

Independence Landing

Offering Lots on FM 1115 and County Road 451, Waelder, Tx

3+ acres to 19+ acres

Public Water (FCWSC) & GVEC Electric at the road

**Owner Financing with 15% down, 7% interest
for 120 months available**

Light Restrictions

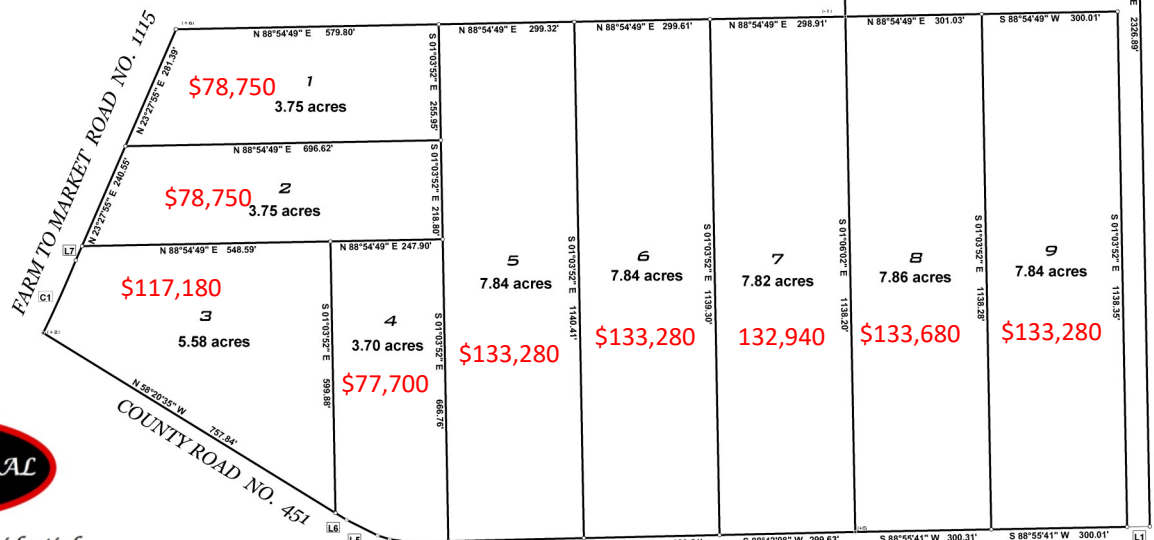
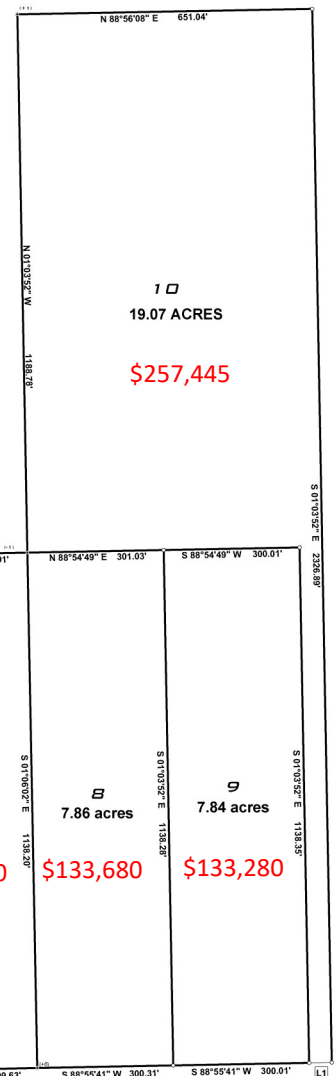
Waelder ISD- Gonzales County

