



City of Abilene Planning and Zoning Commission Agenda

Notice is hereby given of a virtual meeting of the Planning & Zoning Commission of City of Abilene to be held on May 5, 2020, at 1:30 p.m., at virtually via Zoom meeting, for the purpose of considering the following agenda items.

CALL TO ORDER

INVOCATION

MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving the Minutes from the Regular Meeting Held on April 7, 2020.

PLATS

2. FP-4118: Elm Creek at Wylie, Section 2, City of Abilene, Taylor County, Texas.
3. PP-2220: Lots 1, 2, & 3, Block A, Oldham Lane Church of Christ Subdivision and the Southwest Quarter of Section 68 Blind Asylum Lands, Abilene, Taylor County, Texas.
4. FP-2420: Section 2, South Ridge Addition, Abilene, Taylor County, Texas.
5. MRP-2820: Replat of Bobcat Addition, Lots 1 & 2, Block A, 8.458 Acres, Being Portions of Block 22 & 23, Bowyer Subdivision, A. Berry Survey, Abstract No. 628, City of Abilene, Taylor County, Texas
6. FRP-2920: Abilene Hotel And Convention Center, Lot 1, Block A, Being A Replat Of Lots 1-6, Block 73, And All Of Block 72, Original Town, And A Portion Of Cedar Street (Abandoned) 3.588 Acres Situated In The M. Berry Survey, Abstract No. 627, City Of Abilene, Taylor County, Texas.
7. PP-3020: South Lake Villas Addition, Being 5.844 Acres Out of the SW/4 of Section 8, Lunatic Asylum Land, Abstract No. 806, City of Abilene, Taylor County, Texas.
8. FP-3120: South Lake Villas Addition, Being 5.844 Acres Out of the SW/4 of Section 8, Lunatic Asylum Land, Abstract No. 806, City of Abilene, Taylor County, Texas.

9. MRP-3220: Lots 101 Thru 108, Replat of Lot 6, Block A, Replat of Block A, Parramore's Subdivision, City of Abilene, Taylor County, Texas.

ADJOURNMENT

Notice

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received forty-eight (48) hours prior to scheduled meetings. Please contact the City Secretary's Office at 325-676-6208. Telecommunication device for the deaf is 325-676-6360.

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 1st day of May, 2020, at 4:50 p.m.

Shawna Atkinson, City Secretary

NOTICE REGARDING PUBLIC PARTICIPATION

Governor Greg Abbott has granted a temporary suspension of certain rules to allow for telephone or video conference public meetings in an effort to reduce in-person meetings that assemble large groups of people, due to the COVID-19 (coronavirus) public health emergency.

In an effort to reduce the spread of the virus, the Planning & Zoning Commission meeting will be closed to in person attendance by the public, individuals will be able to address the Planning & Zoning Commission via telephone conference call.

There are two phone numbers to call for this meeting:

- 1) To call in to a Listen Only version of the meeting, call 888-475-4499. The meeting ID is 994-4835-4107
 - 2) To call in to Speak on a public hearing on an agenda item please call 877-853-5257. The meeting ID is 854-897-1503.
- Please note, this line needs to be used only when the agenda item you wish to speak on is being presented.

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Planning & Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may either address the Planning & Zoning Commission during the Public Comments portion of the meeting or when the item is considered by the Planning & Zoning Commission.

The agenda packet can be viewed online here: <https://www.abilenetx.gov/714/Agendas-Minutes>



Planning and Zoning Commission MINUTES

April 7, 2020 | 1:30 p.m. | Abilene, Texas City Hall – Council Chambers

Due to the COVID-19 pandemic, this time-sensitive meeting was held via teleconference to allow the public to comment via telephone. Abilene, Texas City Hall is closed to the public while practicing required social distancing. Please refer to the Notice Regarding Public Participation included on the Agenda.

Commissioners Present:

Mr. Fred Famble, Chairman
Mr. Mitch Barnett
Rev. Iziar Lankford

Mr. Clint Rosenbaum, Pro Tem
Ms. Alex Russell, Sergeant-at-Arms
Mr. Brad Benham (Voting Remotely)

Commissioners Absent:

Mr. Bill Noonan, Secretary

Staff Present:

Mr. Mike Warrix, Director of Planning and Development Services
Ms. Cheryl Sawyers, Planning Services Manager
Ms. Melissa Farr, Executive Assistant
Mr. Stanley Smith, City Attorney

CALL TO ORDER

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:42 p.m. Melissa Farr took the roll call noting the following commissioners present:

Present: 6 – **Barnett, Russell, Benham, Rosenbaum, Lankford, Famble**

INVOCATION

Reverend Lankford delivered the invocation.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

Reverend Lankford moved to **approve** the minutes for the Planning and Zoning Commission regular meeting of March 3, 2020. Mr. Rosenbaum seconded the motion. The motion to approve prevailed by the following vote:

AYES: Barnett, Russell, Benham, Rosenbaum, Lankford, Famble

NAYS: None

PLATS

FP-4017: Cordova Place, Section 2. Being 6 Acres out of the William Bishop Survey NO. 43, City of Abilene, Taylor County, Texas

FRP-1520: A Replat of Lots 205 & 206, Block A, Greater Abilene Industrial District, Abilene, Taylor County, Texas

FP-1620: Southern Meadows, Section 5, Being 10.160 acres out of the M. Talbot Survey No. 102, Abstract No. 318, City of Abilene, Taylor County, Texas

FP-1720: Highland Farms, Section 2, Being 17.455 acres out of the George N. Robinson Survey No. 58, Abstract No. 227, Taylor County, Texas

PP-1820: Loop 322 Development, City of Abilene, Taylor County, Texas

Mr. Zack Rainbow presented the plats to the Commission.

Mr. Famble opened the public hearing. Hearing no one desiring to be heard via teleconference, the public hearing was closed.

Mr. Rosenbaum moved to **approve** the plats, and Reverend Lankford seconded the motion. The motion to **approve** prevailed by the following vote:

AYES: Barnett, Russell, Benham, Rosenbaum, Lankford, Famble

NAYS: None

ZONING

Z-2020-01: Public hearing and possible vote to recommend approval or denial to City Council on a request from Prairie Song LLC, agent Nick Coates, to amend the terms of Planned Development

(PD) District Number 144 by expanding its original 14.166 acres to include 0.5 acre of additional now vacant land at 2660 Garfield Avenue, by changing allowed uses to include all those permissible within Residential Medium Density (MD) zoning districts and by requiring all access to future development of this property to be from Garfield Avenue; Legal description being 12.004 acres out of T&P Railway Co. Section 84 (and located at least 140 feet north of Garfield Avenue) as well as Lots 45 in Block 10 and all of Block 11 in the Hillcrest Addition (on north side of 2600 block of Garfield Avenue)

Ms. Cheryl Sawyers presented this item. The request is to amend existing Planned Development District Number 144 (PD 144).

Mr. Famble opened the public hearing. Those who spoke in opposition were:

Mr. Edward Walker
Mrs. Tammy Walker
Mr. Phillip Jergins
Mr. Chris Brannon

Speaking in favor was: Mr. Judd White

Mr. Coates, agent, was able to call in after everyone else had spoken.

Mr. Famble closed the public hearing at 3:15 p.m.

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor, with four (4) received in opposition.

PLANNING STAFF RECOMMENDATION: Approval

Mr. Barnett moved to approve this request. Reverend Lankford seconded the motion. The motion to approve **FAILED** by the following vote:

AYES: Barnett, Lankford

NAYS: Russell, Rosenbaum, Famble

Z-2020-06: Public hearing and possible vote to recommend approval or denial to City Council on a request from Eric Salazar to rezone property from an Agricultural Open Space (AO) to a Rural Residential (RR1) District; Legal description being 5.0 acres in the center of W.C. Jobe Addition and located in the 7100-7200 blocks (east side) of West Lake Road, approximately 1.5 miles north of F.M. 3034 in the Lake Fort Phantom Hill area of Abilene, Texas

Ms. Cheryl Sawyers presented this item. The applicant is requesting to rezone from Agricultural Open Space (AO) District to Rural Residential (RR-1) District in order to subdivide this tract of land into three parcels for single family homes.

Mr. Famble opened the public hearing. As there were no callers/online participants, the public hearing was closed.

Property owners within a 200-foot radius were notified of this request. One (1) response was received in favor, with none (0) in opposition.

PLANNING STAFF RECOMMENDATION: Approval

Mr. Rosenbaum moved to approve this request. Ms. Russell seconded the motion. The motion to approve prevailed by the following vote:

AYES: Barnett, Russell, Benham, Rosenbaum, Famble

NAYS: None

Z-2020-07: Public hearing and possible vote to recommend approval or denial to City Council on a request from Vader Enterprises LLC, agent Sheldon Greene, to rezone property from a Heavy Industrial (HI) to a Heavy Commercial (HC) District; Legal description being the east 403 feet of the west 698 feet of Lot 1 in the Weldon Wilson Addition to Abilene, Taylor County, Texas, being the rear (eastern) approximately 2.2 acres of a building site at 4721 Hill Street in southern Abilene

Ms. Cheryl Sawyers presented this item. The applicant is requesting to rezone from Heavy Industrial (HI) to Heavy Commercial (HC) in order to utilize the entire tract of land for fuel sales.

Mr. Famble opened the public hearing. As there were no callers/online participants, the public hearing was closed.

Property owners within a 200-foot radius were notified of this request. One (1) response was received in favor, with none (0) in opposition.

PLANNING STAFF RECOMMENDATION: Approval

Mr. Rosenbaum moved to approve this request. Reverend Lankford seconded the motion. The motion to approve prevailed by the following vote:

