

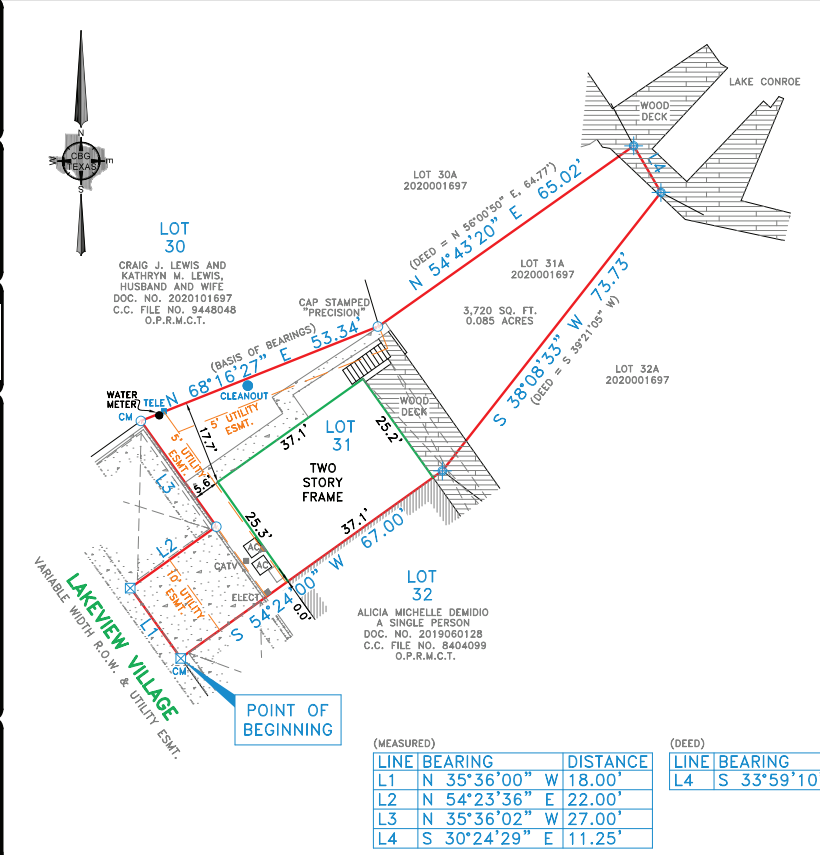


LEGEND

○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT
⊗ 1" PIPE FOUND	CG AIR CONDITIONER
⊗ 1" FOUND/SET	PE POOL EQUIPMENT
⊕ MAG NAIL SET	T TRANSFORMER PAD
⊗ 5/8" ROD FOUND	● POWER POLE
△ UNDERGROUND ELECTRIC	▲ OVERHEAD ELECTRIC
— BARBED WIRE	— IRON FENCE
— OVERHEAD ELECTRIC POWER	— OVERHEAD ELECTRIC
— OVERHEAD ELECTRIC SERVICE	— EDGE OF ASPHALT
— CHAIN LINK	— EDGE OF GRAVEL
— WOOD FENCE 0.5' WIDE TYPICAL	— STONE
— DOUBLE SIDED WOOD FENCE	— CONCRETE
	— COVERED AREA
	— BRICK

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN CAB. B, SHT. 58A, VOL. 1000, PG. 841, VOL. 1016, PG. 666, VOL. 1023, PG. 676, C.C. FILE NOS. 2012017636, 2012017636, 2012057551, 2013014018, 2013092955, 2013112306, 2014070215, 2014082206, 2015000782, 2015053702, 2015116754, 2016007090, 2016053288, 2021069077, 2022012366, 2022016364, 2022049833, 202209940, VOL. 547, PG. 34, VOL. 970, PG. 530, VOL. 741, PG. 445, 8816230, 8935580, 8404098



31 Lakeview Village

Being a tract of land out of the William C. Clark Survey, Abstract No. 6, situated in Montgomery County, Texas, being Lot 31, of Lake View Village, Section 1, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet B, Sheet 58, of the Map Records, of Montgomery County, Texas, together with easement rights granted by Instrument No. 8404098, Official Public Records, Montgomery County, Texas, as conveyed unto Stephen Michael Zarvos and Lauren Street Zarvos, a married couple by deed recorded in Document No. 2018057222, Official Public Records, Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an 'X' cut in concrete found for corner, said corner being the Southwest corner of Lot 32, of said Lake View Village, as conveyed unto Alicia Michelle Demidio, a single person, by deed recorded in Document No. 2019060128, Official Public Records, Montgomery County, Texas, said corner being in the Northeast line of Lakeview Village (a variable width right-of-way and utility easement);

THENCE North 35 degrees 36 minutes 00 seconds West, along the Northeast line of said Lakeview Village, a distance of 18.00 feet, to a 'X' cut in concrete found for corner;

THENCE North 54 degrees 23 minutes 36 seconds East, along a North line of the herein described tract, a distance of 22.00 feet to a 1/2 inch iron rod found for corner, said corner being an inside ell corner of the herein described tract;

THENCE North 35 degrees 36 minutes 02 seconds West, along a Northeast line of the herein described tract, a distance of 27.00 feet to a 1/2 inch iron rod found for corner, said corner being in the South line of Lot 30, said Lakeview Village, a tract of land conveyed unto Craig J. Lewis, and Kathryn M. Lewis, husband and wife, by deed recorded in Document No. 2020101697, Official Public Records, Montgomery County, Texas;

THENCE North 68 degrees 16 minutes 27 seconds East, along the South line of said Lewis tract, a distance of 53.34 feet to a 1/2 inch iron rod found for corner;

THENCE North 54 degrees 43 minutes 20 seconds East, along the South line of said Lewis tract, a distance of 65.02 feet to a mag nail set for corner, said corner being in the Bank of Lake Conroe;

THENCE South 30 degrees 24 minutes 29 seconds East, along the Bank of Lake Conroe, a distance of 11.25 feet to a mag nail set for corner, said corner being the Northwest corner of said Demidio tract;

THENCE South 38 degrees 08 minutes 33 seconds West, along the North line of said Demidio tract, a distance of 33.73 feet to a mag nail set for corner;

THENCE South 54 degrees 24 minutes 00 seconds West, along the North line of said Demidio tract, a distance of 67.00 feet to the POINT OF BEGINNING and containing 3,720 square feet or 0.085 acres of land.

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48339C0375G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

0 20 40 60

This survey is made in conjunction with the information provided by Alamo Title Company. 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 so 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
Purchaser

Date: _____

Drawn By: RL
Scale: 1"=20'
Date: 09/12/2022
GF NO.: ATCH-15-
ATCH22122843BM
Job No. 2217319

419 Century Plaza Dr., Ste. 210
Houston, TX 77073
P 281.443.9288
F 281.443.9224
Firm No. 10194280
www.cbgtllc.com