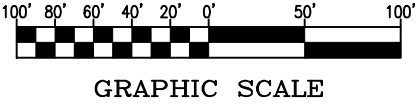


LEGAL DESCRIPTION
BEING 28.53 ACRES (1,242,932 SQUARE FEET) OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551, IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE REMAINDER OF A CALLED 789.508 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE STATE OF TEXAS, STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION, RECORDED IN VOLUME 1723, PAGE 855 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A"



LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TDELS FIRM NO. 10001800
512-258-7901

GENERAL NOTES:
THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).
DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.000077918.
SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.
THIS SURVEY PLAT ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

BOUNDARY AND IMPROVEMENTS SURVEY OF 28.53 ACRES OF LAND SITUATED IN THE RACHAEL SAUL SURVEY ABSTRACT NO. 551, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 789.508 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 1723, PAGE 855, O.R.W.C.T.

- LEGEND**
- 1/2-INCH REBAR WITH TX.D.O.T. ALUMINUM CAP FOUND
 - 1/2-INCH REBAR FOUND (OR AS NOTED)
 - 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND
 - 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET
 - 60D NAIL FOUND
 - ELECTRIC PULLBOX
 - ELECTRIC TRANSFORMER
 - LIGHT POLE
 - BOLLARD
 - FIRE HYDRANT
 - SIGN POST SIGN
 - POWER POLE
 - OVERHEAD ELECTRIC
 - MANHOLE
 - GAS MARKER
 - WATER VALVE
 - O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
 - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - R.O.W. RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING

RACHAEL SAUL SURVEY
ABSTRACT NO. 551

LOT 1, BLOCK B
REPLAT OF AVERY LAKELINE
DOC. NO. 2021073705
O.P.R.W.C.T.

LOT 2, BLOCK B
REPLAT OF AVERY LAKELINE
DOC. NO. 2021073705
O.P.R.W.C.T.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N88°16'23"E	14.32'
L2	N75°02'19"E	12.54'
L3	S83°23'59"W	16.33'
L4	S85°12'40"W	125.19'
L5	S85°20'23"W	83.13'

P.O.B.
SURFACE COORDINATES
N: 10148785.98
E: 3095103.55

LOT 1, BLOCK A
NEC LAKELINE AND 183A
DOC. NO. 2019116894
O.P.R.W.C.T.

THIS SURVEY PLAT WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION.

Frank W. Funk 07/28/2023
FRANK W. FUNK
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6803



REVISIONS		PROJECT NAME: JCI TSDOT CPR	
DATE	DESCRIPTION	JOB NUMBER: 23-018	SCALE: 1"=100'
		DATE: 06/07/23	DRAWING FILE PATH: K:\2023\23018 - JCI TSDOT CPR\CAD\DWGs
			FIELDNOTE FILE PATH: K:\2023\23018 - JCI TSDOT CPR\DESCRIPTIONS
		RPLS: FWF	TECH: JCA
		CHECKED BY: HAS	PARTYCHIEF: KD
			FIELDBOOK: 07/28/23
DRAWING NAME: JCI TSDOT CPR			
SHEET 1 of 1			