4333 SAYLES BOULEVARD
ABILENE, TEXAS 79605

ADAMS ENGINEERING AND SURVEYING INC.

SURVEY REGISTRATION # 10006300 – ENGINEERING REGISTRATION # F-598

OFF (325)695-2285
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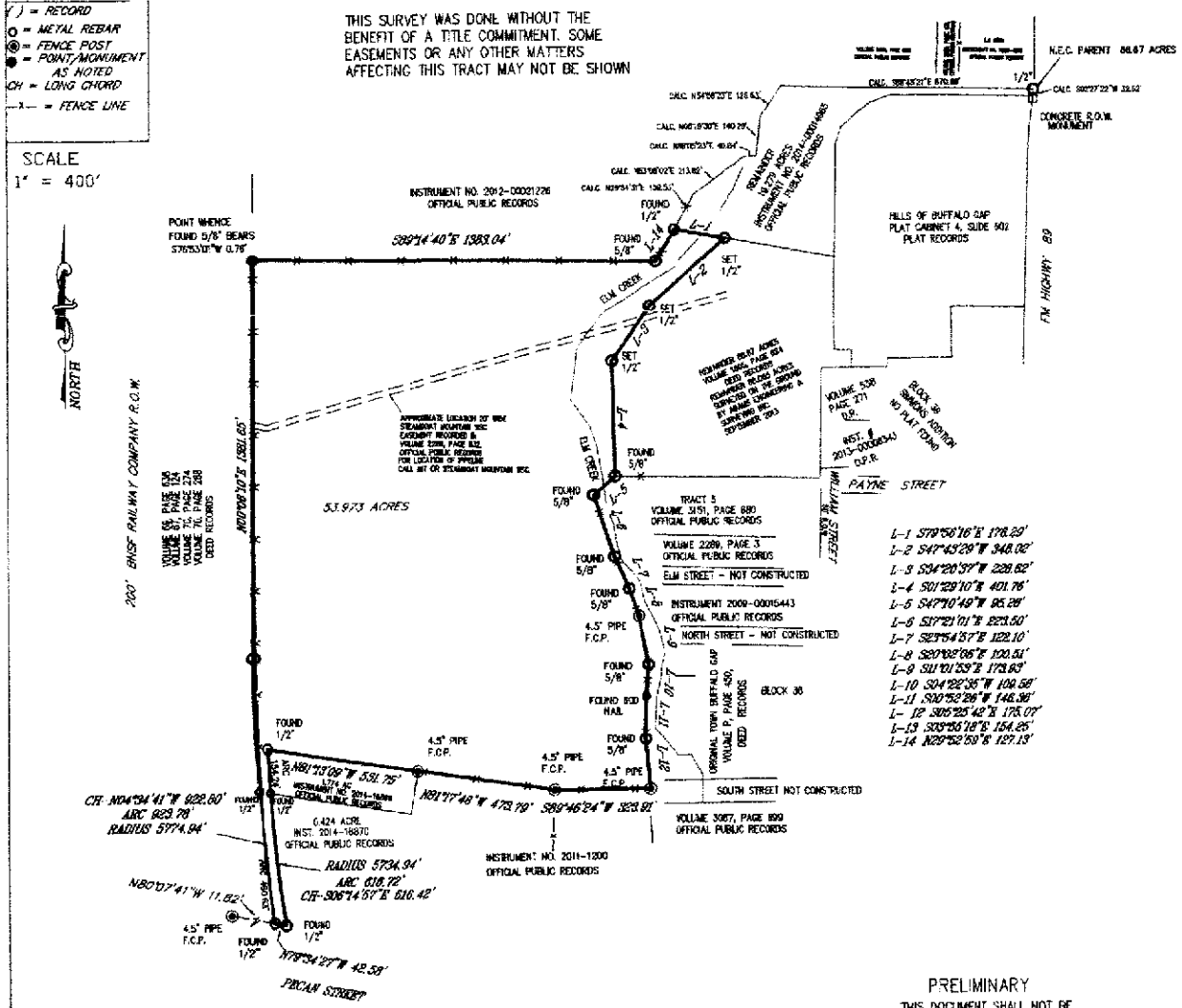
LEGEND
( ) = RECORD
○ = METAL REBAR
◉ = FENCE POST
● = POINT/MONUMENT AS NOTED
CH = LONG CHORD
—X— = FENCE LINE

SCALE
1" = 400'

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. SOME EASEMENTS OR ANY OTHER MATTERS AFFECTING THIS TRACT MAY NOT BE SHOWN



PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Being 53.973 acres of land containing a portion of an unrecorded 68.065 acre tract surveyed on the ground in September of 2013 by Adams Engineering and Surveying Inc. Said 68.065 acre tract being a portion on 86.67 acre tract recorded in Volume 1605, Page 624, Official Public Records, Taylor County, Texas, out of a 98.89 acre tract recorded as a 70.51 acre tract in Volume 999, Deed Records, Taylor County, Texas, out of the H.H. Butts Survey No. 60, the N. Reed Survey 59 and the A.M. Boyd Survey No. 112 and a 28.38 acre tract recorded in Volume 920, Page987, Deed Records, Taylor County, Texas, out of the Moses Evans Survey No. 111 and the A.M. Boyd Survey No. 112. Said 53.972 acre tract also contains a 0.424 acre tract recorded in Instrument No. 2014-16870, Official Public Records, Taylor County, Texas, out of the H.H. Butts Survey No. 60. Said 53.973 acre tract being more particularly described as follows;

