

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

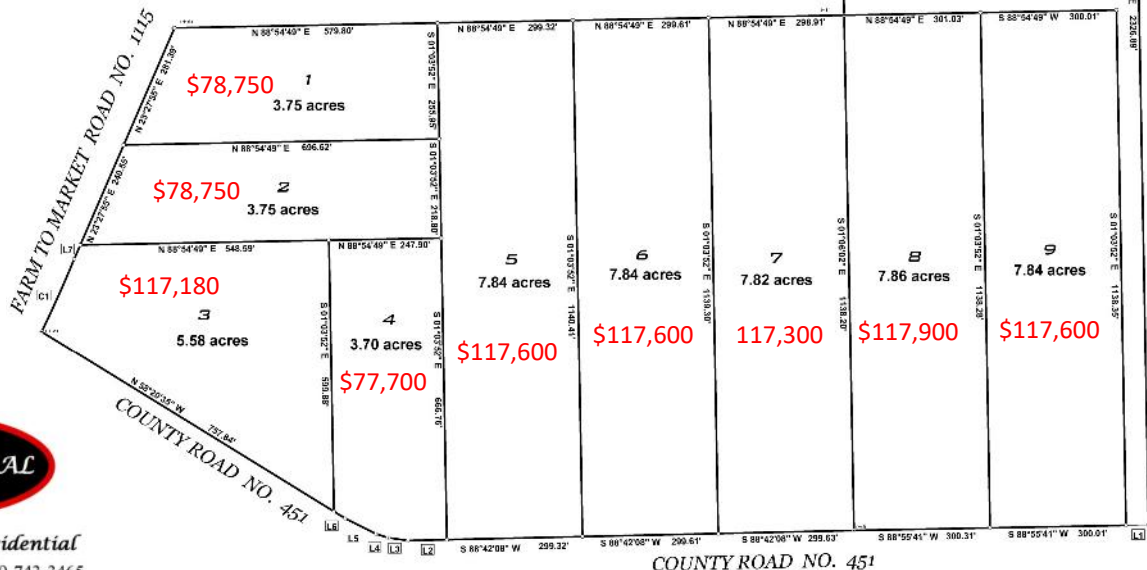
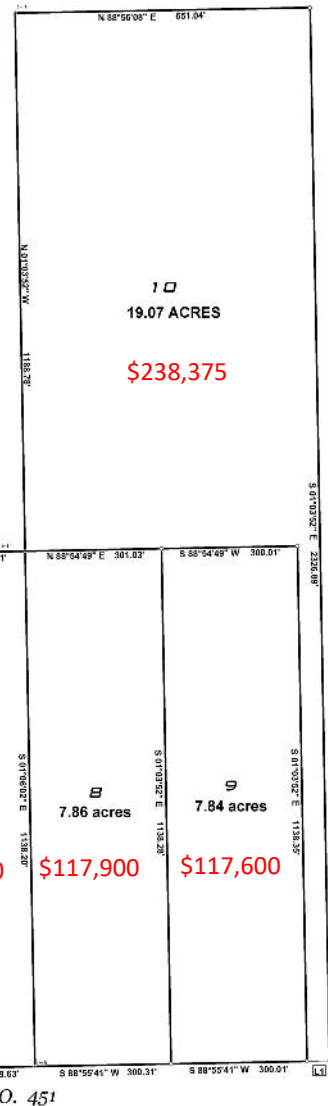
Waelder ISD- Gonzales County

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

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 5/8, 2020

Gonzo 451, LLC

A Texas Limited Liability Corporation

BY Curtis M. Podlewski

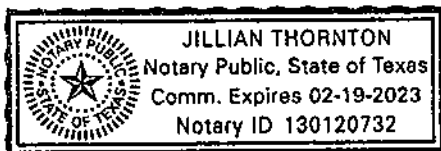
Curtis M. Podlewski

Managing Member

THE STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 8th day of MAY, 2020 by Curtis M. Podlewski, as Managing Member of Gonzo 451, LLC.



