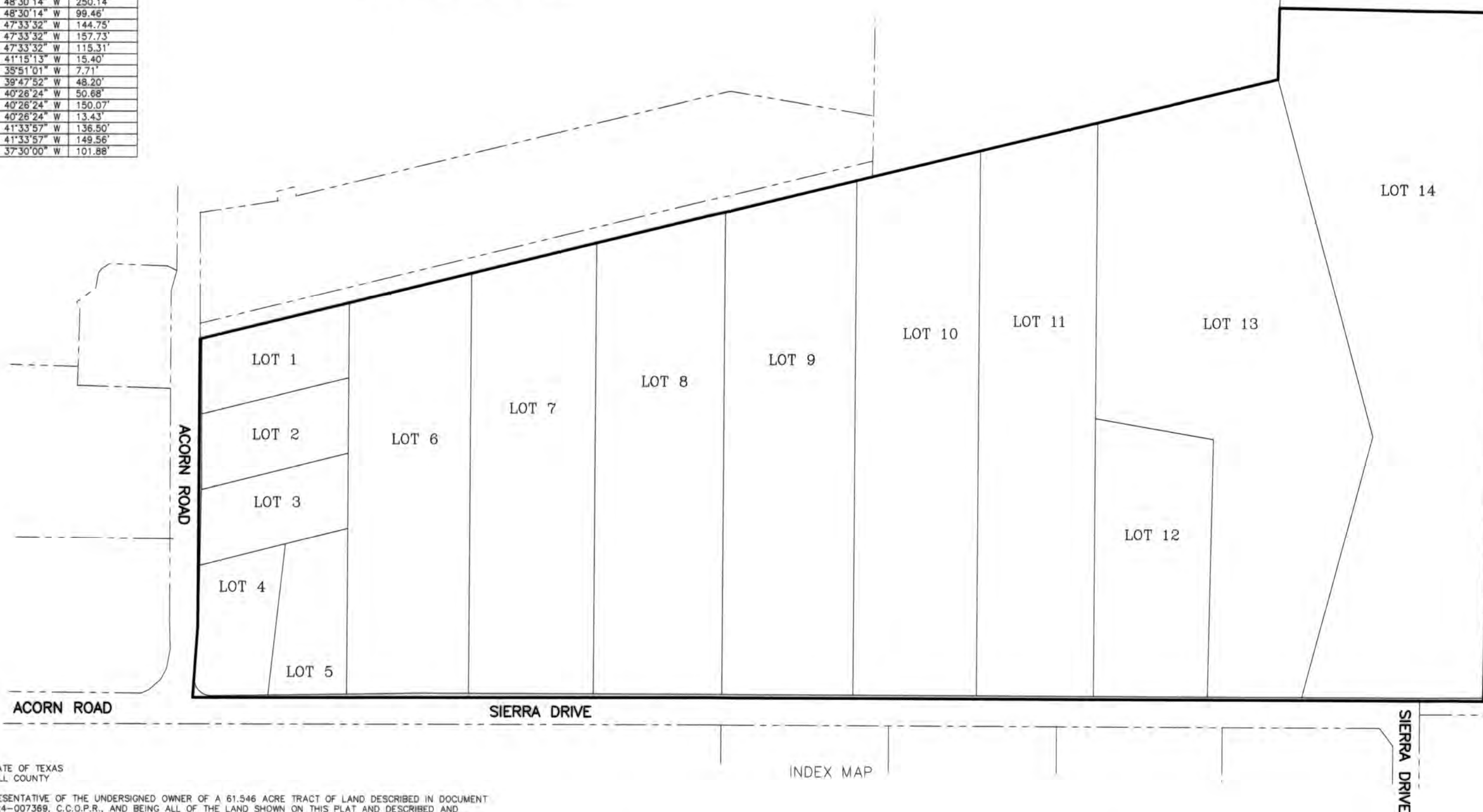


LINE	BEARING	DISTANCE
L1	N 37°30'00" W	139.79'
L2	N 40°30'03" W	142.31'
L3	S 48°46'08" W	127.80'
L4	S 48°30'22" W	189.17'
L5	S 48°30'22" W	228.42'
L6	S 48°30'22" W	234.49'
L7	S 48°30'22" W	247.41'
L8	S 48°30'22" W	262.79'
L9	S 48°30'14" W	257.14'
L10	S 48°30'14" W	250.14'
L11	S 48°30'14" W	99.46'
L12	S 47°33'32" W	144.75'
L13	S 47°33'32" W	157.73'
L14	S 47°33'32" W	115.31'
L15	N 41°15'13" W	15.40'
L16	N 35°51'01" W	7.71'
L17	N 39°47'52" W	48.20'
L18	N 40°26'24" W	50.68'
L19	N 40°26'24" W	150.07'
L20	N 40°26'24" W	13.43'
L21	N 41°33'57" W	136.50'
L22	N 41°33'57" W	149.56'
L23	N 37°30'00" W	101.88'

NO COMMERCIAL CONSTRUCTION OR CONSTRUCTION OF RESIDENTIAL HOMES (INCLUDING INSTALLATION OF MOBILE HOMES) MAY BEGIN UNTIL THE APPLICABLE RESIDENTIAL OR COMMERCIAL DEVELOPMENT PERMIT IS OBTAINED FROM THE APPLICABLE JURISDICTION.

IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE APPROPRIATE ENTITY HAVING JURISDICTION OVER THE ROADWAY.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	35.00'	51.96'	47.32'	N 84°58'14" W



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION: BEING 61.546 ACRES OUT OF THE N. REAVILLE SURVEY, ABSTRACT NO. 248 IN CALDWELL COUNTY, TEXAS AND BEING THAT CERTAIN 61.71 ACRE TRACT DESCRIBED IN VOLUME 498, PAGE 32 OF THE DEED RECORDS OF SAID CALDWELL COUNTY, TEXAS; SAID 61.546 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN APRIL 2024:

