

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

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

DILLON GEORGETOWN, LLC  
PARCEL 1 - 3.460 ACRES  
DOC. # 2020026204

N 66°33'11" E 637.10'

LAKEWAY SPUR (80' RIGHT-OF-WAY)  
(PARTIALLY UNIMPROVED)

JEFFREY & MICHAEL HOUSTON  
0.39 ACRES  
DOC. # 2007006706

CITY OF GEORGETOWN  
3.202 ACRES  
2056/194

CITY OF GEORGETOWN  
0.174 ACRES (15' WIDE)  
ELECTRIC EASEMENT  
DOC. # 2019003500

**LOT 1, BLOCK B**  
**10.598 ACRES (CALLED 10.598 ACRES - PLAT)**

CITY OF GEORGETOWN  
3.461 ACRES  
DOC. # 201072284

LAKEWAY DRIVE (120' WIDE RIGHT-OF-WAY)

N 06°16'14" W 663.33'

CORNER POINTS ARE LENGTH, BEARING, LENGTH, BEARING, AREA, ANGLE  
C1 1460.00 166.07 168.31 S 29°20'24" W 1631.49  
C2 1340.00 174.73 216.93 S 42°38'06" W 1392.97

- NOTES:**
1. THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE REFERENCED TITLE COMMITMENT.
  2. THE FOLLOWING MATTERS WITHIN SCHEDULE B OF THE REFERENCED TITLE COMMITMENT 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 SHOWN
  - 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

- LEGEND**
- - 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
  - ▲ - 4" STEEL FENCE POST FOUND
  - P - OVERHEAD POWERLINE
  - W - WATER VALVE
  - F - FIRE HYDRANT

I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, THIS PLAT HEREON AND THE FIELD NOTES ATTACHED TRULY AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN; THERE ARE NO APPARENT 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. 4849(C029)IF, WILLIAMSON COUNTY, TEXAS, DATED SEPTEMBER 2019; THIS SURVEYOR HAS REVIEWED THE CURRENT CATEGORY OF THE SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 31ST DAY OF MARCH, 2021.



BRADLEY L. LIPSCOMB, RPLS.

SCALE: 1" = 60 FEET



SHEET 1 OF 2  
FIRM REGISTRATION NO. 10007900  
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX, 76567

TREE/TOPO SURVEY OF:  
**LOT 1, BLOCK B**  
**HAVINS AIRPORT COMMERCIAL SUBDIVISION**  
**CITY OF GEORGETOWN**  
**WILLIAMSON COUNTY, TEXAS**

Completion Date: 3/31/21 Drawn by: BL  
Scale: 1"=60' Surveyed by: LS  
PROJECT NO. S21-050 Checked by: BL