Jillian Thornton
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

NOTARY'S TYPED OR PRINTED NAME:

JILLIAN THORNTON

NOTARY'S COMMISSION EXPIRES:

2/19/23

FILED AND RECORDED

Instrument Number: 20304097 V: 1341 P: 964

Filing and Recording Date: 05/19/2020 01:35:20 PM Pages: 3 Recording Fee: \$20.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Gonzales County,



Lona Ackman, County Clerk
Gonzales County, Texas

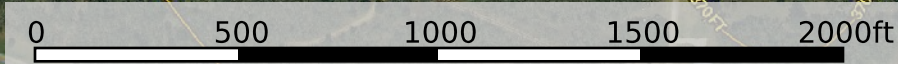
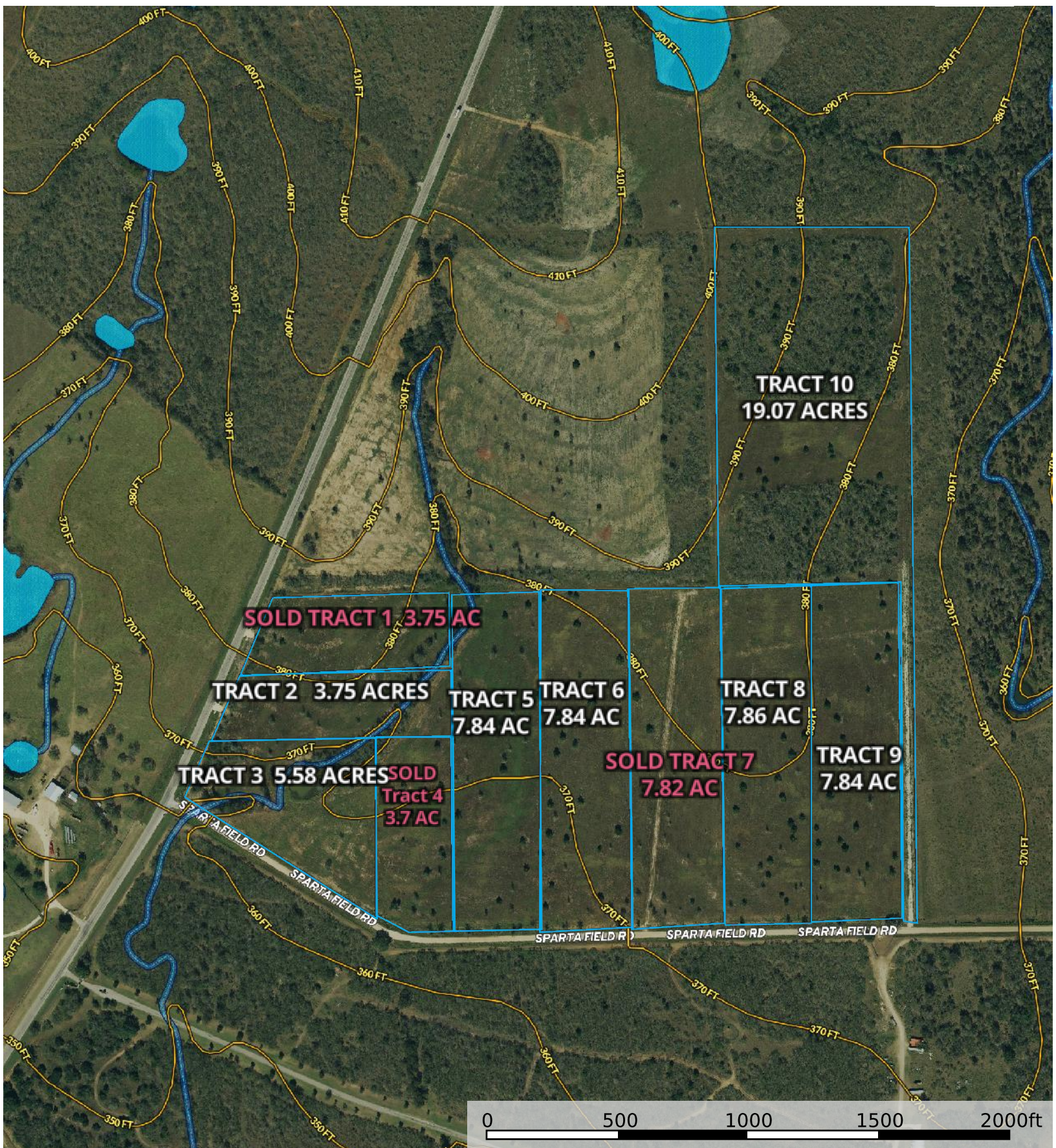
DO NOT DESTROY - Warning, this document is part of the Official Public Record.

