

FIELD NOTES  
11.66 ACRES

BEING 11.66 acres out of Section 41, Block 15, T. & P. RR. Company Surveys, Abstract No. 431, Jones County, Texas, said 11.66 acres being part of a 24.511 acre tract recorded in Instrument No. 222835, Official Public Records, Jones County, Texas and being more particularly described as follows:

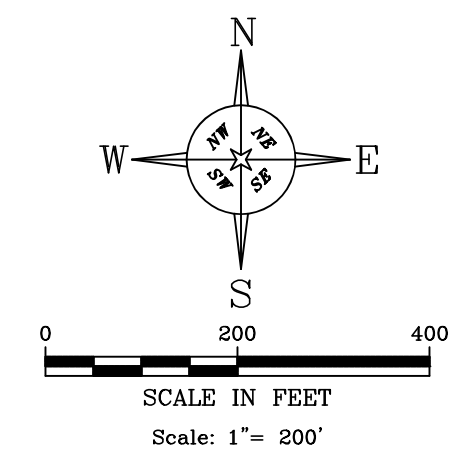
BEGINNING at a 3/8" rebar found on the NBL of F.M. Highway 3326 (100 foot right-of-way), at the southeast corner of said 24.511 acre tract and the southwest corner of a 24 1/2 acre tract recorded in Volume 300, Page 878, Official Public Records, Jones County, Texas, for the southeast corner of this tract, whence an existing concrete highway monument on the NBL of said highway, at the beginning of a curve to the left, bears N76°10'02"E 709.66 feet;

THENCE S76°10'02"W 376.04 feet, along the NBL of F.M. Highway 3326, to an existing 8" wood fence corner post at the southeast corner of a 30.0 acre tract recorded in Volume 243, Page 658, Official Public Records, Jones County, Texas, for the southwest corner of this tract;

THENCE N14°11'27"W 1350.99 feet, along the EBL of said 30.0 acre tract, to a 3/8" rebar set on the WBL of said 24.511 acre tract, for the northwest corner of this tract;

THENCE N76°10'02"E 375.98 feet to a 3/8" rebar set on the EBL of said 24.511 acre tract and the WBL of said 24 1/2 acre tract, for the northeast corner of this tract;

THENCE S14°11'36"E 1350.97 feet, along the WBL of said 24 1/2 acre tract, to the place of beginning and containing 11.66 acres of land.



COUNTY COMMISSION

THIS PLAT IS HEREBY APPROVED BY COMMISSIONERS COURT OF THE COUNTY OF JONES, TEXAS, AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 974A, VERNON'S ANNOTATED CIVIL STATUTES, AND ARTICLE 927B PENAL CODE OF TEXAS, AS AMENDED.

DATE \_\_\_\_\_ COUNTY JUDGE \_\_\_\_\_

ATTEST \_\_\_\_\_ SECRETARY \_\_\_\_\_

COUNTY CLERK \_\_\_\_\_

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

DATE \_\_\_\_\_ FILE NUMBER \_\_\_\_\_

COUNTY CLERK \_\_\_\_\_ COUNTY TEXAS \_\_\_\_\_

DEPUTY \_\_\_\_\_

NOTE: MONUMENTATION SHALL BE AS FOLLOWS: 3/8" REBARS WITH "GROTESK" SET AT ALL BLOCK CORNERS. 3/8" REBARS WITH "GROTESK" CAPS SET AT ALL LOT CORNERS.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON GEODETIC NORTH, DETERMINED BY G.P.S. OBSERVATIONS.

NOTE: THIS PROPERTY IS NOT WITHIN FLOOD ZONE, ACCORDING TO FEMA FLOOD MAP NO. 48533C0400P, HAVING AN EFFECTIVE DATE OF 10/04/2011.

