



## SALES AGREEMENT

The City of Bastrop ("City") and AUSTIN BASTROP, LLC (the "Owner") have reached a mutual agreement pertaining to the City's request to purchase the property located at 610 *Martin Luther King Jr.* Drive, Bastrop, Texas 78602, as described in Exhibit "A" (the "Property").

The general terms of the AGREEMENT are as follows:

- The Owner shall convey the Property to the City consisting of 2.195 acres of land lying in and being situated out of Building Block 56, East of Main Street, City of Bastrop, in Bastrop County, Texas; as shown in Exhibit "A". The property will be acquired by the City for a total purchase price of **One Hundred Forty Seven Thousand Dollars, and 00/100 (\$147,000.00).**
- The Owner shall assist with any support the City may require in the engagement of lien holders to secure whatever subordinations or releases that the City deems necessary to complete the purchase of the Property.
- The City shall close and fund the purchase of the Property within a reasonable time period upon (i) the complete execution of the SALES AGREEMENT and (ii) the effectuation of any subordinations or releases as required above.
- The Owner agrees to execute the City's conveyance documents that will be provided during closing.
- The property will be acquired as is.



**AGREED AND ACCEPTED:**

**THE CITY OF BASTROP**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**AGREED AND ACCEPTED:**

**AUSTIN BASTROP, LLC**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

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

185 McAllister Rd.  
Bastrop, Texas 78602  
512-303-4185  
Firm Reg. #10058400  
jgaron@austin.rr.com

May 24, 2024

**LEGAL DESCRIPTION:** BEING 2.195 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF BUILDING BLOCK 56, EAST OF MAIN STREET, CITY OF BASTROP, IN BASTROP COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN CABINET 1, PAGE 23A PLAT RECORDS, BASTROP COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN, CALLED 1.422 ACRE, TRACT OF LAND CONVEYED TO SALVADOR REYES BY DEED RECORDED IN DOCUMENT #201715878 OFFICIAL RECORDS, BASTROP COUNTY, TEXAS; SAID 2.195 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JANUARY, 2018:

**BEGINNING** at a 1/2" iron rod found on the north line of Emile Street ( not opened) for the southeast corner hereof and the southwest corner of that certain 0.130 acre tract of land conveyed to Virginia Piper and the Christopher Grief, LTD Partnership by deed recorded in Volume 1724, Page 88 of said official records;

THENCE N 89°41'04" W a distance of 249.97 feet along said line to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set in the east line of the M.K. & T. Railroad for the southwest corner hereof and said Building Block 56;

THENCE N 00°06'03" E, passing a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set for reference at a distance of 149.59 feet and continuing for a total distance of 169.77 feet to a calculated point in Gills Branch;

THENCE with Gills Branch the following four (4) calls:

1. N 49°27'46" E a distance of 100.23 feet;
2. N 67°52'30" E a distance of 63.88 feet;
3. N 28°38'03" E a distance of 28.36 feet;
4. N 09°56'14" W a distance of 83.66 feet to a point on the south line of Austin Street (not opened) for the northwest corner hereof;

THENCE S 89°41'04" E, passing a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set for reference at a distance of 45.38 feet and continuing for a total distance of 231.91 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set in the west line of Martin Luther King, Jr. Dr. for the northeast corner hereof and said Building Block 56;

THENCE S 00°17'38" W a distance of 225.01 feet along said line to a 1/2" iron rod with cap stamped "Payne" found for the northeast corner of that certain 0.242 acre tract of land conveyed to Patrick Connell by deed recorded in Document #201607394 of said official records;

THENCE with said Connell 0.242 acre tract the following three (3) calls:

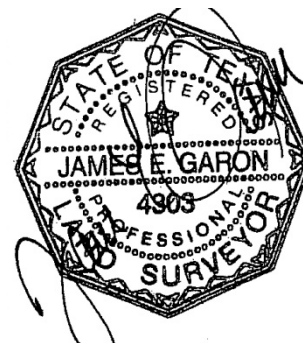
1. N 89°48'46" W a distance of 28.88 feet to a 1/2" iron rod with cap stamped "Payne" found for corner;
2. THENCE N 01°39'31" W a distance of 22.09 feet to a 1/2" iron rod with cap stamped "Payne" found for corner;
3. THENCE N 89°41'12" W a distance of 85.65 feet to a 1/2" iron rod with cap stamped "Payne" found for the northwest corner of said Connell 0.242 acre tract;

