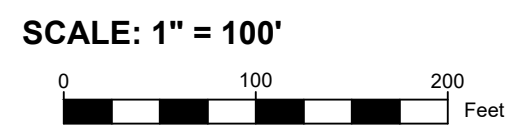


Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	211.23'	1340.00'	9° 01' 54"	N72° 23' 54"W	211.01'
C2	33.00'	1460.00'	1° 17' 42"	N68° 30' 21"W	33.00'
C3	564.98'	1460.00'	22° 10' 18"	N78° 56' 39"W	561.46'
C4	281.34'	1460.00'	11° 02' 27"	N73° 42' 53"W	280.90'
C5	126.73'	1460.00'	4° 58' 24"	N81° 43' 19"W	126.69'
C6	50.04'	1460.00'	1° 27' 49"	S85° 11' 25"W	50.03'
C7	264.34'	1460.00'	10° 22' 26"	S83° 17' 49"W	263.98'
C8	126.73'	1460.00'	4° 58' 24"	N81° 43' 19"W	126.69'
C9	90.41'	1460.00'	3° 32' 52"	S86° 42' 35"W	90.39'
C10	95.22'	682.50'	7° 59' 37"	N18° 08' 57"E	95.14'
C11	255.98'	682.50'	21° 29' 22"	N03° 24' 27"E	254.48'
C12	226.31'	617.50'	20° 59' 53"	S03° 09' 43"W	225.04'
C13	91.45'	617.50'	8° 29' 06"	S17° 54' 12"W	91.36'
C14	351.20'	682.50'	29° 28' 59"	S07° 24' 16"W	347.34'
C15	317.75'	617.50'	29° 28' 59"	N07° 24' 16"E	314.26'
C16	199.25'	1340.00'	8° 31' 11"	S81° 10' 27"E	199.07'
C17	98.31'	1460.00'	03° 51' 29"	N88° 06' 04"W	98.29'
C18	127.56'	1460.00'	05° 00' 21"	S87° 26' 20"W	127.52'
C19	173.94'	1460.00'	06° 49' 33"	S81° 31' 22"W	173.83'
C20	38.70'	25.00'	88° 42' 02"	N66° 29' 47"E	34.95'
C21	39.27'	25.00'	90° 00' 00"	S22° 51' 15"E	35.36'

Line #	Length	Direction
L1	68.09'	N71° 20' 11"E
L2	105.96'	N75° 48' 56"E
L3	83.14'	N60° 53' 02"E
L4	34.52'	S69° 48' 58"W
L5	94.23'	S10° 20' 14"W
L6	33.87'	N69° 27' 59"E
L7	12.22'	N68° 00' 18"E
(L7)	(11.03')	(N68° 52' 28"E)
L8	25.43'	N60° 53' 02"E
L9	57.71'	N60° 53' 02"E
L10	66.95'	N68° 48' 34"E
L11	56.26'	S06° 28' 28"E
L12	24.85'	S21° 20' 53"W
L13	93.92'	S18° 51' 14"E
L14	74.39'	S03° 30' 10"E
L15	100.03'	S68° 19' 38"W
(L15)	(100.08')	(S68° 29"W)

