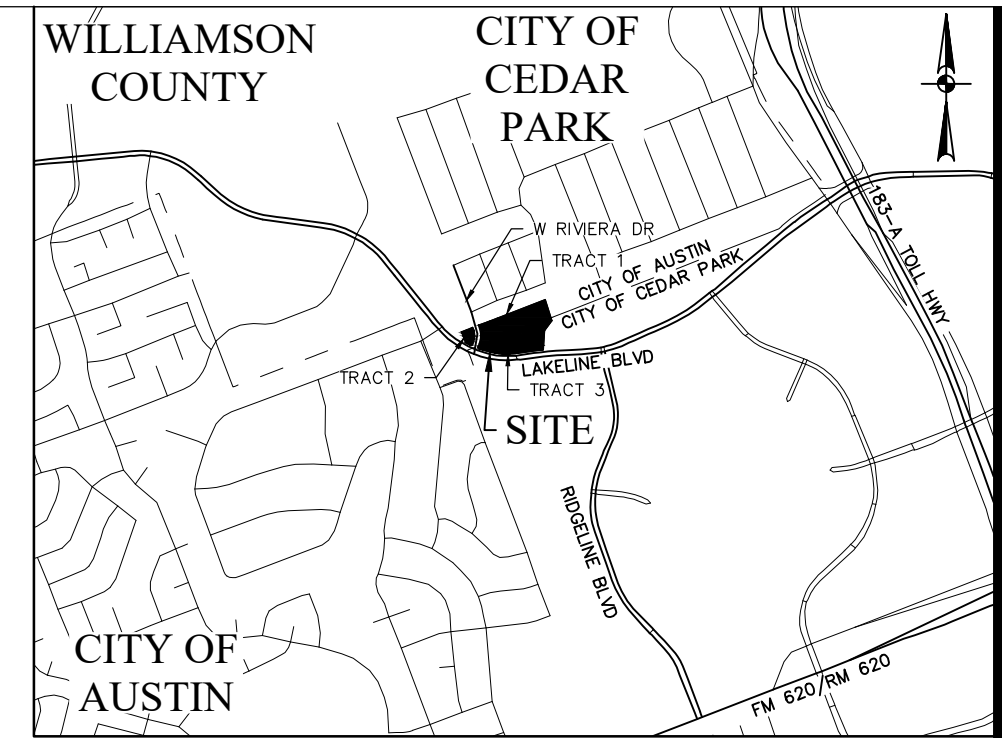


LINE NO.	BEARING	LENGTH
L1	S21°21'33"E	29.89'
L2	S23°30'11"W	24.78'
L3	N22°51'45"E	16.30'
L4	N21°20'46"W	29.68'
L5	N22°51'45"E	8.86'
L6	S17°47'09"E	32.60'

CURVE NO.	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	162.02'	044°22'19"	S00°53'11"W	122.36'
C2	20.00'	093°27'18"	S69°35'50"W	29.12'
C3	955.00'	003°11'43"	N62°31'10"W	53.25'
C4	226.02'	044°8'01"	N00°58'20"E	170.43'
C5	702.31'	017°41'22"	N88°52'59"W	215.97'
C6	955.00'	009°55'54"	N75°03'55"W	165.33'
C7	20.00'	092°43'44"	N23°53'15"W	28.95'



GEONET OF TEXAS, LLC  
 TBPELS FIRM REGISTRATION NO. 10194782  
 1308 NOKOTA BEND  
 GEORGETOWN, TX, 78626

JOB NO. 10020-23  
 REQUESTED BY: BASHEER MOHAMED

LOT 1, BLOCK B  
 LAKELINE COMMONS  
 SUBDIVISION  
 CAB. B, SL. 112 (P.R.)  
 2500 LAKELINE, LLC  
 & DENTON LAKELINE, LLC  
 & 12112 LAKELINE TIC, LLC  
 DOC. NO. 2019104727 (O.P.R.)

LOT 184  
 RIVIERA SPRINGS  
 SUBDIVISION NO. 2  
 CAB. B, SL. 210 (P.R.)

