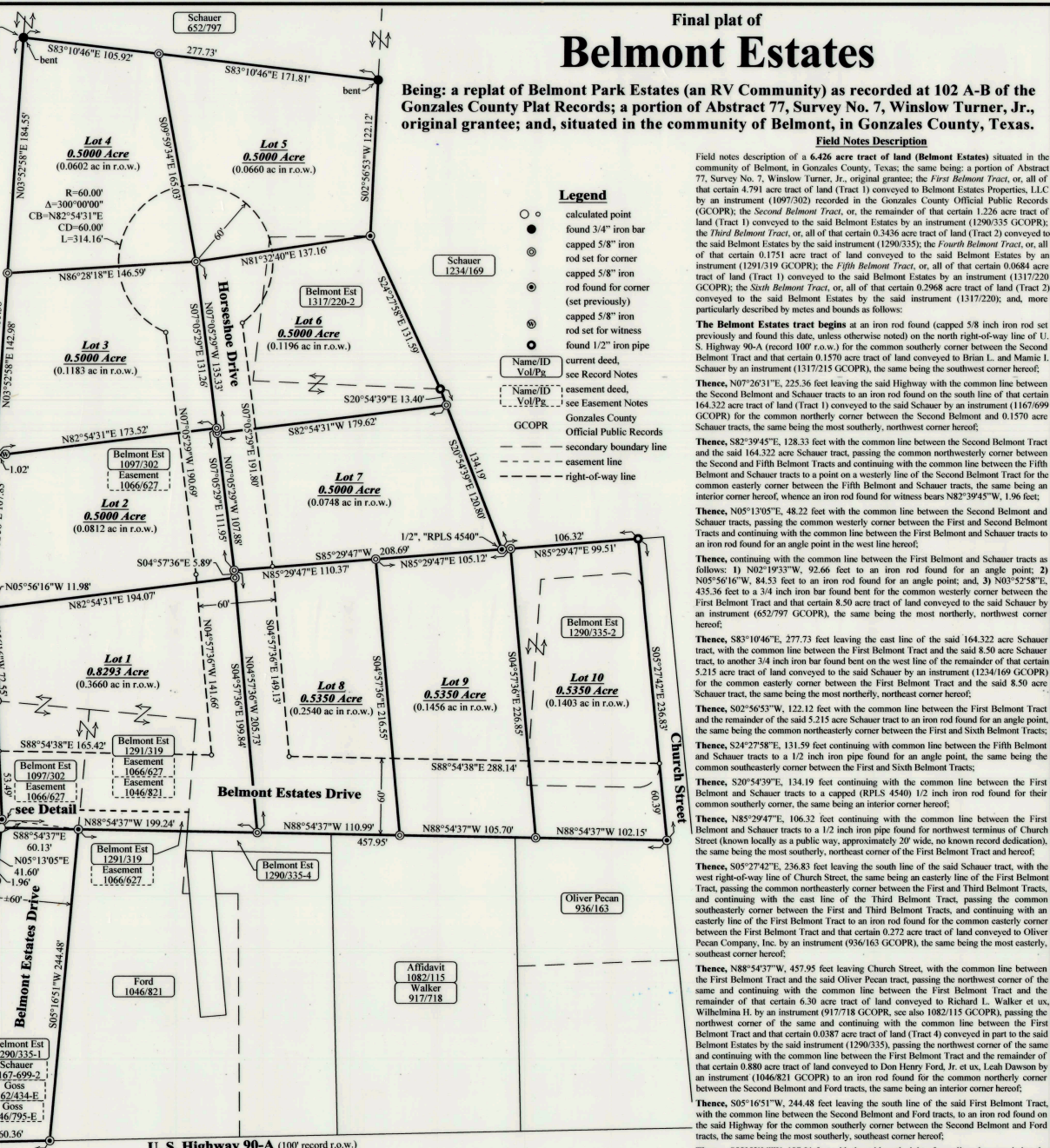




N: 13,741,302.206
E: 2,385,438.53
N: 29°31'35.3051"
W: 97°41'19.9272"



Final Plat of Belmont Estates

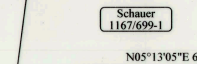
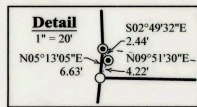
Being: a replat of Belmont Park Estates (an RV Community) as recorded at 102 A-B of the Gonzales County Plat Records; a portion of Abstract 77, Survey No. 7, Winslow Turner, Jr., original grantee; and, situated in the community of Belmont, in Gonzales County, Texas.

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 Belmont Estates tract begins at an 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 100' 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.

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
- easement deed
- see Easement Notes
- GCOPR
- Gonzales County
- Official Public Records
- Secondary boundary line
- easement line
- right-of-way line



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, Wilhelmina 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, Wilhelmina 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, Wilhelmina 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...

Survey Notes
*Please note that some of the survey markers shown may be witness markers set or found near the property corner rather than corner markers set or found at the property corner.
The basis of bearing and coordinates is grid north. Texas State Plane Coordinate System of 1983, South Central Zone (NAD 83) and the distances shown are grid distances.
According to the right-of-way map acquired from TxDOT, the overall highway right-of-way width is 100 feet. However, the map provides no deed information. We could not find any deeds in the public records for the original highway right-of-way. We found deeds for the original widening on the south side, but we were unable to find any for the north side adjoining the subject tract.
"Church Street" is known locally as a public way (a lane) and appears to be used as such, but there is no street sign, it does not appear on the Gonzales County Road Map and we are unaware of any recorded instruments dedicating it for public use. It is approximately 20' wide.
Belmont Estates Drive is approximately 758 feet in length along its centerline and Horseshoe Drive is approximately 419 feet in length along its centerline. Both will be private roads maintained by a homeowner's association. Access to the subdivision will be via West US Highway 90-A and Church Street.
Area Summary: The total area of the subdivision is 6.426 acres. There is a total of eleven lots. The smallest lot is 0.5000 of an acre, the largest lot is 0.9920 of an acre and the average lot is 0.584 of an acre. 1.764 acres are situated within the private road easements.
According to the FEMA Flood Insurance Rate Map No. 48177C0200C, effective 12/3/2010, this tract appears to lie in Flood Zone "X". Areas determined to be outside the 0.2% annual chance floodplains [500-year floodplain].
An elevation has been reported for the southwest corner of Lot 11 on the top of the capped iron rod set for corner. Its NAVD 83 elevation is approximately 404.4 feet. Benchmarks are subject to surface motion over time depending on their type and depth, the moisture content of the soil, construction activities and other factors. This benchmark may not be suitable for critical applications beyond a certain period of time.
Due to rounding errors, incremental distances (and areas) may not add up to the aggregate distances (and areas).

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: 11/9/20

State of Texas §
County of Gonzales §
This instrument was acknowledged before me on 11/9/20 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. Lue, Precinct 3 Date: 11/9/20
Colbie Boatright, Precinct 4 Date: [blank]

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 10:00 AM, on the 9th day of NOVEMBER, 2020, in Slide #12-B of the Gonzales County Plat Records.

State of Texas §
County of Gonzales §
By: Deputy, for Lona Ackman, Gonzales County Clerk
Lona Ackman

Notary Public, State of Texas
CAROL SANDCO
Notary Public, State of Texas
My Commission Expires: OCTOBER 31, 2022
William P. Bernsen, RPLS #5006
Registered 9/3/2019 - Surveyed 11/7/2020 and Certified 21/10/2020