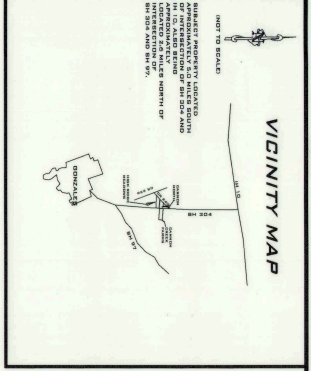


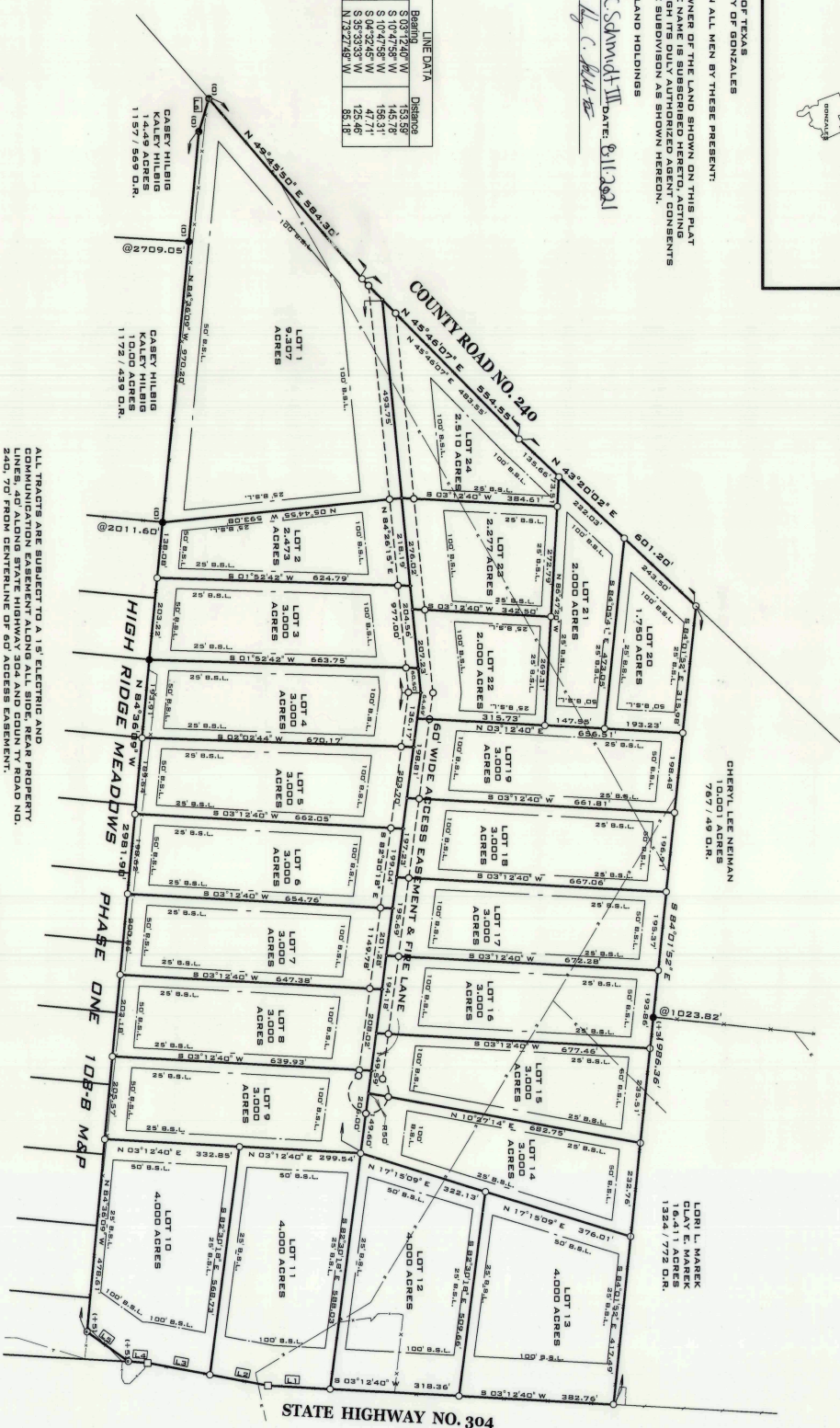
VICINITY MAP



CANNON NORTH SUBDIVISION
 77.316 ACRES
 ANDREW WINTERS LEAGUE & LABOR
 ABSTRACT NO. 471

STATE OF TEXAS
 COUNTY OF BONZALES
 KNOWN ALL MEN BY THESE PRESENTS,
 THE OWNER OF THE LAND SHOWN ON THIS PLAT
 WHOSE NAME IS SUBSCRIBED HERETO, ACTING
 TO THE SUBDIVISION AS SHOWN HEREON,
 RIVER LAND HOLDINGS
 BY: *H. Schmidt III* DATE: 8/11/2021
 NAME: *H. C. Winters*

LINE DATA	BEARING	DISTANCE
L1	S 10° 47' 58" W	145.32
L2	S 10° 47' 58" W	156.31
L3	S 04° 32' 45" W	47.71
L4	S 35° 33' 55" W	123.46
L5	N 13° 21' 58" W	53.18



