

LEGEND

- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY
- PROPOSED LOT LINES
- PROP. UTILITY EASEMENTS
- PROP. STREET R.O.W.
- EXIST. STREET R.O.W.
- PROP. 6" DR 18 PVC WATER LINE
- EXISTING OVERHEAD ELEC. LINE
- APPROX. SECTION LINE
- SET 1/2" REBAR WITH PLASTIC CAP STAMPED "J&M BOUNDARY"
- MAGNAIL W/ WASHER FOUND
- FOUND 1/2" REBAR W/ CAP (UNLESS OTHERWISE NOTED)
- FOUND CONCRETE R.O.W. MARKER
- ELECTRIC POWER POLE
- D.E. = DRAINAGE EASEMENTS
- U.E. = UTILITY EASEMENTS
- D.R. = DEED RECORDS, JONES CO., TX.
- O.P.R. = OFFICIAL PUBLIC RECORDS, JONES CO., TEXAS

BLOCK A

LOT AREA TABLE

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	22,722	0.522	616.12'
2	22,176	0.509	609.59'
3	22,162	0.509	609.37'
4	22,149	0.508	609.14'
5	22,135	0.508	608.92'
6	21,816	0.501	609.10'
7	24,185	0.555	657.65'
8	35,361	0.812	835.72'
9	32,900	0.755	884.59'
10	25,438	0.584	642.45'
11	44,969	1.032	906.77'
12	49,369	1.133	953.30'
13	32,804	0.753	752.98'
14	24,968	0.573	639.90'
15	24,967	0.573	639.89'
16	24,183	0.555	637.71'
17	78,830	1.810	1265.94'

BLOCK B

LOT AREA TABLE

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	25,351	0.582	626.39'
2	24,786	0.569	696.58'
3	32,061	0.736	741.54'
4	24,044	0.552	608.05'
5	21,960	0.504	604.00'
6	24,969	0.573	637.43'
7	29,405	0.675	731.83'
8	21,960	0.504	604.00'
9	21,960	0.504	604.00'
10	24,389	0.560	624.65'
11	27,842	0.639	711.80'
12	39,685	0.911	778.60'
13	22,508	0.517	606.07'

BLOCK C

LOT AREA TABLE

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	23,800	0.546	622.52'
2	21,875	0.502	600.00'
3	21,875	0.502	600.00'
4	21,875	0.502	600.00'
5	21,875	0.502	600.00'
6	23,914	0.549	626.44'
7	27,566	0.633	663.57'
8	21,918	0.503	600.69'
9	21,918	0.503	600.69'
10	21,918	0.503	600.69'
11	21,918	0.503	600.69'
12	26,609	0.611	654.71'

BLOCK D

LOT AREA TABLE

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	29,046	0.667	686.18'
2	24,655	0.566	639.31'
3	24,655	0.566	639.31'
4	24,655	0.566	639.31'
5	24,655	0.566	639.31'
6	30,880	0.709	710.05'

BLOCK E

LOT AREA TABLE

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	30,043	0.690	718.06'
2	22,925	0.526	627.86'
3	22,323	0.512	611.63'
4	22,200	0.510	610.00'
5	22,200	0.510	610.00'
6	22,200	0.510	610.00'
7	22,200	0.510	610.00'
8	22,200	0.510	610.00'
9	22,200	0.510	610.00'
10	22,200	0.510	610.00'
11	24,050	0.552	636.31'
12	181,900	4.176	2864.83'

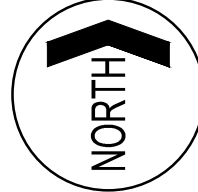


CURVE TABLE

CURVE NO.	ARC LENGTH	RADIUS	ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	40.00'	280.00'	8°11'06"	20.03'	N85°20'27"W	39.97'
C2	100.00'	280.00'	20°27'46"	50.54'	N71°01'01"W	99.47'
C3	100.00'	280.00'	20°27'46"	50.54'	N50°33'15"W	99.47'
C4	17.53'	280.00'	3°35'14"	8.77'	N38°31'45"W	17.53'
C5	160.00'	220.00'	41°40'11"	83.72'	S57°34'13"E	156.50'
C6	38.31'	220.00'	9°58'42"	19.21'	S83°23'40"E	38.27'
C7	16.07'	180.00'	5°07'00"	8.04'	N85°49'30"W	16.07'
C8	144.51'	180.00'	45°59'53"	76.40'	N60°16'04"W	140.68'
C9	111.63'	180.00'	35°31'56"	57.67'	N19°30'09"W	109.85'
C10	19.85'	180.00'	6°19'11"	9.94'	N12°25'24"E	19.84'
C11	174.38'	220.00'	45°24'57"	92.06'	N66°43'32"W	169.85'
C12	27.96'	220.00'	7°16'56"	14.00'	N40°22'36"W	27.94'
C13	145.00'	280.00'	29°40'16"	74.16'	S51°34'16"E	143.39'
C14	107.40'	280.00'	21°28'37"	54.37'	S77°23'42"E	106.74'
C15	194.71'	220.00'	92°58'01"	126.38'	N41°54'00"W	174.04'
C16	58.16'	220.00'	15°08'46"	29.25'	S2°36'16"E	57.99'
C17	40.00'	50.00'	45°50'12"	21.14'	N72°03'01"E	38.94'
C18	62.08'	50.00'	71°08'17"	35.76'	N13°33'47"E	58.17'
C19	95.00'	90.00'	63°01'31"	30.66'	N53°31'07"W	52.27'

