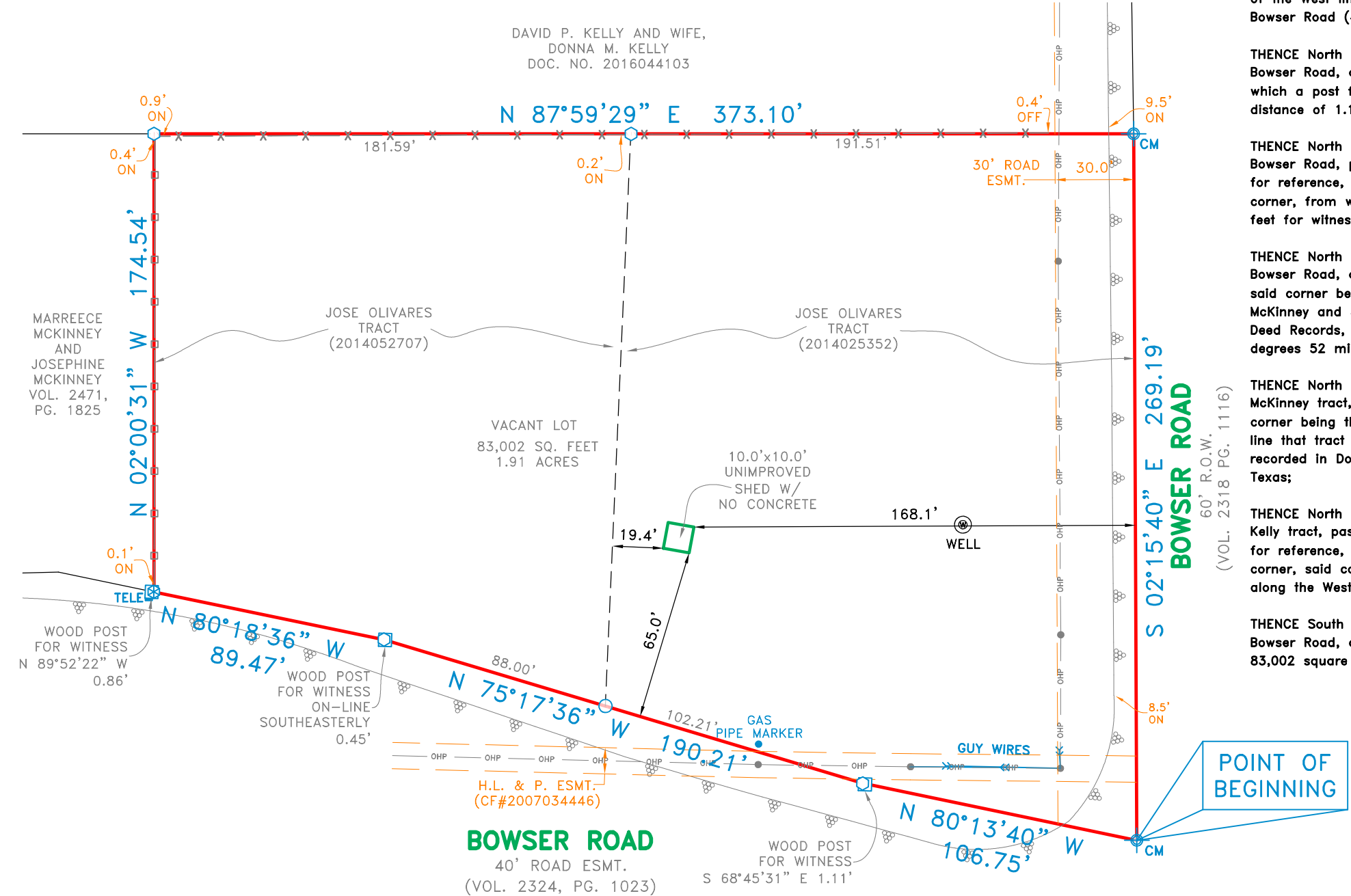




LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊕ RAILROAD SPIKE FOUND
- ⊗ 5/8" ROD FOUND
- T TRANSFORMER PAD
- COLUMN
- ▲ UNDERGROUND ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- POST ONLY
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- POWER POLE
- △ OVERHEAD ELECTRIC
- IRON FENCE
- X— BARBED WIRE
- /— EDGE OF ASPHALT
- /— EDGE OF GRAVEL
- STONE
- CONCRETE
- COVERED AREA
- BRICK

EXCEPTIONS:
 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.



