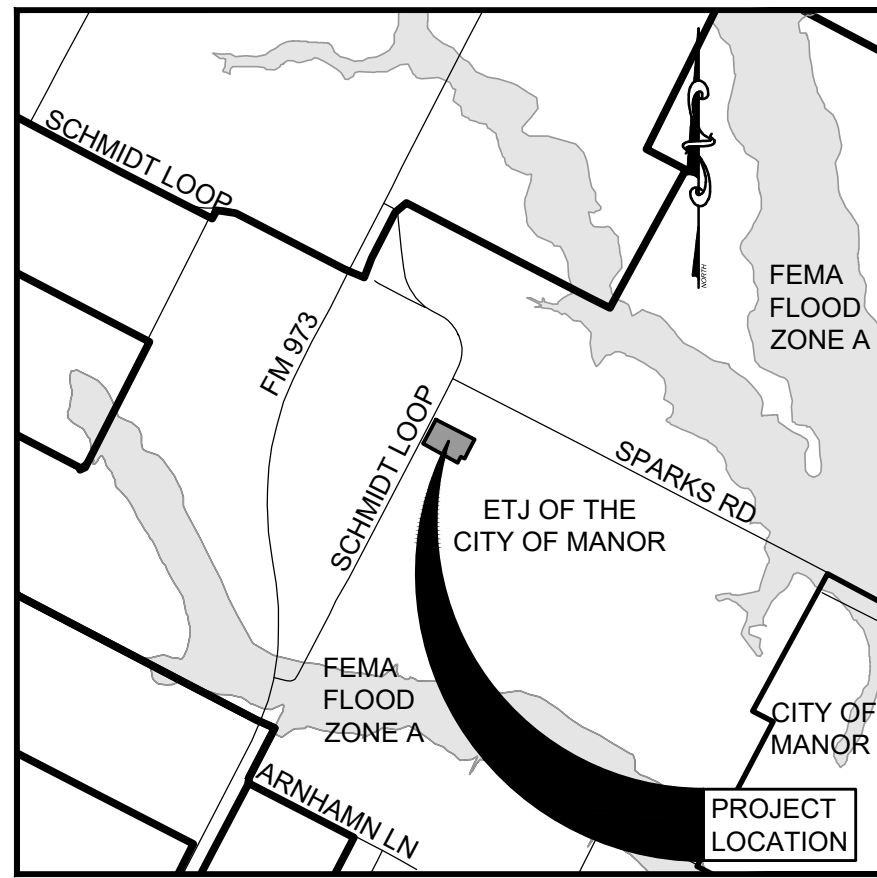


FINAL PLAT OF FDJ MOCTEZUMA



VICINITY MAP
SCALE: 1"=2,000'

LEGEND

- IRON ROD SET, MARKED "FOREST 1847"
- IRON ROD FOUND

OWNER: FELIPE DE JESUS MOCTEZUMA
1200 BROADMOOR ROAD DR. APT 201
AUSTIN, TX 78723
PHONE 910.545.4210
EMAIL FELIPEMOCTEZUMA27@GMAIL.COM

SURVEYOR: WILLIAM F. FOREST JR., RPLS
FOREST SURVEYING
1002 ASH ST.
GEORGETOWN, TX 78626
PHONE 512.930.5927
EMAIL BETHANN@FORESTSURVEYING.COM

ENGINEER: JEN HENDERSON, PE
M&S ENGINEERING
FIRM F-1394
102 W. MORROW ST.
GEORGETOWN, TEXAS 78626
PHONE 830.228.5446
EMAIL JHENDERSON@MSENGR.COM

SUBMITTAL DATE: 10/04/19

REVISION DATE: 01/16/20

ORIGINAL SURVEY: G B GATES SURVEY
ABSTRACT NO. 205

FEMA FLOODPLAIN: THERE IS NO ENCROACHMENT OF THE 100 YEAR FLOOD
PLAIN AS SHOWN ON FIRM PANEL 48453CO295H, DATED
09/26/2008

