



**30806 Jeff Smith Road**

**TRACT 1:**

Being a tract of land situated in the John Baker 1/3 League, Abstract No. 71, Waller County, Texas, same being that tract of land conveyed to Raul A. Velasquez, Jr., and spouse, Sonia P. Velasquez, by deed recorded in Volume 1096, Page 379, Deed Records of Waller County, Texas (Tract 1), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found for corner, said corner being the Northwest corner of that tract of land conveyed to Brenda J. Kaiser, as her sole and separate property, by deed recorded in Instrument No. 1504566, Official Public Records of Waller County, Texas and lying along the South line of that tract of land conveyed to Cory Wayne Crockett and Shelly Kay Crockett, by deed recorded in Instrument No. 1708878, Official Public Records of Waller County, Texas;

THENCE South 00 degrees 51 minutes 10 seconds East, along the West line of said Kaiser tract, a distance of 172.70 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to William Charles Toth and spouse, Julie Kay Toth, by deed recorded in Instrument No. 1902456, Official Public Records of Waller County, Texas;

THENCE South 88 degrees 55 minutes 58 seconds West, along the North line of said Toth tract, a distance of 1073.68 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of said Toth tract and lying along the Southeast line of Jeff Smith Road (60 foot right-of-way);

THENCE North 43 degrees 57 minutes 25 seconds East, along the aforementioned Southeast line of Jeff Smith Road, a distance of 245.19 feet to a 5/8 inch iron rod found for corner, said corner being the Southwest corner of the remainder of said Velasquez tract (Tract 2);

THENCE North 88 degrees 15 minutes 03 seconds East, along the South line of said remainder tract, a distance of 450.30 feet to a 5/8 inch iron rod found for corner, said corner being the Southwest corner of aforesaid Crockett tract;

THENCE North 89 degrees 41 minutes 27 seconds East, along said South line of Crockett tract, a distance of 450.65 feet to the POINT OF BEGINNING and containing 173,376 square feet or 3.98 acres of land.

**TRACT 2:**

Being a tract of land situated in the John Baker 1/3 League, Abstract No. 71, Waller County, Texas, same being that tract of land conveyed to Paul A. Velasquez, Jr., and spouse, Sonia P. Velasquez, by deed recorded in Volume 1096, Page 379, Deed Records of Waller County, Texas (Tract 2), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Cory Wayne Crockett and Shelly Kay Crockett, by deed recorded in Instrument No. 1708878, Official Public Records of Waller County, Texas and lying along the North line of the remainder of said Velasquez tract (Tract 1);

THENCE South 88 degrees 15 minutes 03 seconds West, along the said North line of said remainder tract, a distance of 450.30 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of said remainder tract and lying along the Southeast line of Jeff Smith Road (60 foot right-of-way);

THENCE North 43 degrees 57 minutes 25 seconds East, along the aforementioned Southeast line of Jeff Smith Road, a distance of 199.58 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the beginning of a tangent curve turning to the left, with a radius of 1175.93 feet, a delta angle of 32 degrees 21 minutes 13 seconds, a chord bearing of North 27 degrees 46 minutes 48 seconds East, and a chord length of 655.23 feet;

THENCE along said curve to the left, along said Southeast line of Jeff Smith Road, an arc length of 664.02 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner lying along the West line of aforesaid Crockett tract, from which a fence post found bears South 08 degrees 30 minutes 39 seconds West, a distance of 38.64 feet for witness;

THENCE South 00 degrees 29 minutes 52 seconds East, along the West line of said Crockett tract, a distance of 709.67 feet to the POINT OF BEGINNING and containing 121,106 square feet or 2.78 acres of land.

**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor (C.N.Fauquier) hereby certifies to Bank of America, N.A. Brett Marcial Foisie, and Old Republic National Title Insurance Company, in connection with the transaction described in C.F. No. 20000060 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 as are 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 11th day of February, 2020

C.N.Fauquier  
Registered Professional Land Surveyor No. 4372



NOTE: According to the F.I.R.M. in Map No. 48473C0075E, this property does lie in Zone X and DOES NOT within the 100 year flood zone.

ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NOTES:  
BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 1096, PAGE 379.  
PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOL. 171, PG. 194, VOL. 175, PG. 418

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM	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
⊕	POINT FOR CORNER
⊗	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⊙	FIRE HYDRANT
—	OES - OES
—	OHP - OHP
—	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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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	02/11/2020	2002146	SEE ABOVE	MARIA

**METES AND BOUNDS**  
JOHN BAKER 1/3 LEAGUE, ABSTRACT NO. 71  
WALLER COUNTY, TEXAS  
30806 JEFF SMITH ROAD