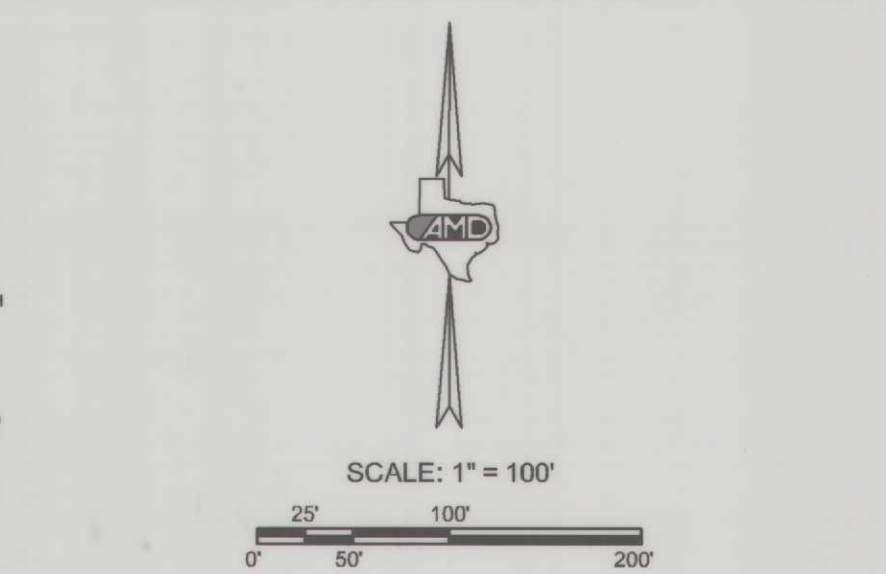


[illegible]

F.M. 3308 "NEAS ROAD"

NORTHEAST CORNER OF SURVEY 82 J. JARMAN, ABSTRACT NO. 187 (CALCULATED)
 NORTHING: 6,870,101.28
 EASTING: 1,594,684.03

REPLAT, PLEASANT HILLS ESTATES, BLOCK 9, SEC. 2 (P.R. CAB. 3, SL. 24-40)

30' ALLEY (HIDDEN GRANTED)

N. 00°53'00" E. 20.00'
 S. 88°50'55" E. 60.00'


7.5' U.I.E.