AYES: Barnett, Russell, Benham, Rosenbaum, Famble

NAYS: None

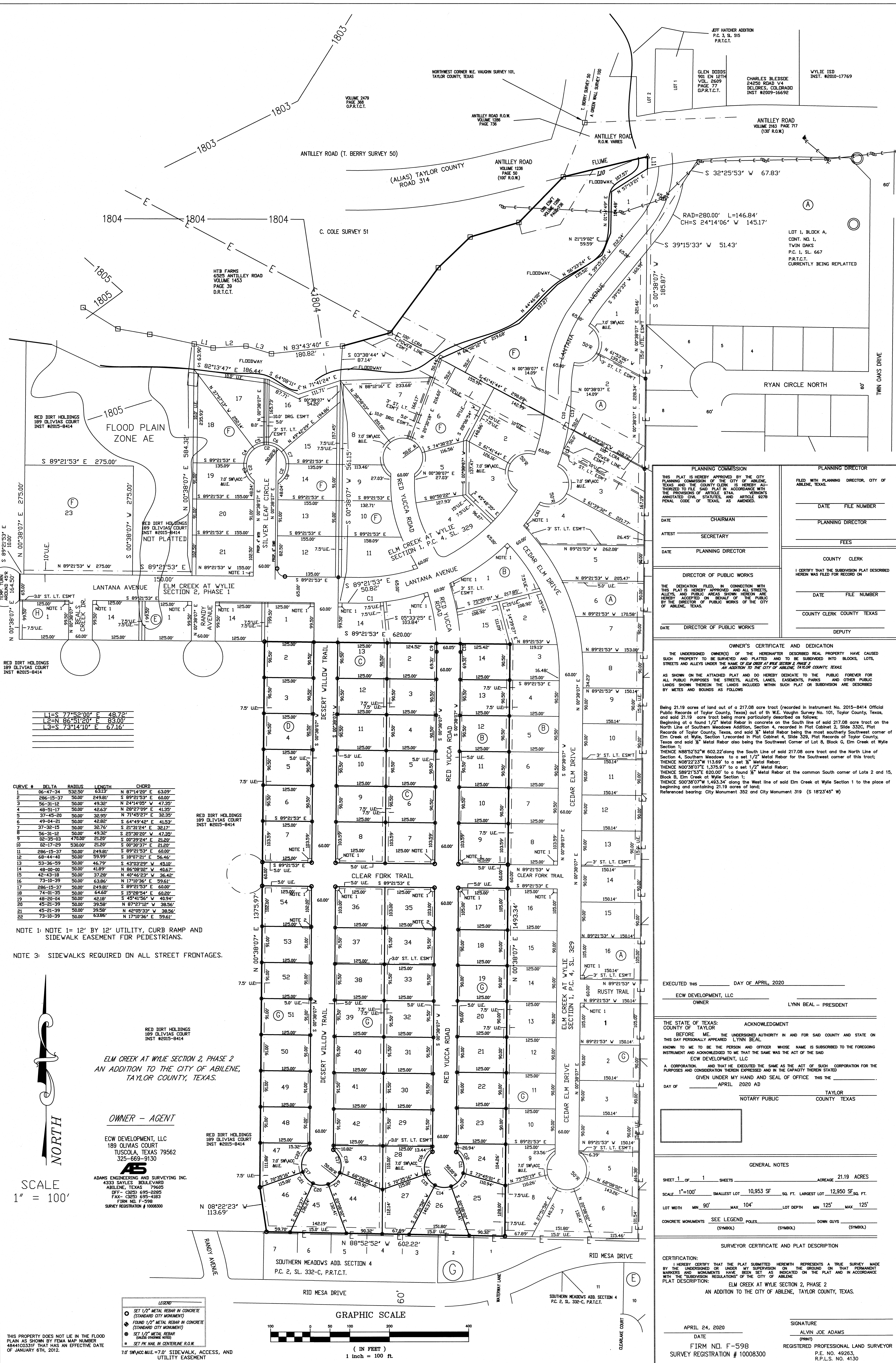
DIRECTOR'S REPORT

Mr. Warrix announced recent decisions made by City Council on items recommended from the Commission.

ADJOURNMENT

There being no further discussion, Mr. Famble adjourned the meeting at 3:31 p.m.

APPROVED



PLANNING COMMISSION		PLANNING DIRECTOR	
THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS. THE CITY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 974A, VERNON'S ANNOTATED CIVIL STATUTES, AND ARTICLE 927B PENAL CODE OF TEXAS, AS AMENDED.		FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.	
DATE	CHAIRMAN	DATE	FILE NUMBER
ATTEST	SECRETARY	PLANNING DIRECTOR	
DATE	PLANNING DIRECTOR	FEES	
DIRECTOR OF PUBLIC WORKS		COUNTY CLERK	
THE DEDICATION FILED IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS.		I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON	
DATE	DIRECTOR OF PUBLIC WORKS	DATE	FILE NUMBER
		COUNTY CLERK COUNTY TEXAS	
		DEPUTY	

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED OWNER(S) OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAVE CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS AND ALLEYS UNDER THE NAME OF **ELM CREEK AT WYLIE SECTION 2, PHASE 2**, AN ADDITION TO THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS.

AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANCES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Being 21.19 acres of land out of a 217.08 acre tract (recorded in Instrument No. 2015-8414 Official Public Records of Taylor County, Texas) out of th W.E. Vaughn Survey No. 101, Taylor County, Texas, and said 21.19 acre tract being more particularly described as follows:

Beginning at a found 1/2" Metal Rebar in concrete on the South line of said 217.08 acre tract on the North Line of Southern Meadows Addition, Section 4, recorded in Plat Cabinet 2, Slide 332C, Plat Records of Taylor County, Texas, and said 1/2" Metal Rebar being the most southerly Southwest corner of Elm Creek at Wylie, Section 1, recorded in Plat Cabinet 4, Slide 329, Plat Records of Taylor County, Texas and said 1/2" Metal Rebar also being the Southwest Corner of Lot 8, Block G, Elm Creek at Wylie Section 1;

THENCE N88°52'52"W 602.22' along the South Line of said 217.08 acre tract and the North Line of Section 4, Southern Meadows, to a set 1/2" Metal Rebar for the Southwest corner of this tract; THENCE N02°22'23"W 113.69' to a set 1/2" Metal Rebar;

THENCE N00°38'07"E 1,375.97' to a set 1/2" Metal Rebar;

THENCE S89°21'53"E 620.00' to a found 1/2" Metal Rebar at the common South corner of Lots 2 and 15, Block B, Elm Creek at Wylie Section 1;

THENCE S00°38'07"W 1,493.34' along the West line of said Elm Creek at Wylie Section 1 to the place of beginning and containing 21.19 acres of land;

Referenced bearing: City Monument 352 and City Monument 319 (S 182°34'5" W)

EXECUTED THIS _____ DAY OF APRIL, 2020

ECW DEVELOPMENT, LLC
OWNER

LYNN BEAL - PRESIDENT

ACKNOWLEDGMENT

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED LYNN BEAL, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID ECW DEVELOPMENT, LLC

A CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ APRIL 2020 AD

TAYLOR COUNTY TEXAS

NOTARY PUBLIC

GENERAL NOTES

SHEET 1 OF 1 SHEETS ACREAGE 21.19 ACRES

SCALE 1"=100' SMALLEST LOT 10,953 SF SQ. FT. LARGEST LOT 12,950 SF SQ. FT.

LOT WIDTH MIN 90' MAX 104' LOT DEPTH MIN 125' MAX 125'

CONCRETE MONUMENTS SEE LEGEND POLES DOWN GUYS (SYMBOL) (SYMBOL) (SYMBOL)

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT SUBMITTED HERewith REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND ON THAT PERMANENT MARKERS AND MONUMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF THE CITY OF ABILENE

PLAT DESCRIPTION: **ELM CREEK AT WYLIE SECTION 2, PHASE 2 AN ADDITION TO THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS.**

APRIL 24, 2020

DATE

FIRM NO. F-598

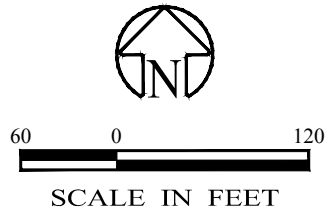
SURVEY REGISTRATION # 10008300

SIGNATURE

ALVIN JOE ADAMS (PRINT)

