

**Presenting**  
**1025 Lacey Lane**  
**Sheridan, TX 77475**

*Nestled on 1.003 acres of picturesque, wooded land, this immaculate 2-bedroom, 2-bath, 990 sq. ft. chic cabin, constructed in 2023, offers the perfect retreat for weekend getaways, full-time living or for Vacation Rental.*

*Boasting an inviting open-concept design, the living, dining, and kitchen areas flow seamlessly together. The kitchen, furnished with quartz countertops, provides a fantastic view of the back patio.*

*The primary bedroom offers an en-suite bathroom, while the second bedroom is spacious enough to accommodate two sets of bunk beds, perfect for guests. The second bathroom is conveniently located near the guest bedroom and living area.*

*Unwind and enjoy the sunset from either the front or back porch, both generously sized at 8' x 30'. The 600 sq. ft. back patio, with its concrete pavers, fire pit, built-in gas grill, and burner, is perfect for entertaining. A 288 sq. ft. storage building with an 8' x 24' covered area/carport completes this beautiful parcel. The property is equipped with a sprinkler system around the home, public water and an aerobic septic system.*

*Enjoy the peace of mind that comes with the absence of flood plains or oilfield equipment. Located just a short distance from the highly acclaimed "Splashway Water Park" in Sheridan, Texas and this one offers an easy commutes to Houston, Austin, and San Antonio.*