BEGINNING AT A 12" IRON ROD IN FENCE LINE FOR THE WEST CORNER OF SPANISH OAKS BOULEVARD AS SHOWN ON PLAT OF THE REVISION OF SPANISH OAKS ESTATES SUBDIVISION RECORDED IN VOLUME B, PAGE 157 OF THE PLAT RECORDS OF SAID CALDWELL COUNTY, TEXAS, THE NORTH CORNER OF COUNTY ROAD 113 A.K.A. SIERRA DRIVE AS SHOWN ON PLAT OF THE SIERRA DRIVE SUBDIVISION RECORDED IN VOLUME C, PAGE 142 OF SAID PLAT RECORDS AND A CORNER HEREOF;

THENCE ALONG THE GENERAL MEANDERS OF A FENCE FOR THE NORTHWEST LINE OF SAID SIERRA DRIVE, THE FOLLOWING 3 COURSES:

1. SOUTH 48°28'41" WEST A DISTANCE OF 832.51 FEET TO A 2 1/2" PIPE FENCE CORNER POST FOUND;
2. SOUTH 48°27'16" WEST A DISTANCE OF 562.95 FEET TO A 2 1/2" PIPE FENCE CORNER POST FOUND;
3. SOUTH 48°18'32" WEST A DISTANCE OF 1062.98 FEET TO A 2 1/2" PIPE FENCE CORNER POST FOUND FOR A CORNER OF SAID SIERRA DRIVE AND A CORNER OF COUNTY ROAD 126 A.K.A. ACORN ROAD AS SHOWN ON PLAT OF THE ACORN ACRES SUBDIVISION RECORDED IN VOLUME B, PAGE 164 OF SAID PLAT RECORDS AND THE SOUTH CORNER HEREOF;

THENCE ALONG THE GENERAL MEANDERS OF THE NORTHEAST LINE OF SAID ACORN ROAD, THE FOLLOWING 2 COURSES:

1. NORTH 37°30'00" WEST A DISTANCE OF 139.79 FEET TO A 2 1/2" PIPE FENCE CORNER POST FOUND;
2. NORTH 41°15'13" WEST A DISTANCE OF 570.63 FEET TO A 2 1/2" PIPE FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF THAT CERTAIN 7.00 ACRE TRACT DESCRIBED IN VOLUME 473, PAGE 272 OF THE OFFICIAL PUBLIC RECORDS OF SAID CALDWELL COUNTY, TEXAS AND THE WEST CORNER HEREOF;