TRACT 2  
 A CALLED  
 0.396 ACRE TRACT  
 LAKELINE RE HOLDINGS, LLC  
 DOC. NO. 2022033884 (O.P.R.)  
 (0.397 ACRES)

LOT 185  
 & THE WEST HALF OF  
 LOT 186

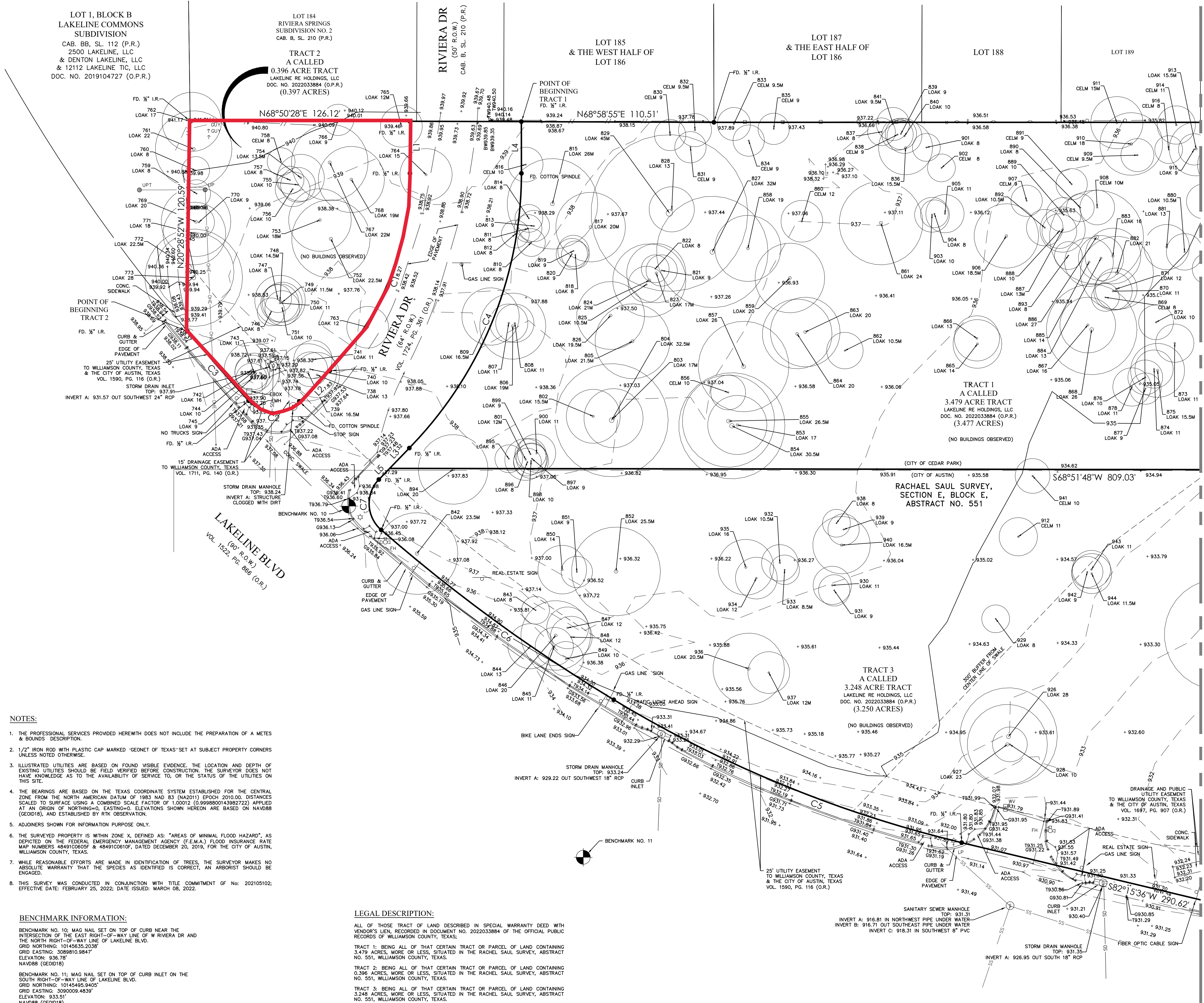
LOT 187  
 & THE EAST HALF OF  
 LOT 186

