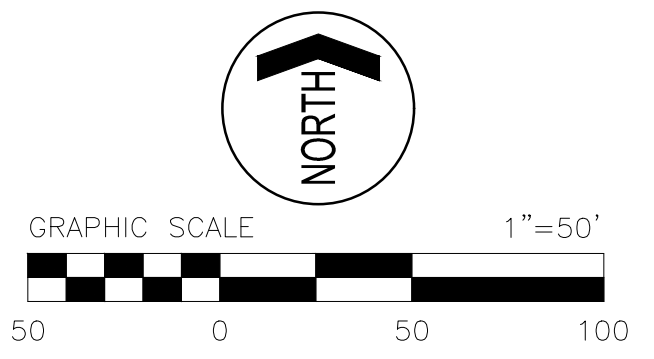




LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PER-METER
101	32,648	0.749	748.37'



LEGEND	
	SUBDIVISION BOUNDARY
	ADJACENT PROPERTY
	PROPOSED LOT LINES
	PROP. UTILITY EASEMENTS
	EXIST. STREET R.O.W.
	APPROX. SECTION LINE
	SET 1/2" REBAR ROD W/ PLASTIC CAP STAMPED "J&M BOUNDARY"
	MAGNAIL W/ WASHER FOUND
	FOUND 1/2" REBAR ROD (UNLESS OTHERWISE NOTED)
	D.E. = DRAINAGE EASEMENTS
	U.E. = UTILITY EASEMENTS
	D.R. = DEED RECORDS, TAYLOR CO., TX.
	P.R. = PLAT RECORDS, TAYLOR CO., TX.
	O.P.R. = OFFICIAL PUBLIC RECORDS, TAYLOR CO., TEXAS

**METES AND BOUNDS DESCRIPTION**

**BEING** a 0.749 acre tract of land being Lots 1-5, J.F. Clark's Subdivision, City of Abilene, Taylor County, Texas, recorded in Volume 1, Page 220, Plat Records, Taylor County, Texas, and out of the SE/4 of Section No. 35, Blind Asylum Lands, Abstract No. 772, City of Abilene, Taylor County, Texas, and said Lot 1 being more particularly described as Tract One in a Warranty Deed to Abilene Improvement Corporation recorded in Instrument No. 2008-430 Official Public Records, Taylor County, Texas, and said Lots 2 & 3 being more particularly described in a Warranty Deed to Abilene Improvement Corporation recorded in Instrument No. 2008-429 Official Public Records, Taylor County, Texas, and said Lots 4 & 5 being more particularly described in a Warranty Deed to Abilene Improvement Corporation recorded in Instrument No. 2009-1292 Official Public Records, Taylor County, Texas. Said 0.749 acre tract is more particularly described in metes and bounds as follows:

**BEGINNING** at a found 1/2" rebar rod for the southeast corner of this described tract and said Lot 5, being at the intersection of the west right-of-way line of Pine Street and the north right-of-way line of N. 13th Street;

**THENCE** N84°28'55"W along the south line of this described tract and Lot 5, and the north right-of-way line of said N. 13th Street a distance of 139.98 feet to a found 1/2" rebar rod with a plastic cap stamped "H&T" for the southwest corner of this described tract and said Lot 5, being at the intersection of the north right-of-way line of said N. 13th St. and the east right-of-way line of a 20' alley;

**THENCE** N05°33'00"E along the west line of this described tract and said Lots 1-5, and the east right-of-way line of said 20' alley a distance of 233.17 feet to a set 1/2" rebar rod with a plastic cap stamped "J&M BOUNDARY" for the northwest corner of this described tract and said Lot 1, also being the southwest corner of a 75'x140' tract being more particularly described as Tract Two in a Warranty Deed to Abilene Improvement Corporation recorded in Instrument No. 2008-430 Official Public Records, Taylor County, Texas, from which a found 1/2" rebar rod with a plastic cap stamped "H&T" for the northwest corner of said Tract Two bears N05°33'00"E 75.09 feet;

**THENCE** S84°28'55"E along the north line of this described tract and said Lot 1, and the south line of said Tract Two a distance of 140.05 feet to a set 1/2" rebar rod with a plastic cap stamped "J&M BOUNDARY" for the northeast corner of this described tract and said Lot 1, also being the southeast corner of said Tract Two and being in the west right-of-way line of said Pine Street, from which a found 1/2" rebar rod with a plastic cap stamped "H&T" for the northeast corner of said Tract Two bears N05°33'58"E 75.02 feet;

**THENCE** S05°33'58"W along the east line of this described tract and said Lots 1-5, and along the west right-of-way line of said Pine Street, a distance of 233.17 feet to the **POINT OF BEGINNING** and containing 0.749 acres of land.

