

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

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February 28, 2018

TRACT 1

LEGAL DESCRIPTION: BEING 10.100 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE GORDON JENNINGS SURVEY NO. 35, ABSTRACT NO. 438 IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 52.002 ACRE TRACT OF LAND CONVEYED TO CHARLES ROBERT LOCKWOOD BY DEED RECORDED IN DOCUMENT NO. 2011095149 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 10.100 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON, REGISTERED PROFESSIONAL LAND SURVEYOR IN JUNE, 2017:

BEGINNING at a 1/2" iron rod with cap stamped "RPLS 4758" found in the northerly line of Hogeye Road for the southwesterly corner hereof and said Lockwood 52.002 acre tract and a southeasterly corner of that certain 11.849 acre tract of land conveyed to Joel Martinez by deed recorded in Document #2017153830 of said official records;

THENCE N 24°04'26" E a distance of 579.29 feet to a calculated point for the northeast corner of said Martinez 11.849 acre tract from which a 1/2" iron rod with cap stamped "RPLS 4758" found bears S 22°52'11" W a distance of 1.30 feet;

THENCE continuing with the west line of said Lockwood 52.002 acre tract and east line of that certain 11.001 acre tract of land conveyed to Anne Burkett and Nancy Williams by deed recorded in Document # 2006006753 of said official records the following three (3) calls:

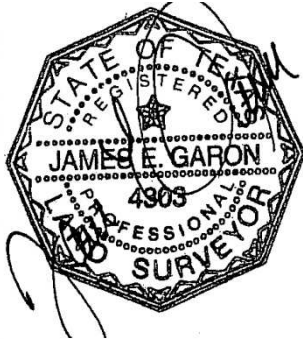
1. S 78°22'38" E a distance of 108.93 feet to a calculated point from which a 1/2" iron rod with cap stamped "RPLS 4758" found bears N 33°30'02" E a distance of 0.44 feet;
2. N 22°21'05" E a distance of 494.69 feet to a 60D nail found in fence post for angle point;
3. N 27°02'29" E a distance of 433.51 feet to a 1/2" iron rod with cap stamped "RPLS 4758" found for the southwest corner of that certain 13.3 acre tract of land conveyed to Felipe Nunez and Lisbet R. Nunez by deed recorded in Document #2016107017 of said official records;

THENCE S 62°12'33" E a distance of 302.36 feet along the south line of said Nunez 13.3 acre tract to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set for the northeast corner hereof;

THENCE S 27°14'39" W a distance of 1307.42 feet, crossing said Lockwood 52.002 acre tract to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set in the northerly margin of Hogeye Road for the southwest corner hereof;

THENCE along said line of Hogeye Road, S 84°48'06" W a distance of 223.91 feet to a fence post found for angle point and S 81°12'16" W a distance of 176.26 feet to the **POINT OF BEGINNING**, containing 10.100 acres of land, more or less and as shown on sketch of survey prepared herewith.

Surveyed by:



James E. Garon
Registered Professional Land Surveyor
Server: Co\Travis\Surveys\Gordon Jennings\50017-TR1.doc