

ORDINANCE NO. 61-2019

AN ORDINANCE PROVIDING FOR ABANDONMENT OF CERTAIN PORTIONS OF PUBLIC RIGHTS-OF-WAY; PROVIDING FOR TERMS AND CONDITIONS OF SUCH ABANDONMENT; AUTHORIZING THE MAYOR TO EXECUTE AND DELIVER A QUIT CLAIM DEED RELINQUISHING THE CITY OF ABILENE'S INTEREST IN SAID PORTIONS OF PUBLIC RIGHTS-OF-WAY, SPECIFICALLY TO THE STATE OF TEXAS; AND CALLING A PUBLIC HEARING.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That the following described portions of public rights-of-way, as described on Exhibits "A", "B", "C", "D", "E" and "F" attached hereto and made a part of this ordinance for all purposes, be and the same are hereby abandoned, vacated and closed insofar as the right, title or easement of the City of Abilene is concerned, subject to conditions as stated herein.

PART 2: That said portions of public rights-of-way are not needed for the City of Abilene's purposes, and it is in the City of Abilene's interest to abandon said described portions of public rights-of-way, specifically to the State of Texas, for the purpose of expanding its highway improvements therein.

PART 3: That the abandonment provided for herein shall extend only to the public right, title and easement in and to the tracts of land specifically described as Parcels 1A, 1B, 4, 13, 18 and 19 on attached Exhibits "A", "B", "C", "D", "E" and "F," respectively, and shall be construed only to that interest the governing body of the City of Abilene may legally and lawfully abandon.

PART 4: That the Mayor of the City of Abilene is hereby authorized to execute and deliver a quit claim deed relinquishing the City of Abilene's interest in said tracts of land, to the State of Texas.

PASSED ON FIRST READING THE 26th day of September, A.D. 2019.

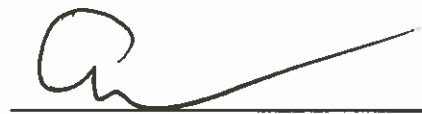
A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 17th day of August, 2019, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of City Hall in Abilene, Texas, at 4:30 p.m. on the 17th day of October, 2019, to permit the public to be heard prior to final consideration of this ordinance.

PASSED ON FINAL READING THIS 17th day of October, A.D. 2019.

ATTEST:



CITY SECRETARY



MAYOR

APPROVED:


CITY ATTORNEY



EXHIBIT "A"

Description for Parcel 1A

BEING 983 square feet of land, more or less, in Jackson Blakemore Survey, Abstract Number 27, and M.L. Miller Survey, Abstract Number 1324, Taylor County, Texas, and being part of a 30 foot Right of Way Dedication, recorded in Cabinet 2, Slide 15-B Plat Records, Taylor County, Texas (P.R.T.C.T.), and being a part the First National Bank of Baird, recorded August 16, 2004 in the First National Bank of Baird Addition, recorded in Cabinet 3, Page 692 of the Official Public Records, Taylor County, Texas (O.P.R.T.C.T.), said 983 square feet [0.023 Acres] of land being more particularly described by metes and bounds as follows:

COMMENCING at a found busted "TxDOT" TYPE I monument (controlling monument) along the north line of a called 0.9652 acre tract of land, conveyed from Bridgestone/ Firestone North American Tire, LLC, to BFS Retail & Commercial Operations, LLC., recorded December 05, 2001, in Volume 2651, Page 587, (O.P.R.T.C.T.);

THENCE, North 82 degrees 23 minutes 55 seconds West, continuing along the north line of said called 0.9652 acre tract of land, and the north line of said First National Bank of Baird tract, a distance of 228.54 feet to a set 5/8 inch iron rod with 2 inch diameter aluminum cap stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER", (hereafter referred to as a set "TxDOT" monument) on the new east right of way line of FM 89 (a variable width right of way) for the POINT OF BEGINNING, and being 69.92 feet left of Station 124+59.65, and having a N.A.D. 83 (2011 Adjustment), Texas State Plane North Central Zone (4202) surface coordinate of Northing 6,831,746.40 and Easting 1,580,301.80;

- 1) THENCE, South 21 degrees 35 minutes 11 seconds West, along the new east right of way line of said FM 89, a distance of 136.00 feet to a set "TxDOT" monument, on the south line of said 30 foot right of way dedication, being 67.08 feet left of Station 125+95.62;
- 2) THENCE, North 62 degrees 39 minutes 27 seconds West, departing the new east right of way line of said FM 89, along the south line of said 30 foot right of way dedication, a distance of 5.89 feet to a set 5/8 inch iron rod with plastic cap stamped "LTRA" on the existing east right of way line of said FM 89, for the beginning of a curve to the left;
- 3) THENCE, continuing along the existing east right of way line of said FM 89, 12.03 feet along the arc of said curve to the left, through a central angle of 00 degrees 31 minutes 01 seconds, having a radius of 1,333.24 feet, and a long chord which bears North 20 degrees 34 minutes 22 seconds East, a distance of 12.03 feet to a set 5/8 inch iron rod with plastic cap stamped "LRTA";
- 4) THENCE, North 20 degrees 18 minutes 52 seconds East, continuing along the existing east right of way line of FM 89, a distance of 121.23 feet to a found 3/8 inch iron rod (controlling monument), for the northwest corner of said 30 foot Right of Way Dedication;
- 5) THENCE, South 82 degrees 23 minutes 55 seconds East, departing the existing east right of way line of said FM 89, along the north line of said 30 foot right of way dedication, a distance of 9.04 feet to the POINT OF BEGINNING, and containing 983 square feet [0.023 Acres] of land, more or less.

EXHIBIT "A"