THENCE NORTH 34°48'49" EAST A DISTANCE OF 1385.32 FEET ALONG THE SOUTHEAST LINE OF SAID 7.00 ACRE TRACT TO A 2 1/2" PIPE FENCE CORNER POST FOUND FOR THE EAST CORNER OF SAID 7.00 ACRE TRACT AND THE SOUTH CORNER OF THAT CERTAIN 20.00 ACRE TRACT DESCRIBED IN VOLUME 149, PAGE 314 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE SOUTHEAST AND SOUTHWEST LINES OF SAID LOT 1, THE FOLLOWING 2 COURSES:

1. NORTH 34°53'09" EAST A DISTANCE OF 835.58 FEET TO A CALCULATED POINT AND FROM WHICH A 2 1/2" PIPE FENCE CORNER POST FOUND BEARS NORTH 34°53'09" EAST A DISTANCE OF 40.01 FEET;
2. NORTH 40°30'03" WEST A DISTANCE OF 142.31 FEET TO A 3/4" IRON ROD FOUND FOR A CORNER OF LOT 1 OF SAID REVISION OF SPANISH OAKS ESTATES SUBDIVISION AND A CORNER HEREOF;

THENCE ALONG THE SOUTHEAST AND SOUTHWEST LINES OF SAID LOT 1, THE FOLLOWING 2 COURSES:

1. NORTH 49°28'42" EAST A DISTANCE OF 438.60 FEET TO A 3/4" IRON ROD FOUND;
2. SOUTH 40°26'49" EAST A DISTANCE OF 1365.85 FEET TO A CALCULATED POINT IN THE NORTHWEST LINE OF SAID SPANISH OAKS BOULEVARD FOR THE EAST CORNER HEREOF AND FROM WHICH A 2 1/2" PIPE FENCE CORNER POST FOUND BEARS NORTH 39°50'01" WEST A DISTANCE OF 1.57 FEET;

THENCE SOUTH 48°46'08" WEST A DISTANCE OF 127.80 FEET ALONG THE NORTHWEST LINE OF SAID SPANISH OAKS BOULEVARD TO THE POINT OF BEGINNING CONTAINING 61.546 ACRES MORE OR LESS, AND AS SHOWN HEREOF.

NOTES:

1. THE PLAT LIES WITHIN THE BOUNDARY OF THE PRAIRIE LEA INDEPENDENT SCHOOL DISTRICT.
2. THE PLAT LIES WITHIN THE BOUNDARY OF THE CALDWELL COUNTY ESD #4 AND #5, AND PRECINCT #3.
3. UTILITY INFORMATION:
WATER: MAXWELL SPECIAL UTILITY DISTRICT
SEWER: INDIVIDUAL ON-SITE SEWAGE FACILITIES
ELECTRICITY: BLUEBONNET ELECTRIC COOPERATIVE
3. EASEMENT: 25' PUBLIC UTILITY EASEMENT ALONG FRONTAGE OF SIERRA DRIVE AND ACORN ROAD
4. BUILDING SETBACK LINES:
50' ALONG FRONTAGE OF SIERRA DRIVE
25' ALONG SIDE, REAR, AND FRONTAGE ALONG ACORN ROAD
5. THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE X AND IS NOT WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD BOUNDARY MAP, PANEL NO. 48055C0250C EFFECTIVE 08/19/2012.
6. A 0.395 ACRE ROAD DEDICATION ALONG SIERRA DRIVE AND A 0.046 ACRE ROAD DEDICATION ALONG ACORN ROAD ARE HEREBY MADE BY USING A 30 FOOT OFFSET FROM THE EXISTING CENTERLINE OF ROAD AND INCLUDES A 35 FOOT RADIUS AT THE INTERSECTION OF SIERRA DRIVE AND ACORN ROAD.

