

NOTE: MONUMENTATION SHALL BE AS SHOWN HEREON.  
 NOTE: READINGS SHOWN HEREON WERE DETERMINED BY G.P.S. OBSERVATIONS BASED ON TOWN RANGE AND R.R. CORNERED SCALE FACTOR: 0.9998134.  
 NOTE: THIS PROPERTY IS NOT IN A PREVIOUSLY DESIGNATED PLANNED TRACT, ACCORDING TO PUBLIC RECORD MAP NO. 485200275F, DATED AN EFFECTIVE DATE OF 10/4/2011.

**Legend**

- ⊙ = Found 1 1/4" Pipe
- ▲ = Found 60 d Nail
- = Found 1/2" rebar
- △ = Set 3/8" rebar
- = Set 60 d Nail
- ( ) = Recorded Call
- U.S. = Utility Easement
- ⊕ = Water Well
- O.P.R. = Official Public Records
- P.O.B. = Place of Beginning
- Ac. = Acres
- R. = Radius

**FIELD NOTES**  
62.97 ACRES

BEING 62.97 acres out of Section 17, Block 15, T. & P. RR. Company Surveys, Abstract No. 477 (52.32 acres) and Section 16, Block 15, T. & P. RR. Company Surveys, Abstract No. 1994 (10.65 acres), Jones County, Texas, said 62.97 acres being all of that same 63.00 acre, more or less, tract described in Instrument No. 231903, Official Public Records, Jones County, Texas and being more particularly described as follows:

BEGINNING at a 1 1/4" pipe found at the northwest corner of an 86.279 acre tract described in Volume 392, Page 852, Official Public Records, Jones County, Texas, for the southwest corner of this tract, when the northeast corner of said Section 17 is recorded to bear N14°34'40"W 1592.0 feet and N77°34'32"E 1973.6 feet;

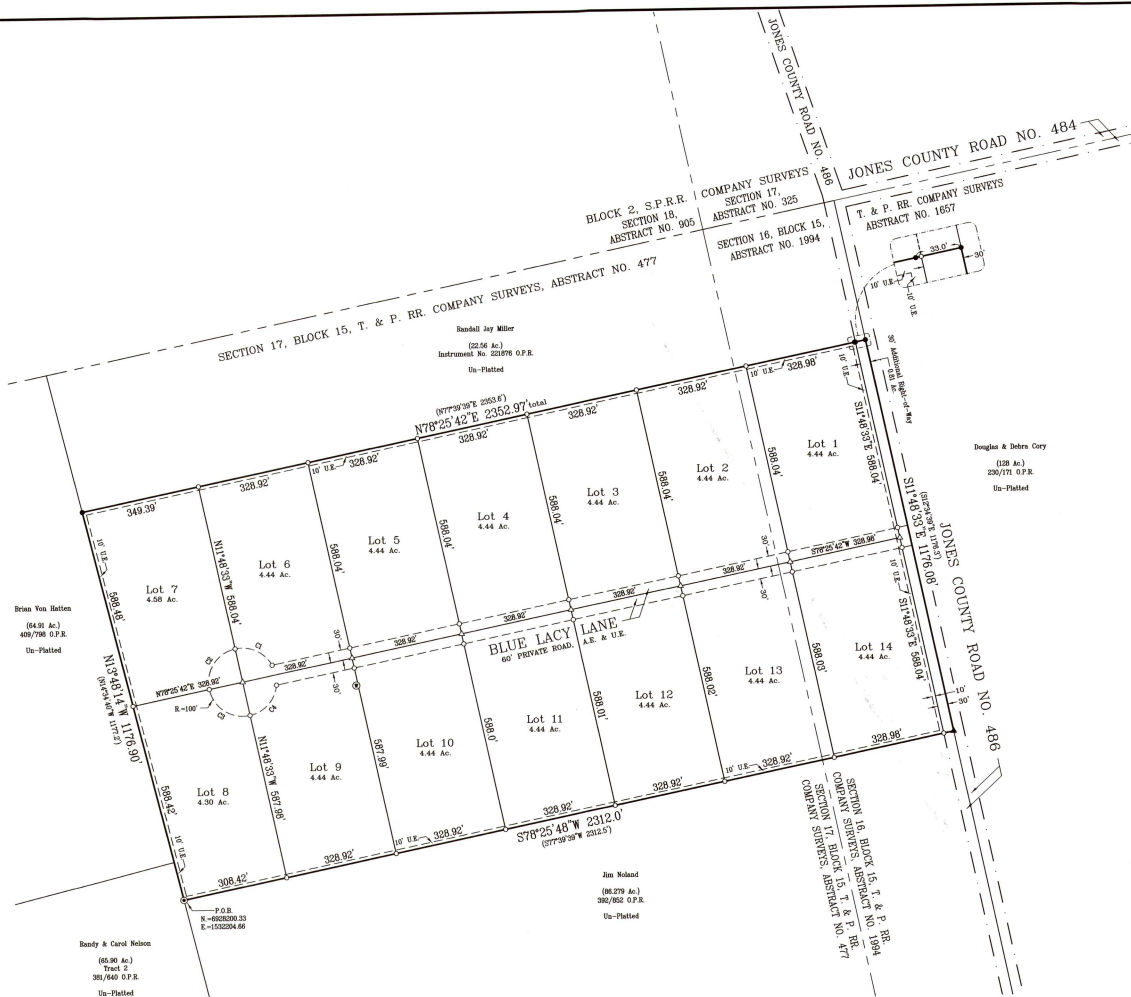
THENCE N13°48'14"W 1176.90 feet to a 1/2" rebar found at the southwest corner of a 22.56 acre tract described in Instrument No. 221876, Official Public Records, Jones County, Texas, for the northwest corner of this tract;

