

CANNON EAST SUBDIVISION

JAMES THOMPSON LEAGUE
ABSTRACT NO. 72
GONZALES COUNTY, TEXAS

U.S. HIGHWAY NO. 90A

G.P.S.
GRID NORTH

- LEGEND
- 5/8" IRON ROD FOUND
 - CONCRETE ROW MON FOUND
 - 5/8" IRON ROD SET W/
RED PLASTIC CAP MARKED
GONZALES FIRST SHOT SURV
 - ELECTRIC LINE
 - - - 15' UTILITY EASEMENT
 - BSL BUILDING SETBACK
 - 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.

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.

THE CANNON EAST HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE
FOR MAINTAINING THE 80 FOOT ROADWAY EASEMENT LOCATED WITHIN
SUBDIVISION, INCLUDING ANY TAXES LEVIED AGAINST THE ROADWAY.

ALL TRACTS ARE SUBJECT TO A 15' ELECTRIC EASEMENT
ALONG ALL SIDES AND REAR LINES.

ALL EXISTING OVERHEAD LINES ARE SUBJECT TO A 30'
CENTERLINE EASEMENT (15' ON EACH SIDE OF LINE)

EACH LOT IS SUBJECT TO A FLOATING 10' WIDE BY 30' LONG
ELECTRIC GUY WIRE EASEMENT TO BE LOCATED BY OVEC.

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.

THIS SUBDIVISION PLAT OF CANNON EAST SUBDIVISION
SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY
ELECTRIC OPERATIVE, INC. FOR EASEMENTS.

Harold Bogan
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

CITY OF GONZALES UTILITIES

THIS SUBDIVISION PLAT OF CANNON EAST
SUBDIVISION HAS BEEN SUBMITTED AND APPROVED
BY CITY OF GONZALES UTILITIES FOR EASEMENTS.

J. J. Pelt
AGENT FOR CITY OF GONZALES UTILITIES

I, *Lana Ackman*, COUNTY CLERK OF SAID COUNTY, DO
HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING
WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD
IN MY OFFICE ON THE *22nd* DAY OF *July*, A.D. 2019, AT
2:38 PM, AND DULY RECORDED THE *22nd* DAY OF *July*, A.D. 2019,
AT *2:38 PM* IN SLIDE *1266* OF THE MAP OR PLAT RECORDS
OF SAID COUNTY IN TESTIMONY WHEREOF, WITNESS MY HAND AND
OFFICIAL SEAL OF OFFICE, THIS *22nd* DAY OF *July*, A.D. 2019.

COUNTY CLERK
GONZALES COUNTY, TEXAS

BY: *A. Watson*
DEPUTY

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 *22* DAY OF *July*, 2019 A.D.

Patrick C. Davis
PATRICK C. DAVIS
COUNTY JUDGE

K.O. Bell-Whiddon
K.O. BELL-WHIDDON
COUNTY COMMISSIONER, PCT 1

Kevin LaFleur
KEVIN LA FLEUR
COUNTY COMMISSIONER, PCT 3

Donnie R. Brzozowski
DONNIE R. BRZOZOWSKI
COUNTY COMMISSIONER, PCT 2

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

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.

BY: *H.C. Hill* DATE: *7-11-19*

NAME: *River Land Holdings, LLC*

Henry C. Schmidt III (Manager)

STATE OF TEXAS
COUNTY OF GONZALES

KNOWN ALL MEN BY THESE PRESENT:

