

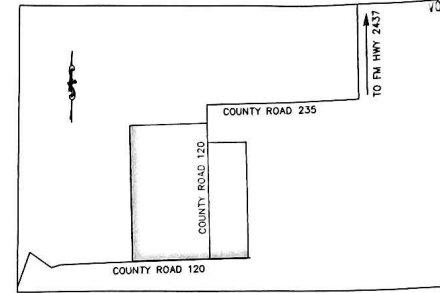
LINE	BEARING	DISTANCE
L1	S 88°43'23\"	23.37'
L2	N 01°29'09\"	2.34'
L3	S 01°25'11\"	65.00'

LEGEND

- X—X— FENCE
- O—O— OVERHEAD UTILITIES
- P—P— POWER POLE
- INDICATES SET 5/8\" IRON ROD WITH CAP STAMPED \"RPLS 6368\"

NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
- (BEARING DISTANCE) INDICATES RECORD BEARING AND DISTANCE.
- SUBJECT PROPERTY IS LOCATED WITHIN ZONE \"X\" (AREA TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER FLOOD INSURANCE RATE MAP # 48280C03500, DATED NOVEMBER 26, 2010
- ALL LOTS SHALL HAVE A TWENTY-FIVE (25) FEET BUILDING SET BACK LINE ALONG ALL PUBLIC ROADS



SITE MAP

NOT TO SCALE

STATE OF TEXAS  
COUNTY OF LAVACA

KNOW ALL MEN BY THESE PRESENTS THAT I, Amos Alexander A-51, OWNER OF THAT SAME TRACT CONVEYED TO 133-0842 BY DATE AND RECORDED IN VOLUME 133-0842 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS, DO HEREBY RESUBDIVIDE SAID TRACT TO BE KNOWN AS \"OAK FOREST ESTATES\" & DO HEREBY ADOPT THIS PLAT AS OUR SUBDIVISION THEREOF & DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND EASEMENTS SHOWN ON THE PLAT

CORNERSTONE CAPITAL INVESTMENTS FUND I GREEN, LLC.

OWNER: Amos Alexander A-51 DATE: June 26, 2023

STATE OF TEXAS  
COUNTY OF LAVACA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Amos Alexander A-51 KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26 DAY OF June, 2023

Terri Brook Presley  
NOTARY PUBLIC  
LAVACA COUNTY, TEXAS



STATE OF TEXAS  
COUNTY OF LAVACA

I, Barbara K. Steffek, CLERK OF THE COUNTY COURT WITHIN & FOR THE COUNTY & STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHORIZATION WAS FILED FOR RECORD IN MY OFFICE ON THIS DAY OF June, 2023 A.D. AT 1:37 O'CLOCK P.M., IN THE PLAT RECORDS OF SAID COUNTY CARNET BOOK 133-0842 PAGE 133-0842

Barbara K. Steffek  
BARBARA K. STEFFEK  
COUNTY CLERK IN & FOR LAVACA COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF LAVACA

WE HAVE REVIEWED AND APPROVED THIS SUBDIVISION

Keith Mudd  
KEITH MUDD  
LAVACA COUNTY JUDGE

Edward Pushtia  
EDWARD PUSHTIA  
PRECINCT 1 COMMISSIONER

Wayne Farfloth  
WAYNE FARFLOTH  
PRECINCT 2 COMMISSIONER

Timothy S. Smith  
TIMOTHY S. SMITH  
PRECINCT 3 COMMISSIONER

Dennis W. Kocian  
DENNIS W. KOCIAN  
PRECINCT 4 COMMISSIONER

SURVEYOR'S CERTIFICATION:

I, Cole E. Barton, AM REGISTERED IN THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE RULES AND REGULATIONS OF LAVACA COUNTY, TEXAS, AND THAT SAID PLAT WAS PREPARED FROM A PHYSICAL SURVEY OF THE PROPERTY UNDER MY DIRECT SUPERVISION. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Cole E. Barton  
COLE E. BARTON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6368



FILED FOR RECORD  
At 1:37 O'Clock P.M.

JUN 26 2023

Barbara K. Steffek  
COUNTY CLERK  
By Dennis W. Kocian Deputy



OAK FOREST ESTATES

BEING OUT OF THE AMOS ALEXANDER SURVEY, ABSTRACT 84 IN LAVACA COUNTY, TEXAS, AND THE AMOS ALEXANDER SURVEY, ABSTRACT 81 IN COLORADO COUNTY, TEXAS, AND THE SUBDIVISIONAL PLAT OF SAID SURVEY, RECORDED IN VOLUME 38, PAGE 504 D.R.C.C., TX, ALSO COMPREHENSIVE OF A 10 ACRE TRACT CONVEYED TO STEVEN CHARLES BOGDANS IN VOLUME 529, PAGE 338, D.R.C.C., TX, A 70 ACRE TRACT CONVEYED TO WART AMBROGOS IN VOLUME 529, PAGE 339, VOLUME 14, PAGE 823, VOLUME 14, PAGE 823, VOLUME 21, PAGE 845, VOLUME 11, PAGE 892, AND VOLUME 21, PAGE 877, D.R.C.C., TX, A 10 ACRE TRACT CONVEYED TO KATHRYN MICHELE DUINN IN VOLUME 529, PAGE 335, D.R.C.C., TX, AND 10 ACRE TRACT CONVEYED TO CHARLES BOGDANS IN VOLUME 21, PAGE 982 OF THE D.R.C.C., TX

Completion Date	05/16/23	File Name	REVIEWED
Scale	1\"=200'	Surveyed by	CB/LB
Drawn by	AF	Checked by	AF/CB