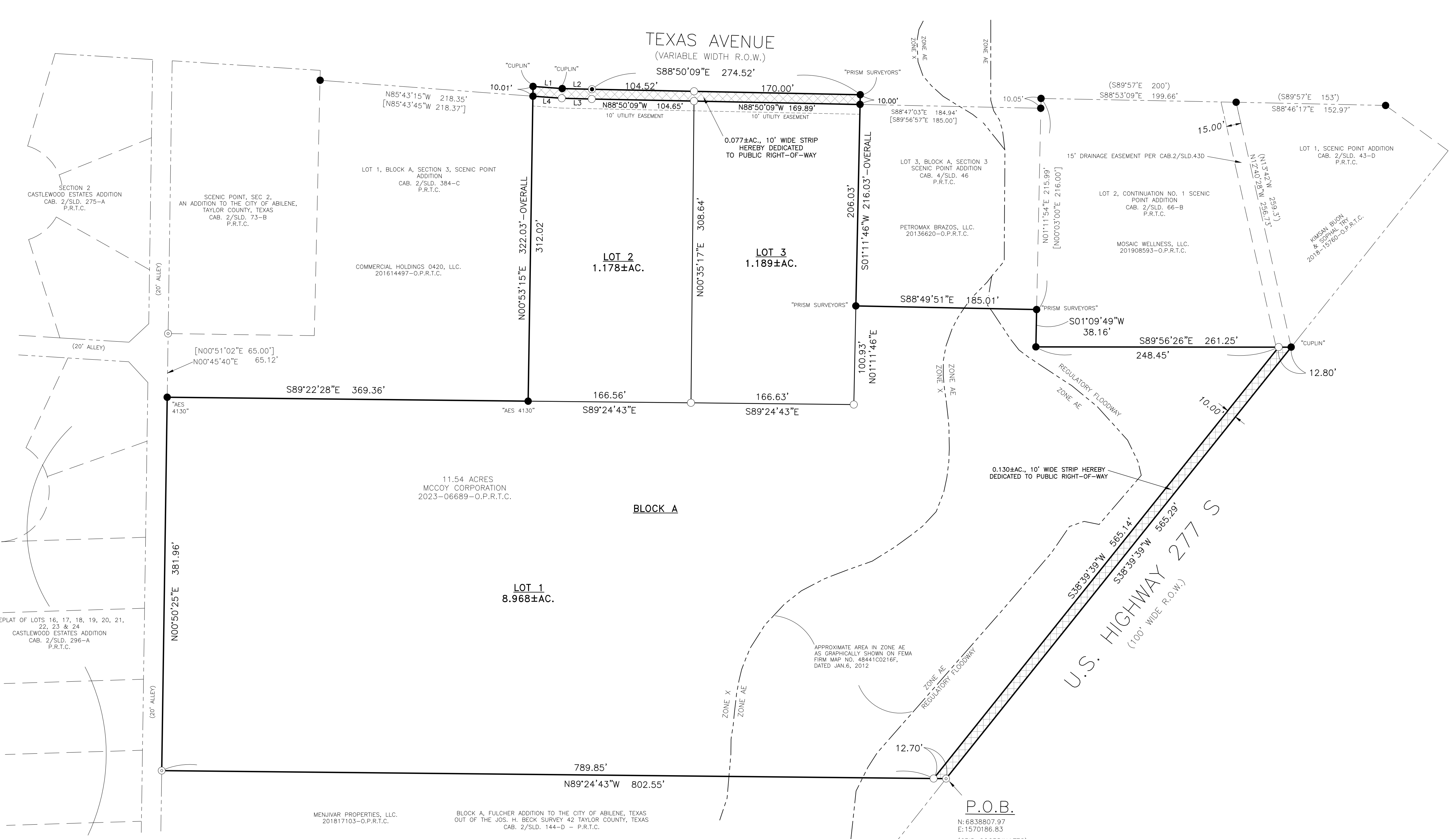
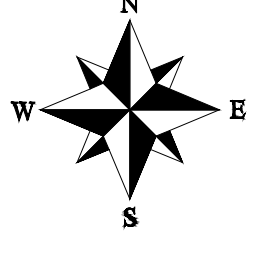


LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- SET 1/2" IRON PIPE FOUND
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- .../... VOLUME/PAGE
- P.R.T.C. PLAT RECORDS TAYLOR CO.
- D.R.T.C. DEED RECORDS TAYLOR CO.
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TAYLOR COUNTY
- () RECORD INFO/SUBJECT
- [] RECORD INFO/ADJOINER



LEGAL DESCRIPTION:
BEING AN 11.542 ACRE TRACT SITUATED IN THE J.M. BECK SURVEY NO. 42, ABILENE, TAYLOR COUNTY, TEXAS, FURTHER BEING DESCRIBED IN A SPECIAL WARRANTY DEED FROM B. SENTER PROPERTIES, LTD. TO MCCOY CORPORATION, RECORDED IN DOCUMENT NO. 2023-06689 OF THE OFFICIAL PUBLIC RECORDS OF TAYLOR COUNTY, TEXAS, SAID 11.542 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 277, BEING THE NORTHEAST CORNER OF BLOCK A, FULCHER ADDITION TO THE CITY OF ABILENE, OUT OF THE J.O.S. H. BECK SURVEY NO. 42 TAYLOR COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 144-D, PLAT RECORDS OF TAYLOR COUNTY, TEXAS, BEING THE SOUTHEAST CORNER OF SAID 11.54 ACRE TRACT, AND HEREOF;

THENCE NORTH 89°24'43" WEST, ALONG THE NORTHERLY LINE OF SAID FULCHER ADDITION, ALONG THE SOUTHERLY LINE OF SAID 11.54 ACRE TRACT, AND HEREOF, A DISTANCE OF 802.55' TO A 3/4" IRON PIPE FOUND AT THE NORTHWESTERLY CORNER OF SAID FULCHER ADDITION, ALONG THE EASTERLY LINE OF A 20' ALLEY OF SECTION 2, CASTLEWOOD ESTATES ADDITION, OUT OF THE J.M. BECK SURVEY NO. 42, ABILENE, TAYLOR COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 275-A, PLAT RECORDS OF TAYLOR COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF SAID 11.54 ACRE TRACT, AND HEREOF;

THENCE NORTH 00°50'25" EAST, ALONG THE EASTERLY LINE OF SAID 20' ALLEY, ALONG THE WESTERLY LINE OF SAID 11.54 ACRE TRACT, AND HEREOF, A DISTANCE OF 381.96' TO A 1/2" IRON PIN FOUND WITH "AES 4130" CAP ALONG THE EASTERLY LINE OF SAID 20' ALLEY, AT THE SOUTHWESTERLY CORNER OF LOT 1, BLOCK A, SECTION 3 SCENIC POINT ADDITION TO THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 384-C, PLAT RECORDS OF TAYLOR COUNTY, TEXAS, AT THE MOST WESTERLY NORTHWEST CORNER OF SAID 11.54 ACRE TRACT, AND HEREOF;

