

N: 13,741,302.206  
E: 2,385,438.53  
N: 29°31'35.3051"  
W: 97°41'19.9272"

Schauer  
1167/699-1

GN  
Scale: 1" = 60 feet

CSF: 0.999 852 651  
N05°13'05"E 6.63'  
S02°49'32"E 2.44'  
N09°51'30"E 4.22'

Detail  
1" = 20'  
N05°13'05"E 6.63'  
S02°49'32"E 2.44'  
N09°51'30"E 4.22'

Schauer  
1167/699-1

Belmont Est  
1097/302  
Walker  
1162/434-E  
Schauer  
1167/699-2  
Walker  
1066/627  
Walker  
1046/795-E  
found (set previously)

Belmont Est  
1290/335-1  
Schauer  
1167/699-2  
Goss  
1162/434-E  
Goss  
1046/795-E  
Walker  
1046/795-E

Belmont Est  
1290/335-1  
Schauer  
1167/699-2  
Goss  
1162/434-E  
Goss  
1046/795-E  
Walker  
1046/795-E

Belmont Est  
1290/335-1  
Schauer  
1167/699-2  
Goss  
1162/434-E  
Goss  
1046/795-E  
Walker  
1046/795-E

Belmont Est  
1290/335-1  
Schauer  
1167/699-2  
Goss  
1162/434-E  
Goss  
1046/795-E  
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1046/795-E

Belmont Est  
1290/335-1  
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1167/699-2  
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1046/795-E  
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1046/795-E

Belmont Est  
1290/335-1  
Schauer  
1167/699-2  
Goss  
1162/434-E  
Goss  
1046/795-E  
Walker  
1046/795-E

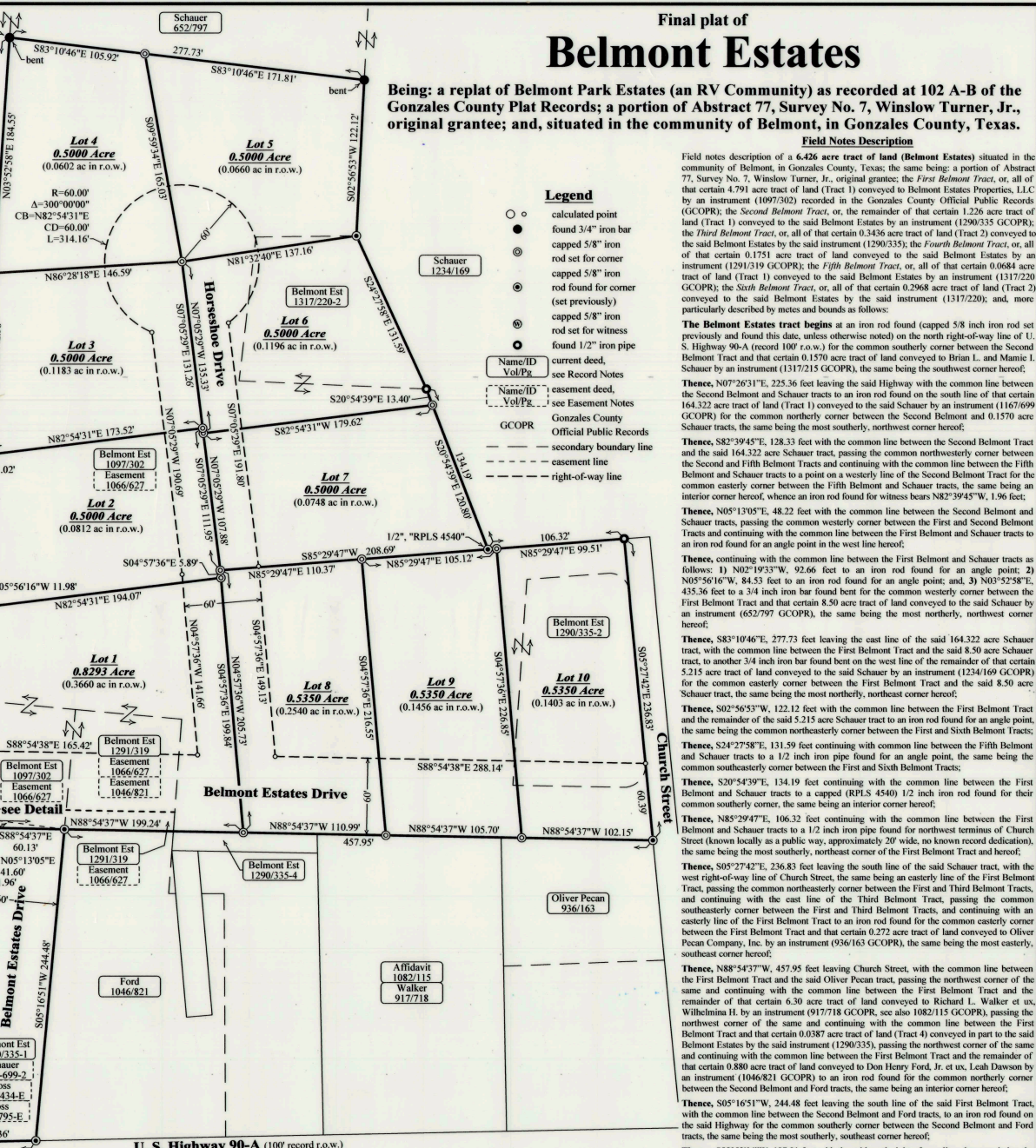
Belmont Est  
1290/335-1  
Schauer  
1167/699-2  
Goss  
1162/434-E  
Goss  
1046/795-E  
Walker  
1046/795-E

