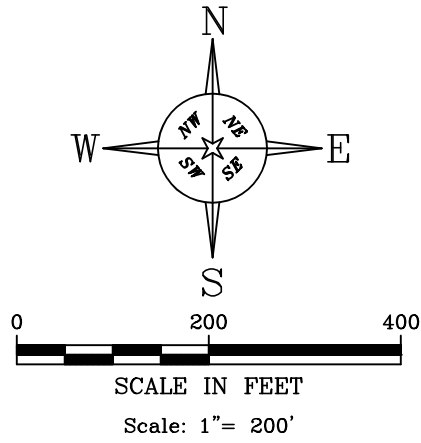


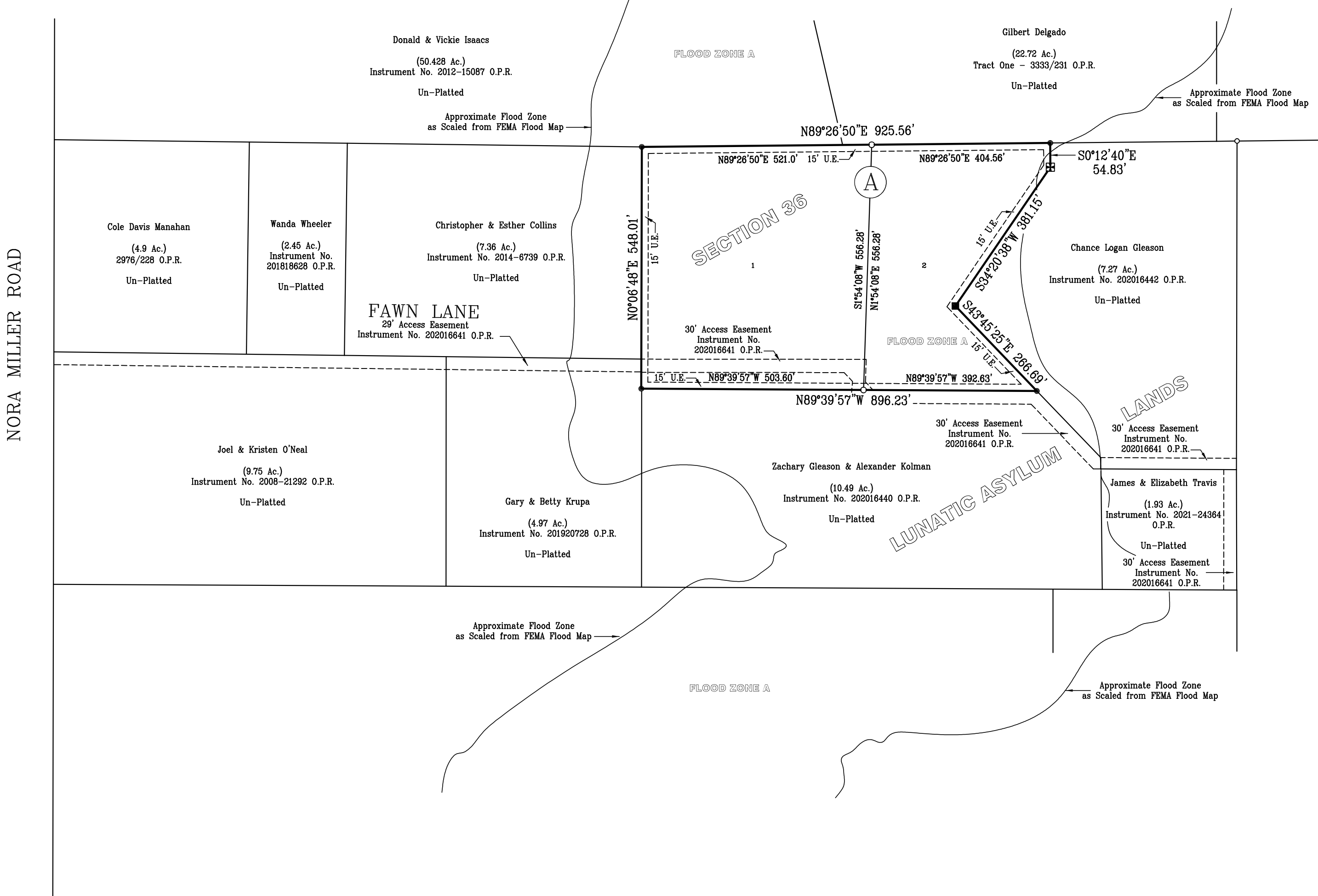
FIELD NOTES
10.49 ACRES

BEING 10.49 acres out of the Southwest 1/4 of Section 36, Lunatic Asylum Lands, Taylor County, Texas, said 10.49 acres being all of that same 10.49 acre tract recorded in Instrument No. 202016641, Official Public Records, Taylor County, Texas and being more particularly described as follows:
BEGINNING at a 3/8" rebar found at the northeast corner of a 7.36 acre tract recorded in Instrument No. 2014-6739, Official Public Records, Taylor County, Texas for the northwest corner of this tract;
THENCE N89°26'50"E 925.56 feet to a 3/8" rebar found at the northwest corner of a 7.27 acre tract recorded in Instrument No. 202016442, Official Public Records, Taylor County, Texas for the northeast corner of this tract;
THENCE S0°12'40"E 54.83 feet to an existing cross-tie fence corner post;
THENCE S34°20'38"W 381.15 feet to an existing 8" wood fence corner post;
THENCE S43°45'25"E 266.69 feet to a 3/8" rebar found at the most northerly northeast corner of a 10.49 acre tract recorded in Instrument No. 202016440, Official Public Records, Taylor County, Texas for the southeast corner of this tract;
THENCE N89°39'57"W 896.23 feet to a 3/8" rebar found at the northwest corner of said 10.49 acre tract for the southwest corner of this tract;
THENCE N0°06'48"E 548.01 feet to the place of beginning and containing 10.49 acres of land.



NOTE: BEARINGS SHOWN HEREON ARE BASED ON GEODETIC NORTH, DETERMINED BY G.P.S. OBSERVATIONS.
NOTE: BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
NOTE: THIS PROPERTY LIES PARTIALLY WITHIN FLOOD ZONE A, ACCORDING TO FEMA FLOOD MAP NO.48441C00607, HAVING AN EFFECTIVE DATE OF 01/06/2012.
NOTE: THIS PROPERTY LIES ENTIRELY WITHIN THE CITY OF ABILENE'S 5 MILE EXTRATERRITORIAL JURISDICTION.

- Legend
- = Found 3/8" rebar
 - = Existing 8" Wood Fence Corner Post
 - ⊞ = Existing Cross-Tie Fence Corner Post
