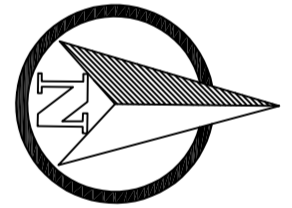
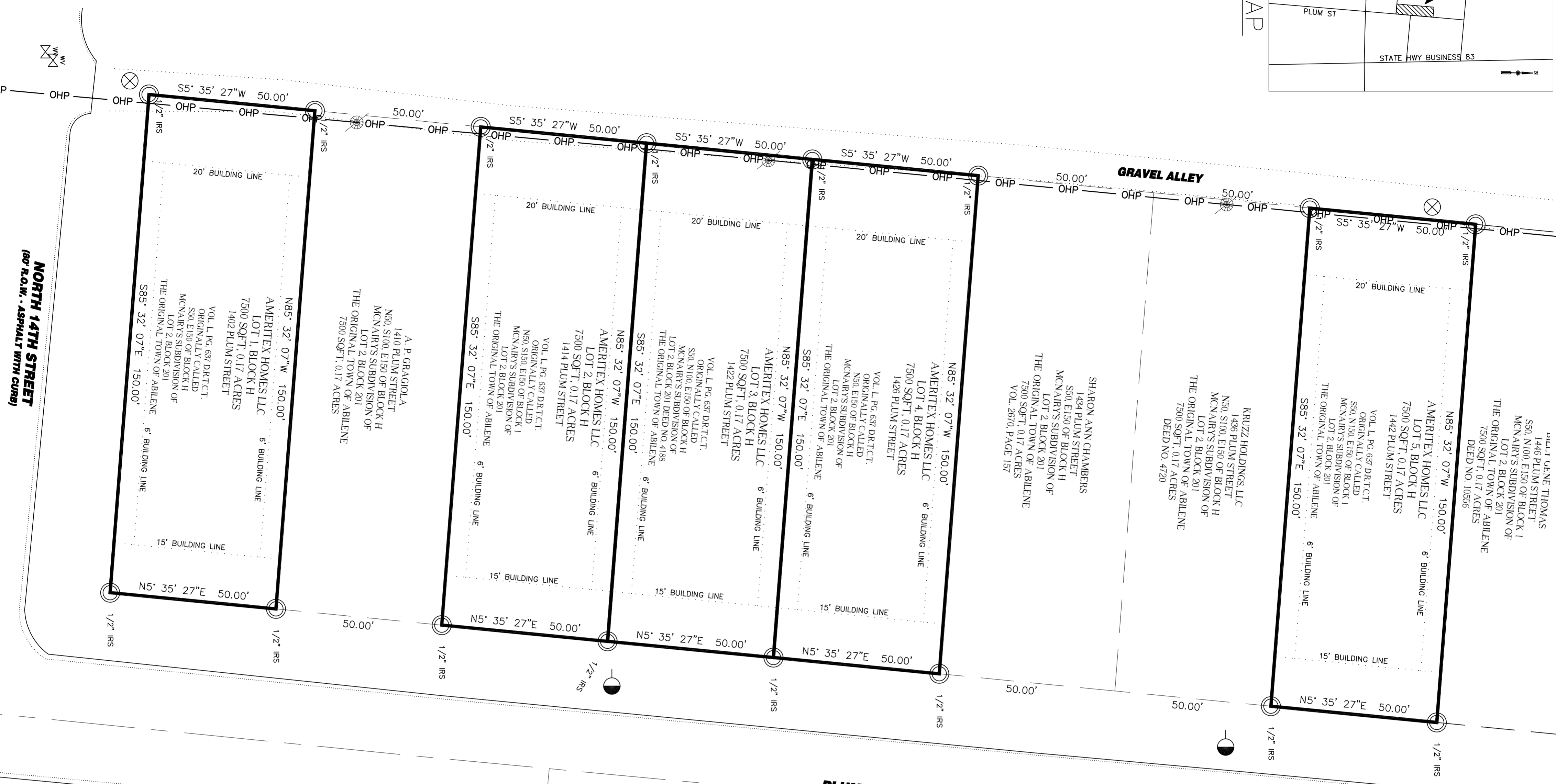
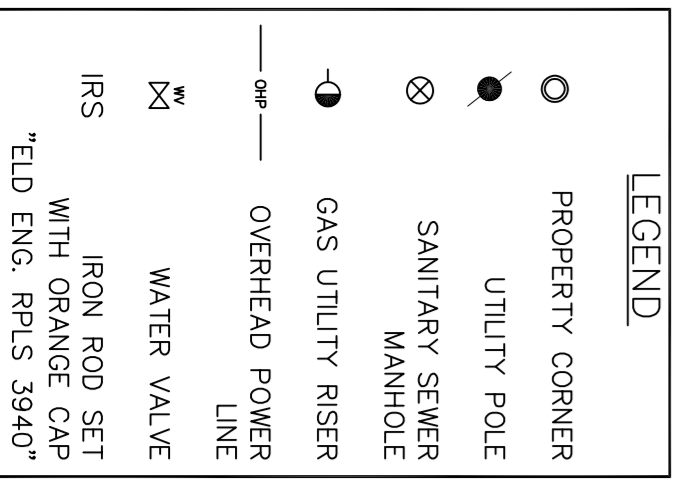