Belmont Est  
1290/335-1  
Schauer  
1167/699-2  
Goss  
1162/434-E  
Goss  
1046/795-E  
Walker  
1046/795-E

Belmont Est  
1290/335-1  
Schauer  
1167/699-2  
Goss  
1162/434-E  
Goss  
1046/795-E  
Walker  
1046/795-E

Belmont Est  
1290/335-1  
Schauer  
1167/699-2  
Goss  
1162/434-E  
Goss  
1046/795-E  
Walker  
1046/795-E

Belmont Est  
1290/335-1  
Schauer  
1167/699-2  
Goss  
1162/434-E  
Goss  
1046/795-E  
Walker  
1046/795-E



# Final Plat of Belmont Estates

Being: a replat of Belmont Park Estates (an RV Community) as recorded at 102 A-B of the Gonzales County Plat Records; a portion of Abstract 77, Survey No. 7, Winslow Turner, Jr., original grantee; and, situated in the community of Belmont, in Gonzales County, Texas.

### Field Notes Description

Field notes description of a 6.426 acre tract of land (Belmont Estates) situated in the community of Belmont, in Gonzales County, Texas, the same being: a portion of Abstract 77, Survey No. 7, Winslow Turner, Jr., original grantee; the First Belmont Tract, or all of that certain 4.791 acre tract of land (Tract 1) conveyed to Belmont Estates Properties, LLC by an instrument (1097/302) recorded in the Gonzales County Official Public Records (GCOPR); the Second Belmont Tract, or the remainder of that certain 1.226 acre tract of land (Tract 1) conveyed to the said Belmont Estates by an instrument (1290/335 GCOPR); the Third Belmont Tract, or all of that certain 0.436 acre tract of land (Tract 2) conveyed to the said Belmont Estates by the said instrument (1290/335); the Fourth Belmont Tract, or all of that certain 0.1751 acre tract of land conveyed to the said Belmont Estates by an instrument (1291/319 GCOPR); the Fifth Belmont Tract, or all of that certain 0.084 acre tract of land (Tract 1) conveyed to the said Belmont Estates by an instrument (1317/220 GCOPR); the Sixth Belmont Tract, or all of that certain 0.2968 acre tract of land (Tract 2) conveyed to the said Belmont Estates by the said instrument (1317/220); and, more particularly described by metes and bounds as follows:

