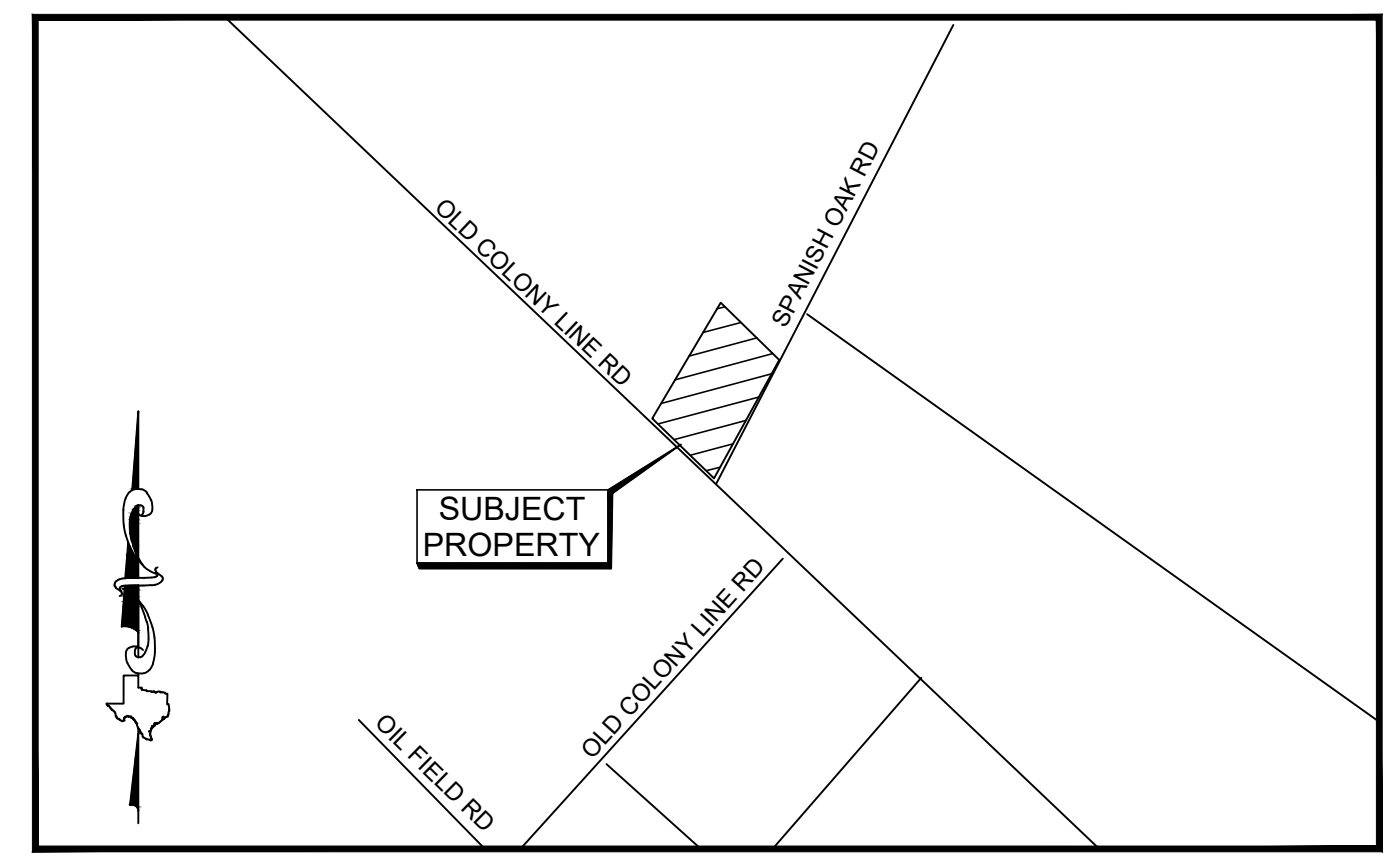


THE STATE OF TEXAS  
COUNTY OF CALDWELL:

KNOW ALL MEN BY THESE PRESENTS, THAT SPANISH OAK ACRES PHASE 2, LLC, THE UNDERSIGNED OWNER OF THAT 20.100 ACRE PARCEL OF LAND SHOWN ON THIS PLAT AND DESCRIBED AND DESIGNATED HEREON AS SPANISH OAK ACRES PHASE 2, DO HEREBY SUBDIVIDE SAID 20.100 ACRE PARCEL OF LAND AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND ALLEYS SHOWN HEREON, AND FURTHER RESERVE TO THE PUBLIC ALL EASEMENTS FOR THE MUTUAL USE OF ALL PUBLIC UTILITIES DESIRING TO USE THE SAME; THAT ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR ANY PART OF ANY GROWTH OR CONSTRUCTION FOR MAINTENANCE OR EFFICIENT USE OF ITS RESPECTIVE SYSTEM IN SUCH EASEMENTS.

