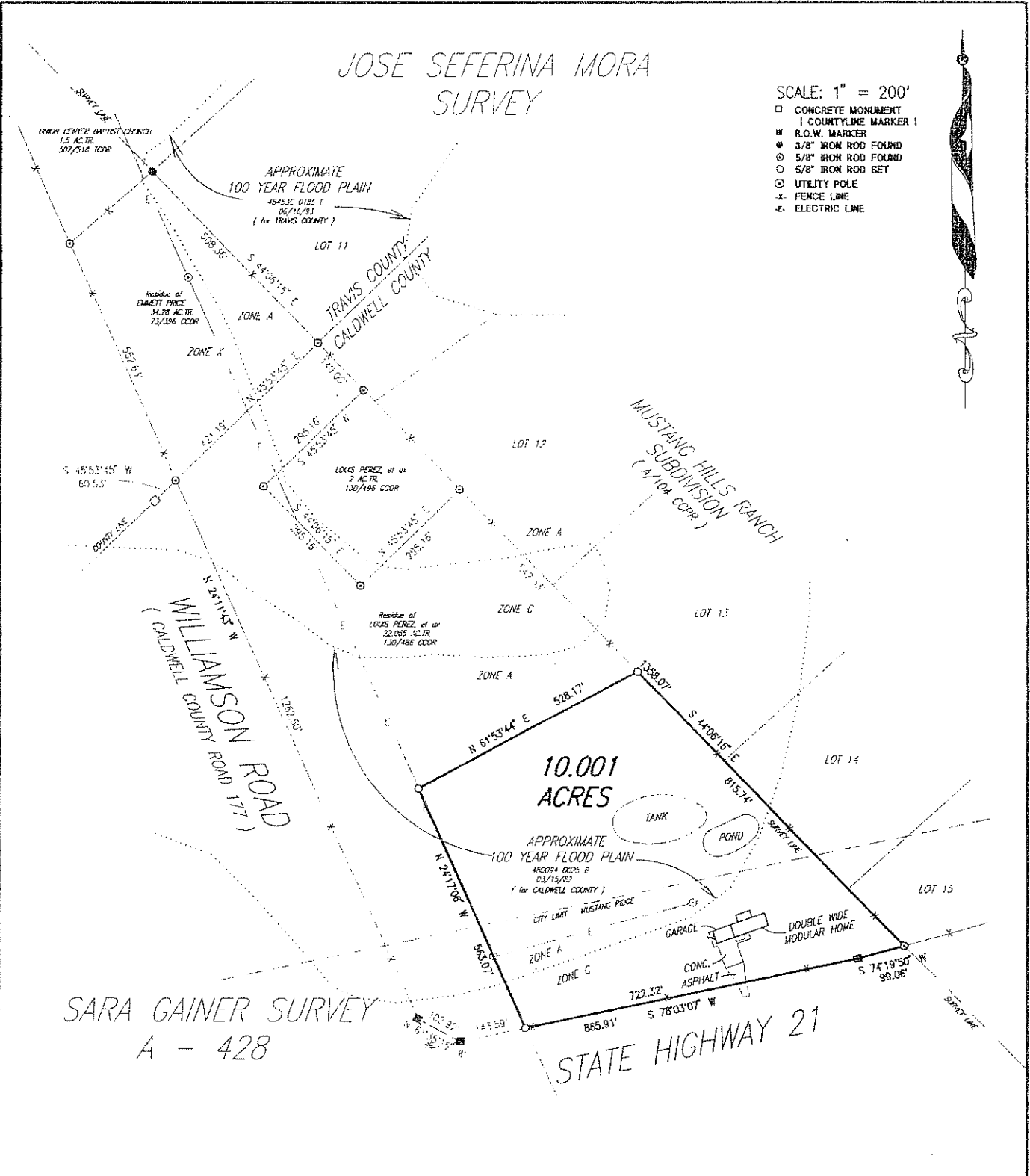


# JOSE SEFERINA MORA SURVEY

SCALE: 1" = 200'

- CONCRETE MONUMENT
- 1 COUNTYLINE MARKER 1
- R.O.W. MARKER
- 3/8" IRON ROD FOUND
- ⊙ 5/8" IRON ROD FOUND
- 5/8" IRON ROD SET
- ⊙ UTILITY POLE
- x- FENCE LINE
- E- ELECTRIC LINE



SARA GAINER SURVEY  
A - 428

STATE HIGHWAY 21

A portion of this tract lies within a SPECIAL FLOOD HAZARD AREA designated as such by the Department of Housing and Urban Development, Federal Insurance Administration, as shown on FRM Community Panel Number: 4800940025 B for CALDWELL COUNTY, TEXAS.