Description for Parcel 1A

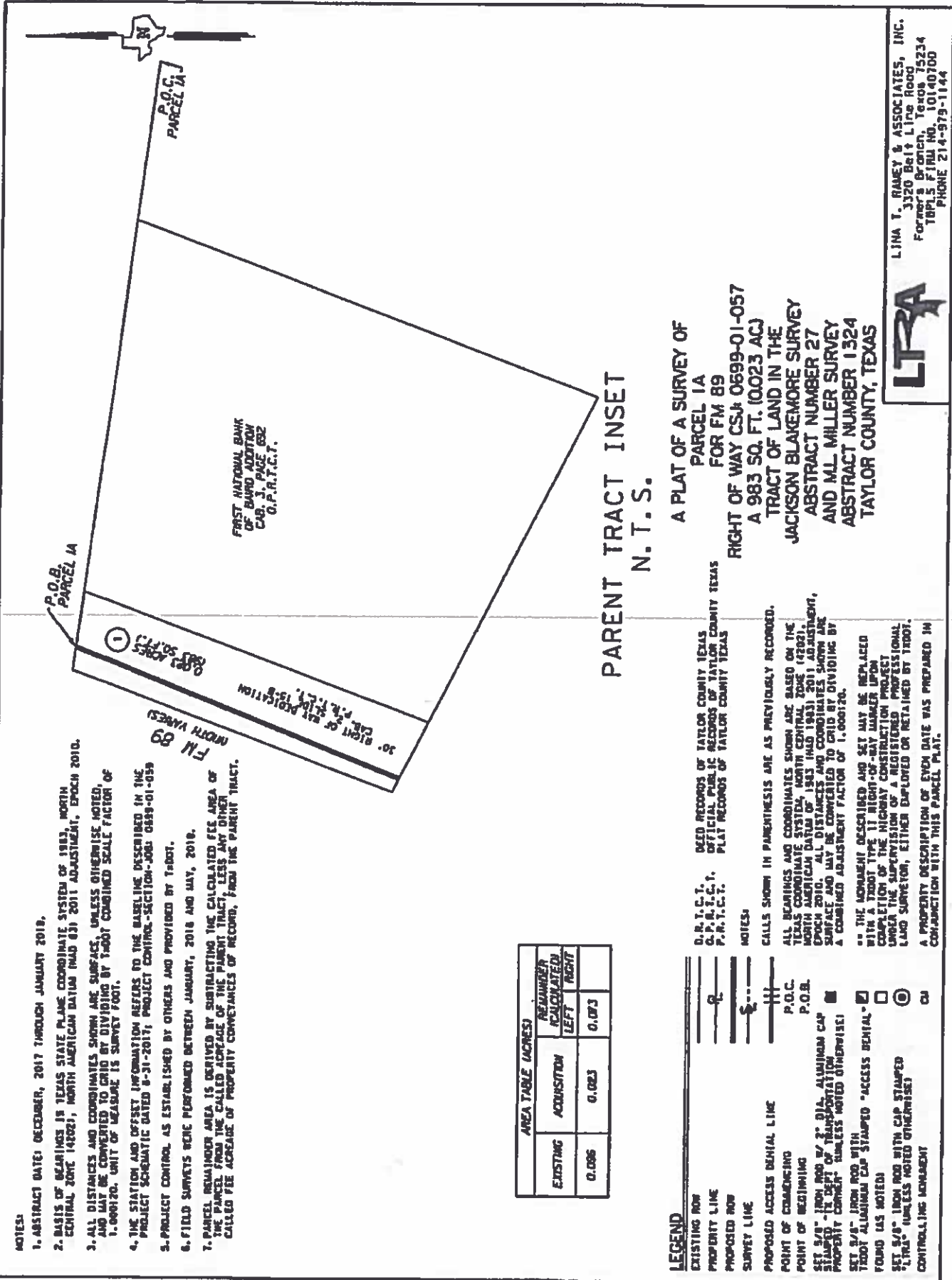
**** The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.**

The Basis of Bearings is the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum (NAD83) 2011 Adjustment, EPOCH 2010. All distances coordinates show are surface, unless otherwise noted, and may be converted to grid by dividing by the TxDOT combined scale factor of 1.000120. Unit of measure is Survey Foot.

Station and Offset Information refers to the baseline described in the Project Schematic dated 08-31-2017; Control-Section-Number 0699-01-057.

Survey plat of even date herewith accompanies the legal description.

I, Stanley M. Brewer, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.



PARENT TRACT INSET
N.T.S.

A PLAT OF A SURVEY OF
PARCEL 1A
FOR FM 89
RIGHT OF WAY CSJ# 0699-01-057
A 983 SQ. FT. (0.023 AC)
TRACT OF LAND IN THE
JACKSON BLAKEMORE SURVEY
ABSTRACT NUMBER 27
AND M.L. MILLER SURVEY
ABSTRACT NUMBER 1324
TAYLOR COUNTY, TEXAS

LTRA
LINA T. RAMEY & ASSOCIATES, INC.
3320 Bell Line Road
Former's Branch, Texas 75234
TRPLS FILE NO. 10140700
PHONE 214-979-1144

- NOTES:
1. ABSTRACT DATE: DECEMBER, 2017 THROUGH JANUARY 2018.
 2. BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 142823, NORTH AMERICAN DATUM (NAD 83) 2011 ADJUSTMENT, EPOCH 2010.
 3. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY TRODT COMBINED SCALE FACTOR OF 1.000120. UNIT OF MEASURE IS SURVEY FOOT.
 4. THE STATION AND OFFSET INFORMATION REFERS TO THE BASELINE DESCRIBED IN THE PROJECT SCHEMATIC DATED 8-31-2017; PROJECT CONTROL-SECTION-JOB# 0689-01-039
 5. PROJECT CONTROL AS ESTABLISHED BY OTHERS AND PROVIDED BY TRODT.
 6. FIELD SURVEYS WERE PERFORMED BETWEEN JANUARY, 2016 AND MAY, 2016.
 7. PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED SEE AREA OF THE PARCEL FROM THE CALLED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACRES OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.

AREA TABLE (ACRES)		
EXISTING	ACQUISITION	REMAINDER CALCULATED LEFT RIGHT
0.006	0.023	0.0173

D.R.T.C.T.: DEED RECORDS OF TAYLOR COUNTY TEXAS
O.P.R.T.C.T.: OFFICIAL PUBLIC RECORDS OF TAYLOR COUNTY TEXAS
P.R.T.C.T.: PLAT RECORDS OF TAYLOR COUNTY TEXAS

NOTES:

CALLS SHOWN IN PARENTSIS ARE AS PREVIOUSLY RECORDED.

ALL BEARINGS AND COORDINATE SURVEYS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 142823, NORTH AMERICAN DATUM OF 1983 (NAD 83), EPOCH 2010. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.000120.

** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TRODT TYPE 11 RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TRODT.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONNECTION WITH THIS PARCEL PLAT.

LEGEND

EXISTING ROW _____

PROPERTY LINE _____

PROPOSED ROW _____

SURVEY LINE _____

PROPOSED ACCESS DENIAL LINE _____

POINT OF COMMENCING _____

POINT OF BEGINNING _____

SET 5/8" IRON ROD W/ 2" DIA. ALUMINUM CAP _____

STAMPED "12" DEPT OF TRANSPORTATION PROPERTY CORNER" UNLESS NOTED OTHERWISE

SET 5/8" IRON ROD WITH TRODT ALUMINUM CAP STAMPED "ACCESS DENIAL" FOUND (AS NOTED) _____

SET 5/8" IRON ROD WITH CAP STAMPED "LTRA" UNLESS NOTED OTHERWISE

CONTROLLING MONUMENT _____

P.O.C.
 P.O.B.
 ALUMINUM CAP
 IRON ROD WITH TRODT ALUMINUM CAP STAMPED "ACCESS DENIAL"
 IRON ROD WITH CAP STAMPED "LTRA"
 CONTROLLING MONUMENT