LOT 188

LOT 189

VICINITY MAP  
 SCALE: 1"=2000'

- ABBREVIATIONS:**
- CONC. CONCRETE
  - ELEC. ELECTRIC
  - FD. FOUND
  - I.R. IRON ROD
  - (GUT) GEOMET OF TEXAS CAP
  - T700.00 TOP OF CURB
  - G700.00 GUTTER
  - BW700.00 BOTTOM OF WALL
  - TW700.00 TOP OF WALL
  - CAB. CABINET
  - SL. SLIDE
  - VOL. VOLUME
  - PG. PAGE
  - DOC. NO. DOCUMENT NUMBER
  - (GUT) BUILDING SETBACK LINE
  - R.O.W. RIGHT-OF-WAY
  - P.U.E. PUBLIC UTILITY EASEMENT
  - D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
  - P.R. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
  - O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
  - D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
  - MONUMENT FOUND (AS NOTED)
- LEGEND**
- CI CURB INLET
  - CO SANITARY SEWER CLEANOUT
  - FH FIRE HYDRANT
  - PVC POLYVINYL CHLORIDE PIPE
  - RCP REINFORCED CONCRETE PIPE
  - STREET SIGN (AS NOTED)
  - SSMH SANITARY SEWER MANHOLE
  - STMH STORM DRAIN MANHOLE
  - EMH ELECTRIC MANHOLE
  - EBOX ELECTRIC BOX
  - GUY GUY ANCHOR
  - LP LAMP POST
  - UP UTILITY POLE
  - UPT UTILITY POLE & TRANSFORMER
  - WM WATER METER
  - WV WATER VALVE
  - HK 8" 8" HACKBERRY
  - GUM 8" 8" GUM BUMELIA
  - LOAK 8" 8" LIVE OAK
  - CELM 8" 8" CEDAR ELM
  - BARBED WIRE FENCE
  - CHAIN LINK FENCE
  - HOG WIRE FENCE
  - WOOD FENCE
  - ORNAMENTAL FENCE
  - SANITARY SEWER LINE
  - STORM DRAIN LINE
  - OVERHEAD ELEC.
  - BOUNDARY LINE
  - ADJONER LINE
  - EXISTING EASEMENT LINE
  - BUILDING SETBACK LINE



MATCHLINE - SEE SHEET 2 OF 2

- NOTES:**
- THE PROFESSIONAL SERVICES PROVIDED HEREWITH DOES NOT INCLUDE THE PREPARATION OF A METES & BOUNDS DESCRIPTION.
  - 1/2" IRON ROD WITH PLASTIC CAP MARKED "GEOMET OF TEXAS" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
  - ILLUSTRATED UTILITIES ARE BASED ON FOUND VISIBLE EVIDENCE, THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO, OR THE STATUS OF THE UTILITIES ON THIS SITE.
  - THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NAD83) EPOCH 2010.00. DISTANCES SCALED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012 (0.9998800143982722) APPLIED AT AN ORIGIN OF NORTHING: 1014855.20357 GRID EASTING: 3098910.0847 ELEVATION: 936.78' NAVD83 (GEOID18).
  - ADJONERS SHOWN FOR INFORMATION PURPOSE ONLY.
  - THE SURVEYED PROPERTY IS WITHIN ZONE X, DEFINED AS: "AREAS OF MINIMAL FLOOD HAZARD", AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBERS 484910005F & 484910010F, DATED FEBRUARY 20, 2019, FOR THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS.
  - WHILE REASONABLE EFFORTS ARE MADE IN IDENTIFICATION OF TREES, THE SURVEYOR MAKES NO ABSOLUTE WARRANTY THAT THE SPECIES AS IDENTIFIED IS CORRECT, AN ARBORIST SHOULD BE ENGAGED.
  - THIS SURVEY WAS CONDUCTED IN CONJUNCTION WITH TITLE COMMITMENT OF NO. 202105102; EFFECTIVE DATE: FEBRUARY 25, 2022; DATE ISSUED: MARCH 08, 2022.