121.13' 121.00' 120.87' 120.74' 120.61' 120.48' 120.35' 120.22' 120.09' 119.96' 119.83' 119.70' 119.57' 119.44' 119.31' 119.18' 119.05' 118.92' 118.79' 118.66' 118.53' 118.40' 118.27' 118.14' 118.01' 117.88' 117.75' 117.62' 117.49' 117.36' 117.23' 117.10' 116.97' 116.84' 116.71' 116.58' 116.45' 116.32' 116.19' 116.06' 115.93' 115.80' 115.67' 115.54' 115.41' 115.28' 115.15' 115.02' 114.89' 114.76' 114.63' 114.50' 114.37' 114.24' 114.11' 113.98' 113.85' 113.72' 113.59' 113.46' 113.33' 113.20' 113.07' 112.94' 112.81' 112.68' 112.55' 112.42' 112.29' 112.16' 112.03' 111.90' 111.77' 111.64' 111.51' 111.38' 111.25' 111.12' 110.99' 110.86' 110.73' 110.60' 110.47' 110.34' 110.21' 110.08' 109.95' 109.82' 109.69' 109.56' 109.43' 109.30' 109.17' 109.04' 108.91' 108.78' 108.65' 108.52' 108.39' 108.26' 108.13' 108.00' 107.87' 107.74' 107.61' 107.48' 107.35' 107.22' 107.09' 106.96' 106.83' 106.70' 106.57' 106.44' 106.31' 106.18' 106.05' 105.92' 105.79' 105.66' 105.53' 105.40' 105.27' 105.14' 105.01' 104.88' 104.75' 104.62' 104.49' 104.36' 104.23' 104.10' 103.97' 103.84' 103.71' 103.58' 103.45' 103.32' 103.19' 103.06' 102.93' 102.80' 102.67' 102.54' 102.41' 102.28' 102.15' 102.02' 101.89' 101.76' 101.63' 101.50' 101.37' 101.24' 101.11' 100.98' 100.85' 100.72' 100.59' 100.46' 100.33' 100.20' 100.07' 99.94' 99.81' 99.68' 99.55' 99.42' 99.29' 99.16' 99.03' 98.90' 98.77' 98.64' 98.51' 98.38' 98.25' 98.12' 97.99' 97.86' 97.73' 97.60' 97.47' 97.34' 97.21' 97.08' 96.95' 96.82' 96.69' 96.56' 96.43' 96.30' 96.17' 96.04' 95.91' 95.78' 95.65' 95.52' 95.39' 95.26' 95.13' 95.00' 94.87' 94.74' 94.61' 94.48' 94.35' 94.22' 94.09' 93.96' 93.83' 93.70' 93.57' 93.44' 93.31' 93.18' 93.05' 92.92' 92.79' 92.66' 92.53' 92.40' 92.27' 92.14' 92.01' 91.88' 91.75' 91.62' 91.49' 91.36' 91.23' 91.10' 90.97' 90.84' 90.71' 90.58' 90.45' 90.32' 90.19' 90.06' 89.93' 89.80' 89.67' 89.54' 89.41' 89.28' 89.15' 89.02' 88.89' 88.76' 88.63' 88.50' 88.37' 88.24' 88.11' 87.98' 87.85' 87.72' 87.59' 87.46' 87.33' 87.20' 87.07' 86.94' 86.81' 86.68' 86.55' 86.42' 86.29' 86.16' 86.03' 85.90' 85.77' 85.64' 85.51' 85.38' 85.25' 85.12' 84.99' 84.86' 84.73' 84.60' 84.47' 84.34' 84.21' 84.08' 83.95' 83.82' 83.69' 83.56' 83.43' 83.30' 83.17' 83.04' 82.91' 82.78' 82.65' 82.52' 82.39' 82.26' 82.13' 82.00' 81.87' 81.74' 81.61' 81.48' 81.35' 81.22' 81.09' 80.96' 80.83' 80.70' 80.57' 80.44' 80.31' 80.18' 80.05' 79.92' 79.79' 79.66' 79.53' 79.40' 79.27' 79.14' 79.01' 78.88' 78.75' 78.62' 78.49' 78.36' 78.23' 78.10' 77.97' 77.84' 77.71' 77.58' 77.45' 77.32' 77.19' 77.06' 76.93' 76.80' 76.67' 76.54' 76.41' 76.28' 76.15' 76.02' 75.89' 75.76' 75.63' 75.50' 75.37' 75.24' 75.11' 74.98' 74.85' 74.72' 74.59' 74.46' 74.33' 74.20' 74.07' 73.94' 73.81' 73.68' 73.55' 73.42' 73.29' 73.16' 73.03' 72.90' 72.77' 72.64' 72.51' 72.38' 72.25' 72.12' 71.99' 71.86' 71.73' 71.60' 71.47' 71.34' 71.21' 71.08' 70.95' 70.82' 70.69' 70.56' 70.43' 70.30' 70.17' 70.04' 69.91' 69.78' 69.65' 69.52' 69.39' 69.26' 69.13' 69.00' 68.87' 68.74' 68.61' 68.48' 68.35' 68.22' 68.09' 67.96' 67.83' 67.70' 67.57' 67.44' 67.31' 67.18' 67.05' 66.92' 66.79' 66.66' 66.53' 66.40' 66.27' 66.14' 66.01' 65.88' 65.75' 65.62' 65.49' 65.36' 65.23' 65.10' 64.97' 64.84' 64.71' 64.58' 64.45' 64.32' 64.19' 64.06' 63.93' 63.80' 63.67' 63.54' 63.41' 63.28' 63.15' 63.02' 62.89' 62.76' 62.63' 62.50' 62.37' 62.24' 62.11' 61.98' 61.85' 61.72' 61.59' 61.46' 61.33' 61.20' 61.07' 60.94' 60.81' 60.68' 60.55' 60.42' 60.29' 60.16' 60.03' 59.90' 59.77' 59.64' 59.51' 59.38' 59.25' 59.12' 58.99' 58.86' 58.73' 58.60' 58.47' 58.34' 58.21' 58.08' 57.95' 57.82' 57.69' 57.56' 57.43' 57.30' 57.17' 57.04' 56.91' 56.78' 56.65' 56.52' 56.39' 56.26' 56.13' 56.00' 55.87' 55.74' 55.61' 55.48' 55.3

Figure 1: Typical Detail of 12' by 12' Utility, Curb Ramp and Sidewalk Easement for Pedestrians Located at All Street Light Locations at Indicated Locations.

