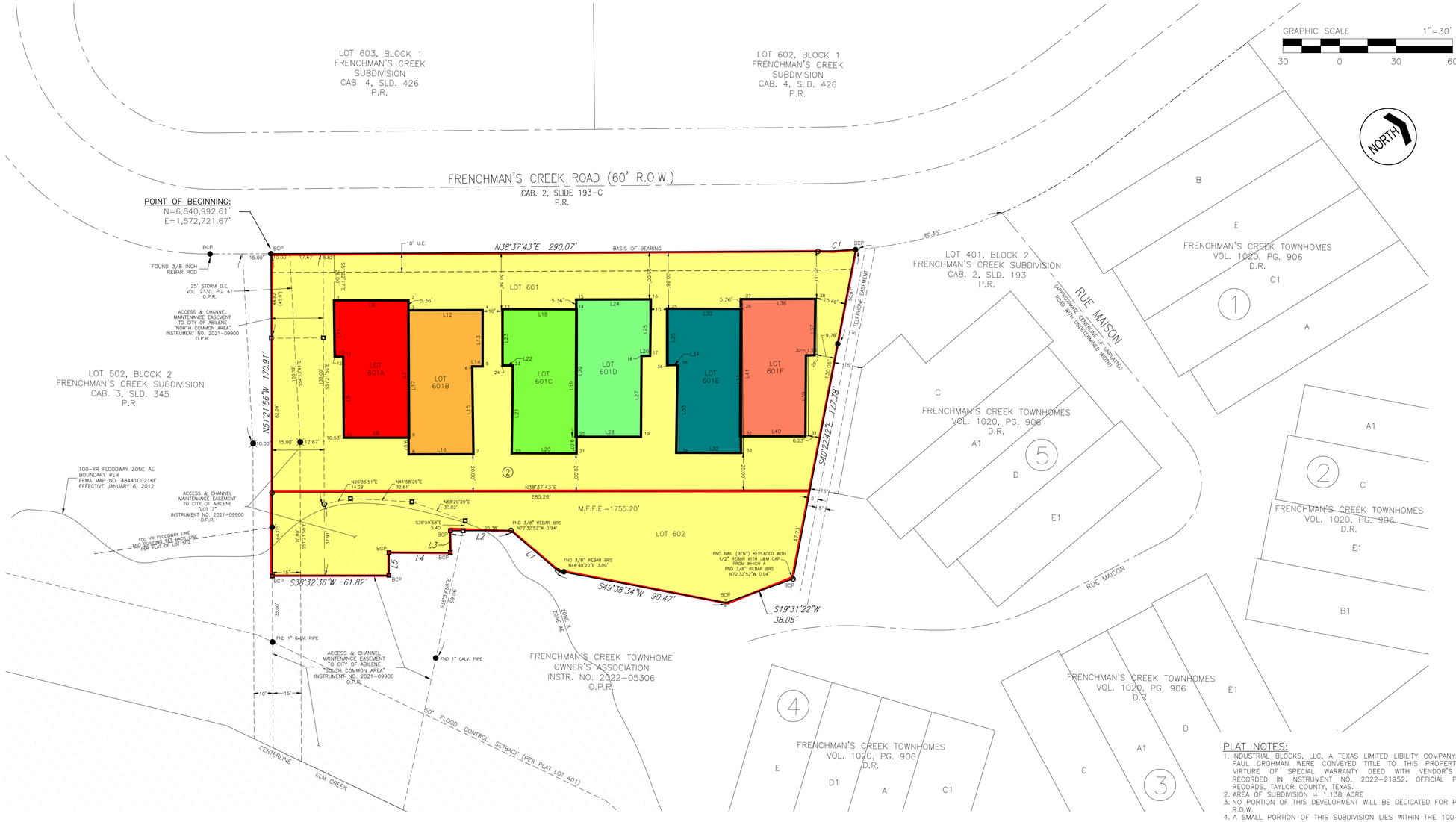


BLOCK 2

LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERIMETER
601	21,517	0.494	1814.97'
601A	2,659	0.061	224.19'
601B	2,754	0.063	231.59'
601C	2,754	0.063	231.59'
601D	2,659	0.061	224.17'
601E	2,754	0.063	231.59'
601F	2,659	0.061	224.17'
602	11,820	0.271	688.42'

CURVE TABLE						
CURVE NO.	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	20.00'	249.80'	4°35'10"	10.00'	N36°20'08"E	19.99'

LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	32.78'	S79°39'49"W
L2	32.16'	S38°40'02"W
L3	11.56'	S51°09'05"E
L4	32.56'	S38°43'35"W
L5	11.98'	S50°55'48"E
L6	39.34'	S38°37'56"W
L7	67.43'	N51°18'09"W
L8	34.56'	N38°37'56"E
L9	42.86'	S51°22'04"E
L10	4.70'	N38°24'34"E
L11	29.95'	S51°22'04"E
L12	39.25'	S38°37'59"W
L13	29.93'	N51°22'04"W
L14	5.41'	N38°37'43"E
L15	46.57'	N51°22'04"W
L16	33.92'	N38°37'56"E
L17	67.43'	S51°18'09"E
L18	39.25'	S38°37'54"W
L19	67.43'	N51°25'59"W
L20	33.92'	N38°37'56"E
L21	46.57'	S51°22'04"E

