

# 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\_\_\_\_\_

concerned about these matters, an addendum promulgated by TREC or required by the parties 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):

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

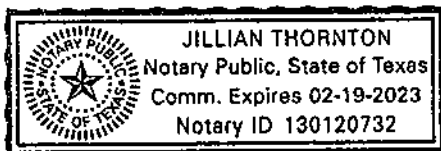
Curtis M. Podlewski

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,**

A handwritten signature in black ink, reading "Lona Ackman", written over a horizontal line.

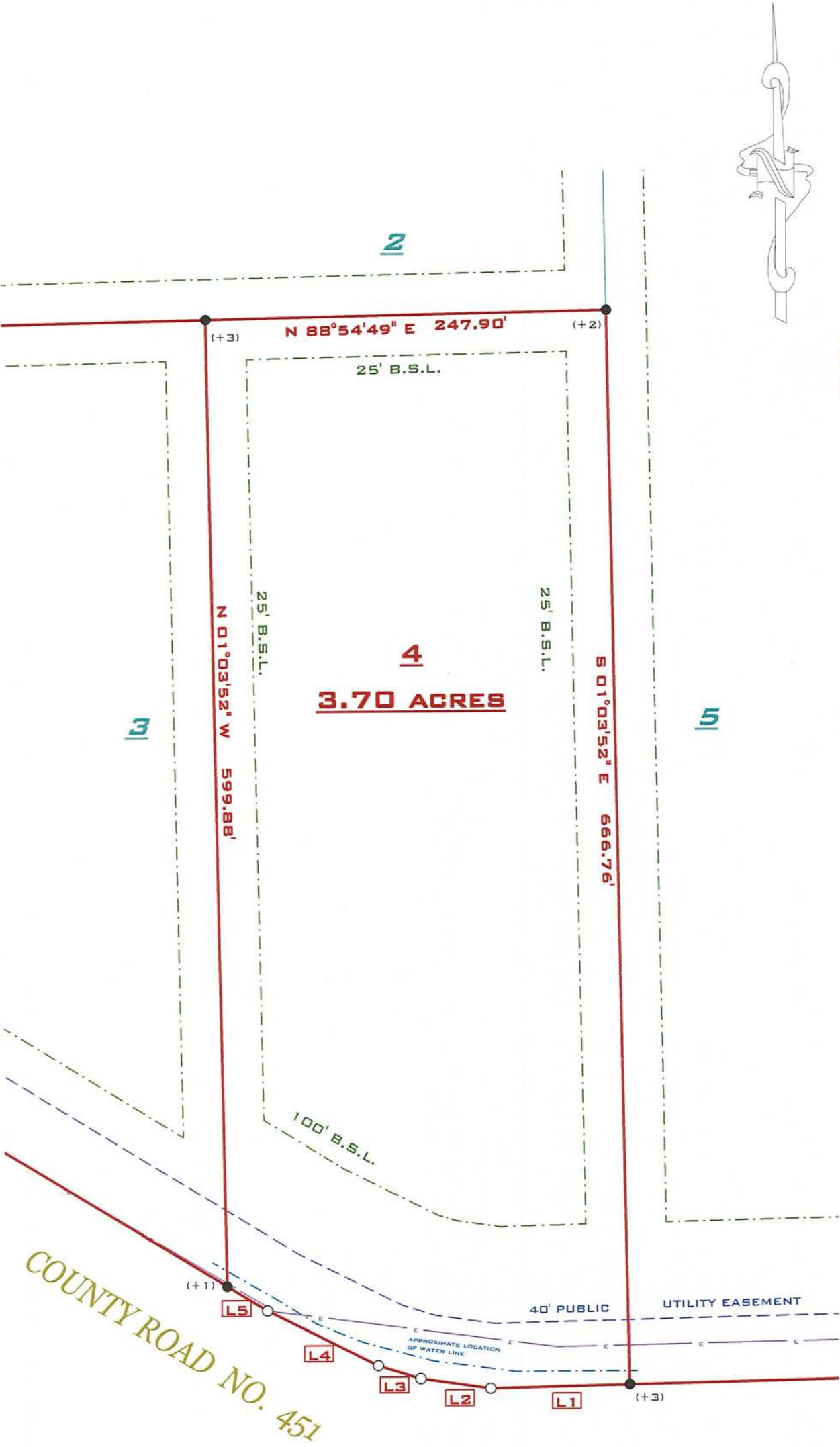
Lona Ackman, County Clerk  
Gonzales County, Texas

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

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

INDEPENDENCE LANDING

ALL OF LOT NO. 4  
GONZALES COUNTY, TEXAS



G.P.S.  
GRID NORTH

LEGEND

- 5/8" IRON ROD FOUND
- 5/8" IRON ROD SET W/  
RED PLASTIC CAP MARKED  
GONZALES FIRST SHOT SURV
- ELECTRIC LINE
- B.S.L BUILDING SETBACK LINE
- O.R. OFFICIAL RECORDS

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

LINE DATA		
ID	BEARING	DISTANCE
L1	S 88°42'08" W	86.15'
L2	N 81°48'12" W	43.75'
L3	N 72°43'49" W	27.57'
L4	N 63°20'43" W	76.68'
L5	N 58°20'35" W	29.15'

PLAT SHOWING all of Lot No. 4, INDEPENDENCE LANDNG, according to the map or plat thereof recorded in Plat Cabinet Slide 139 B, lying and being situated in Gonzales County, Texas.

The undersigned does hereby certify that this survey was this day made APRIL 28, 2021, on the ground of the property, legally described hereon and is correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments, overlapping of improvements, easements or apparent rights-of-way, except as shown hereon, and said property has access to and from dedicated roadway, except as shown hereon.

SETH M. FULLILOVE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6397



GONZALES FIRST SHOT SURVEYING, L.L.C. 403 St. GEORGE STREET GONZALES, TEXAS 78629 830-672-6585 FIRM# 10172000		
SCALE: 1" = 80'	DATE: 04/28/21	SIZE: 11x17
DRAWN: GAB	CHECKED:	JOB: S21-125



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