ALL CORNERS MONUMENTED WITH 12" IRON ROD WITH CAPS MARKED "AMD ENGINEERING
UNLESS OTHERWISE SPECIFIED.
BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE TEXAS COORDINATE
SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE, AS DETERMINED BY A POINT
LOCATED AT THE INTERSECTION OF 6.8688000 N 55° EASTING & 1.5902000 E
CONVERGENCE ANGLE TO TRUE NORTH IS 60°1'39" 54.55" AND THE COMBINED SCALE
FACTOR IS 0.99984254.
DISTANCES AS SHOWN HEREON ARE AT SURFACE, IN U.S. SURVEY FEET.
THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA)
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD
INSURANCE RATE MAP NUMBER 68441C0131H AND 68441C014H, DATING AN
EFFECTIVE DATE OF 1/06/2012.

LEGEND:

A.E. = ACCESS EASEMENT
CAB/SL. = CABINET AND SLIDE (PLAT RECORDS)
P.R. = PLAT RECORDS
R-O-W = RIGHT-OF-WAY
S.E. 4'x4' (MINIMUM) STREET LIGHT EASEMENT, INDICATED BY SYMBOL 
U.E. = UTILITY EASEMENT
USE = UNDERGROUND STREET LIGHT CABLE EASEMENT
UL = UTILITY EASEMENT
UUE = UNDERGROUND UTILITY EASEMENT
CCFN = COUNTY CLERK'S FILE NUMBER
CM = CONTROLLING MONUMENT
PMRD = PHYSICAL MONUMENT OF RECORD DIGNITY

- = FOUND 1/2" IRON ROD WITH CAP "COOLER SURVEYING" (PMRD)
- = FOUND 1/2" IRON ROD WITH CAP "PATRIOT SURVEYING" (CM)
- = FOUND 1/2" IRON ROD WITH CAP "BENT PINE 9035691776" (PMRD)
- = FOUND TYPE II TxDOT (DISK IN CONCRETE) MONUMENT (PMRD)
- = FOUND 1/2" IRON ROD IN CONCRETE (PMRD)
- = FOUND 1/2" IRON ROD (PMRD)
- = FOUND 1/8" IRON ROD (PMRD)

CH = 679.71' S. 76° 32' 21" E.

SURVEY 82, J. JARMAN, ABSTRACT NO. 187
SURVEY 83, L. BOWERMAN, ABSTRACT NO. 12

NOT
REMAINDER OF TRACT
OWNER: WATER DEPT.
(CCCN)

6	55.00'
7	55.00'
8	55.00'

S. 01'

BANK

\$5.00	10	\$5.00
\$5.00	9	\$5.00

NOT PLATTED
 ER OF "TRACT" A 110.913 ACRE TRACT
 R. WATER CREST RANCH ABILENE, LLC.
 (CCPN 2023-15461)

60.00'	3	60.00'
60.00'	2	60.00'
60.00'	S. 88°57'37" E	60.00'
60.00'	120.00'	60.00'
60.00'	1	60.00'

19°37'42" CH = 484.09' S 73°56'51" E

NOT PLATTED

REMAINDER OF "TRACT 1", A 110 913 ACRE TRACT
OWNER: WATER CREST RANCH ABILENE, LLC.
(CCFN 2023-15461)

WEST TEXAS UTILITY COMPANY
(VOL. 216, PG. 69)

6		0
5	*	55,00'
4	3	
3	*	
2	60,00'	60,00'
1	4	
0	*	
-1	5	80,00'
-2	*	
-3		

Diagram showing a rectangular area divided into two sections, 6 and 7. The left boundary is labeled 'E'. The right boundary is labeled '56.00' at the top and '56.00' at the bottom. The top horizontal boundary is labeled '55.00' on the left and '56.00' on the right. The bottom horizontal boundary is labeled '60.00' on the left and '60.00' on the right. The total height of the rectangle is labeled '682.77' on the right.

