



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

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

May 19, 2022

LEGAL DESCRIPTION: BEING A 1.387 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE WILLIAM JACK LEAGUE, ABSTRACT 57 IN FAYETTE COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 79 ACRE TRACT OF LAND (TRACT 4) CONVEYED TO JOYCE HACKEMACK BAYER AND RALPH DEAN HACKEMACK BY DEED RECORDED IN VOLUME 979, PAGE 559 OFFICIAL RECORDS, FAYETTE COUNTY, TEXAS AND AS DESCRIBED BY DEED CONVEYED TO REGINALD HACKEMACK RECORDED IN VOLUME 242, PAGE 563 DEED RECORDS, FAYETTE COUNTY, TEXAS; SAID 1.387 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN DECEMBER, 2021 AND APRIL, 2022:

BEGINNING at a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set in the southwesterly right-of-way (100') line of FM Road 1457, conveyed by deed recorded in Volume 280, Page 510 of said deed records, for the northeasterly corner hereof and said Hackemack 79 acre tract and the southeasterly corner of that certain 67 acre tract of land conveyed to Percy Rudloff and Norma Rudloff by deed recorded in Volume 272, Page 116 of said deed records;

THENCE S 49°29'21" E a distance of 75.16 feet along said right-of-way line to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for corner;

THENCE crossing said Hackemack 79 acre tract S 77°32'12" W a distance of 1030.02 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for corner and N 12°27'48" W a distance of 60.00 feet to point in the northerly line of said Hackemack 79 acre tract;

THENCE N 77°32'12" E a distance of 984.76 feet along the northerly line of said Hackemack 79 acre tract to the **POINT OF BEGINNING**, containing 1.387 acres of land, more or less and as shown on map of survey prepared herewith.

Surveyed by:

James E. Garon
Registered Professional Land Surveyor

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May 19, 2022

LEGAL DESCRIPTION: BEING AN 87.003 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE WILLIAM JACK LEAGUE, ABSTRACT 57 AND THE JOHN LOGAN SURVEY, ABSTRACT 66 IN FAYETTE COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 2.94 ACRE TRACT OF LAND (TRACT 2), ALL OF THAT CERTAIN 10-2/5 ACRE TRACT OF LAND (TRACT 1), A PORTION OF THAT CERTAIN 73 ACRE TRACT OF LAND (TRACT 3) AND A PORTION OF THAT CERTAIN 79 ACRE TRACT OF LAND (TRACT 4) CONVEYED TO JOYCE HACKEMACK BAYER AND RALPH DEAN HACKEMACK BY DEED RECORDED IN VOLUME 979, PAGE 559 OFFICIAL RECORDS, FAYETTE COUNTY, TEXAS AND AS DESCRIBED BY DEED CONVEYED TO REGINALD HACKEMACK RECORDED IN VOLUME 242, PAGE 563 DEED RECORDS, FAYETTE COUNTY, TEXAS; SAID 87.003 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN DECEMBER, 2021 AND APRIL, 2022:

BEGINNING at a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set in the southwesterly right-of-way (100') line of FM Road 1457, conveyed by deed recorded in Volume 280, Page 510 of said deed records, for the northeasterly corner hereof and said Hackemack 79 acre tract and the southeasterly corner of that certain 67 acre tract of land conveyed to Percy Rudloff and Norma Rudloff by deed recorded in Volume 272, Page 116 of said deed records;

THENCE S 49°29'21" E a distance of 37.58 feet along said right-of-way line to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for corner;

THENCE crossing said Hackemack 79 acre tract and 73 acre tract the following three (3) calls:

1. S 77°32'12" W a distance of 982.63 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for reference and continuing an additional distance of 1937.79 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for corner;
2. S 21°32'19" E a distance of 678.01 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for angle point;

3. S 51°37'17" E, passing a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for reference at a distance of 1361.88 feet and continuing for a total distance of 1411.86 feet to a point for corner in Little Jacks Creek and by boundary line agreement recorded in Volume 1301, Page 1 of said official records;

THENCE S 70°19'27" W a distance of 1047.00 feet to a fence post found at angle point in fence line for the easterly corner of said Hackemack 10-2/5 acre tract and S 40°45'42" W, passing a fence corner post found at a distance of 654.69 feet and continuing for a total distance of 675.00 feet to a point in the northwesterly line of that certain 125.5 acre tract of land conveyed to Leslie Johnson by deed recorded in Volume 1380, Page 176 of said official records for the southerly corner of said Hackemack 10-2/5 acre tract and a corner of that certain 116.50 acre tract of land conveyed to Dorine Hall by deed recorded in Volume 973, Page 868 of said official records;

THENCE N 50°30'04" W a distance of 667.63 feet to a fence corner post found for the westerly corner of said Hackemack 10-2/5 acre tract and a corner of said Hall 116.50 acre tract;

THENCE S 41°43'21" W a distance of 550.61 feet to a fence corner post found for a corner of said Hackemack 73 acre tract and a corner of that certain 92 acre tract of land (Tract 1) conveyed to James Wolff and Larry Wolff by deed recorded in Volume 1632, Page 10 of said official records;

THENCE with the common line hereof with said Wolff 92 acre tract the following four (4) calls:

1. N 48°54'26" W a distance of 515.21 feet to a fence post found for angle point;
2. N 00°47'36" E a distance of 968.93 feet to a fence post found for angle point;
3. N 29°50'53" E a distance of 1010.64 feet to a fence post found for angle point and the northwest corner of said Hackemack 2.94 acre tract and a corner of said Hackemack 79 acre tract;
4. N 19°16'02" W a distance of 21.43 feet to a fence corner post found for a corner of said Wolff 92 acre tract, a corner of that certain 101.64 acre tract of land conveyed to Mark D. Wolf and Mary B. Wolf by deed recorded in Volume 1225, Page 108 of said official records and the northwesterly corner of said Hackemack 79 acre tract;

THENCE N 77°32'12" E a distance of 3742.67 feet along the northerly line of said Hackemack 79 acre tract to the **POINT OF BEGINNING**, containing 87.003 acres of land, more or less and as shown on map of survey prepared herewith.

Surveyed by:

James E. Garon
Registered Professional Land Surveyor

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