

EDGEWATER HICKSTON SUBDIVISION

HENRY BYMER 1/3 LEAGUE
ABSTRACT NO. 105
GONZALES COUNTY, TEXAS

G.P.S. GRID NORTH

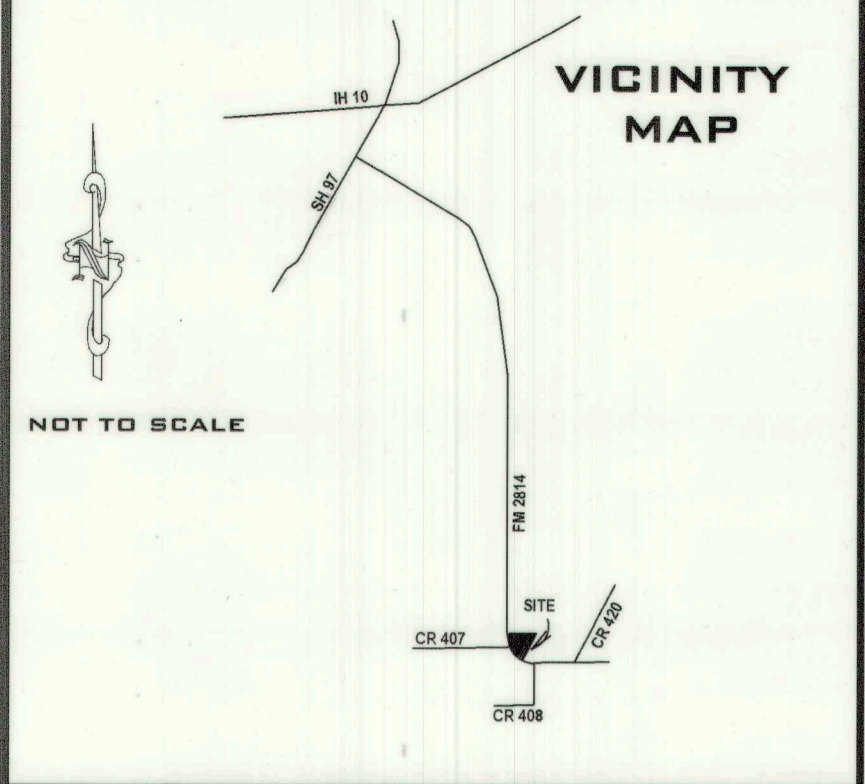
LEGEND

- 5/8" IRON ROD FOUND
- ⊙ 60D NAIL FOUND AND REPLACED W/ 5/8" IRON ROD SET W/ RED PLASTIC CAP MARKED GONZALES FIRST SHOT SURV
- 5/8" IRON ROD SET W/ RED PLASTIC CAP MARKED GONZALES FIRST SHOT SURV
- WIRE FENCE
- D.R. DEED RECORDS
- O.R. OFFICIAL RECORDS

