

SURVEYED FOR: FL20, INC.

SCALE 1" = 60'

- (\*)=RECORD CALL
- E=OVERHEAD ELECTRIC
- T=ELEC. TRANS.
- TP=TELE. PED.
- WM=WATER METER
- GM=GAS METER
- UPL= UNDERGROUND PIPE LINE
- =FOUND REBAR
- ⊙=FOUND PIPE
- =FOUND CONC. MON.
- ⊙=SET REBAR W/CAP "ESTES 5003"
- CONCRETE
- FENCE

GF#ABL2007453

2017-7936

SEC JOHN TOMLINSON SURVEY NO. 35  
BEARS OF RECORD  
P.O.B. SOUTH 1384.07' AND EAST 861.25'

S84°08'04"E 257.65'  
140.5'  
BRICK 115

DELTA: 03°12'17"  
RAD: 2105.02'  
N07°41'24"E  
117.72'

REMAINS OF CHAIN LINK  
CORNER POST AT 189.8'  
(186.39')

S35°38'55"W  
63.26'

2014/6470

2019-17860

BRICK 133  
209  
141  
209  
217

ASP PAV

S35°54'13"W 78.6'  
S04°38'05"E 601.3'

1.527 ACRE

I HEREBY CERTIFY TO  
SECURITY ABSTRACT & TITLE  
COMPANY OF ABILENE AND FL20, INC.  
THAT THIS PLAT REPRESENTS  
A SURVEY OF THE IMPROVEMENTS UPON  
A 1.527 ACRE TRACT OUT OF  
THE JOHN TOMLINSON SURVEY NO. 35 AND THE  
E. RAMIREZ SURVEY NO. 34, ABILENE, TAYLOR COUNTY,  
TEXAS, AND LOT 2, BLOCK A,  
McALISTER PROPERTIES BUSINESS & PROFESSIONAL  
CENTER EAST LEGGETT-PHASE ONE, ABILENE,  
TAYLOR COUNTY, TEXAS, ACCORDING TO THE  
PLAT THEREOF RECORDED IN PLAT  
CABINET 2, SLIDE 263-D, PLAT RECORDS OF  
TAYLOR COUNTY, TEXAS.

DON C. MCALISTER  
1.339 ACRE  
11-6-1985  
1431/812

SEC JOHN TOMLINSON SURVEY NO. 35  
BEARS OF RECORD  
SOUTH 1004.18' AND EAST 918.18'

ELM

S17°36'52"W  
47.43'

S35°41'45"E  
40.22'

S47°26'17"E 93.87'

N08°07'04"E  
74.56'  
DELTA: 02°08'25"  
RAD: 1996.33'

N81°14'08"W 182.7'  
S81°14'08"E 182.7'

2007-18084

LOT 2, BLOCK A

McALISTER PROPERTIES  
BUSINESS & PROFESSIONAL CENTER  
EAST LEGGETT-PHASE ONE  
CAB. 2, SLIDE 263-D

BRICK 265

2019-17860  
DON C. MCALISTER  
0.803 ACRE  
11-6-1985  
1431/812

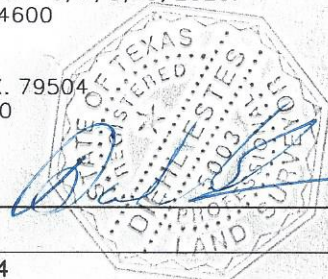
N89°26'21"W 294.54'

S52°42'33"E 65.85'  
S21°10'53"E 106.69'

LOT 3 BLOCK A

SOUTH LEGGETT DRIVE

SURVEYED ON THE GROUND JULY 6, 7, 8, 13, 2020.  
ESTES SURVEYING, FIRM #10064600  
DIEHL ESTES RPLS #5003  
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4194 PVT ROAD 1191, BAIRD TX. 79504  
PO BOX 1044, CLYDE TX, 79510  
(325) 893-2822  
estessurveying@outlook.com



THIS LOT IS IN ZONE X & AE AS, THE CREEK IS IN  
THE FLOOD WAY AS PER FIRM COMMUNITY  
#48441C 0209F, 1-6-2012.

THERE ARE NO VISIBLE PROTRUSIONS OTHER THAN SHOWN  
DRIVE ACROSS SOUTH LINE OF LOT 2, BLOCK A.

BEARINGS BASED ON NORTH WITH GPS, WGS 84.