THE STATE OF TEXAS
CALDWELL COUNTY

I, REPRESENTATIVE OF THE UNDERSIGNED OWNER OF A 61.546 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2024-007369, C.C.O.P.R., AND BEING ALL OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED AND DESIGNATED AS "ACORN GROVE ESTATES", DO HEREBY SUBDIVIDE SUCH PROPERTY, AND FURTHER HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, PARKS, WATERCOURSES, DRAINS, EASEMENTS, STREETS AND PUBLIC PLACES SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

Trevor McManis DATE: November 19, 2024

TREVOR McMANIS
MANAGER OF
ACORN GROVE ESTATES, LLC
7301 RANCH ROAD 620 N., STE. 155-174
AUSTIN, TEXAS 78726-4537

THE STATE OF TEXAS
CALDWELL COUNTY

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED TREVOR McMANIS, MANAGER OF ACORN GROVE ESTATES, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING DOCUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS STATED HEREOF.

Senaida Barrea

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 10/26/2026



THE STATE OF TEXAS
CALDWELL COUNTY

I, THAIS WATSON AHLSTRAND, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS BASED ON A SURVEY MADE UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT ALL REQUIRED MONUMENTS AND MARKERS WERE PROPERLY PLACED UNDER MY SUPERVISION.

IN WITNESS THEREOF, MY HAND AND SEAL, THIS THE 19 DAY OF November, 2024.

THAIS WATSON AHLSTRAND
REGISTERED PROFESSIONAL LAND SURVEYOR
#6359



STATE OF TEXAS
COUNTY OF CALDWELL:

I, Benjamin Green DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAT SATISFIES THE ENGINEERING REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF CALDWELL COUNTY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF November, 2024.

PROFESSIONAL ENGINEER



WATER SYSTEM STATEMENT

MAXWELL WATER SUPPLY, AN APPROVED PUBLIC WATER SUPPLY, HAS ADEQUATE QUANTITY TO SUPPLY THIS SUBDIVISION FOR DOMESTIC AND OTHER INTENDED USES AND PROVISIONS HAVE BEEN MADE TO PROVIDE SERVICES TO EACH LOT

GENERAL MANAGER

11-20-24
DATE

STATE OF TEXAS
COUNTY OF CALDWELL

I, TERESA RODRIGUEZ, COUNTY CLERK IN AND FOR CALDWELL COUNTY, TEXAS DO HEREBY CERTIFY THAT THIS MAP OR PLAT HAS BEEN FULLY PRESENTED AND APPROVED BY THE COMMISSIONERS COURT OF CALDWELL COUNTY, TEXAS ON THE 20 DAY OF NOVEMBER, 2024, TO BE RECORDED IN THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS.

Teresa Rodriguez
TERESA RODRIGUEZ
CALDWELL COUNTY CLERK

STATE OF TEXAS
COUNTY OF CALDWELL

I, TERESA RODRIGUEZ, COUNTY CLERK IN AND FOR CALDWELL COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 20 DAY OF NOVEMBER, 2024, AT 11:22 O'CLOCK AM W. AND DULY RECORDED ON THE 20 DAY OF NOVEMBER, 2024, IN THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS IN PLAT CABINET 8 AT SLIDE 25.

