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

**Receipt: 25-4938**

| **Product** | **Name** | | **Extended** |
|---|---|---|---|
| P | PLAT | | $50.00 |
| | | Pages | 2 |
| | | Document # | 25326933 |
| | | Document Info: | JASON O'LONNEL |

| | |
|---|---|
| **Subtotal** | $50.00 |
| **Service Fee** | $1.75 |
| **Total** | $51.75 |

Tender (Tyler Payments Charge Over the Counter) $50.00

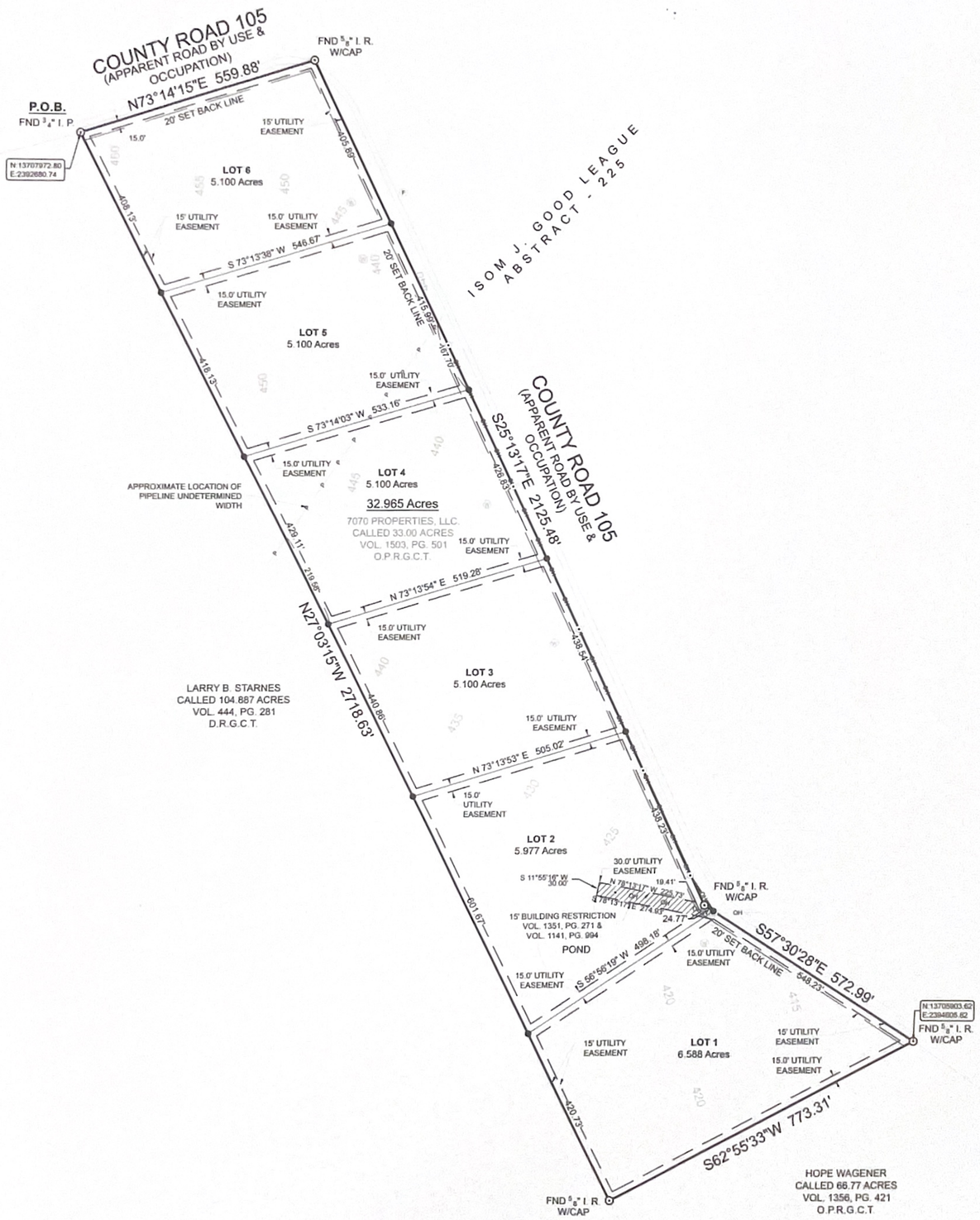
| | |
|---|---|
| External Transaction Id | TPOTC795S51 |
| Transaction Id | 170 |
| Customer Name | jason o'lonnel |

