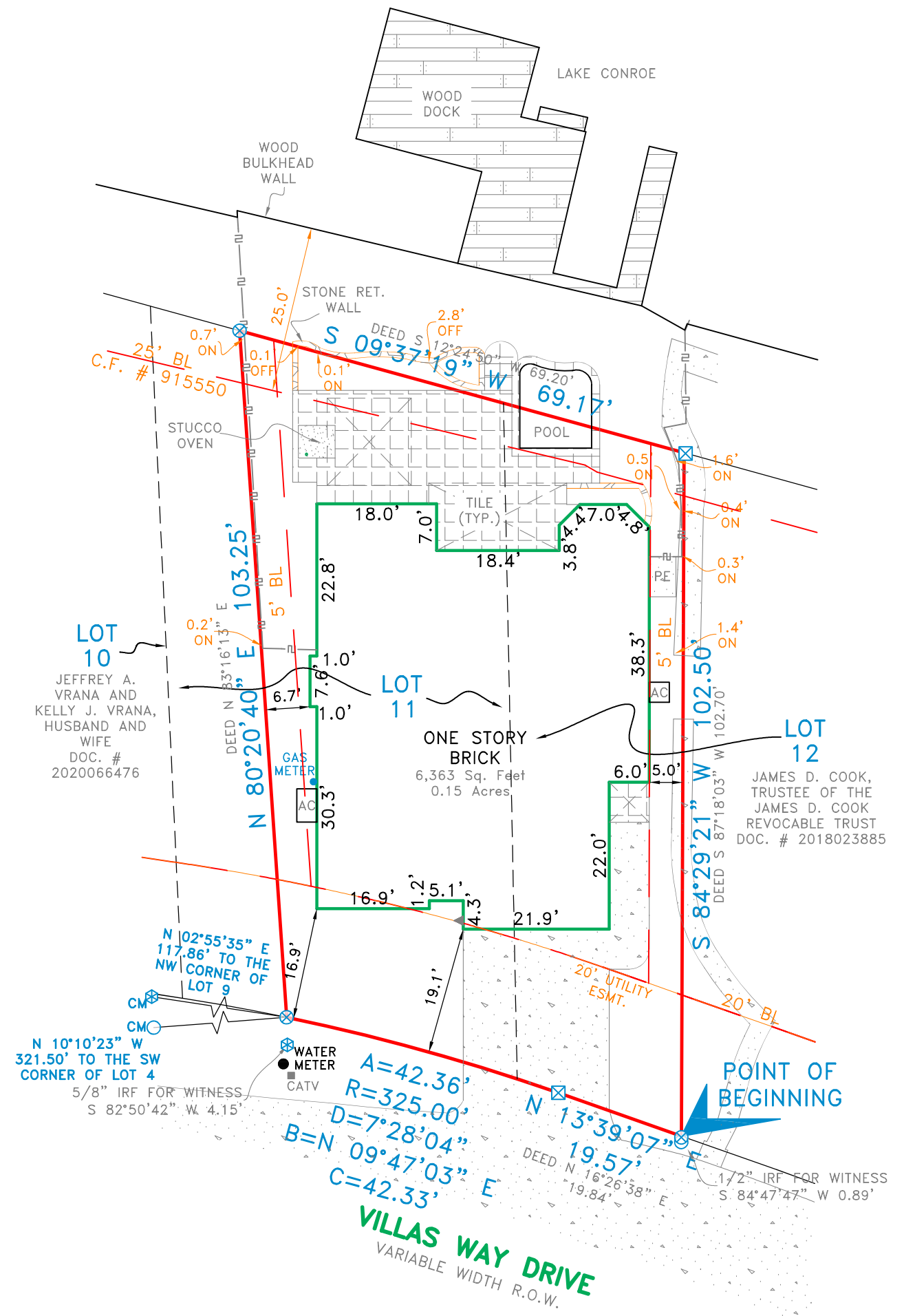
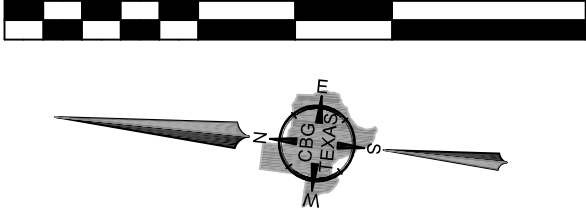


