



N
W E
S

SCALE IN FEET
0 60 120
Scale: 1" = 60'

Legend

- = Found 1/2" rebar
- = Set 3/8" rebar
- () = Recorded Call
- U.E. = Utility Easement
- R/W = Right of Way
- P.O.B. = Place of Beginning
- Ac. = Acres
- O.P.R. = Official Public Records
- D.R. = Deed Records

<p>PLANNING COMMISSION</p> <p>THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS, AND THE COUNTY CLERK HEREBY AUTHORIZED TO FILE THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 674A, VERNON'S ANNOTATED CIVIL STATUTES AND ARTICLE 927B, PENAL CODE OF TEXAS, AS AMENDED.</p> <p>DATE _____ CHAIRMAN _____</p> <p>ATTEST _____ SECRETARY _____</p> <p>DATE _____ PLANNING DIRECTOR _____</p> <p>DIRECTOR OF PUBLIC WORKS</p> <p>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.</p> <p>DATE _____ DIRECTOR OF PUBLIC WORKS _____</p>	<p>PLANNING DIRECTOR</p> <p>FILED WITH PLANNING DIRECTOR CITY OF ABILENE, TEXAS</p> <p>DATE _____ FILE NUMBER _____</p> <p>PLANNING DIRECTOR</p> <p>FEES</p> <p>COUNTY CLERK</p> <p>I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON</p> <p>DATE _____ FILE NUMBER _____</p> <p>COUNTY CLERK _____ COUNTY TEXAS</p> <p>DEPUTY</p>
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OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED OWNER(S) OF THE HERENAFTER DESCRIBED REAL PROPERTY HAVE CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS, AND ALLEYS UNDER THE NAME OF

AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LINES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON AS THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Lot 1, Block A,
SEVERO GARCIA ADDITION
a Subdivision of 5.11 acres out of Lot 5, Anderson & Berry Subdivision of the Alexander Thompson Survey No. 37, City of Abilene, Taylor County, Texas.

"SEE FIELD NOTES SHOWN HEREON"

EXECUTED THIS _____ DAY OF _____ 20____

OWNER _____ OWNER _____

OWNER _____ OWNER _____

ACKNOWLEDGMENT

THE STATE OF TEXAS :
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____ WHOSE NAME _____ SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT _____ EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC COUNTY TEXAS

THE STATE OF TEXAS :
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____ WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID _____ A 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. 20____

NOTARY PUBLIC COUNTY TEXAS

GENERAL NOTES

SHEET 1 OF 1 SHEETS ACREAGE 5.11 acres

SCALE 1" = 60' SMALLEST LOT 5.01 acres LARGEST LOT 5.01 acres

LOT WIDTH MIN 447.42' MAX 447.42' LOT DEPTH MIN 208.70' MAX 497.78'

CONCRETE MONUMENTS _____ POLES _____ DOWN GUYS _____

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 :

PRELIMINARY PLAT
Lot 1, Block A,
SEVERO GARCIA ADDITION
a Subdivision of 5.11 acres out of Lot 5, Anderson & Berry Subdivision of the Alexander Thompson Survey No. 37, City of Abilene, Taylor County, Texas.

"PRELIMINARY
this document shall not be recorded
for any purpose"

DATE _____ SIGNATURE _____

PLAT PREPARATION DATE: _____ James L. Williams, Jr. R.P.L.S. #4885
REGISTERED PROFESSIONAL LAND SURVEYOR

FIELD NOTES
5.11 ACRES

BEING 5.11 acres out of Lot 5 of the Anderson & Berry Subdivision of the Alexander Thompson Survey No. 37, City of Abilene, Taylor County, Texas, said 5.11 acres being all of that same property recorded as Tract One in Instrument No. 2010-12652, Official Public Records, Taylor County, Texas, described as the east 289.08 feet of Lot 1, Block 1, Ronald Subdivision, City of Abilene, Taylor County, Texas, as shown by plat recorded in Cabinet 2, Slide 76-A, Plat Records, Taylor County, Texas, all of a 2 acre tract recorded as Tract Two in Instrument No. 2010-12652, Official Public Records, Taylor County, Texas, the south 30 feet of Richmond Street, abandoned by City Ordinance 30-2013, recorded in Instrument No. 2013-15710, Official Public Records, Taylor County, Texas and the north 30 feet of Benbrook Street (abandonment by the City of Abilene proposed), said 5.11 acres being more particularly described as follows:

BEGINNING at a point in the center of Benbrook Street (right-of-way varies / proposed to be abandoned by the City of Abilene) for the southwest corner of this tract;

THENCE North at 30 feet pass a 1/2" rebar found at the southeast corner of Lot 101, Block 1, Ronald Subdivision, City of Abilene, Taylor County, Texas, as shown by plat recorded in Cabinet 3, Slide 46, Plat Records, Taylor County, Texas and continue along for a total distance of 4447.42 feet to a 1/2" rebar found in Richmond Street for the northwest corner of this tract;

THENCE East 497.78 feet along Richmond Street to a 1/2" rebar found on the west side of Baker Street (right-of-way varies) for the northeast corner of this tract;

THENCE South 447.42 feet along the west side of Baker Street to a 1/2" rebar found in Benbrook Street for the southeast corner of this tract;

THENCE West 497.98 feet along Benbrook Street to the place of beginning and containing 5.11 acres of land.

Owner: Severo & Marta Garcia
1734 Lillius Street
Abilene, Texas 79603

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

PRELIMINARY PLAT
Lot 1, Block A,
SEVERO GARCIA ADDITION
a Subdivision of 5.11 acres out of Lot 5, Anderson & Berry Subdivision of the Alexander Thompson Survey No. 37, City of Abilene, Taylor County, Texas.