



LEGEND

- | | |
|------------------------------------|-------------------------|
| ○ 1/2" ROD FOUND | □ FENCE POST FOR CORNER |
| ⊗ 1/2" ROD SET | CM CONTROLLING MONUMENT |
| ○ 3/8" ROD FOUND | CM AIR CONDITIONER |
| ⊗ "X" FOUND/SET | PE POOL EQUIPMENT |
| ⊕ POINT FOR CORNER | ● POWER POLE |
| ⊗ 5/8" ROD FOUND | △ OVERHEAD ELECTRIC |
| T TRANSFORMER PAD | — I — IRON FENCE |
| ■ COLUMN | — X — BARBED WIRE |
| ▲ UNDERGROUND ELECTRIC | — — — EDGE OF ASPHALT |
| — OHP — OVERHEAD ELECTRIC POWER | — — — EDGE OF GRAVEL |
| — OES — OVERHEAD ELECTRIC SERVICE | — — — STONE |
| — — — CHAIN LINK | — — — CONCRETE |
| — — — WOOD FENCE 0.5' WIDE TYPICAL | — — — COVERED AREA |
| — — — DOUBLE SIDED WOOD FENCE | — — — BRICK |

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOLUME 772, PAGE 407, VOLUME 790, PAGE 110, 9514032, 2002-041158, 2011-112800, 2011-112801, 2011-112802, 2011-112803, 2011-112804, 2012-001831, 2012-020400, 2012-020401, 2012-073384, 2012-114895, 2013-038982, 2013-124490, 2014-063869, 2014-101077, 2014-102866, 2014-107306, 2015-107167, 2015-107168, 2016-032428, 2018-092200, 2018-096296, 2021-12900, CABINET A, SHEET 56A

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY VOLUME 690, PAGE 484

NOTES:

BEARINGS ARE BASED ON DEED RECORDED IN DOC. NO. 2019049192. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48339C0200G, this property does lie in Zone AE and DOES lie within the 100 year flood zone. Except as shown.

This survey is made in conjunction with the information provided by Old Republic National Title Insurance 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 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:

Date:

Purchaser

Purchaser

Drawn By: MARIA

Scale: 1" = 20'

Date: 03/02/2022

GF NO.:

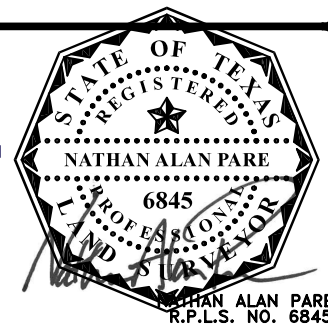
2200545

Job No.

2203929



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1208 Lakeview Drive

TRACT 1:

Being Lot Eighteen (18), Block Seven (7), of Cape Conroe, Section One (1), a Subdivision situated in the John Corner Survey, Abstract No. 8, Montgomery County, Texas, according to the Map or Plat thereof recorded in Cabinet A, Sheet 56A (formerly Volume 10, Page 7), of the Map Records of Montgomery County, Texas.

TRACT 2:

Being a tract of land situated in the John Corner Survey, Abstract No. 8, Montgomery County, Texas, being out of Lot 1-A, Block 7 of Cape Conroe, Section One (1), according to the Map or Plat thereof recorded in Cabinet A, Sheet 56A (formerly Volume 10, Page 7) of the Map Records of Montgomery County, Texas, same being that tract of land conveyed to Gretchen Heidrick, by deed recorded in Document No. 2019049192, Official Public Records of Montgomery County, Texas, known as Lot 18-A and being more particularly described by metes and bounds as follows:

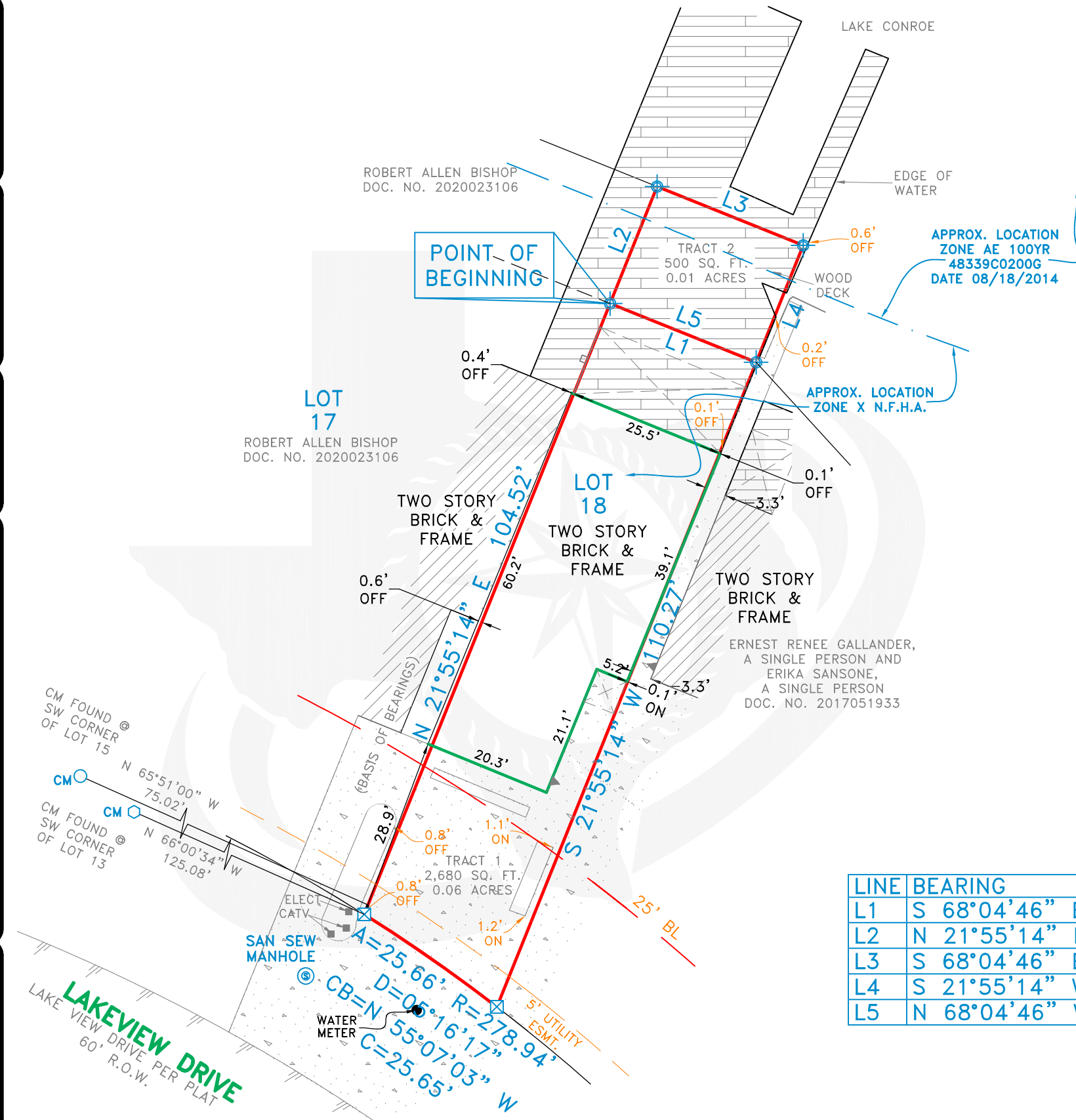
BEGINNING at a point for corner, said corner being the common East corner of Lot 17 and North corner of Lot 18 of said Cape Conroe, same lying along the Southeast line of that tract of land conveyed to Robert Allen Bishop, by deed recorded in Document No. 2020023106, Official Public Records of Montgomery County, Texas;

THENCE North 21 degrees 55 minutes 14 seconds East, along the Southeast line of said Bishop tract, a distance of 20.00 feet to a point for corner, said corner being the East corner of aforesaid Bishop tract, and lying along the Southwest line of Lake Conroe;

THENCE South 68 degrees 04 minutes 46 seconds East, along said Southwest line of Lake Conroe, a distance of 25.00 feet to a point for corner;

THENCE South 21 degrees 55 minutes 14 seconds West, a distance of 20.00 feet to a point for corner, said corner being the North corner of that tract of land conveyed to Ernest Renee Gallander, a single person and Erika Sansone, a single person, by deed recorded in Document No. 2017051933, Official Public Records of Montgomery County, Texas, and being the East corner of said Lot 18;

THENCE North 68 degrees 04 minutes 46 seconds West, along the Northeast line of said Lot 18, a distance of 25.00 feet to the POINT OF BEGINNING and containing 500 square feet or 0.01 acre of land.



LINE	BEARING	DISTANCE
L1	S 68°04'46" E	25.00'
L2	N 21°55'14" E	20.00'
L3	S 68°04'46" E	25.00'
L4	S 21°55'14" W	20.00'
L5	N 68°04'46" W	25.00'