

# Helpful Information for offers:

Sellers: Schmidt

Property Address: 000 County Road 451 Tr 4,

Legal Description: **LOT 4 INDEPENDENCE LANDING**

Leases:

Residential: \_\_\_no\_\_\_\_\_

Fixture: \_\_\_no\_\_\_\_\_

OGM Lease: \_\_\_\_\_no\_\_\_\_\_

Cattle or AG leases: \_\_\_no\_\_\_\_\_.

Title Company:

**Burchard Abstract Company**

403 St George St, Gonzales, TX 78629

[\(830\) 672-8651](tel:8306728651)

Earnest money is **at least 1% of sales price.**

Survey available: Yes, attached

Paragraph 9 information:

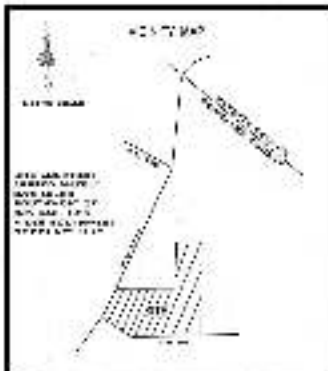
South Central Real Estate 9001473....PO Box 251, Schulenburg, Tx 78956 979-743-1737

Supervisor: Tanya Schindler, Broker 510632.....Listing agent: \_\_\_Tanya Schindler\_\_\_\_\_

should be used.

## H. SELLER'S DISCLOSURE:

- (1) Seller  is  is not aware of any flooding of the Property which has had a material adverse effect on the use of the Property.
  - (2) Seller  is  is not aware of any pending or threatened litigation, condemnation, or special assessment affecting the Property.
  - (3) Seller  is  is not aware of any environmental hazards that materially and adversely affect the Property.
  - (4) Seller  is  is not aware of any dumpsite, landfill, or underground tanks or containers now or previously located on the Property.
  - (5) Seller  is  is not aware of any wetlands, as defined by federal or state law or regulation, affecting the Property.
  - (6) Seller  is  is not aware of any threatened or endangered species or their habitat affecting the Property.
  - (7) Seller  is  is not aware that the Property is located  wholly  partly in a floodplain.
  - (8) Seller  is  is not aware that a tree or trees located on the Property has oak wilt.
- If Seller is aware of any of the items above, explain (attach additional sheets if necessary):



# INDEPENDENCE LANDING

SECTION 17, TOWNSHIP 10N, RANGE 10E, COUNTY OF TARRANT, TEXAS  
 SURVEYED BY JAMES E. CRITCHFIELD, SURVEYOR  
 2014

**GPS GRID NORTH**

10' IRON ROD FOUND  
 50' IRON ROD SET IN  
 WITH PLASTIC CAP MARKED  
 CORNER OF FIRST SHOT SURVEY

— ELECTRIC LINE  
 — WIND FENCE

B.L. BUILDING SETBACK LINE  
 O.R. OFFICIAL RECORDS

NOTE: ALL FOUND MONUMENTS DESCRIBED  
 WERE FOUND ABOVE GROUND ON 11/13/14  
 UNLESS INDICATED OTHERWISE.

BEFORE THE SIGNATURE OF THE SURVEYOR IS PLACED ON THIS INSTRUMENT, THE SURVEYOR SHALL BE REQUIRED TO SIGN AND FILE WITH THE INSTRUMENT A STATEMENT OF THE QUALITY OF THE SURVEY AND THE QUALITY OF THE INSTRUMENTS USED IN THE SURVEY. THE STATEMENT SHALL BE FILED WITH THE INSTRUMENT AND SHALL BE MADE A PART OF THE PUBLIC RECORDS OF THE INSTRUMENT.

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STATE OF TEXAS  
 COUNTY OF TARRANT

JOHN H. LIVERGOOD

BY \_\_\_\_\_

JOHN H. LIVERGOOD

BY \_\_\_\_\_

JAMES E. CRITCHFIELD  
 SURVEYOR  
 2014

Station	Radius	Arc Length	Chord	Chord Bearing
1	200.00'	100.00'	100.00'	S 45° 00' 00" E

Station	Bearing	Distance
1	S 45° 00' 00" E	100.00'
2	S 45° 00' 00" E	100.00'
3	S 45° 00' 00" E	100.00'
4	S 45° 00' 00" E	100.00'
5	S 45° 00' 00" E	100.00'
6	S 45° 00' 00" E	100.00'
7	S 45° 00' 00" E	100.00'
8	S 45° 00' 00" E	100.00'
9	S 45° 00' 00" E	100.00'
10	S 45° 00' 00" E	100.00'