Returned To:
GONZO 451 LLC
208 OAK DRIVE
FRIENDSWOOD, TX 77546

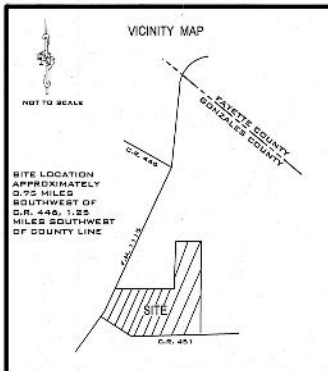
Seller Financing options for
Independence Landing

lot #	Size	asking price	per acre	reduction of	15% down	financing	payment
1	3.75	\$ 78,750.00	\$ 21,000.00	Pending	\$ 11,812.50	\$ 66,937.50	\$ 777.21
2	3.75	\$ 78,750.00	\$ 21,000.00	\$ -	\$ 11,812.50	\$ 66,937.50	\$ 777.21
3	5.58	\$ 97,650.00	\$ 17,500.00	\$ 12,950.00	\$ 14,647.50	\$ 83,002.50	\$ 1,156.48
4	3.7	\$ 77,700.00	\$ 21,000.00	Pending	\$ 11,655.00	\$ 66,045.00	\$ 766.84
5	7.84	\$ 117,600.00	\$ 15,000.00	\$ 15,680.00	\$ 17,640.00	\$ 99,960.00	\$ 1,160.62
6	7.84	\$ 117,600.00	\$ 15,000.00	\$ 15,680.00	\$ 17,640.00	\$ 99,960.00	\$ 1,160.62
7	7.82	\$ 117,300.00	\$ 15,000.00	\$ 15,640.00	\$ 17,595.00	\$ 99,705.00	\$ 1,159.66
8	7.86	\$ 117,900.00	\$ 15,000.00	\$ 15,720.00	\$ 17,685.00	\$ 100,215.00	\$ 1,163.58
9	7.84	\$ 117,600.00	\$ 15,000.00	\$ 15,680.00	\$ 17,640.00	\$ 99,960.00	\$ 1,160.62
10	19.07	\$ 238,375.00	\$ 12,500.00	\$ 19,070.00	\$ 35,756.25	\$ 202,618.75	\$ 2,352.58

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



- Boundary
- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body



INDEPENDENCE LANDING

JOHN H. LIVERGOOD 541 ACRE SURVEY --- ABSTRACT NO. 575
 JOSEPH MCCOY JR. 1/4 LEAGUE --- ABSTRACT NO. 549
 GONZALES COUNTY, TEXAS

- 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 WASTEWATER 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: _____

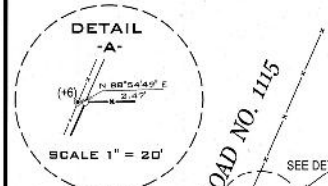
JAMES E. CRITCHFIELD
 OSVALDO R. OSIO
 37,791 ACRES
 847 / 171 O.R.

JOSEPH McCoy Jr. A - 549
 JOHN H. LIVERGOOD A - 323

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

Id	Bearing	Distance
L1	S 88°53'21" 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	76.69'
L6	N 68°20'35" W	29.15'
L7	N 23°27'55" E	34.08'

JAMES E. CRITCHFIELD
 OSVALDO R. OSIO
 34,394 ACRES
 850 / 886 D.R.



STATE OF TEXAS
 COUNTY OF GONZALES

KNOWN ALL MEN BY THESE PRESENT:

THAT I, SETH M. FULLILOVE, R.P.L.S., DO HEREBY CERTIFY THAT AN ACTUAL AND ACCURATE SURVEY OF THE LAND WAS PERFORMED UNDER MY DIRECTION AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF GONZALES, TEXAS.

THIS THE 14 DAY OF April, 2020 A.D.

Seth M. Fullilove
 SETH M. FULLILOVE RPLS NO. 6397



ALL TRACTS ARE SUBJECT TO A 15' ELECTRIC AND COMMUNICATION EASEMENT ALONG ALL SIDE, REAR PROPERTY LINES AND 40' ALONG FRONT PROPERTY LINE.

