

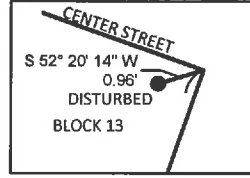


GRAPHIC SCALE: 1" = 40'

LEGEND

- IRON REBAR FOUND (1/2", OR AS NOTED)
- OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR DEED RECORDS OF WILLIAMSON COUNTY, TEXAS

DETAIL NOT TO SCALE



E. 5TH STREET (CENTER STREET)
(ROW VARIES)
(CAB A, SLIDE 40B, PR)

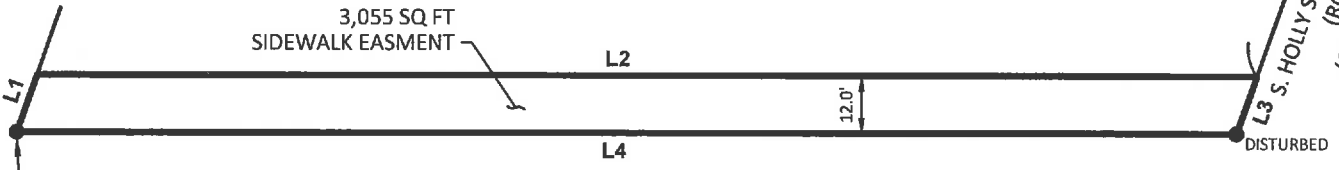
SEE DETAIL

**BLOCK 13
SHELL ADDITION
CAB. A, SLIDE 40B, PR**

WILLIAMSON COUNTY
VOL. 176, PAGE 445, DR

PINE STREET (TAYLOR STREET)
(ROW VARIES)
(CAB A, SLIDE 40B, PR)

WILLIAM ADDISON SURVEY, A-21
WILLIAMSON COUNTY, TEXAS



POINT OF BEGINNING

E. 7TH STREET (SAN GABRIEL STREET)
(ROW VARIES)
(CAB A, SLIDE 40B, PR)

NOTES:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD 83 (2011)). ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00013.
2. REFERENCE IS HEREON MADE TO THE METES AND BOUNDS DESCRIPTION OF THIS TRACT ACCOMPANYING THIS SKETCH.
3. SUBJECT TRACT SHOWN HEREON IS AN EASEMENT. NO MONUMENTATION SET FOR CORNERS.

Line Table		
Line #	Direction	Length
L1	N 02°06'04" W	12.73'
L2	N 68°24'49" E	254.59'
L3	S 02°06'04" E	12.73'
L4	S 68°24'49" W	254.59'

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND JUNE, 2018, BY ME OR UNDER MY SUPERVISION, THAT THIS SURVEY PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

STEGER BIZZELL

Miguel Angel Escobar
06/28/18

MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.
TEXAS REG. NO. 5630



EXHIBIT OF
3,055 SQUARE FOOT SIDEWALK EASEMENT
OUT OF BLOCK 13
SHELL ADDITION
IN THE WILLIAM ADDISON SURVEY, A-21
WILLIAMSON COUNTY, TEXAS

ADDRESS	1978 S. AUSTIN AVENUE	GEORGETOWN, TX 78626
METRO	512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No. 10003700
SERVICES	>>>ENGINEERS >>>PLANNERS >>>SURVEYORS	
WEB	STEGERBIZZELL.COM	

DATE 06/27/2018 JOB NO. 22544

SIDEWALK EASEMENT DESCRIPTION

DESCRIPTION OF A 3,055 SQUARE FOOT TRACT OF LAND LOCATED IN THE WILLIAM ADDISON SURVEY, ABSTRACT NO. 21, WILLIAMSON COUNTY, TEXAS, BEING OUT OF BLOCK 13, SHELL'S ADDITION, A MAP OF WHICH IS RECORDED IN CABINET A, SLIDE 40B, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID BLOCK 13 CONVEYED TO WILLIAMSON COUNTY, TEXAS BY DEED OF RECORD IN VOLUME 176, PAGE 445, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 3,055 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found at the intersection of the north right-of-way line of East 7th Street, a variable width right-of-way, and of the east right-of-way line of Pine Street, formerly known as Taylor Street, a variable width right-of-way, both streets of record in said SHELL ADDITION, for the southwest corner of said Block 13, for the southwest corner of the herein described tract;

THENCE, North 02°06'04" West, with the east right-of-way line of said Pine Street, being the west line said Block 13, and being the west line of the herein described tract, a distance of 12.73 feet, to a point for the northwest corner of the herein described tract;

THENCE, North 68°24'49" East, crossing said Block 13, with the north line of the herein described tract, being parallel with and 12.00 feet distant therefrom the north right-of-way of said East 7th Street, a distance of 254.59 feet, to a point in the west right-of-way line of South Holly Street, formerly known as East Street, a variable width right-of-way, of record in said SHELL ADDITION, for the northeast corner of the herein described tract, from which the northeast corner of Block 13 bears North 02°06'04" West, a distance of 217.27 feet, to a point, from which a 1/2-inch iron rod found disturbed, bears South 52°20'14" West, a distance of 0.96 feet;

THENCE, South 02°06'04" East, with the west right-of-way line of said South Holly Street, being the east line of said Block 13, being the east line of the herein described tract, a distance of 12.73 feet, to 1/2-inch iron rod found disturbed;

*M.A.S.
06/28/2018*

STEGER BIZZELL

1978 S. Austin Ave
Georgetown, TX 78626

THENCE, South 68°24'49" West, with the north right-of-way line of said East 7th Street, being the south line of said Block 13, and being the south line of the herein described tract, a distance of 254.59 feet, to the **POINT OF BEGINNING**, and containing 3,055 square feet of land, more or less, within these metes and bounds.

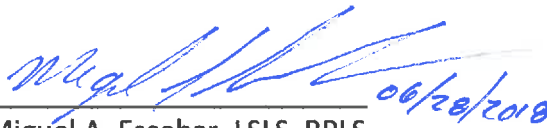
Bearings are based on the Texas Coordinate System of 1983, Central Zone (NAD_83 (2011)). All distances shown hereon are surface values represented in U.S. Survey Feet based on a Grid-to-Surface Combined Adjustment Factor of 1.00013.

The forgoing metes and bounds description and survey on which it is based is accompanied by and a part of survey map of the subject tract.

The subject tract is an easement, monuments were not set for corners.

I certify that this description was prepared from a survey made on the ground in June, 2018, under my supervision.

Steger & Bizzell Engineering Inc.


Miguel A. Escobar, LSLS, RPLS
Texas Reg. No. 5630
1978 South Austin Avenue
Georgetown, Texas 78626
(512) 930-9412
TBPLS Firm No. 10003700



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