

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

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December 28, 2023

LEGAL DESCRIPTION: BEING A 19.367 ACRE TRACT OF LAND, LYING IN AND BEING SITUATED OUT OF THE PEDRO RODRIGUES LEAGUE, ABSTRACT NO. 655 IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 22.845 ACRE TRACT OF LAND CONVEYED TO MICHAEL LEMP AND NANCY LEMP BY DEED RECORDED IN DOCUMENT NO. 2015154674 OF SAID OFFICIAL PUBLIC RECORDS; SAID 19.367 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED BY JAMES E. GARON & ASSOCIATES IN JUNE AND JULY, 2015, SEPTEMBER, 2016 & DECEMBER, 2023:

BEGINNING at a 1/2" iron rod with cap stamped "JE GARON RPLS4303" set in the west margin of Werchan Lane for the southeast corner hereof and said Lemp 22.845 acre tract and the northeast corner of that certain 10.100 acre tract of land conveyed to Reynaldo Hernandez et al by deed recorded in Document #2015147641 of said official public records;

THENCE N 62°37'17" W a distance of 2454.55 feet to a 1/2" iron rod with cap stamped "JE GARON RPLS4303" set on the east line of that certain 28.199 acre tract of land conveyed to David Samuelson, Jr. and Melanie Samuelson by deed recorded in Document #2011108555 of said official public records for the southwest corner hereof and said Lemp 22.845 acre tract and the northwest corner of that certain 18.635 acre tract of land conveyed to Nicolas Galvez by deed recorded in Document #2016065586 of said official public records;

THENCE N 27°22'45" E a distance of 580.33 feet along said line to a 1/2" iron rod with cap stamped "JE GARON RPLS4303" set for the northwest corner hereof and said Lemp 22.845 acre tract and the southwest corner of the aforesaid Perez 20.000 acre tract;

THENCE S 62°50'03" E a distance of 1352.41 feet to a 1/2" iron rod with cap stamped "JE GARON RPLS4303" set for corner;

THENCE crossing said Lemp 22.845 acre tract, S 27°15'22" W a distance of 535.32 feet to a 1/2" iron rod with cap stamped "JE GARON RPLS4303" set for corner and S 62°37'17" E a distance of 1100.93 feet to a 1/2" iron rod with cap stamped "JE GARON RPLS4303" set in the west margin of Werchan Lane for corner;

THENCE S 27°12'56" W a distance of 50.00 feet along Werchan Lane to to the **POINT OF BEGINNING**, containing 19.367 acres of land, more or less and as shown on map of survey prepared herewith.



James E. Garon
Registered Professional Land Surveyor
Server: Co\Travis\Surveys\Pedro Rodrigues A655\68723 legal