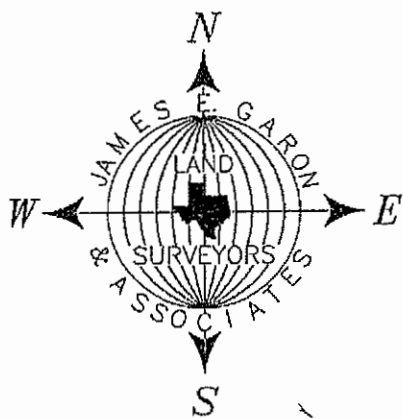
THENCE S 00°08'35" W a distance of 164.00 feet to the **POINT OF BEGINNING**, containing 2.195 acres of land, more or less and as shown on map of survey prepared herewith.

Surveyed by:

James E. Garon  
Registered Professional Land Surveyor

Co\Bastrop\COB\BB EMS\BB 56\84917





LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 67°52'30" E	63.88'
L2	N 28°38'03" E	28.36'
L3	N 89°48'46" W	28.88'
L4	N 01°39'31" W	22.09'
L5	N 89°41'12" W	85.65'

BUILDING BLOCK 55

AUSTIN STREET (NOT IN USE)

(S 90°00'00" E 192.00')  
S 89°41'04" E 231.91'



8" PIPELINE

REZA PEREZ MARTIN  
DOC #201715165  
(0.243 ACRE)

PORTION OF B.B. 56  
2.195 ACRES

SALVADOR REYES  
DOC #201715878  
(1.422 ACRES)

M.K. & T. R.R.

(S 00°00'00" E 180.00')  
N 00°06'03" E 169.77'

20.18'

N 49°27'46" E

100.23'  
GILLS BRANCH

L1

N 09°56'14" W  
83.66'

L2

45.38'

BACK OF CURB

S 00°17'38" W 225.01'  
(S 00°00'00" W 225.00')

MARTIN LUTHER KING, JR. DR.

(N 90°00'00" E 85.50')  
(S 00°00'00" E 22.00')  
L3  
(N 90°00'00" E 30.00')

PATRICK CONNELL  
DOC # 201607394  
(0.242 ACRE)

VIRGINA PIPER &  
CHRISTOPHER GRIEF, LTD PARTNERSHIP  
1724/88  
(0.130 ACRE)

N 89°41'04" W 249.97'  
(N 90°00'00" E 244.00')

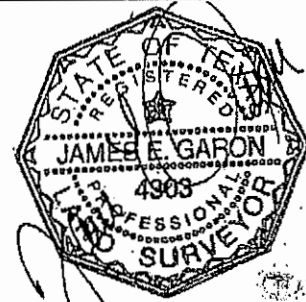
EMILE STREET (NOT IN USE)

BUILDING BLOCK 57

TO THE OWNERS, LIENHOLDERS 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 IN 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 "AE" AND IS WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0220E EFFECTIVE JANUARY 19, 2006.



JANUARY 11, 2018



**JAMES E. GARON & ASSOC.**  
PROFESSIONAL LAND SURVEYORS  
Firm Reg. #10058400  
P.O. Box 1917  
Bastrop, Texas 78602  
(512) 303-4185  
jgaron@austln.r.com  
www.jamesegarons.com

REFERENCE: SALVADOR REYES

ADDRESS: MARTIN LUTHER KING, JR., BASTROP

LEGAL DESCRIPTION: 2.195 ACRES BEING OUT OF AND A PORTION OF BUILDING BLOCK 56, EAST OF MAIN STREET, RECORDED IN PLAT CABINET 1, PAGE 23A, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

FIELD BOOK: B-524/54

FILE: Server\Co\Bastrop\City of Bastrop\Building Blocks\BB EMS 56\84917.dwg