

VICINITY MAP
(SCALE: 1"=2000')

PERIMETER DESCRIPTION FOR 2.407 ACRES

BEING 2.407 acres of land, situated in the Green Berry Gates Survey, Abstract No. 315, in Travis County, Texas, said 2.407 acres being out of two (2) tracts of land, first tract being a 1.00 acre tract, of record to Margarita Arroyo Gomez, Exhibit A, Document No. 2022087596, Official Public Records Travis County, Texas (OPRTCT), second tract being a 1.41 acre tract, of record to Margarita Arroyo Gomez, Exhibit A, Document No. 2022087627, (OPRTCT). This tract was surveyed on the ground in July of 2023 under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Texas Central Zone (4203), and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron pin found (steel pin), at the Northwest corner of said 1.00 acre tract, for the Northwest corner hereof, same being the Southwest corner of a 4.50 acre tract, of record to Dusty Boecker, Document No. 2011142983, (OPRTCT), described in deed to Arthur Daniel Boecker, Document No. 2012083431, (OPRTCT), said point being a point in the East Right-of-Way line of Schmidt Loop, from which a 1/2" iron pin found at the Northwest corner of said 4.50 acre tract, bears: N 26°34'25" E, 175.00 feet,

THENCE, departing said Right-of-Way line, with the common boundary line of said 1.00 acre tract and said 4.50 acre tract, S 62°00'05" E, 1121.25 feet, to a 1/2" capped iron pin found, marked "4453", at the Northeast corner of said 1.00 acre tract, for the Northeast corner hereof, same being the Southeast corner of said 4.50 acre tract, said point being a point in the West boundary line of a 137.022 acre tract, of record to Lanzola Reserves, LLC, Exhibit A, Document No. 2021005280, (OPRTCT), from which a 1/2" iron pin found, at the Northeast corner of said 4.50 acre tract, bears: N 27°17'38" E, 174.34 feet,

THENCE, with the common boundary line of said 1.00 acre tract and said 137.022 acre tract, S 27°11'08" W, 38.66 feet, to a 3/8" iron pin found, at the Southeast corner of said 1.00 acre tract, for an angle point hereof, said point being the Northeast corner of said 1.41 acre tract,

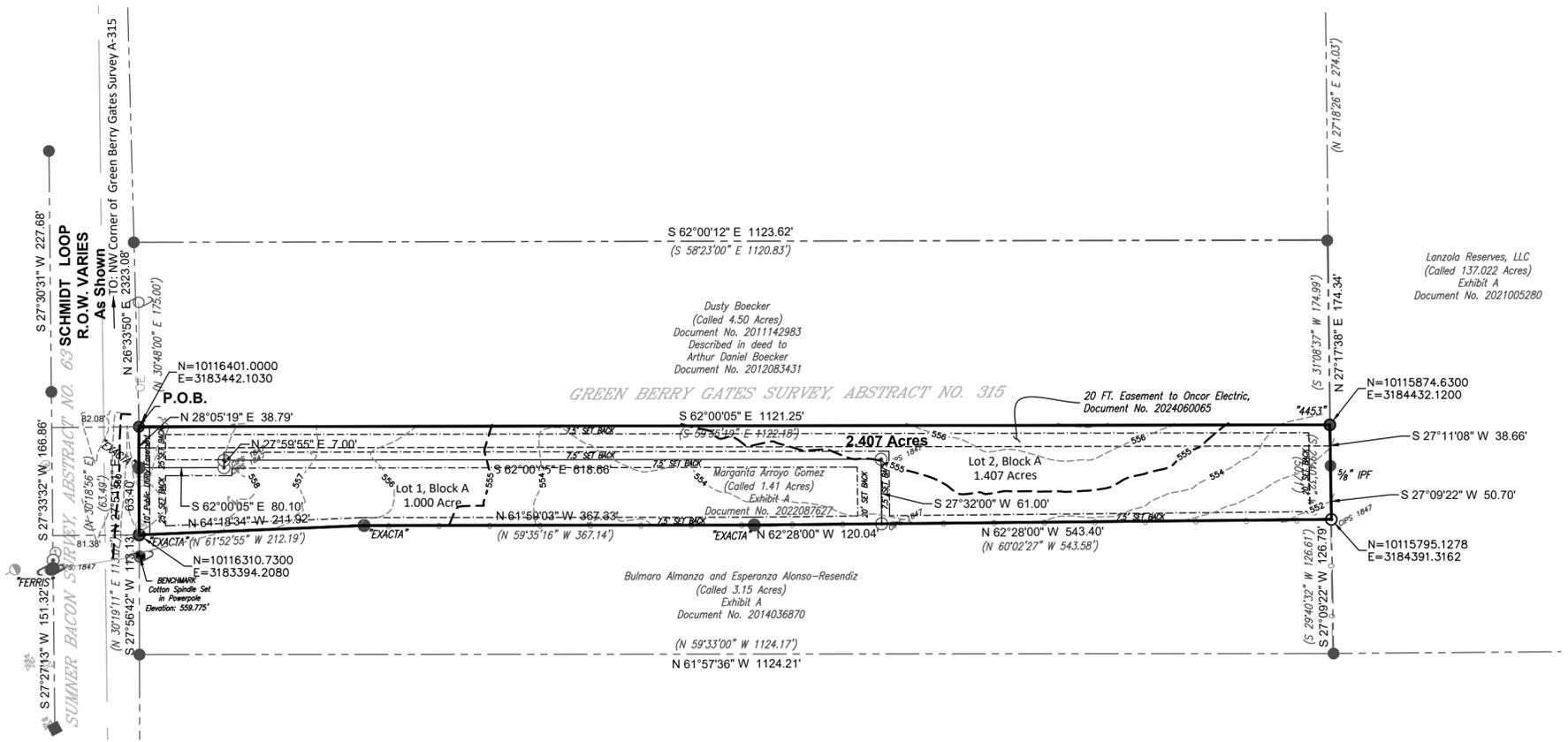
THENCE, with the common boundary line of said 1.41 acre tract and said 137.022 acre tract, S 27°09'22" W, 50.70 feet, to a 1/2" capped iron pin set, marked "FOREST RPLS 1847", at the Southeast corner of said 1.41 acre tract, for the Southeast corner hereof, same being the Northeast corner of a 3.15 acre tract, of record to Bulmaro Almanza and Esperanza Alonso-Resendiz, Exhibit A, Document No. 2014036870, (OPRTCT), from which a 1/2" iron pin found, at the Southeast corner of said 3.15 acre tract, bears: S 27°09'22" E, 126.79 feet,