REGISTERED PROFESSIONAL LAND SURVEYOR

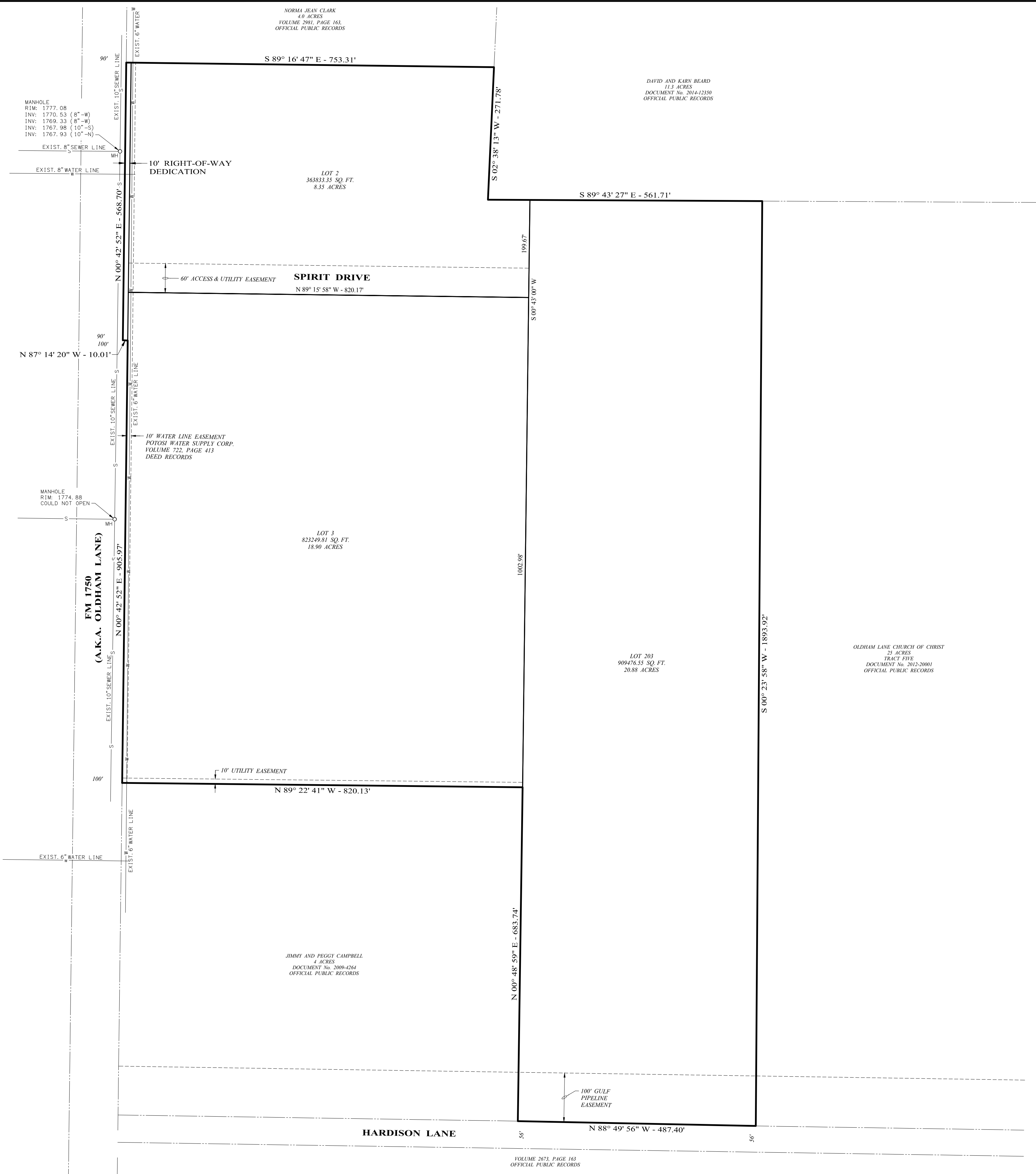
P.E. NO. 49263, R.P.L.S. NO. 4130



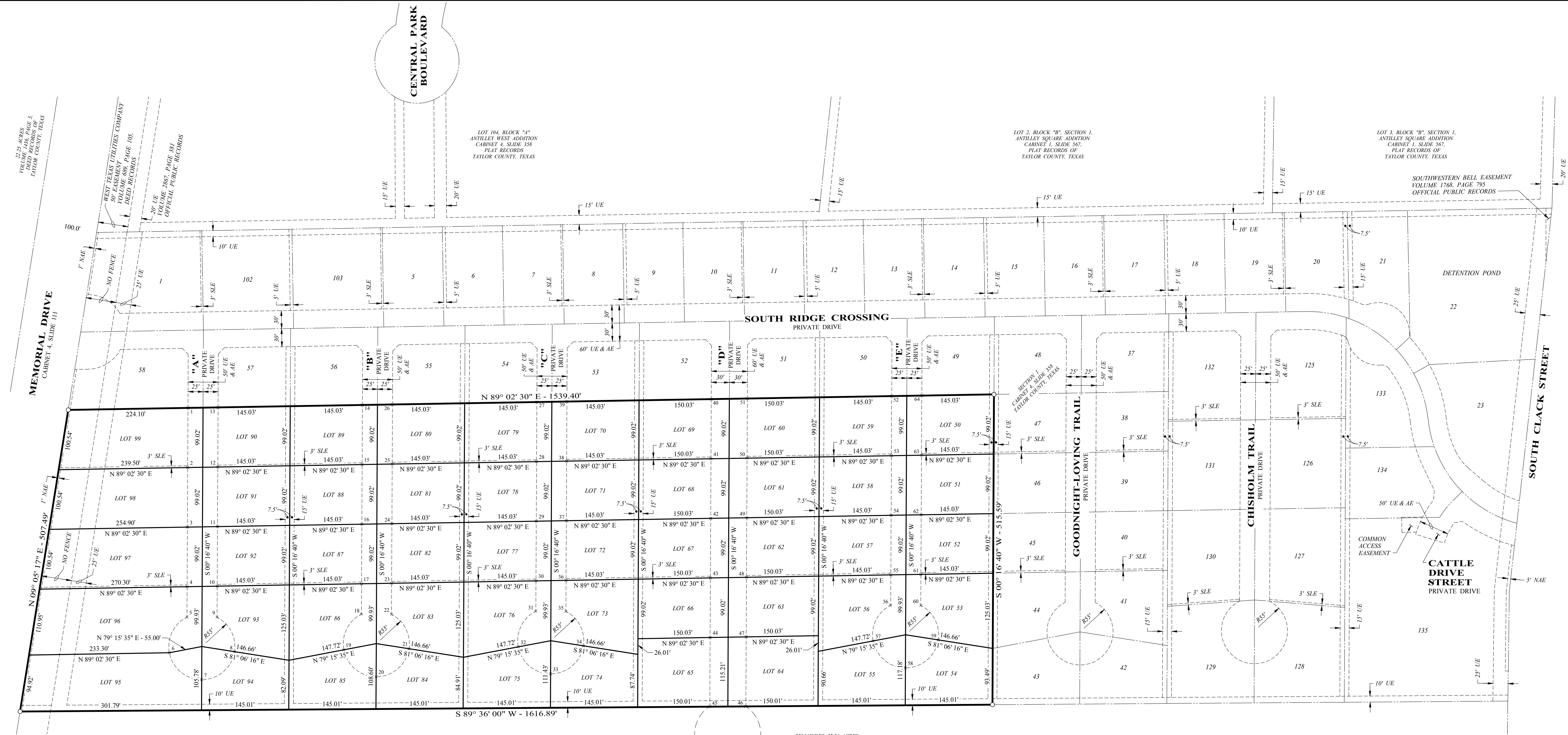
NOTES

1. AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48441C0239F, MAP REVISED JANUARY 6, 2012; THIS PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD AREA.
2. THIS ADDITION IS LOCATED WITHIN THE CITY LIMITS OF ABILENE, TAYLOR COUNTY, TEXAS.

 ENPROTEC/HIBBS & TODD, INC. ENVIRONMENTAL AND CIVIL ENGINEERING 402 Cedar Street Abilene, Texas 79601 325-696-5560 PE Firm Registration No. 1151 PG Firm Registration No. 50103 RPLS Firm Registration Nos. 10011900	7587 PROJECT NO.
	04/27/2020 DATE
REVISED PRELIMINARY PLAT OF LOTS 1, 2, & 3, BLOCK A OLDHAM LANE CHURCH OF CHRIST SUBDIVISION AND THE SOUTHWEST QUARTER OF SECTION 68 BLIND ASYLUM LANDS ABILENE, TAYLOR COUNTY, TEXAS	J.D.T. DESIGNED BY: D.B.H. DRAWN BY: J.D.T. CHECKED BY:
	1 OF 1



VOLUME 2673, PAGE 163
OFFICIAL PUBLIC RECORDS



COORDINATE TABLE		
POINT #	NORTHING	EASTING
9	6818818.22	1582618.86
1	6819165.92	1582570.54
2	6819066.90	1582570.06
3	6818967.88	1582569.58
4	6818868.85	1582569.10
5	6818818.46	1582568.86
6	6818759.10	1582539.58
7	6818714.35	1582593.35
8	6818760.84	1582647.96
10	6818869.69	1582619.11
11	6818968.71	1582619.59
12	6819067.73	1582620.07
13	6819166.76	1582620.55
14	6819170.77	1582860.57
15	6819071.75	1582860.09
16	6818972.73	1582859.61

COORDINATE TABLE		
POINT #	NORTHING	EASTING
17	6818873.70	1582859.13
18	6818823.31	1582858.89
19	6818763.95	1582829.61
20	6818719.20	1582883.38
21	6818765.69	1582937.99
22	6818823.07	1582908.89
23	6818874.54	1582909.14
24	6818973.56	1582909.62
25	6819072.59	1582910.10
26	6819171.61	1582910.58
27	6819175.62	1583150.60
28	6819076.60	1583150.12
29	6818977.58	1583149.64
30	6818878.56	1583149.16
31	6818828.16	1583148.91
32	6818768.80	1583119.64

COORDINATE TABLE		
POINT #	NORTHING	EASTING
33	6818724.05	1583173.41
34	6818770.55	1583228.01
35	6818827.92	1583198.91
36	6818879.39	1583199.16
37	6818978.41	1583199.64
38	6819077.44	1583200.12
39	6819176.46	1583200.60
40	6819180.47	1583440.62
41	6819081.45	1583440.14
42	6818982.43	1583439.66
43	6818883.41	1583439.18
44	6818784.39	1583438.70
45	6818669.47	1583438.15
46	6818669.89	1583498.15
47	6818785.39	1583498.71
48	6818884.41	1583499.19

COORDINATE TABLE		
POINT #	NORTHING	EASTING
49	6818983.43	1583499.67
50	6819082.46	1583500.15
51	6819181.48	1583500.63
52	6819185.49	1583740.65
53	6819086.47	1583740.17
54	6818987.45	1583739.69
55	6818888.43	1583739.21
56	6818838.03	1583738.97
57	6818778.67	1583709.69
58	6818733.92	1583763.46
59	6818780.42	1583818.07
60	6818837.79	1583788.97
61	6818889.26	1583789.22
62	6818988.29	1583789.70
63	6819087.31	1583790.18
64	6819186.33	1583790.66

NOTES

- AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 485450 0332 F, MAP NUMBER 4844IC0332F, AND COMMUNITY PANEL NUMBER 485450 0355 F, MAP NUMBER 4844IC0355F, MAP REVISED JANUARY 6, 2012. THIS PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD AREA.
- 1/2" IRON RODS WITH PLASTIC CAP STAMPED "H&T" ARE SET AT ALL BACK LOT CORNERS AND AT THE INTERSECTION OF THE LOT LINE WITH THE OUTSIDE LIMITS OF THE 50' AND 60' ACCESS, UTILITY AND DRAINAGE EASEMENTS.
- THIS ADDITION IS LOCATED WITHIN THE CITY LIMITS OF ABILENE, TAYLOR COUNTY, TEXAS.

OWNER:
FUNERAL DIRECTORS LIFE INSURANCE COMPANY (FDLIC)
6550 DIRECTORS PARKWAY
ABILENE, TEXAS 79606
(325) 695-3412

LEGEND

- AE ACCESS EASEMENT
- NAE NON-ACCESS EASEMENT
- SLE STREET LIGHT EASEMENT
- UE UTILITY EASEMENT
- O MONUMENT AS DESCRIBED IN FIELD NOTES

SECTION 2
SOUTH RIDGE ADDITION
ABILENE, TAYLOR COUNTY, TEXAS

FIELD NOTES

BEING SECTION 2, SOUTH RIDGE ADDITION, ABILENE, TAYLOR COUNTY, TEXAS, AND BEING OUT OF A 45.164 ACRE TRACT RECORDED IN DOCUMENT NO. 2019-14476, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS IS GRID NORTH, NAD 83, TEXAS NORTH CENTRAL ZONE BASED ON GPS OBSERVATIONS

BEGINNING AT A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" AT THE NORTHWEST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF LOT 58, SECTION 1, SOUTH RIDGE ADDITION, ABILENE, TAYLOR COUNTY, TEXAS, RECORDED IN CABINET 4, SLIDE 186, PLAT RECORDS, TAYLOR COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 02 MINUTES 30 SECONDS EAST A DISTANCE OF 1539.40 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" AT THE SOUTHWEST CORNER OF LOT 48, SAID SECTION 1 AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 00 DEGREES 16 MINUTES 40 SECONDS WEST A DISTANCE OF 515.59 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" ON THE SOUTH LINE OF SAID 45.164 ACRE TRACT, SAME BEING AT THE SOUTHWEST CORNER OF LOT 43, SAID SECTION 1 AND BEING THE SOUTHEAST CORNER OF THIS TRACT, WHERE A FOUND ALUMINUM CAP STAMPED "TXDOT" AT THE SOUTHEAST CORNER OF LOT 135, SECTION 1, SOUTH RIDGE ADDITION, TAYLOR COUNTY, TEXAS, RECORDED IN CABINET 4, SLIDE 367, PLAT RECORDS, TAYLOR COUNTY, TEXAS, BEARS 857.02' N 89°36' 00" E;

THENCE SOUTH 89 DEGREES 36 MINUTES 00 SECONDS WEST A DISTANCE OF 1616.89 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" AT THE SOUTHWEST CORNER OF SAID 45.164 ACRE TRACT AND THIS TRACT;

THENCE NORTH 09 DEGREES 05 MINUTES 17 SECONDS EAST A DISTANCE OF 507.49 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 18.40 ACRES.

SURVEYOR:
ENPROTEC/HIBBS & TODD, INC.
402 CEDAR STREET
ABILENE, TEXAS 79601
(325)698-5560
RPLS FIRM REGISTRATION No: 10011900

PLANNING COMMISSION

THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 974A, VERNON'S ANNOTATED CIVIL STATUTES, AND ARTICLE 927B, PENAL CODE OF TEXAS, AS AMENDED.