EXHIBIT "B"

Description for Parcel 1B

BEING 544 square feet of land, more or less, in Jackson Blakemore Survey, Abstract Number 27, Taylor County, Texas, and being part of a 30 foot Right of Way Dedication, recorded in Cabinet 2, Slide 15-B in Plat Records, Taylor County, Texas (P.R.T.C.T.), and being part of a tract of land conveyed in a Warranty Deed with Vendor's Lien from J. M. Parker & Associates, Inc., to Parker Ventures, Ltd. recorded April 6, 2002 in Volume 2689, Page 502 Official Public Records, Taylor County, Texas (O.P.R.T.C.T.), said 544 square feet [0.012 acres] of land being more particularly described by metes and bounds as follows:

COMMENCING at a set 5/8 inch iron rod with plastic cap stamped "LTRA" (controlling monument) along the north line of said 30 foot right of way dedication, and the north line of said Parker Ventures, Ltd. tract, from which a found 1/2 inch iron rod with yellow cap, bears South 62 degrees 39 minutes 27 seconds, a distance of 141.88 feet along the south line of a tract of land conveyed to the First National Bank of Baird, in the First National Bank of Baird Addition recorded August 16, 2004 in Cabinet 3, Page 692 (O.P.R.T.C.T.) and the north line of said Parker Ventures, Ltd. tract;

THENCE, North 62 degrees 39 minutes 27 seconds along the north line of said 30 foot right of way dedication, a distance of 24.50 feet to a set 5/8 inch iron rod with 2 inch diameter aluminum cap stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER", (hereafter referred to as a set "TxDOT" monument) on the new east right of way line of FM 89 (a variable width right of way) for the POINT OF BEGINNING, and being 67.08 feet left of Station 125+95.62, and having a N.A.D. 83 (2011 Adjustment), Texas State Plane North Central Zone (4202) surface coordinate of Northing 6,831,619.94 and Easting 1,580,251.77;

- 1) THENCE, South 21 degrees 35 minutes 11 seconds West, along the new east right of way line of said FM 89, a distance of 38.25 feet to a set "TxDOT" monument**, being 66.76 feet left of Station 126+32.07, and the beginning of a curve to the right;
- 2) THENCE, continuing along the new east right of way line of said FM 89, 61.11 feet along the arc of said curve to the right, through a central angle of 11 degrees 02 minutes 40 seconds, having a radius of 317 feet, and a long chord which bears South 27 degrees 06 minutes 31 seconds West, a distance of 61.01 feet to a set "TxDOT" monument**, being 62.62 feet to the left of Station 126+90.00;
- 3) THENCE, South 32 degrees 37 minutes 51 seconds West, continuing along the new east right of way line of said FM 89, a distance of 19.36 feet to a set "TxDOT" monument**, on the existing east right of way line of FM 89, and being 60.03 feet to the left of Station 127+08.30, and being the beginning of a curve to the left;
- 4) THENCE, departing the new east right of way line of said FM 89, along the existing east right of way line of said FM 89, 118.66 feet along the arc of said curve to the left, through a central angle of 05 degrees 05 minutes 58 seconds, having a radius of 1,333.24 feet, and a long chord which bears North 23 degrees 22 minutes 51 seconds East, 118.62 feet to a set 5/8 inch iron rod with plastic cap stamped "LTRA", on the north line of said 30 foot right of way dedication;

EXHIBIT "B"

Description for Parcel 1B

- 5) THENCE, South 62 degrees 39 minutes 27 seconds East, departing the existing east line of said FM 89, along the north line of said 30 foot right of way dedication, a distance of 5.89 feet to the POINT OF BEGINNING, and containing 544 square feet [0.012 acres] of land, more or less.

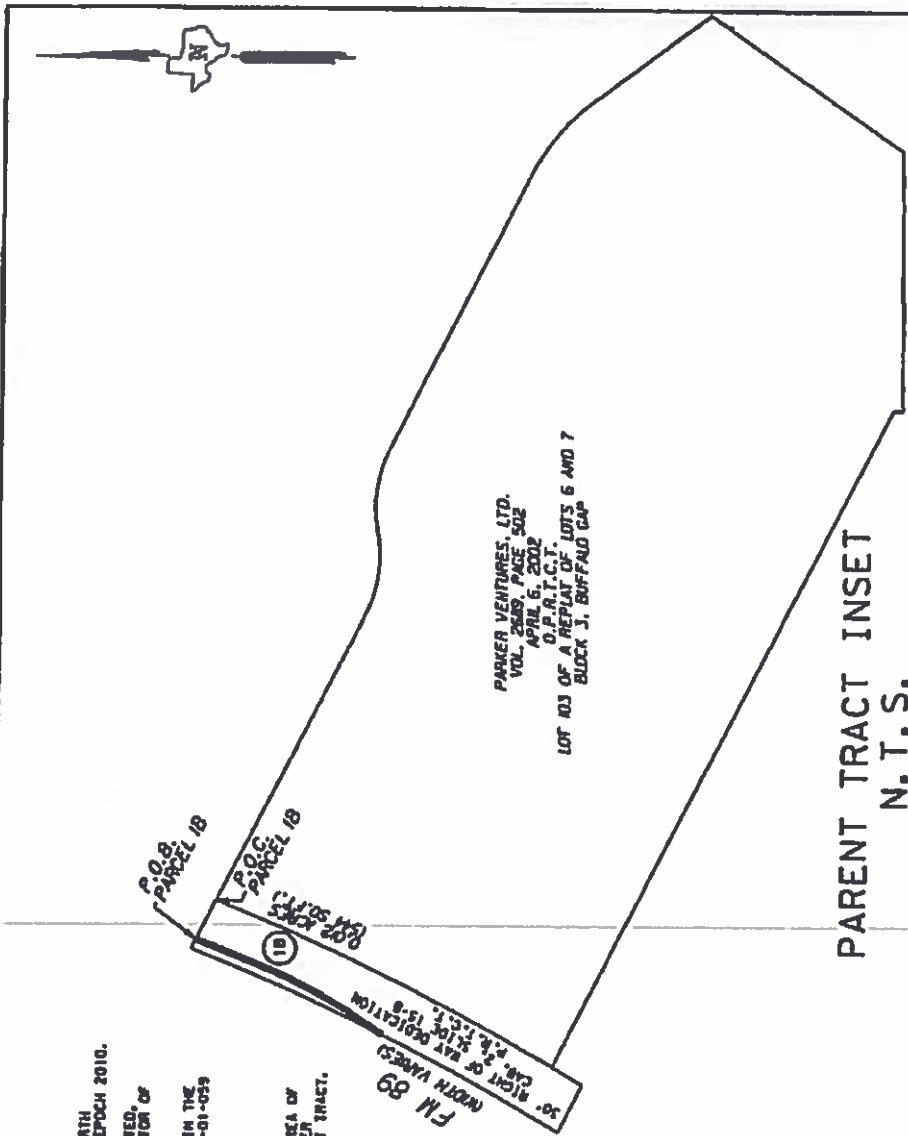
**** The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.**

The Basis of Bearings is the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum (NAD83) 2011 Adjustment, EPOCH 2010. All distances coordinates show are surface, unless otherwise noted, and may be converted to grid by dividing by the TxDOT combined scale factor of 1.000120. Unit of measure is Survey Foot.

