

<u>ZONING:</u> This property is Zoned LI (Light Industrial) per City of Abilene. City of Abilene P.O. Box 60 Abilene, Texas 79604

This Property is not within Flood Plain according to FEMA FIRM Community—Par No. 48441C0245F.

NOTE: At least 2 working days before any excavation type work is done, proper authorities should be resource is DIG TESS at 1—800—344—8377. Or simply dial 811 from anywhere in the United States. NOTE: If this plat does not bear the original signature and impression not a valid survey plat and shall not be relied upon for any purpose. NOTE: This Property lies within the Current City Limits of the City of Abilene, Taylor County, Texas and is therefore subject to the City of Abilene Platting Procedures per City of Abilene Planning and Zoning Department. seal of Jan Jr. (Jim contacted.

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ms) it is

Wooden Deck Covered Area

Handicapped Parking
West Texas Utilities
Company

Radius
Length
Acres
West Texas Utilities
Company
Covered Area
Place of Beginning
Phone Riser
Fiber Optic Riser
Friber Optic Riser

The Following Excep GF # 121465: First American Title In

Easement to Lone Star Gas recorded in Volume 334, Page not affect this property (Tract One). Easement to Clyde Independent School District recorded in Volume 219, Page 1, Official Callahan County, Texas is a blanket easement acros this 5.57 acre tract (Tract One). Easement to West Texas Utilities recorded in Volume is shown hereon (Tract One). Easements to State of Texas recorded in Volume 319, Page 3 and Voln Callahan County, Texas are noted hereon (Tract One). 324, Page 79, Deed Records, 318, Deed Reords, nty, Texas

All matters shown on survey dated August are shown hereon (Tract One).

#4885

(N16°19'E) RKING: There are 3 king places on this perty. One Handicapped P.O.B. 4.41 Ac. sinder of: (9.98 Ac 162/148 O.P.R. D.R.(7.54 Ac.) -3/688 O.P.R. U.S. S. INTERSTATE

319/3 D.R. & 318/155 D.R. N73°42' W 1115.12' total N15°13'39"E \$23.07. 40°46"E 923.07. 1 , 416.87, 155 D.R. (etal Fabricatio Shop Height = 25' 23,680 sq. ft. 00 5.57 Ac.
Part of: (9.98 Ac.) Coviche
162/148 O.P.R. caliche Inset "A" Over! Sign (S16°19'W 417') N73°40'33" W 332.4 (N73°41' W 139.7') S73°44' E 139.70' (2.5 Ac.) 1 162/148 O.P.I See also: 484/503 D.R. W.T.U. Easemer 324/79 D.R. 374/979 D.R. Ch. outhwestern Bell Telephone Riser $egin{array}{l} & Northerly \ R = 2814.93, \ L = 134.7, \ \mathcal{Z} = 2°44, \end{array}$ L.=S1°31'35"E 135.64' C.=2814.93' HICHMVX809 TWO WAY TRAFFIC

FIELD NOTES

BEING 5.57 acres of land out of a 9.98 acre tract recorded in Volume 162, Page 148, Official Public Records, Callahan County, Texas and being out of Section 37, B.B.B. & C. RR. Company Surveys, Callahan County, Texas, said 5.57 acres being more particularly described as follows:

BEGINNING at a 1/2" rebar found on the WBL of F. M. Highway 603 at the Southeast corner of said 9.98 acre tract for the Southeast corner of this tract;

THENCE N73°40'33"W 332.47 feet along the SBL of said 9.98 acre tract to a 5/8" rebar found at the Southwest corner of a 2.5 at tract recorded as Tract One in Volume 162, Page 148, Official Public Records, Callahan County, Texas;

THENCE N73°42'36"W 317.81 feet along the SBL of said 9.98 acre tract to a 3/8" rebar found for the Southwest corner of this tract;

THENCE N15°13'39"E 416.87 feet to a 3/8" rebar found on the SBL of U. S. Interstate Highway 20 and the NBL of said 9.98 acre tract for the Northwest corner of this tract;

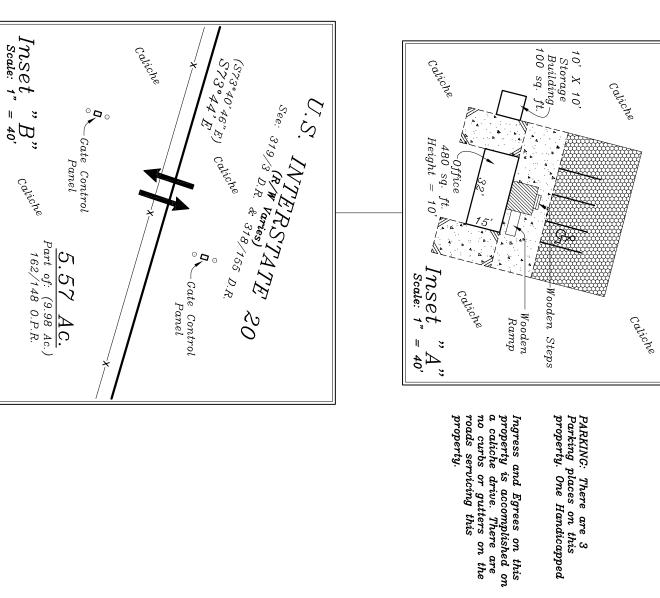
THENCE S73°44'E 326.08 feet along the SBL of U. S. Interstate Highway 20 and the NBL of said 9.98 acre tract to a 5/8" rebar found at the Northwest corner of said 2.5 acre tract;

THENCE S73°44'E 139.70 feet along the SBL of U. S. Interstate Highway 20 and the NBL of said 9.98 acre tract to a point, from whence a 2" pipe fence corner post bears S80°W 7.5 feet;

THENCE S38°52'E 80.60 feet to an existing highway monument on the WBL of said F. M. Highway 603;

THENCE S2°58'29"E 256.37 feet along the WBL of said F. M. Highway 603 to an existing highway monument at the beginning of a curve to the right;

THENCE along said curve to the right, having a radius of 2814.93 feet and a chord bearing and distance of S1°31'35"E 135.64 feet to the place of beginning and containing 5.57 acres of land.



There are no visible or apparent protrusions or overlapping of improvements upon or off this property other than shown. (Fences are not entirely upon property lines.)

SURVEYOR'S CERTIFICATE

To JJR Properties, LTD, KCAP Financial, Inc., it's successors and/or assigns, PNC Bank, National Association, First American Title Insurance Company and First Texas Title Company, LLC as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a) (b-1) (c), 8, 9, 11(a), 13, 16, 17, 18, 19 and 20(a) of Table A thereof. The field work was completed on December 10, 2012.

Date of Plat or Map: December 2012

"PRELIMINARY s document shall not be corded for any purpose"