



SCALE IN FEET

DELTA: 005° 05' 38"
ARC: 113.31'
RADIUS: 1274.55'
CHORD: N47° 49' 48" E
113.27'

N 45° 17' 00" E - 159.77'

S56° 04' 57" W - 1333.82'

N 07° 21' 34" W - 708.93'

S 07° 21' 34" E - 870.55'

S 82° 38' 26" W - 220.00'

SOUTH 27th STREET
100' RIGHT-OF-WAY

N67° 02' 38"E - 311.10'

REMAINDER
VOLUME 3162, PAGE 741
OFFICIAL PUBLIC RECORDS

DOCUMENT NO. 2007-2386
OFFICIAL PUBLIC RECORDS

REMAINDER
VOLUME 3162, PAGE 741
OFFICIAL PUBLIC RECORDS

I, RILEY ELMER GRIFFITH, R.P.L.S. #5863 DO
HEREBY CERTIFY THAT THE PLAT HEREBON
WAS PREPARED FROM AN ACTUAL SURVEY
MADE ON THE GROUND DURING THE MONTH

OF FEBRUARY, 2020

Riley Elmer Griffith
RILEY ELMER GRIFFITH, R.P.L.S. #5863

DATE 02/20/2020



LEGEND

○ MONUMENT PER FIELD NOTES

FIELD NOTES

BEING A 4.000 ACRE TRACT OUT OF THE NORTHEAST QUARTER OF SECTION 62, BLIND ASYLUM LANDS SURVEY, TAYLOR COUNTY, TEXAS, AND BEING OUT OF AN 84.29 ACRE TRACT RECORDED IN VOLUME 3162, PAGE 741, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, SAID 4.000 ACRE TRACT 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 SET 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" FOR THE NORTHEAST CORNER OF THIS TRACT, WHERE A FOUND 1/2 INCH IRON ROD WITH AN ORANGE PLASTIC CAP AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID 84.29 ACRE TRACT BEARS 731.10' N 67°02'38" E; THENCE SOUTH 07 DEGREES 21 MINUTES 34 SECONDS EAST A DISTANCE OF 870.55 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 82 DEGREES 38 MINUTES 26 SECONDS WEST A DISTANCE OF 220.00 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 07 DEGREES 21 MINUTES 34 SECONDS WEST A DISTANCE OF 708.93 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" ON THE SOUTH RIGHT OF WAY OF SOUTH 27TH STREET FOR THE NORTHWEST CORNER OF THIS TRACT, WHERE A FOUND 1/2 INCH IRON ROD AT THE NORTHWEST CORNER OF A 14.34 ACRE TRACT RECORDED IN DOCUMENT NO. 2007-22886, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS BEARS 1333.82' S68°04'57" W;

THENCE NORTH 45 DEGREES 17 MINUTES 00 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY OF SOUTH 27TH STREET, A DISTANCE OF 159.77 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" AT THE BEGINNING OF A CURVE;

THENCE WITH A CURVE TURNING TO THE RIGHT HAVING A DELTA ANGLE OF 05 DEGREES 05 MINUTES 38 SECONDS, A RADIUS OF 1274.55 FEET, AN ARC LENGTH OF 113.31 FEET, AND A CHORD BEARING NORTH 47 DEGREES 49 MINUTES 48 SECONDS EAST A DISTANCE OF 113.27' TO THE POINT OF BEGINNING CONTAINING AN AREA OF 4.000 ACRES, SURVEYED ON

NOTE

SURVEY AS DEFINED BY THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS IN THEIR MANUAL OF PRACTICE FOR LAND SURVEYING IN TEXAS (CATEGORY 1A - LAND TITLE SURVEY OR CATEGORY 1B - STANDARD LAND BOUNDARY SURVEY).

FILE NO. 625058 EFFECTIVE DATE: JANUARY 2, 2020

ISSUED: JANUARY 20, 2020

SCHEDULE B, ITEM 10:

g) EASEMENT DEED TO THE CITY OF ABILENE FOR STREET PURPOSES OF 5.84 ACRES, DATED APRIL 28, 1970, RECORDED IN VOLUME 890, PAGE 193, DEED RECORDS OF TAYLOR COUNTY, TEXAS, DOES NOT AFFECT THIS TRACT.

h) EASEMENT DEED TO THE CITY OF ABILENE FOR STREET AND WATERLINE IMPROVEMENTS, DATED MAY 28, 1982, RECORDED IN VOLUME 1246, PAGE 394, DEED RECORDS OF TAYLOR COUNTY, TEXAS, DOES NOT AFFECT THIS TRACT.

i) SUBJECT TO A USE AGREEMENT BETWEEN THE TEXAS DEPARTMENT OF MENTAL HEALTH AND MENTAL RETARDATION AND THE CITY OF ABILENE, DATED MAY 3, 1984, CONVEYING A 3.9876 ACRE TRACT TO BE USED AS A FIRE STATION, RECORD OF WHICH IS FOUND IN A COPY OF A RESOLUTION OF THE CITY OF ABILENE RECORDED IN VOLUME 1348, PAGE 675, DEED RECORDS OF TAYLOR COUNTY, TEXAS, DOES NOT AFFECT THIS TRACT.

j) LEASE AGREEMENT BETWEEN THE TEXAS DEPARTMENT OF MENTAL HEALTH AND MENTAL RETARDATION, LESSOR, TO THE ABILENE INDUSTRIAL FOUNDATION, LESSEE, DATED APRIL 1, 1973, RECORDED IN VOLUME 15, PAGE 335, CONTRACT RECORDS OF TAYLOR COUNTY, TEXAS, DOES NOT AFFECT THIS TRACT.

k) TERM EASEMENT GRANTED TO TRINITY BAPTIST CHURCH RECORDED AS INSTRUMENT NO. 2016-704, OFFICIAL PUBLIC RECORDS OF TAYLOR COUNTY, TEXAS, DOES NOT AFFECT THIS TRACT.

**A SURVEY OF
A 4.000 ACRE TRACT**

OUT OF

**THE NORTHEAST QUARTER OF SECTION 62
BLIND ASYLUM LANDS SURVEY
ABILENE, TAYLOR COUNTY, TEXAS**