### Legend

- calculated point
- found 3/4" iron bar
- capped 5/8" iron rod set for corner
- capped 5/8" iron rod set for corner (set previously)
- capped 5/8" iron rod set for witness
- found 1/2" iron pipe current deed
- Name/ID Vol/Pg see Record Notes
- Name/ID Vol/Pg see Easement Notes
- GCOPR Gonzales County Official Public Records
- secondary boundary line
- easement line
- right-of-way line

**The Belmont Estates tract begins** at an iron rod (capped 5/8 inch iron rod set previously and found this date, unless otherwise noted) on the north right-of-way line of U. S. Highway 90-A (record 1007 r.o.w.) for the common southerly corner between the Second Belmont Tract and that certain 0.1570 acre tract of land conveyed to Brian L. and Mamic I. Schauer by an instrument (1317/215 GCOPR), the same being the southwest corner hereof.

**Thence**, N07°26'31"E, 225.36 feet leaving the said Highway with the common line between the Second Belmont and Schauer tracts to an iron rod found on the south line of that certain 164.322 acre tract of land (Tract 1) conveyed to the said Schauer by an instrument (1167/699 GCOPR) for the common northerly corner between the Second Belmont and 0.1570 acre Schauer tracts, the same being the most southerly, northwest corner hereof;

**Thence**, S88°39'45"E, 128.33 feet with the common line between the Second Belmont Tract and the said 164.322 acre Schauer tract, passing the common northwesterly corner between the Second and Fifth Belmont Tracts and continuing with the common line between the Fifth Belmont and Schauer tracts to a point on a westerly line of the Second Belmont Tract for the common easterly corner between the Fifth Belmont and Schauer tracts, the same being an interior corner hereof; when an iron rod found for witness bears N82°39'45"W, 1.96 feet;

**Thence**, N05°13'05"E, 48.22 feet with the common line between the Second Belmont and Schauer tracts, passing the common westerly corner between the First and Second Belmont Tracts and continuing with the common line between the First Belmont and Schauer tracts to an iron rod found for an angle point in the west line hereof;

**Thence**, continuing with the common line between the First Belmont and Schauer tracts as follows: 1) N02°19'33"W, 92.66 feet to an iron rod found for an angle point; 2) N05°56'16"W, 84.53 feet to an iron rod found for an angle point; 3) N03°52'58"E, 435.36 feet to a 3/4 inch iron bar found bent for the common westerly corner between the First Belmont Tract and that certain 8.50 acre tract of land conveyed to the said Schauer by an instrument (652/797 GCOPR), the same being the most northerly, northeast corner hereof;

**Thence**, S83°10'46"E, 277.73 feet leaving the east line of the said 164.322 acre Schauer tract with the common line between the First Belmont and the said 8.50 acre Schauer tract, to another 3/4 inch iron bar found bent on the west line of the remainder of that certain 5.215 acre tract of land conveyed to the said Schauer by an instrument (1234/169 GCOPR) for the common easterly corner between the First Belmont Tract and the said 8.50 acre Schauer tract, the same being the most northerly, northeast corner hereof;

**Thence**, S20°54'39"E, 134.19 feet continuing with the common line between the First Belmont and Schauer tracts to a capped (RPLS 4540) 1/2 inch iron rod found for their common southerly corner, the same being an interior corner hereof;

**Thence**, S20°54'39"E, 106.32 feet continuing with the common line between the First Belmont and Schauer tracts to a 1/2 inch iron pipe found for an angle point, the same being the common southerly corner between the First and Sixth Belmont Tracts;

**Thence**, S24°27'58"E, 131.59 feet continuing with common line between the Fifth Belmont and Schauer tracts to a 1/2 inch iron pipe found for an angle point, the same being the common southerly corner between the First and Sixth Belmont Tracts;