TREE TABLE

1201	17' DAK (PROTECTED)	1983	20' TWIN DAK (PROTECTED)	2077	15' TWIN DAK (PROTECTED)
1202	51' TRIPLE DAK (PROTECTED)	1984	22' DAK (PROTECTED)	2078	15' ELM (PROTECTED)
1203	58' TRIPLE DAK (PROTECTED)	1985	12' DAK (PROTECTED)	2079	19' DAK (PROTECTED)
1204	24' DAK (PROTECTED)	1986	18' TWIN DAK (PROTECTED)	2080	36' MULTI STEM DAK (PROTECTED)
1205	13' DAK (PROTECTED)	1987	39' MULTI STEM DAK (PROTECTED)	2081	29' TRIPLE DAK (PROTECTED)
1206	20' TWIN DAK (PROTECTED)	1988	12' DAK (PROTECTED)	2082	13' DAK (PROTECTED)
1207	18' ELM (PROTECTED)	1989	23' TWIN DAK (PROTECTED)	2083	14' ELM (PROTECTED)
1208	16' DAK (PROTECTED)	1990	47' MULTI STEM DAK (PROTECTED)	2084	18' DAK (PROTECTED)
1209	34' TRIPLE DAK (PROTECTED)	1991	16' TWIN DAK (PROTECTED)	2085	13' DAK (PROTECTED)
1210	28' TWIN DAK (PROTECTED)	1992	20' TWIN DAK (PROTECTED)	2086	59' MULTI STEM DAK (PROTECTED)
1211	29' TRIPLE DAK (PROTECTED)	1993	14' DAK (PROTECTED)	2087	15' DAK (PROTECTED)
1212	12' DAK (PROTECTED)	1994	13' DAK (PROTECTED)	2088	19' TWIN DAK (PROTECTED)
1213	24' DAK (PROTECTED)	1995	15' DAK (PROTECTED)	2089	18' DAK (PROTECTED)
1214	15' ELM (PROTECTED)	1996	16' DAK (PROTECTED)	2090	13' DAK (PROTECTED)
1215	14' DAK (PROTECTED)	1997	15' DAK (PROTECTED)	2091	15' ELM (PROTECTED)
1216	36' TRIPLE DAK (PROTECTED)	1998	12' DAK (PROTECTED)	2092	12' DAK (PROTECTED)
1217	14' DAK (PROTECTED)	1999	23' TWIN DAK (PROTECTED)	2093	29' TRIPLE DAK (PROTECTED)
1218	26' DAK (PROTECTED)	2000	13' DAK (PROTECTED)	2094	31' DAK (PROTECTED)
1219	20' TWIN DAK (PROTECTED)	2001	12' DAK (PROTECTED)	2095	24' DAK (PROTECTED)
1220	12' DAK (PROTECTED)	2002	13' DAK (PROTECTED)	2096	25' TRIPLE DAK (PROTECTED)
1221	33' TRIPLE DAK (PROTECTED)	2003	12' DAK (PROTECTED)	2097	15' DAK (PROTECTED)
1222	16' DAK (PROTECTED)	2004	12' DAK (PROTECTED)	2098	12' DAK (PROTECTED)
1223	28' TWIN DAK (PROTECTED)	2005	12' DAK (PROTECTED)	2099	15' TWIN DAK (PROTECTED)
1224	36' MULTI STEM DAK (PROTECTED)	2006	13' DAK (PROTECTED)	2100	12' DAK (PROTECTED)
1225	23' DAK (PROTECTED)	2007	22' TWIN DAK (PROTECTED)	2101	13' DAK (PROTECTED)
1226	24' DAK (PROTECTED)	2008	14' DAK (PROTECTED)	2102	16' DAK (PROTECTED)
1227	18' TWIN DAK (PROTECTED)	2009	19' DAK (PROTECTED)	2103	25' TWIN DAK (PROTECTED)
1228	16' DAK (PROTECTED)	2010	14' DAK (PROTECTED)	2104	13' DAK (PROTECTED)
1229	22' DAK (PROTECTED)	2011	20' DAK (PROTECTED)	2105	17' DAK (PROTECTED)
1230	35' DAK (PROTECTED)	2012	12' DAK (PROTECTED)	2106	13' DAK (PROTECTED)
1231	30' DAK (PROTECTED)	2013	24' TWIN DAK (PROTECTED)	2107	19' DAK (PROTECTED)
1232	19' TWIN DAK (PROTECTED)	2014	20' DAK (PROTECTED)	2108	24' DAK (PROTECTED)
1233	12' DAK (PROTECTED)	2015	18' TWIN DAK (PROTECTED)	2109	21' DAK (PROTECTED)
