

**FIELD NOTES**  
11.82 ACRES

BEING 11.82 acres and being a Replat of Lot 202, Block F, Quail Valley Northeast, Section 1, an Addition to the City of Abilene, Taylor County, Texas, as shown by plat recorded in Cabinet 2, Slide 361-D, Plat Records, Taylor County, Texas, said 11.82 acres being more particularly described as follows:

BEGINNING at a 3/8" rebar set on the NBL of State Highway 351 (130 foot right-of-way), at the southwest corner of said Lot 202, Block F for the southwest corner of this tract;

THENCE N39°07'0"W 253.81 feet, along the WBL of said Lot 202, to a 5/8" rebar found at the most westerly northwest corner of said Lot 201 for the most westerly northwest corner of this tract;

THENCE N69°54'58"E 135.06 feet to a 1/2" rebar found at an interior corner of said Lot 202 for an interior corner of this tract;

THENCE N11°26'20"E 418.04 feet to a 1/2" rebar found at the most northerly northwest corner of said Lot 202 for the most northerly northwest corner of this tract;

THENCE S89°14'56"E 197.80 feet to a 1/2" rebar found at an interior corner of said Lot 202 for an interior corner of this tract;

THENCE N69°53'07"E 585.09 feet to a 1/2" rebar found in a curve, on the WBL of Union Lane (60 foot right-of-way), at the northeast corner of said Lot 202 for the northeast corner of this tract;

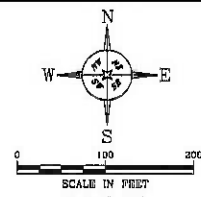
THENCE along the WBL of Union Lane and the EBL of said Lot 202, and along said curve, to the right, having a radius of 1040.00 feet, a length of 252.93 feet and a chord bearing and distance of S35°07'16"E 252.31 feet to a 3/8" rebar set at the end of this curve to the right;

THENCE S29°10'14"E 218.49 feet, along the WBL of Union Lane to a 3/8" rebar set on the NBL of State Highway 351, at the southeast corner of said Lot 202, for the southeast corner of this tract;

THENCE S60°52'52"W 1150.36 feet, along the NDL of State Highway 351 and the SBL of said Lot 202, to the place of beginning and containing 11.82 acres of land.

**Legend**

- = Found 1/2" rebar
- = Found 3/8" rebar
- = Existing Concrete
- = Highway Monument
- = Set 5/8" rebar
- ( ) = Recorded Call
- A.S. = Access Easement
- U.E. = Utility Easement
- D.E. = Drainage Easement
- R/W = Right of Way
- Ch. = Chord
- R. = Radius
- L. = Length
- P.O.B. = Place of Beginning
- O.P.R. = Official Public Records
- D.R. = Deed Records



NOTE: BOUNDARIES BETWEEN SECTIONS WERE DETERMINED BY G.P.S. OBSERVATIONS BASED ON TEXAS STATE ROAD 43.  
NOTE: BUILDING FOOTPRINTS SHOWN SHALL CORRELATE WITH COUNTY OF ABILENE ZONING REGULATIONS.  
NOTE: THIS PROPERTY ALSO WITHIN FLOOD ZONE "X" AND ZONE "A", ACCORDING TO FEMA FLOOD MAP NO. 48441C0236C, DATED AN EFFECTIVE DATE OF 01/02/2016.  
NOTE: THIS PROPERTY IS SITUATED ENTIRELY WITHIN THE ABILENE CITY LIMITS.

<b>PLANNING &amp; ZONING COMMISSION</b>		<b>PLANNING DIRECTOR</b>	
THIS PLAN IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS, AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAN IN ACCORDANCE WITH THE TEXAS LOCAL GOVERNMENT CODE CHAPTER 21E, SUBCHAPTER C, AS AMENDED.		FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS	
DATE:	CHAIRMAN	DATE:	FILE NUMBER
ATTEST:	SECRETARY		PLANNING DIRECTOR
DATE:	PLANNING DIRECTOR		FEES
			COUNTY CLERK
			I CERTIFY THAT THE SUBDIVISION PLAN RECORDED 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

**Lots 301, 302, and 303, Block F, QUAIL VALLEY NORTHEAST, Section 1, a Replat of Lot 202, Block F, QUAIL VALLEY NORTHEAST, Section 1, City of Abilene, Taylor County, Texas.**

AS SHOWN ON THE ATTACHED PLAT AND BY HEREBY DEDICATE TO THE PUBLIC FOR USE FOR ALL PUBLIC PURPOSES THE SUBJECT ALLEYS, LOTS, EASEMENTS, PARKS AND OTHER PUBLIC USES SHOWN THEREON. THE LOTS, INCLUDED WITHIN EACH PLAT OF SUBDIVISION ARE DESCRIBED BY NOTES AND BOUNDS AS FOLLOWS:

**"SEE FIELD NOTES SHOWN HEREON"**

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

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 APPROVED

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 5th DAY OF \_\_\_\_\_, AD 2023

NOTARY PUBLIC COUNTY TEXAS

**GENERAL NOTES**

ACREAGE 11.82 acres

SCALE 1" = 100' SMALLEST LOT 2.18 acres LARGEST LOT 7.30 acres

**SURVEYOR 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 INSTRUMENT WORKS AND MEASUREMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF THE CITY OF ABILENE.

