

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.

WINDSOR CHASE, LLC

MARK INYART
AUTHORIZED AGENT

THE STATE OF TEXAS

COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
MARK INYART, AUTHORIZED AGENT FOR WINDSOR CHASE, LLC, KNOWN TO ME TO BE
THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED TO ME THAT HE EXECUTED SAME FOR PURPOSES AND
CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN
SET OUT, AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10th DAY

OF October, 2025



NOTARY PUBLIC IN AND FOR

Harris COUNTY, TEXAS

GUADALUPE VALLEY ELECTRIC COOP, INC.

THIS SUBDIVISION PLAT OF HICKSTON GREEN ACRES HAS BEEN SUBMITTED TO AND
APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

Gerald Bayan
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP, INC.

I, THOMAS A. MCINTYRE, R.P.L.S., DO HEREBY CERTIFY THAT AN ACTUAL AND
ACCURATE 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.



Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

THIS SHORT FORM PLAT OF THE HEREIN DESCRIBED PROPERTY IS APPROVED BY THE
COMMISSIONERS' COURT OF GONZALES COUNTY, TEXAS

THIS 10th DAY OF November, 2025

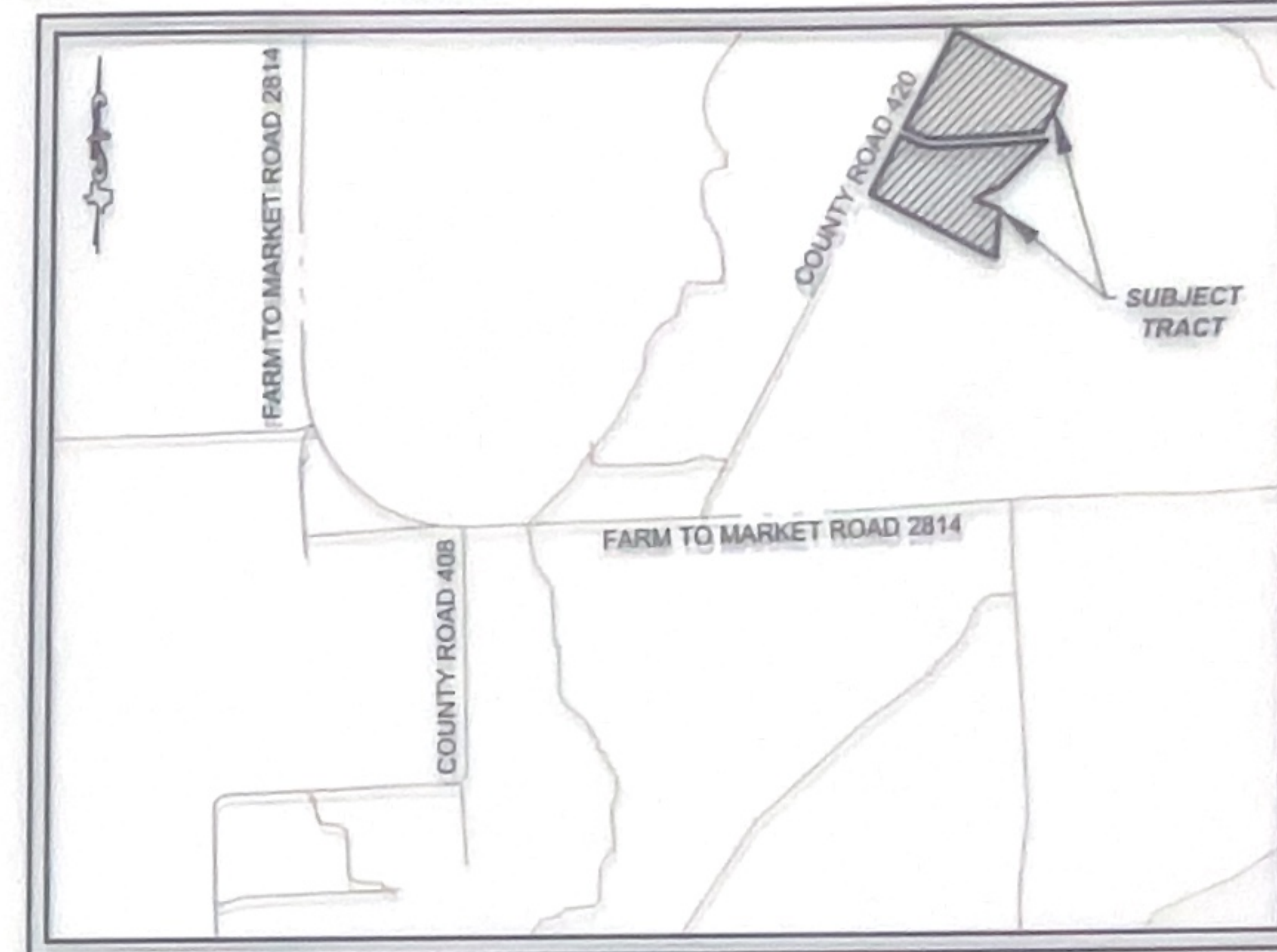
Anton T. Matias
ANTON TONY MATIAS
COUNTY COMMISSIONER
PRECINCT 1