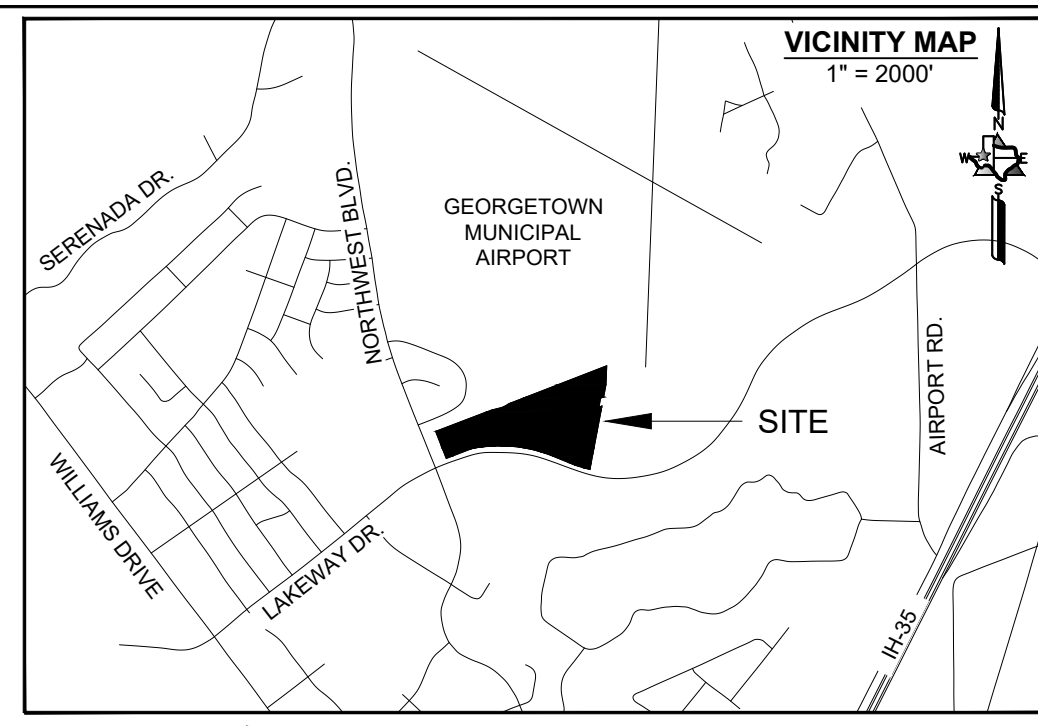
# REPLAT OF HAVINS AIRPORT COMMERCIAL SUBDIVISION LOT 1, BLOCK C



### LEGEND

- BOUNDARY FOUND/SET (NOTED)
- CALCULATED POINT
- ⊕ BENCHMARK LOCATION
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- ( ) RECORD CALL

