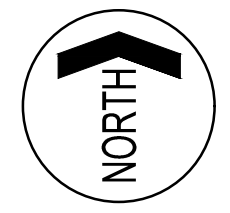


**LEGEND**

- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY
- - - EXIST. R.O.W.
- - - EXIST. UTILITY & DRAINAGE EASEMENTS
- - - PROP. ELECTRICAL UTILITY EASEMENTS
- - - APPROX. SECTION LINE
- ▨ FEMA 100-YEAR FLOODPLAIN

- SET 1/2" REBAR WITH PLASTIC CAP STAMPED "J&M BOUNDARY"
- FOUND 3/8" REBAR W/ CAP (UNLESS OTHERWISE NOTED)
- FOUND 1" IRON PIPE

D.E. = DRAINAGE EASEMENTS  
 U.E. = UTILITY EASEMENTS  
 T.E. = TELEPHONE EASEMENTS  
 D.R. = DEED RECORDS, TAYLOR CO., TX.  
 P.R. = PLAT RECORDS, TAYLOR CO., TX.  
 O.P.R. = OFFICIAL PUBLIC RECORDS, TAYLOR CO., TEXAS

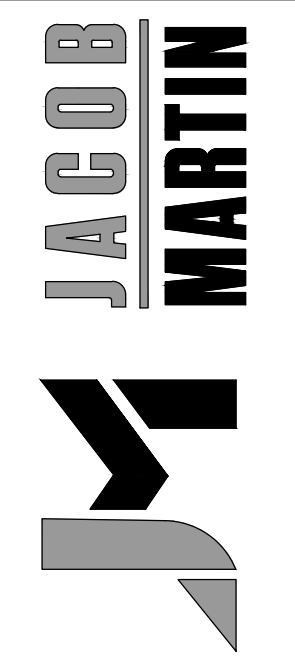


**PRELIMINARY**  
 This document shall not be recorded for any purpose.

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

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

TBPLS FIRM# 10194493



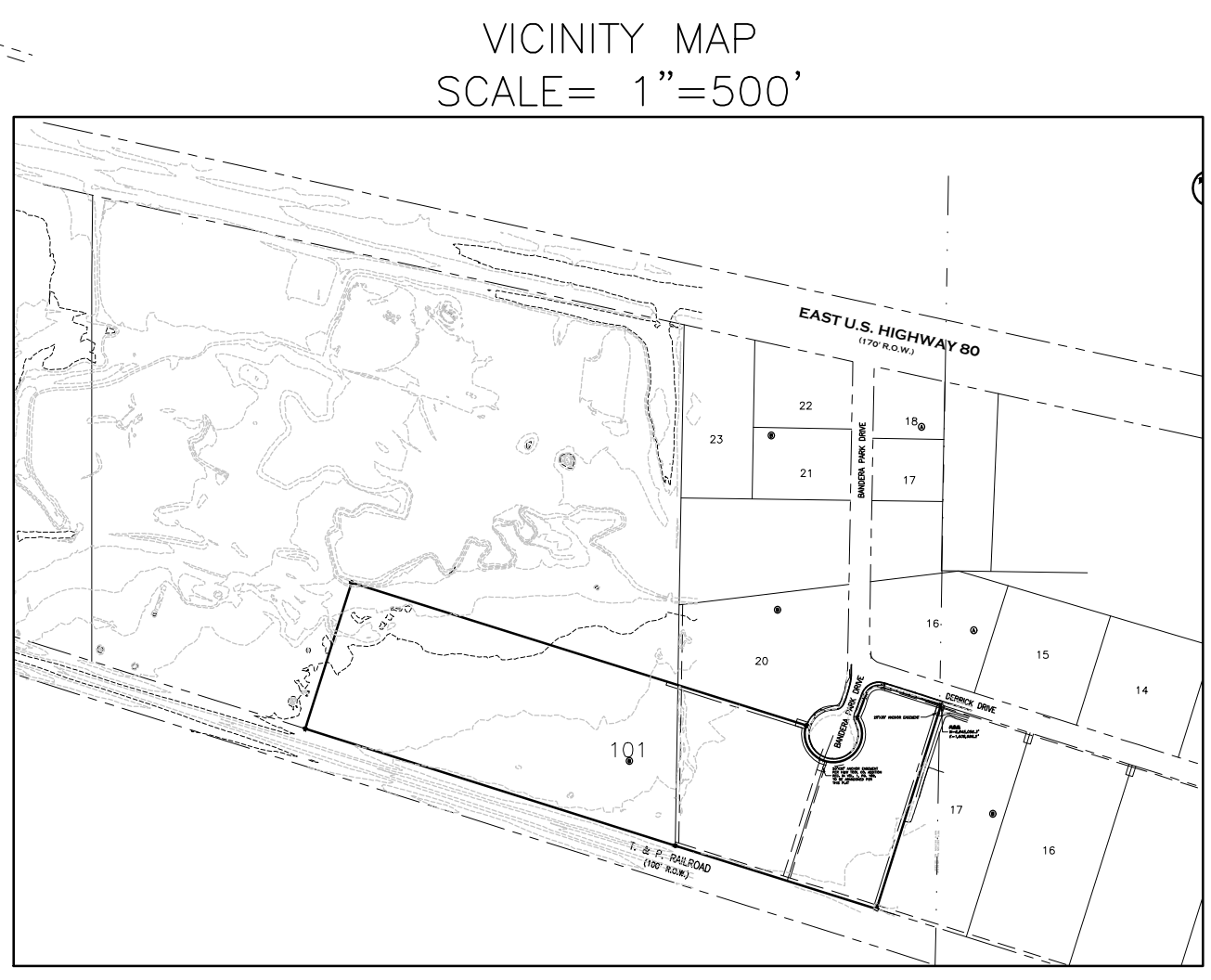
**BLOCK A**

**LOT AREA TABLE**

| LOT NO. | AREA (SQ.FT.) | AREA (ACRES) | PERI-METER |
|---------|---------------|--------------|------------|
| 101     | 748,987       | 17.194       | 4674.03'   |

**CURVE TABLE**

| CURVE NO. | ARC LENGTH | RADIUS  | ANGLE      | TANGENT | CHORD BEARING | CHORD LENGTH |
|-----------|------------|---------|------------|---------|---------------|--------------|
| C1        | 324.78'    | 80.00'  | 232°36'30" | 161.84' | N81°12'12"E   | 143.43'      |
| C2        | 64.16'     | 330.00' | 11°08'24"  | 32.18'  | N20°43'10"E   | 64.06'       |