Roy Staton
ROY STATON
COUNTY COMMISSIONER
PRECINCT 3

Patrick C. Davis
PATRICK C. DAVIS
COUNTY JUDGE

Donnie R. Brzozowski
DONNIE R. BRZOZOWSKI
COUNTY COMMISSIONER
PRECINCT 2

Collie Boatright
COLLIE BOATRIGHT
COUNTY COMMISSIONER
PRECINCT 4



VICINITY MAP
NOT TO SCALE

23326532 P
11/12/2025 11:29:31 PM Total Pages: 2 Fee: 50.00
Lone Ackman, Clerk - Gonzales County, Texas
11/12/2025 11:29:31 PM

GENERAL NOTES:

1. A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GONZALES COUNTY UNINCORPORATED AREAS COMMUNITY MAP NO. 480253, FEMA FIRM PANEL NO. 48177C0275C, HAVING AN EFFECTIVE DATE OF 12-03-2010.
2. ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, U.S. SURVEY FEET, AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.00013461.
3. PROPERTY LINES SHOWN OUTSIDE THE BOUNDARY LINE OF THE SUBJECT TRACT MAY NOT HAVE BEEN SURVEYED ON THE GROUND AND ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES AND GRAPHICAL DEPICTION.
4. ALL LOT CORNERS ARE SET 5/8-INCH IRON ROD WITH CAP STAMPED "TPS 100834-00" (UNLESS OTHERWISE NOTED).
5. 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.
6. 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.
7. 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.
8. NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY GONZALES COUNTY COMMISSIONER'S COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.
9. ALL TRACTS ARE SUBJECT TO A 15' ELECTRIC AND COMMUNICATION EASEMENT ALONG ALL PROPERTY LINES.
10. EACH LOT IS SUBJECT TO A FLOATING 10' WIDE BY 40' LONG GUY WIRE EASEMENT TO BE LOCATED BY GVEC.
11. ALL EXISTING GVEC OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF LINE.
12. WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5' WIDE EASEMENT TO THE SERVICE METER LOCATION, EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
13. 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.
14. NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT.
15. THE CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLICLY AVAILABLE DATA AND ARE PROVIDED FOR GENERAL REFERENCE ONLY. THEY ARE NOT THE RESULT OF A FIELD SURVEY AND MAY NOT REFLECT CURRENT SITE CONDITIONS OR PRECISE ELEVATIONS.

I, Lone 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 12th DAY OF November, A.D. 2025,
AT 3:50 PM AND DULY RECORDED THE 12th DAY OF November, A.D. 2025
AT 3:40 PM IN SLIDE 186B OF THE MAP OR PLAT RECORDS OF SAID COUNTY, IN
TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 12th DAY
OF Nov., A.D. 2025

COUNTY CLERK
GONZALES COUNTY, TEXAS

BY: Marta Marias
CHIEF DEPUTY CLERK

SHORT FORM PLAT OF HICKSTON GREEN ACRES

BEING A SUBDIVISION OF 24.000 ACRES SITUATED IN THE HENRY BYMER SURVEY,
ABSTRACT NO. 105, GONZALES COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN
CALLED 99.745 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 1471, PAGE
49, OF THE OFFICIAL PUBLIC RECORDS OF GONZALES COUNTY, TEXAS.

