

REPLAT OF LOT 1, BLOCK B HAVINS AIRPORT COMMERCIAL SUBDIVISION

METES AND BOUNDS DESCRIPTION

All that certain tract or parcel of land situated in the City of Georgetown, Williamson County, Texas, being all of Lot 1, Block B of the Havins Airport Commercial Subdivision recorded in a map or plat thereof recorded in Document Number 2019011029 of the Official Public Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found 4" metal fence corner post on the south line of a called 3.202 Acre tract conveyed to the City of Georgetown in Volume 2056, Page 194, at the northeast corner of a called 3.461 Acre tract conveyed to the City of Georgetown in Document No. 2011072294, for the northwest corner of this tract;

THENCE N68°36'31"E - 637.10' along the south lines of the said 3.202 Acre tract and a called 5.438 Acre tract (Parcel 1) conveyed to Dillon Georgetown, LLC in Document No. 2020026204, respectively, to a found 1/2" iron rod at the southeast corner of the said 5.438 Acre tract, at the southwest corner of a called 3.460 Acre tract conveyed to Dillon Georgetown, LLC in Document No. 2020026204, at the northwest corner of Lakeway Spur (80' Right-of-Way - Partially Unimproved), for the northeast corner of this tract;

THENCE S22°06'16"E - 79.98' along the west Right-of-Way line of Lakeway Spur to a found 1/2" iron rod at the southwest corner of the said Lakeway Spur, at the northwest corner of a called 0.39 Acre tract conveyed to Jeffrey & Michael Houston in Document No. 2007006706, for an exterior ell corner of this tract;

THENCE S21°33'54"E - 193.53' along the west line of the said 0.39 Acre tract to a found 1/2" iron rod on the north Right-of-Way line of Lakeway Drive (120' Right-of-Way), at the south corner of the said 0.39 Acre tract, for the southeast corner of this tract;

THENCE along the said north Right-of-Way line of Lakeway Drive for the following courses and distances:

Along the arc of a curve to the left with an arc length of 166.40', a radius of 1460.00', a chord bearing of S28°20'24"W, and a chord length of 166.31', to a found 1/2" iron rod for an interior ell corner of this tract;

S25°10'38"W - 200.01' to a found 1/2" iron rod for an exterior ell corner of this tract;

