

SURVEYED FOR: FL20, INC

GF*ABL2007453

2007-19129

2019-10370

S85°27'14"E 99.94'

S85°26'58"E 64.98'

3909

0.358 ACRE

ASP PAV

2019-17660

2604-453

LOT 1

P.O.B.

N85°27'45"W 226.0'

N85°13'33"W 164.8'

S04°38'09"W 95.01'

LOT 1

LOT 2

P.O.B.

N04°23'39"E 30.0'

N85°13'33"W 130.0'

S85°13'33"E 130.0'

S85°13'33"E 329.4'

30' EASEMENT

LOT 2

BLOCK A

DON C. McALLISTER
2.017 ACRE
6-20-2001
2604/453
EX. A

Mc ALLISTER PROPERTIES
BUSINESS & PROFESSIONAL CENTER
C-2, S-322-A

202

ASP PAV

DON C. McALLISTER
0.446 ACRE (TR-4)
6-20-2001
2604/453

BRICK &
CINDER BLOCK

0.453 ACRE

2.242 ACRE

212

BRICK

216

224

248

250

252

256

260

BRICK

262

264

270

CENTERLINE

ASP PAV

2019-17660

ASP PAV

LOCATION ON PLAT
SEEN FROM
SOUTH LEGGETT DRIVE

SOUTH LEGGETT DRIVE

S08°38'43"W 182.87'
DELTA 05°05'30"
RADIUS 2056.33'

S04°05'58"W 45.23'

P.O.B.

I HEREBY CERTIFY TO

SECURITY ABSTRACT & TITLE COMPANY OF ABILENE
AND FL20, INC.

THAT THIS PLAT REPRESENTS A SURVEY OF THE IMPROVEMENTS UPON
0.358 ACRE OUT OF LOT 1, BLOCK A,

McALISTER PROPERTIES BUSINESS AND PROFESSIONAL CENTER
AND 0.453 ACRE TRACT AND A 2.242 ACRE TRACT

OUT OF LOT 2, BLOCK A,

McALISTER PROPERTIES BUSINESS AND PROFESSIONAL CENTER

OUT OF THE E. RAMIREZ SURVEY NO. 34 AND THE JOHN TOMLINSON SURVEY NO. 35,
ABILENE TAYLOR COUNTY, TEXAS.

ELM COVE ADD.
VOLUME 2, PAGE 491, PR



SURVEYED ON THE GROUND JULY 6, 7, 8, 13, 2020.
ESTES SURVEYING, FIRM *10064600
DIEHL ESTES RPLS *5003
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estessurveying@outlook.com

THIS LOT IS IN ZONE X & AE AS PER FIRM COMMUNITY
*48441C 0209F, 1-6-2012.

THERE ARE NO VISIBLE PROTRUSIONS OTHER THAN SHOWN
BUILDING IN EASEMENT AND ACROSS LOT LINE.

BEARINGS BASED ON NORTH WITH GPS, WGS 84,