

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: H.C. Schmidt III DATE: 8/11/2021
NAME: H.C. Schmidt III

LINE DATA	Id	Bearing	Distance
L1	S 03°12'40" W	153.59'	
L2	S 10°47'58" W	145.78'	
L3	S 10°47'58" W	156.31'	
L4	S 04°32'45" W	47.71'	
L5	S 35°33'33" W	125.46'	
L6	N 73°27'49" W	85.18'	

CASEY HILBIG
KALEY HILBIG
14.49 ACRES
1157 / 569 D.R.

CASEY HILBIG
KALEY HILBIG
10.00 ACRES
1172 / 439 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.

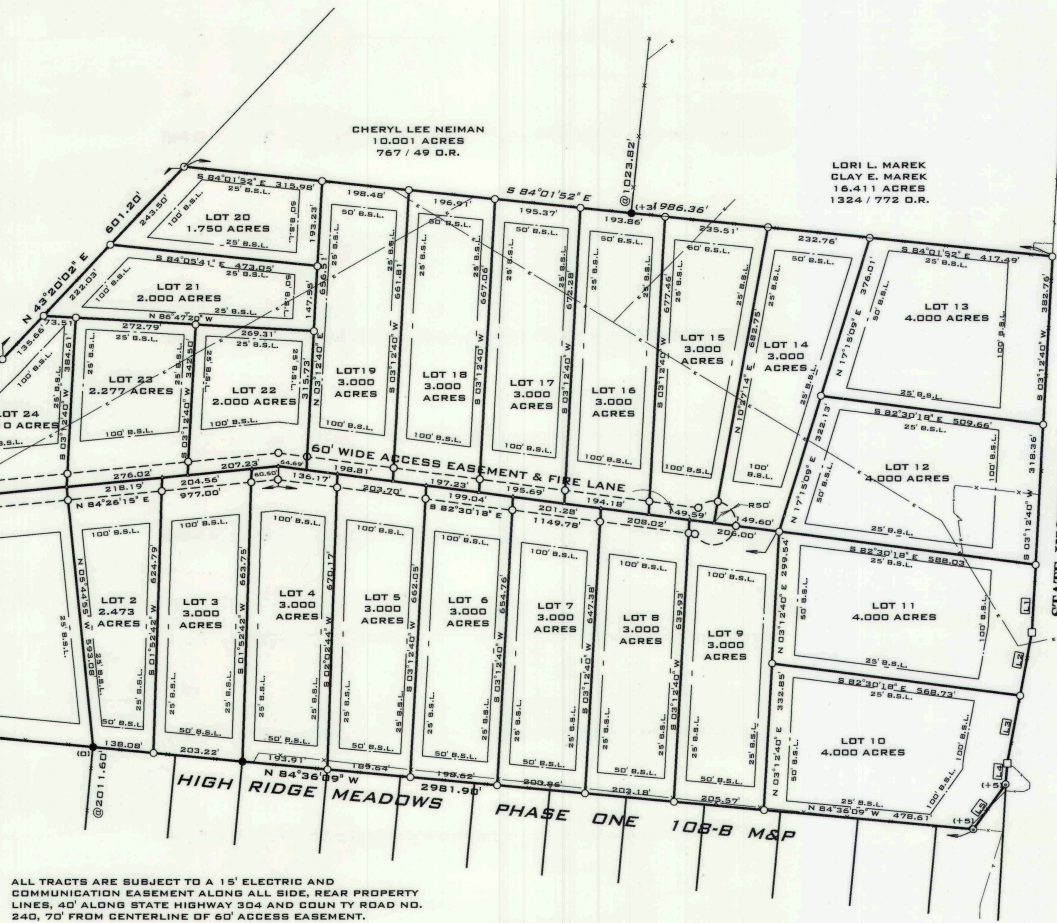
THIS THE 11th DAY OF August, 2021 A.D.

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



CANNON NORTH SUBDIVISION

77.316 ACRES
ANDREW WINTERS LEAGUE & LABOR
ABSTRACT NO. 471



ALL TRACTS ARE SUBJECT TO A 15' 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 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 8-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 NORTH SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

Myra Medina
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC

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 23rd DAY OF August, 2021 A.D.

Patrick C. Davis
PATRICK C. DAVIS
COUNTY CLERK

Kevin La Fleur
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

I, Lona 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 23rd DAY OF August, A.D. 2021, AT 3:00 P.M. AND DULY RECORDED THE 23rd DAY OF August, A.D. 2021 AT 3:00 P.M. IN SLIDE 14-10 OF THE MAP OR PLAT RECORDS OF SAID COUNTY, IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 23rd DAY OF August, A.D. 2021.

COUNTY CLERK
GONZALES COUNTY, TEXAS

BY: Marti Masera
DEPUTY

- G.P.S. GRID NORTH
- LEGEND
- 5/8" IRON ROD FOUND
 - CONCRETE ROW MONUMENT FOUND
 - ⊙ 1/2" IRON PIPE 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 +#

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.

ACCORDING TO FIRM 481177CD2500 DATED DECEMBER 3, 2010, THIS SITE IS LOCATED IN AREA OF MINIMAL FLOOD HAZARD ZONE "X"

GONZALES COUNTY WATER SUPPLY

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

Barry Mub
AGENT FOR GONZALES COUNTY WATER SUPPLY

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: S21-132C