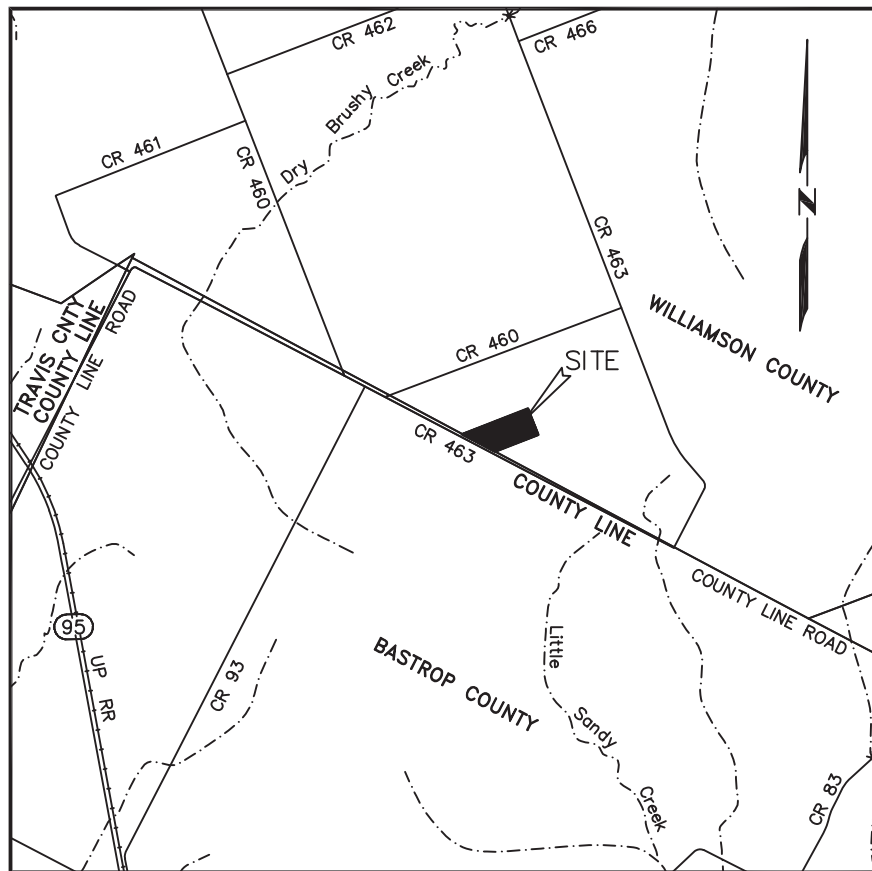
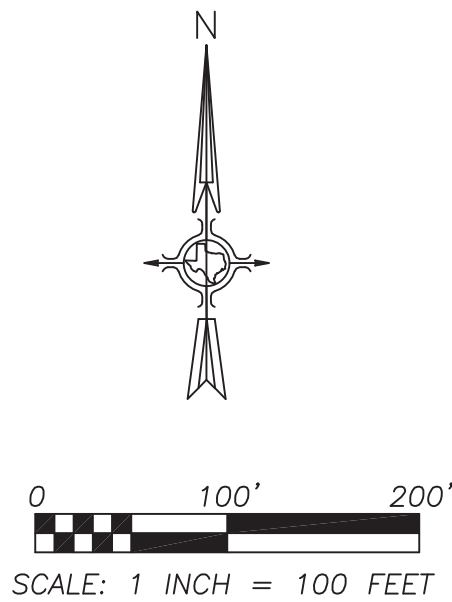


PRELIMINARY PLAT OF TERRI GOMEZ SUBDIVISION



VICINITY MAP
(NOT TO SCALE)



METES AND BOUNDS DESCRIPTION

FOR A 10.450 ACRE TRACT OF LAND SITUATED IN THE MARCUS HANNIBL SURVEY, ABSTRACT NO. 299, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 10.444 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO TERRI GOMEZ, RECORDED IN DOCUMENT NO. 2018029626 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 10.450 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with cap marked "RPLS 1753" (Grid Coordinates: N=10,125,721.28 US Feet, E=3,236,656.22 US Feet), monumenting the southwest corner of said 10.444 acre Gomez tract and the northwest corner of the called 14.746 acre tract of land described in a Warranty Deed with Vendor's Lien to Adriana Esquivel and Hermeregildo Alvarez-Sanchez, recorded in Document No. 2015105290 of the Official Public Records of Williamson County, Texas, same being on the northeasterly right-of-way line of County Road 463 (County Line Road) a variable with right-of-way, for the southwest corner and POINT OF BEGINNING hereof;