DATE CHAIRMAN

ATTEST SECRETARY

DATE PLANNING DIRECTOR

DIRECTOR OF PUBLIC WORKS

DATE DIRECTOR OF PUBLIC WORKS

PLANNING DIRECTOR

FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS

FILE NUMBER

PLANNING DIRECTOR

FEES

COUNTY CLERK

I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON

DATE FILE NUMBER

COUNTY CLERK COUNTY, TEXAS

DEPUTY

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED OWNER(S) OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAVE CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS, ALLEYS, UNDER THE NAME OF

SECTION 2
SOUTH RIDGE ADDITION
ABILENE, TAYLOR COUNTY, TEXAS

AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

"FIELD NOTES HEREON"

OWNER'S CERTIFICATE AND DEDICATION

EXECUTED THIS DAY OF 20

SIGNATURE KRIS SEALE
PRESIDENT & CEO

ACKNOWLEDGMENT

THE STATE OF TEXAS, COUNTY OF TAYLOR

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY

PERSONALLY APPEARED KRIS SEALE, PRESIDENT & CEO

KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME ACT OF THE SAID

FUNERAL DIRECTORS LIFE INSURANCE COMPANY (FDLIC)

A CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE DAY OF A D 20

LORI A. OWEN
Notary Public, State of Texas
Comm. Expires 07-19-2022
Notary ID # 3618749

NOTARY PUBLIC COUNTY TEXAS

GENERAL NOTES

SHEET 1 OF 1 SHEETS ACREAGE 18.40

SCALE 1" = 100' SMALLEST LOT 14,360 SQ FT LARGEST LOT 30,210 SQ FT

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT SUBMITTED HERewith REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND AND THAT PERMANENT MARKERS AND MONUMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF THE CITY OF ABILENE

PLAT DESCRIPTION:

SECTION 2
SOUTH RIDGE ADDITION
ABILENE, TAYLOR COUNTY, TEXAS

SIGNATURE

04/27/2020 DATE

RILEY ELMER GRIFFITH
REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TAYLOR §

WHEREAS Jeff Prince Operating, LP, a Texas limited partnership and MHS, LLC, a Texas limited liability company are the owners of all of Lot 101, Replat of a portion of Block 22, Bowyer Sub'n of parts of the N.E., S.E. & S.W. 1/4 of Section #50, an addition in the City of Abilene, Taylor County, Texas according to the plat thereof recorded in Cabinet 2, Page 315-D, Plat Records, Taylor County, Texas (P.R.T.C.T.), said tract being all of the tract described in the deed to Jeff Prince Operating, LP, a Texas limited partnership, recorded under Instrument Number 2009-10683, Official Public Records, Taylor County, Texas (O.P.R.T.C.T.), all of Lot 102, Replat of a portion of Block 22, Bowyer Sub'n of parts of the N.E., S.E. & S.W. 1/4 of Section #50, an addition in the City of Abilene, Taylor County, Texas according to the plat thereof recorded in Cabinet 1, Slide 116, P.R.T.C.T., all of the tract described in the deed to Jeff Prince Operating, LP, a Texas limited partnership, recorded in Volume 3218, Page 109, O.P.R.T.C.T., all of the tract described in the deed to Jeff Prince Operating, LP, a Texas Limited Partnership, recorded in Volume 3218, Page 113, O.P.R.T.C.T., all of the tracts described as Tract One and Tract Two in the deed to Jeff Prince Operating, LP, a Texas limited partnership, recorded under Instrument Number 201916386, O.P.R.T.C.T., and being all of Lot 1, Replat of a part of Block 23, Bowyer Subdivision, an addition in the City of Abilene, Taylor County, Texas, according to the plat thereof recorded in Volume 1, Page 20, P.R.T.C.T., said tract being all of the tracts described in the deeds to MHS, LLC, a Texas limited liability company, recorded in Volume 3009, Page 823, O.P.R.T.C.T. and Instrument Number 2013-0004030, O.P.R.T.C.T., said tract being a portion of South 24th Street, being a called 60 feet wide right-of-way, being shown and dedicated in the plat thereof recorded in Cabinet 4, Slide 327, P.R.T.C.T.; the subject tract, being the sum of the tracts referenced above, is more particularly described as follows:

BEGINNING at a PK nail & washer found at the most northerly northwest corner of the said Jeff Prince tracts, same being the southwest corner of the tract described in the deed to Timothy Shane Davis and Tanya A. Davis, husband and wife, recorded under Instrument Number 2004-04012976, O.P.R.T.C.T., said point of beginning being a point on the east right-of-way line of South Treadaway Boulevard (U.S. Highway 83), being a 100 foot wide right-of-way, described in part to the State of Texas, recorded in Volume 369, Page 485, Deed Records, Taylor County, Texas;

THENCE SOUTH 81° 31' 14" EAST, with the south line of the said Davis tract, a distance of 273.48 feet to a fence corner post found at a point on the west line of Abilene Southern Railroad, being a 100 feet wide right-of-way, from which a 1/2 inch rebar with an illegible cap bears NORTH 47° 30' 57" WEST, 1.87 feet, said point being a point on a curve to the left, having a radius of 2,694.60 feet;

THENCE with the said west line of Abilene Southern Railroad, the following courses and distances:

- with the said curve to the left (concave southeast), an arc distance of 320.79 feet, across a chord which bears SOUTH 23° 55' 16" WEST, a chord length of 320.60 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
- SOUTH 20° 30' 46" WEST, a distance of 865.05 feet to a point on the north right-of-way line of South 25th Street, being a called 60 feet wide right-of-way, being shown on and dedicated in the plat thereof recorded in Cabinet 4, Slide 327, P.R.T.C.T., from said point a fence corner post bears SOUTH 25° 27' WEST, 1.41 feet;

THENCE NORTH 89° 50' 51" WEST, with the said right-of-way line, a distance of 143.64 feet to a damaged concrete monument found at the southeast lot corner of Lot 101, Block "A", Sitzes Subdivision, an addition in the City of Abilene, Taylor County, Texas according to the plat thereof recorded in Volume 4, Page 173, P.R.T.C.T.;

THENCE with the east and northeast lot lines of said Lot 101, Block "A", (Sitzes Subdivision), the following courses and distances:

- NORTH 20° 10' 49" EAST, a distance of 275.88 feet to a point from which a PK nail found bears NORTH 19° 42' WEST, 0.62 feet;
- NORTH 23° 41' 05" WEST, a distance of 211.16 feet to a found 1/2 inch rebar;
- NORTH 68° 10' 23" WEST, a distance of 264.30 feet to a 1/2 inch rebar found on the aforesaid east right-of-way line of South Treadaway Boulevard (U.S. Highway 83), being a point on a curve to the left, having a radius of 5,779.65 feet;

THENCE with the said right-of-way line of South Treadaway Blvd., the following courses and distances:

- with the said curve to the left (concave northwest), an arc distance of 538.76 feet, across a chord which bears NORTH 43° 05' 55" EAST, a chord length of 538.57 feet to a set Mag nail & washer stamped "JPH Land Surveying";
- NORTH 40° 59' 53" EAST, a distance of 264.16 feet returning to the **POINT OF BEGINNING** and enclosing 8,458 acres (368,441 square feet).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jeff Prince Operating, LP, a Texas limited partnership and MHS, LLC, a Texas limited liability company acting herein by and through their duly authorized representatives, do hereby adopt this replat designating the herein above described property as **Bobcat Addition**, an addition in the City of Abilene, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Abilene's use thereof. The City of Abilene and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the city of Abilene on any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. CD DG Abilene 10th, LLC, a Texas limited liability company does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements, and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Abilene. To the best of my knowledge, there are no liens against this property.

WITNESS, my hand, this the _____ day of _____, 2020.

By: _____
_____, President of Jeff Prince Operating, LP

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, president of Jeff Prince Operating, LP, a Texas limited partnership, known to me to be the person whose name is subscribed in the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____, 2020.

Notary Public in and for the State of Texas

WITNESS, my hand, this the _____ day of _____, 2020.

By: _____
_____, President of MHS, LLC, a Texas limited liability company

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, president of MHS, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed in the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____, 2020.

Notary Public in and for the State of Texas

WITNESS, my hand, this the _____ day of _____, 2020.

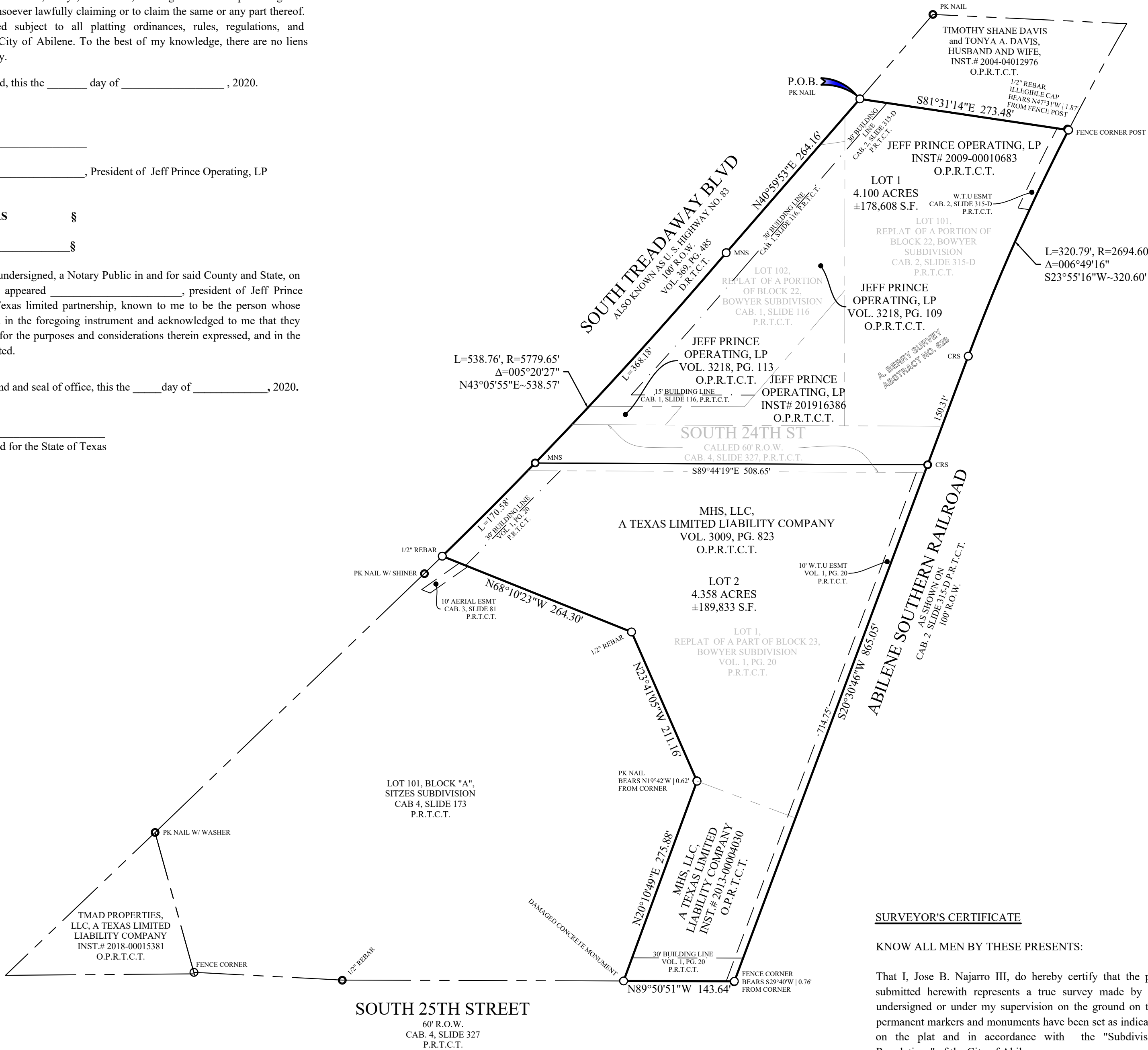
By: _____
Robert Hanna, City Manager

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **Robert Hanna**, City Manager, representing the City of Abilene, Texas, known to me to be the person whose name is subscribed in the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____, 2020.

Notary Public in and for the State of Texas



LEGEND OF ABBREVIATIONS

US.SyFt. United States Survey Feet
TxCS/'83,NCZ Texas Coordinate System of 1983, North Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.T.C.T. Plat Records of Taylor County, Texas
O.P.R.T.C.T. Official Public Records of Taylor County, Texas
D.R.T.C.T. Deed Records of Taylor County, Texas
VOL/PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.
CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
TBM ○ Site benchmark (see vicinity map for general location)
○ Vertex or corner point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS/'83,NCZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS/'83,NCZ)
TYPE I ○ TxDOT Right of Way tapered concrete monument.
TYPE II ○ TxDOT Right of Way bronze cap in concrete.
TYPE III ○ TxDOT Right of Way aluminum cap.