**BENCHMARK INFORMATION:**

BENCHMARK NO. 10; MAG NAIL SET ON TOP OF CURB NEAR THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF W RIVIERA DR AND THE NORTH RIGHT-OF-WAY LINE OF LAKELINE BLVD.  
 GRID NORTHING: 1014855.20357  
 GRID EASTING: 3098910.0847  
 ELEVATION: 936.78' NAVD83 (GEOID18)

BENCHMARK NO. 11; MAG NAIL SET ON TOP OF CURB INLET ON THE SOUTH RIGHT-OF-WAY LINE OF LAKELINE BLVD.  
 GRID NORTHING: 1014855.94657  
 GRID EASTING: 3099009.48397  
 ELEVATION: 933.51' NAVD83 (GEOID18)

**LEGAL DESCRIPTION:**

ALL OF THOSE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 2022033884 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

TRACT 1: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 3.479 ACRES, MORE OR LESS, SITUATED IN THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS.

TRACT 2: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.396 ACRES, MORE OR LESS, SITUATED IN THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS.

TRACT 3: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 3.248 ACRES, MORE OR LESS, SITUATED IN THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS.

**CERTIFICATION:**

THE UNDERSIGNED DOES HEREBY CERTIFY THAT A SURVEY WAS MADE IN THE MONTHS OF FEBRUARY AND MARCH, 2022 ON THE GROUND OF A CALLED 3.479 ACRE TRACT (TRACT 1) (3.477 ACRES TRACT); A CALLED 0.396 ACRE TRACT (TRACT 2) (0.397 ACRES TRACT); A CALLED 3.248 ACRE TRACT (TRACT 3) (3.250 ACRES TRACT) AS SHOWN HEREON AND THAT (1) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON WAS MADE FOR THE BENEFIT OF AND RELIANCE BY LAKELINE RE HOLDING, LLC WITH RESPECT TO OF NO. 202205102; EFFECTIVE FEBRUARY 25, 2022; ISSUED MARCH 8, 2022; (2) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON ARE TRUE, CORRECT AND ACCURATE AND WERE PREPARED FROM AN ACTUAL ON-THE-GROUND STAKED SURVEY OF THE REAL PROPERTY SHOWN HEREON; (3) THE PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AS SHOWN HEREON AND THE DISTANCE OF THE SUBJECT PROPERTY FROM THE NEAREST INTERSECTING STREET OR ROAD IS SHOWN HEREON; (4) EXCEPT AS SHOWN HEREON, THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, IMPROVEMENTS, OVERLAPPING OF IMPROVEMENTS, SET-BACK LINES, EASEMENTS OR ROADWAYS, EXCEPT AS SHOWN HEREON; (5) THE BOUNDARIES, DIMENSIONS, OTHER DETAILS, SHOWN HEREON ARE TRUE AND CORRECT; (6) THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONVEYANCE, STANDARD LAND SURVEY, AND FOR A CATEGORY 6, CONTIGUOUS LAND SURVEY, DATE OF MAP: MARCH 21, 2023.



JOSUE E. MIRANDA ORTIZ, R.P.L.S., NO. 6637  
 GEONET OF TEXAS, LLC  
 TBPELS FIRM REGISTRATION NO. 10194782  
 jmiranda@geonetofatexas.com

03/21/2023  
 DATE

Client/Project	Permit/Seal	Revision	By	Appr.	Y/M/AM/ED	ISSUED
LAKELINE RE HOLDING, LLC						
2610 1/2 S LAKELINE BLVD						
CEDAR PARK, TX 78613						
THE TOPOGRAPHIC, TREE & STANDARD LAND SURVEY						

Project Number: 10020-23  
 File Name: 811-10020-23.dwg

JMO	JMO	JMO	23.03.21
Dwn.	Chkd.	Dgn.	YY/MM/DD

Drawing No. 10020-23  
 Revision Sheet