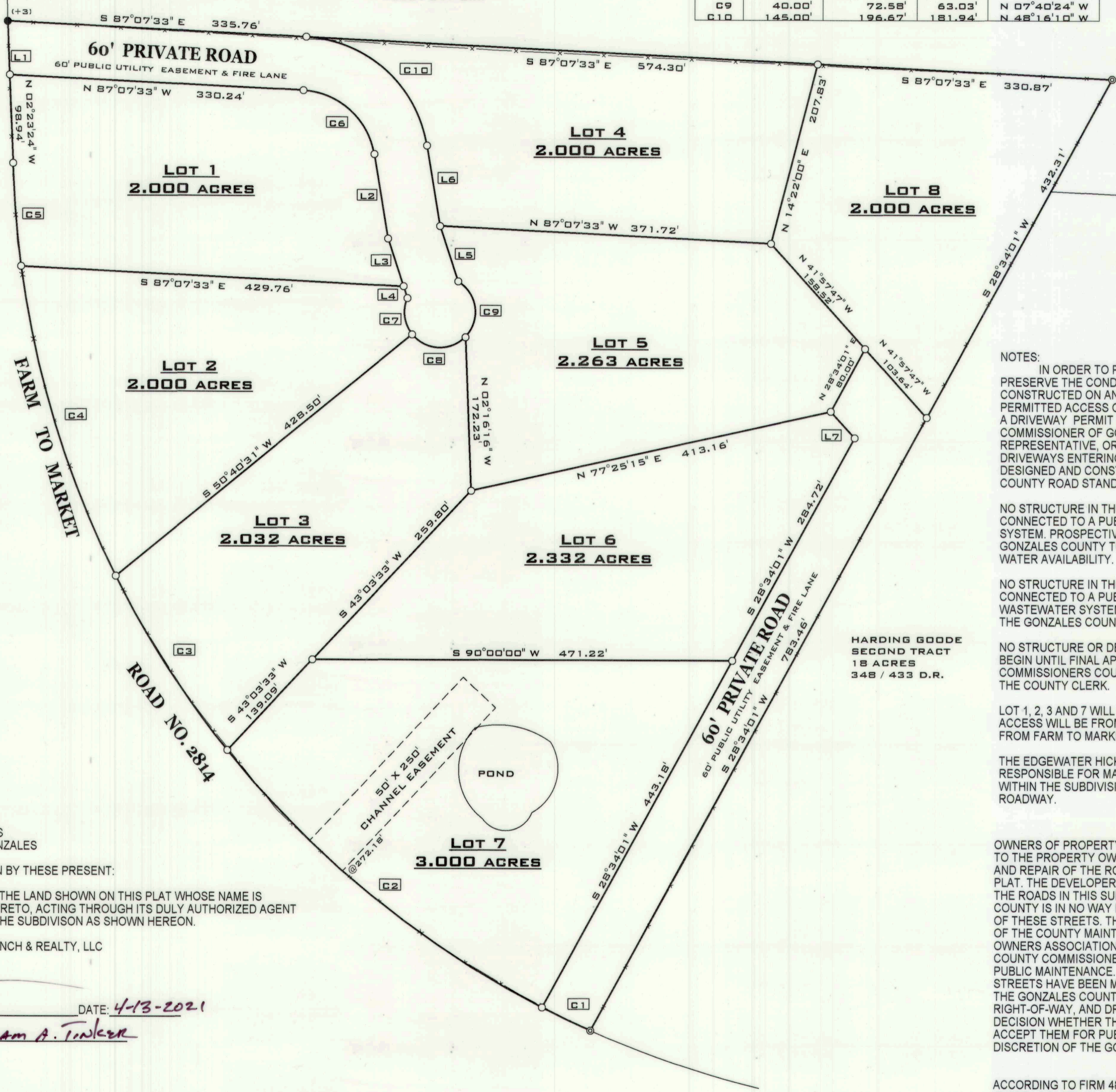
NOTE: ALL FOUND MONUMENTS DESCRIBED WITH HEIGHT ABOVE GROUND OR BELOW GROUND INDICATED WITH A #, 0, OR +#

ID	RADIUS	ARC LENGTH	CHORD	CH BEAR
C1	1096.28'	60.09'	60.09'	N 64°30'41" W
C2	1096.28'	459.66'	456.30'	N 50°55'45" W
C3	1096.28'	232.56'	232.12'	N 32°50'24" W
C4	1096.28'	364.91'	363.22'	N 17°13'37" W
C5	1096.28'	115.95'	115.90'	N 04°39'41" W
C6	85.00'	115.29'	106.65'	S 48°16'10" E
C7	40.00'	43.06'	41.01'	S 07°40'24" E
C8	40.00'	67.84'	60.00'	S 87°06'01" E
C9	40.00'	72.58'	63.03'	N 07°40'24" W
C10	145.00'	196.67'	181.94'	N 48°16'10" W

ID	BEARING	DISTANCE
L1	N 02°23'24" W	60.25'
L2	S 09°24'47" E	96.26'
L3	S 18°14'46" E	56.23'
L4	S 18°14'46" E	13.89'
L5	N 18°14'46" W	65.49'
L6	N 09°24'47" W	91.62'
L7	S 41°57'47" E	40.00'



SARA BETH SCHMIDT
LORI ANN DUPREE
SECOND TRACT
45 ACRES
1032 / 841 D.R.