BEGINNING at a found ½" metal rebar on the West line of said 86.76 acre tract, at the North most Northwest corner of said 68.065 acre tract and the North most Southwest corner of a 19.279 acre tract recorded in Instrument No. 2014-00014965, Official Public Records, Taylor County, Texas, for the North most Northwest corner of this tract, whence the Northeast corner of said 86.67 acre tract and the Northeast corner of said 19.279 acre tract calculates to bear N29°51'31"E 139.53', N53°06'02"E 213.82', N88°05'23"E 40.94', N05°19'30"E 140.29', N34°58'23"E 126.63' and S88°48'21"E 870.88' and from the Northeast corner of said 86.67 acre tract a concrete right-of-way monument at a point of curve on the West line of FM Highway 1235 at Hwy Sta. 318+02.14 and the West line of FM 89 at Hwy Sta. 583+34.72 calculates to bear S02°27'22"W 32.62';
THENCE S79°56'16"E with a common line between said 68.05 acre tract and said 19.279 acre tract 176.29' to a set ½" metal rebar for the Northeast corner of this tract;
THENCE S47°43'29"W 348.02' to a set ½" metal rebar for a point of intersection;
THENCE S34°20'37"W 228.62' to a set ½" metal rebar for a point of intersection;
THENCE S01°29'10"E 401.76' to a found 5/8" metal rebar at an interior corner on the East line of said 86.67 acre tract and an interior corner on the East line of said 68.065 acre tract for a point of intersection;
THENCE along the East line of said 86.67 acre tract and the East line of said 68.065 acre tract as follows;
–S47°10'49"W at approximately 50' pass the center of Elm Creek and continue on a total distance of 95.28' to a found 5/8" metal rebar;
– S17°21'01"E 223.50' to a found 5/8" metal rebar;
–S23°54'57"E 122.10' to a found 5/8" metal rebar;
–S20°02'06"E 100.51' to a 4.5" pipe fence corner post;
–S11°01'53"E 173.93' to a found 5/8" metal rebar;
–S04°22'35"W 109.56' to a found 60d nail;
–S00°52'26"W 146.36' to a found 5/8" metal rebar;
and S05°25'42"E 175.07' to a 4.5" pipe fence corner post at the South most Southeast corner of said 86.67 acre tract and the South most Southeast corner of said 68.065 acre tract for the North most Southeast corner of this tract;
THENCE S89°46'24"W with the South line of said 86.67 acre tract and the South line of said 68.065 acre tract 323.91' to a 4.5" pipe fence corner post for a point of intersection;
THENCE N81°17'48"W 473.79' to a 4.5" pipe fence corner post at an interior corner of said 86.67 acre tract and an interior corner of said 68.065 acre tract at the Northeast corner of a 1.774 acre tract recorded in Instrument No. 2014-16869, Official Public Records, Taylor County, Texas, for a point of intersection of this tract;
THENCE N81°13'09"W 591.75' to a found ½" metal rebar at the Northwest corner of said 1.774 acre tract for an interior corner of this tract;
THENCE Southerly with a curve to left on a radius of 5734.94' a chord bearing S06°14'57"E at an arc distance of 154.24' pass a found ½" metal rebar at the Southwest corner of said 1.477 acre tract and the Northeast corner of said 0.424 acre tract and continue on with said chord bearing of S06°14'57"E a total distance of 616.42' and a total arc distance of 616.72' to a found ½" metal rebar on the North line of Pecan Street (no dedication found, used as a public road) at the Southeast corner of said 0.424 acre tract for the South most Southeast corner of this tract;
THENCE N79°34'27"W with the North line of said Pecan Street, 42.58' to a found ½" metal rebar on a curve on the East line of 200' wide BNSF Railway Company railroad right-of-way (Volume 67, age 124, Volume 69, Page 638, Volume 70, Pages 274 and 288, Deed Records, Taylor County, Texas) at the Southwest corner of said 0.424 acre tract for the Southwest corner of this tract, whence a 4.5" pipe fence corner post bears N80°07'41"W 11.82';

THENCE Northerly with the East line of said railroad right-of-way and with a curve to the right, on a radius of 5774.94' a chord bearing N04°34'41"W at an arc distance of 480.63' pass a found ½" metal rebar at the Northwest corner of said 0.424 acre tract and continue on with said chord bearing of N04°34'41"W a total distance of 922.80' and a total arc distance of 923.78' to a found ½" metal rebar on the West line of said 86.67 acre tract and the West line of said 68.065 acre tract at the end of said curve;
THENCE N00°06'10"E with the East line of said railroad right-of-way 1381.65' to a point at a 7" cedar fence corner post whence a found 5/8" metal rebar bears S76°53'01"W 0.76', said point at the Northwest corner of said 68.065 acre tract for the Northwest corner of this tract;
THENCE S89°14'40"E 1383.04' to a found 5/8" metal rebar at an interior corner of said 86.67 acre tract and an interior corner of said 68.065 acre tract for an interior corner of this tract;
THENCE N29°52'59"E 127.13' the point of beginning and containing 53.973 acres of land

Surveyed on the ground September 21, 2023

BEARING BASIS
TEXAS STATE PLANE ZONE 2 COORDINATES:
NAD 83, TEXAS NORTH CENTRAL ZONE
(ZONE 4351, FIPS 4202)
DETERMINED FROM GPS SURVEY DATA.

NOTICE
THIS PLAT IS INVALID WITHOUT AN ORIGINAL SIGNATURE ACROSS THE SEAL

Alvin Joe Adams, P.E., R.P.L.S.
P.E. No. 49263, R.P.L.S. No. 4130

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JOB: 23-286