BY: TRENTON B. HORTER, MANAGER AND MEMBER  
SPANISH OAK ACRES PHASE 2, LLC  
5701 W. SLAUGHTER LANE, BLDG. A130  
AUSTIN, TX 78749



VICINITY MAP  
NOT TO SCALE

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED \_\_\_\_\_, 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 HERON.

SEAL MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC STATE OF TEXAS

ENGINEER'S ACKNOWLEDGEMENT

I, MIGUEL GONZALES, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS AND DO HEREBY CERTIFY THAT THIS PLAT SATISFIES THE ENGINEERING REQUIREMENTS CALDWELL COUNTY DEVELOPMENT ORDINANCE."

MIGUEL GONZALES, P.E. No. 95681  
SOUTHWEST ENGINEERS, INC.  
REGISTERED ENGINEERING FIRM TPBE No. F-1909  
205 CIMARRON PARK LOOP, SUITE B  
BUDA, TX 78610

CALDWELL COUNTY ON-SITE WASTEWATER PROGRAM NOTES:

- NO STRUCTURES IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR UNTIL A PRIVATE ON SITE SEWAGE DISPOSAL SYSTEM HAS BEEN INSTALLED, INSPECTED, AND PERMITTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF STATE HEALTH SERVICES AND/OR THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, AND THE CALDWELL COUNTY ON-SITE WASTEWATER PROGRAM.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A MUNICIPAL WATER DISTRIBUTION SYSTEM OR AN APPROVED ONSITE WATER WELL.
- NO ON-SITE WASTEWATER DISPOSAL SYSTEM MAY BE INSTALLED WITHIN 100 FEET OF A PRIVATE WATER WELL NOR AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 150 FEET OF A PUBLIC WATER WELL.
- NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE WASTEWATER DISPOSAL SYSTEM ARE SUBMITTED AND APPROVED BY THE CALDWELL COUNTY ON-SITE WASTEWATER PROGRAM.
- THESE RESTRICTIONS ARE ENFORCEABLE BY THE CALDWELL COUNTY ON-SITE WASTEWATER PROGRAM AND / OR LOT OWNERS.

KASI MILES  
DIRECTOR OF SANITATION

DATE

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

DAY OF \_\_\_\_\_, 2024 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, IN THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS IN

PLAT CABINET \_\_\_\_\_, AT SLIDE \_\_\_\_\_.

TERESA RODRIGUEZ  
CALDWELL COUNTY CLERK

I, TERESA RODRIGUEZ, COUNTY CLERK IN AND FOR CALDWELL COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ORDER

THAT THIS PLAT BE RECORDED IS DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 AT \_\_\_\_\_

O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED IN CABINET \_\_\_\_\_, PAGE \_\_\_\_\_ IN THE COMMISSIONER'S COURT

MINUTES OF CALDWELL COUNTY, TEXAS.

TERESA RODRIGUEZ  
CALDWELL COUNTY CLERK

GENERAL NOTES:

- THIS SURVEY WAS PERFORMED FEBRUARY 13, 2024.
- THIS SURVEY IS BASED ON GPS OBSERVATIONS AND PROJECTED TO TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM, 1983 (NAD83) (US SURVEY FEET), GROUND. THE COMBINED FACTOR USED TO OBTAIN GRID DISTANCES IS 0.999879165
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY TEXAS PROFESSIONAL SURVEYING. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, OR TITLE OF RECORD, TEXAS PROFESSIONAL SURVEYING RELIED ON TITLE COMMITMENT POLICY NUMBER 2335327-LKH, PREPARED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE OF SEPTEMBER 21, 2023.
- ALL REFERENCES MADE HEREON TO VOLUME & PAGE, DESCRIPTION NUMBERS, PLATS, OR MAPS ARE PUBLIC DOCUMENTS FILED FOR RECORD IN CALDWELL COUNTY, TEXAS.
- THIS SURVEY IS LOCATED IN ZONE X; AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD, PER FEMA MAP NUMBER 48055C0150E, EFFECTIVE DATE JUNE 19, 2012.
- THIS SUBDIVISION IS SERVICED BY TRI-COMMUNITY V.F.D. FIRE & RESCUE.
- 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 COUNTY ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE APPROPRIATE COUNTY ROAD AND BRIDGE DEPARTMENT.
- NO LOTS ARE TO BE OCCUPIED UNTIL OSSF PERMIT AND ELECTRICITY AND ROADS HAVE BEEN PROVIDED AND CONSTRUCTION IS COMPLETED AND APPROVED BY CALDWELL COUNTY SANITATION DEPARTMENT.
- UTILITIES PROVIDED BY:
  - ELECTRICITY: BLUEBONNET ELECTRIC COOP., INC.
  - WATER: WELL
  - WASTEWATER: ON-SITE SEPTIC SYSTEMS
- RECORD OWNERS OF LAND: SPANISH OAK ACRES PHASE 2, LLC
- PLAT PREPARED BY: TEXAS PROFESSIONAL SURVEYING, 3032 N. FRAZIER, CONROE, TX 77303 936-756-7447
- DATE OF PREPARATION: MARCH 2024
- SURVEYOR: CAREY JOHNSON, RPLS 6524, 3032 N. FRAZIER, CONROE, TX 77303 936-756-7447
- ANY FUTURE DEVELOPMENT WILL BE SUBJECT TO CALDWELL COUNTY'S DEVELOPMENT ORDINANCE IN EFFECT AT THE TIME OF DEVELOPMENT.

DESCRIPTION:

BEING A 20.100 ACRE TRACT OF LAND SITUATED IN THE CHARLES M. CANNON SURVEY NO. 1, ABSTRACT NO. 74 IN CALDWELL COUNTY, TEXAS, SAID 20.100 ACRE TRACT OF LAND (BY DEED) DEEDED TO SPANISH OAK ACRES PHASE 2, LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2024-001476 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (D.R.C.T.), SAID 20.100 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 4 INCH STEEL FENCE CORNER POST FOUND FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 150.1 ACRE TRACT OF LAND AND FOR AN POINT OF INTERSECTION OF THE NORTHEAST MARGIN OF OLD COUNTY LINE ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, WITH THE NORTHWEST MARGIN OF SPANISH OAK ROAD / COUNTY ROAD 252, ALSO A VARIABLE WIDTH RIGHT-OF-WAY;

**THENCE**, WITH THE SOUTHWEST LINE OF SAID 150.1 ACRE TRACT OF LAND AND WITH THE NORTHEAST MARGIN OF OLD COUNTY LINE ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- NORTH 46°33'45" WEST, A DISTANCE OF 555.18 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "ACKLAM, INC." FOUND FOR CORNER, AND
- NORTH 45°58'19" WEST, A DISTANCE OF 94.82 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "ACKLAM, INC." FOUND FOR CORNER;

**THENCE**, CROSSING THROUGH SAID 150.1 ACRE TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- NORTH 27°45'59" EAST, A DISTANCE OF 1334.77 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "ACKLAM, INC." FOUND FOR CORNER, AND
- SOUTH 50°16'01" EAST, A DISTANCE OF 657.55 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "ACKLAM, INC." FOUND FOR CORNER IN THE SOUTHEAST LINE OF SAID 150.1 ACRE TRACT OF LAND, IN THE APPROXIMATE LOCATION OF A FENCE LINE NO LONGER PRESENT AS DESCRIBED IN DEED FOR SAID 150.1 ACRE TRACT OF LAND, AND IN THE NORTHWEST MARGIN OF SPANISH OAK ROAD / COUNTY ROAD 252;