LINE TABLE		
LINE NO.	LENGTH	BEARING
L22	5.41'	N38°37'56"E
L23	29.93'	S51°22'04"E
L24	39.34'	S38°37'56"W
L25	29.93'	N51°22'04"W
L26	4.70'	N38°37'43"E
L27	42.86'	N51°22'04"W
L28	34.56'	N38°37'56"E
L29	67.43'	S51°25'59"E
L30	39.25'	S38°37'41"W
L31	67.43'	N51°26'12"W
L32	33.92'	N38°37'43"E
L33	46.57'	S51°22'17"E
L34	5.41'	N38°37'43"E
L35	29.93'	S51°22'17"E
L36	39.34'	S38°37'43"W
L37	29.93'	N51°22'17"W
L38	4.70'	N38°37'43"E
L39	42.86'	N51°22'17"W
L40	34.56'	N38°37'43"E
L41	67.43'	S51°26'12"E

LEGEND

- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY
- PROPOSED LOT LINES
- PROP. UTILITY EASEMENTS
- PROP. DRAINAGE EASEMENTS
- EXIST. UTILITY EASEMENTS
- EXIST. STREET R.O.W.
- DIMENSION LINE
- SET 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "J&M BOUNDARY"
- FOUND NAIL
- FOUND 1/2 INCH REBAR ROD (UNLESS OTHERWISE NOTED)
- FOUND 5/8 INCH REBAR ROD WITH PLASTIC CAP STAMPED "SHEPPARD 3697"
- CALCULATED POINT

BCP = BOUNDARY CONTROL POINT
CP = CALCULATED POINT
U.E. = UTILITY EASEMENTS
S.L.E. = STREET LIGHT EASEMENTS
W.L.E. = WATER LINE EASEMENTS
D.E. = DRAINAGE EASEMENTS
P.R. = PLAT RECORDS, TAYLOR CO., TEXAS
D.R. = DEED RECORDS, TAYLOR CO., TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS, TAYLOR CO., TEXAS
M.F.F.E. = MINIMUM FINISHED FLOOR ELEVATION

BASIS OF BEARINGS:

BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH REFERENCING THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, AND NAD 83 AS DETERMINED FROM GPS SURVEY DATA. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF 1.000142119.

FINISHED FLOOR ELEVATION:

ALL FINISHED FLOOR ELEVATIONS SHALL BE 18" MINIMUM ABOVE THE HIGHEST ADJACENT STREET CURB AND 12" MINIMUM ABOVE THE HIGHEST ADJACENT GROUND ELEVATION WITH A MINIMUM FINISHED FLOOR ELEVATION OF 1755.20'.

POINT TABLE			
POINT NO.	DESCRIPTION	NORTHING	EASTING
1	CP	6841003.17	1572762.10
2	CP	6841033.91	1572786.67
3	CP	6841030.55	1572790.85
4	CP	6841061.22	1572815.35
5	CP	6841042.53	1572838.73
6	CP	6841038.30	1572835.35
7	CP	6841009.23	1572871.73
8	CP	6840982.73	1572850.55
9	CP	6840988.40	1572843.47
10	CP	6840961.40	1572821.90
11	CP	6840988.16	1572788.42
12	CP	6840984.48	1572785.50
13	CP	6841069.03	1572821.59
14	CP	6841099.69	1572846.10
15	CP	6841103.03	1572841.91
16	CP	6841133.77	1572866.47
17	CP	6841115.08	1572889.85
18	CP	6841111.41	1572886.91

POINT TABLE			
POINT NO.	DESCRIPTION	NORTHING	EASTING
19	CP	6841084.65	1572920.39
20	CP	6841057.66	1572898.82
21	CP	6841052.00	1572905.91
22	CP	6841025.50	1572884.73
23	CP	6841054.58	1572848.35
24	CP	6841050.35	1572844.97
25	CP	6841138.23	1572876.90
26	CP	6841168.89	1572901.41
27	CP	6841172.23	1572897.21
28	CP	6841202.97	1572921.77
29	CP	6841184.28	1572945.15
30	CP	6841180.61	1572942.22
31	CP	6841153.86	1572975.70
32	CP	6841126.86	1572954.13
33	CP	6841121.21	1572961.22
34	CP	6841095.70	1572940.04
35	CP	6841123.78	1572903.66
36	CP	6841119.55	1572900.28

PLAT NOTES:

1. INDUSTRIAL BLOCKS, LLC, A TEXAS LIMITED LIBILITY COMPANY; AND PAUL GROHMAN WERE CONVEYED TITLE TO THIS PROPERTY BY VIRTURE OF SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INSTRUMENT NO. 2022-21952, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS.
2. AREA OF SUBDIVISION = 1.138 ACRE
3. NO PORTION OF THIS DEVELOPMENT WILL BE DEDICATED FOR PUBLIC R.O.W.
4. A SMALL PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODWAY, ZONE AE, ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NO. 48441C0216F EFFECTIVE JANUARY 6, 2012.
5. NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OR OPEN SPACE.
6. LOT 601 IS A COMMON AREA TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF THE CITY OF ABILENE, TEXAS.
8. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
9. UPON COMPLETION OF THE SUBDIVISION STREETS, BURIED UTILITIES, AND FINAL GRADING, MONUMENTATION WILL BE SET AS FOLLOWS: CENTERLINE MARKERS ARE MAG-NAILS WITH WASHERS; LOT CORNERS ARE 1/2" REBAR RODS WITH PLASTIC CAPS STAMPED "J&M BOUNDARY"
10. IF OBSTACLES (FENCES, TRANSFORMERS, OPEN TRENCHES, ETC.) ARE ENCOUNTERED DURING THE COURSE OF SETTING MONUMENTATION, THOSE AFFECTED LOT CORNERS WILL BE SET AT AN OFFSET ALONG THEIR RESPECTIVE LOT LINES AT A WHOLE FOOT INTERVAL BETWEEN 1 AND 6 FEET. SURVEYOR WILL SET SAID OFFSET AS CLOSE AS PRACTICAL TO ACTUAL LOT CORNER AND WILL KEEP RECORD OF THE FINAL STAKED LOCATION.

A FINAL PLAT OF LOTS 601 & 602, & SUBLOTS 601A-601F, BLOCK 2, FRENCHMAN'S CREEK SUBDIVISION

BEING A REPLAT OF

1.138 ACRE OUT OF LOT 401, BLOCK 2, FRENCHMAN'S CREEK SUBDIVISION, CITY OF ABILENE, TAYLOR COUNTY, TEXAS

DEVELOPER/SUBDIVIDER:

INDUSTRIAL BLOCKS, LLC & PAUL GROHMAN
11 RUE MAISON STREET
ABILENE, TEXAS 79605

PLANNING COMMISSION

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 212, SUBCHAPTER A, AS AMENDED.

DATE CHAIRMAN

ATTEST SECRETARY

DATE PLANNING DIRECTOR

PLANNING DIRECTOR

FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.

DATE FILE NUMBER

PLANNING DIRECTOR

FEES

COUNTY CLERK

I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON

DATE FILE NUMBER

COUNTY CLERK COUNTY TEXAS

DEPUTY

DIRECTOR OF PUBLIC WORKS

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 DIRECTOR OF PUBLIC WORKS

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED MANAGER OF 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

A FINAL PLAT OF
LOTS 601, & 602 & SUBLOTS 601A-601F, BLOCK 2,
FRENCHMAN'S CREEK SUBDIVISION
BEING A REPLAT OF 1.138 ACRE OUT OF LOT 401, BLOCK 2,
FRENCHMAN'S CREEK SUBDIVISION,
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS

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

SEE ATTACHED METES & BOUNDS DESCRIPTION

EXECUTED THIS _____ DAY OF _____ A.D. 2024

ALLAN MEADOR
INDUSTRIAL BLOCKS, LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS:
COUNTY OF TAYLOR:

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

ALLAN MEADOR

KNOWN TO ME TO BE THE PERSON AND MANAGER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID

INDUSTRIAL BLOCKS, LLC

A LIMITED LIABILITY 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 STATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____

DAY OF _____ A.D. 2024

NOTARY PUBLIC TAYLOR COUNTY TEXAS

GENERAL NOTES

SCALE: 1" = 30' ACREAGE: 1.138 ACRE

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:

A FINAL PLAT OF
LOTS 601, & 602 & SUBLOTS 601A-601F, BLOCK 2,
FRENCHMAN'S CREEK SUBDIVISION
BEING A REPLAT OF 1.138 ACRE OUT OF LOT 401, BLOCK 2,
FRENCHMAN'S CREEK SUBDIVISION,
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS

STATE OF TEXAS REGISTERED MARK T. BROWN 4247 PROFESSIONAL LAND SURVEYOR

Mark T. Brown
SIGNATURE

MARK T. BROWN
(PRINT)
REGISTERED PROFESSIONAL LAND SURVEYOR

JANUARY 9, 2024
DATE

JACOB MARTIN
TBPELS FIRM # 10194493
3465 CURRY LANE
ABILENE, TX 79606
325-695-1070
1508 SANTA FE DR, STE 204
WEATHERFORD, TX 76086
817-594-9880
4920 S. LOOP 289, STE 104
LUBBOCK, TX 79414
806-368-6375

X:\CM_Allan_Meador\23235-Frenchman's Creek Dev. - Alan Meador\Surveying\Exhibits\Plats\Final\FINAL PLAT-23235.dwg