 - = Set 3/8" rebar
 - () = Recorded Call
 - U.E. = Utility Easement
 - O.P.R. = Official Public Records
 - P.O.B. = Place of Beginning
 - Ac. = Acres



BEAUCHAMP ADDITION
a Subdivision of 10.49 acres out of The Southwest
1/4 of Section 36, Lunatic Asylum Lands, Taylor
County, Texas.

PLANNING & ZONING 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 TEXAS LOCAL GOVERNMENT CODE CHAPTER 212, SUBCHAPTER A, AS AMENDED.			
DATE	CHAIRMAN	DATE	FILE NUMBER
ATTEST	SECRETARY	DATE	PLANNING DIRECTOR
DATE	PLANNING DIRECTOR	DATE	FEE
DIRECTOR OF PUBLIC WORKS		COUNTY CLERK	
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	DIRECTOR OF PUBLIC WORKS	DATE	FILE NUMBER
DEPUTY		DATE	COUNTY CLERK
DEPUTY		DATE	COUNTY TEXAS

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED OWNER(S) 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

BEAUCHAMP ADDITION
a Subdivision of 10.49 acres out of The Southwest
1/4 of Section 36, Lunatic Asylum Lands, 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 FIELD NOTES SHOWN HEREON"

EXECUTED THIS _____ DAY OF _____ 20 _____

OWNER

OWNER

OWNER

OWNER

ACKNOWLEDGMENT

THE STATE OF TEXAS:
COUNTY OF TAYLOR:

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID _____

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ A.D. 2022

NOTARY PUBLIC COUNTY TEXAS

GENERAL NOTES

ACREAGE 10.49 acres

SCALE 1" = 40' SMALLEST LOT 4.0 acres LARGEST LOT 6.49 acres

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 :

BEAUCHAMP ADDITION
a Subdivision of 10.49 acres out of The Southwest
1/4 of Section 36, Lunatic Asylum Lands, Taylor
County, Texas.

December 5, 2022

DATE

PLAT PREPERATION DATE: December 5, 2022

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

SIGNATURE

James L. Williams, Jr. R.P.L.S. #4885

REGISTERED PROFESSIONAL LAND SURVEYOR

Owner: Cole Beauchamp
817-694-6391

GEOTEX PROPERTY SOLUTIONS
209 s. Pioneer Drive, Suite 2
Abilene, Texas 79605
325-677-6712
Firm Registration No. 10194134