GENERAL NOTES:

- This property lies within UNSHADED ZONE X of the Flood Insurance Rate Map for Taylor County, Texas and Incorporated Areas, map no. 48441C0236F, dated 2012/01/06, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.
- This property is located within the city limits of Abilene, Taylor County, Texas.
- No land within this subdivision will be dedicated for parks, floodways, or open space.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jose B. Najarro III, do hereby certify that the plat submitted herewith represents a true survey made by the undersigned or under my supervision on the ground on that permanent markers and monuments have been set as indicated on the plat and in accordance with the "Subdivision Regulations" of the City of Abilene.

Preliminary: Not to be recorded for any reason.
Released for review: April 2, 2020

Jose B. Najarro III
Registered Professional
Land Surveyor No. 6736
Date: TBD

DIRECTOR OF PUBLIC WORKS

The dedication filed, in connection with this plat is hereby approved and all streets, alleys, and public areas shown hereon are hereby accepted on behalf of the Public by the Director of Public Works of the City of Abilene, Texas.

Date _____ Director of Public Works

PLANNING COMMISSION

This plat is hereby approved by the City Planning Commission of the City of Abilene, Texas and the County Clerk is hereby authorized to file said plat in accordance with the provisions of Article 974A, Vernon's Annotated Civil Statutes, and Article 927B Penal Code of Texas, as amended.

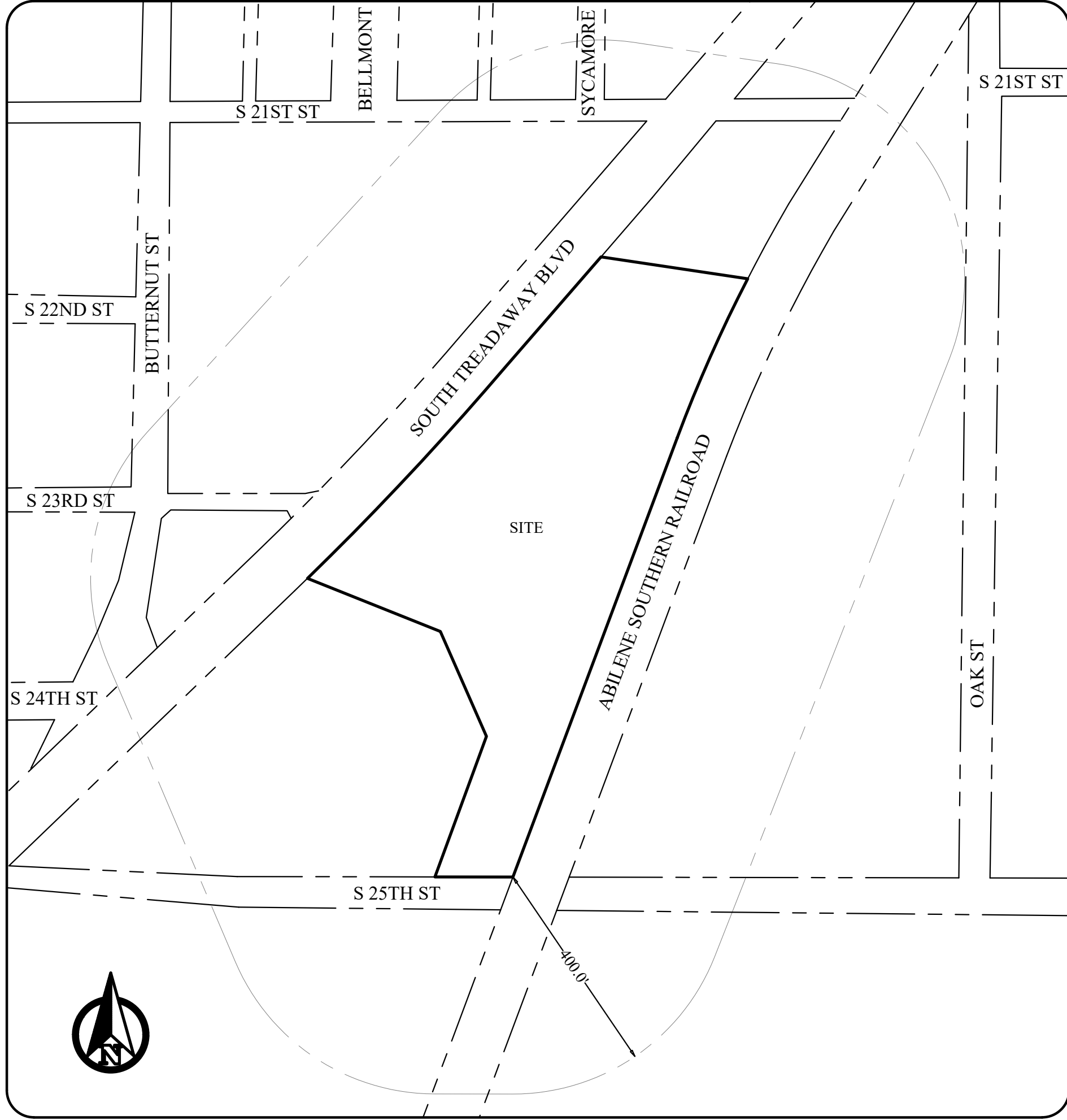
Date _____ Chairman

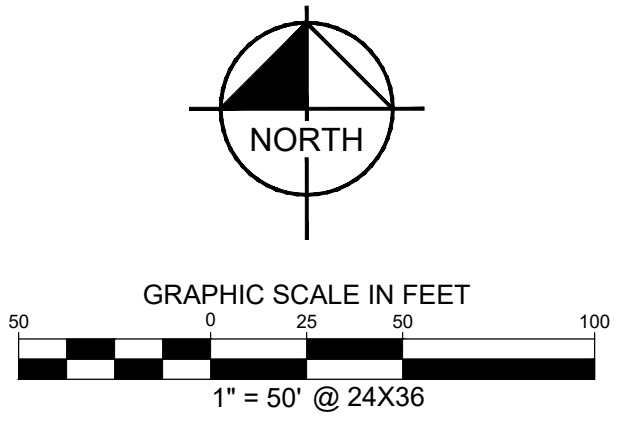
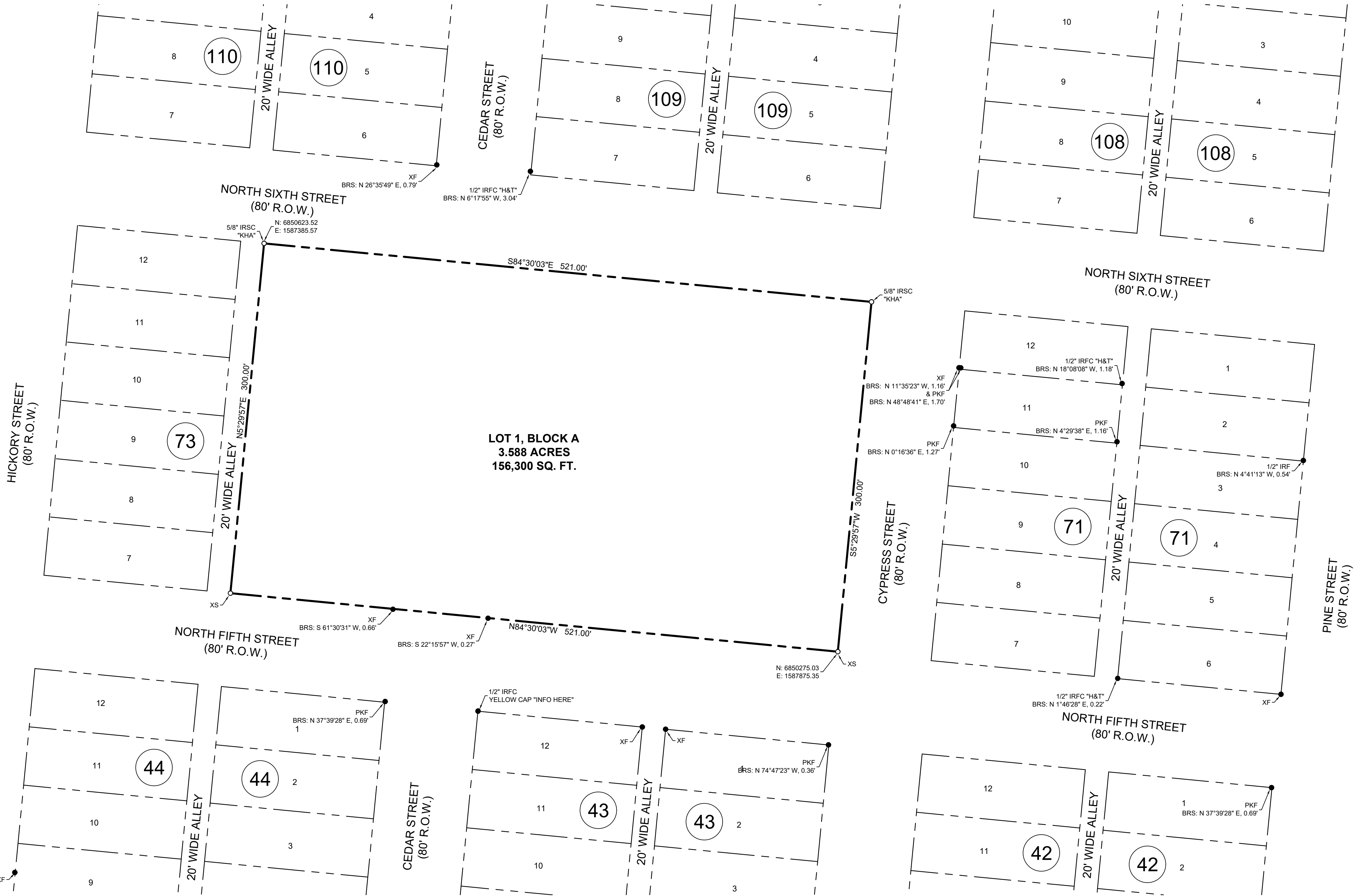
Attest: _____ Secretary

Date _____ Planning Director

STREETS WITHIN 400 FEET

SCALE 1" = 200'





LEGEND
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
PKF = PK NAIL FOUND
XF = "X" CUT FOUND
XS = "X" CUT SET

- NOTES:**
- All coordinates and bearings shown hereon are tied to the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999849064. Coordinates shown are grid coordinates.
 - According to Community Panel No. 48441C0228F, dated January 06, 2012 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Taylor County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - Portions of Cedar Street and 20' Alley between North Fifth and North Sixth Street abandoned by City Ordinance No. 14-2020.

**ABILENE DOWNTOWN HOTEL ADDITION
LOT 1, BLOCK A**

BEING A REPLAT OF LOTS 1-6, BLOCK 73, AND ALL OF BLOCK 72, ORIGINAL TOWN,
SLIDE 254, CABINET 4, TAYLOR COUNTY CLERK'S PLAT RECORDS, AND A PORTION
OF CEDAR STREET (ABANDONED)

3.588 ACRES SITUATED IN THE M. BERRY SURVEY, ABSTRACT No. 627
CITY OF ABILENE, TAYLOR COUNTY, TEXAS

OWNER:
CITY OF ABILENE, TEXAS
555 WALNUT STREET, SUITE 110
ABILENE, TEXAS 79601
CONTACT: MICHAEL G. RICE, P.E.

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
Registered Professional Land Surveyor No. 5181
6160 WARREN PKWY., SUITE 210
FRISCO, TX 75034
TEL: 972.335-3580
CONTACT: CJ PONTON, P.E.