**Thence**, S20°54'39"E, 134.19 feet continuing with the common line between the First Belmont and Schauer tracts to a capped (RPLS 4540) 1/2 inch iron rod found for their common southerly corner, the same being an interior corner hereof;

**Thence**, S85°29'47"E, 106.32 feet continuing with the common line between the First Belmont and Schauer tracts to a 1/2 inch iron pipe found for northwest terminus of Church Street (known locally as a public way, approximately 20' wide, no known record dedication), the same being the most southerly, northeast corner of the First Belmont Tract and hereof;

**Thence**, S05°27'42"E, 236.83 feet leaving the south line of the said Schauer tract, with the west right-of-way line of Church Street, the same being an easterly line of the First Belmont Tract, passing the common northwesterly corner between the First and Third Belmont Tracts, and continuing with the east line of the Third Belmont Tract, passing the common southeasterly corner between the First and Third Belmont Tracts, and continuing with an easterly line of the First Belmont Tract to an iron rod found for the common easterly corner between the First Belmont Tract and that certain 0.272 acre tract of land conveyed to Oliver Pecan Company, Inc. by an instrument (936/163 GCOPR), the same being the most easterly, southeast corner hereof;

**Thence**, N88°54'37"W, 457.95 feet leaving Church Street, with the common line between the First Belmont Tract and the said Oliver Pecan Tract, passing the northwest corner of the same and continuing with the common line conveyed to Richard L. Walker et ux, Wilhelmnia H. by an instrument (917/718 GCOPR, see also 1082/115 GCOPR), passing the northwest corner of the same and continuing with the common line between the First Belmont Tract and that certain 0.0387 acre tract of land (Tract 4) conveyed in part to the said Belmont Estates by the said instrument (1290/335), passing the northwest corner of the same and continuing with the common line between the First Belmont Tract and the remainder of that certain 0.880 acre tract of land conveyed to Don Henry Ford, Jr., et ux, Leah Dawson by an instrument (1046/821 GCOPR) to an iron rod found for the common northerly corner between the Second Belmont and Ford tracts, the same being an interior corner hereof;

**Thence**, S05°16'51"W, 244.48 feet leaving the south line of the said First Belmont Tract, with the common line between the Second Belmont and Ford tracts, to an iron rod found on the said Highway for the common southerly corner between the Second Belmont and Ford tracts, the same being the most southerly, southeast corner hereof;

**Thence**, S88°52'06"W, 197.91 feet with the said north right-of-way line, the same being the south line of the Second Belmont Tract, returning to the Point of Beginning, and containing 6.426 acres of land.

