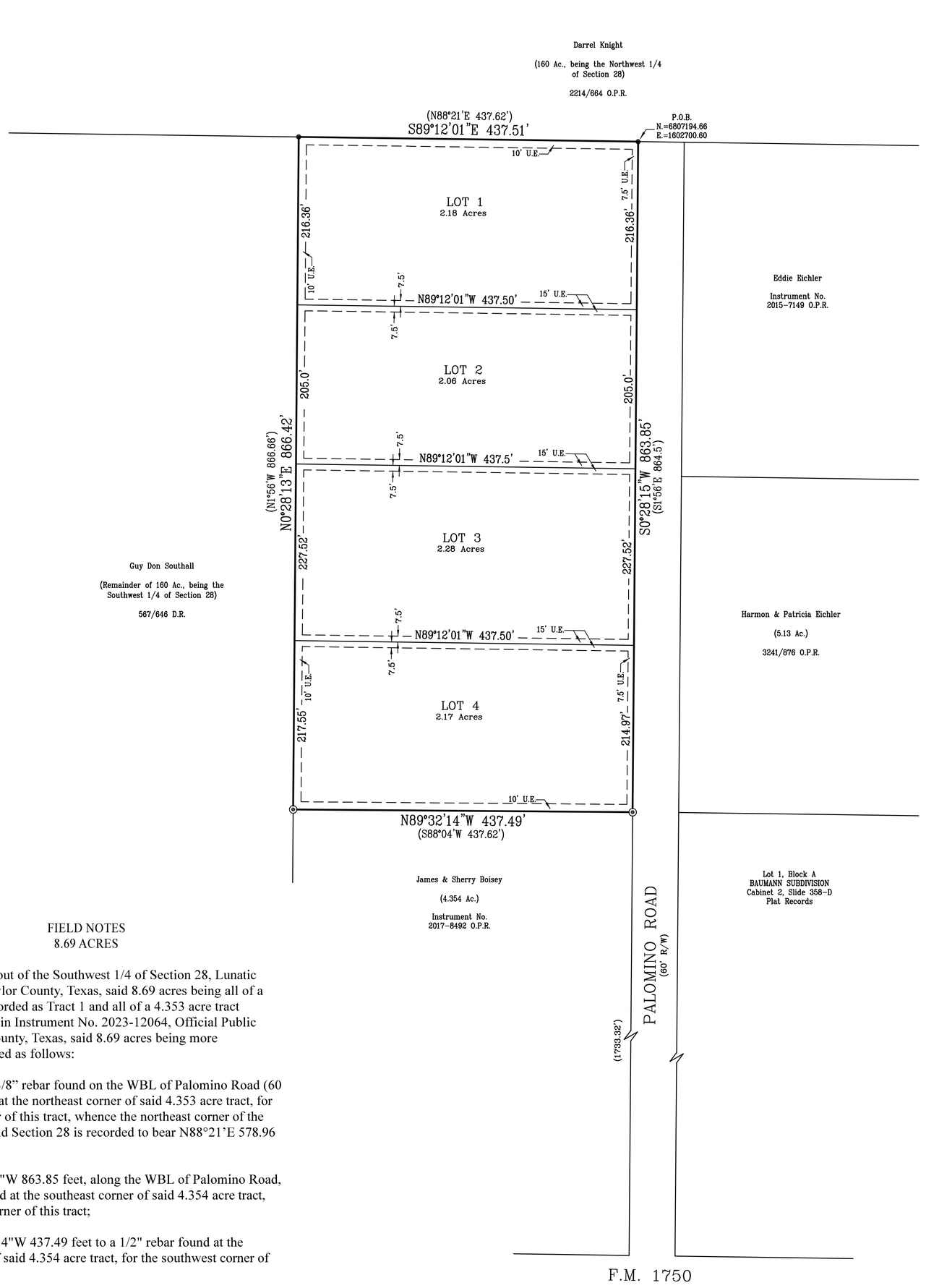

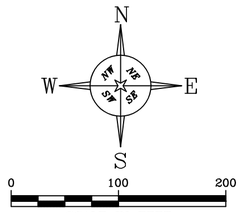

NOTE: BEARINGS SHOWN HEREON ARE BASED ON GEODETIC NORTH, DETERMINED BY G.P.S. OBSERVATIONS. COMBINED SCALE FACTOR: 0.99995007.