THENCE, with the west boundary line of said 10.444 acre Gomez tract and said northeasterly right-of-way line of County Road 463, the following two (2) courses and distances:

- N 62°18'20"W for a distance of 390.59 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting an angle point;
- N 62°39'30"W for a distance of 231.61 feet to an iron rod found with cap marked "RPLS 1753" monumenting the northwest corner of said 10.444 acre Gomez tract and the southwest corner of the called 10.838 acre tract of land described in a General Warranty Deed with Vendor's Lien to Maria Velazquez, recorded in Document No. 2016036873 of the Official Public Records of Williamson County, Texas, for the northwest corner hereof;

THENCE, departing said northeasterly right-of-way line of County Road 463, N 68°48'24" E with the north boundary line of said 10.444 acre Gomez tract and the south boundary line of said 10.838 acre Velazquez tract for a distance of 1177.42 feet to an iron rod found with cap marked "RPLS 1753" (Grid Coordinates: N=10,126,434.78 US Feet, E=3,237,202.37 US Feet), monumenting the northeast corner of said 10.444 acre Gomez tract and the southeast corner of said 10.838 acre Velazquez tract, same being on the west boundary line of the called 15.103 acre tract of land described in a General Warranty Deed with Vendor's Lien to Angel Sanchez, recorded in Document No. 2016010166 of the Official Public Records of Williamson County, Texas, for the northeast corner hereof, from which an iron rod found with cap monumenting the northeast corner of said 10.838 acre Velazquez tract, bears N 21°24'28" W for a distance of 354.16 feet;

THENCE, S 21°20'51" E with the east boundary line of said 10.444 acre Gomez tract and the west boundary line of said 15.103 acre Sanchez tract for a distance of 468.61 feet to an iron rod found with cap marked "RPLS 1753" monumenting the southeast corner of said 10.444 acre Gomez tract and the southwest corner of said 15.103 acre Sanchez tract, same being on the north boundary line of said 14.746 acre Alvarez-Sanchez tract, for the southeast corner hereof;

THENCE, S 68°51'49" W with the south boundary line of said 10.444 acre Gomez tract and the north boundary line of said 14.746 acre Alvarez-Sanchez tract for a distance of 768.49 feet to the POINT OF BEGINNING hereof, and containing 10.450 acres of land, more or less.

BEARING BASIS: NAD-83 TEXAS CENTRAL (4203) STATE PLANE SYSTEM. All distances shown hereon are surface values in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00009.

OWNERS: TERRI ANN GOMEZ
1785 CR 460
COUPLAND, TX 78615
(512) 590-5718
tgomez001@yahoo.com

SURVEYOR: DIAMOND SURVEYING, INC.
TX BOARD OF PROFESSIONAL LAND SURVEYING
FIRM #10006900
116 SKYLINE ROAD
GEORGETOWN, TX 78628
SHANE SHAFER, R.P.L.S.
(512) 931-3100
shane@DiamondSurveying.com

ENGINEER: JENNIFER L. HENDERSON, P.E.
M&S ENGINEERING
TEXAS PROFESSIONAL ENGINEERING FIRM F-1394
102 W. MORROW STREET, STE. 101
GEORGETOWN, TX 78626
(512) 942-5310
jhenderson@msengr.com

NUMBER OF LOTS: 2

NUMBER OF BLOCKS: 1

TOTAL LINEAR FEET OF NEW STREETS: NONE

TOTAL STREET R.O.W. AREA TO BE DEDICATED: 0.071 ACRE

TOTAL ACREAGE: 10.450 ACRES

DATE SUBMITTED: JULY 23, 2018
REVISED: OCTOBER 10, 2018
REVISED: OCTOBER 24, 2018

LEGEND

- IRON ROD FOUND WITH CAP
- 1/2" IRON ROD W/CAP SET MARKED "DIAMOND SURVEYING"
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT

LINE	BEARING	DISTANCE
L1	N 62°39'30" W	24.61'

LOT #	DRIVEWAY CULVERT DESIGN TABLE			
	CULVERT SIZE (IN)	CULVERT LENGTH (FT.)	INVERT ELEVATION (IN)	OUT ELEVATION (OUT)
1	18	53.5'		
2	18	53.5'		