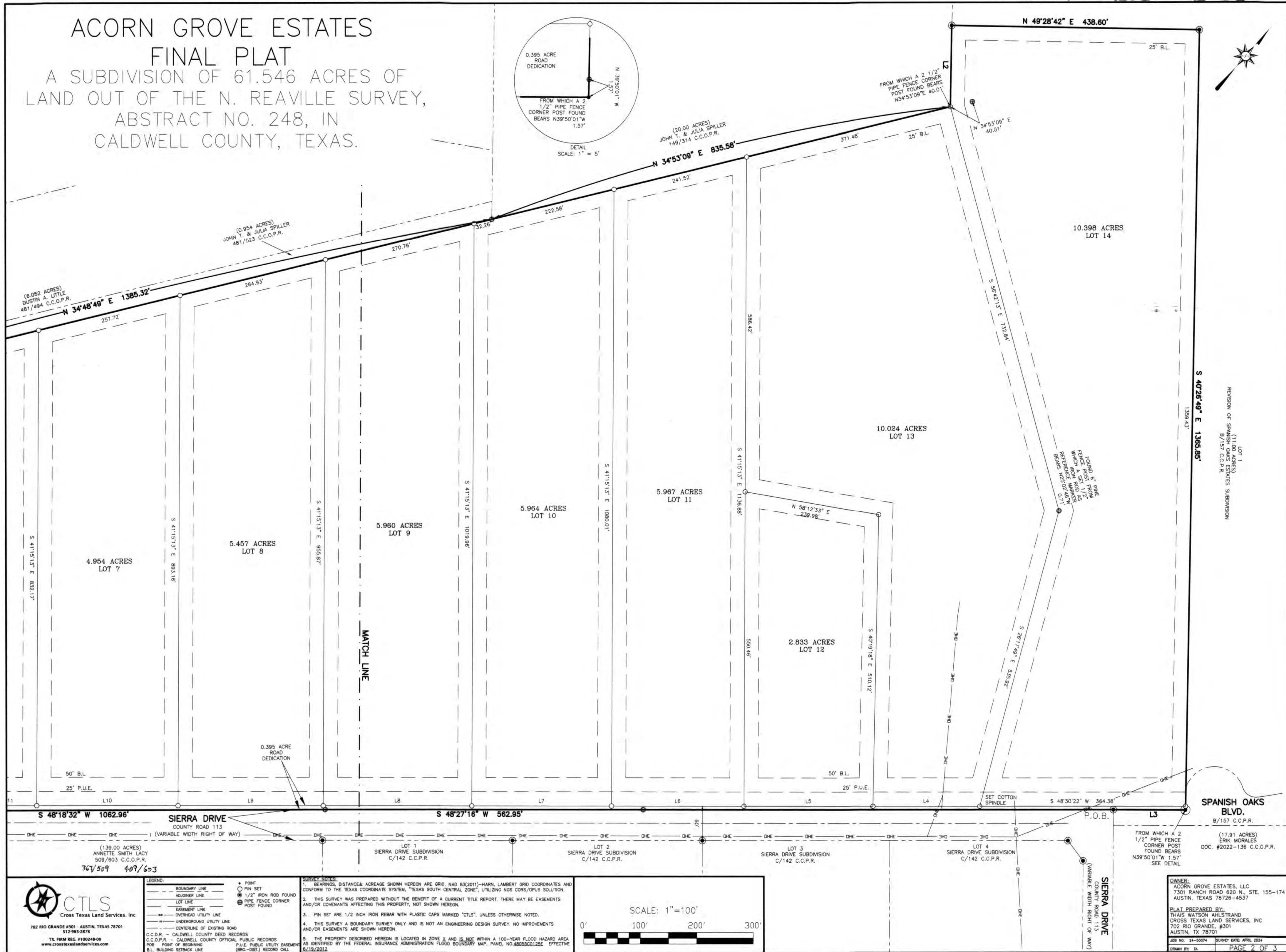
Teresa Rodriguez
TERESA RODRIGUEZ
CALDWELL COUNTY CLERK

Reynald Miquies
Deputy Clerk

ACORN GROVE ESTATES
FINAL PLAT
A SUBDIVISION OF 61.546 ACRES OF
LAND OUT OF THE N. REAVILLE SURVEY,
ABSTRACT NO. 248, IN
CALDWELL COUNTY, TEXAS.

ACORN GROVE ESTATES FINAL PLAT

A SUBDIVISION OF 61.546 ACRES OF
LAND OUT OF THE N. REAVILLE SURVEY,
ABSTRACT NO. 248, IN
CALDWELL COUNTY, TEXAS.



REVISION OF SPANISH OAKS ESTATES SUBDIVISION
B/157 C.C.P.R.
LOT 1
(11.00 ACRES)
ERIK MORALES
DOC. #2022-136 C.C.O.P.R.

SPANISH OAKS
BLVD.
B/157 C.C.P.R.

FROM WHICH A 2 1/2" PIPE FENCE CORNER POST FOUND BEARS N39°50'01"W 1.57' SEE DETAIL
(17.91 ACRES)
DOC. #2022-136 C.C.O.P.R.

