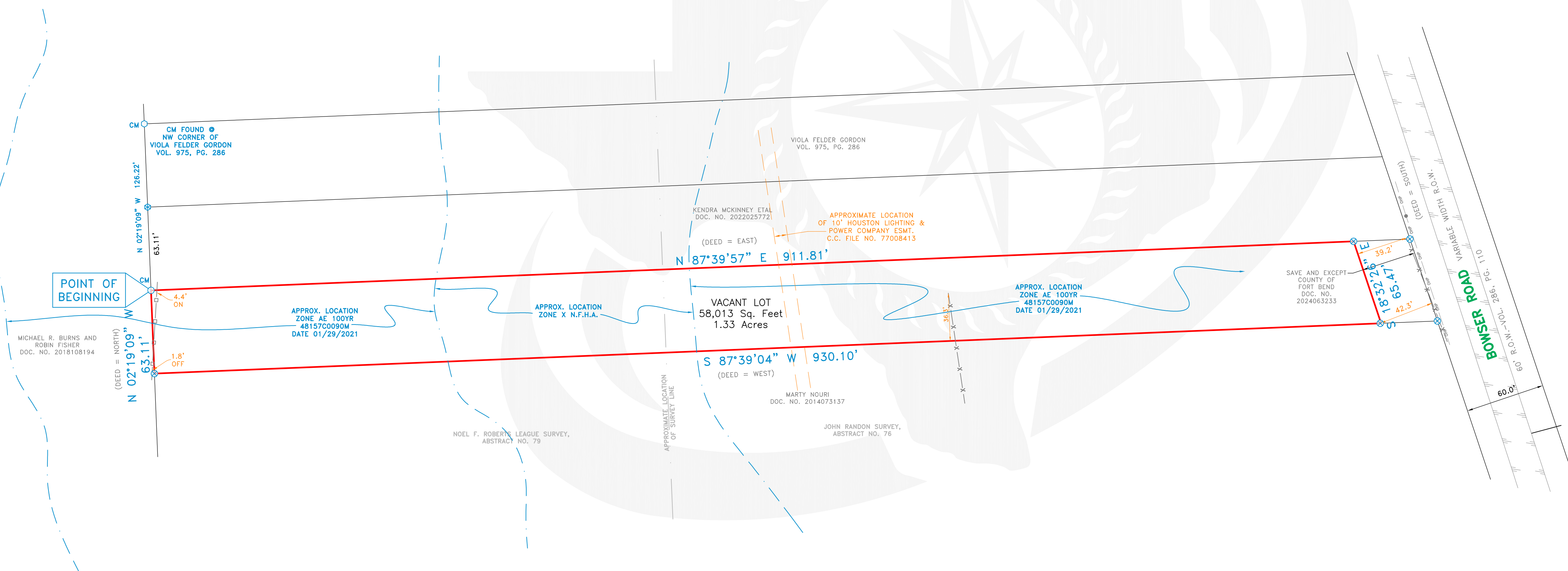
BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Kendra McKinney Etal, by deed recorded in Document No. 2022025772, Official Public Records of Fort Bend County, Texas, and lying along the East line of that tract of land conveyed 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 911.81 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner lying along the West line of Bowser Road (variable width right-of-way);

THENCE South 18 degrees 32 minutes 26 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 lying along the North line 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 said North line of Nouri tract, a distance of 930.10 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 58,013 square feet or 1.33 acres of land.



### SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to The Client, in connection with the transaction described in G.F. No. ALKA-1628-3016282400102 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 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

*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, except as shown.

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

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

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: COUNTY CLERK'S FILE NO(S). 2024063233, COUNTY CLERK'S FILE NO(S). 77008413



REVISIONS		
DATE	BY	NOTES

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1" IRON PIPE FOUND
○	5/8" ROD FOUND
□	FENCE POST CORNER
⊗	"X" FOUND / SET
▲	UNDERGROUND ELECTRIC
●	OVERHEAD ELECTRIC
⚡	POWER POLE
■	POOL EQUIPMENT
□	COLUMN
⊕	AIR CONDITIONING
⊕	FIRE HYDRANT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	CONCRETE PAVING
—	METAL FENCE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE
—	COVERED PORCH/DECK OR CARPORT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	CONCRETE PAVING
—	METAL FENCE

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 50'	07/22/2024	2314067-02	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  
3815 BOWSER ROAD