JAMES E. CRITCHFIELD  
 SURVEYOR  
 2014



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DATE: 14 April 2014

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

JOHN H. LIVERGOOD

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

JAMES E. CRITCHFIELD  
 SURVEYOR  
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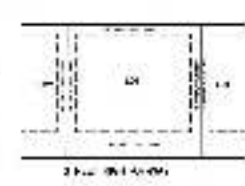
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BY: \_\_\_\_\_

JOHN H. LIVERGOOD

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

JAMES E. CRITCHFIELD  
 SURVEYOR  
 2014

CORNER FIRST SHOT SURVEY NO. 110		
300 S. GEORGE STREET		
DALLAS, TEXAS 75201		
SCALE: 1"=20'	DATE: 11/13/14	SHEET: 18-34
DRAWN: GMB	CHECKED:	JOB: 811-023

RESTRICTIVE AND PROTECTIVE COVENANTS FOR  
INDEPENDENCE LANDING, GONZALES COUNTY, TEXAS

THE STATE OF TEXAS,  
COUNTY OF GONZALES.

KNOW ALL MEN BY THESE PRESENTS, that Gonzo 451, LLC., a Texas Limited Liability Corporation, acting herein by and through its Managing Member, Curtis M. Podlewski, the owner of that certain tract or parcel of land containing 75.05 acres, a part of the John H. Livergood 341 Acre Survey, Abstract 323, and the Joseph McCoy Jr. 1/4 League Survey, Gonzales County, Texas, which has been heretofore platted and subdivided into that certain subdivision known as Independence Landing, and does, for the protection and benefit of all owners of any lots in said subdivision, hereby impress each and all of the lots in said subdivision with the following restrictive covenants running with the land governing the use, occupancy, enjoyment, and sale of any and all such lots:

1. All Lots shall be used for single family residential purposes.
2. No mobile homes, modular homes, manufactured homes or the like shall be permitted on any lot.
3. Each residence constructed on a lot shall contain not less than 1,000 square feet of enclosed and air-conditioned floor living area, exclusive of garage area, porches, patios, driveways, and carports.
4. Any residence constructed or other permanent structures are to be completed within one (1) year from the start of construction. Temporary facilities such as travel trailers and motor homes may be utilized during the construction period. Following the completion of construction those temporary facilities such as travel trailers and motor homes may be stored upon the property so long as they are not used as a residence.
5. Outbuildings used in conjunction with residential use of the lots is permitted. All outbuildings including detached garages, workshops, and barns must be of good construction and kept in good repair.
6. No commercial raising of livestock of any type is allowed and no commercial feedlot type operations, commercial swine operations or commercial poultry operations shall be permitted on the premises. Chickens, ducks, geese or other poultry shall be allowed if contained within a pen and do not become an annoyance to neighbors.
7. No further subdividing of the lots shall be allowed or permitted.
8. No individual sewage-disposal system shall be permitted on any lot unless the system is designed, located and constructed in accordance with the requirements, standards and

recommendations of Gonzales County, Texas and shall comply with all state and county laws and regulations. Approval of the system as installed shall be obtained from the proper authority.

9. No commercial signs advertising the name of a commercial enterprise shall be located on any lot. For sale signs are permitted on lots being advertised for sale.
10. Per the Texas Department of Transportation (TXDOT), driveway access and associated culverts for Lots 1 and 2 fronting along FM 1115 shall be installed 250 lineal feet apart.
11. Per the Texas Department of Transportation (TXDOT), driveway access and associated culverts for Lot 3 shall be installed along CR 451.

EXECUTED on 5/8, 2020

Gonzo 451, LLC

A Texas Limited Liability Corporation

BY Curtis M. Podlewski

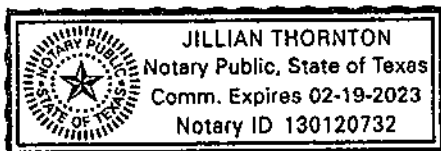
Curtis M. Podlewski

Managing Member

THE STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 8<sup>th</sup> day of MAY, 2020 by Curtis M. Podlewski, as Managing Member of Gonzo 451, LLC.



Jillian Thornton  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

NOTARY'S TYPED OR PRINTED NAME:

JILLIAN THORNTON

NOTARY'S COMMISSION EXPIRES:

2/19/23

**FILED AND RECORDED**

**Instrument Number: 20304097 V: 1341 P: 964**

**Filing and Recording Date: 05/19/2020 01:35:20 PM Pages: 3 Recording Fee: \$20.00**

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Gonzales County,



Lona Ackman, County Clerk  
Gonzales County, Texas

***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

Returned To:  
GONZO 451 LLC  
208 OAK DRIVE  
FRIENDSWOOD, TX 77546

IL TR 4 & 5 CR 451  
Texas, AC +/-



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included
- Crude Oil
- Natural Gas
- Other