Station and Offset Information refers to the baseline described in the Project Schematic dated 08-31-2017; Control-Section-Number 0699-01-057.

Survey plat of even date herewith accompanies the legal description.

I, Stanley M. Brewer, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.



- NOTES:**
1. ABSTRACT DATED: DECEMBER, 2017 THROUGH JANUARY 2018.
 2. BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM (MAD 83) 2011 ADJUSTMENT, EPOCH 2010.
 3. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY TADBY COMBINED SCALE FACTOR OF 1.000128. UNIT OF MEASURE IS SURVEY FOOT.
 4. THE STATION AND OFFSET INFORMATION REFERS TO THE BASELINE DESCRIBED IN THE PROJECT SCHEMATIC DATED 9-31-2011; PROJECT CONTROL-SECTION-JOB: 0699-01-059
 5. PROJECT CONTROL, AS ESTABLISHED BY OTHERS AND PROVIDED BY TADBY.
 6. FIELD SURVEYS WERE PERFORMED BETWEEN JANUARY, 2018 AND MAY, 2018.
 7. PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALLED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.

30' RIGHT OF WAY ACQUISITION
 NORTH WIRE: 15.8
 FM 89
 10

AREA TABLE (ACRES)			
EXISTING	ACQUISITION	REMAINER RECALCULATED	RIGHT
0.159	0.022	0.149	

LEGEND

- EXISTING ROW
- PROPERTY LINE
- PROPOSED ROW
- SURVEY LINE
- PROPOSED ACCESS DENIAL LINE
- POINT OF COMMENCING
- POINT OF BEGINNING
- SET 5/8" IRON ROD WITH DIA. ALUMINUM CAP
- SET 5/8" IRON ROD WITH DIA. ALUMINUM CAP STAMPED "PROPERTY CONTROL"
- SET 3/8" IRON ROD WITH TADBY ALUMINUM CAP STAMPED "ACCESS DENIAL"
- FOUND (AS NOTED)
- SET 5/8" IRON ROD WITH DIA. ALUMINUM CAP STAMPED "PROPERTY CONTROL"
- CONTROLLING MONUMENT
- P.O.C.
- P.O.B.
- ALUMINUM CAP
- PROPERTY CONTROL (UNLESS NOTED OTHERWISE)
- ACCESS DENIAL
- FOUND (AS NOTED)
- PROPERTY CONTROL
- CONTROLLING MONUMENT

D.M.T.C.T. DEED RECORDS OF TAYLOR COUNTY TEXAS
 O.P.O.I.C.T. OFFICIAL PUBLIC RECORDS OF TAYLOR COUNTY TEXAS
 P.M.T.C.T. PLAT RECORDS OF TAYLOR COUNTY TEXAS

NOTES:

- CALLS SHOWN IN PARENTHESIS ARE AS PREVIOUSLY RECORDED.
- ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (MAD 1983) 2011 ADJUSTMENT, EPOCH 2010. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.000128.
- THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TADBY TYPE "I" MONUMENT UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TADBY.
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONNECTION WITH THIS PARCEL PLAT.

A PLAT OF A SURVEY OF
 PARCEL 1B
 FOR FM 89
 RIGHT OF WAY CS# 0699-01-057
 A 54.4 SQ. FT. (0.012 AC)
 TRACT OF LAND IN THE
 JACKSON BLAKEMORE SURVEY
 ABSTRACT NUMBER 27
 TAYLOR COUNTY, TEXAS

LPA

LINA T. RAMEY & ASSOCIATES, INC.
 3320 Belt Line Road
 Farmers Branch, Texas 75234
 TBPLS FIRM NO. 10140700
 PHONE 214-979-1144

EXHIBIT "C"

Description for Parcel 4

BEING 105 square feet of land, more or less, in the M.L. Miller Survey, Abstract Number 1324, City of Abilene, Taylor County, Texas, and being part of a 20 foot alley as shown on the Plat of Section 6, Stonegate Addition, recorded in Cabinet 2, Slide 259-C, Plat Records, Taylor County, Texas (P.R.T.C.T.), said 105 square feet [0.002 Acres] of land being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch iron rod with red cap stamped "AES4130" (controlling monument) at the northeast corner of a tract of land conveyed by West Texas Investments to Sam Whitworth and wife, Monica Whitworth, recorded in Volume 3248, Page 542, Official Public Records, Taylor County, Texas (O.P.R.T.C.T.), from which a set 5/8 inch iron rod 2 inch diameter aluminum cap stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER", (hereafter referred to as a set "TxDOT" monument) on the new east right of way line of FM 89 (a variable width right of way) and the POINT OF BEGINNING, and being 62.72 feet left of Station 148+45.42, and having a N.A.D. 83 (2011 Adjustment), Texas State Plane North Central Zone (4202) surface coordinate of Northing 6,829,688.86 and Easting 1,579,089.62, bears North 89 degrees 11 minutes 27 seconds West, 99.66 feet;

- 1) THENCE, North 89 degrees 11 minutes 27 seconds West, departing the new right of way line of said FM 89, along the south line of said alley, and along the north line of a said Sam Whitworth and Monica Whitworth tract of land to the existing east right of way line of said FM 89, a distance of 4.78 feet to a found 1/2 inch iron rod (controlling monument), to the beginning of a curve to the right;
- 2) THENCE, 23.98 feet along the arc of said curve to the right, departing the north line of said Sam Whitworth and Monica Whitworth tract of land, along the existing east right of way line of said FM 89, through a central angle of 01 degrees 00 minutes 04 seconds, having a radius of 1,372.39 feet, and a long chord which bears North 25 degrees 12 minutes 37 seconds East, 23.98 to a found 5/8 inch iron rod (CM) on the north side of said alley;
- 3) THENCE, South 89 degrees 11 minutes 27 seconds East, departing the existing east right of way line of said FM 89, along the north line of said alley, and along the south line of a tract of land conveyed to City of Abilene, recorded in Volume 714, Page 151, said Public Records (O.P.R.T.C.T.) to the new east right of way line of FM 89, a distance of 4.82, to the beginning of a curve to the left;
- 4) THENCE, 24.00 feet along the arc of said curve to the right, departing the north line of said alley, along the new east right of way line of said FM 89, through a central angle of 01 degrees 00 minutes 19 seconds, having a radius of 1,367.89 feet, and a long chord which bears South 25 degrees 18 minutes 17 seconds West, 24.00 to the POINT OF BEGINNING, and containing 105 square feet [0.002 Acres] of land, more or less.