1234	13' DAK (PROTECTED)	2016	15' TWIN DAK (PROTECTED)	2110	26' DAK (PROTECTED)
1235	19' DAK (PROTECTED)	2017	23' DAK (PROTECTED)	2111	13' DAK (PROTECTED)
1236	10' DAK (PROTECTED)	2018	20' TWIN DAK (PROTECTED)	2112	16' DAK (PROTECTED)
1237	14' DAK (PROTECTED)	2019	14' DAK (PROTECTED)	2113	18' DAK (PROTECTED)
1238	16' DAK (PROTECTED)	2020	16' DAK (PROTECTED)	2114	36' TWIN DAK (PROTECTED)
1239	15' DAK (PROTECTED)	2021	17' DAK (PROTECTED)	2115	15' DAK (PROTECTED)
1240	33' TWIN DAK (PROTECTED)	2022	14' DAK (PROTECTED)	2116	18' DAK (PROTECTED)
1241	17' ELM (PROTECTED)	2023	18' ELM (PROTECTED)	2117	12' DAK (PROTECTED)
1242	22' TWIN DAK (PROTECTED)	2024	17' DAK (PROTECTED)	2118	12' DAK (PROTECTED)
1243	27' TWIN DAK (PROTECTED)	2025	12' DAK (PROTECTED)	2119	18' TWIN DAK (PROTECTED)
1244	18' DAK (PROTECTED)	2026	12' ELM (PROTECTED)	2120	13' ELM (PROTECTED)
1245	20' DAK (PROTECTED)	2027	12' DAK (PROTECTED)	2121	18' TWIN DAK (PROTECTED)
1246	17' DAK (PROTECTED)	2028	17' DAK (PROTECTED)	2122	13' DAK (PROTECTED)
1247	20' TRIPLE DAK (PROTECTED)	2029	12' ELM (PROTECTED)	2123	69' MULTI STEM DAK (PROTECTED)
1248	15' DAK (PROTECTED)	2030	14' ELM (PROTECTED)	2124	15' DAK (PROTECTED)
1249	23' DAK (PROTECTED)	2031	14' ELM (PROTECTED)	2125	24' TRIPLE ELM (PROTECTED)
1938	27' TWIN DAK (PROTECTED)	2032	12' DAK (PROTECTED)	2126	13' ELM (PROTECTED)
1939	32' TRIPLE DAK (PROTECTED)	2033	13' DAK (PROTECTED)	2127	17' ELM (PROTECTED)
1940	12' DAK (PROTECTED)	2034	12' DAK (PROTECTED)	2128	25' TWIN ELM (PROTECTED)
1941	30' TWIN DAK (PROTECTED)	2035	18' DAK (PROTECTED)	2129	15' ELM (PROTECTED)
1942	65' MULTI STEM DAK (PROTECTED)	2036	20' DAK (PROTECTED)	2130	15' ELM (PROTECTED)
1943	29' TRIPLE DAK (PROTECTED)	2037	20' DAK (PROTECTED)	2131	12' ELM (PROTECTED)
1944	13' DAK (PROTECTED)	2038	17' DAK (PROTECTED)	2132	19' DAK (PROTECTED)
1945	12' DAK (PROTECTED)	2039	20' DAK (PROTECTED)	2133	18' DAK (PROTECTED)
1946	12' DAK (PROTECTED)	2040	15' ELM (PROTECTED)	2134	15' DAK (PROTECTED)
1947	16' TWIN DAK (PROTECTED)	2041	13' DAK (PROTECTED)	2135	25' DAK (PROTECTED)
1948	20' TWIN DAK (PROTECTED)	2042	23' TWIN DAK (PROTECTED)	2136	12' DAK (PROTECTED)
1949	13' TWIN DAK (PROTECTED)	2043	41' TRIPLE DAK (PROTECTED)	2137	50' TRIPLE DAK (PROTECTED)
1950	13' ELM (PROTECTED)	2044	20' DAK (PROTECTED)	2138	16' TWIN DAK (PROTECTED)
1951	17' DAK (PROTECTED)	2045	23' DAK (PROTECTED)	2139	35' MULTI STEM DAK (PROTECTED)
1952	13' ELM (PROTECTED)	2046	15' ELM (PROTECTED)	2140	19' TRIPLE DAK (PROTECTED)
1953	27' MULTI STEM DAK (PROTECTED)	2047	16' DAK (PROTECTED)	2141	14' DAK (PROTECTED)
1954	17' TRIPLE DAK (PROTECTED)	2048	13' ELM (PROTECTED)	2142	18' DAK (PROTECTED)
