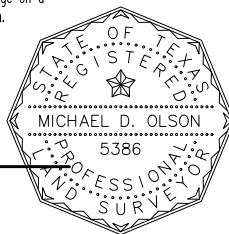


The undersigned does hereby certify to; the Title Agency, Underwriter, Lender, Mortgage Co. and/or Purchaser, that this survey was, this day, made on the ground, on the property legally described hereon, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and that said property has frontage on a dedicated road way, except as shown hereon.

CERTIFIED COPY ONLY  
IF SEAL IS PRESENT



*Michael D. Olson*  
**MICHAEL D. OLSON**  
 REG. NO. 5386  
**OLSON SURVEYING**  
 DATE: 12.12.18 Update 02.23.21

**OLSON SURVEYING**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 711 WATER STREET (512) 321-5476 BASTROP, TEXAS

**SURVEY PLAT**  
 of a 43.648 ACRE TRACT in the GORDON C. JENNINGS SURVEY No. 35, A-438, TRAVIS COUNTY, TEXAS.

|             |              |
|-------------|--------------|
| SCALE:      | 1" = 300.00' |
| DRAFTSMAN:  | D. BROOKS    |
| DATE:       | 23 FEB 21    |
| DISK-FILE:  | 383-17_3     |
| ORDER #     | 21-383-17_3  |
| PLAT FILE # | -0-          |

BALDERRAMA

**OLSON SURVEYING**

Registered Professional Land Surveyor  
711 Water Street  
Bastrop, Texas 78602  
Phone (512)321-5476 Fax (512)303-5476  
[olsonsurvey@sbcglobal.net](mailto:olsonsurvey@sbcglobal.net)

**FIELD NOTES FOR TRACT 3, A 43.648 ACRE TRACT OUT OF THE GORDON C. JENNINGS SURVEY IN TRAVIS COUNTY, TEXAS.**

BEING a 43.648 acre tract or parcel of land out of the Gordon C. Jennings Survey No. 35, A-438, in Travis County, Texas, being all that certain 43.648 acre tract described in a deed to Arthur Balderrama recorded in Doc. No. 2020192695, Travis County Official Public Records and being a part of that certain 123 acre tract described in a deed from Edward M. Balderrama to Arthur M. Balderrama and Raul Balderrama, dated April 22, 1999, recorded in Doc. No. 1999015599, Travis County Real Property Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the east line of the Gordon C. Jennings Survey, the west line of the J.B. Walters Survey No. 27, A-25, and called east line of Lockwood Springs Road according to Doc. No. 1999015599, Travis County Real Property Records, the southeast corner of that certain 27.3 acre tract described in a deed to Hector Mendieta, for the northeast corner of the 123 acre tract and this tract.

THENCE with said survey line and west line of the called Lockwood Springs Road (not open), S 29 deg. 29 min. 50 sec. W, 1121.51 feet to a 5/8 inch iron rod set for the southeast corner of this tract.

THENCE entering the 123 acre tract, N 59 deg. 21 min. 49 sec. W, 1238.37 feet to a 5/8 inch iron rod set for angle; N 30 deg. 28 min. 37 sec. W, 209.31 feet to a 5/8 inch iron rod set for angle; N 13 deg. 13 min. 25 sec. E, 406.57 feet to a 5/8 inch iron rod set for angle; N 56 deg. 45 min. 52 sec. W, 575.79 feet to a 5/8 inch iron rod set for the southwest corner of this tract.

THENCE N 30 deg. 00 min. 00 sec. E, 532.81 feet to a 5/8 inch iron rod set in the north line of the 123 acre tract and south line of that certain 60.590 acre tract described in a deed to the Mendieta Irrevocable Trust, recorded in Doc. No. 2003092839, Travis County Real Property Records, for the northwest corner of this tract.

THENCE with the north line of the 123 acre tract, the south line of the Mendieta 60.590 acre tract and 27.3 acre tract, S 60 deg. 00 min. 00 sec. E, 2103.25 feet to the POINT OF BEGINNING, containing 43.648 acres of land.



Michael D. Olson  
Reg. Pro. Land Surveyor 5386



Order# 19-383-17\_3

Date Created: 9-12-19, Rev. 02.25.21