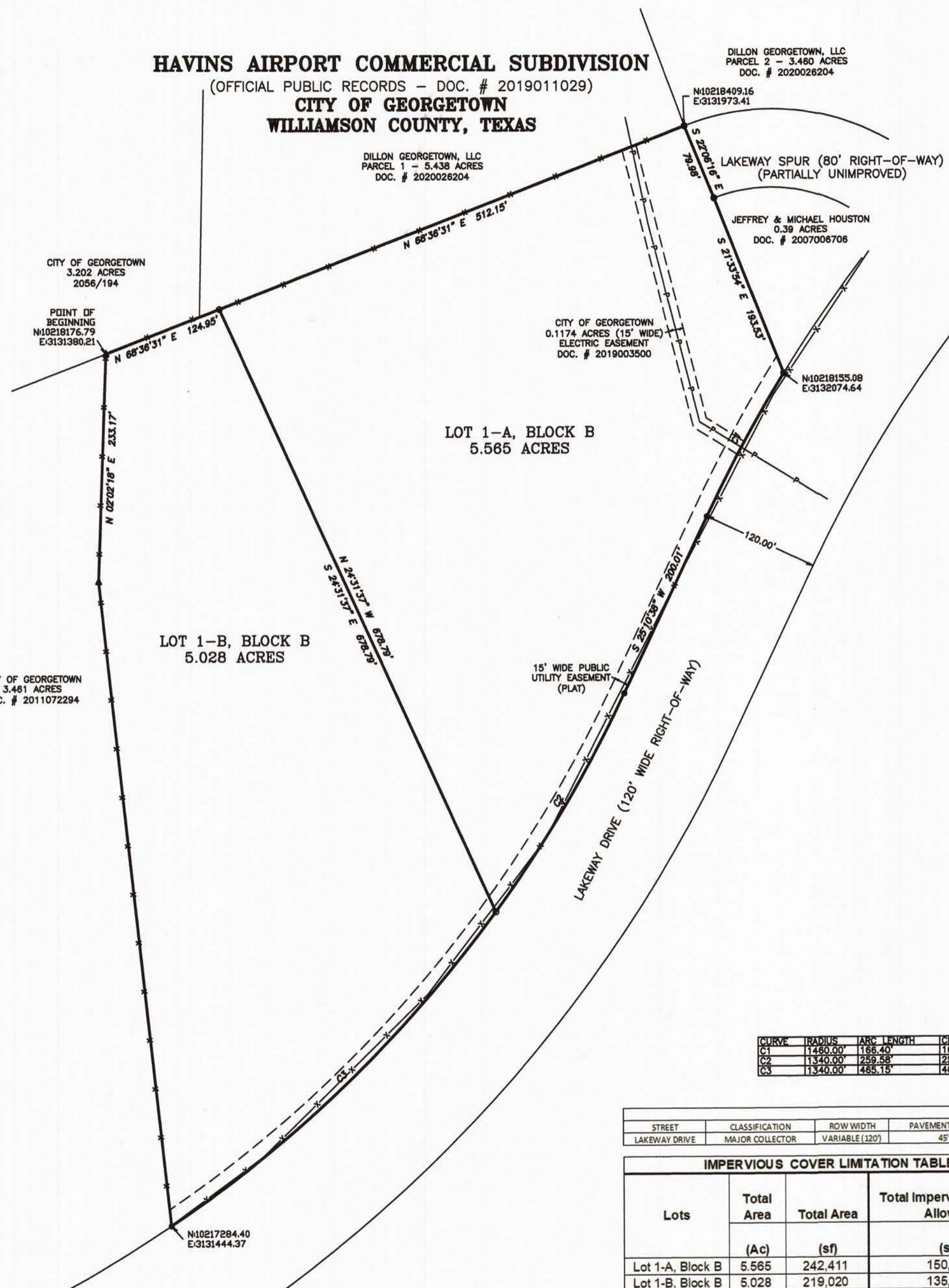
Along the arc of a curve to the right with an arc length of 724.73', a radius of 1340.00', a chord bearing of S40°38'06"W, and a chord length of 715.93', to a found 1/2" iron rod at the southeast corner of the said 3.461 Acre tract, for the southwest corner of this tract;

THENCE along the east lines of the said 3.461 Acre tract for the following courses and distances:

N06°16'14"W - 663.33' to a found 4" metal fence corner post for an exterior ell corner of this tract;
N02°02'18"E - 233.17' to the **POINT OF BEGINNING** containing within these metes and bounds 10.593 Acres of land.

NOTES:

- 1) BEARINGS LISTED HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE. COORDINATES SHOWN HEREON ARE GRID VALUES.
- 2) THIS TRACT APPEARS TO LIE ENTIRELY WITHIN ZONE "X" (AREAS OF 1% ANNUAL CHANGE OF FLOOD) OF THE FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 48491C0291F OF THE CITY OF GEORGETOWN.
- 3) THE TOTAL ACREAGE OF THIS SITE IS 10.593 ACRES.
- 4) THERE ARE A TOTAL OF 1 BLOCK FOR THIS SITE.
- 5) THERE ARE A TOTAL OF 2 LOTS FOR THIS SITE.