THENCE ALONG THE OUT BOUNDS OF SAID LOT 1, THE OUT BOUNDS OF SAID 11.54 ACRE TRACT, AND HEREOF THE FOLLOWING COURSES AND DISTANCES:
1) SOUTH 88°22'28" EAST, A DISTANCE OF 369.36' TO A 1/2" IRON PIN FOUND WITH "AES 4130" CAP;
2) NORTH 00°53'15" EAST, PASSING A FOUND 1/2" IRON PIN AT A DISTANCE OF 312.02', FOR A TOTAL DISTANCE OF 322.03' TO 1/2" IRON PIN FOUND WITH "CUPLIN" PROPERTY CAP AT THE NORTHEAST CORNER OF SAID LOT 1, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF TEXAS AVENUE, AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID 11.54 ACRE TRACT, AND HEREOF;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID TEXAS AVENUE, THE NORTHERLY LINE OF SAID 11.54 ACRE TRACT, AND HEREOF THE FOLLOWING COURSES AND DISTANCES:
1) SOUTH 85°47'27" EAST, A DISTANCE OF 30.00' TO A 1/2" IRON PIN FOUND WITH "CUPLIN" PROPERTY CAP;
2) SOUTH 88°35'37" EAST, A DISTANCE OF 30.42' TO A 3/8" IRON PIN FOUND;
3) SOUTH 88°50'09" EAST, A DISTANCE OF 274.52' TO A 1/2" IRON PIN FOUND WITH "PRISM SURVEYORS" PROPERTY CAP, AT THE NORTHWESTERLY CORNER OF LOT 3, BLOCK A, SECTION 3 SCENIC POINT ADDITION, AS SHOWN ON PLAT RECORDED IN CABINET 4, SLIDE 46 OF THE PLAT RECORDS OF TAYLOR COUNTY, TEXAS, AT THE MOST NORTHEASTERLY CORNER OF SAID 11.54 ACRE TRACT, AND HEREOF;

THENCE ALONG THE OUT BOUNDS OF SAID LOT 3, THE OUT BOUNDS OF SAID 11.54 ACRE TRACT, AND HEREOF THE FOLLOWING COURSES AND DISTANCES:
1) SOUTH 01°11'46" WEST, PASSING A 1/2" IRON PIN FOUND AT A DISTANCE OF 9.94', FOR A TOTAL DISTANCE OF 216.03' TO A 1/2" IRON PIN FOUND WITH "PRISM SURVEYORS" PROPERTY CAP;
2) SOUTH 88°49'51" EAST, A DISTANCE OF 185.01' TO A 1/2" IRON PIN FOUND WITH "PRISM SURVEYORS" PROPERTY CAP, ALONG THE WESTERLY LINE OF LOT 2, CONTINUATION NO. 1 SCENIC POINT ADDITION AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE 66B OF THE PLAT RECORDS OF TAYLOR COUNTY, TEXAS, BEING A NORTHEASTERLY CORNER OF SAID 11.54 ACRE TRACT, AND HEREOF;

THENCE ALONG THE OUT BOUNDS OF SAID LOT 2, THE OUT BOUNDS OF SAID 11.54 ACRE TRACT, AND HEREOF THE FOLLOWING COURSES AND DISTANCES:
1) SOUTH 01°09'49" WEST, A DISTANCE OF 38.16' TO A 1/2" IRON PIN FOUND;
2) SOUTH 89°56'26" EAST, A DISTANCE OF 261.25' TO A 1/2" IRON PIN FOUND WITH "CUPLIN" PROPERTY CAP, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 277, BEING THE MOST NORTHEASTERLY CORNER OF SAID 11.54 ACRE TRACT, AND HEREOF;

THENCE SOUTH 38°39'39" WEST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 277, THE EASTERLY LINE OF SAID 11.54 ACRE TRACT, AND HEREOF A DISTANCE OF 565.29' TO POINT OF BEGINNING, CONTAINING 11.542 ACRES, MORE OR LESS. ALL DISTANCES SHOWN HEREON ARE BASED ON GRID DISTANCES, TO OBTAIN SURFACE VALUES, USE A SCALE FACTOR OF 1.00010280726602. THE HEREIN DESCRIBED TRACT INCLUDED A 0.130 OF AN ACRE, 10' WIDE STRIP TO BE DEDICATED TO PUBLIC RIGHT-OF-WAY ALONG U.S. HIGHWAY 277 AND A 0.077 OF AN ACRE, 10' WIDE STRIP TO BE DEDICATED TO PUBLIC RIGHT-OF-WAY ALONG TEXAS AVENUE.