MUNICIPALITY MAP
N.T.S.



OWNER'S CERTIFICATE:

BEING a tract of land situated in the J. King Survey A-0772, City of Abilene, Taylor County, Texas, and being the Ameritec Homes LLC, Lot 1, Block H, 0.17 acre tract of land originally described as the South 50 feet, East 150 feet of Block H of the McNairy's Subdivision of Lot 2, Block 201, the original town of Abilene, recorded in Volume L, Page 637 deed records of Taylor County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" IRS at the Southeast corner of said tract, being in the North right-of-way line of North 14th Street and in the West right-of-way line of Plum Street;

THENCE N 05 deg. 35 min. 27 sec. E a distance of 50.00 feet with the West right-of-way line of Plum Street, to a 1/2" IRS at the Northeast corner of said tract and the Southeast corner of the A.P. Graglia, 0.17 acre tract described as the North 50 feet, South 100 feet, East 150 feet of Block H of the McNairy's Subdivision of Lot 2, Block 201, the original town of Abilene;

THENCE N 85 deg. 32 min. 07 sec. W a distance of 150.00 feet with a common line to a 1/2" IRS at the Northwest corner of said tract and the Southwest corner of the Sharon Ann Chambers, 0.17 acre tract described as the South 50 feet, East 150 feet of Block H of the McNairy's Subdivision of Lot 2, Block 201, the original town of Abilene, recorded in Volume 2970, Page 157 D.R.T.C.T.;

THENCE S 05 deg. 35 min. 27 sec. W a distance of 150.00 feet with the East side of an alley to a 1/2" IRS at the Southwest corner of said tract and the Northwest corner of the A.P. Graglia, 0.17 acre tract described as the North 50 feet, South 100 feet, East 150 feet of Block H of the McNairy's Subdivision of Lot 2, Block 201, the original town of Abilene;

THENCE S 85 deg. 32 min. 07 sec. E a distance of 150.00 feet with the North line of the A.P. Graglia, 0.17 acre tract described as the North 50 feet, South 100 feet, East 150 feet of Block H of the McNairy's Subdivision of Lot 2, Block 201, the original town of Abilene, to the POINT OF BEGINNING and containing 0.17 acres of land, more or less.

OWNER'S CERTIFICATE:

BEING a tract of land situated in the J. King Survey A-0772, City of Abilene, Taylor County, Texas, and being the Ameritec Homes LLC, Lot 4, Block H, 0.17 acre tract of land originally described as the South 50 feet, East 150 feet of Block H of the McNairy's Subdivision of Lot 2, Block 201, the original town of Abilene, recorded in Volume L, Page 637 deed records of Taylor County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" IRS in the West right-of-way line of Plum Street, being at the Southeast corner of said tract and being the Northeast corner of the A.P. Graglia, 0.17 acre tract described as the North 50 feet, South 100 feet, East 150 feet of Block H of the McNairy's Subdivision of Lot 2, Block 201, the original town of Abilene, recorded in Volume L, Page 637 deed records of Taylor County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" IRS in the West right-of-way line of Plum Street, being at the Southeast corner of said tract and being the Northeast corner of the Sharon Ann Chambers, 0.17 acre tract described as the South 50 feet, East 150 feet of Block H of the McNairy's Subdivision of Lot 2, Block 201, the original town of Abilene, recorded in Volume 2970, Page 157 D.R.T.C.T.;