EXHIBIT "C"

Description for Parcel 4

**** The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.**

The Basis of Bearings is the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum (NAD83) 2011 Adjustment, EPOCH 2010. All distances coordinates show are surface, unless otherwise noted, and may be converted to grid by dividing by the TxDOT combined scale factor of 1.000120. Unit of measure is Survey Foot.

Station and Offset Information refers to the baseline described in the Project Schematic dated 09-18-2017; Control-Section-Number 0699-01-057.

Survey plat of even date herewith accompanies the legal description.

I, Stanley M. Brewer, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

NOTES:

1. ABSTRACT DATE: DECEMBER, 2017 THROUGH JANUARY 2018.
2. BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM (NAD 83) 2011 ADJUSTMENT, EPOCH 2010.
3. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY TRIBUT COMBINED SCALE FACTOR OF 1.000120. UNIT OF MEASURE IS SURVEY FOOT.
4. THE STATION AND OFFSET INFORMATION REFERS TO THE BASELINE DESCRIBED IN THE PROJECT SCHEMATIC DATED 8-31-2013, PROJECT CONTROL-SECTION-501 0699-01-087
5. PROJECT CONTROL AS ESTABLISHED BY OTHERS AND PROVIDED BY TRUIT.
6. FIELD SURVEYS WERE PERFORMED BETWEEN JANUARY, 2018 AND MAY, 2018.
7. PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEI AREA OF THE PARCEL FROM THE CALLED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEI ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.



AREA TABLE (ACRES)		REMAINDER (CALCULATED)	
EXISTING	ACQUISITION	LEFT	RIGHT
0.008	0.000	0.002	

LEGEND

- EXISTING ROW
- PROPERTY LINE
- PROPOSED ROW
- SURVEY LINE
- PROPOSED ACCESS DECIHAL LINE
- POINT OF BEGINNING
- POINT OF BEGINNING
- SET 8/16" IRON ROD W/ 3" DIA. ALUMINUM CAP STAMPED BY DEPT. OF TRANSPORTATION PROPERTY CORNER (UNLESS NOTED OTHERWISE)
- SET 8/16" IRON ROD WITH TRUIT ALUMINUM CAP STAMPED *ACCESS GENERAL*
- FOUND (AS NOTED)
- SET 8/16" IRON ROD WITH CAP STAMPED "L.T.A." (UNLESS NOTED OTHERWISE)
- CONTROLLING MONUMENT

D.R.T.C.T. DEED RECORDS OF TAYLOR COUNTY TEXAS
 O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TAYLOR COUNTY TEXAS
 P.R.T.C.T. PLAT RECORDS OF TAYLOR COUNTY TEXAS

NOTES:

CALLS SHOWN IN PARENTHESIS ARE AS PREVIOUSLY RECORDED.
 ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT. CORNER BEARINGS AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.000120.

** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TRUIT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TRUIT.
 A PROPERTY DESCRIPTION OF EYEN GATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

A PLAT OF A SURVEY OF PARCEL 4 FOR FM 89 RIGHT OF WAY CS# 0699-01-057 A 105 SQ. FT. (0.002 AC) TRACT OF LAND IN THE M.L. MILLER ABSTRACT NUMBER 1324 TAYLOR COUNTY, TEXAS

LTPA
 LINA T. RAMEY & ASSOCIATES, INC.
 Former's Branch, Tekon 75234
 TEP'S FIRM NO. 10140700
 PHONE 214-979-1144

EXHIBIT "D"

Description for Parcel 13

BEING 95 square feet of land, more or less, in M.L. Miller Survey, Abstract Number 1324, Taylor County, Texas, being part of a 20 foot road in Section 1 of the Countryside Estates, recorded in Cabinet 2, Slide 193-A, Plat Records, Taylor County, Texas (P.R.T.C.T.), dated December 05, 1974, said 95 square feet [0.002 Acres] of land being more particularly described by metes and bounds as follows:

COMMENCING at a set 5/8 inch iron rod with plastic cap stamped "LTRA" (controlling monument) on the north line of this tract of land, and the southwest corner of Lot 11, said Plat Records (P.R.T.C.T.), from which a set 5/8 inch iron rod with 2 inch diameter aluminum cap stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER", (hereafter referred to as a set "TxDOT" monument) on the new west right of way line of FM 89 (a variable width right of way), bears South 89 degrees 29 minutes 20 seconds East, a distance of 99.06 feet to the POINT OF BEGINNING, and being 64.28 feet right of Station 152+40.18, and having a N.A.D. 83 (2011 Adjustment), Texas State Plane North Central Zone (4202) surface coordinate of Northing 6,829,354.66 and Easting 1,578,853.75;

- 1) THENCE, South 89 degrees 29 minutes 20 seconds East, along the south line of said Lot 11, a distance of 4.76 feet to the existing west right of way line of FM 89, to a set 5/8 inch iron rod with plastic cap stamped "LTRA", to the beginning of a curve to the left;
- 2) THENCE, 18.73 feet along the arc of said curve to the left, continuing along the existing west right of way line of said FM 89, through a central angle of 00 degrees 43 minutes 08 seconds, having a radius of 1,492.89 feet, and a long chord which bears South 08 degrees 52 minutes 23 seconds West, a distance of 18.73 feet;
- 3) THENCE, South 08 degrees 34 minutes 23 seconds West, continuing along the existing west right of way line of said FM 89, a distance of 1.48 feet to a set 5/8 inch iron rod with plastic cap stamped "LTRA" on the north line of Lot 1, said Plat Records (P.R.T.C.T.);
- 4) THENCE, North 89 degrees 29 minutes 19 seconds West, departing the existing west right of way of said FM 89, along the north line of said Lot 1 to the new west right of way line of FM 89, a distance of 4.75 feet to a set "TxDOT" monument, being 64.27 feet right of Station 152+59.56;
- 5) THENCE, North 08 degrees 34 minutes 19 seconds East, along the new west right of way line of said FM 89, a distance of 3.52 feet to a set "TxDOT" monument, being 64.27 feet right of Station 152+56.16, and the beginning of a curve to the right;
- 6) THENCE, 16.69 feet along the arc of said curve to the right, continuing along the new west right of way line of FM 89, through a central angle of 00 degrees 38 minutes 20 seconds, having a radius of 1,496.89 feet, and a long chord which bears North 08 degrees 53 minutes 29 seconds East, a distance of 16.69 feet to the POINT OF BEGINNING, and containing 95 square feet [0.002 Acres] of land, more or less.

EXHIBIT "D"

Description for Parcel 13

**** The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.**

The Basis of Bearings is the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum (NAD83) 2011 Adjustment, EPOCH 2010. All distances coordinates show are surface, unless otherwise noted, and may be converted to grid by dividing by the TxDOT combined scale factor of 1.000120. Unit of measure is Survey Foot.

