

# 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 +#

CURVE DATA				
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

LINE DATA		
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 O.R.

HARDING GOODE  
SECOND TRACT  
18 ACRES  
348 / 433 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.

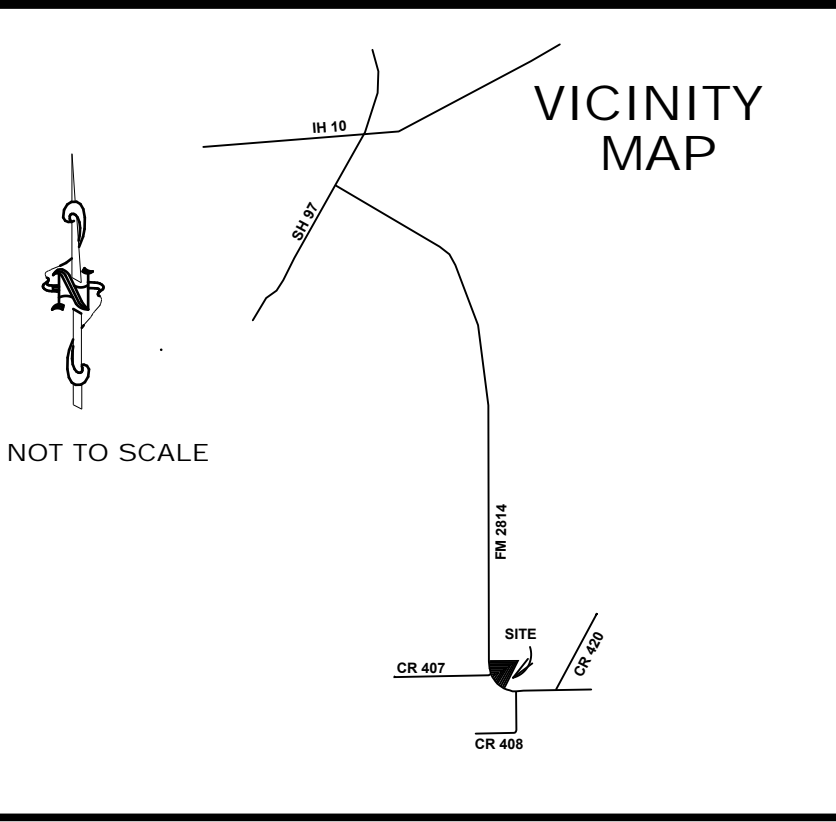
NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY GONZALES COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.

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.

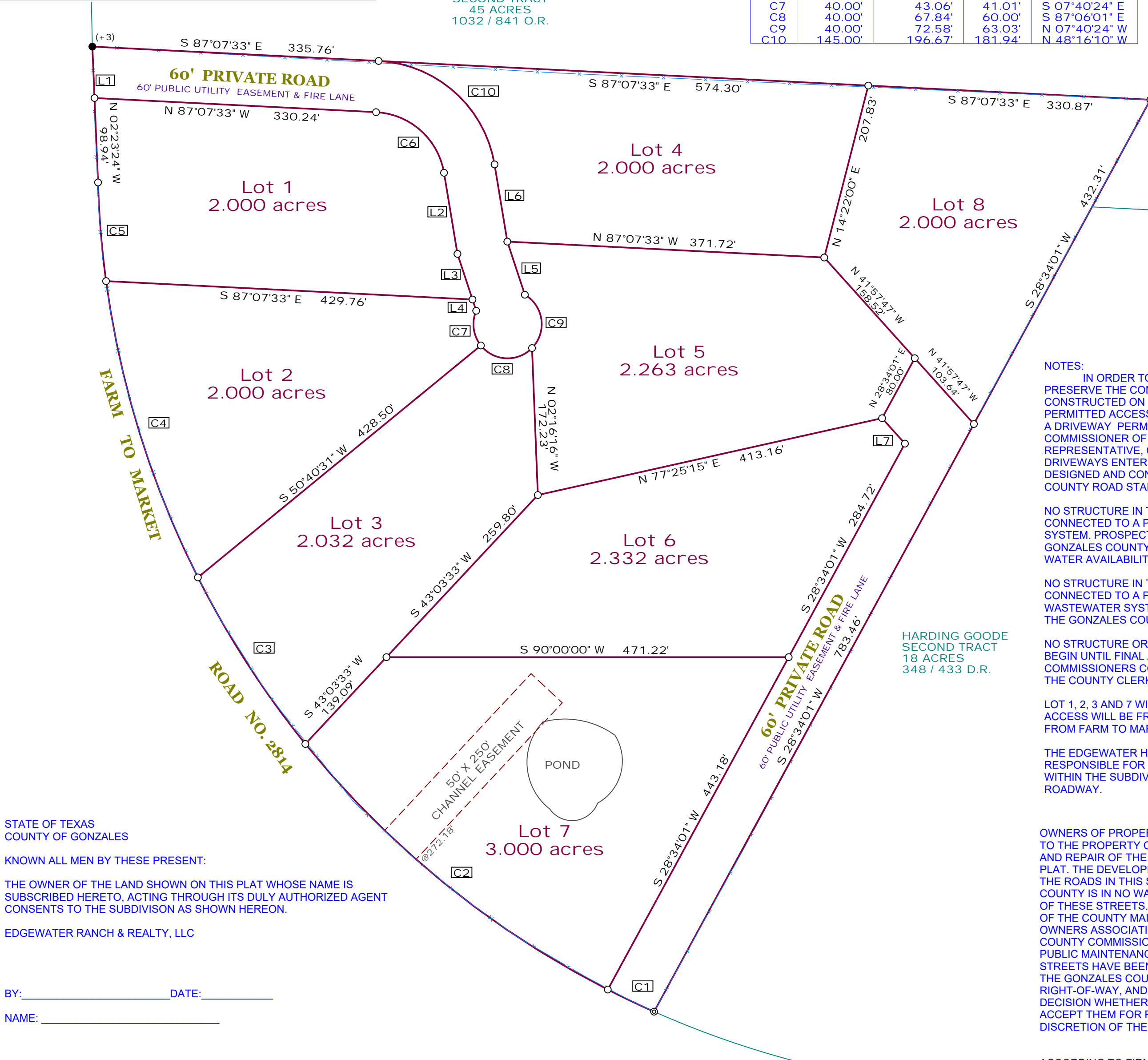
THE EDGEWATER HICKSTON HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE 60 FOOT ROADWAY EASEMENT WITHIN THE SUBDIVISION, INCLUDING ANY TAXES LEVIED AGAINST THE ROADWAY.

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.



NOT TO SCALE



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: \_\_\_\_\_ DATE: \_\_\_\_\_

NAME: \_\_\_\_\_

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 A.D.

SETH M. FULLILOVE RPLS NO. 6397

I, \_\_\_\_\_, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021, AT \_\_\_\_\_ AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, AD, 2021 AT \_\_\_\_\_ IN SLIDE \_\_\_\_\_ OF THE MAP OR PLAT RECORDS OF SAID COUNTY, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD, 2021.

COUNTY CLERK  
GONZALES COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

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.

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 A.D.

PATRICK C. DAVIS  
COUNTY JUDGE

K.O. "DELL" WHIDDON  
COUNTY COMMISSIONER, PCT 1

DONNIE R. BRZOWOSKI  
COUNTY COMMISSIONER, PCT 2

KEVIN LA FLEUR  
COUNTY COMMISSIONER, PCT 3

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