4 LOTS
OCTOBER 2025

OWNER
WINDSOR CHASE, LLC
448 WEST 19TH ST., STE. 161
HOUSTON, TEXAS 77008

SURVEYOR
TEXAS PROFESSIONAL
SURVEYING
3032 N. Frazier, Conroe, Texas 77385
Ph: 836.758.7447 Fax: 836.758.7448
www.surveyingtx.com
Firm No. 10083400





LEGEND

- SET 1/4" IRON ROD W/CAP "TPS 100834-00"
- FOUND SURVEY MONUMENT (DESCRIBED)
- IRON ROD
- WITH CAP
- VOLUME / PAGE
- OFFICIAL PUBLIC RECORDS OF GONZALES COUNTY, TEXAS
- DEED RECORDS OF GONZALES COUNTY, TEXAS
- G.C.A.D.
- GONZALES CENTRAL APPRAISAL DISTRICT
- I.D. NO.
- IDENTIFICATION NUMBER
- B.L.
- BUILDING LINE
- U.E.
- UTILITY EASEMENT
- FND
- FOUND
- E&C U.E.
- ELECTRIC & COMMUNICATION UTILITY EASEMENT
- ①
- BLOCK NUMBER
- EASEMENT

HENRY BYMER SURVEY
ABSTRACT NO. 105

HARDING GOODE, JR.
CALLED 38.5 ACRES
VOL. 680, PG. 464
D.R.G.C.T.

WILLIAM REED MORAW
CALLED 93.613 ACRES
VOL. 1240, PG. 489
D.R.G.C.T.

REMAINDER OF
KEVIN D. SMITH AND
SHANNON ALFORD
CALLED 65.32 ACRES
VOL. 845 PG. 538
D.R.G.C.T.

REMAINDER OF
WINDSOR CHASE, L.L.C. A TEXAS LIMITED LIABILITY COMPANY
CALLED 99.745 ACRES
VOL. 1471, PG. 49
D.R.G.C.T.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S65° 18' 20"E	141.85'
L2	S69° 57' 19"E	40.75'
L3	S78° 05' 46"E	43.27'
L4	S85° 10' 41"E	46.41'
L5	N88° 50' 53"E	83.87'
L6	N86° 18' 22"E	124.97'
L7	N89° 47' 30"E	14.24'
L8	S68° 11' 41"W	112.12'
L9	S81° 53' 23"W	86.93'
L10	S88° 18' 22"W	104.94'
L11	S89° 50' 53"W	80.38'
L12	N85° 10' 41"W	39.58'
L13	N78° 05' 46"W	35.29'
L14	N69° 57' 19"W	34.04'
L15	N65° 18' 20"W	136.33'
L16	N27° 38' 25"E	60.08'

ZONE "X"

@ 317.65'
FND 1/4" I.R.
W/CAP

100 YEAR
FLOODPLAIN

ELROY DWAYNE WATSON
CALLED 13.48 ACRES
"FIRST TRACT"
VOL. 873, PG. 752
D.R.G.C.T.

FND 1/4" I.R.
W/CAP
N:13773082.74
E:2517882.07

PROPOSED WELL
LOCATION
N:13773088.21
E:2518096.73

PROPOSED WELL
LOCATION
N:13773301.31
E:2518182.07

20' PIPELINE EASEMENT
VOL. 1096, PG. 224, VOL. 1096, PG. 228,
VOL. 1096, PG. 232, VOL. 1096, PG. 238,
VOL. 1096, PG. 240, VOL. 1096, PG. 248,
VOL. 1096, PG. 252
D.R.G.C.T.

PROPOSED 60' ACCESS AND
UTILITY EASEMENT
REMAINDER OF
WINDSOR CHASE, L.L.C.
A TEXAS LIMITED LIABILITY COMPANY
CALLED 99.745 ACRES
VOL. 1471, PG. 49
D.R.G.C.T.

LOT 3
6.000 ACRES

LOT 4
6.000 ACRES

LOT 1
6.000 ACRES

LOT 2
6.000 ACRES

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OCTOBER 2025

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Form No. 10083400



BENCHMARK-
3" BRASS DISK SET IN 6" CONCRETE COLUMN
STAMPED "H.G.A."
ELEVATION: 310.49', NAVD88, 2011 ADJUSTMENT
GEOID18 TEXAS SOUTH CENTRAL ZONE 4204
REFERENCED TO:
NGS BENCHMARK PID: AX1088, DESIGNATION SCHULENBURG,
PUBLISHED ELEVATION: 378.83', OBSERVED ELEVATION: 378.54',
NO ADJUSTMENT APPLIED.



GonzalesCounty

Lona Ackman, Clerk
427 St. George Street Ste 200
Gonzales, Texas 78629
830-672-2801

Receipt: 25-4620

Product	Name	Pages	Extended
P	PLAT	2	\$50.00
		Document # 25326932	
		Document Info: WINDSOR CHASE	
Subtotal			\$50.00
Service Fee			\$1.75
Total			\$51.75
Tender (Tyler Payments Charge Over the Counter)			
External Transaction Id		TPOTC792S36	
Transaction Id		C5	\$50.00

Thank You for Your Business