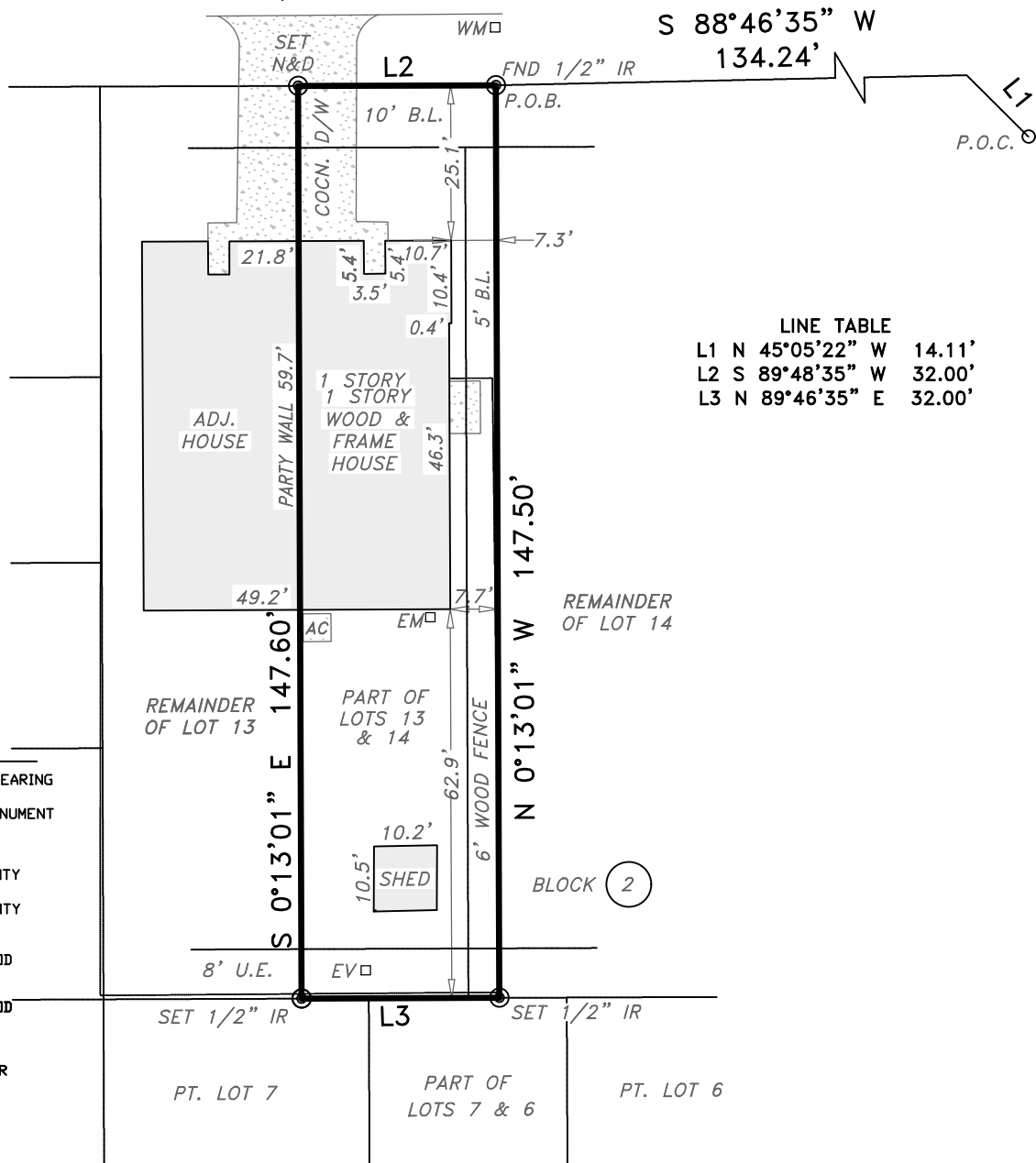


THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

BEAVER HOLLOW DRIVE (50' R.O.W.)