No Flood Plain

See website www.sctxsales.com OR

South Central Real Estate

979-743-3465 Or 361-865-2563



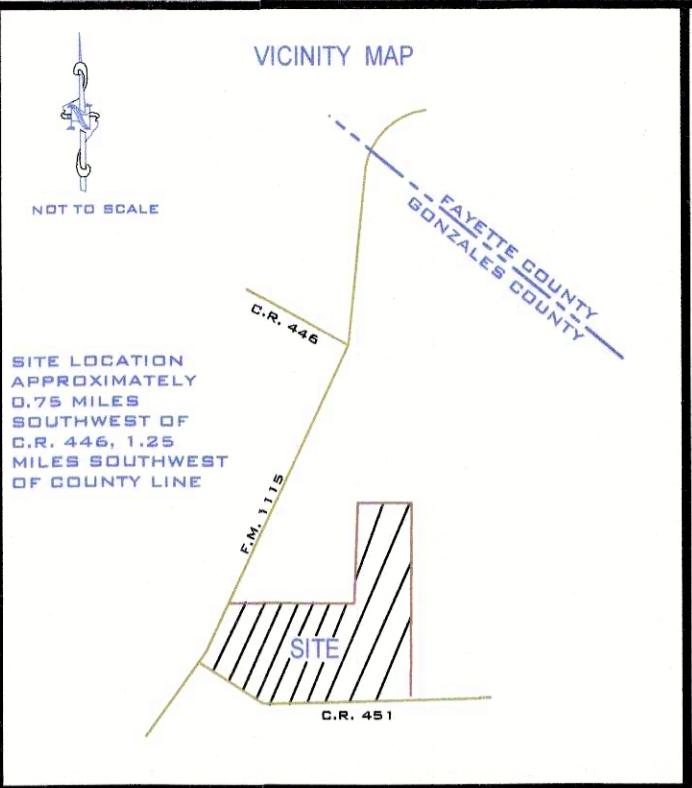
Farms ~ Ranches ~ Residential

361-865-2563

979-743-3465

www.sctxsales.com

COUNTY ROAD NO. 451



INDEPENDENCE LANDING

JOHN H. LIVERGOOD 341 ACRE SURVEY ~~~ ABSTRACT NO. 323
JOSEPH McCOY Jr. 1/4 LEAGUE ~~~ ABSTRACT NO. 549
GONZALES COUNTY, TEXAS

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT



- G.P.S. GRID NORTH**
- LEGEND**
- 1/2" IRON ROD FOUND
 - 5/8" IRON ROD SET W/ RED PLASTIC CAP MARKED GONZALES FIRST SHOT SURV
 - ELECTRIC LINE
 - WIRE FENCE
 - B.S.L. BUILDING SETBACK LINE
 - O.R. OFFICIAL RECORDS

NOTE: ALL FOUND MONUMENTS DESCRIBED WITH HEIGHT ABOVE GROUND OR BELOW GROUND INDICATED WITH A #, 0, OR #

NOTES:

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 PRECINCT COMMISSIONER OF GONZALES COUNTY OR HIS OR HER DESIGNATED REPRESENTATIVE, OR TEXAS DEPARTMENT OF TRANSPORTATION FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE GONZALES COUNTY ROAD STANDARDS OR TxDOT STANDARDS.

250 FOOT MINIMUM SPACING OF DRIVEWAY ENTRANCES ON LOTS 1 & 2

LOT 3 WILL HAVE RESTRICTED TO ACCESS, ONLY PERMITTED ACCESS TO BE ALONG COUNTY ROAD NO. 451, NO ACCESS FROM FARM TO MARKET ROAD NO. 1115.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM OR AN INDIVIDUAL WATER SYSTEM. PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY GONZALES COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTE WATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE GONZALES COUNTY INSPECTOR.

NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY GONZALES COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.

STATE OF TEXAS
COUNTY OF GONZALES

KNOWN ALL MEN BY THESE PRESENT:

THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED HERETO, ACTING THROUGH ITS DULY AUTHORIZED AGENT CONSENTS TO THE SUBDIVISION AS SHOWN HEREON.