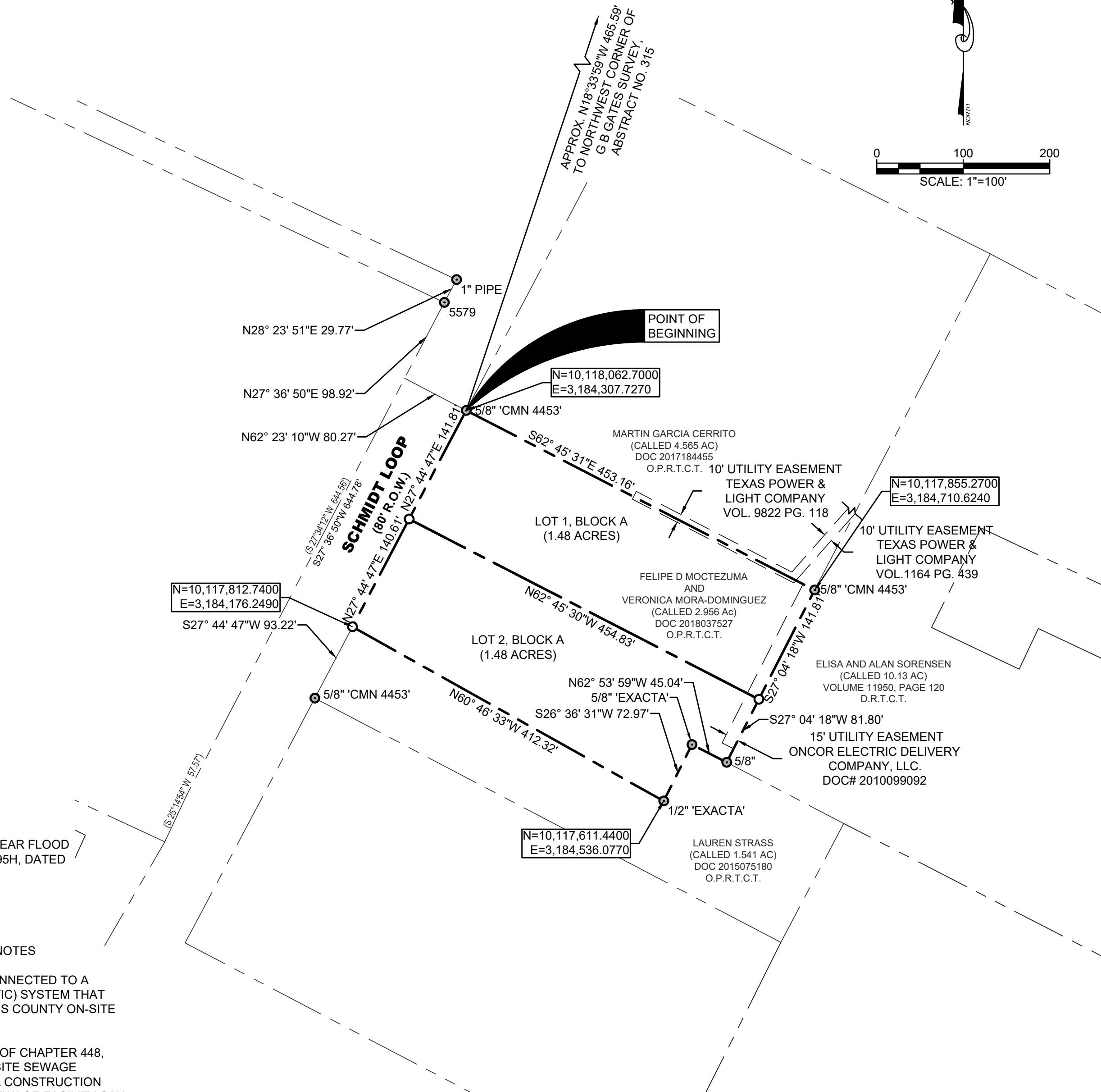
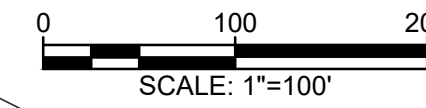
NEW STREETS: NO NEW STREETS ARE PLANNED
LAND USE: RESIDENTIAL

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
2. THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 448, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.
3. EACH RESIDENTIAL LOT IN THIS SUBDIVISION IS RESTRICTED TO NO MORE THAN ONE SINGLE FAMILY DWELLING PER ACRE.
4. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

STACEY SCHEFFEL D.R. #OS0011143
PROGRAM MANAGER,
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

DATE



PERIMETER FIELD NOTES:

