

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

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

July 22, 2024

LEGAL DESCRIPTION: BEING A 9.006 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE WILLIAM HINES SURVEY NO. 53, ABSTRACT NO. 345 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 6.96 ACRE TRACT OF LAND CONVEYED TO SEVEN SQUIRRELS LLC BY DEED RECORDED IN DOCUMENT #2022117674 OFFICIAL RECORDS, TRAVIS COUNTY, TEXAS; SAID 9.006 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JUNE, 2024:

BEGINNING at a 3/8" iron rod found in the southerly line of Voelker Road for the northeasterly corner hereof and the northwesterly corner of that certain 7.60 acre tract of land conveyed to Robert Louis Simms and Ruby Simms by deed recorded in Volume 8162, Page 793 of said official records;

THENCE S 27°12'38" W a distance of 1195.86 feet to a 3/8" iron rod found in a northerly line of that certain 324.310 acre tract of land conveyed to Henry J. Schovajsa, Trustee by deed recorded in Volume 10297, Page 903 of said official records for the southeasterly corner hereof and the southwesterly corner of said Simms 7.60 acre tract

THENCE N 62°46'21" W a distance of 313.12 feet to a 1/2" iron rod found for the southwesterly corner hereof from which a 1/2" iron pipe found bears S 73°36'35" E a distance of 5.20 feet ;

THENCE N 25°48'21" E a distance of 1198.13 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set in the southerly line of Albert Voelker Road for the northwesterly corner hereof and a corner of said Schovajsa 324.310 acre tract;

THENCE S 62°27'17" E a distance of 342.50 feet along Albert Voelker Road to the **POINT OF BEGINNING**, containing 9.006 acres of land, more or less and as shown on sketch of survey prepared herewith.

Surveyed by:

James E. Garon
Registered Professional Land Surveyor
Co\Travis\Surveys\William Hines\39724 legal