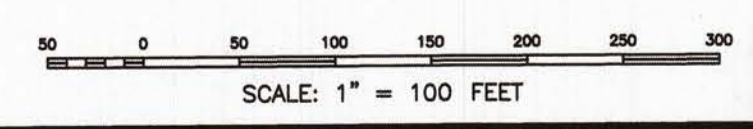
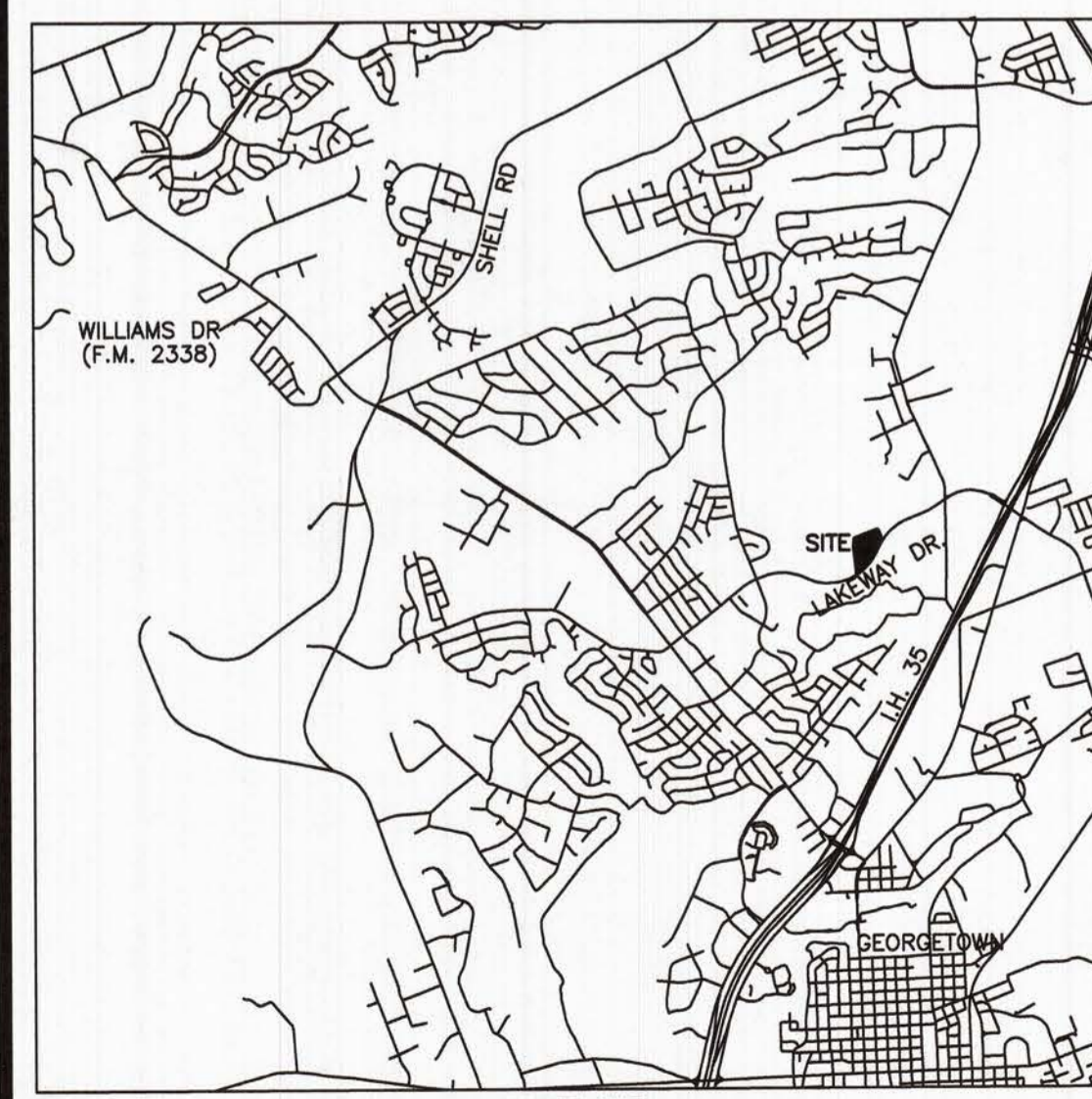