THENCE N 05 deg. 35 min. 27 sec. E a distance of 50.00 feet with the West right-of-way line of Plum Street, to a 1/2" IRS at the Northeast corner of said tract and the Southeast corner of the Sharon Ann Chambers, 0.17 acre tract described as the South 50 feet, East 150 feet of Block H of the McNairy's Subdivision of Lot 2, Block 201, the original town of Abilene, recorded in Volume L, Page 637 deed records of Taylor County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" IRS at the Southwest corner of said tract and the Southwest corner of the Sharon Ann Chambers, 0.17 acre tract described as the South 50 feet, East 150 feet of Block H of the McNairy's Subdivision of Lot 2, Block 201, the original town of Abilene, recorded in Volume 2970, Page 157 D.R.T.C.T.;

THENCE N 85 deg. 32 min. 07 sec. W a distance of 150.00 feet with a common line to a 1/2" IRS at the Northwest corner of said tract and the Southwest corner of the Sharon Ann Chambers, 0.17 acre tract described as the South 50 feet, East 150 feet of Block H of the McNairy's Subdivision of Lot 2, Block 201, the original town of Abilene;

THENCE S 05 deg. 35 min. 27 sec. W a distance of 150.00 feet with the East side of an alley to a 1/2" IRS at the Southwest corner of said tract and the Northwest corner of the A.P. Graglia, 0.17 acre tract described as the North 50 feet, South 100 feet, East 150 feet of Block H of the McNairy's Subdivision of Lot 2, Block 201, the original town of Abilene;

THENCE S 85 deg. 32 min. 07 sec. E a distance of 150.00 feet with the North line of the A.P. Graglia, 0.17 acre tract described as the North 50 feet, South 100 feet, East 150 feet of Block H of the McNairy's Subdivision of Lot 2, Block 201, the original town of Abilene, to the POINT OF BEGINNING and containing 0.17 acres of land, more or less.

OWNER'S CERTIFICATE:

BEING a tract of land situated in the J. King Survey A-0772, City of Abilene, Taylor County, Texas, and being the Ameritec Homes LLC, Lot 3, Block H, 0.17 acre tract of land originally described as the South 50 feet, East 150 feet of Block H of the McNairy's Subdivision of Lot 2, Block 201, the original town of Abilene, recorded in Volume L, Page 637 deed records of Taylor County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" IRS in the West right-of-way line of Plum Street, being at the Southeast corner of said tract and being the Northeast corner of the Sharon Ann Chambers, 0.17 acre tract described as the South 50 feet, East 150 feet of Block H of the McNairy's Subdivision of Lot 2, Block 201, the original town of Abilene, recorded in Volume 2970, Page 157 D.R.T.C.T.;

THENCE N 05 deg. 35 min. 27 sec. E a distance of 50.00 feet with the West right-of-way line of Plum Street, to a 1/2" IRS at the Northeast corner of said tract and the Southeast corner of the Sharon Ann Chambers, 0.17 acre tract described as the South 50 feet, East 150 feet of Block H of the McNairy's Subdivision of Lot 2, Block 201, the original town of Abilene, recorded in Volume L, Page 637 deed records of Taylor County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" IRS at the Southwest corner of said tract and the Southwest corner of the Sharon Ann Chambers, 0.17 acre tract described as the South 50 feet, East 150 feet of Block H of the McNairy's Subdivision of Lot 2, Block 201, the original town of Abilene, recorded in Volume 2970, Page 157 D.R.T.C.T.;

THENCE N 85 deg. 32 min. 07 sec. W a distance of 150.00 feet with a common line to a 1/2" IRS at the Northwest corner of said tract and the Southwest corner of the Sharon Ann Chambers, 0.17 acre tract described as the South 50 feet, East 150 feet of Block H of the McNairy's Subdivision of Lot 2, Block 201, the original town of Abilene;