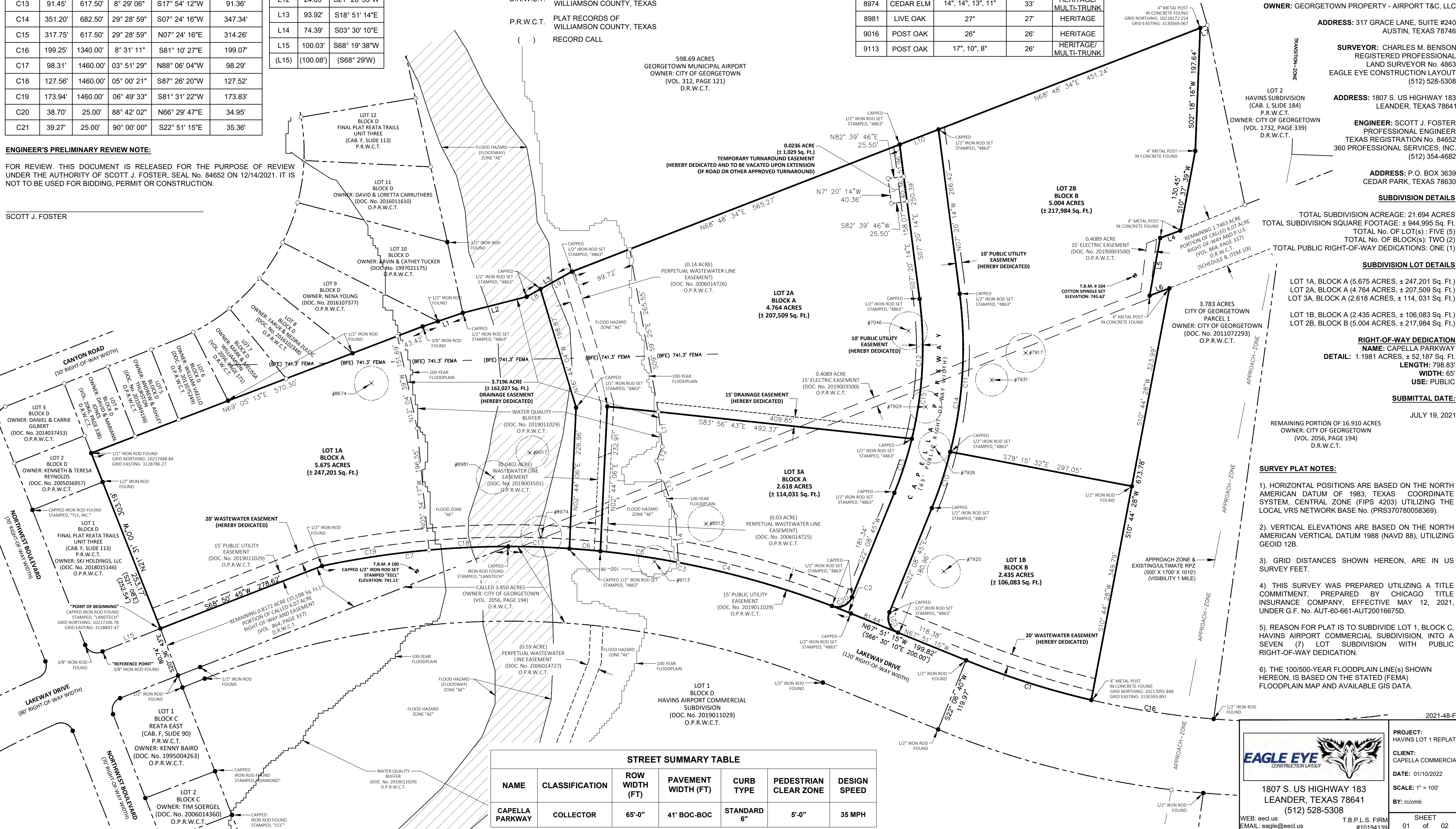
TAG #	TYPE	DIAMETER	C.R.Z.	NOTES
7046	DEAD	24", 13"	30.5'	HERITAGE/MULTI-TRUNK
7917	DEAD	22", 19"	31.5'	HERITAGE/MULTI-TRUNK
7920	CEDAR ELM	16", 11", 10"	26.5'	HERITAGE/MULTI-TRUNK
7926	CEDAR ELM	13", 13", 12"	25.5'	HERITAGE/MULTI-TRUNK
7929	DEAD	26"	26'	HERITAGE
7931	CEDAR ELM	13", 11", 9", 6"	26'	HERITAGE/MULTI-TRUNK
8513	POST OAK	25", 8"	29'	HERITAGE
8674	POST OAK	12", 9", 8", 7", 7"	27.5'	HERITAGE/MULTI-TRUNK
8974	CEDAR ELM	14", 14", 13", 11"	33'	HERITAGE/MULTI-TRUNK
8981	LIVE OAK	27"	27'	HERITAGE
9016	POST OAK	26"	26'	HERITAGE
9113	POST OAK	17", 10", 8"	26'	HERITAGE/MULTI-TRUNK



### ENGINEER'S PRELIMINARY REVIEW NOTE:

FOR REVIEW. THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF SCOTT J. FOSTER, SEAL No. 84652 ON 12/14/2021. IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION.