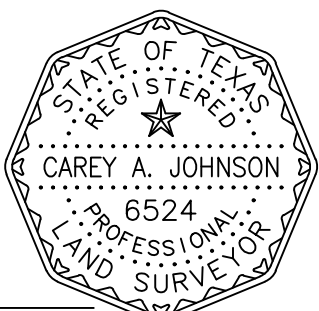
**THENCE**, WITH THE SOUTHEAST LINES OF SAID 150.1 ACRE TRACT OF LAND, WITH THE APPROXIMATE LOCATION OF A FENCE LINE NO LONGER PRESENT AS DESCRIBED IN DEED FOR SAID 150.1 ACRE TRACT OF LAND, AND WITH THE NORTHWEST MARGIN OF SPANISH OAK ROAD / COUNTY ROAD 252, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- SOUTH 27°22'41" WEST, A DISTANCE OF 311.80 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "ACKLAM, INC." FOUND FOR CORNER,
- SOUTH 27°44'41" WEST, A DISTANCE OF 796.85 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "ACKLAM, INC." FOUND FOR CORNER,
- SOUTH 28°42'41" WEST, A DISTANCE OF 240.15 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "ACKLAM, INC." FOUND FOR CORNER,
- SOUTH 39°30'41" WEST, A DISTANCE OF 13.70 FEET TO A 4 INCH STEEL FENCE CORNER POST FOUND FOR CORNER, AND
- SOUTH 74°19'41" WEST, A DISTANCE OF 18.60 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 20.100 ACRES (875,567 SQUARE FEET), MORE OR LESS.

SURVEYOR'S ACKNOWLEDGEMENT

I, CAREY A. JOHNSON, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT THE ELEVATION BENCHMARK REFLECTED ON THE FACE OF THE PLAT WAS ESTABLISHED AS REQUIRED BY REGULATION; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON RODS WHICH HAVE A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3') UNLESS OTHERWISE NOTED; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

**PRELIMINARY**  
NOT TO BE RECORDED  
FOR ANY PURPOSE



Carey A. Johnson  
Registered Professional Land Surveyor No. 6524

## SPANISH OAK ACRES, PHASE 2

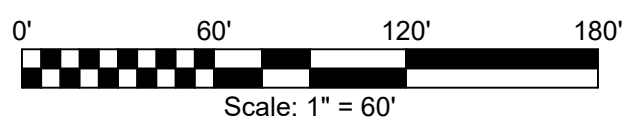
BEING A SUBDIVISION OF 20.100 ACRES SITUATED IN THE CHARLES M. CANNON SURVEY, ABSTRACT NO. 1, CALDWELL COUNTY, TEXAS.

