

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

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July 15, 2024

TRACT 4

LEGAL DESCRIPTION: BEING A 10.278 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE ROBERT H. GRIMES SURVEY, ABSTRACT 173 IN BASTROP COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 658.763 ACRE TRACT OF LAND CONVEYED TO ALAN ROBERTS BY DEED RECORDED IN VOLUME 726, PAGE 416 OFFICIAL RECORDS, BASTROP COUNTY, TEXAS; SAID 10.278 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS PREPARED FROM SURVEYS UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN APRIL, 2024:

BEGINNING at a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set in St. Delight Road for the southeast corner hereof from which a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set in St. Delight Road for a southeast corner in the southerly line of said Roberts 658.763 acre tract, common with the northerly line of that certain 40.00 acre tract of land and the northeast corner of that certain 40.432 acre tract of land conveyed to John J. Gilluly by deed recorded in Document #201813356 of said official records bears the following six (6) calls:

1. S 01°17'51" E a distance of 97.87 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for a corner of said Roberts 658.763 acre tract;
2. S 01°09'19" E a distance of 212.73 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for the beginning of a curve to the right;
3. a distance of 112.14 feet along the arc of a curve to the right having a radius of 350.17 feet and a chord bearing S 08°01'09" W, a chord length of 111.66 feet to an endpoint of curve;
4. S 22°58'37" W a distance of 117.34 feet to the beginning of a curve to the left;
5. a distance of 169.19 feet along the arc of a curve to the left having a radius of 1121.75 feet and a chord bearing S 18°39'21" W, a chord length of 169.03 feet to an endpoint of curve;
6. S 08°46'18" W a distance of 47.35 feet;

THENCE S 88°58'12" W a distance of 1458.22 feet to a to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for the southwest corner hereof;

THENCE N 01°01'48" W a distance of 443.32 feet to a to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for the northwest corner hereof;

THENCE N 87°50'51" E a distance of 259.01 feet to a to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for angle point;

THENCE S 75°36'21" E a distance of 777.35 feet to a to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for angle point;

THENCE S 65°21'09" E a distance of 169.77 feet to a to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for angle point;

THENCE S 81°22'30" E a distance of 300.62 feet to a to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set in St. Delight Road for the northeast corner hereof;

THENCE S 01°17'51" E a distance of 117.67 feet along St. Delight Road to the **POINT OF BEGINNING**, containing 10.278 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\surveys\Robt. Grimes\55923
TR4 legal