EACH LOT IS SUBJECT TO A FLOATING 16' WIDE BY 40' LONG GUY WIRE EASEMENT TO BE LOCATED BY GVCC.

ALL EXISTING GVCC OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF LINE.

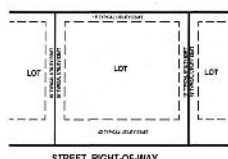
WHERE UNDERGROUND SERVICES ARE UTILIZED GVCC WILL POSSESS A 5'-FOOT WIDE EASEMENT TO THE SERVICE VETER LOCATION, EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.

ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS, READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.

NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT.

THIS SUBDIVISION PLAT OF INDEPENDENCE SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY GUNCKLURE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

James P. Rebeck
 AGENT FOR GUNCKLURE VALLEY ELECTRIC COOP., INC



STREET RIGHT-OF-WAY

STATE OF TEXAS
 COUNTY OF GONZALES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY IS APPROVED BY THE COMMISSIONERS COURT OF THE COUNTY OF GONZALES, TEXAS.

THIS THE _____ DAY OF _____, 2020 A.D.

Patrick C. Davis
 PATRICK C. DAVIS
 COUNTY JUDGE

Kevin LaFleur
 KEVIN LA FLEUR
 COUNTY COMMISSIONER, PCT 3

Donnie R. Szozowski
 DONNIE R. SZOZOWSKI
 COUNTY COMMISSIONER, PCT 2

Collie Boatright Jr.
 COLLIE BOATRIGHT JR.
 COUNTY COMMISSIONER, PCT 4

COUNTY CLERK
 GONZALES COUNTY, TEXAS

BY: _____
 DEPUTY

FAYETTE WATER SUPPLY CORPORATION
 THIS SUBDIVISION PLAT OF INDEPENDENCE SUBDIVISION HAS BEEN SUBMITTED AND APPROVED BY FAYETTE WATER SUPPLY CORPORATION FOR EASEMENTS.
James P. Rebeck
 AGENT FOR FAYETTE WATER SUPPLY CORPORATION

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

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: 03/19/2021 GF No. _____
Name of Affiant(s): Gonzo 451 LLC
Address of Affiant: 208 Oak Dr., Friendswood, Tx 77546
Description of Property: Independence Landing Subdivision, Lots 1-10, County
Gonzales, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.") *Affiant is the owner of the property*
2. We are familiar with the property and the improvements located on the Property.
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since Final Survey there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which encroach on the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below): NONE

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

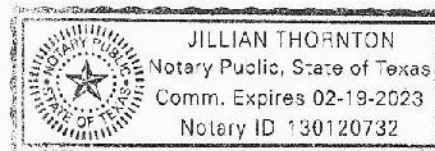
Curtis Podlewski

Manager Gonzo 451, LLC

SWORN AND SUBSCRIBED this 19 day of MARCH, 20 21.

Jillian Thornton
Notary Public

(TXR 1907) 02-01-2010



Page 1 of 1



ADDENDUM FOR RESERVATION OF OIL, GAS, AND OTHER MINERALS



ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

10 lots FM 1115 & CR 451, Waelder

Waelder

TX 78959

(Street Address and City)

NOTICE: For use ONLY if Seller reserves all or a portion of the Mineral Estate.

- A. "Mineral Estate" means all oil, gas, and other minerals in and under and that may be produced from the Property...
B. Subject to Section C below, the Mineral Estate owned by Seller, if any, will be conveyed unless reserved as follows (check one box only):
C. Seller does not reserve and retain implied rights of ingress and egress and of reasonable use of the Property...
D. If Seller does not reserve all of Seller's interest in the Mineral Estate, Seller shall, within 7 days after the Effective Date, provide Buyer with the contact information of any existing mineral lessee known to Seller.

IMPORTANT NOTICE: The Mineral Estate affects important rights, the full extent of which may be unknown to Seller. A full examination of the title to the Property completed by an attorney with expertise in this area is the only proper means for determining title to the Mineral Estate with certainty.

CONSULT AN ATTORNEY BEFORE SIGNING: TREC rules prohibit real estate licensees from giving legal advice. READ THIS FORM CAREFULLY.

Buyer

Seller Curtis Podlewski

Buyer

Seller



The form of this addendum has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate license holders.