



NOTE: BEARINGS SHOWN HEREON ARE BASED ON GEODETIC NORTH, DETERMINED BY G.P.S. OBSERVATIONS. COMBINED SCALE FACTOR: 0.9999997.

NOTE: THIS PROPERTY IS NOT IN THE FLOOD ZONE, ACCORDING TO FEMA FLOOD MAP NO. 4844100900P, 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

PLANNING & ZONING COMMISSION		PLANNING DIRECTOR	
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.		FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.	
DATE _____	CHAIRMAN _____	DATE _____	FILE NUMBER _____
ATTEST _____	SECRETARY _____	DATE _____	PLANNING DIRECTOR _____
DATE _____	PLANNING DIRECTOR _____	DATE _____	FEE \$ _____
DIRECTOR OF PUBLIC WORKS		COUNTY CLERK	
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.		I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON _____	
DATE _____	DIRECTOR OF PUBLIC WORKS _____	DATE _____	FILE NUMBER _____
		DATE _____	COUNTY CLERK _____
		DATE _____	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.

September 22, 2023
DATE

James L. Williams, Jr.
SIGNATURE

PLAT PREPARATION DATE: September 22, 2023 James L. Williams, Jr. R.P.L.S. #4885
REGISTERED PROFESSIONAL LAND SURVEYOR