- PLAT NOTES:**
- AREA OF SUBDIVISION = 0.749 ACRE AND NO PORTION THEREOF SHALL BE DEDICATED AS PUBLIC RIGHT-OF-WAY.
  - NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NO. 48441-C-0288-F EFFECTIVE JANUARY 6, 2012.
  - NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OR OPEN SPACE.
  - THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF THE CITY OF ABILENE, TEXAS.
  - BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
  - UPON COMPLETION OF THE SUBDIVISION STREETS, BURIED UTILITIES, AND FINAL GRADING, MONUMENTATION WILL BE SET AS FOLLOWS: CENTERLINE MARKERS ARE MAG-NAILS WITH WASHERS; LOT CORNERS ARE 1/2" REBAR RODS WITH PLASTIC CAPS STAMPED "J&M BOUNDARY"
  - IF OBSTACLES (FENCES, TRANSFORMERS, OPEN TRENCHES, ETC.) ARE ENCOUNTERED DURING THE COURSE OF SETTING MONUMENTATION, THOSE AFFECTED LOT CORNERS WILL BE SET AT AN OFFSET ALONG THEIR RESPECTIVE LOT LINES AT A WHOLE FOOT INTERVAL BETWEEN 1 AND 6 FEET. SURVEYOR WILL SET SAID OFFSET AS CLOSE AS PRACTICAL TO ACTUAL LOT CORNER AND WILL KEEP RECORD OF THE FINAL STAKED LOCATION.

**BASIS OF BEARINGS:**  
BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH REFERENCING THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, AND NAD 83 AS DETERMINED FROM GPS SURVEY DATA. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF 1.000142119.

**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.

**DEVELOPER/SUBDIVIDER:**  
CATALYST NNGS, LLC  
41 N. JEFFERSON ST.  
PENSACOLA, FL, 32502

LOT 101, J.F. CLARK'S SUBDIVISION  
BEING A REPLAT OF LOTS 1-5  
OF THE J.F. CLARK'S SUBDIVISION,  
CITY OF ABILENE,  
TAYLOR COUNTY, TEXAS

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 574A, 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

COUNTY CLERK		DIRECTOR OF PUBLIC WORKS	
I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON		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	FILE NUMBER	DATE	DIRECTOR OF PUBLIC WORKS
COUNTY CLERK	COUNTY TEXAS		
DEPUTY			

**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

LOT 101, J.F. CLARK'S SUBDIVISION  
BEING A REPLAT OF LOTS 1-5  
OF THE J.F. CLARK'S SUBDIVISION,  
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, LANKS, 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. 2019

[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 \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2019

TAYLOR COUNTY TEXAS

NOTARY PUBLIC

**GENERAL NOTES**

ACREAGE: 0.749 ACRE

SCALE: 1"=50'    SMALLEST LOT: 0.749 ACRES    LARGEST LOT: 0.749 ACRES

LOT WIDTH: MIN. 233.17'    MAX. 233.17'    LOT DEPTH: MIN. 139.98'    MAX. 140.05'

**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:** LOT 101, J.F. CLARK'S SUBDIVISION BEING A REPLAT OF LOTS 1-5 OF THE J.F. CLARK'S SUBDIVISION, CITY OF ABILENE, TAYLOR COUNTY, TEXAS

SIGNATURE \_\_\_\_\_  
(PRINT) REGISTERED PROFESSIONAL LAND SURVEYOR  
DATE \_\_\_\_\_

**PRELIMINARY**  
This document shall not be recorded for any purpose.

**JACOB MARTIN**

3465 CURRY LANE  
ABILENE, TX 79606  
325-695-1070

1508 SANTA FE DR, STE 204  
WEATHERFORD, TX 76086  
817-594-9880

TBPLS FIRM# 10194493