PLANNING COMMISSION		PLANNING DIRECTOR	
THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 974A, VERNON'S ANNOTATED CIVIL STATUTES, AND ARTICLE 927B, PENAL CODE OF TEXAS, AS AMENDED.		FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS	
DATE	CHAIRMAN	DATE	FILE NUMBER
ATTEST:			
DATE	SECRETARY		PLANNING DIRECTOR
DATE	PLANNING DIRECTOR		FEES
DIRECTOR OF PUBLIC WORKS		COUNTY CLERK	
THE DEDICATION FILED, IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS.		I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON	
DATE	DIRECTOR OF PUBLIC WORKS	DATE	FILE NUMBER
		COUNTY CLERK	COUNTY, TEXAS
			DEPUTY

OWNER'S CERTIFICATE AND DEDICATION

THE CITY OF ABILENE, A TEXAS MUNICIPAL CORPORATION, ACTING BY AND THROUGH ITS CITY MANAGER, DOES HEREBY ADOPT THIS REPLAT DESIGNATING THE HEREINAFTER DESCRIBED PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS AND ALLEYS AS

**ABILENE DOWNTOWN HOTEL ADDITION
LOT 1, BLOCK A
ABILENE, TAYLOR COUNTY, TEXAS**

AS SHOWN ON THE ATTACHED PLAT AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON. THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING a tract of land situated in the M. Berry Survey, Abstract No. 627, City of Abilene, Taylor County, Texas and being all of Lots 1-6, Block 73, and all of Block 72, as shown on the original town map of Abilene, Texas, now recorded on Slide 254, Cabinet 4, of the Taylor County Clerk's Plat Records, and being a portion of Cedar Street (80-foot wide public right-of-way) abandoned by City Ordinance No. 14-2020, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northeast corner of said Block 72, common to the intersection of the southerly right-of-way line of Sixth Street (80-foot wide public right-of-way) and the westerly right-of-way line of Cypress Street (80-foot wide public right-of-way);

THENCE S 5°29'57" W, along the easterly line of said Block 72 and the westerly right-of-way line of said Cypress Street, a distance of 300.00 feet to an "X" cut in concrete set for the southeast corner of said Block 72, common to the intersection of the westerly right-of-way line of said Cypress Street and the northerly right-of-way line of Fifth Street (80-foot wide public right-of-way);

THENCE N 84°30'03" W, along the northerly right-of-way line of said Fifth Street and the southerly line of said Block 72 and the aforementioned Block 73, a distance of 521.00 feet to an "X" cut in concrete set for the intersection of the northerly right-of-way line of said Fifth Street and the easterly right-of-way line of a 20-foot wide Alley (public right-of-way);

THENCE N 5°29'57" E, along the easterly right-of-way line of said Alley, a distance of 300.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the intersection of the easterly right-of-way line of said Alley and the southerly right-of-way line of the aforementioned Sixth Street;

THENCE S 84°30'03" E, along the southerly right-of-way line of said Sixth Street and the northerly line of said Blocks 72 and 73, a distance of 521.00 feet to the **POINT OF BEGINNING** and containing 3,588 acres (156,300 sq. ft.) of land, more or less.

OWNER'S CERTIFICATE AND DEDICATION

EXECUTED THIS _____ DAY OF _____, 20_____

ROBERT HANNA, CITY MANAGER

STATE OF TEXAS §
COUNTY OF TAYLOR §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

Given under my hand and seal of office this _____ day of _____, 20_____.

Notary Public, State of _____

GENERAL NOTES

SHEET 1 OF 1 SHEETS _____ ACREAGE: 3.588
SCALE 1" = 50' SMALLEST LOT 156,300 SQ FT LARGEST LOT 156,300 SQ FT

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT SUBMITTED HERewith REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND AND THAT PERMANENT MARKERS AND MONUMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF THE CITY OF ABILENE.

PLAT DESCRIPTION:

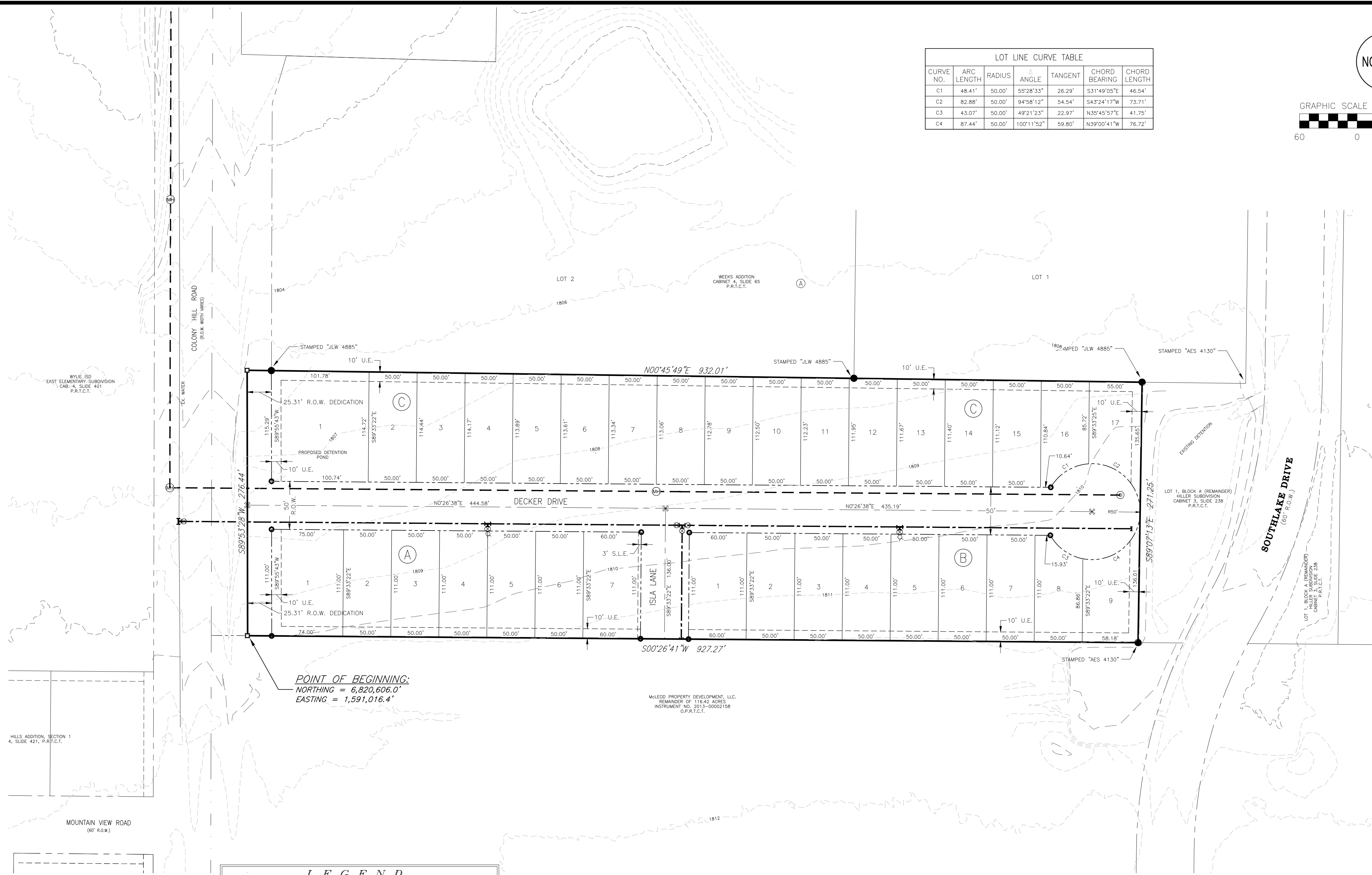
**ABILENE DOWNTOWN HOTEL ADDITION
LOT 1, BLOCK A
ABILENE, TAYLOR COUNTY, TEXAS**

Date: _____, 20_____

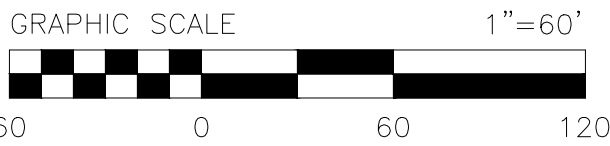
Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
michael.marx@kimley-horn.com

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DWG NAME: C:\SURVEY\KIMLEY-HORN\PROJECTS\ABILENE\H-OC_P1.DWG PLOTTED BY: HOEFNER, JOHN 4/30/2023 11:47 AM LAST SAVED: 4/30/2023 11:46 AM



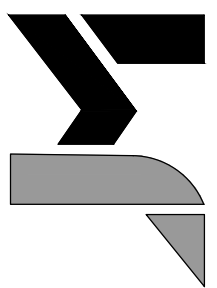
LOT LINE CURVE TABLE						
CURVE NO.	ARC LENGTH	RADIUS	ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	48.41'	50.00'	55°28'33"	26.29'	S31°49'05"E	48.54'
C2	82.88'	50.00'	94°58'12"	54.54'	S4°24'17"W	73.71'
C3	43.07'	50.00'	49°21'23"	22.97'	N35°45'57"E	41.75'
C4	87.44'	50.00'	100°11'52"	59.80'	N39°00'41"W	76.72'



PRELIMINARY
This document shall not be
recorded for any purpose.

3465 CURRY LANE
ABILENE, TX 79606
325-695-1070
1508 SANTA FE DR. STE 204
WEATHERFORD, TX 76086
817-594-9880
TBPLS FIRM# 10194493

JACOB
MARTIN



CITY, STATE
SOUTH LAKE VILLAS ADDITION
CONSTRUCTION DRAWINGS
PRELIMINARY PLAT

BLOCK A LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	8,270	0.190	371.01'
2	5,550	0.127	322.00'
3	5,550	0.127	322.00'
4	5,550	0.127	322.00'
5	5,550	0.127	322.00'
6	5,550	0.127	322.00'
7	6,660	0.153	342.00'

BLOCK B LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	6,660	0.153	342.00'
2	5,550	0.127	322.00'
3	5,550	0.127	322.00'
4	5,550	0.127	322.00'
5	5,550	0.127	322.00'
6	5,550	0.127	322.00'
7	5,550	0.127	322.00'
8	5,011	0.115	306.87'
9	5,562	0.128	368.09'

BLOCK C LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	11,645	0.267	432.53'
2	5,729	0.132	329.17'
3	5,715	0.131	328.61'
4	5,701	0.131	328.06'
5	5,688	0.131	327.50'
6	5,674	0.130	326.95'
7	5,660	0.130	326.40'
8	5,646	0.130	325.84'
9	5,632	0.129	325.29'
10	5,618	0.129	324.73'
11	5,604	0.129	324.18'
12	5,591	0.128	323.62'
13	5,577	0.128	323.07'
14	5,563	0.128	322.52'
15	5,549	0.127	321.96'
16	4,866	0.112	305.62'
17	5,216	0.120	359.25'

LEGEND	
	SUBDIVISION BOUNDARY
	ADJACENT PROPERTY
	PROPOSED LOT LINES
	PROP. UTILITY EASEMENTS
	EXIST. UTILITY EASEMENTS
	PROP. STREET R.O.W.
	EXIST. STREET R.O.W.
	PROP. WATER LINE
	PROP. SEWER LINE
	SET 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "J&M BOUNDARY"
	SET MAGNAIL WITH METAL WASHER
	FOUND 1/2 INCH REBAR ROD WITH PLASTIC CAP (UNLESS OTHERWISE NOTED)
	FOUND 4 INCH PIPE POST
	U.E. = UTILITY EASEMENTS
	S.L.E. = STREET LIGHT EASEMENTS
	W.L.E. = WATER LIGHT EASEMENTS
	P.R. = PLAT RECORDS, TAYLOR CO., TX.
	D.R. = DEED RECORDS, TAYLOR CO., TX.
	O.P.R. = OFFICIAL PUBLIC RECORDS, TAYLOR CO., TEXAS