Station and Offset Information refers to the baseline described in the Project Schematic dated 09-18-2017; Control-Section-Number 0699-01-057.

Survey plat of even date herewith accompanies the legal description.

I, Stanley M. Brewer, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

- NOTES:
1. ABSTRACT DATE: DECEMBER, 2017 THROUGH JANUARY 2018.
 2. BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM (NAD 83) 2011 ADJUSTMENT, EPOCH 2010.
 3. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND CAN BE CONVERTED TO GRID BY DIVIDING BY TRODT COMBINED SCALE FACTOR OF 1.000126. UNIT OF MEASURE IS SURVEY FOOT.
 4. THE STATION AND OFFSET INFORMATION REFERS TO THE BASELINE DESCRIBED IN THE PROJECT SCHEMATIC DATED 9-18-2011. PROJECT CONTROL-SECTION-JOB# 0699-01-057
 5. PROJECT CONTROL AS ESTABLISHED BY OTHERS AND PROVIDED BY TRODT.
 6. FIELD SURVEYS WERE PERFORMED BETWEEN JANUARY, 2018 AND MAY, 2018.
 7. PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEET AREA OF THE PARCEL FROM THE CALLED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEET ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.

MOURNING DOVE LAKE
(SEE PLAN)

P.O.C.
PARCEL 13

P.O.B.
PARCEL 13

0.002 ACRES
(95 SQ. FT.)
FM 89
(NORTH YARNES)

SECTION NO. 1
COUNTRYSIDE ESTATES
CAB. 2, SLIDE 193-A
P. R. T. C. T.

AREA TABLE (ACRES)		
EXISTING	ACQUISITION	REMAINDER (CALCULATED)
0.002	0.000	0.002

PARENT TRACT INSET
N. T. S.

A PLAT OF A SURVEY OF
PARCEL 13
FOR FM 89
RIGHT OF WAY CS# 0699-01-059
A 95 SQ. FT. (0.002 AC)
TRACT OF LAND IN THE
MUL MILLER SURVEY
ABSTRACT NUMBER 1324
TAYLOR COUNTY, TEXAS

LEGEND

EXISTING ROW _____
PROPERTY LINE _____
PROPOSED ROW _____
SURVEY LINE _____
PROPOSED ACCESS DENIAL LINE _____
POINT OF COMMENCING _____
POINT OF BEGINNING _____
SET 5/8" FROM ROW BY T.C. OR ALUMINUM CAP _____
STAMPED "LINA" OR PROPERTY CORNER (UNLESS NOTED OTHERWISE) _____
SET 5/8" FROM ROW WITH TRODT ALUMINUM CAP STAMPED "ACCESS DENIAL" _____
FORMED (AS NOTED) _____
SET 5/8" FROM ROW WITH CAP STAMPED "LINA" (UNLESS NOTED OTHERWISE) _____
CONTROLLING MONUMENT _____

D. R. T. C. T. DEED RECORDS OF TAYLOR COUNTY TEXAS
O. P. R. T. C. T. OFFICIAL PUBLIC RECORDS OF TAYLOR COUNTY TEXAS
P. R. T. C. T. PLAT RECORDS OF TAYLOR COUNTY TEXAS

NOTES:
CALLS SHOWN IN PARENTS ARE AS PREVIOUSLY RECORDED.
ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT. SURFACE DISTANCES AND COORDINATES SHOWN ARE SURFACE AND WILL BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.000126.
** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TRODT TYPE 11 HIGH-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TRODT.
A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LTRA

LINA T. RAMEY & ASSOCIATES, INC.
3320 Bell Line Road
Former Branch, Texas 75234
TDP# S Firm No. 10140700
PHONE 214-979-1144

EXHIBIT "E"

Description for Parcel 18

BEING 785 square feet of land, more or less, in M.L. Miller Survey, Abstract Number 1324, Taylor County, Texas, and being part of a 30 foot right of way dedication to the City of Abilene as shown on the plat of Lots 1 and 2, Block 1, South Mesa Addition, as shown on the plat recorded in Cabinet 2, Slide 103-D, Plat Records, Taylor County, Texas (P.R.T.C.T.) said 785 square feet [0.018 Acres] of land being more particularly described by metes and bounds as follows:

COMMENCING at a set 5/8 inch iron rod with plastic cap stamped "LTRA" (controlling monument) at the northeast corner Lot 1, Block 1, said South Mesa Addition

THENCE North 78 degrees 45 minutes 49 seconds West, a distance of 416.71 feet to a set 5/8 inch iron rod with 2 inch diameter aluminum cap stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER", (hereafter referred to as a set "TxDOT" monument) on the new east right of way line of FM 89 (a variable width right of way), and the POINT OF BEGINNING, and being 64.41 feet left of Station 154+84.40, and having a N.A.D. 83 (2011 Adjustment), Texas State Plane North Central Zone (4202) surface coordinate of Northing 6,829,093.31 and Easting 1,578,944.72;

- 1) THENCE, South 08 degrees 34 minutes 19 seconds West, along the new east right of way line of said FM 89, a distance of 76.41 feet to a set "TxDOT" monument, being 64.31 feet to the left of Station 155+60.67, and the beginning of a curve to the right;
- 2) THENCE, 158.85 feet along the arc of said curve to the right, to the existing east right of way line of said FM 89, through a central angle of 03 degrees 06 minutes 26 seconds, having a radius of 2,929.29 feet, and a long chord which bears South 10 degrees 07 minutes 32 seconds West, a distance of 158.83 feet to a set "TxDOT" monument, being 64.44 feet left of Station 157+16.03;
- 3) THENCE, North 08 degrees 34 minutes 23 seconds East, along the Existing east right of way line of FM 89, a distance of 235.39 to a set 5/8 inch iron rod with plastic cap stamped "LTRA";
- 4) THENCE, South 78 degrees 45 minutes 49 seconds East, to the new east right of way line of FM 89, a distance of 4.31 feet to the POINT OF BEGINNING, and containing 785 Square feet [0.018 Acres] of land, more or less.

EXHIBIT "E"

Description for Parcel 18

**** The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.**

The Basis of Bearings is the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum (NAD83) 2011 Adjustment, EPOCH 2010. All distances coordinates show are surface, unless otherwise noted, and may be converted to grid by dividing by the TxDOT combined scale factor of 1.000120. Unit of measure is Survey Foot.