**See Features List Below.**

**All info. herewith is deemed to be accurate but should be independently verified.**

## Features

**Basic Info:** 990 sf. Custom Built Home in 2023 (Per Seller)

Sitting on 1.003 acres of Nicely Wooded Land

Metal Roof - Hardie-Plank Exterior

240 sf. Front Porch (per Seller) - 8 ft. deep

240 sf. Back Porch (per Seller) - 8 ft. deep

600 sf. Back Patio with Outdoor Grill and Burner

Sprinkler System Around Home

Aerobic Septic System

Public Water

Fire Pit

Storage Shed with Covered Area/Carport

Nicely Secluded Down a Private Lane

**Home Info:** Open Plan with Spacious Living, Dining & Kitchen

Kitchen with Quartz Counters & Subway Tile Backsplash

Quartz Breakfast Bar

Stainless Farm Kitchen Sink

2 Spacious Bedrooms - Primary with En-Suite Bath

2 Bathrooms total with Ceramic Tile Shower Stalls

Laundry Area in Home

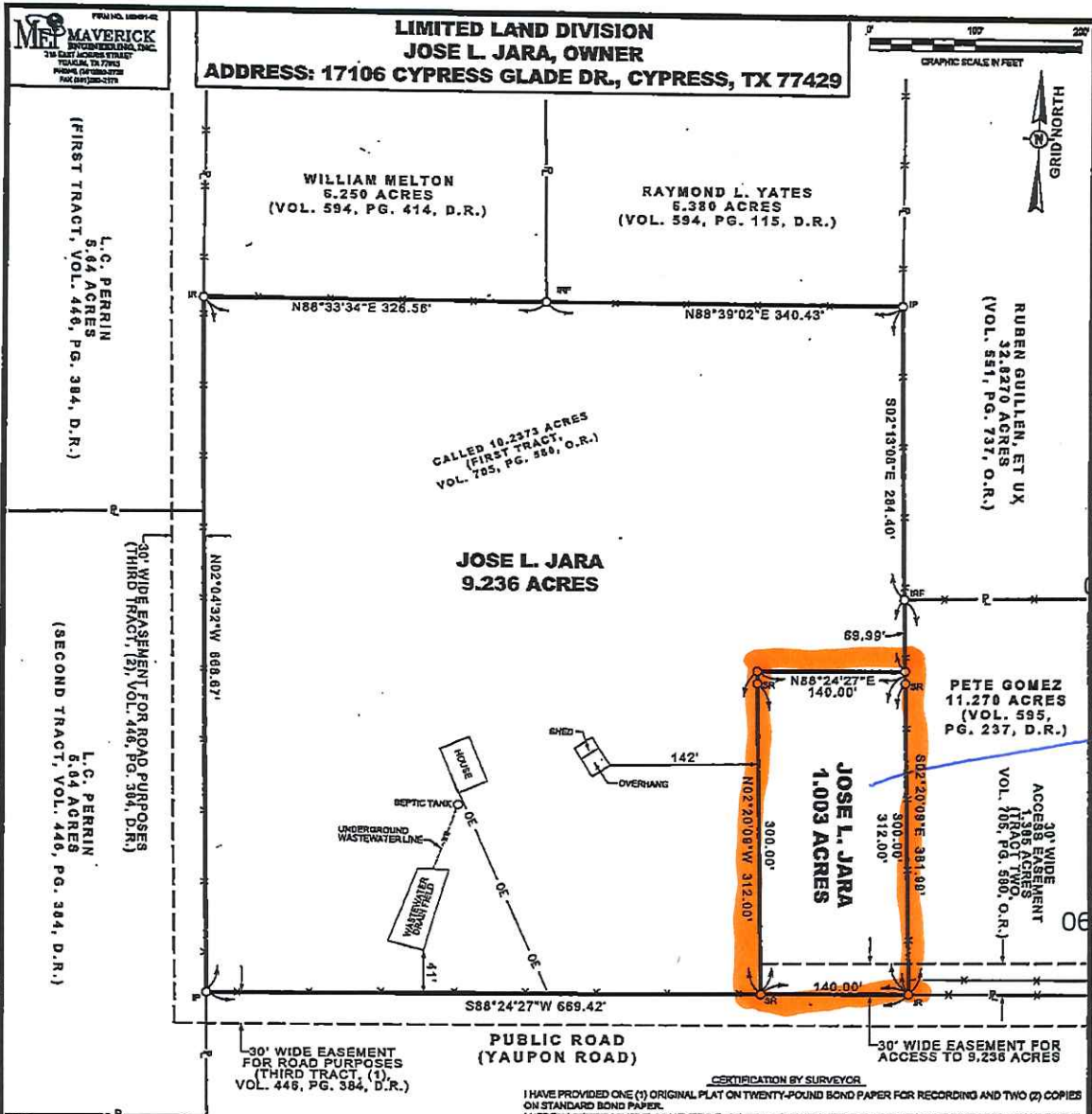
Luxury Vinyl Plank Flooring Throughout

Double Pane Windows Throughout

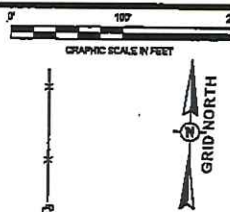
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**LIMITED LAND DIVISION**  
**JOSE L. JARA, OWNER**  
**ADDRESS: 17106 CYPRESS GLADE DR., CYPRESS, TX 77429**



**MEP MAVERICK**  
 ENGINEERING, INC.  
 218 EAST ACACIAS STREET  
 TUCUMAN, TX 77570  
 PHONE: 281-282-2778  
 FAX: 281-282-2779

L.C. PERRIN  
 5.64 ACRES  
 (FIRST TRACT, VOL. 446, PG. 384, D.R.)

30' WIDE EASEMENT FOR ROAD PURPOSES  
 (THIRD TRACT, (2), VOL. 446, PG. 384, D.R.)  
 L.C. PERRIN  
 5.64 ACRES  
 (SECOND TRACT, VOL. 446, PG. 384, D.R.)

WILLIAM MELTON  
 6.250 ACRES  
 (VOL. 594, PG. 414, D.R.)

RAYMOND L. YATES  
 6.380 ACRES  
 (VOL. 594, PG. 115, D.R.)

RUBEN GUILLEN, ET UX  
 32.8270 ACRES  
 (VOL. 581, PG. 737, O.R.)

CALLED 10.2373 ACRES  
 (FIRST TRACT,  
 VOL. 705, PG. 580, O.R.)

**JOSE L. JARA**  
**9.236 ACRES**

**JOSE L. JARA**  
**1.003 ACRES**

PETE GOMEZ  
 11.270 ACRES  
 (VOL. 595, PG. 237, D.R.)

30' WIDE EASEMENT  
 ACCESS EASEMENT  
 1.985 ACRES  
 (TRACT TWO,  
 VOL. 705, PG. 580, O.R.)

30' WIDE EASEMENT FOR ROAD PURPOSES  
 (THIRD TRACT, (1), VOL. 446, PG. 384, D.R.)

**PUBLIC ROAD (YAUPON ROAD)**

30' WIDE EASEMENT FOR ACCESS TO 9.236 ACRES

- GENERAL NOTES**
1. ○ SR = SET 5/8" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED "T. MATUSEK, RPLS 4518"
  2. ○ IR = FOUND 3/8" IRON ROD WITH CAP STAMPED "RPLS 10557"
  3. ○ IRF = FOUND 1/2" IRON ROD (NO CAP)
  4. ○ IP = FOUND 1-1/2" IRON PIPE
  5. ○ = NOTHING FOUND OR SET
  6. ———— EXISTING FENCE
  7. ———— PROPERTY LINE
  8. ———— OVERHEAD ELECTRIC LINE
  9. D.R. = COLORADO COUNTY DEED RECORDS
  10. O.R. = COLORADO COUNTY OFFICIAL RECORDS
  11. THE BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM MADE(2011), (TEXAS SOUTH CENTRAL ZONE 42M) AS DERIVED FROM GPS OBSERVATIONS.
  12. THE DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00013.