SOUTH LAKE VILLAS ADDITION,
BEING 5.844 ACRES OUT
OF THE SW/4 OF SECTION 8,
LUNATIC ASYLUM LAND,
ABSTRACT NO. 806,
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS

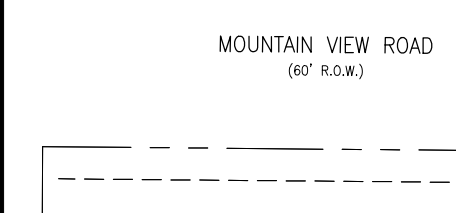
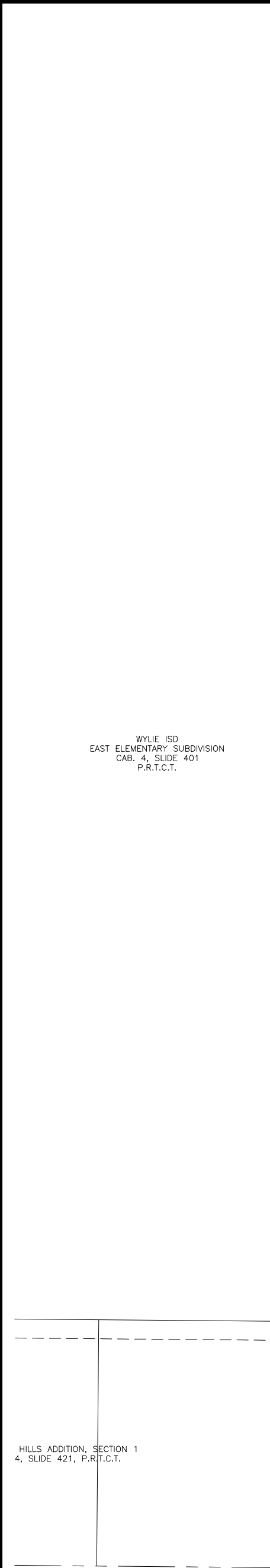
DEVELOPER/SUBDIVIDER:
KPLB, LLP
1028 N. 5TH STREET
ABILENE, TEXAS 79601
325-260-6935

BASIS OF BEARINGS:
BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 AND GPS OBSERVATIONS. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF THE TRACT WHICH IS 1.0001401684.

FINISHED FLOOR ELEVATION:
ALL FINISHED FLOOR ELEVATIONS SHALL BE 18" MINIMUM ABOVE THE HIGHEST ADJACENT STREET CURB AND 12" MINIMUM ABOVE THE HIGHEST ADJACENT GROUND ELEVATION.

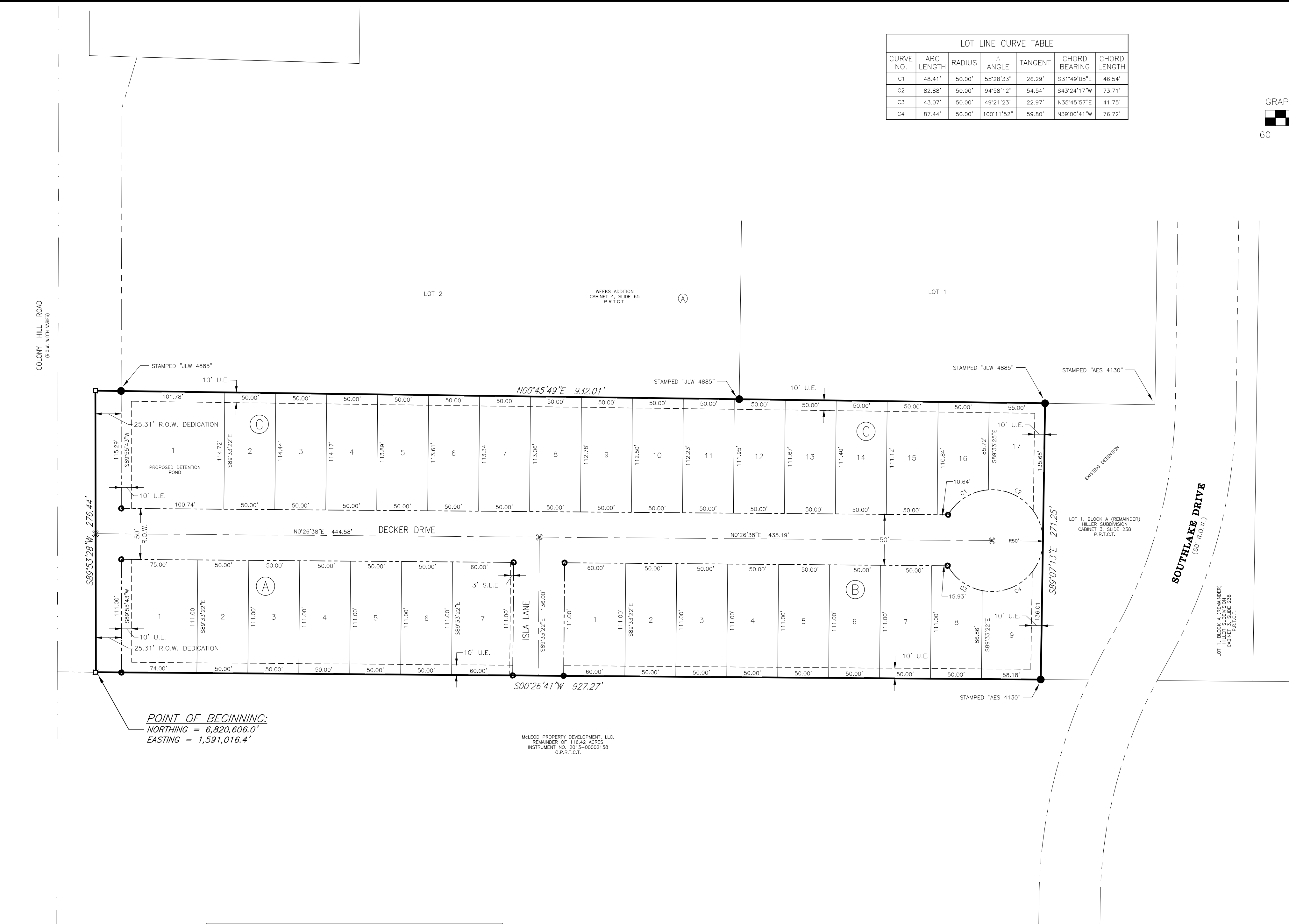
PLAT NOTES:
1. AREA OF SUBDIVISION = 5.845 ACRES, AREA OF PUBLIC R.O.W. DEDICATIONS IS 1.394 ACRES (0.161 ACRE IN COLONY HILL ROAD & 1.233 ACRES INTERNAL STREETS); AREA OF PUBLIC DETENTION DEDICATION IS 11,443 SQ.FT. OR 0.263 ACRE.
2. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
3. MONUMENTATION: A 1/2" REBAR ROD WITH CAP MARKED "J&M BOUNDARY" IS SET AT EACH SUBDIVISION CORNER, LOT CORNER, AND AT EACH P.O.C., P.T. AND P.I. IN THE PROPOSED STREET RIGHT-OF-WAY LINES SHOWN.
4. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAPS NOS. 48441-C-0235-F & 48441-C-0355-F EFFECTIVE JANUARY 6, 2012.
5. NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OPEN SPACE OR FLOODWAY.
6. THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE CITY OF ABILENE, TEXAS.

SCALE		1" = 60'	
DATE		PROJECT # 15478	
REVISION		DESIGNED C.F.	
NO.		DRAWN L.A.	
NO.		CHECKED C.F.	
SHEET		1	
SEQ.		1 OF 1	

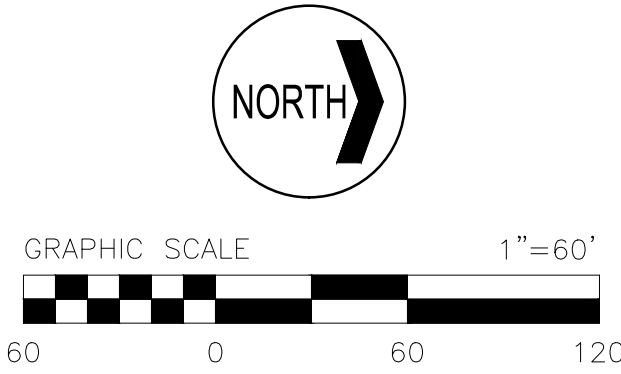


BLOCK A			
LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	8,270	0.190	371.01'
2	5,550	0.127	322.00'
3	5,550	0.127	322.00'
4	5,550	0.127	322.00'
5	5,550	0.127	322.00'
6	5,550	0.127	322.00'
7	6,660	0.153	342.00'

BLOCK B			
LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	6,660	0.153	342.00'
2	5,550	0.127	322.00'
3	5,550	0.127	322.00'
4	5,550	0.127	322.00'
5	5,550	0.127	322.00'
6	5,550	0.127	322.00'
7	5,550	0.127	322.00'
8	5,011	0.115	306.87'
9	5,562	0.128	368.09'



LOT LINE CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	ANGLE	TANGENT	CHORD BEARING
C1	48.41'	50.00'	55°28'33"	26.29'	S31°49'05"E
C2	82.88'	50.00'	94°58'12"	54.54'	S43°24'17"W
C3	43.07'	50.00'	49°21'23"	22.97'	N35°45'57"E
C4	87.44'	50.00'	100°11'52"	59.80'	N39°05'41"W



BLOCK A			
LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	8,270	0.190	371.01'
2	5,550	0.127	322.00'
3	5,550	0.127	322.00'
4	5,550	0.127	322.00'
5	5,550	0.127	322.00'
6	5,550	0.127	322.00'
7	6,660	0.153	342.00'

BLOCK B			
LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	6,660	0.153	342.00'
2	5,550	0.127	322.00'
3	5,550	0.127	322.00'
4	5,550	0.127	322.00'
5	5,550	0.127	322.00'
6	5,550	0.127	322.00'
7	5,550	0.127	322.00'
8	5,011	0.115	306.87'
9	5,562	0.128	368.09'

McLEOD PROPERTY DEVELOPMENT, LLC.
REMANINDER OF 116.42 ACRES
INSTRUMENT NO. 2013-00002158
O.P.R.T.C.T.

SOUTH LAKE VILLAS ADDITION,
BEING 5.844 ACRES OUT
OF THE SW/4 OF SECTION 8,
LUNATIC ASYLUM LAND,
ABSTRACT NO. 806,
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS

DEVELOPER/SUBDIVIDER:
KPLB, LLP
1028 N. 5TH STREET
ABILENE, TEXAS 79601
325-260-6935

BASIS OF BEARINGS:
BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 AND GPS OBSERVATIONS. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF THE TRACT WHICH IS 1.0001401684.