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1460.00'	166.40'	166.31'	S 28°20'24" W	6°31'28"
C2	1340.00'	724.73'	715.93'	S 40°38'06" W	11°05'57"
C3	1340.00'	465.15'	462.82'	S 48°11'04" W	19°53'20"

STREET TABLE						
STREET	CLASSIFICATION	ROW WIDTH	PAVEMENT WIDTH	CURB TYPE	PEDESTRIAN CLEAR ZONE	DESIGN SPEED (MPH)
LAKEWAY DRIVE	MAJOR COLLECTOR	VARIABLE (120')	45'	NONE	6'	45

IMPERVIOUS COVER LIMITATION TABLE (Sec 11.02.010)				
Lots	Total Area	Total Area	Total Impervious Cover Allowed	Percent Impervious Cover
	(Ac)	(sf)	(sf)	(%)
Lot 1-A, Block B	5.565	242,411	150,490	62.08%
Lot 1-B, Block B	5.028	219,020	135,967	62.08%

- LEGEND**
- - 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - ▲ - 4" STEEL FENCE POST FOUND
 - - 1/2" IRON ROD SET WITH RED CAP MARKED TRIAD SURVEYING RPLS 5952"



OWNER/DEVELOPER:
JONES FAMILY INVESTMENTS, LLC
4819 WILLIAMS DR.
GEORGETOWN, TX 78633

ENGINEER:
SANDLIN SERVICES, LLC (F-21356)
8500 N. MOPAC, SUITE 804
AUSTIN, TX 78759

SURVEYOR:
TRIAD SURVEYING, INC. (F-100007900)
528 CR 325
ROCKDALE, TX 76567

2022-48 -FP
SHEET 1 OF 2

TRIAD SURVEYING
SURVEYING, INC.
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567

COMPLETION DATE: 6/30/22
DRAWN BY: BL

SCALE: 1"=100'
SURVEYED BY: LS

PROJECT NO. S21-050
CHECKED BY: BL

REPLAT OF LOT 1, BLOCK B
HAVINS AIRPORT COMMERCIAL SUBDIVISION
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

REPLAT OF LOT 1, BLOCK B HAVINS AIRPORT COMMERCIAL SUBDIVISION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS

I, ROY S. JONES, MANAGER OF JONES FAMILY INVESTMENTS, LLC, SOLE OWNER OF THE CERTAIN LOT 1, BLOCK B OF THE HAVINS AIRPORT COMMERCIAL SUBDIVISION (CALLED 10.599 ACRES) TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021094960 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THERE ARE NO EASEMENT HOLDERS EXCEPT AS SHOWN HEREON; DO HEREBY RESUBDIVIDE SAID TRACT AS SHOWN HEREON; DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF GEORGETOWN MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF GEORGETOWN AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS REPLAT OF LOT 1, BLOCK B HAVINS AIRPORT COMMERCIAL SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 18th DAY OF January, 2023.

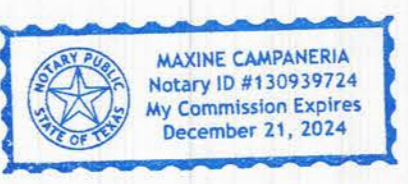
Roy S. Jones
ROY S. JONES
FOR JONES FAMILY INVESTMENTS, LLC
4819 WILLIAMS DR.
GEORGETOWN, TX 78633

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ROY S. JONES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF January, 2023.

Maxine Campaneria
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES ON: 12.21.2024

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS

I, Michael Doss FOR INDEPENDENT BANK, LIEN HOLDER OF THE CERTAIN LOT 1, BLOCK B OF THE HAVINS AIRPORT COMMERCIAL SUBDIVISION (CALLED 10.599 ACRES) TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021094960 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE RESUBDIVISION OF SAID TRACT AS SHOWN HEREON; DO FURTHER HEREBY JOIN, APPROVE AND COVENANT TO ALL RESTRICTIONS LISTED HEREIN; AND DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF GEORGETOWN MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS REPLAT OF LOT 1, BLOCK B HAVINS AIRPORT COMMERCIAL SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 19 DAY OF January, 2023.