**WILLIAM RENNY SURVEY (A-477)**

**CERTIFICATION BY SURVEYOR**  
 I HAVE PROVIDED ONE (1) ORIGINAL PLAT ON TWENTY-POUND BOND PAPER FOR RECORDING AND TWO (2) COPIES ON STANDARD BOND PAPER.  
 I HEREBY CERTIFY THAT THE "X" NEXT TO EACH ITEM BELOW THAT THE PLAT THAT I HAVE PREPARED INCLUDES THE FOLLOWING:

- A TITLE OF "LIMITED LAND DIVISION"
- NORTH ARROW AND DATE
- AT LEAST TWO CORNERS OF THE REMAINDER TRACT
- LOCATION OF NEW LOTS IN RELATION TO ORIGINAL SURVEY
- ACREAGE AND DIMENSIONS OF ALL NEW LOTS
- BEARINGS & DIMENSIONS OF LOT BOUNDARIES
- LOCATION AND DESCRIPTION OF ALL EASEMENTS
- BUILDINGS AND PONDS (APPROXIMATE LOCATION)
- NAME AND ADDRESS OF OWNER
- NAME AND ADDRESS OF SURVEYOR/ENGINEER
- FLOODPLAIN AREA AND BOUNDARY (SEE NOTE BELOW)
- SCALE AS APPROPRIATE, BUT NOT GREATER THAN 1 INCH=400 FEET
- PLAT SIZE: 8 1/2 X 14 WITH 1/2 INCH MARGIN AT THE TOP AND 1/8 INCH MARGIN ON SIDES
- CERTIFICATION BY SURVEYOR: "I, PATRICK MATUSEK, A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION RULES OF COLORADO COUNTY, ALL EXISTING PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION HAVE BEEN SHOWN."
- FEMA FLOOD PLAIN NOTE: "NO PORTION OF THIS LAND DIVISION LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN AS DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP OF COLORADO COUNTY, COMMUNITY PANEL #48080C0400, DATED FEBRUARY 4, 2011"

Patrick Matusek SURVEYOR (PRINT) *Patrick Matusek* SURVEYOR (SIGNATURE)

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

*Patrick Matusek*  
 PATRICK MATUSEK  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 4518,  
 STATE OF TEXAS  
 SURVEYED OCTOBER 16, 2023



SURVEY PLAT OF TWO PARCELS (9.236 ACRES AND 1.003 ACRES) OF LAND SITUATED APPROXIMATELY 14.2 MILES SOUTH-SOUTHWEST OF THE CITY OF COLUMBUS IN THE WILLIAM RENNY SURVEY (ABSTRACT NO. 477) IN COLORADO COUNTY, TEXAS, SAID TWO TRACTS TOGETHER BEING ALL OF THAT CALLED 10.2373 ACRE TRACT DESCRIBED AS TRACT ONE IN A WARRANTY DEED FROM LOLA MARGARET COLLINS TO JOSE L. JARA (INCORRECTLY STATED AS LARA IN DEED), DATED SEPTEMBER 7, 2012, RECORDED IN VOLUME 705, PAGE 580 OF THE COLORADO COUNTY OFFICIAL RECORDS

Authentisign  
*JLJ*

1/09/2024

*Subject*

Authentisign  
*JJ*

06/11/2024

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT  
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: June 10, 2024 GF No. \_\_\_\_\_

Name of Affiant(s): Jose Jara,

Address of Affiant: 17106 Cypress Glade Drive, Cypress, TX 77429

Description of Property: 1.003 acres, A-477 - W. Renny home and outbuilding  
County Colorado, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."):

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since October 16th, 2023 there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
c. construction projects on immediately adjoining property(ies) which encroach on the Property;  
d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below.): Added a cabin, back patio with outdoor kitchen, Storage building with 8' x 24' covered area

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Jose Jara  
Jose Jara

SWORN AND SUBSCRIBED this 11<sup>th</sup> day of June, 2024

Notary Public

(TXR-1907) 02-01-2010

