



**FIELD NOTES**

BEING A 21.42 ACRE TRACT OUT OF WILLIAM E. VAUGHAN SECTION 104, A-418, TAYLOR COUNTY, TEXAS, SAME BEING OUT OF A 24.98 ACRE TRACT RECORDED IN VOLUME 831, PAGE 308, DEED RECORDS, TAYLOR COUNTY, TEXAS, SAME BEING OUT OF A 98.8 ACRE TRACT RECORDED IN VOLUME 338, PAGE 543, DEED RECORDS, TAYLOR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS IS GRID NORTH, NAD 83 TEXAS NORTH CENTRAL ZONE  
BASED ON GPS OBSERVATIONS

**BEGINNING** AT A POINT IN THE SOUTH RIGHT OF WAY OF FM 707 FOR THE NORTHWEST CORNER OF THIS TRACT, SAME BEING IN THE NORTH BOUNDARY LINE OF SAID 24.98 ACRE TRACT, WHERE A FOUND 4 INCH IRON PIPE FENCE POST ON THE EAST SIDE OF ELM CREEK BEARS 2277.62' N 89°11'16" W, AND WHERE A FOUND 3/8 INCH IRON ROD IN THE NORTH RIGHT OF WAY OF FM 707, SAME BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK A, BUTTERFIELD TRAIL, SECTION 1, RECORDED IN CABINET 1, SLIDE 795, PLAT RECORDS, TAYLOR COUNTY, TEXAS, BEARS 1114.48' N 82°35'27" E;  
**THENCE** SOUTH 89 DEGREES 11 MINUTES 16 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY OF FM 707, A DISTANCE OF 2652.39 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT, WHERE A FOUND 4 INCH IRON PIPE FENCE CORNER POST IN THE NORTH RIGHT OF WAY OF FM 707 BEARS 433.92 S 89°11'16" E, FROM WHICH A CONCRETE RIGHT OF WAY MONUMENT IN THE NORTH RIGHT OF WAY OF FM 707 BEARS 132.75' N 26°07'34" E;  
**THENCE** SOUTH 27 DEGREES 16 MINUTES 03 SECONDS WEST A DISTANCE OF 791.12 FEET TO A POINT IN THE NORTH RIGHT OF WAY OF A FIFTY (50') FEET WIDE RIGHT OF WAY AND EASEMENT RECORDED IN DOCUMENT NO. 2013-16011, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, FOR THE SOUTH CORNER OF THIS TRACT, WHERE A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "CHASE RPLS" IN THE WEST RIGHT OF WAY OF FM 89 (A.K.A. BUFFALO GAP ROAD) AT THE SOUTHEAST CORNER OF SAID 98.8 ACRE TRACT, SAME BEING CALLED FOR REFERENCE IN SAID DOCUMENT NO. 2013-16011 AND IN DOCUMENT NO. 2013-16012, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS BEARS 574.43' S 75°14'39" E;  
**THENCE** NORTH 71 DEGREES 40 MINUTES 17 SECONDS WEST, ALONG THE NORTH RIGHT OF WAY OF SAID EASEMENT RECORDED IN DOCUMENT NO. 2013-16011, A DISTANCE OF 1964.73 FEET TO A POINT;  
**THENCE** SOUTH 83 DEGREES 21 MINUTES 24 SECONDS WEST, CONTINUING ALONG THE NORTH RIGHT OF WAY OF SAID EASEMENT RECORDED IN DOCUMENT NO. 2013-16011, A DISTANCE OF 82.64 FEET TO A POINT;  
**THENCE** NORTH 71 DEGREES 38 MINUTES 36 SECONDS WEST, CONTINUING ALONG THE NORTH RIGHT OF WAY OF SAID EASEMENT RECORDED IN DOCUMENT NO. 2013-16011, A DISTANCE OF 346.49 FEET TO A POINT;  
**THENCE** NORTH 30 DEGREES 17 MINUTES 15 SECONDS WEST, CONTINUING ALONG THE NORTH RIGHT OF WAY OF SAID EASEMENT RECORDED IN DOCUMENT NO. 2013-16011, A DISTANCE OF 27.10 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 21.42 ACRES. SURVEYED IN FEBRUARY 2024.

WALDROP I TRACT  
VOLUME 3147, PAGE 118  
OFFICIAL PUBLIC RECORDS

**NOTE**

- AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 485450, MAP NUMBER 48441C0331F MAP REVISED JANUARY 6, 2012; THIS PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD AREA.

**LEGEND**

- MONUMENTS AS DESCRIBED IN FIELD NOTES
- SUBDIVISION BOUNDARY
- ADJACENT BOUNDARY LINES
- - - - CENTERLINE EASEMENT

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	27.10'	N30° 17' 15"W
L2	346.49'	N71° 38' 36"W
L3	82.64'	S83° 21' 24"W

I, DREW MALCOLM BLESSING, R.P.L.S. #7069, DO HEREBY CERTIFY THAT THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND DURING THE MONTH OF FEBRUARY, 2024.  
 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
 DREW MALCOLM BLESSING, R.P.L.S. #7069

DATE 02/05/2024

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**A SURVEY OF  
 A 21.42 ACRE TRACT  
 OUT OF  
 WILLIAM E. VAUGHAN SECTION 104, A-418  
 ABILENE, TAYLOR COUNTY, TEXAS**

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