THENCE S 05 deg. 35 min. 27 sec. W a distance of 150.00 feet with the East side of an alley to a 1/2" IRS at the Southwest corner of said tract and the Northwest corner of the A.P. Graglia, 0.17 acre tract described as the North 50 feet, South 100 feet, East 150 feet of Block H of the McNairy's Subdivision of Lot 2, Block 201, the original town of Abilene;

THENCE S 85 deg. 32 min. 07 sec. E a distance of 150.00 feet with the North line of the Sharon Ann Chambers, 0.17 acre tract described as the South 50 feet, East 150 feet of Block H of the McNairy's Subdivision of Lot 2, Block 201, the original town of Abilene, to the POINT OF BEGINNING and containing 0.17 acres of land, more or less.

REPLAT OF
M McNAIRY'S SUBDIVISION OF
LOT 2, BLOCK 201
OF THE ORIGINAL TOWN OF
ABILENE
CITY OF ABILENE
TAYLOR COUNTY TEXAS
SITUATED IN J. KING SURVEY A-0772

DECLARATION OF COVENANTS
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS
That We, _____ do hereby adopt this plat designating the herein described property as _____ an addition to the City of _____ Texas & do hereby dedicate to the public use forever the streets & alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated and shall be open to fire, police and all public and private utilities for each particular use. The maintenance of paving on all easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements shall be constructed, reconstructed or placed upon, over or across the easements as shown, said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. All and any public utility shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or any other improvements or growths which in any way may endanger or interfere with construction, maintenance and efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining and addition to or removing any public utility shall have the right of ingress and egress to or from the property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

All utility easements shall also include additional areas of working space for construction and maintenance of the public water and sanitary sewer systems. Additional easement (re) is also conveyed for installation and maintenance of manholes, manholes, fire hydrants, water services to the fire hydrants and including the additional easements herein granted shall be determined by their locations as installed.

This plat approved subject to all platting ordinances, rules and regulations of the City of Abilene, Texas.

WITNESS OUR HAND AT _____ TEXAS, this _____ day of _____ 2021.

BY: _____
BY: _____
BY: _____
BY: _____

Notary Public in and for the County of Taylor, Texas.

Notary Public in and for the County of Taylor, Texas.

Notary Public in and for the County of Taylor, Texas.

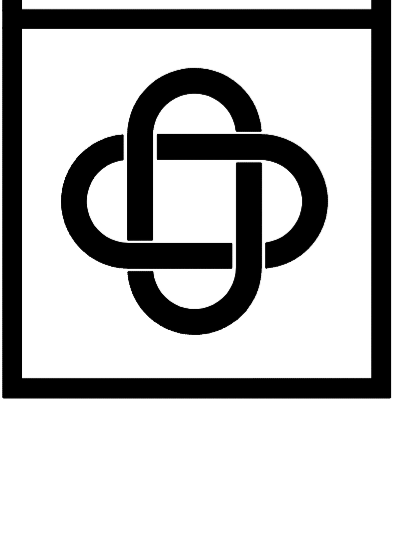
Notary Public in and for the County of Taylor, Texas.

SURVEYOR'S CERTIFICATE
I, Tom A. Fidler, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under supervision in accordance with the platting rules and regulations of the City of Abilene, Taylor County, Texas. WITNESS MY HAND AT KAUFMAN COUNTY, TEXAS this 08th day of January, 2021.

TOM A. FIDLER
Texas Registered Professional Land Surveyor # 3940
State of Texas
County of Taylor

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day personally appeared Tom A. Fidler, known to me as the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in foregoing certificate are true. GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2021.

ERIC L. DAVIS ENGINEERING, INC.
FIRM NO. 10194489
TBPUS FIRM # 10194489
120 East Main Street
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ercdavis@eldengineering.com



GENERAL NOTES
1) Bearings are based on State Plane Coordinate System, North Central Texas Zone 4202, North American Datum 1983(NAD83) and GPS observations
2) The purpose of this plat is to display the boundary of the subject Property
3) Subject property is located within an area having a zone designation of X by the Secretary of Housing & Development on Flood Insurance Rate Map No. FEMA-MAP 48441C 0228F, effective date of 01-05-2012, for Community Panel No. 485450, Taylor County, Texas
4) Build Lines are according to the City of Abilene, Texas