BEING 2.96 ACRES OF LAND, SITUATED IN THE GREENBERRY GATES SURVEY, ABSTRACT NO. 315, IN TRAVIS COUNTY, TEXAS, BEING A TRACT OF LAND DESCRIBED AS 2.956 ACRES, IN A DEED TO FELIPE D. MOCTEZUMA AND VERONICA MORA-DOMINGUEZ, RECORDED IN DOCUMENT NO. 2018037527, OF THE OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS. THIS TRACT WAS SURVEYED ON THE GROUND IN SEPTEMBER OF 2019 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 5/8" CAPPED IRON PIN FOUND (STEEL PIN), MARKED "CMN 4453", AT THE NORTHWEST CORNER OF SAID 2.956 ACRE TRACT, FOR THE NORTHWEST CORNER HEREOF, SAME BEING THE SOUTHWEST CORNER OF A 4.565 ACRE TRACT THAT WAS CONVEYED TO MARTIN GARCIA CERRITO, AS RECORDED IN DOCUMENT NO. 2017184455, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, SAID POINT ALSO BEING A POINT IN THE EAST RIGHT-OF-WAY LINE OF SCHMIDT LOOP (80 FT. WIDE),

THENCE, WITH THE COMMON LINE OF SAID 2.956 ACRE TRACT AND SAID 4.565 ACRE TRACT, S 62°45'31" E, 453.16 FEET, TO A 5/8" CAPPED IRON PIN FOUND (STEEL PIN), MARKED "CMN 4453", AT THE NORTHEAST CORNER OF SAID 2.956 ACRE TRACT, AND THE NORTHEAST CORNER HEREOF, SAME BEING THE SOUTHEAST CORNER OF SAID 4.565 ACRE TRACT, SAME BEING A POINT IN THE WEST LINE OF A CALLED 10.13 ACRE TRACT TO ELISA AND ALAN SORENSEN, RECORDED IN VOLUME 11950, PAGE 120, DEED RECORDS TRAVIS COUNTY, TEXAS,

THENCE, WITH THE COMMON LINE OF SAID 2.956 ACRE TRACT AND SAID 10.13 ACRE TRACT, S 27°04'18" W, 223.61 FEET, TO A 5/8" IRON PIN FOUND (STEEL PIN), AT THE SOUTHWEST CORNER OF SAID 10.13 ACRE TRACT, SAME BEING THE UPPER SOUTHEAST CORNER OF SAID 2.956 ACRE TRACT, SAME BEING A POINT IN THE NORTH LINE OF A CALLED 1.541 ACRE TRACT TO LAUREN STRAUSS DOC. 2015075180 DEED RECORDS TRAVIS COUNTY, TEXAS,

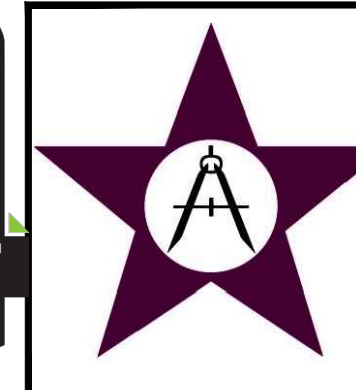
THENCE, WITH THE COMMON LINE OF SAID 2.956 ACRE TRACT AND SAID 1.541 ACRE TRACT, N 62°53'59" W, 45.04 FEET, TO A 5/8" CAPPED IRON PIN FOUND (STEEL PIN), MARKED "EXACTA", AT THE ELL CORNER OF SAID 2.956 ACRE TRACT, SAME BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID 1.541 ACRE TRACT,

THENCE, CONTINUING WITH THE COMMON LINE OF SAID 2.956 ACRE TRACT AND SAID 1.541 ACRE TRACT, S 26°36'31" W, 72.97 FEET, TO A 1/2" CAPPED IRON PIN FOUND (STEEL PIN), MARKED "EXACTA", AT THE LOWER SOUTHEAST CORNER OF SAID 2.956 ACRE TRACT,

THENCE, CONTINUING WITH THE COMMON LINE OF SAID 2.956 ACRE TRACT AND SAID 1.541 ACRE TRACT, N 60°46'33" W, 412.32 FEET, TO A 1/2" CAPPED IRON PIN SET (STEEL PIN), MARKED "FOREST RPLS 1847", AT THE ELL CORNER OF SAID 2.956 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 1.541 ACRE TRACT, SAME BEING A POINT IN THE EAST LINE OF SAID SCHMIDT LOOP, FROM WHICH A 5/8" CAPPED IRON PIN FOUND (STEEL PIN), MARKED "CMN 4453", AT THE SOUTHWEST CORNER OF SAID 1.541 ACRE TRACT, BEARS: S 27°44'47" W, 93.22 FEET

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF SCHMIDT LOOP, N 27°44'47" E, 282.43 FEET, TO THE POINT OF BEGINNING.

**SHEET
01 OF 02**



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