12 LOTS (19.443), RIGHT OF WAY DEDICATION (0.626 ACRES)  
JUNE 2024

OWNER  
SPANISH OAK ACRES PHASE 2, LLC

SURVEYOR





**LEGEND**

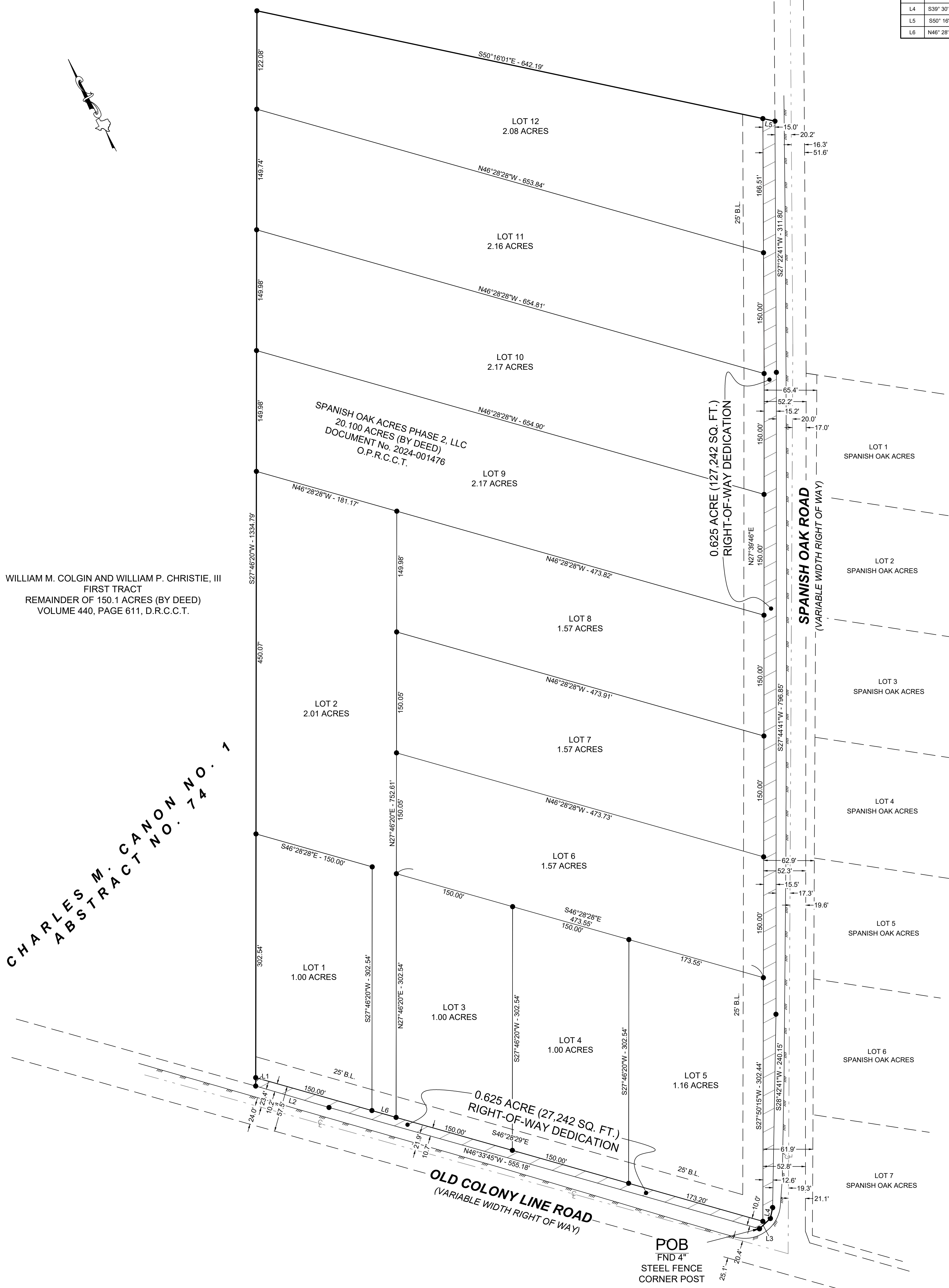
- SET 5/8" IRON ROD W/CAP "TPS 100834-00"
- I.R. IRON ROD
- W/CAP WITH CAP
- VOL. / PG. VOLUME / PAGE
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS
- D.R.M.C.T. DEED RECORDS OF MONTGOMERY COUNTY, TEXAS
- M.R.M.C.T. MAP RECORDS OF MONTGOMERY COUNTY, TEXAS
- C.F. NO. CLERK'S FILE NUMBER
- R.O.W. RIGHT-OF-WAY
- EDGE OF ASPHALT
- CENTERLINE OF ROAD

WILLIAM M. COLGIN AND WILLIAM P. CHRISTIE, III  
 FIRST TRACT  
 REMAINDER OF 150.1 ACRES (BY DEED)  
 VOLUME 440, PAGE 611, D.R.C.C.T.

CL ROAD LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N27° 46' 20.03"E	10.42'
L2	N45° 58' 19.03"W	94.82'
L3	S74° 19' 40.97"W	18.60'
L4	S39° 30' 40.97"W	13.70'
L5	S50° 16' 00.72"E	15.37'
L6	N46° 28' 27.63"W	31.17'

WILLIAM M. COLGIN AND WILLIAM P. CHRISTIE, III  
 FIRST TRACT  
 REMAINDER OF 150.1 ACRES (BY DEED)  
 VOLUME 440, PAGE 611, D.R.C.C.T.

CHARLES M. CANNON NO. 74. 1  
 ABSTRACT NO. 74. 1



**SPANISH OAK ACRES, PHASE 2**

BEING A SUBDIVISION OF 20.100 ACRES SITUATED IN THE CHARLES M. CANNON SURVEY, ABSTRACT NO. 1, CALDWELL COUNTY, TEXAS.

12 LOTS (19.443 ACRES), RIGHT OF WAY DEDICATION (0.625) JUNE 2024

OWNER  
 SPANISH OAK ACRES, PHASE 2, LLC

SURVEYOR  
**TEXAS PROFESSIONAL SURVEYING**  
 3032 N. Frontier, Coppell, Texas 77333  
 Ph: 972.756.7447, Fax: 972.756.7448  
 www.surveyingtexas.com  
 Firm No: 10083400