60.00'	11	60.00'	55
60.00'	12	60.00'	55

13	60.00'
14	55.00'
S. 88°57'37" E.	
15	37'
120.00'	

N. 89°14'06" W. 120.00'
 S. 89°14'06" E. 301.79'
 WATER CREST ROAD
 N. 89°14'06" W. 381.94'
 20' X 20' UE
 N. 89°14'06" W. 83.80'
 S. 00°00'00" E. 300.00'

145.00
COLDWELL RO
(DEDICATION UNKN
60'

NOT PLATTED
TRACT 174 100.013 ACRE TRACT
TRACT 174 RANCH OILFIELD, LLC.
(SACD)

ORDER OF THE
WATER CREST
(CCFN 2023-1)

A dashed rectangle is drawn on a grid. It is a square with side length 2 units, spanning from column 1 to column 3 and row 1 to row 3. The vertices are marked with dots.

6 MELLANEY MATA
7 RES 2021-26813)

JOSE & IRLA
(INSTRUMENT NUMBER)

SEPARATE INSTRUMENT

201

REPLAT PLEASANT HILLS ES
LOTS 201 & 102-105
LOCK B, SEC 4
TOWN OF PLEASANT HILLS


AMD Engineering
6515 68th Street,
Lubbock, TX 794

16
ESTATES
N. SHOWN ON PLAT. P. 16
IRON ROD W/CA
8/8" IRON ROD FO

1. SL. 91)
PLAT (UNKNOWN DEDICATION)
REPLAT PLEASANT HILLS
LOTS 701 & 102 - 10
BLOCK B, SEC. 4
(P.R. CAB. 1 SL. 407)
1/2 A

25 U.E.	25 U.E.
10	
9	

104

 **CIVIL ENGINEERING
LAND SURVEYING**

Phone: 806-771-5976
Fax: 806-771-7625
TBPELS Reg. # 10178500

Accuracy - Efficiency - Integrity

WEST TEXAS LAND GUYS
ALCOVE AVENUE, LUBBOCK, TX 79424
806.771.5976

Issued By:

CENTRAL APPRAISAL DISTRICT OF TAYLOR COUNTY
P O BOX 1800
1534 S TREADAWAY
ABILENE, TX 79604

Owner ID: 393986 100.00%
WATER CREST RANCH ABILENE LLC
8213 ALCOVE AV
LUBBOCK, TX 79424-7508

Property Information

Property ID: 34785 Geo ID: A0187010400
Legal Acres: 83.4530
Legal Desc: A0187 SUR 82 JOHN JARMON, ACRES 83.453
Situs: W LAKE RD
DBA:
Exemptions:

For Entities

Value Information

ABILENE ISD	Improvement HS:	0
CITY OF ABILENE	Improvement NHS:	570
TAYLOR COUNTY	Land HS:	0
	Land NHS:	0
	Productivity Market:	256,398
	Productivity Use:	10,842
	Assessed Value	11,412

Property is receiving Ag Use

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 01/30/2025

Total Due if paid by: 01/31/2025

0.00

ATTACHED TO PLAT
IN CABINET 5
SLIDE 138

Tax Certificate Issued for:

CITY OF ABILENE
TAYLOR COUNTY
ABILENE ISD

Taxes Paid in 2024

86.81
62.61
113.25

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 01/30/2025
Requested By: Miscellaneous Customer
Fee Amount: 10.00
Reference #:

Page: 1

Andrea Acosta
Signature of Authorized Officer of Collecting Office

ATTACHED TO
IN CARNET
SLIDE

THE STATE OF TEXAS

COUNTY OF TAYLOR

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Official Public Records of Taylor County

2025-03870 PL
03/07/2025 12:47:18 PM Total Fees: \$172.00



Brandi DeRemer

Brandi DeRemer, County Clerk
Taylor County, TX