- NOTES:**
- 1) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE. UNLESS NOTED BEARINGS AND DISTANCES MATCH THOSE OF RECORD AS SHOWN ON DOC. NO. 2023-06689 OF THE OFFICIAL PUBLIC RECORDS OF TAYLOR COUNTY, TEXAS.
 - 2) DISTANCES SHOWN ARE GRID VALUES, FOR SURFACE APPLY A SCALE OF 1.0001028072660.
 - 3) BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
 - 4) UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS TO BE SET WITH 1/2" REBAR WITH "CUPLIN" PROPERTY CAP.
 - 5) PORTIONS OF SUBJECT PROPERTY IS LOCATED WITHIN THE ZONE AE (AREAS LOCATED WITHIN THE 100 YR FLOOD LINE) AND THE REGULATORY FLOODWAY AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M. MAP NO. 48441C0216F, EFFECTIVE 01/06/2012.
 - 6) THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF ABILENE, TAYLOR COUNTY, TEXAS.
 - 7) THE PROPERTY IS ZONED GENERAL COMMERCIAL (GC) AND SHALL BE SUBJECT TO THE ZONING AND SUBDIVISION REQUIREMENTS CURRENTLY ADOPTED AT THE TIME OF THIS PLAT.
 - 8) ALL APPLICABLE IMPACT FEES WILL BE BASED UPON RATES AT THE TIME OF THIS PLAT.
 - 9) A MINIMUM 40' JOINT ACCESS EASEMENT SHALL BE DEDICATED BY SEPARATE INSTRUMENT ALONG THE COMMON PROPERTY LINE BETWEEN LOT 2 AND LOT 3 PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR EITHER LOT.
 - 10) A MINIMUM 5' SIDEWALK SHALL BE INSTALLED ALONG TEXAS AVENUE FRONTAGE OF LOT 2 AND LOT 3 BEFORE A CERTIFICATE OF OCCUPANCY FOR EACH LOT SHALL BE ISSUED.
 - 11) A CITY FLOODPLAIN/FLOODWAY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO DEVELOPMENT WITHIN THE FLOODPLAIN/FLOODWAY

PLANNING 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 91Z, SUBCHAPTER A, AS AMENDED.		FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.	
DATE	CHAIRMAN	DATE	FILE NUMBER
ATTEST	SECRETARY		PLANNING DIRECTOR
DATE	PLANNING DIRECTOR		FEES

COUNTY CLERK		DIRECTOR OF PUBLIC WORKS	
I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON		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	FILE NUMBER	DATE	DIRECTOR OF PUBLIC WORKS
COUNTY CLERK	COUNTY TEXAS		
	DEPUTY		

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED OWNER(S) REPRESENTED BY THE SENIOR VICE PRESIDENT OF MCCOY CORPORATION, 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

MCCOY'S ABILENE SUBDIVISION

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

SEE METES & BOUNDS DESCRIPTION HEREON

EXECUTED THIS _____ DAY OF _____ A.D. 2023

SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

THE STATE OF TEXAS:
COUNTY OF _____:

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

KNOWN TO ME TO BE THE PERSON AND OFFICER 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. 2023

NOTARY PUBLIC COUNTY TEXAS

GENERAL NOTES

ACREAGE: 11.542 ACRES

SCALE: 1"=60' SMALLEST LOT: 1.178 ACRES LARGEST LOT: 8.968 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: **MCCOY'S ABILENE SUBDIVISION**

PRELIMINARY
PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 138.33(e), THIS DOCUMENT IS "PRELIMINARY", THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY INSTRUMENT.

(PRINT)
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE

LINE	BEARING	DISTANCE
L1	S85°47'27"E	30.00'
L2	S88°35'37"E	30.42'
(L2)	S88°18'57"E	30.39'
L3	N88°35'37"W	30.68'
L4	N85°47'27"W	29.66'

PROJ. NO. 221308
PREPARED FOR: MCCOY CORPORATION
TECH: G. CUPLIN
APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: 01/03/2023-01/05/2023
COPYRIGHT: 2023 PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX 78654
PH: 325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 60'

0	30	60
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1	2
DATE	NO. DESCRIPTION
	REVISIONS

MCCOY'S ABILENE SUBDIVISION

OWNER:
MCCOY CORPORATION
P.O. BOX 1028
SAN MARCOS, TEXAS 78667