Michael Doss

MICHAEL DOSS
INDEPENDENT BANK
1503 RIVERY BLVD
GEORGETOWN, TX 78628

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Michael Doss, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY OF January, 2023.

Holly A. Pharris
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES ON: 11/09/2024

I, NICHOLAS SANDLIN, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCLOSED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 4806680291F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOWN REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 17 DAY OF JANUARY, 2023.

Nicholas Sandlin
NICHOLAS SANDLIN
REGISTERED PROFESSIONAL ENGINEER NO. 124404
STATE OF TEXAS



STATE OF TEXAS §
COUNTY OF MILAM §
KNOW ALL MEN BY THESE PRESENTS

I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GEORGETOWN, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROCKDALE, MILAM COUNTY, TEXAS, THIS 17th DAY OF January, 2023.

Bradley L. Lipscomb
BRADLEY L. LIPSCOMB
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952
STATE OF TEXAS



I, SOFIA NELSON, PLANNING DIRECTOR OF THE CITY OF GEORGETOWN, TEXAS, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Sofia Nelson
SOFIA NELSON, PLANNING DIRECTOR
DATE: 2/7/2023

THIS SUBDIVISION TO BE KNOWN AS REPLAT OF LOT 1, BLOCK B HAVINS AIRPORT COMMERCIAL SUBDIVISION HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE GEORGETOWN PLANNING AND ZONING COMMISSION ON THE 3rd DAY OF JANUARY, 2023, A.D.

Travis Perthuis
TRAVIS PERTHUIS, CHAIRMAN
DATE: 2/7/2023

Steve Dickey
STEVE DICKEY, SECRETARY
DATE: 2/7/2023

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 15.44, FLOOD DAMAGE PREVENTION, OF THE GEORGETOWN MUNICIPAL CODE. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF GEORGETOWN DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC OR INDEPENDENT VERIFICATIONS OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

Glen Holcomb
GLEN HOLCOMB, BUILDING OFFICIAL
CITY OF GEORGETOWN
DATE: 02-08-2023

- NOTES:
- 1) BEARINGS LISTED HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE. COORDINATES SHOWN HEREON ARE GRID VALUES.
 - 2) UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: CITY OF GEORGETOWN, WASTEWATER: CITY OF GEORGETOWN, AND ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE, INC.
 - 3) ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
 - 4) THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 4806680291F, EFFECTIVE DATE DECEMBER 20, 2019.
 - 5) IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2' PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.