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED OWNER(S) 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

SECTION 1  
C & E SUBDIVISION  
of 11.66 acres out of Section 41, Block 15,  
T. & P. RR. Company Surveys, Jones 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 FIELD NOTES SHOWN HEREON"

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_

OWNER \_\_\_\_\_ OWNER \_\_\_\_\_

OWNER \_\_\_\_\_ OWNER \_\_\_\_\_

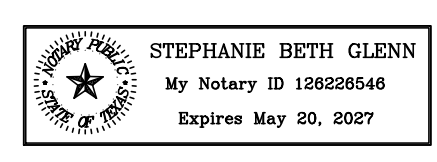
ACKNOWLEDGMENT

THE STATE OF TEXAS:  
COUNTY OF JONES:

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2023



NOTARY PUBLIC \_\_\_\_\_ COUNTY TEXAS \_\_\_\_\_

GENERAL NOTES

ACREAGE 11.66 acres

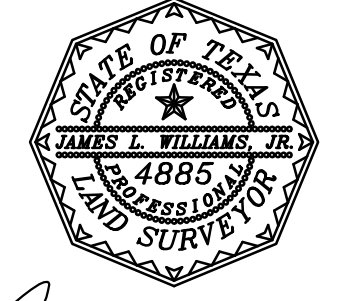
SCALE 1" = 200' SMALLEST LOT 0.92 acres LARGEST LOT 1.01 acres

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 JONES COUNTY, TEXAS.

PLAT DESCRIPTION :

SECTION 1  
C & E SUBDIVISION  
of 11.66 acres out of Section 41, Block 15,  
T. & P. RR. Company Surveys, Jones County,  
Texas.



May 24, 2023  
DATE

James L. Williams, Jr.  
SIGNATURE

PLAT PREPARATION DATE: May 24, 2023  
James L. Williams, Jr. R.P.L.S. #4885  
REGISTERED PROFESSIONAL LAND SURVEYOR

Beth Ellen Holchkin  
(342.856 Ac.)  
324/620 O.P.R.  
Un-Platted

Robert Abney  
(30.0 Ac.)  
243/658 O.P.R.  
Un-Platted

Remainder of (24.511 Ac.)  
Instrument No. 222835  
O.P.R.

Danny & Courtney Howard  
(24-1/2 Ac.)  
300/878 O.P.R.  
Un-Platted

Clayton McQuage  
(39.71 Ac.)  
109/260 O.P.R.  
Un-Platted

No.	SQ. FT.	ACRES
1	43,996	1.01
2	43,996	1.01
3	43,996	1.01
4	43,996	1.01
5	40,075	0.92
6	40,014	0.92
7	40,946	0.94
8	40,075	0.92
9	40,781	0.94
10	40,946	0.94
11	42,544	0.98

LINE	BEARING	DISTANCE
L1	S76°10'02"W	59.84'
50' ROAD EASEMENT CENTERLINE		
L2	N20°37'29"W	441.42'
L3	N35°41'49"W	124.88'
L4	N15°34'05"W	188.56'
L5	N27°42'01"W	85.89'
L6	N41°54'36"W	382.66'
L7	N14°11'27"W	187.38'
0.02 AC. MAILBOX EASEMENT		
L8	S76°10'02"W	29.83'
L9	N20°37'29"W	30.0'
L10	N76°10'02"E	32.99'
L11	S14°11'36"E	29.79'

- Legend
- = Found 3/8" rebar
  - = Concrete R/W Monument
  - ⊙ = Found 1" Pipe
  - ⊗ = Existing 8" Wood Fence Corner Post
  - = Set 3/8" rebar
  - ( ) = Record Call
  - [ ] = Highway Recorded Call
  - R/W = Right of Way
  - O.P.R. = Official Public Records
  - D.R. = Deed Records
  - P.O.B. = Place of Beginning
  - Ac. = Acres

Owner: C & E Storage LLC  
6717 Red Yucca  
Abilene, Texas 79606

GEOTEX PROPERTY SOLUTIONS  
209 s. Pioneer Drive, Suite 2  
Abilene, Texas 79605  
325-877-8712  
Firm Registration No. 10194134

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