

Muras Land Surveying, Inc.  
3802 KRISCHKE ROAD  
SCHULENBURG, TEXAS 78956-5631  
PH. (361) 865-2227

STATE OF TEXAS ()  
COUNTY OF FAYETTE ()

Jesus Martin Valdez and  
Trinidad Valdez  
13.337 Acre Tract of Land

All that certain tract or parcel of land situated in Fayette County, Texas, a part of the J. T. Whitesides League, A-107, same being that certain called 13.3 acre tract of land described in an Executrix's Deed from Dorothy Atkins, as Independent Executrix of the Estate of John McClanahan, deceased, to Delphin Janecka and wife, Sharon A. Janecka, dated May 5, 2000 and recorded in Volume 1097, Page 52 of the Deed Records of Fayette County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron rod set for the Southwest corner, same being the Southwest corner of the said Delphin Janecka, et ux. 13.3 acre tract of land, same being the Southeast corner of a 2.82 acre tract of land described in a deed to Daniel Kalinec in Volume 1004, Page 383, same lying in the North Right-of-Way margin of Farm-to-Market Road 2237;

THENCE, along the West boundary of the said Delphin Janecka, et ux. 13.3 acre tract of land and the East boundary of the said Daniel Kalinec 2.82 acre tract of land, N 00°41'12" W 319.50 feet to an iron rod found at the Northeast corner of the said Daniel Kalinec 2.82 acre tract of land, same being the most South Southeast corner of a 22.84 acre tract of land described in a deed to Joe Courtemanche in Volume 998, Page 776;

THENCE, along the West boundary of the said Delphin Janecka, et ux. 13.3 acre tract and the East boundary of the said Joe Courtemanche 22.84 acre tract, N 00°20'50" W 643.10 feet to an iron rod set for the Northwest corner of the said Delphin Janecka, et ux. 13.3 acre tract, same being an interior corner of the said Joe Courtemanche 22.84 acre tract of land;

THENCE, along the Northern boundary of the said Delphin Janecka, et ux. 13.3 acre tract and the Southern boundary of the said Joe Courtemanche 22.84 acre tract, S 89°02'40" E 567.00 feet to an iron rod found, N 00°50'30" E 25.10 feet to an iron rod found and S 89°05'20" E 490.60 feet to an iron rod found for the Northeast corner of the said Delphin Janecka, et ux. 13.3 acre tract, same being the most East Southeast corner of the said Joe Courtemanche 22.84 acre tract of land;

THENCE, along the East boundary of the said Delphin Janecka, et ux. 13.3 acre tract, S 00°03'07" W 27.80 feet to an iron rod set for the most East Southeast corner of the said Delphin Janecka, et ux. 13.3 acre tract, same being the Northeast corner of a 10.25 acre tract of land described in a deed to Milton Janca in Volume 305, Page 344;

THENCE, along the North boundary of the said Milton Janca 10.25 acre tract and the South boundary of the said Delphin Janecka, et ux. 13.3 acre tract, N 88°44'16" W 465.93 feet to an iron rod set for an interior corner of the said Delphin Janecka, et ux. 13.3 acre tract of land, same being the Northwest corner of the said Milton Janca 10.25 acre tract;

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Jesus Martin Valdez and  
Trinidad Valdez  
13.337 Acre Tract of Land

THENCE, along the East boundary of the said Delphin Janecka, et ux. 13.3 acre tract and the West boundary of the said Milton Janca 10.25 acre tract, S 00°33'43" E 952.20 feet to an iron rod set for the most South Southeast corner of the said Delphin Janecka, et ux. 13.3 acre tract of land, same being the Southwest corner of the said Milton Janca 10.25 acre tract, same lying in the North Right-of-Way margin of said Farm-to-Market Road 2237;

THENCE, along the South boundary of the said Delphin Janecka, et ux. 13.3 acre tract and the North Right-of-Way margin of said Farm-to-Market Road 2237, S 89°55'53" W 593.60 feet to the place of beginning, containing 13.337 acres of land.

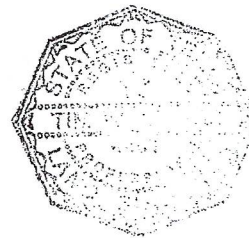
TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY:

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements, or rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway.



Tim W. Muras, R.P.L.S.  
Registered Professional Land Surveyor No. 4401  
Schulenburg, Texas  
June 17, 2002

SEAL:



**FILED**

3:05 p.m.  
MAR 26 2004

\$15.00 Pd.  
Filed by & Return To:  
Jesus Valdez  
2209 Dewberry  
Pasadena, Texas 77502

  
CAROLYN KUBOS ROBERTS  
CO. CLERK, FAYETTE CO., TEXAS

STATE OF TEXAS COUNTY OF FAYETTE  
I hereby certify that this instrument was FILED on the date and  
at the time stamped hereon by me, and was duly RECORDED in  
the Volume and Page of the Named RECORDS of Fayette  
County, Texas as stamped hereon by me, on