- NOTES (CONTINUED)
- 6) ALL SEDIMENTATION, FILTRATION, DETENTION, AND/OR RETENTION BASINS AND RELATED APPURTENANCES SHOWN SHALL BE SITUATED WITHIN A DRAINAGE EASEMENT OR DRAINAGE LOT. THE OWNERS, HOA, OR ASSIGNEES OF THE TRACTS UPON WHICH ARE LOCATED SUCH EASEMENTS, APPURTENANCES, AND DETENTION FACILITIES SHALL MAINTAIN SAME AND BE RESPONSIBLE FOR THEIR MAINTENANCE, ROUTINE INSPECTION, AND UPKEEP.
 - 7) THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83/93 HARN - TEXAS CENTRAL ZONE AND NAVD 88.
 - 8) THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT SHALL BE PURSUANT TO THE UDC AT THE TIME OF SITE PLAN APPLICATION BASED ON THE ZONING DESIGNATION OF THE PROPERTY.
 - 9) THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF HAVINS AIRPORT COMMERCIAL SUBDIVISION, RECORDED IN DOCUMENT NO. 2019011029 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
 - 10) THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
 - 11) THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF GEORGETOWN AND/OR WILLIAMSON COUNTY, TEXAS. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
 - 12) NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE CITY AND / OR COUNTY.
 - 13) RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE CITY AND/OR COUNTY HAVE THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.
 - 14) THIS PLAT IS SUBJECT TO THE PROVISIONS OF THE CITY OF GEORGETOWN WATER CONSERVATION ORDINANCE.
 - 15) THE SUBDIVISION SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.
 - 16) A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON JULY 11, 2022. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.
 - 17) THE SURVEY OF THIS SITE WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY (GF NO. 21-564064-BC) DATED MARCH 2, 2021. THE FOLLOWING EASEMENTS LISTED WITHIN SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- G. MATTERS ADDRESSED ON THE MAP OR PLAT OF SUBDIVISION RECORDED IN DOC. # 2019011029:
 - FIFTEEN FOOT PUBLIC UTILITY EASEMENT - APPLIES AS SHOWN
 - TRANSITION ZONE EASEMENT - APPLIES AS A BLANKET EASEMENT
 - HORIZONTAL ZONE EASEMENT - APPLIES AS A BLANKET EASEMENT
 - CONICAL ZONE EASEMENT - APPLIES AS A BLANKET EASEMENT
- H. SOUTH-WESTERN STATES TELEPHONE COMPANY 486/188 - DOES NOT APPLY TO THIS TRACT
- I. CITY OF GEORGETOWN DOC. # 2019003500 - APPLIES AS SHOWN
- 18) THERE IS HEREBY GRANTED FOR THE USE AND BENEFIT OF THE PUBLIC A CONTINUING AVIGATION EASEMENT FOR THE FREE AND UNOBSTRUCTED FLIGHT OF AIRCRAFT (WHICH TERM SHALL INCLUDE ANY CONTRIVANCE NOW OR HEREAFTER USED FOR FLIGHT THROUGH THE AIR) AND THE RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN THE AIR SPACE ABOVE THE SURFACE OF THE PROPERTY, TOGETHER WITH SUCH NOISE AND OTHER EFFECTS AS MAY BE INHERENT IN THE OPERATION OF AIRCRAFT LANDING AT, TAKING OFF FROM, OR ENGAGED IN OTHER FLIGHT ACTIVITIES AT THE GEORGETOWN MUNICIPAL AIRPORT.
- 19) GRANTORS DO HEREBY GRANT AND CONVEY AND EASEMENT FOR THE TRANSITION ZONE, AT THAT TERM IS DEFINED IN SECTION 12.36 OF THE CITY OF GEORGETOWN CODE OF ORDINANCES AND AS SHOWN ON THIS PLAT, BEING FURTHER DESCRIBED AS THE REPLAT OF LOT 1, BLOCK B HAVINS AIRPORT COMMERCIAL SUBDIVISION.
- 20) EACH LOT SHALL BE REQUIRED TO PROVIDE A TRAFFIC IMPACT ANALYSIS (TIA) AT THE TIME OF SITE DEVELOPMENT. THE TRAFFIC IMPACT ANALYSIS WILL BE LIMITED TO ONLY THE SUBDIVISION AND UNLESS OTHERWISE WAIVED BY THE PLANNING DIRECTOR, SHALL BE REQUIRED REGARDLESS OF THE NUMBER OF TRIPS. EXCEPT FOR THE MINIMUM THRESHOLD REQUIREMENTS OF 2,000 AVERAGE DAILY TRIPS (ADT), THE TRAFFIC IMPACT ANALYSIS SHALL MEET THE REQUIREMENTS OF THE UDC.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 19th DAY OF January, 2023, A.D. AT 4:05 O'CLOCK, P.M., AND DULY RECORDED THIS THE 19th DAY OF January, 2023, A.D. AT 4:17 O'CLOCK, P.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. 2023010285.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THAT DATE LAST SHOWN ABOVE WRITTEN.

Nancy E. Rister
NANCY E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS



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

REPLAT OF LOT 1, BLOCK B
HAVINS AIRPORT COMMERCIAL SUBDIVISION
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

Completion Date: 6/30/22 Drawn by: BL
Scale: N/A Surveyed by: LS
PROJECT NO. S21-050 Checked by: BL