**Record Notes**  
(102 A-B Gonzales County Plat Records, filed 7/12/2011) Plat of Belmont Park Estates; (652/797 GCOPR, filed 5/29/1990) 8.50 acres, Brian L. Schauer; (917/718 GCOPR, filed 1/24/2005) remainder of 6.30 acres; Richard L. Walker et ux, Wilhelmnia H.; (936/163 GCOPR, filed 12/30/2005) 0.272 acre; Oliver Pecan Company, Inc.; (1046/795 GCOPR, filed 3/17/2011) remainder of 1.226 acres; 0.3444 acre easement reservation; Richard L. Walker et ux, Wilhelmnia H. re-recorded at (1162/434 GCOPR) to include exhibit; (1046/821 GCOPR, filed 3/17/2011) remainder of 0.880 acre less 0.0596 acre, 0.1459 acre easement reservation; Don Henry Ford, Jr. et ux, Leah Dawson; (1066/627 GCOPR, filed 10/7/2011) electric line easement; Guadalupe Valley Electric Cooperative, Inc. the servient estate is called to be a 4.79 acre tract conveyed to Walker by an instrument (917/716 GCOPR); the Walker tract described by (917/716) is 6.30 acres and the 4.79 acre tract is the original subdivision called Belmont Park Estates (102 A-B), which excludes the 0.3436 acre Belmont Estates tract (1290/335, Tract 2) and the 0.2968 acre Belmont Estates tract (1317/220, Tract 2); (1082/115 GCOPR, filed 3/12/2012) 0.7624 acres; Texas Home Equity Affidavit and Agreement; (1097/302 GCOPR, filed 8/20/2012) Tract 1 - 4.791 acres; Belmont Estates Properties, LLC; Tract 3, the easement, was voided later when Belmont Estates acquired title to its servient estate; (1162/434 GCOPR, filed 5/8/2014) remainder of 1.226 acres, 0.3444 acre easement reservation; Richard L. Walker et ux, Wilhelmnia H. re-records (1046/795) to include exhibit; (1167/699 GCOPR, filed 6/19/2014) Tract 1 - 164.322 acres, Tract 2 - 0.344 acre easement; Brian L. Schauer et ux, Mamic I.; (1234/169 GCOPR, filed 8/5/2016) remainder of 5.215 acres; Brian L. Schauer et ux, Mamic I.; (1290/335 GCOPR, filed 9/6/2018) Tract 1 - remainder of 1.226 acres, Tract 2 - 0.436 acre; Tract 4 - 31% interest in 0.0387 acre; Belmont Estates Properties, LLC; (1291/319 GCOPR, filed 9/14/2018) 0.1751 acre; Belmont Estates Properties, LLC; (1317/215 GCOPR, filed 7/24/2019) 0.1570 acre; Brian L. and Mamic I. Schauer;

**Gonzales County 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 across 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 the driveway shall be designated and constructed in accordance with the Gonzales County Road Standards or TxDOT standards, as applicable.  
Owners of property within this subdivision shall look solely to the Property Owners Association for future maintenance and repair of the roads and streets shown on this subdivision plat. The developer of this subdivision has chosen to dedicate the roads in this subdivision as right-of-way, and drainage, at the time of the petition. The decision whether the streets are adequate and whether to accept the petition for public maintenance shall be at the sole discretion of the Gonzales County Commissioners Court.  
The minimum driveway culvert size for each lot shall not be less than eighteen inches.  
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** §  
I, Richard Walker, Manager of Belmont Estates Properties, LLC (14394 West U. S. Highway 90-A, Gonzales, TX 78629), do hereby certify that Belmont Estates Properties, LLC is the owner of property shown on the foregoing plat; there are no dedications to be made; and, this plat was made for the purpose of description.  
Richard Walker, Manager  
Belmont Estates Properties, LLC  
Date: 11/9/2020

**State of Texas** §  
**County of Gonzales** §  
This instrument was acknowledged before me on 11/9/2020 by Richard Walker, Manager of Belmont Estates Properties, a limited liability company, on behalf of the same.  
Carol Sandco  
Notary Public, State of Texas

**Approved by the Gonzales County Commissioners Court:**  
Patrick C. Davis, County Judge Date: 11-09-2020  
K. O. "Dell" Whiddon, Precinct 1 Date: 11-9-20  
Kevin T. Lavin, Precinct 3 Date: 11/9/20  
Colbie Boatright, Precinct 4 Date: 11/9/20

**State of Texas** §  
**County of Gonzales** §  
I, Lona Ackman, Gonzales County Clerk, do hereby certify that the foregoing instrument was filed for record in my office, at the following date and time:  
Belmont Estates Properties, LLC  
Date: 11-9-2020 AM, on the 9th day of NOVEMBER, 2020, in Slide #12-B of the Gonzales County Plat Records.  
By: Deputy, for Lona Ackman, Gonzales County Clerk  
Lona Ackman

**State of Texas** §  
**County of Gonzales** §  
CAROL SANDCO  
Notary Public, State of Texas  
My Comm. Expires: OCTOBER 31, 2022

**State of Texas** §  
**County of Gonzales** §  
William P. Bernsen, RPLS 5506  
Received 9/3/2019 - Surveyed 11/7/2020 and Certified 21/10/2020.