Effective Date: 03/15/82  
This Tract lies in Zone(s) A & C  
Base Flood Elevation: None

The undersigned does hereby certify 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 access to and from a dedicated road way, except as shown hereon.

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

**SURVEY PLAT**  
of a 10.001 ACRE TRACT in the  
SARA GAINER SURVEY, A-428,  
CALDWELL COUNTY, TEXAS.

**WARNING:**  
This Flood Statement, as determined by a H.U.D.-F.I.A. FLOOD HAZARD BOUNDARY MAP DOES NOT IMPLY that the Property or the Improvements thereon will be free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may be increased by Man-Made or Natural Causes.  
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

*Dale Olson*  
DALE L. OLSON  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
REG. NO. 1753  
DATE: 02/28/02

SCALE: 1" = 200.00'	DATE: 27 FEB 02	DISK/FILE: 11-1a	PLAT FILE: 1130 Sd
PREPARED BY: K. Goehrs	DATE: 27 FEB 02	DISK/FILE: 11-1a	PLAT FILE: 1130 Sd

**DALE L. OLSON**

Registered Professional Land Surveyor

711 Water Street

Bastrop, TX 78602

Phone (512) 321-5476 \* Fax (512) 303-5476

FIELD NOTES FOR 10.001 ACRE TRACT IN THE SARAH GAINER SURVEY, CALDWELL COUNTY, TEXAS.

BEING a 10.001 acre tract or parcel of land out of and being a part of the Sarah Gainer Survey, A-428, in Caldwell County, Texas, and being a part of that certain 22.065 acre tract described in a deed from Herbert Jewell Price, et al, to Louis Perez and Delores Perez recorded in Volume 130, Page 486, Caldwell County Official Records. Said 22.065 acre tract being a part of that 34.28 acre tract in Travis and Caldwell County, Texas, described in a deed from E.C. Andrews, et al, to Emmett Price dated December 4, 1920, recorded in Volume 73, Page 396, Caldwell County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at a fence corner at the intersection of the northeast line of the before mentioned Sarah Gainer Survey and 34.28 acre tract and southwest line of the Jose Seferina Mora Survey with the north or northwest line of State Highway No. 21, the east or southeast corner of the said 22.065 acre tract for the east or southeast corner of this tract. Said point being the south or southwest corner of Mustang Hills Ranch, a subdivision in Caldwell and Travis Counties as recorded in Plat Cabinet A, Page 104, Caldwell County Plat Records.

THENCE with the north or northwest line of State Highway No. 21 and south line of the 22.065 acre tract, S 74 deg. 19 min. 50 sec. W, 99.06 feet to a concrete right-of-way marker found; S 78 deg. 03 min. 07 sec. W, 722.32 feet to a 5/8 inch iron rod set for the southwest corner of this tract, from which a concrete right-of-way marker found bears S 78 deg. 03 min. 07 sec. W, 143.59 feet.

THENCE N 24 deg. 17 min. 06 sec. W, 563.07 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE N 61 deg. 53 min. 44 sec. E, 528.17 feet to a 5/8 inch iron rod set in the northeast line of the Sarah Gainer Survey and 34.28 acre and 22.065 acre tract, the southwest line of the said Mora Survey and Mustang Hills Ranch Subdivision for the northeast corner of this tract.

THENCE with the northeast line of the Sarah Gainer Survey and 34.28 acre and 22.065 acre tracts, the southwest line of the Mora Survey and said subdivision, S 44 deg. 06 min. 15 sec. E, 815.74 feet to the POINT OF BEGINNING, containing 10.001 acres of land.



Dale L. Olson  
Reg. Pro. Land Surveyor 1753



Michael D. Olson  
Reg. Pro. Land Surveyor 5386

©2001 Dale L. Olson Surveying Co.

Order # 167201

Date Created: 03/01/02