STATE OF TEXAS
 COUNTY OF BONZALES
 KNOWN ALL MEN BY THESE PRESENTS:
 THAT I, **SETH M. FULLOWE**, R.P.L.S., DO HEREBY CERTIFY THAT AN
 INSTRUMENT OF SUBDIVISION HAS BEEN FILED FOR RECORD IN MY
 OFFICE ON THE 11th DAY OF August, 2021, AT 1:30 P.M., AND
 THAT THE SAME IS CORRECTLY REPRODUCED ON THIS PLAT AND
 WAS PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN
 ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE COUNTY
 OF BONZALES, TEXAS.
 THIS THE 11th DAY OF August, 2021, A.D.
Seth M. Fullowe
 SETH M. FULLOWE, R.P.L.S. NO. 6397

ALL TRACTS ARE SUBJECT TO A 1" ELECTRIC AND
 COMMUNICATION EASEMENT ALONG ALL SIDE, REAR PROPERTY
 LINES, 40' ALONG STATE HIGHWAY 304 AND COUNTY ROAD NO.
 240, 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 GUY.
 ALL EXISTING GUYC OVERHEAD LINES POSSESS A 30'
 CENTERLINE EASEMENT, 15' EACH SIDE OF LINE.
 WHERE UNDERGROUND SERVICES ARE UTILIZED GUYC 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
 POLES AND CROSS ARMS) 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 NORTH SUBDIVISION HAS
 BEEN FILED FOR RECORD IN MY OFFICE ON THE 11th DAY OF
 AUGUST, 2021, AT 1:30 P.M., AND IS CORRECTLY REPRODUCED
 ON THIS PLAT AND WAS PROPERLY PLACED UNDER MY PERSONAL
 SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION
 REGULATIONS OF THE COUNTY OF BONZALES, TEXAS.
 AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

STATE OF TEXAS
 COUNTY OF BONZALES
 THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY IS APPROVED BY THE
 COMMISSIONERS COURT OF THE COUNTY OF BONZALES, TEXAS.
 THIS THE 23rd DAY OF August, 2021, A.D.
Kevin L. Fleuer
 KEVIN L. FLEUER
 COUNTY COMMISSIONER, PCT 3
Colleen Boardman
 COLLEEN BOARDMAN
 COUNTY COMMISSIONER, PCT 4
Kevin L. Fleuer
 KEVIN L. FLEUER
 COUNTY COMMISSIONER, PCT 3
Colleen Boardman
 COLLEEN BOARDMAN
 COUNTY COMMISSIONER, PCT 4

STATE OF TEXAS
 COUNTY OF BONZALES
 I, **LENA AVALOS**, COUNTY CLERK OF SAID COUNTY, DO HEREBY
 CERTIFY THAT AN INSTRUMENT OF SUBDIVISION HAS BEEN FILED FOR RECORD IN MY
 OFFICE ON THE 11th DAY OF August, 2021, AT 1:30 P.M., AND
 THAT THE SAME IS CORRECTLY REPRODUCED ON THIS PLAT AND
 WAS PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN
 ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE COUNTY
 OF BONZALES, TEXAS.
 THIS THE 11th DAY OF August, 2021, A.D.
Lena Avalos
 LENA AVALOS
 COUNTY CLERK
 BONZALES COUNTY, TEXAS
 DEPUTY
 GONZALES FIRST SHOT SURVEYING, L.L.C.
 403 S. GEORGE STREET
 GONZALES, TEXAS 78629
 830-672-6585 FRM# 10172000
 SCALE: 1" = 200' DATE: 09/17/21 SIZE: 18x24
 DRAWN: GAB CHECKED: JOB: S21-132C

G.P.S
 GRID NORTH
 LEGEND
 ● 5/8" IRON ROD FOUND
 □ CONCRETE ROW MONUMENT
 ○ 1/2" IRON PIPE FOUND
 ○ 5/8" IRON ROD SET IN RED PLASTIC CAP MARKED GONZALES FIRST SHOT SURV
 — ELECTRIC LINE
 — WIRE FENCE
 - - - PUBLIC UTILITY EASEMENT
 DR. DEED RECORDS
 OR. 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 CONSTRUCTION OR ALTERATION SHALL BE PERMITTED WITHOUT ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN OBTAINED FROM THE ENGINEER OF BONZALES COUNTY OR HIS OR HER DESIGNATED REPRESENTATIVE, OR TEXAS DEPARTMENT OF TRANSPORTATION FOR DRIVEWAYS. DRIVEWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ROAD STANDARDS OR TPOD STANDARD.
 NO STRUCTURE IN THIS SUBDIVISION SHALL BE CONSTRUCTED WITHOUT A PUBLIC UTILITY WATER SYSTEM OR AN INDIVIDUAL WATER SYSTEM. PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY BONZALES COUNTY TO GROUND WATER AVAILABILITY.
 NO STRUCTURE IN THIS SUBDIVISION SHALL BE CONSTRUCTED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED BY THE BONZALES COUNTY INSPECTOR.
 NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED WITHOUT THE APPROVAL OF THE PLAT BY GONZALES COUNTY COMMISSIONERS COURT AND THE COUNTY CLERK.
 ACCORDING TO FIRM 481 VTC03SD DATED 08/11/2021, THERE IS A MINIMAL FLOOD HAZARD ZONE IN AREA OF MINIMAL FLOOD HAZARD ZONE X.
 BONZALES COUNTY WATER SUPPLY
 THIS SUBDIVISION PLAT OF CANNON NORTH SUBDIVISION HAS BEEN SUBMITTED AND APPROVED BY GONZALES COUNTY WATER SUPPLY FOR EASEMENTS.
Kevin L. Fleuer
 AGENT FOR GONZALES COUNTY WATER SUPPLY