SCOTT J. FOSTER



**OWNER:** GEORGETOWN PROPERTY - AIRPORT T&C, LLC  
**ADDRESS:** 317 GRACE LANE, SUITE #240 AUSTIN, TEXAS 78746

**SURVEYOR:** CHARLES M. BENSON REGISTERED PROFESSIONAL LAND SURVEYOR No. 84652 EAGLE EYE CONSTRUCTION LAYOUT (512) 528-5308

**ADDRESS:** 1807 S. US HIGHWAY 183 LEANDER, TEXAS 78641

**ENGINEER:** SCOTT J. FOSTER PROFESSIONAL ENGINEER TEXAS REGISTRATION No. 84652 360 PROFESSIONAL SERVICES, INC. (512) 354-4682

**ADDRESS:** P.O. BOX 3639 CEDAR PARK, TEXAS 78630

**SUBDIVISION DETAILS**

TOTAL SUBDIVISION ACREAGE: 21.694 ACRES  
 TOTAL SUBDIVISION SQUARE FOOTAGE: ± 944,995 Sq. Ft.  
 TOTAL No. OF LOT(S): FIVE (5)  
 TOTAL No. OF BLOCK(S): TWO (2)  
 TOTAL PUBLIC RIGHT-OF-WAY DEDICATIONS: ONE (1)

**SUBDIVISION LOT DETAILS**

LOT 1A, BLOCK A (5.675 ACRES, ± 247,201 Sq. Ft.)  
 LOT 2A, BLOCK A (4.764 ACRES, ± 207,509 Sq. Ft.)  
 LOT 3A, BLOCK A (2.618 ACRES, ± 114,031 Sq. Ft.)  
 LOT 1B, BLOCK A (2.435 ACRES, ± 106,083 Sq. Ft.)  
 LOT 2B, BLOCK B (5.004 ACRES, ± 217,984 Sq. Ft.)

**RIGHT-OF-WAY DEDICATION**

**NAME:** CAPELLA PARKWAY  
**DETAIL:** 1.1981 ACRES, ± 52,187 Sq. Ft.  
**LENGTH:** 798.83'  
**WIDTH:** 65'  
**USE:** PUBLIC

**SUBMITTAL DATE:** JULY 19, 2021

REMAINING PORTION OF 16.910 ACRES  
 OWNER: CITY OF GEORGETOWN (VOL. 2056, PAGE 194) D.R.W.C.T.

- SURVEY PLAT NOTES:**
- HORIZONTAL POSITIONS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) UTILIZING THE LOCAL VRS NETWORK BASE No. (PRS370780058369).
  - VERTICAL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), UTILIZING GEOID 12B.
  - GRID DISTANCES SHOWN HEREON, ARE IN US SURVEY FEET.
  - THIS SURVEY WAS PREPARED UTILIZING A TITLE COMMITMENT, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE MAY 12, 2021, UNDER G.F. No. AUT-60-661-AUT20016675D.
  - REASON FOR PLAT IS TO SUBDIVIDE LOT 1, BLOCK C, HAVINS AIRPORT COMMERCIAL SUBDIVISION, INTO A SEVEN (7) LOT SUBDIVISION WITH PUBLIC RIGHT-OF-WAY DEDICATION.
  - THE 100/500-YEAR FLOODPLAIN LINE(S) SHOWN HEREON, IS BASED ON THE STATED (FEMA) FLOODPLAIN MAP AND AVAILABLE GIS DATA.

NAME	CLASSIFICATION	ROW WIDTH (FT)	PAVEMENT WIDTH (FT)	CURB TYPE	PEDESTRIAN CLEAR ZONE	DESIGN SPEED
CAPELLA PARKWAY	COLLECTOR	65'-0"	41' BOC-BOC	STANDARD 6"	5'-0"	35 MPH

1807 S. US HIGHWAY 183  
 LEANDER, TEXAS 78641  
 (512) 528-5308

PROJECT: HAVINS LOT 1 REPLAT  
 CLIENT: CAPELLA COMMERCIAL  
 DATE: 01/10/2022  
 SCALE: 1" = 100'  
 BY: rc/cmb  
 SHEET 01 of 02

WEB: eed.us  
 EMAIL: eagle@eed.us  
 T.B.P.L.S. FIRM #10194139

2021-48-FP