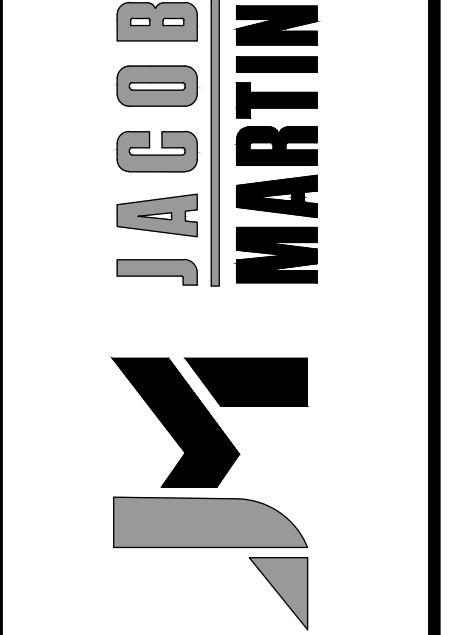
CURVE TABLE

CURVE NO.	ARC LENGTH	RADIUS	ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C20	74.02'	280.00'	15°08'46"	37.23'	S2°36'16"E	73.80'
C21	58.16'	220.00'	15°08'46"	29.25'	S2°36'16"E	57.99'
C22	74.02'	280.00'	15°08'46"	37.23'	S2°36'16"E	73.80'
C23	89.64'	420.00'	12°13'45"	44.99'	N88°40'00"E	89.47'
C24	115.32'	480.00'	13°45'54"	57.94'	N87°53'56"E	115.04'
C25	10.00'	480.00'	11°13'37"	5.00'	N80°25'10"E	10.00'
C26	229.94'	250.00'	52°41'53"	123.82'	S65°05'04"E	221.92'
C27	225.36'	250.00'	51°38'53"	120.98'	S62°33'34"E	217.80'
C28	243.39'	150.00'	92°58'01"	157.98'	S41°54'00"E	217.55'
C29	66.09'	250.00'	15°08'46"	33.24'	N2°36'16"W	65.90'
C30	66.09'	250.00'	15°08'46"	33.24'	S2°36'16"E	65.90'
C31	117.48'	450.00'	14°57'31"	59.08'	N42°09'45"E	117.15'
C32	250.78'	280.00'	51°18'57"	134.50'	N30°14'28"E	242.48'
C33	105.49'	220.00'	27°28'23"	53.78'	N42°09'45"E	104.48'
C34	197.04'	220.00'	51°18'57"	105.68'	N30°14'28"E	190.52'
C35	163.65'	280.00'	33°29'14"	84.24'	N39°09'20"E	161.33'
C36	223.91'	250.00'	51°18'57"	120.09'	S30°14'28"W	216.50'
C37	223.91'	250.00'	51°18'57"	120.09'	S30°14'28"W	216.50'



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
817-694-9880
TBPLS FIRM# 10194493



CITY OF ABILENE ETJ, JONES COUNTY, TEXAS
MCBRYDE ESTATES
PRELIMINARY PLAT

SCALE: 1" = 100'

NO.	REVISION	DATE	PROJECT #	DESIGNED	DRAWN	CHECKED
			18322			

BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING. CHECK SCALE & ADJUST ACCORDINGLY.

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 1.000142485.

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 PARENT TRACT = 52.303 ACRES.
2. AREA OF SUBDIVISION = 52.303 ACRES.
3. AREA OF ALL PUBLIC R.O.W. DEDICATIONS = 12.172 ACRES.
4. MONUMENTATION: A 1/2" REBAR ROD WITH CAP MARKED "J&M BOUNDARY" IS SET AT EACH SUBDIVISION CORNER, LOT CORNER, AND AT EACH P.C., P.T. AND P.I. IN THE PROPOSED STREET RIGHT-OF-WAY LINES SHOWN.
5. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO JONES COUNTY FEMA FIRM MAP NO. 48253-C-0575-F EFFECTIVE OCTOBER 4, 2011.
6. NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OR FLOODWAY.
7. THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF ABILENE, TEXAS.

FERNANDO O. JIMENEZ
3.89 ACRES
VOL. 163, PG. 11
O.P.R.

ROBERT & ABIGAIL HOWARD
1.50 ACRES
INSTRUMENT NO. 180993
O.P.R.

HAWLEY WSC
0.138 ACRES
VOL. 244, PG. 402
O.P.R.

CROWN WESTERN, LLC.
23.42 ACRES
VOL. 271, PG. 600
O.P.R.

DEVELOPER/SUBDIVIDER:
MCBRYDE HOYT ESTATE
410 STEEPLCHASE
KENNEDEALE, TX 79060