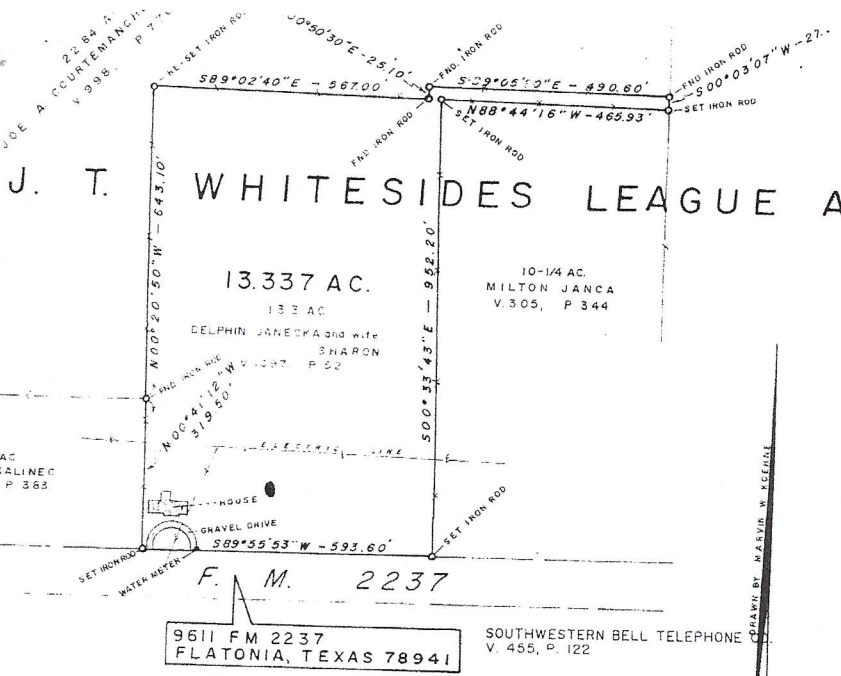
MAR 26 2004



  
CAROLYN KUBOS ROBERTS  
COUNTY CLERK, FAYETTE COUNTY, TEXAS

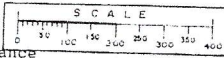


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JESUS MARTIN VALDEZ and TRINIDAD VALDEZ  
 13.337 ACRE TRACT  
 J. T. WHITESIDES LEAGUE, A-107  
 FAYETTE COUNTY, TEXAS  
 SCALE: 1" = 200 FT.

NOTE: The above shown house location does not lie within the 100 Year Flood Hazard Zone as shown on the Flood Insurance Rate Map of Fayette County, Texas, the effective date is June 17, 2002.



TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY:

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements, or rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway.

*Tim W. Muras*  
 Tim W. Muras, R.P.L.S.  
 Registered Professional Land Surveyor No. 4401  
 Schulenburg, Texas  
 June 17, 2002

SEAL:



RECORDER'S MEMORANDUM:  
 ALL OR PART OF THE TEXT ON THIS PAGE WAS NOT CLEARLY LEGIBLE FOR SATISFACTORY RECORDATION

**JAMES E. GARON  
& ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS

P.O. Box 1917  
Bastrop, Texas 78602  
512-303-4185  
Firm Reg. #10058400  
jgaron@austin.rr.com

December 12, 2017

**LEGAL DESCRIPTION: BEING A 0.296 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE J.T. WHITESIDES LEAGUE, ABSTRACT 107, IN FAYETTE COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 12.337 ACRE TRACT OF LAND CONVEYED TO JESUS VALDEZ BY DEED RECORDED IN VOLUME 1258, PAGE 468 OFFICIAL RECORDS, FAYETTE COUNTY, TEXAS; SAID 0.296 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN DECEMBER, 2016:**

**BEGINNING** at a 1/2" iron rod found for the northeast corner of that certain 10.06 acre tract of land conveyed to Malcolm Naumann and Virginia Naumann by deed recorded in Volume 1803, Page 350 of said official records for the southeast corner hereof an easterly corner of said Valdez 12.337 acre tract;

**THENCE S 89°24'38" W** a distance of 466.05 feet to a 1/2" iron rod found at fence corner for the northwesterly corner of said Naumann 10.06 acre tract and an ell corner of said Valdez 12.337 acre tract;

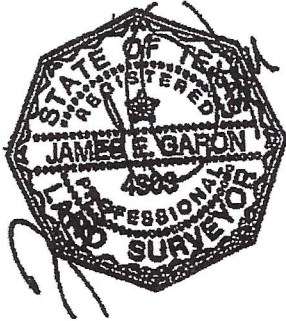
**THENCE S 88°28'04" W** a distance of 25.20 feet, crossing said Valdez 12.337 acre tract, to a 5/8" iron rod found at fence corner for the southwesterly corner hereof, an ell corner of said Valdez 12.337 acre tract and an ell corner of that certain 22.84 acre tract of land conveyed to the Courtemanche Irrevocable Family Trust by deed recorded in Volume 1467, Page 427 of said official records;

**THENCE** with the northerly line of said Valdez 12.337 acre tract, common with said Courtemanche 22.84 acre tract, N 00°24'11" E a distance of 25.15 feet to a 5/8" iron rod found for the northwesterly corner hereof and N 89°03'35" E a distance of 490.10 feet to a 5/8" iron rod found at fence corner for the northeasterly corner hereof and said Valdez 12.337 acre tract;

