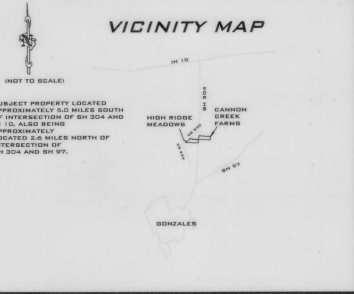


VICINITY MAP

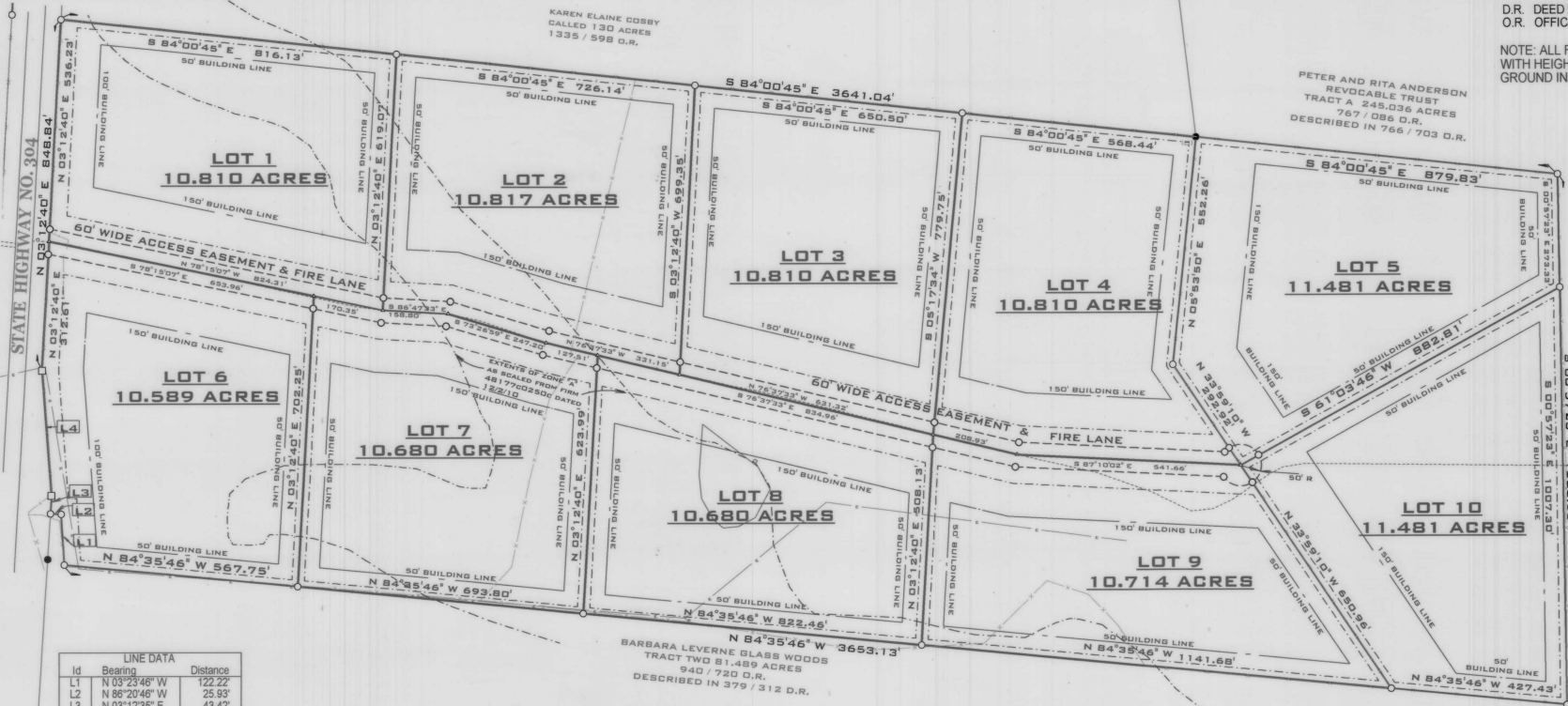


CANNON CREEK FARMS

108.874 ACRES
 ANDREW WINTERS LEAGUE & LABOR
 ABSTRACT NO. 471

- G.P.S. GRID NORTH**
- LEGEND**
- 5/8" IRON ROD FOUND
 - CONCRETE ROW MONUMENT FOUND
 - 5/8" IRON ROD SET W/ RED PLASTIC CAP MARKED GONZALES FIRST SHOT SURV
 - ELECTRIC LINE
 - WIRE FENCE
 - - - PUBLIC UTILITY EASEMENT
- D.R. DEED RECORDS
 O.R. OFFICIAL RECORDS

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



LINE DATA

Id	Bearing	Distance
L1	N 03°23'46" W	122.22'
L2	N 86°20'46" W	25.93'
L3	N 03°12'35" E	43.42'
L4	N 04°16'10" W	302.53'

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 6th DAY OF July, 2021 A.D.

SETH M. FULLILOVE RPLS NO. 6397



ALL TRACTS ARE SUBJECT TO A 15' ELECTRIC AND COMMUNICATION EASEMENT ALONG ALL SIDE, REAR PROPERTY LINES, 40' ALONG STATE HIGHWAY 304 AND 70' FROM CENTERLINE OF 60' ACCESS EASEMENT.

EACH LOT IS SUBJECT TO A FLOATING 10' WIDE BY 40' LONG GUY WIRE EASEMENT TO BE LOCATED BY GVEC.

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

WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER 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 CANNON CREEK FARMS HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

Dorend Beyer
 AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC

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.

RIVER LAND HOLDINGS

BY: Andrew Winters DATE: 7-6-2021
 NAME: Andrew Winters

GONZALES COUNTY WATER SUPPLY

THIS SUBDIVISION PLAT OF CANNON CREEK FARMS HAS BEEN SUBMITTED AND APPROVED BY GONZALES COUNTY WATER SUPPLY FOR EASEMENTS.

Brian Pugh
 AGENT FOR GONZALES COUNTY WATER SUPPLY

I, Lona Ackum, 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 7th DAY OF July, A.D. 2021, AT 10:00A AND DULY RECORDED THE 10th DAY OF July, A.D. 2021 AT 10:00A IN SLIDE 149-A OF THE MAP OR PLAT RECORDS OF SAID COUNTY, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 7th DAY OF July, A.D. 2021.

COUNTY CLERK
 GONZALES COUNTY, TEXAS

BY: Monte Macias
 DEPUTY

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

SCALE: 1" = 200'	DATE: 06/17/21	SIZE: 18x24
DRAWN: GAB	CHECKED:	JOB: S21-132B