3019 Bowser Road
 BEING all of that certain lot, tract, or parcel of land located in Fort Bend County, Texas, situated in the Jno Randon League, Abstract No. 76, same being that tract of land conveyed to Jose Olivares, by deeds recorded in Document Numbers 2014025352 and 2014052707, Official Public Records, Fort Bend County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike found for corner, said corner being at the intersection of the West line of Bowser Road (60 foot right-of-way) and the North line of Bowser Road (40 foot right-of-way);

THENCE North 80 degrees 13 minutes 40 seconds West, along the North line of said Bowser Road, a distance of 106.75 feet to a 1/2 inch pipe found for corner, from which a post found bears South 68 degrees 45 minutes 31 seconds East, at a distance of 1.11 feet for witness;

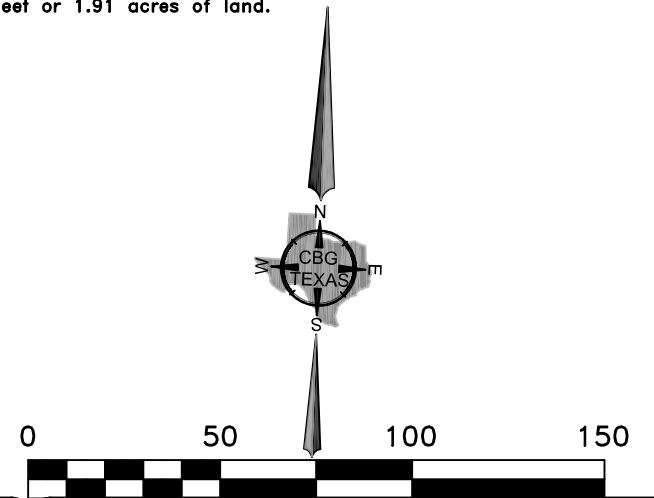
THENCE North 75 degrees 17 minutes 36 seconds West, along the North line of said Bowser Road, passing at a distance of 102.21' to a 1/2 inch iron rod found on line for reference, continuing a distance of 190.21 feet to a 1/2 inch pipe found for corner, from which a post found bears on-line Southeasterly, at a distance of 0.45 feet for witness;

THENCE North 80 degrees 18 minutes 36 seconds West, along the North line of said Bowser Road, a distance of 89.47 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to Marreece McKinney and Josephine McKinney, by deed recorded in Volume 2471, Page 1825, Deed Records, Fort Bend County, Texas, from which a post found bears North 89 degrees 52 minutes 22 seconds West, at a distance of 0.86 feet for witness;

THENCE North 02 degrees 00 minutes 31 seconds West, along the East line of said McKinney tract, a distance of 174.54 feet to a 1/2 inch pipe found for corner, said corner being the Northeast corner of said McKinney tract, and being along the South line that tract of land conveyed to David P. Kelly and wife, Donna M. Kelly, by deed recorded in Document No. 2016044103, Official Public Records, Fort Bend County, Texas;

THENCE North 87 degrees 59 minutes 29 seconds East, along the South line of said Kelly tract, passing at a distance of 181.59 feet to a 1/2 inch pipe found on line for reference, continuing a distance of 373.10 feet to a railroad spike found for corner, said corner being at the Southeast corner of said Kelly tract and being along the West line of said Bowser Road;

THENCE South 02 degrees 15 minutes 40 seconds East, along the West line of said Bowser Road, a distance of 269.19 feet the POINT OF BEGINNING and containing 83,002 square feet or 1.91 acres of land.



NOTES:
 EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
 FLOOD NOTE: According to the F.I.R.M. No. 48157C0090M, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by the client. 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. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as are indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____
 Purchaser
 Date: _____
 Purchaser

Drawn By: RYR
 Scale: 1" = 50'
 Date: 10/28/2024
 GF NO.: GFN
 Job No. 2417183

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STATE OF TEXAS REGISTERED PROFESSIONAL SURVEYOR NATHAN ALAN PARE 6845

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