

**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:

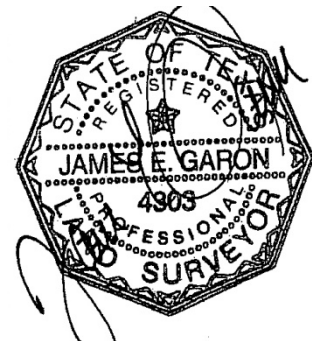
1. N 89°48'46" W a distance of 28.88 feet to a 1/2" iron rod with cap stamped "Payne" found for corner;
2. THENCE N 01°39'31" W a distance of 22.09 feet to a 1/2" iron rod with cap stamped "Payne" found for corner;
3. THENCE N 89°41'12" W a distance of 85.65 feet to a 1/2" iron rod with cap stamped "Payne"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

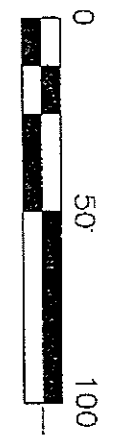
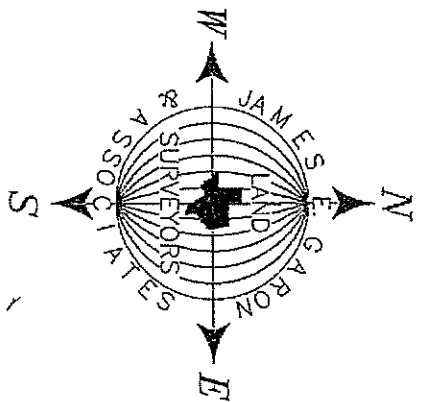
THENCE S 00°08'35" W a distance of 164.00 feet to the **POINT OF BEGINNING**, containing 2.195 acres of land, more or less and as shown on map of survey prepared herewith.

Surveyed by:

James E. Garon
Registered Professional Land Surveyor

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



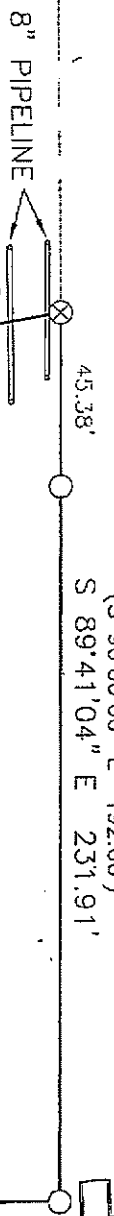


LINE	BEARING	DISTANCE
L1	N 67°52'30" E	63.88'
L2	N 28°38'03" E	28.36'
L3	N 89°48'46" W	28.88'
L4	N 01°39'31" W	22.09'
L5	N 89°41'12" W	85.65'

BUILDING BLOCK 55

BACK OF CURB

AUSTIN STREET (NOT IN USE)

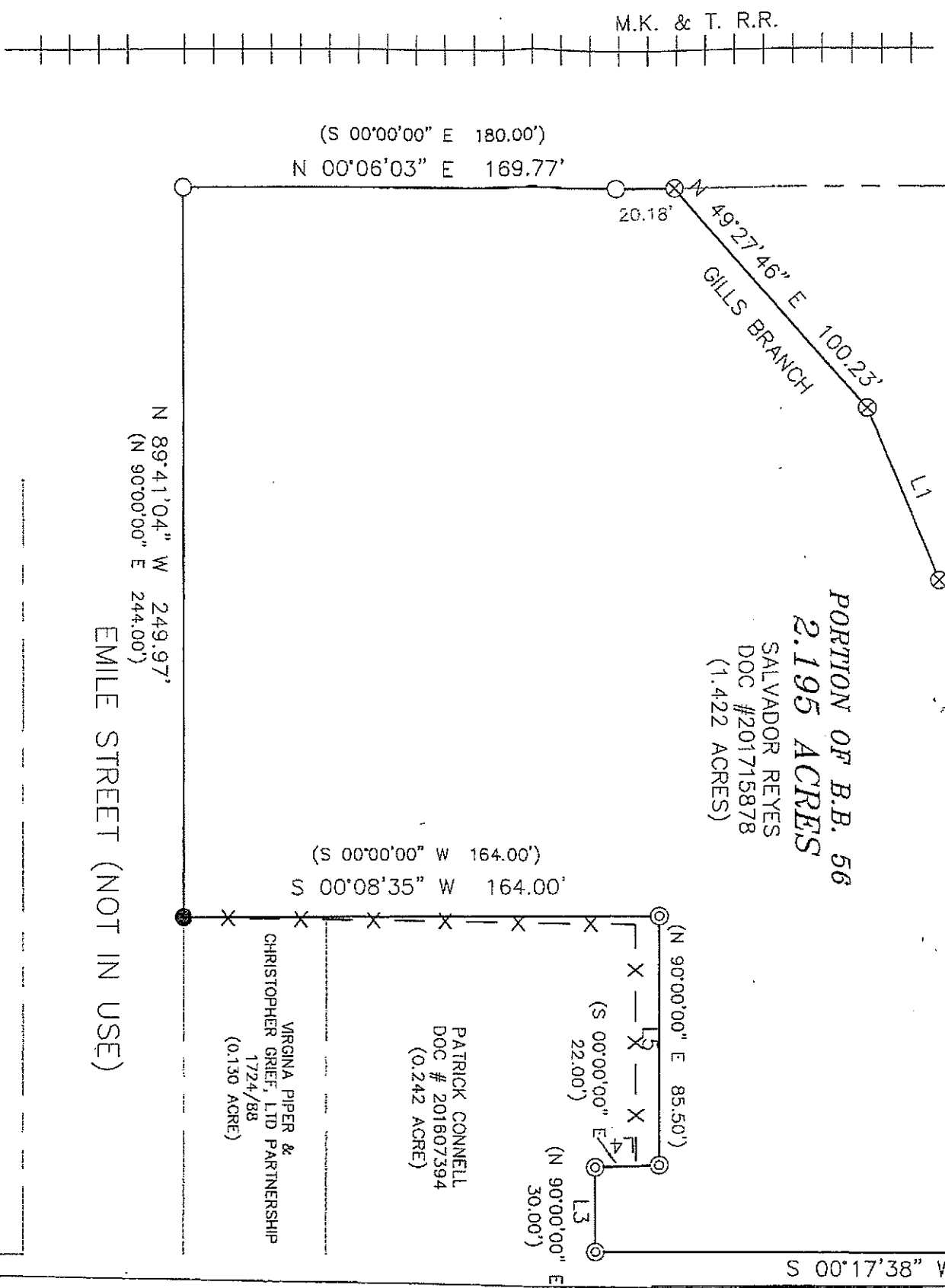


REZA PEREZ MARTIN
DOC #201715165
(0.243 ACRES)

PORTION OF B.B. 56
2.195 ACRES
SALVADOR REYES
DOC #201715878
(1.422 ACRES)

PATRICK CONNELL
DOC # 201607394
(0.242 ACRE)

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



EMILE STREET (NOT IN USE)

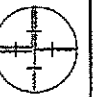
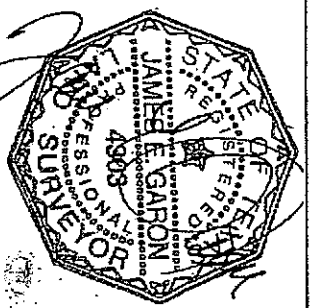
BUILDING BLOCK 57

MARTIN LUTHER KING, JR. DR.

TO THE OWNERS, LENDHOLDERS 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.



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www.jamesegaron.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