THENCE, with the common boundary line of said 1.41 acre tract and said 3.15 acre tract, along or near a fence, the following three (3) courses and distances:

- N 62°28'00" W, 543.40 feet, to a 1/2" capped iron pin found, marked "EXACTA", for an angle point hereof,
- N 61°59'03" W, 367.33 feet, to a 1/2" capped iron pin found, marked "EXACTA", for an angle point hereof,
- N 64°18'34" W, 211.92 feet, to a 1/2" capped iron pin found, marked "EXACTA", at the Southwest corner of said 1.41 acre tract, for the Southwest corner hereof, same being the Northwest corner of said 3.15 acre tract, said point being a point in the East Right-of-Way line of Schmidt Loop, from which a 1/2" iron pin found, at the Southwest corner of said 3.15 acre tract, bears: S 27°56'42" W, 113.13 feet,

THENCE, with the West boundary line of said 1.41 acre tract and the East Right-of-Way line of Schmidt Loop, N 27°51'51" E, 63.40 feet, to a 1/2" capped iron pin found, marked "EXACTA", at the Northwest corner of said 1.41 acre tract, for an angle point hereof, said point being the Southwest corner of said 1.00 acre tract,

THENCE, with the West boundary line of said 1.00 acre tract and the East Right-of-Way line of Schmidt Loop, N 28°05'19" E, 38.79 feet, to the POINT OF BEGINNING, and containing 2.407 acres, more or less.



OWNER: MARGARITA ARROYO GOMEZ
15509 SCHMIDT LOOP
MANOR, TX 78628

SURVEYOR: WILLIAM F. FOREST, JR., (TX R.P.L.S.#1847)
TX BOARD OF PROFESSIONAL SURVEYORS FIRM#10002000
1002 ASH STREET
GEORGETOWN, TX 78626
(512) 930-5927

ENGINEER: BRIAN BAIRD, PE
M&S ENGINEERING
FIRM F-1394
376 LANDA ST.
NEW BRAUNFELS, TEXAS 78130
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ORIGINAL SURVEY: GREEN BERRY GATES SURVEY, ABSTRACT NO. 315

TOTAL LOTS: 2

TOTAL BLOCKS: 1

SIDEWALKS: 0

COMMISSIONERS COURT RESOLUTION

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENT TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING THE OWNER(S) AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE PART OF THE DEVELOPER'S CONSTRUCTION.



SCALE: 1" = 100'

Note:
The bearing basis for this survey is the State Plane Coordinate System, NAD83, Texas Central Zone, (4203), GEOID: 12A
Datum: NAVD88,
CONVERGENCE: 1°26'55.47"

LEGEND

- 1/2" IRON PIN FOUND (STEEL PIN) ●
 - CAPPED IRON PIN SET "FOREST RPLS 1847" ○
 - CAPPED IRON PIN FOUND "FOREST RPLS 1847" ○
 - CAPPED IRON PIN FOUND, MARKED " " ○
 - TXDOT TYPE I CONCRETE MARKER ■
 - SURVEY/ABSTRACT LINES ———
 - TRACT LINES - - - - -
 - PROPERTY LINES ———
 - () Denotes Record Information
- All document references are in Travis County, Texas
O.P.R.T.C.T. Official Public Records of Travis County, Texas
P.R.T.C.T. Plat Records of Travis County, Texas
D.R.T.C.T. Deed Records of Travis County, Texas

Original Submittal Date: February 26, 2024

**SHORT FORM FINAL PLAT
GOMEZ SUBDIVISION**

**A 2.407 ACRE SUBDIVISION SITUATED IN THE
GREEN BERRY GATES SURVEY, ABSTRACT NO. 315
TRAVIS COUNTY, TEXAS**



Forest Surveying & Mapping Company
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TBPLS FIRM NO. 100020000

Surveying Services are regulated by the Texas Board of Professional Engineers and Land Surveyors
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Drawing Date: December 29, 2025
Field Book/Page: 146/26
PP: P:\GOMEZ SUBDIVISION
Dwg: GOMEZ SUBDIVISION
LO: SHEET TWO
SHEET TWO OF THREE