LINE TABLE

L1	N 45°05'22" W	14.11'
L2	S 89°48'35" W	32.00'
L3	N 89°46'35" E	32.00'

ABBREVIATIONS

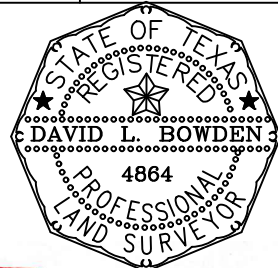
- CBL=CONTROLLING BEARING LINE
- CM=CONTROLLING MONUMENT
- I.R.=IRON ROD
- I.P.=IRON PIPE
- H.C.C.F.=HARRIS COUNTY CLERK FILE
- H.C.D.R.=HARRIS COUNTY MAP RECORDS
- BL=BUILDING LINE
- CIR=CAPPED IRON ROD
- ROW=RIGHT OF WAY
- BL=BUILDING LINE
- CIR=CAPPED IRON ROD
- ROW=RIGHT OF WAY
- WM=WATER METER
- EM=ELECTRIC METER
- A/C=AIR CONDITIONER
- CONC=CONCRETE
- D/W=DRIVEWAY

Sheet 1 of 2

See sheet 2 for Metes and Bounds

LOT(S): PT. 13&14	BLOCK: 2	SUBDIVISION: BEAR CREEK NORTHWEST
RECORDATION: VOL. 307 PG. 65 H.C.M.R.	COUNTY: HARRIS	STATE: TEXAS
ADDRESS: 5156 BEAVER HOLLOW DRIVE		SURVEY: N/A
CITY: HOUSTON, 77084		EFFECTIVE DATE: 12/11/2025
PURCHASER: NEW VISION INVESTORS, LLC	TITLE COMPANY: FIRST NATIONAL TITLE INS. CO.	GF. No. 25-896712-BW

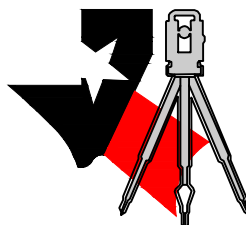
I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND FOR THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET) REPRESENTS THE FACTS FOUND AT THIS TIME.



THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, IS IN ZONE X PER F.I.R.M. MAP No. 48201C 0610M
DATED: 11/15/2019

David L. Bowden
David L. Bowden TX. R.P.L.S. No. 4864

Bowden Survey



FIELD WORK	JM	20/11/25
DRAFTED BY	SP	22/11/25
JOB No.	R2596	
KEY MAP No.	451T	

Professional Services
www.bowdensurvey.com
Houston, Texas
Phone: (281) 531-1900
TBPELS Registration No. 10127400



Bowden Survey

bowdensurvey.com

Houston, TX

Office:(281) 531-1900

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EXHIBIT "A"

METES and BOUNDS

SURVEY of THAT CERTAIN 4720.00 SQUARE FOOT TRACT OR PARCEL OF LAND BEING A PART OF LOT 14 AND A PART OF LOT 13, BOTH IN BLOCK 2 OF BEAR CREEK NORTHWEST, A SUBDIVISION RECORDED IN VOLUME 307, PAGE 65 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; SAID 4720.00 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING TO A POINT ON THE WEST R.O.W. LINE OF BEAVERHILL DRIVE (80.00 FEET WIDE), SAID POINT BEING THE SOUTH CUTBACK POINT OF LOT 1 IN SAID BLOCK 2 OF BEARCREEK NORTHWEST;

THENCE, NORTH 45 DEGREES, 05 MINUTES, 22 SECONDS WEST, A DISTANCE OF 14.11 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF BEAVERHOLLOW DRIVE (60.00 FEET WIDE);

THENCE, SOUTH 88 DEGREES, 46 MINUTES, 35 SECONDS WEST, ALONG SAID SOUTH R.O.W. LINE OF BEAVERHOLLOW DRIVE, A DISTANCE OF 134.24 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING SOUTH 89 DEGREES, 48 MINUTES, 35 SECONDS WEST, ALONG SAID SOUTH R.O.W. LINE OF BEAVERHOLLOW DRIVE, A DISTANCE OF 32.00 FEET TO AN "X" FOUND IN CONCRETE FOR CORNER;

THENCE, SOUTH 00 DEGREES, 13 MINUTES, 01 SECONDS EAST, A DISTANCE OF 147.60 FEET TO A FENCE POST FOR CORNER;

THENCE, NORTH 89 DEGREES, 46 MINUTES, 35 SECONDS EAST, A DISTANCE OF 32.00 FEET TO A FENCE POST FOR CORNER;

THENCE, NORTH 00 DEGREES, 13 MINUTES, 01 SECONDS WEST, A DISTANCE OF 147.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 4720.00 SQUARE FEET OF LAND.

Job # R2596

Date: 11.21.25