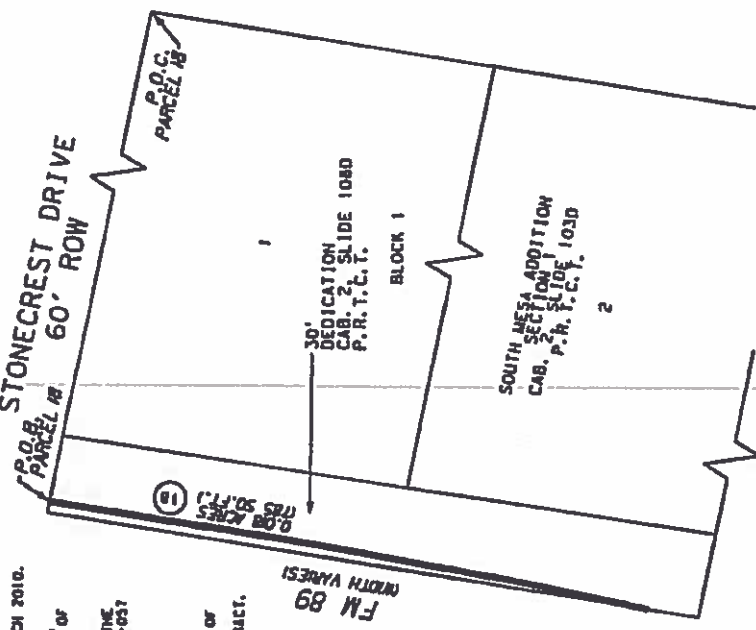
Station and Offset Information refers to the baseline described in the Project Schematic dated 08-31-2017; Control-Section-Number 0699-01-057.

Survey plat of even date herewith accompanies the legal description.

I, Stanley M. Brewer, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.



STONECREST DRIVE
60' ROW



PARENT TRACT INSET
N.T.S.

A PLAT OF A SURVEY OF
PARCEL 18
FOR FM 89
RIGHT OF WAY CSJ 0699-01-057
A 785 SQ. FT. (0.018 AC)
TRACT OF LAND IN THE
M.L. MILLER SURVEY
ABSTRACT NUMBER 1324
TAYLOR COUNTY, TEXAS

LIMA T. RAMEY & ASSOCIATES, INC.
3320 Betty Lane Road
Foster Branch, Texas 75234
TSPUS FIRM NO. 10140700
PHONE 214-979-1144



- NOTES
1. ABSTRACT DATE: DECEMBER, 2017 THROUGH JANUARY 2018.
 2. BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM (NAD 83) 2011 ADJUSTMENT, EPOCH 2010.
 3. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CORRECTED TO GRID BY DIVIDING BY TROTT COMBINED SCALE FACTOR OF 1.000170. UNIT OF MEASURE IS SURVEY FOOT.
 4. THE STATION AND OFFSET INFORMATION REFERS TO THE BASELINE DESCRIBED IN THE PROJECT SCHEMATIC DATED 8-31-2011, PROJECT CONTROL-SECTION-JOB 0699-01-057
 5. PROJECT CONTROL AS ESTABLISHED BY OTHERS AND PROVIDED BY TROTT.
 6. FIELD SURVEYS WERE PERFORMED BETWEEN JANUARY, 2018 AND MAY, 2018.
 7. PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALLED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONVEYANCES OF RECORD, FROM THE PARENT TRACT.

FM 89
NORTH YARESI

AREA TABLE (ACRES)		REMAINDER CALCULATED	
EXISTING	ACQUISITION	LEFT	RIGHT
0.072	0.002		0.050

- LEGEND
- EXISTING ROW
 - PROPERTY LINE
 - PROPOSED ROW
 - SURVEY LINE
 - PROPOSED ACCESS DENIAL LINE
 - POINT OF COMMENCING
 - POINT OF BEGINNING
 - SET 5/8" IRON ROD BY 3" DIA. ALUMINUM CAP STAMPED "T.C.T." (UNLESS NOTED OTHERWISE)
 - PROPERTY CORNER (UNLESS NOTED OTHERWISE)
 - SET 3/8" IRON ROD WITH TROTT ALUMINUM CAP STAMPED "ACCESS DENIAL" FOUND (AS NOTED)
 - SET 3/8" IRON ROD WITH CAP STAMPED "LTRA" (UNLESS NOTED OTHERWISE)
 - CONTROLLING MONUMENT
- DEED RECORDS OF TAYLOR COUNTY TEXAS
OFFICIAL PUBLIC RECORDS OF TAYLOR COUNTY TEXAS
PLAT RECORDS OF TAYLOR COUNTY TEXAS
- NOTES:
CALLS SHOWN IN PARENTHESES ARE AS PREVIOUSLY RECORDED.
ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT, EPOCH 2010. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CORRECTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.000170.
THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TROTT TYPE 11 RIGHT-OF-WAY NUMBER IMPACT COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TROTT.
A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONNECTION WITH THIS PARCEL PLAT.

D.R.T.C.T.
O.P.R.T.C.T.
P.R.T.C.T.

EXHIBIT "F"

Description for Parcel 19

BEING 94 square feet of land, more or less, in M. L. Miller Survey, Abstract Number 1324, Taylor County, Texas, and being part of a 20 feet wide public alley, Block 2, Section 1, Countryside Estates, recorded in Cabinet 2, Slide 193-A, Plat Records, Taylor County, Texas (P.R.T.C.T.), dated December 5, 1974, said 94 square feet [0.002 Acres] of land being more particularly described by metes and bounds as follows:

COMMENCING at a set 5/8 inch iron rod with plastic cap stamped "LTRA" (controlling monument) at the northeast corner of Lot 12, Block 2, said Countryside Estates and the northwest corner of Lot 13, Block 2, said Countryside Estates, and being conveyed in a deed to B. E. Caffey and wife, Dorothy M. Caffey, executed October 18, 1976, and recorded in Volume 1042, Page 826, Deed Records, Taylor County, Texas (D.R.T.C.T.), and being on the south line of the said 20 feet wide alley;

THENCE, South 89 degrees 29 minutes 20 seconds East, along the south line of said 20 feet wide alley and the north line of said Lot 13, a distance of 84.96 feet to a set 5/8 inch iron rod with 2 inch diameter aluminum cap stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" (hereafter referred to as a set "TxDOT" monument), on the new west right of way line of FM 89 (a variable width right of way), for the POINT OF BEGINNING, and being 64.67 feet right of Station 155+88.73, and having a N.A.D. 83 (2011 Adjustment), Texas State Plane North Central Zone (4202) surface coordinate of Northing 6,829,009.98 and Easting 1,578,801.57, and being the beginning of a curve to the left;