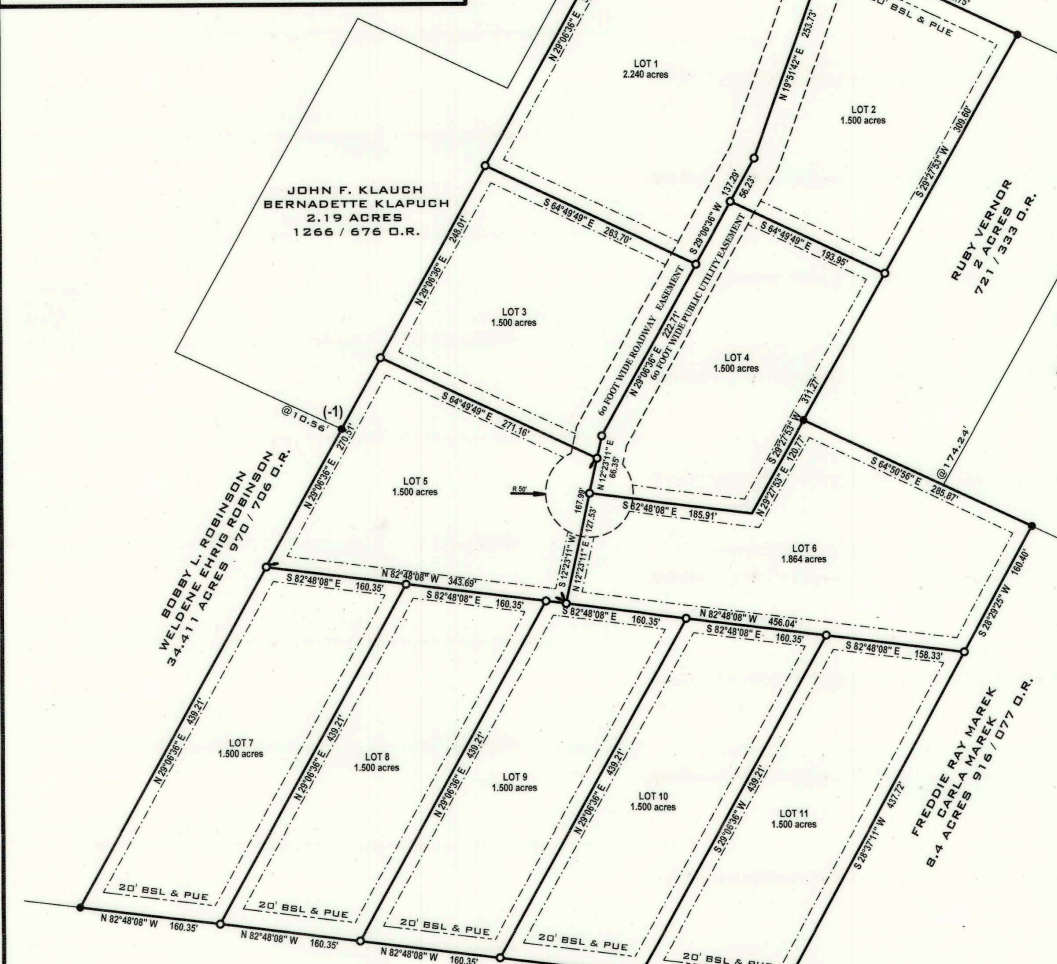
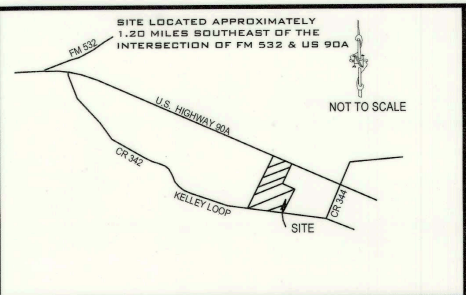
THAT I, SETH M. FULLILOVE, R.P.L.S., DO HEREBY CERTIFY THAT AN
ACTUAL AND ACURATE SURVEY OF THE LAND WAS PERFORMED UNDER
MY DIRECTION AND THAT THE CORNER MONUMENTS SHOWN HEREON
WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN
ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE COUNTY
OF GONZALES,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

THIS THE *3* DAY OF *July*, 2019 A.D.

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



GONZALES FIRST SHOT SURVEYING, L.L.C. 403 ST. GEORGE STREET GONZALES, TEXAS 78629 830-672-6585 FIRM# 10172000		
SCALE: 1" = 100'	DATE: 04/24/19	SIZE: 18x24
DRAWN: GAB	CHECKED:	JOB: S19-076_D



COUNTY ROAD NO. 342