0 20 40 60



11 Villas Way Drive

Being a portion of Lot 11 and Lot 12, of April Villas, an addition to Montgomery County, Texas, according to the plat thereof recorded in Cabinet G, Sheet 19-A, of the Plat Records of Montgomery County, Texas, same being a tract of land conveyed to Kenneth N. Page, III, a single man, by deed recorded in Document No. 2013043013, Official Public Records of Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of a tract of land conveyed to James D. Cook, trustee of the James D. Cook Revocable Trust, by deed recorded in Document # 2018023885, Official Public Records of Montgomery County, Texas, and being in the East line of Villas Way Drive (a Variable Width right-of-way), from which a 1/2 inch iron rod found for witness bears South 84 degrees 47 minutes 47 seconds West, a distance of 0.89 feet;

THENCE North 13 degrees 39 minutes 07 seconds East, along the East line of said Villas Way Drive, a distance of 19.57 feet to an "X" cut set for corner, being the beginning of a non-tangent curve turning to the left, with a radius of 325.00 feet, a delta angle of 07 degrees 28 minutes 04 seconds, a chord bearing of North 09 degrees 47 minutes 03 seconds East, and a chord length of 42.33 feet;

THENCE along said curve to the left, along the East line of said Villas Way Drive, an arc length of 42.36 feet to a 1/2 iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Southwest corner of a tract of land conveyed to Jeffrey A. Vrana and Kelly J. Vrana, husband and wife, by deed recorded in Document No. 2020066476, Official Public Records of Montgomery County, Texas, from which a 5/8 inch iron rod found for witness bears South 82 degrees 50 minutes 42 seconds West, a distance of 4.15 feet, from which a 5/8 inch iron rod found for witness bears North 02 degrees 55 minutes 35 seconds East, a distance of 117.86 feet to the Northwest corner of Lot 9, from which a 1/2 inch iron rod found for witness bears North 10 degrees 10 minutes 23 seconds West, a distance of 321.50 feet to the Southwest corner of Lot 4;

THENCE North 80 degrees 20 minutes 40 seconds East, along the South line of said Vrana tract, a distance of 103.25 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of said Vrana tract, and being in the West line of Lake Conroe;

THENCE South 09 degrees 37 minutes 19 seconds West, along the West line of said Lake Conroe, a distance of 69.17 feet to an "X" cut found for corner, said corner being the Northeast corner of said Cook tract;

THENCE South 84 degrees 29 minutes 21 seconds West, along the North line of said Cook tract, a distance of 102.50 feet to the POINT OF BEGINNING and containing 6,363 square feet or 0.15 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Eli Jones, Fern Jones, First Financial Bank and Old Republic Title, in connection with the transaction described in G.F. 2301898 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 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 30th day of August, 2023

Nathan Alan Pare
Registered Professional Land Surveyor



APPARENT ENCROACHMENT OVER THE PROPERTY LINE

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 710, PG. 21, VOL. 710, PG. 26, VOL. 741, PG. 445, C.F. # 9155500, 9253721, 9517831, 9554682, 9869333, 2001-089498, 2002-000157, 2002-015247, 2002-015248, 2002-022364, 2007-139261, 2011-032880, 2011-103315, 2011-103316, 2011-103317, 2011-103318, 2011-103319, 2011-103320, 2011-103321, 2011-103322, 2011-103323, 2011-103324, 2015037342, 2019009825, 2019009826, 2019013466, 2019106944, 2019106945, 2019106946, 2019106947, 2019106950, 9207730, CAB. G, SH. 19A
EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
C.F. # 9207729, 2011055529

NOTE: According to the F.I.R.M. in Map No. 48339C0350G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTES: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS CENTRAL ZONE. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	CONTROLLING MONUMENT
⊗	1/2" IRON ROD FOUND
⊙	1/2" IRON ROD SET
⊠	1" IRON PIPE FOUND
⊡	FENCE POST CORNER
⊢	"X" FOUND / SET
⊣	5/8" ROD FOUND
⊤	UNDERGROUND ELECTRIC
⊥	OVERHEAD ELECTRIC
⊦	POWER POLE
⊧	GRAVEL/ROCK ROAD OR DRIVE
■	POOL EQUIPMENT
□	COLUMN
⊞	AIR CONDITIONING
⊟	FIRE HYDRANT
⊠	OES - OES
⊡	OHP - OHP
⊢	POINT FOR CORNER
⊣	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
⊭	DOUBLE SIDED WOOD FENCE

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Firm No. 10194280
www.cbgtllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 20'	08/30/23	2313595	GFN	JCM

METES AND BOUNDS

APRIL VILLAS

MONTGOMERY COUNTY, TEXAS

11 VILLAS WAY DRIVE