

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

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

June 28, 2019

LEGAL DESCRIPTION: BEING 38.310 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NO. 4 IN BASTROP COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 224.462 ACRE TRACT OF LAND CONVEYED TO THE JAMES & CHARLA CLAIBORNE FAMILY TRUST BY DEED RECORDED IN VOLUME 1079, PAGE 205 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS; SAID 38.310 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN MARCH, 2007 AND JUNE, 2019:

BEGINNING at a calculated point in the approximate center of Hidden Shores Road and west line of that certain 2.330 acre tract of land conveyed to Bastrop County, Texas by deed recorded in Volume 653, Page 295 of said official records for the northeast corner hereof and said Claiborne 224.462 acre tract, being the southeast corner of Hidden Shores, a subdivision of record in Plat Cabinet 1, Page 53B of the Plat Records of Bastrop County, Texas

THENCE S 00°01'35" E a distance of 1491.61 feet along Hidden Shores Road to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set for the southeasterly corner hereof, being the northeast corner of that certain 13.310 acre tract of land conveyed to Malcolm Gunnell by deed recorded in Instrument #201718558 of said official records;

THENCE S 89°58'20" W, passing a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set for reference at a distance of 25.00 feet and continuing for a total distance of 1027.06 feet to a calculated point on the east bank of the Colorado River from which a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set for reference bears N 89°58'20" E, a distance of 130.57 feet;

THENCE with an east bank of the Colorado River for the west line hereof the following five (5) calls:

- 1) N 03°33'02"W a distance of 345.50 feet to a calculated point,
- 2) N 10°16'52"W a distance of 419.19 feet to a calculated point,
- 3) N 08°46'21"W a distance of 136.78 feet to a calculated point,
- 4) N 00°56'50"W a distance of 294.30 feet to a calculated point,
- 5) N 15°14'03"W a distance of 333.98 feet to a calculated point for the northwest corner hereof and said Claiborne 224.462 acre tract, the southwest corner of a Reserve Tract of said Hidden Shores Subdivision;

THENCE S 89°12'52" E, passing a 1/2" iron rod found for reference at a distance of 271.84 feet and continuing for a total distance of 1234.47 feet to the **POINT OF BEGINNING**, having an area of 38.310 acres, more or less and as shown on map of survey prepared herewith.



Surveyed by:
James E. Garon
Registered Professional Land Surveyor
Server: Co\Bastrop\Surveys\S.F. Austin A-4\55619