December 12, 2017

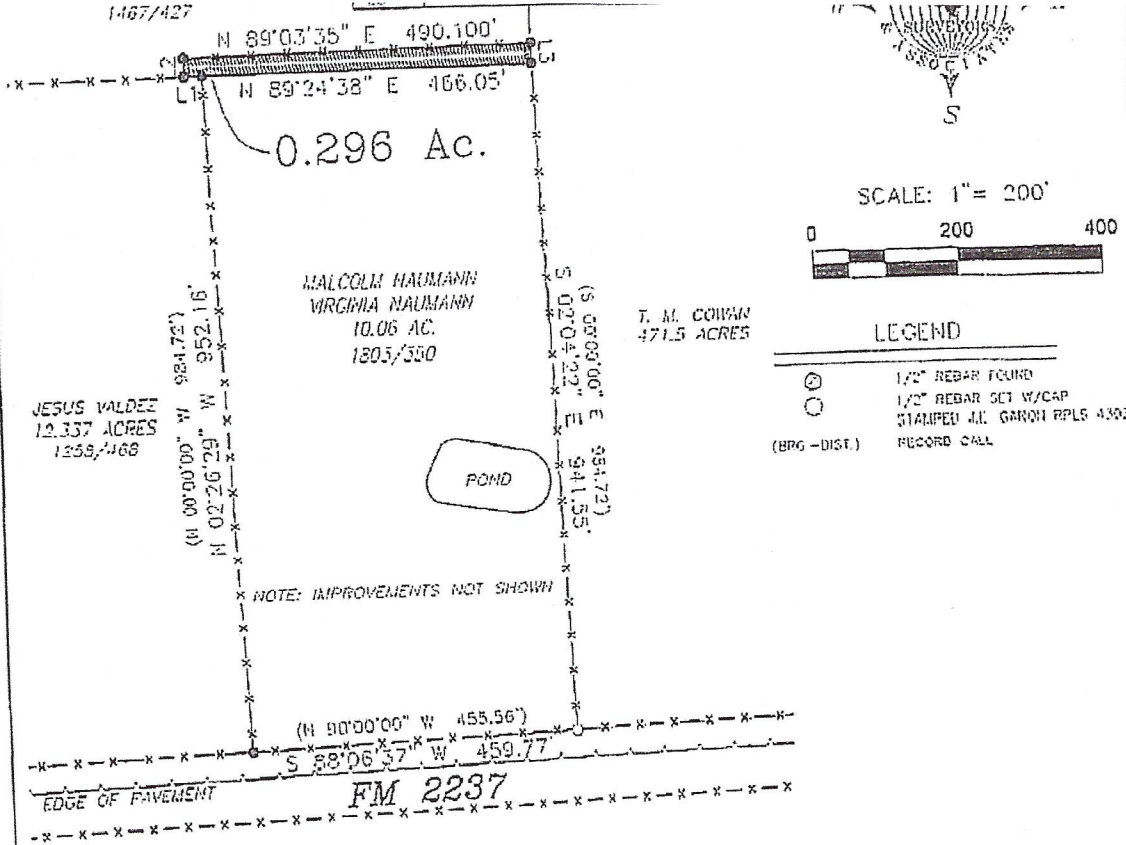
● Page 2

THENCE S 02°04'19" E a distance of 27.74 feet to the **POINT OF BEGINNING**, containing 0.296 acres of land, more or less and as shown on sketch of survey prepared herewith.



James E. Garon  
Registered Professional Land Surveyor

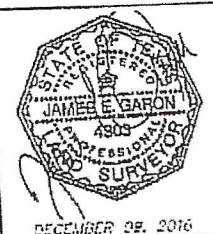
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TO THE OWNERS, MEMPHOLDERS AND TITLE COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES BY AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X" AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48149C0375C EFFECTIVE OCTOBER 17, 2006.



**JAMES E. GARON & ASSOC.**  
PROFESSIONAL LAND SURVEYORS  
Firm Reg. #10058400  
P.O. Box 1917  
Boatman, Texas 75602  
(512) 303-4125  
jgaron@austin.rr.com  
www.jamesegaronsurveyors.com

REFERENCE: MALCOLM NAUMANN & VIRGINIA NAUMANN G.F. NO: 1205/300  
ADDRESS: 9501 FM 2237, CISTERNA, TEXAS  
LEGAL DESCRIPTION: 10.060 & 0.296 ACRES OF LAND OUT OF THE J. T. WHITESIDES SURVEY, ABSTRACT A-107, SITUATED IN FAYETTE COUNTY, TEXAS.  
FIELD BOOK: B-526/3  
FILE: S:\Counties\Fayette\Surveys\J T Whitesides (g 4-107)\S2216.dwg

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Use of this survey for any purposes other than this transaction is prohibited

2/12/2018 3:31:53 PM  
STATE OF TEXAS COUNTY OF FAYETTE  
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the OFFICIAL RECORDS of Fayette County Texas as stamped hereon above time