THENCE N78°25'42"E along the SBL of said 22.56 acre tract, at 2319.97 feet pass a 1/2" rebar found on the west side of Jones County Road No. 486, and continue along for a total distance of 2352.97 feet to a 1/2" rebar found in said county road, at the southeast corner of said 22.56 acre tract, for the northeast corner of this tract;

THENCE S11°48'33"E 1176.08 feet, along Jones County Road No. 486, to a 60-d nail found at the northeast corner of said 86.279 acre tract, for the southeast corner of this tract;

THENCE S78°25'48"W 2312.0 feet, along the NBL of said 86.279 acre tract, to the place of beginning and containing 62.97 acres of land.

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N86°25'00"W	118.66	100.0	127.03
C2	S53°07'00"E	144.13	100.0	156.66
C3	S89°43'20"E	144.71	100.0	157.48
C4	N42°02'18"E	117.89	100.0	126.20



**BLUE LACY ACRES**  
 a Subdivision of 62.97 Acres out of Section 17,  
 Block 15, T. & P. RR. Company Surveys,  
 Abstract No. 477 and Section 16, Block 15, T. &  
 P. RR. Company Surveys, Abstract No. 1994,  
 Jones County, Texas.

Owner: Kaitrow, LLC, a Texas limited liability company  
 C/O: Larry Zastrow  
 P.O. Box 5081  
 Abilene, Texas 79608  
 325-669-6460

GROTEX PROPERTY SOLUTIONS  
 4701 S. 3rd Street  
 Abilene, Texas 79605  
 325-677-4712  
 Firm Registration No. 10194134

**COUNTY COMMISSION**

THIS PLAT IS HEREBY APPROVED IN COMMISSIONERS COURT OF THE COUNTY OF JONES TEXAS AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO RECORD THE SAME IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE XVI, SECTION 5, PARAGRAPH 2, OF THE CONSTITUTION AND ARTICLE VII, SECTION 1, PARAGRAPH 2, OF THE STATE CONSTITUTION, AND ARTICLE VII, SECTION 1, PARAGRAPH 2, OF THE STATE CONSTITUTION, AND ARTICLE VII, SECTION 1, PARAGRAPH 2, OF THE STATE CONSTITUTION.

DATE: 8/28/23 COUNTY JUDGE: [Signature]

ATTEST: SECRETARY

COUNTY CLERK: [Signature]

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

DATE: 8-28-23 FILE NUMBER: PlatSide 401

COUNTY CLERK: [Signature] JONES COUNTY TEXAS  
 DEPUTY: [Signature]

**OWNER'S CERTIFICATE AND DEDICATION**

THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED REAL PROPERTY HAS/HAVE CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS, AND ALLEYS UNDER THE NAME OF

**BLUE LACY ACRES**  
 a Subdivision of 62.97 Acres out of Section 17,  
 Block 15, T. & P. RR. Company Surveys,  
 Abstract No. 477 and Section 16, Block 15, T. &  
 P. RR. Company Surveys, Abstract No. 1994,  
 Jones County, Texas.

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

"SEE FIELD NOTES SHOWN HEREON"

EXECUTED THIS 18 DAY of August 2023

[Signature] OWNER  
 [Signature] 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:

[Signature] LARRY ZASTROW

KNOW 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 18 DAY of August A.D. 2023

[Signature] STEPHANIE BETH GLENN  
 My Notary ID: 13820546  
 Expires May 30, 2027  
 NOTARY PUBLIC: COUNTY TEXAS

GENERAL NOTES

ACREAGE: 62.97 ACRES

SCALE: 1" = 200' SMALLEST LOT: 4.30 ACRES, LARGEST LOT: 4.58 ACRES

**SUBDIVISION CERTIFICATE AND PLAT DESCRIPTION**

CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT SUBMITTED HEREON 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: BLUE LACY ACRES a Subdivision of 62.97 Acres out of Section 17, Block 15, T. & P. RR. Company Surveys, Abstract No. 477 and Section 16, Block 15, T. & P. RR. Company Surveys, Abstract No. 1994, Jones County, Texas.

August 10, 2023 DATE

[Signature] JAMES L. WILLIAMS, JR.  
 JAMES L. WILLIAMS, JR. R.P.L.S. #4885  
 REGISTERED PROFESSIONAL LAND SURVEYOR