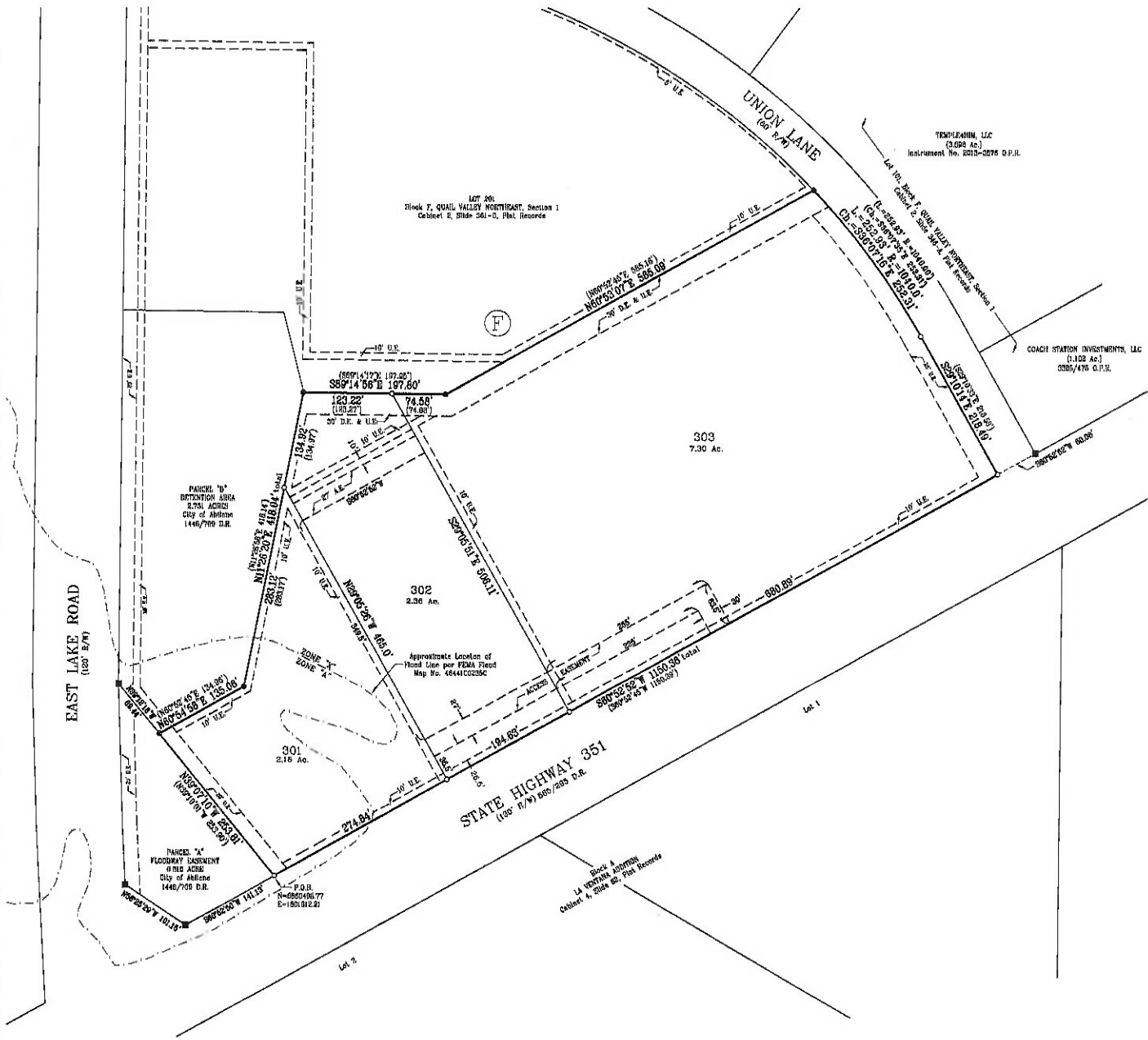
**PLAT DESCRIPTION:**

Lots 301, 302, and 303, Block F, QUAIL VALLEY NORTHEAST, Section 1, a Replat of Lot 202, Block F, QUAIL VALLEY NORTHEAST, Section 1, City of Abilene, Taylor County, Texas.

December 5, 2023  
DATE

James L. Williams, Jr.  
SIGNATURE

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



Lots 301, 302, and 303, Block F, QUAIL VALLEY NORTHEAST, Section 1, a Replat of Lot 202, Block F, QUAIL VALLEY NORTHEAST, Section 1, City of Abilene, Taylor County, Texas.

Owner:  
Go Growth Abilene LLC  
P.O. Box 2703  
Abilene, Texas 79604

GOOTEX PROPERTY SOLUTIONS  
4701 South 3rd Street  
Abilene, Texas 79605  
325-877-8712  
Firm Registration No. 10104104