GONZO 451, LLC

BY: _____ DATE: _____

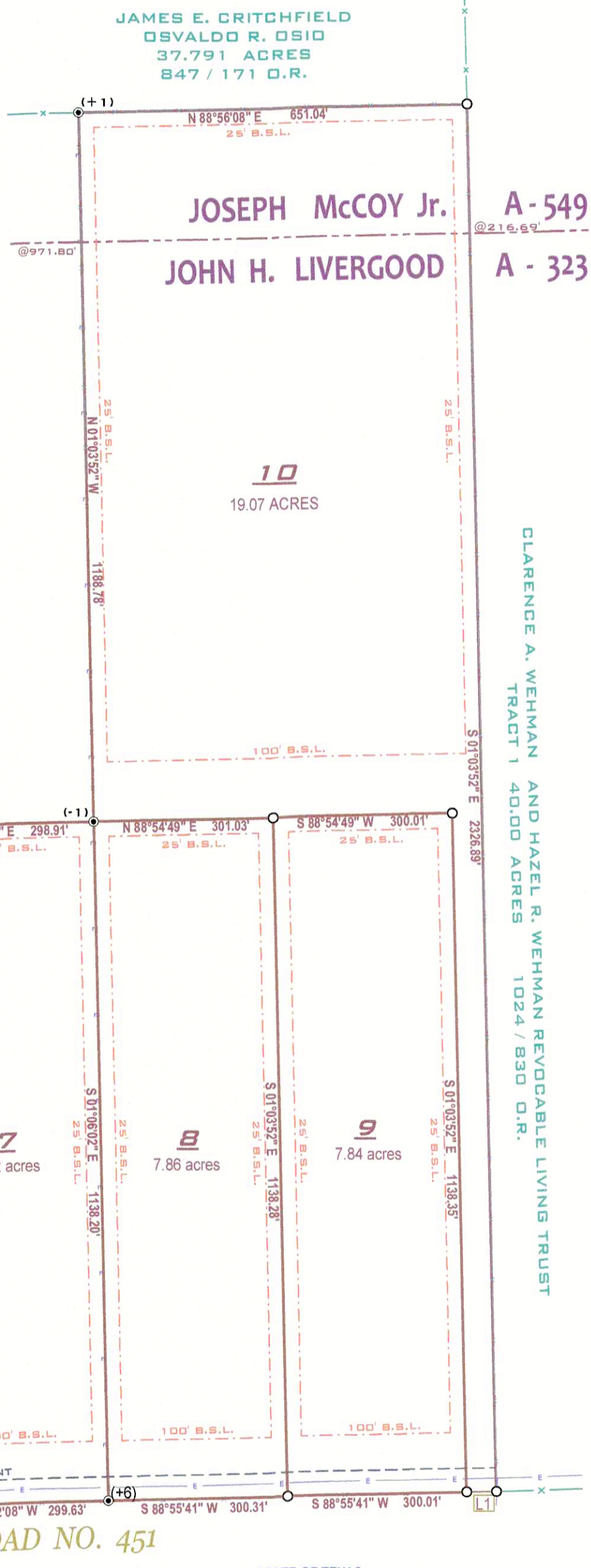
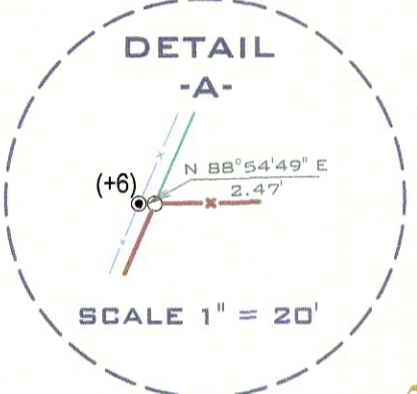
NAME: _____

BY: _____ DATE: _____

NAME: _____

CURVE DATA				
Id	Radius	Arc Length	Chord	Ch Bear
C1	2908.50'	175.77'	175.74'	N 24°08'23" E

LINE DATA		
Id	Bearing	Distance
L1	S 88°55'41" W	50.00'
L2	S 88°42'08" W	86.15'
L3	N 81°48'12" W	43.75'
L4	N 72°43'49" W	27.57'
L5	N 63°20'43" W	76.68'
L6	N 58°20'35" W	29.15'
L7	N 23°27'55" E	34.08'



GONZALES FIRST SHOT SURVEYING, L.L.C.
403 St. GEORGE STREET
GONZALES, TEXAS 78629
830-672-6585 FIRM# 10172000

SCALE: 1" = 200'	DATE: 11/19/19	SIZE: 18x24
DRAWN: GAB	CHECKED:	JOB: S19-220

RESTRICTIVE AND PROTECTIVE COVENANTS FOR
INDEPENDENCE LANDING, GONZALES COUNTY, TEXAS

THE STATE OF TEXAS,

COUNTY OF GONZALES.