OWNER:
ACORN GROVE ESTATES, LLC
7301 RANCH ROAD 820 N., STE. 155-174
AUSTIN, TEXAS 78726-4537
PLAT PREPARED BY:
THAIS WATSON AHLSTRAND
CROSS TEXAS LAND SERVICES, INC.
702 RIO GRANDE, #301
AUSTIN, TX 78701
JOB NO. 24-50074 SURVEY DATE: APRIL 2024
DRAWN BY: TA PAGE 2 OF 3

CTLS
Cross Texas Land Services, Inc.
702 RIO GRANDE #301 - AUSTIN, TEXAS 78701
512-965-2878
TX. FIRM REG. #100248-00
www.crosstexaslandservices.com

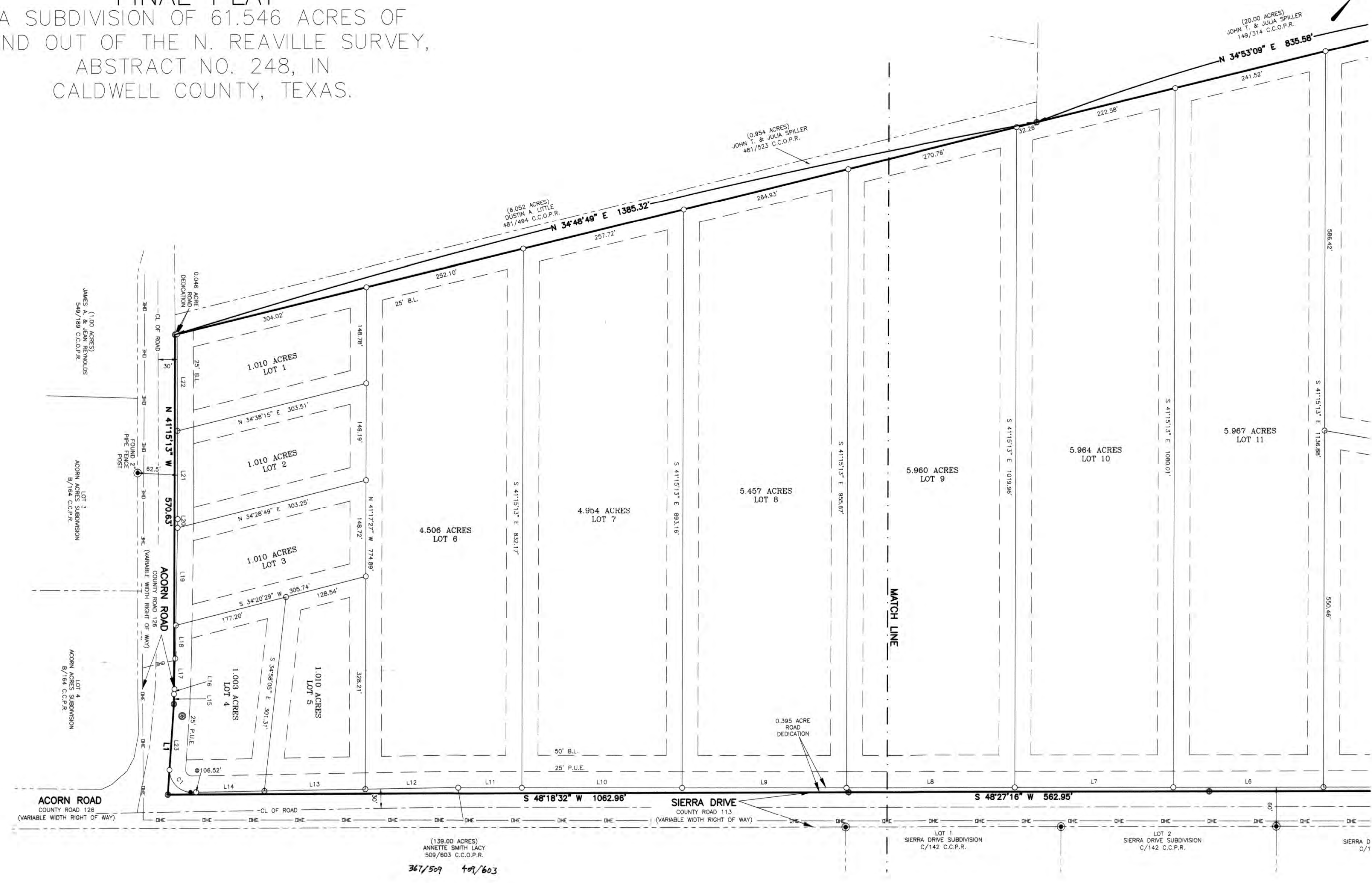
LEGEND:
--- BOUNDARY LINE
--- ADJOINER LINE
--- LOT LINE
--- EASEMENT LINE
--- OVERHEAD UTILITY LINE
--- UNDERGROUND UTILITY LINE
--- CENTERLINE OF EXISTING ROAD
C.C.D.R. - CALDWELL COUNTY DEED RECORDS
C.C.O.P.R. - CALDWELL COUNTY OFFICIAL PUBLIC RECORDS
POB - POINT OF BEGINNING
B.L. - BUILDING SETBACK LINE