NOTE: THIS PROPERTY IS NOT IN THE FLOOD ZONE, ACCORDING TO FEMA FLOOD MAP NO. 48441C0360F, HAVING AN EFFECTIVE DATE OF 1/6/2012.

NOTE: THIS PROPERTY IS SITUATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF ABILENE.

NOTE: THIS PROPERTY TO USE ON-SITE SEWAGE FACILITIES.

NOTE: WATER TO THIS PROPERTY SUPPLIED BY POTOSI WATER SUPPLY CORPORATION.

Legend

- ● = Found 3/8" rebar
- ◉ = Found 1/2" rebar
- ( ) = Recorded Call
- U.E. = Utility Easement
- R/W = Right of Way
- // = Not to Scale
- O.P.R. = Official Public Records
- D.R. = Deed Records
- P.O.B. = Place of Beginning
- Ac. = Acres

FIELD NOTES
8.69 ACRES

BEING 8.69 acres out of the Southwest 1/4 of Section 28, Lunatic Asylum Lands, Taylor County, Texas, said 8.69 acres being all of a 4.354 acre tract recorded as Tract 1 and all of a 4.353 acre tract recorded as Tract 2 in Instrument No. 2023-12064, Official Public Records, Taylor County, Texas, said 8.69 acres being more particularly described as follows:

BEGINNING at a 3/8" rebar found on the WBL of Palomino Road (60 foot right-of-way), at the northeast corner of said 4.353 acre tract, for the northeast corner of this tract, whence the northeast corner of the southwest 1/4 of said Section 28 is recorded to bear N88°21'E 578.96 feet;

THENCE S0°28'15"W 863.85 feet, along the WBL of Palomino Road, to a 1/2" rebar found at the southeast corner of said 4.354 acre tract, for the southeast corner of this tract;

THENCE N89°32'14"W 437.49 feet to a 1/2" rebar found at the southwest corner of said 4.354 acre tract, for the southwest corner of this tract;

THENCE N0°28'13"E 866.42 feet to a 3/8" rebar found at the northwest corner of said 4.353 acre tract, for the northwest corner of this tract;

THENCE S89°12'01"E 437.51 feet, along the NBL of said 4.353 acre tract, to the place of beginning and containing 8.69 acres of land.

PALOMINO ACRES
a Subdivision of 8.69 acres out of the Southwest 1/4 of Section 28, Lunatic Asylum Lands, Taylor County, Texas.

Owner: KAITROW LLC
P.O. BOX 5281
Abilene, Texas 79608

GEOTEX PROPERTY SOLUTIONS
4701 S. 3rd Street
Abilene, Texas 79605
325-677-6712
Firm Registration No. 10194134

380-65-23 Z:\auto cad\SUBDIVISIONS\Palomino Acres\Palomino Acres Final

PLANNING & ZONING 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 _____

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

COUNTY CLERK

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

DATE _____ FILE NUMBER _____

COUNTY CLERK _____ COUNTY TEXAS

DEPUTY _____

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

PALOMINO ACRES
a Subdivision of 8.69 acres out of the Southwest 1/4 of Section 28, Lunatic Asylum Lands, 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 FIELD NOTES SHOWN HEREON"

EXECUTED THIS _____ DAY OF _____ 20 _____

OWNER _____ OWNER _____

OWNER _____ OWNER _____

ACKNOWLEDGMENT

THE STATE OF TEXAS:
COUNTY OF TAYLOR:

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 8.69 acres

SCALE 1" = 100' SMALLEST LOT 2.06 acres LARGEST LOT 2.28 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 THE CITY OF ABILENE.

PLAT DESCRIPTION :

PALOMINO ACRES
a Subdivision of 8.69 acres out of the Southwest 1/4 of Section 28, Lunatic Asylum Lands, Taylor County, Texas.

STATE OF TEXAS
REGISTERED
JAMES L. WILLIAMS, JR.
4885
PROFESSIONAL
LAND SURVEYOR

September 22, 2023
DATE

SIGNATURE

PLAT PREPERATION DATE: September 22, 2023

James L. Williams, Jr. R.P.L.S. #4885
REGISTERED PROFESSIONAL LAND SURVEYOR