KNOW ALL MEN BY THESE PRESENTS, that Gonzo 451, LLC., a Texas Limited Liability Corporation, acting herein by and through its Managing Member, Curtis M. Podlewski, the owner of that certain tract or parcel of land containing 75.05 acres, a part of the John H. Livergood 341 Acre Survey, Abstract 323, and the Joseph McCoy Jr. ¼ League Survey, Gonzales County, Texas, which has been heretofore platted and subdivided into that certain subdivision known as Independence Landing, and does, for the protection and benefit of all owners of any lots in said subdivision, hereby impress each and all of the lots in said subdivision with the following restrictive covenants running with the land governing the use, occupancy, enjoyment, and sale of any and all such lots:

1. All Lots shall be used for single family residential purposes.
2. No mobile homes, modular homes, manufactured homes or the like shall be permitted on any lot.
3. Each residence constructed on a lot shall contain not less than 1,000 square feet of enclosed and air-conditioned floor living area, exclusive of garage area, porches, patios, driveways, and carports.
4. Any residence constructed or other permanent structures are to be completed within one (1) year from the start of construction. Temporary facilities such as travel trailers and motor homes may be utilized during the construction period. Following the completion of construction those temporary facilities such as travel trailers and motor homes may be stored upon the property so long as they are not used as a residence.
5. Outbuildings used in conjunction with residential use of the lots is permitted. All outbuildings including detached garages, workshops, and barns must be of good construction and kept in good repair.
6. No commercial raising of livestock of any type is allowed and no commercial feedlot type operations, commercial swine operations or commercial poultry operations shall be permitted on the premises. Chickens, ducks, geese or other poultry shall be allowed if contained within a pen and do not become an annoyance to neighbors.
7. No further subdividing of the lots shall be allowed or permitted.

8. No individual sewage-disposal system shall be permitted on any lot unless the system is designed, located and constructed in accordance with the requirements, standards and recommendations of Gonzales County, Texas and shall comply with all state and county laws and regulations. Approval of the system as installed shall be obtained from the proper authority.
9. No commercial signs advertising the name of a commercial enterprise shall be located on any lot. For sale signs are permitted on lots being advertised for sale.
10. Per the Texas Department of Transportation (TXDOT), driveway access and associated culverts for Lots 1 and 2 fronting along FM 1115 shall be installed 250 lineal feet apart.
11. Per the Texas Department of Transportation (TXDOT), driveway access and associated culverts for Lot 3 shall be installed along CR 451.

EXECUTED on _____, 2020

Gonzo 451, LLC

A Texas Limited Liability Corporation

BY _____

Curtis M. Podlewski

Managing Member

THE STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2020 by Curtis M. Podlewski, as Managing Member of Gonzo 451, LLC.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

NOTARY'S TYPED OR PRINTED NAME:

NOTARY'S COMMISSION EXPIRES:

Seller Financing options for
Independence Landing

lot #	Size	asking price	15% down	financing	payment
1	3.75	\$ 78,750.00	\$11,812.50	\$ 66,937.50	\$ 777.21
2	3.75	\$ 78,750.00	\$11,812.50	\$ 66,937.50	\$ 777.21
3	5.58	\$117,180.00	\$17,577.00	\$ 99,603.00	\$1,156.48
4	3.7	\$ 77,700.00	\$11,655.00	\$ 66,045.00	\$ 766.84
5	7.84	\$133,280.00	\$19,992.00	\$113,288.00	\$1,315.37
6	7.84	\$133,280.00	\$19,992.00	\$113,288.00	\$1,315.37
7	7.82	\$132,940.00	\$19,941.00	\$112,999.00	\$1,312.03
8	7.86	\$133,620.00	\$20,043.00	\$113,577.00	\$1,318.73
9	7.84	\$133,280.00	\$19,992.00	\$113,288.00	\$1,315.37
10	19.07	\$257,445.00	\$38,616.75	\$218,828.25	\$2,540.78

IL 326 County Road 451, Waelder, Tx
 Gonzales County, Texas, AC +/-

