



**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

**METES & BOUNDS DESCRIPTION:**

**BEING** a 17.194 acre tract of land being Lots 18 & 19, Block B, H&W Tool Co. Addition, Section 2, Continuation No. 2, City of Abilene, Taylor County, Texas, recorded in Cabinet 1, Slide 189, Plat Records, Taylor County, Texas, and out of the NW/4 of Section No. 45, Blind Asylum Lands, Abstract No. 681, City of Abilene, Taylor County, Texas, and being out of the remainder of a 48.877 acre tract of land described in a Warranty Deed with Vendor's Lien to Bob Wayne Johnson recorded in Instrument No. 2011-7363, Official Public Records, Taylor County, Texas. Said 17.194 acre tract is more particularly described in metes and bounds as follows:

**BEGINNING** at a found 1" iron pipe for the most easterly northeast corner of this described tract and said Lot 18, being the most westerly northwest corner of Lot 17, said corner being in the southwesterly right-of-way line of Derrick Drive, from which a found 1" iron pipe for the northerly common corner between Lot 16 and Lot 15 bears S72°29'59"E 562.75 feet;

**THENCE** S17°32'06"W along the east line of this described tract and the common line between said Lot 18 and Lot 17, a distance of 599.97 feet to a set 1/2" rebar rod with a plastic cap marked "J&M BOUNDARY" (hereafter being known as a SET REBAR) for the south corner of this described tract and said Lot 18, being the west corner of said Lot 17, said corner being in the northeasterly right-of-way line of the T&P Railroad, from which a found 3/8" rebar rod for the southerly common corner between Lot 17 and Lot 16 bears S72°35'26"E 262.96 feet;

**THENCE** N72°35'26"W along the southerly line of this described tract and said Lot 18, and along the northeasterly line of the said T&P Railroad, passing the southerly common corner between Lot 18 and Lot 19 at 262.96 feet, continuing along the south line of said Lot 19 a total distance of 592.79 feet to a found 3/8" rebar rod for a point of intersection of this described tract, and the southwest corner of said Lot 19 and the H&W Tool Co. Addition, Section 2, Continuation No. 2, also being the southeast corner of the said 48.877 acre tract;

**THENCE** N72°27'57"W along the southerly line of this described tract and said 48.877 acre tract, and the northeasterly line of the said T&P Railroad, a distance of 1088.43 feet to a SET REBAR for the west corner of this described tract, from which a found 1/2" rebar rod for the southwest corner of the said 48.877 acre tract bears N72°27'57"W 629.07 feet;

**THENCE** N17°32'03"E along the westerly line of this described tract and over and across said 48.877 acre tract, a distance of 430.26 feet to a SET REBAR for the most northerly north corner of this described tract;

**THENCE** S72°32'32"E along the northerly line of this described tract and over and across said 48.877 acre tract, passing the westerly common corner between Lot 19 and Lot 20 at 960.00 feet, continuing along the common line between Lot 19 and Lot 20 a total distance of 1338.06 feet to a SET REBAR for an exterior corner of this described tract, being the easterly common corner between said Lot 19 and Lot 20, and being in the westerly right-of-way line of the Bandera Park Drive cul-de-sac, being the beginning of a non-tangent curve to the left and said cul-de-sac having a radius of 80.00 feet, and a delta angle of 232°36'30" with a chord bearing N81°12'12"E 143.43 feet;

**THENCE** along said curve being the northerly line of this described tract and said Lot 19, passing the northerly common corner between Lot 19 and Lot 18 at 125.65 feet, continuing along the cul-de-sac and the northerly line of said Lot 18 a total distance of 324.7 feet to a found 1" iron pipe for the end of the cul-de-sac of said Bandera Park Drive, being an exterior corner of this described tract and said Lot 18, being the beginning of a non-tangent curve to the left having a radius of 330.00 feet, and a delta angle of 11°08'24" with a chord bearing N20°43'10"E 64.06 feet;

**THENCE** along said curve being the northerly line of this described tract and said Lot 18, and being the easterly right-of-way of said Bandera Park Drive a distance of 64.16 feet to a found 1" iron pipe for a point of intersection of this described tract and said Lot 18, being the beginning of a tangent curve to the right having a radius of 40.00 feet, and a delta angle of 92°22'38" with a chord bearing N61°21'25"E 57.73 feet;

**THENCE** along said curve being the northerly line of this described tract and said Lot 18, and being the easterly right-of-way of said Bandera Park Drive and the southerly right-of-way line of said Derrick Drive, a distance of 64.46 feet to a found 1" iron pipe for a point of intersection of this described tract and said Lot 18;

**THENCE** S72°27'39"E along the northerly line of this described tract and said Lot 18, and along the southeasterly right-of-way line of said Derrick Drive a distance of 1710.8 feet to the **POINT OF BEGINNING** and containing 17.194 acres of land.

LOT 101, BLOCK B,  
 H&W TOOL CO. ADDITION  
 BEING A REPLAT OF LOTS 18 & 19,  
 BLOCK B, OUT OF THE  
 H&W TOOL CO. ADDITION, SECTION 2,  
 CONTINUATION NO. 2, AND  
 10.133 ACRES OUT OF THE  
 NW/4 OF SECTION NO. 45,  
 BLIND ASYLUM LANDS, ABSTRACT NO. 681,  
 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, VENUE'S ANNOTATED CIVIL STATUTES, AND ARTICLE 927B PENAL CODE OF TEXAS, AS AMENDED.			
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			
DATE	FILE NUMBER	DATE	DIRECTOR OF PUBLIC WORKS
COUNTY CLERK	COUNTY TEXAS	DATE	DIRECTOR OF PUBLIC WORKS
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, BLOCK B,  
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 CONTINUATION NO. 2, AND  
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 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. 2019

BOB WAYNE JOHNSON

**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

BOB JOHNSON

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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2019

TAYLOR COUNTY TEXAS

**GENERAL NOTES**

ACREAGE: 17.194 ACRES

SCALE: 1"=100'    SMALLEST LOT: 17.194 ACRES    LARGEST LOT: 17.194 ACRES

LOT WIDTH: MIN. 171.08'    MAX. 2,681.22'    LOT DEPTH: MIN. 430.26'    MAX. 599.97'

**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.

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 H&W TOOL CO. ADDITION, SECTION 2,  
 CONTINUATION NO. 2, AND  
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 BLIND ASYLUM LANDS, ABSTRACT NO. 681,  
 CITY OF ABILENE,  
 TAYLOR COUNTY, TEXAS

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

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

**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]

**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'