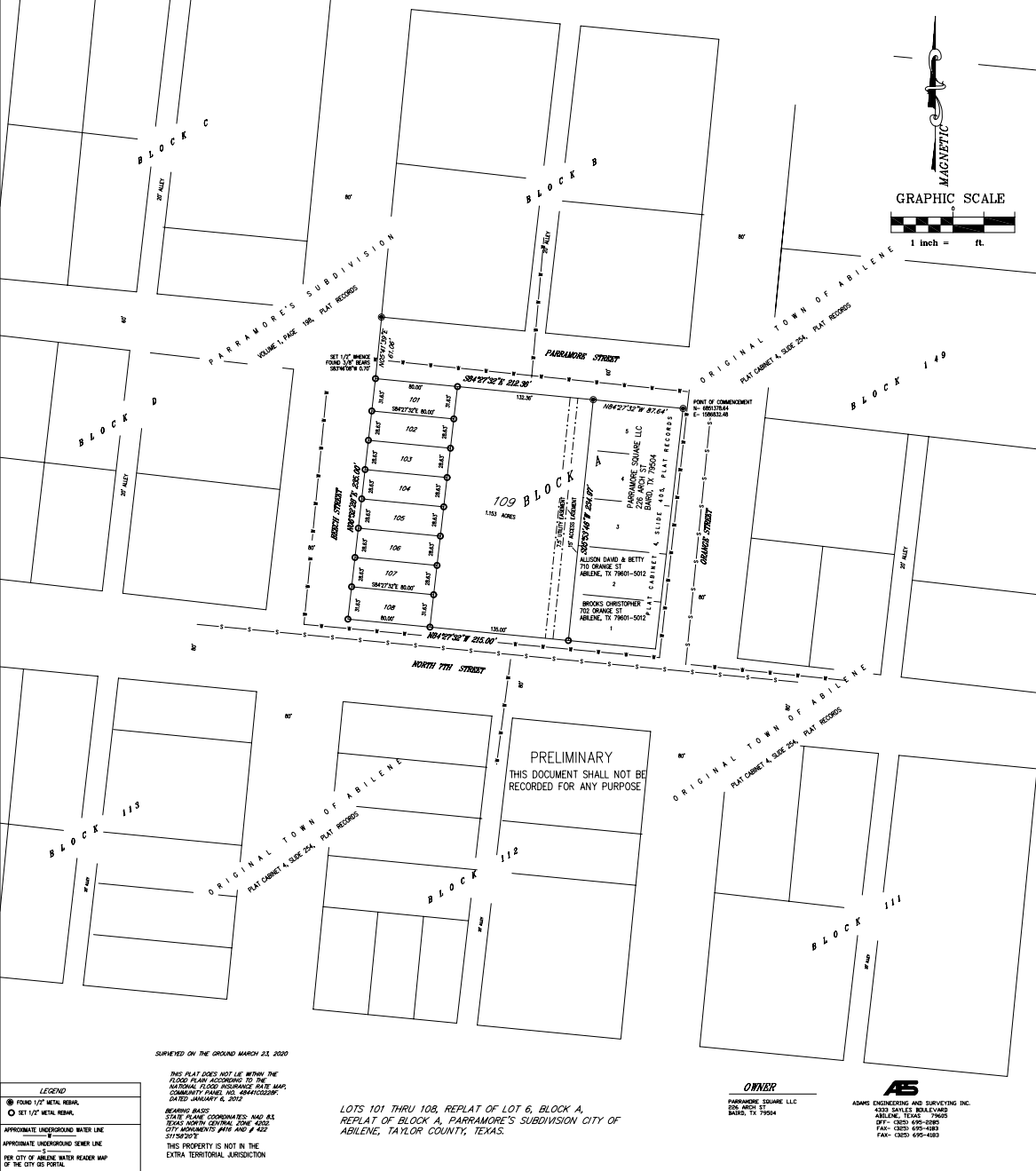
FINISHED FLOOR ELEVATION:
ALL FINISHED FLOOR ELEVATIONS SHALL BE 18" MINIMUM ABOVE THE HIGHEST ADJACENT STREET CURB AND 12" MINIMUM ABOVE THE HIGHEST ADJACENT GROUND ELEVATION.

PLAT NOTES:
1. AREA OF SUBDIVISION = 5.845 ACRES, AREA OF PUBLIC R.O.W. DEDICATIONS IS 1.394 ACRES (0.161 ACRE IN COLONY HILL ROAD & 1.233 ACRES INTERNAL STREETS); AREA OF PUBLIC DETENTION DEDICATION IS 11,443 SQ.FT. OR 0.263 ACRE.
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4. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAPS NOS. 48441-C-0238-F & 48441-C-0355-F EFFECTIVE JANUARY 6, 2012.
5. NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OPEN SPACE OR FLOODWAY.
6. THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE CITY OF ABILENE, TEXAS.

PLANNING COMMISSION THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS, AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 974A, VERNON'S ANNOTATED CIVIL STATUTES, AND ARTICLE 927B PENAL CODE OF TEXAS, AS AMENDED.	PLANNING DIRECTOR FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.
DATE _____ CHAIRMAN _____ ATTEST _____ SECRETARY _____ DATE _____ PLANNING DIRECTOR _____	FILE NUMBER _____ PLANNING DIRECTOR _____ FEES _____
COUNTY CLERK I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON _____ DATE _____ FILE NUMBER _____ COUNTY CLERK _____ COUNTY TEXAS _____ DEPUTY _____	DIRECTOR OF PUBLIC WORKS THE DEDICATION FILED, IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS. DATE _____ DIRECTOR OF PUBLIC WORKS _____
OWNER'S CERTIFICATE AND DEDICATION THE UNDERSIGNED MANAGER OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAS CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS AND ALLEYS UNDER THE NAME OF SOUTH LAKE VILLAS ADDITION, BEING 5.844 ACRES OUT OF THE SW/4 OF SECTION 8, LUNATIC ASYLUM LAND, ABSTRACT NO. 806, CITY OF ABILENE, TAYLOR COUNTY, TEXAS AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON. THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS: SEE ATTACHED METES & BOUNDS DESCRIPTION EXECUTED THIS _____ DAY OF _____ A.D. 2018 [SIGNER NAME] [ENTITY NAME]	
ACKNOWLEDGEMENT THE STATE OF TEXAS: COUNTY OF TAYLOR: BEFORE ME, _____ THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED [SIGNER NAME] KNOWN TO ME TO BE THE PERSON AND MANAGER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID [ENTITY NAME] A LIMITED LIABILITY CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATES. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ A.D. 2018 NOTARY PUBLIC _____ TAYLOR COUNTY TEXAS	
GENERAL NOTES ACREAGE: _____ XX.XXX ACRES SCALE: _____ SMALLEST LOT: _____ ACRES LARGEST LOT: _____ ACRES LOT WIDTH: MIN. _____ MAX. _____ LOT DEPTH: MIN. _____ MAX. _____ CONCRETE MONUMENT FOUND (SYMBOL) _____ CENTERLINE MARKER SET (SYMBOL) _____	
SURVEYOR CERTIFICATE AND PLAT DESCRIPTION CERTIFICATION I HEREBY CERTIFY THAT THE PLAT SUBMITTED HERewith REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND AND THAT PERMANENT MARKERS AND MONUMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF THE CITY OF ABILENE. PLAT DESCRIPTION: SOUTH LAKE VILLAS ADDITION, BEING 5.844 ACRES OUT OF THE SW/4 OF SECTION 8, LUNATIC ASYLUM LAND, ABSTRACT NO. 806, CITY OF ABILENE, TAYLOR COUNTY, TEXAS SIGNATURE _____ (PRINT) REGISTERED PROFESSIONAL LAND SURVEYOR DATE _____	
3465 CURRY LANE ABILENE, TX 79606 325-695-1070 1508 SANTA FE DR, STE 204 WEATHERFORD, TX 76086 817-594-9880 [TBPLS FIRM# 10194493]	

PRELIMINARY
This document shall not be
recorded for any purpose.





PLANNING COMMISSION		PLANNING DIRECTOR	
THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE XXIV, CHAPTER 1, ACTS, STATUTES, AND ARTICLE 9279, PENAL CODE OF TEXAS, AS AMENDED.		FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS	
DATE	CHAIRMAN	DATE	FILE NUMBER
ATTEST	SECRETARY	DATE	PLANNING DIRECTOR
DATE	PLANNING DIRECTOR	DATE	FEES
DIRECTOR OF PUBLIC WORKS		COUNTY CLERK	
THE DEDICATION FILED IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS.		I CERTIFY THAT THE SUBMISSION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON	
DATE	DIRECTOR OF PUBLIC WORKS	DATE	FILE NUMBER
		DATE	COUNTY CLERK COUNTY TEXAS
		DATE	DEPUTY

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED (OWNERS) OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAVE CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS AND ALLEYS UNDER THE NAME OF LOTS 101 THRU 108, REPLAT OF LOT 6, BLOCK A, REPLAT OF BLOCK A, PARRAMORE'S SUBDIVISION CITY OF ABILENE, TAYLOR COUNTY, TEXAS.

AS SHOWN ON THE ATTACHED PLAT AND SO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Being 1153 acres of land out of Lot 6, Block A, a replat of Block A, Parramore's Subdivision, City of Abilene, Taylor County, Texas, as shown by plat recorded in Plat Capitol A, Slide 405, Plat Records, Taylor County, Texas. Said 1153 acre tract being more particularly described as follows:

COMMENCING at a found 3" metal nail on the South line of Parramore Street (80' right-of-way) and the West line of Orange Street (80' right-of-way) at the Northeast corner of Lot 5 of said Replat;

THENCE S84°27'32"W with the South line of said Parramore Street 87.64' to a found 3" metal nail on the Northwest corner of said Lot 5 and the Northeast corner of said Lot 6 for the Northeast corner and POINT OF BEGINNING of this tract;

THENCE S25°52'46"W 234.97' to a set 3" metal nail on the North line of North 7th Street (80' right-of-way) for the Southwest corner of this tract;

THENCE S84°27'32"W with the North line of said North 7th Street 210.00' to a set 3" metal nail on the East line of Beach Street (80' right-of-way) for the Southwest corner of this tract;

THENCE S84°27'32"W with the East line of said Beach Street 235.00' to a set 3" metal nail on the South line of said Parramore Street, whence a found 3/8" metal nail called for as reference on said replat bears S84°27'32"W 17.00' from said set 3" metal nail to a found 1" metal nail on the North line of said Parramore Street and the East line of said Beach Street at the Southeast corner of Block B of said Parramore Subdivision bears N04°27'32"E 61.08'.

THENCE S84°27'32"W with the South line of said Parramore Street 212.36' to the point of beginning and containing 1153 acres of land.

EXECUTED THIS _____ DAY OF _____ 2020

OWNER
JOHN SCOTT

THE STATE OF TEXAS:
COUNTY OF _____
BEFORE ME, the undersigned authority in and for said county and state on this day personally appeared JOHN SCOTT
KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID PARRAMORE SQUARE LLC A CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ A D 2020

NOTARY PUBLIC COUNTY TEXAS

GENERAL NOTES

SHEET 1 OF 1 SHEETS ACRES 1.153 ACRES

SCALE 1" = 40' SMALLEST LOT 2.280 SQ. FT. LARGEST LOT 2.480 SQ. FT.

LOT WITH MIN. MAX. LOT DEPTH MIN. MAX.

CONCRETE MONUMENTS POLES DOWN GUYS (SYMBOL) (SYMBOL) (SYMBOL)

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT SUBMITTED HEREWITH REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND ON THAT PERMANENT MARKERS AND MONUMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF THE CITY OF ABILENE.

PLAT DESCRIPTION:

LOTS 101 THRU 108, REPLAT OF LOT 6, BLOCK A, REPLAT OF BLOCK A, PARRAMORE'S SUBDIVISION CITY OF ABILENE, TAYLOR COUNTY, TEXAS.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

SIGNATURE
ALVIN JOE ADAMS
(PRINT)
REGISTERED PROFESSIONAL LAND SURVEYOR
P.E. NO. 49263
R.P.L.S. NO. 4130