| C3        | 64.49'     | 40.00'  | 92°22'38"  | 41.70'  | N61°21'25"E   | 57.73'       |



**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 SUBDIVISION = 17.194 ACRES.
  2. AREA OF ALL PUBLIC R.O.W. DEDICATIONS = NONE.
  3. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
  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. A VERY SMALL PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN, ZONE A, NO BASE FLOOD ELEVATIONS DETERMINED, ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NOS. 48441-C-0235-F EFFECTIVE JANUARY 6, 2012.
  6. NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OPEN SPACE OR FLOODWAY.
  7. THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE CITY OF ABILENE, TEXAS.

**DEVELOPER/SUBDIVIDER:**  
 BOB WAYNE JOHNSON

[CITY], [STATE] [ZIP CODE]  
 [PHONE NUMBER]

CITY, STATE  
 LOT 101, BLOCK B,  
 H&W TOOL CO. ADDITION  
 CONSTRUCTION DRAWINGS  
 PRELIMINARY PLAT

|             |                 |                 |               |            |              |
|-------------|-----------------|-----------------|---------------|------------|--------------|
| DATE        | SCALE 1" = 100' | PROJECT # 19117 | DESIGNED R.M. | DRAWN L.A. | CHECKED L.R. |
| INC.        | REVISION        |                 |               |            |              |
| SHEET 1     |                 |                 |               |            |              |
| SEQ. 1 OF 1 |                 |                 |               |            |              |

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