SURVEY NOTES:
1. BEARINGS, DISTANCE & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011)-HARN, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS SOUTH CENTRAL ZONE", UTILIZING NGS CORS/OPUS SOLUTION.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
3. PIN SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTLS", UNLESS OTHERWISE NOTED.
4. THIS SURVEY IS A BOUNDARY SURVEY ONLY AND IS NOT AN ENGINEERING DESIGN SURVEY. NO IMPROVEMENTS AND/OR EASEMENTS ARE SHOWN HEREON.
5. THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE X AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD BOUNDARY MAP, PANEL NO.48055C0125E, EFFECTIVE 8/19/2012

SCALE: 1"=100'
0' 100' 200' 300'

ACORN GROVE ESTATES FINAL PLAT

A SUBDIVISION OF 61.546 ACRES OF
LAND OUT OF THE N. REAVILLE SURVEY,
ABSTRACT NO. 248, IN
CALDWELL COUNTY, TEXAS.

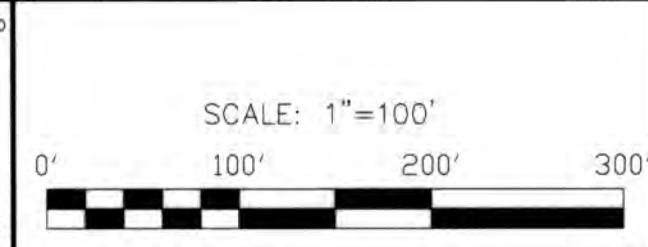


(139.00 ACRES)
ANNETTE SMITH LACY
509/603 C.C.O.P.R.
367/509 401/603

CTLS
Cross Texas Land Services, Inc.
702 RIO GRANDE #301 - AUSTIN, TEXAS 78701
512-965-2878
TX. FIRM REG. #100248-00
www.crosstexaslandservices.com

- LEGEND:**
- BOUNDARY LINE
 - ADJOINER LINE
 - LOT LINE
 - EASEMENT LINE
 - OVERHEAD UTILITY LINE
 - UNDERGROUND UTILITY LINE
 - CENTERLINE OF EXISTING ROAD
 - C.C.D.R. - CALDWELL COUNTY DEED RECORDS
 - C.C.O.P.R. - CALDWELL COUNTY OFFICIAL PUBLIC RECORDS
 - P.O.B. - POINT OF BEGINNING
 - P.U.E. - PUBLIC UTILITY EASEMENT
 - B.L. - BUILDING SETBACK LINE
- POINT**
- PIN SET
 - 1/2" IRON ROD FOUND
 - PIPE FENCE CORNER
 - POST FOUND

- SURVEY NOTES:**
1. BEARINGS, DISTANCE & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011)-HARN, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS SOUTH CENTRAL ZONE", UTILIZING NGS CORS/OPUS SOLUTION.
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AUSTIN, TEXAS 78726-4537

PLAT PREPARED BY:
THAIS WATSON AHLSTRAND
CROSS TEXAS LAND SERVICES, INC.
702 RIO GRANDE, #301
AUSTIN, TX 78701

JOB NO. 24-50074 SURVEY DATE: APRIL 2024
DRAWN BY: TA PAGE 3 OF 3