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.

LOT 1, 2, 3 AND 7 WILL HAVE RESTRICTED ACCESS, ONLY PERMITTED ACCESS WILL BE FROM PRIVATE ROADS, NO ACCESS TO BE PERMITTED FROM FARM TO MARKET ROAD NO 2814.

THE EDGEWATER HICKSTON HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE 60 FOOT ROADWAY EASEMENT WITHIN THE SUBDIVISION, INCLUDING ANY TAXES LEVIED AGAINST THE ROADWAY.

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 PRIVATE STREETS. GONZALES COUNTY IS IN NO WAY RESPONSIBLE FOR THE REPAIR OR MAINTENANCE OF THESE STREETS. THESE PRIVATE STREETS SHALL NOT BECOME PART OF THE COUNTY MAINTENANCE SYSTEM UNLESS THE PROPERTY OWNERS ASSOCIATION AT A FUTURE DATE PETITIONS THE GONZALES COUNTY COMMISSIONERS COURT TO ACCEPT THESE ROADS FOR PUBLIC MAINTENANCE. SUCH A PETITION MUST DEMONSTRATE THAT THE STREETS HAVE BEEN MAINTAINED TO, OR IMPROVED TO, WHATEVER IS THE GONZALES COUNTY STANDARD FOR PUBLIC STREETS, RIGHT-OF-WAY, AND DRAINAGE, AT THE TIME OF THE PETITION. THE DECISION WHETHER THE STREETS ARE ADEQUATE AND WHETHER TO ACCEPT THEM FOR PUBLIC MAINTENANCE SHALL BE AT THE SOLE DISCRETION OF THE GONZALES COUNTY COMMISSIONERS COURT."

ACCORDING TO FIRM 48177C0275C DATED DECEMBER 3, 2010, THIS SITE IS NOT LOCATED IN A FLOOD ZONE.

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.
EDGEWATER RANCH & REALTY, LLC

BY: [Signature] DATE: 4-13-2021
NAME: Wesam A. Tinkler

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 12 DAY OF April, 2021 A.D.
[Signature]
SETH M. FULLILOVE RPLS NO. 6397



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 26th DAY OF April, A.D. 2021, AT 10:30A AND DULY RECORDED THE 26th DAY OF April, A.D. 2021 AT 10:30A IN SLIDE 147-A OF THE MAP OR PLAT RECORDS OF SAID COUNTY, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 26th DAY OF April, 2021.

COUNTY CLERK
GONZALES COUNTY, TEXAS
BY: [Signature]
DERUTY

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

AGENT FOR GONZALES COUNTY WATER SUPPLY

ALL TRACTS ARE SUBJECT TO A 15' ELECTRIC AND COMMUNICATION EASEMENT ALONG ALL SIDE, REAR PROPERTY LINES AND 40' ALONG FRONT PROPERTY LINE.

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 EDGEWATER HICKSTON SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

[Signature]
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 28th DAY OF April, 2021 A.D.

[Signature]
PATRICK C. DAVIS
COUNTY JUDGE
[Signature]
K.O. "DELL" WHIDDON
COUNTY COMMISSIONER, PCT 1
[Signature]
KEVIN LA FLEUR
COUNTY COMMISSIONER, PCT 3
[Signature]
DONNIE R. BRZOZOWSKI
COUNTY COMMISSIONER, PCT 2
[Signature]
COLLIE BOATRIGHT JR.
COUNTY COMMISSIONER, PCT 4

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

SCALE: 1" = 100'	DATE: 03/25/21	SIZE: 18x24
DRAWN: GAB	CHECKED:	JOB: S21-043