1955	21' DAK (PROTECTED)	2049	21' TWIN ELM (PROTECTED)	2143	21' DAK (PROTECTED)
1956	20' DAK (PROTECTED)	2050	29' TWIN DAK (PROTECTED)	2144	17' DAK (PROTECTED)
1957	17' DAK (PROTECTED)	2051	12' ELM (PROTECTED)	2145	21' DAK (PROTECTED)
1958	13' DAK (PROTECTED)	2052	17' DAK (PROTECTED)	2146	22' DAK (PROTECTED)
1959	21' TRIPLE DAK (PROTECTED)	2053	25' TRIPLE DAK (PROTECTED)	2147	22' TWIN DAK (PROTECTED)
1960	13' DAK (PROTECTED)	2054	48' MULTI STEM DAK (PROTECTED)	2148	16' DAK (PROTECTED)
1961	16' TWIN DAK (PROTECTED)	2055	20' TWIN DAK (PROTECTED)	2149	16' DAK (PROTECTED)
1962	25' TRIPLE DAK (PROTECTED)	2056	13' DAK (PROTECTED)	2150	12' DAK (PROTECTED)
1963	12' ELM (PROTECTED)	2057	13' DAK (PROTECTED)	2151	16' DAK (PROTECTED)
1964	22' TWIN DAK (PROTECTED)	2058	21' TWIN DAK (PROTECTED)	2152	22' TWIN ELM (PROTECTED)
1965	13' DAK (PROTECTED)	2059	18' DAK (PROTECTED)	2153	31' DAK (PROTECTED)
1966	14' DAK (PROTECTED)	2060	24' TWIN DAK (PROTECTED)	2154	29' DAK (PROTECTED)
1967	20' TWIN DAK (PROTECTED)	2061	20' TWIN DAK (PROTECTED)	2155	14' ELM (PROTECTED)
1968	29' TWIN DAK (PROTECTED)	2062	14' DAK (PROTECTED)	2156	39' DAK (PROTECTED)
1969	12' DAK (PROTECTED)	2063	24' DAK (PROTECTED)	2157	19' DAK (PROTECTED)
1970	14' DAK (PROTECTED)	2064	12' DAK (PROTECTED)	2158	27' TWIN DAK (PROTECTED)
1971	16' DAK (PROTECTED)	2065	22' ELM (PROTECTED)	2159	13' ELM (PROTECTED)
1972	38' MULTI STEM DAK (PROTECTED)	2066	21' DAK (PROTECTED)	2160	23' TWIN DAK (PROTECTED)
1973	45' MULTI STEM DAK (PROTECTED)	2067	20' TWIN DAK (PROTECTED)	2161	13' ELM (PROTECTED)
1974	23' DAK (PROTECTED)	2068	33' TWIN DAK (PROTECTED)	2162	20' DAK (PROTECTED)
1975	13' ELM (PROTECTED)	2069	15' DAK (PROTECTED)	2163	32' TWIN DAK (PROTECTED)
1976	19' DAK (PROTECTED)	2070	19' DAK (PROTECTED)	2164	12' DAK (PROTECTED)
1977	17' TWIN DAK (PROTECTED)	2071	19' DAK (PROTECTED)	2165	13' ELM (PROTECTED)
1978	13' TWIN DAK (PROTECTED)	2072	23' DAK (PROTECTED)	2166	17' DAK (PROTECTED)
1979	48' MULTI STEM DAK (PROTECTED)	2073	15' DAK (PROTECTED)	2167	12' DAK (PROTECTED)
1980	12' DAK (PROTECTED)	2074	12' ELM (PROTECTED)	2168	29' DAK (PROTECTED)
1981	17' DAK (PROTECTED)	2075	12' DAK (PROTECTED)	2169	14' DAK (PROTECTED)
1982	12' DAK (PROTECTED)	2076	14' DAK (PROTECTED)	2170	17' DAK (PROTECTED)
				2171	19' ELM (PROTECTED)



SHEET 2 OF 2  
 FIRM REGISTRATION NO. 10007800  
 SURVEYING, INC.  
 528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76587

TREE/TOPO SURVEY OF:  
 LOT 1, BLOCK B  
 HAVINS AIRPORT COMMERCIAL SUBDIVISION  
 CITY OF GEORGETOWN  
 WILLIAMSON COUNTY, TEXAS

Completion Date: 3/31/21 Drawn by: BL  
 Scale: Surveyed by: LS  
 PROJECT NO. S21-050 Checked by: BL