

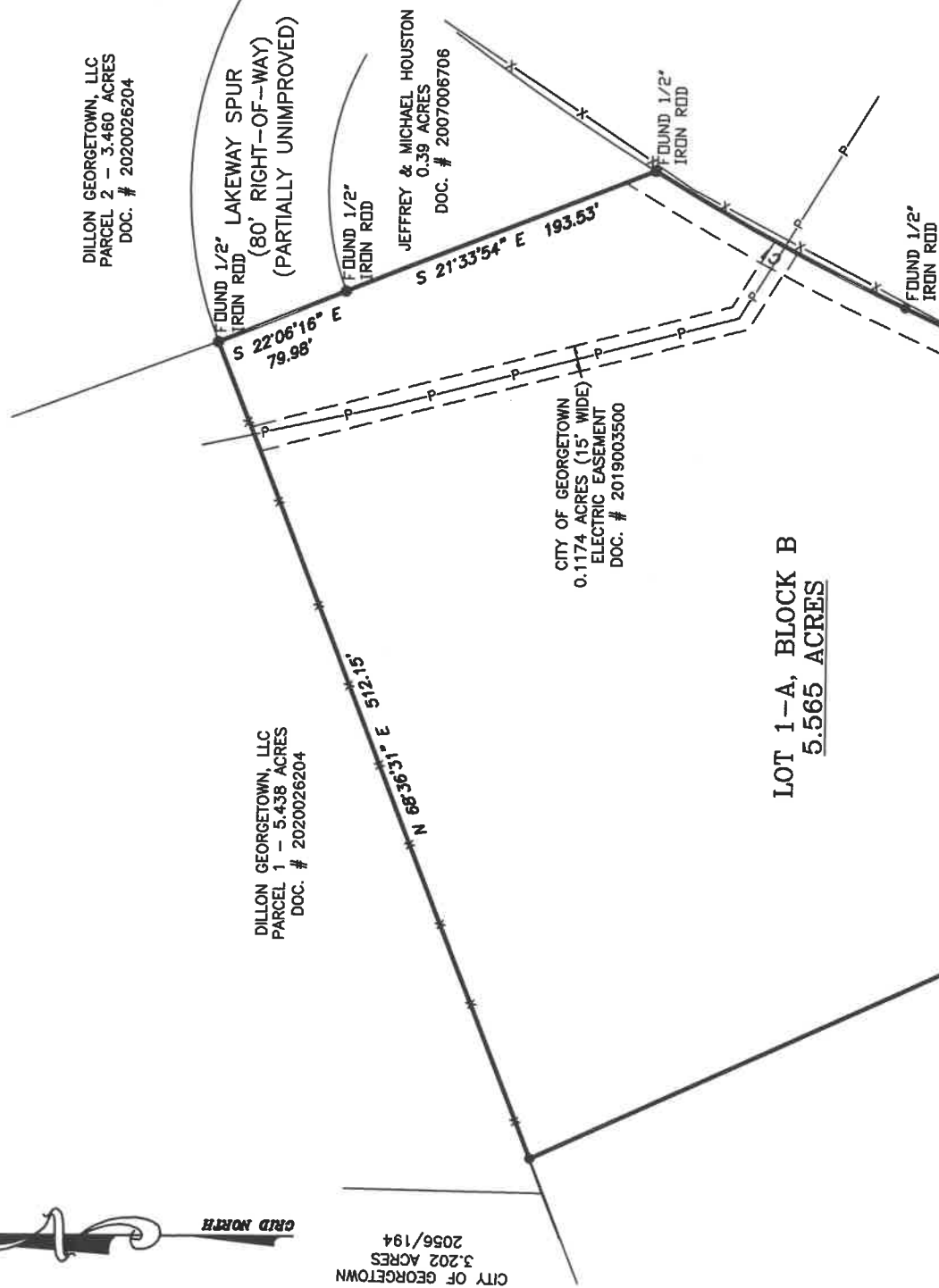
REPLAT OF LOT 1
HAVINS AIRPORT COMMERCIAL SUBDIVISION
(OFFICIAL PUBLIC RECORDS - DOC. # 2019011029)
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS



CITY OF GEORGETOWN
3.202 ACRES
2056/194

DILLON GEORGETOWN, LLC
PARCEL 1 - 5.438 ACRES
DOC. # 2020026204

DILLON GEORGETOWN, LLC
PARCEL 2 - 3.460 ACRES
DOC. # 2020026204



LOT 1-A, BLOCK B
5.565 ACRES

LOT 1-B, BLOCK B
5.028 ACRES

LEGEND

- - 1/2" IRON ROD FOUND WITH RED CAP MARKED
- ▲ - TRIAD SURVEYING RPLS 5952" (UNLESS NOTED)
- ▲ - 4" STEEL FENCE POST FOUND
- - - WIRE FENCE

I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON THE GROUND; THIS PLAT HEREON AND THE FIELD NOTES ATTACHED TRULY AND CORRECTLY REPRESENTS THE LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS AS SHOWN; THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN; PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AND IS NOT WITHIN SPECIAL FLOOD HAZARD AREAS ACCORDING TO FLOOD RATE MAP NO. 48491C0291F, WILLIAMSON COUNTY, TEXAS, DATED DECEMBER 20, 2019. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 17TH DAY OF APRIL, 2023.



BRADLEY L. LIPSCOMB, RPLS.

CURVE/RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1460.00'	166.40'	S 28°20'24" W	6°31'48"
C2	1340.00'	259.58'	S 30°41'26" W	11°05'57"

BEARINGS ARE BASED ON THE
TEXAS STATE PLANE COORDINATE SYSTEM
OF 1983, TEXAS CENTRAL ZONE



SCALE: 1" = 100 FEET

NOTES:

1. THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE REFERENCED TITLE COMMITMENT OR THOSE LOCATED WITHIN THIS SURVEYORS FILES.
2. RESTRICTIONS, TERMS, CONDITIONS AND/OR OTHER MATTERS CONTAINED IN THE FOLLOWING DOCUMENTS APPLY TO THIS TRACT:
 - A) DOCUMENT NO. 2019011029
 - B) DOCUMENT NO. 2019028274
 - C) DOCUMENT NO. 2023010285
3. THE FOLLOWING EASEMENT APPLIES TO THIS TRACT AS A BLANKET EASEMENT:
 - D) AVIGATION EASEMENT - DOCUMENT NO. 2023010285



TRIAD SURVEYING, INC. FIRM REGISTRATION NO. 10007900
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567

5.565 ACRES - LOT 1-A
REPLAT OF LOT 1, BLOCK B

HAVINS AIRPORT COMMERCIAL SUBDIVISION
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

Completion Date:	4/17/23	Drawn By:	BL
Scale:	1" = 100'	Surveyed by:	LS
Project No.:	S21-050	Checked by:	BL