- 1) THENCE, along the new west right of way line of said FM 89, 20.21 feet along the arc of said curve to the left, through a central angle of 00 degrees 24 minutes 46 seconds, having a radius of 2,804.79 feet, and a long chord which bears North 08 degrees 55 minutes 28 seconds East, a distance of 20.21 feet to a set "TxDOT" monument, being on the north line of said 20 feet wide alley and the south line of Lot 1, Block 2, said Countryside Estates, and being conveyed in a deed to Louis J. Wilhelm, executed April 27, 1992, and recorded in Volume 1847, Page 376, Official Public Records, Taylor County, Texas (O.P.R.T.C.T.), and being 64.69 feet right of Station 155+68.05;
- 2) THENCE, South 89 degrees 29 minutes 20 seconds East, along the north line of said 20 feet wide alley and the south line of said Lot 1, a distance of 4.74 feet to a set 5/8 inch iron rod with plastic cap stamped "LTRA", being the northeast corner of said 20 feet wide alley and the southeast corner of said Lot 1, and being the existing west right of way line of said FM 89 (a variable width right of way), as described in a deed to the State of Texas, recorded in Volume 644, Page 354, said deed records (D.R.T.C.T.), and being the beginning of a curve to the right;
- 3) THENCE, along the existing west right of way line of said FM 89, 20.21 feet along the arc of said curve to the right, through a central angle of 00 degrees 24 minutes 47 seconds, having a radius of 2,804.79 feet, and a long chord which bears South 08 degrees 57 minutes 26 seconds West, a distance of 20.21 feet to a set 5/8 inch iron rod with plastic cap stamped "LTRA" for the southeast corner of said 20 feet wide alley and the northeast corner of said Lot 13;

EXHIBIT "F"

Description for Parcel 19

- 4) **THENCE, North 89 degrees 29 minutes 20 seconds West, along the south line of said 20 feet wide alley and the north line of said Lot 13, a distance of 4.73 feet to the POINT OF BEGINNING, containing 94 square feet [0.002 Acres] of land, more or less.**

**** The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.**

The Basis of Bearings is the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum (NAD83) 2011 Adjustment, EPOCH 2010. All distances coordinates show are surface, unless otherwise noted, and may be converted to grid by dividing by the TxDOT combined scale factor of 1.000120. Unit of measure is U. S. Survey Foot.

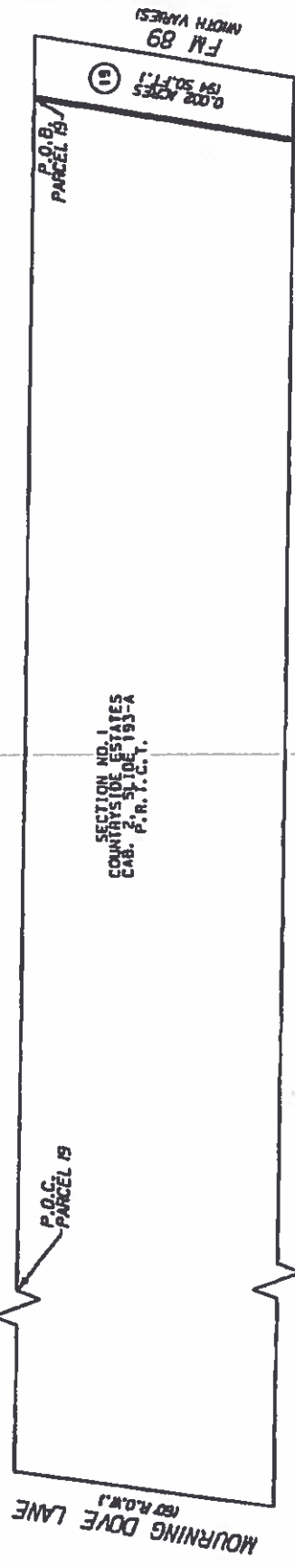
Station and Offset Information refers to the baseline described in the Project Schematic dated 09-18-2017; Control-Section-Number 0699-01-057.

Survey plat of even date herewith accompanies the legal description.

I, Stanley M. Brewer, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.



- NOTES:**
1. ABSTRACT DATED: DECEMBER, 2017 THROUGH JANUARY 2018.
 2. BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (2281), NORTH AMERICAN DATUM (NAD 83) 2011 ADJUSTMENT, EPOCH 2010.
 3. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY TRODT COMBINED SCALE FACTOR OF 1.000192. UNIT OF MEASURE IS SURVEY FOOT.
 4. THE STATION AND OFFSET INFORMATION REFERS TO THE BASELINE DESCRIBED IN THE PROJECT SCHEMATIC DATED 9-18-2017. PROJECT CONTROL-SECTION-JOB 0868-01-051
 5. PROJECT CONTROL AS ESTABLISHED BY OTHERS AND PROVIDED BY TRODT.
 6. FIELD SURVEYS WERE PERFORMED BETWEEN JANUARY, 2018 AND MAY, 2018.
 7. PARCEL REMAINDER AREA IS DERIVED BY SUBTRACTING THE CALCULATED FEE AREA OF THE PARCEL FROM THE CALLED ACREAGE OF THE PARENT TRACT, LESS ANY OTHER CALLED FEE ACREAGE OF PROPERTY CONCERNANCES OF RECORD, FROM THE PARENT TRACT.



AREA TABLE (ACRES)	
EXISTING	REMAINDER CALCULATED
	LEFT
	RIGHT
	0.002

PARENT TRACT INSET
N. T. S.

A PLAT OF A SURVEY OF
PARCEL 19
FOR FM 89
RIGHT OF WAY CSA# 0699-01-059
A 94 SQ. FT. (0.002 AC)
TRACT OF LAND IN THE
M. L. MILLER SURVEY
ABSTRACT NUMBER 1324
TAYLOR COUNTY, TEXAS

DEED RECORDS OF TAYLOR COUNTY TEXAS
OFFICIAL PUBLIC RECORDS OF TAYLOR COUNTY TEXAS
PLAT RECORDS OF TAYLOR COUNTY TEXAS

NOTES:
CALLS SHOWN IN PARENTS ARE AS PREVIOUSLY RECORDED.
ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (2281), NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT. FROM THE SURVEY DATA, DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.000192.
** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TRODT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TRODT.
A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

- LEGEND**
- EXISTING ROW
 - PROPOSED ROW
 - SURVEY LINE
 - PROPOSED ACCESS DENIAL LINE
 - POINT OF BEGINNING
 - POINT OF BEGINNING
 - SET 5/8" IRON ROD W/ 3/4" DIA. ALUMINUM CAP
 - SET 1/2" IRON ROD W/ 3/4" DIA. ALUMINUM CAP
 - PROPERTY CORNER (UNLESS NOTED OTHERWISE)
 - SET 5/8" IRON ROD WITH TRODT ALUMINUM CAP STAMPED "ACCESS DENIAL"
 - FOUND (AS NOTED)
 - SET 5/8" IRON ROD WITH CAP STAMPED "LINA" (UNLESS NOTED OTHERWISE)
 - CONTROLLING MONUMENT

LTRA

LINA T. RAMEY & ASSOCIATES, INC.
3320 Bell Line Road
Forwards Branch, Texas 75234
TBPLS FIRM NO. 10140700
PHONE 214-979-1144