25326933 P
12/08/2025 11:05:29 AM Total Pages: 2 Fee: 50.00
Lona Ackman, Clerk - Gonzales County, Texas

Thank You for Your Business

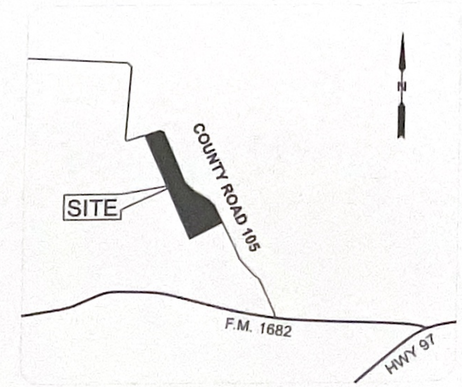
12/8/25, 11:05 AM CST tthwing

25326933 P
12/08/2025 11:05:29 AM Total Pages: 2 Fee: 50.00
Lona Ackman, Clerk - Gonzales County, Texas

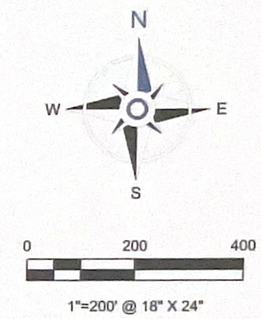



## LEGEND:

| | |
|---|---|
| ⊙ | FOUND MONUMENT AS NOTED |
| ● | SET 1/2" I.R. WITH "RPLS 6524" CAP |
| W | WATER METER |
| • | WATER METER |
| | GUY ANCHOR |
| Ⓦ | WATER WELL |
| Ⓕ | FLUSH VALVE / STAND PIPE |
| FND | FOUND |
| C.F.# | COUNTY FILE # |
| R.O.W. | RIGHT OF WAY |
| P.O.B. | POINT OF BEGINNING |
| VOL./PG. | VOLUME & PAGE |
| I.R. | IRON ROD |
| I.P. | IRON PIPE |
| O.P.R.G.C.T. | OFFICIAL PUBLIC RECORDS OF GONZALES COUNTY, TEXAS |
| D.R.G.C.T. | DEED RECORDS GONZALES COUNTY, TEXAS |
| OH | OVERHEAD POWER LINES |
| ---------- | EASEMENT |
| — — — — — | BUILDING SETBACK |
| ——P—— | PIPELINE |




VICINITY MAP
NOT TO SCALE




1"=200' @ 18" X 24"

COUNTY CLERK

SHORT FORM PLAT
OF
# BEBE GREEN ACRES

A SUBDIVISION OF 32.965 ACRES
LOCATED IN THE ISOM J. GOOD LEAGUE
ABSTRACT NO. 225
GONZALES COUNTY, TEXAS

6 LOTS, 1 BLOCK, 0 RESERVES

**OWNER/DEVELOPER**
7070 PROPERTIES, LLC.
448 WEST 19TH ST. STE. 161
HOUSTON, TX 77008

NORTH POINT SURVEYING
240 Gibbs St.
New Waverly, TX 77358
www.npsurveying.com
(936) 900-9972
TBPELS FIRM NO. 10194554

| | |
|---|---|
| PROJECT NO. | 25040 |
| DATE: | 11/17/2025 |
| DRAWN BY: | JWR |
| CHECKED BY: | JMM |
| REVISION 1: | __-__-____ |
| SHEET 1 OF 2 | |

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.

**7070 PROPERTIES, LLC**

**MARK INYART**

**AUTHORIZED AGENT**

**ERIC NELSON**

**AUTHORIZED AGENT**

STATE OF TEXAS
COUNTY OF GONZALES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, **MARK INYART AND ERIC NELSON,** AUTHORIZED AGENTS FOR **7070 PROPERTIES, LLC,** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THE HE EXECUTED SAME FOR THE 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 20th DAY OF November, 2025.

NOTARY PUBLIC IN AND FOR
Harris COUNTY, TEXAS

ROCIO GARZA
My Notary ID # 124451351
Expires April 10, 2027

GUADALUPE VALLEY ELECTRIC COOP, INC.

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

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP, INC.

SURVEYORS AFFIRMATION

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY, ALL NECESSARY MONUMENTS HAVE BEEN CORRECTLY PLACED AS SHOWN AND THAT IT COMPLIES WITH APPLICABLE SURVEY REQUIREMENTS OF GONZALES COUNTY.

DATED THIS THE 20th DAY OF November, 2025.

STATE OF TEXAS REGISTERED CAREY A. JOHNSON 6524 PROFESSIONAL LAND SURVEYOR

**CAREY A. JOHNSON**
**TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6524**

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

THIS 8th DAY OF December, 2025

PRECINCT 1, COUNTY COMMISSIONER
ANTON "TONY" ~~BATIS~~ MATIAS

PRECINCT 2, COUNTY COMMISSIONER
DONNIE R. BRZOZOWSKI

PRECINCT 3, COUNTY COMMISSIONER
ROY STATON

PRECINCT 4, COUNTY COMMISSIONER
COLLIE BOATRIGHT

COUNTY JUDGE
PATRICK C. DAVIS

GENERAL NOTES:

1. THE PROPERTY DOES NOT APPEAR TO LIE WITHIN A FLOOD PLAIN PER GONZALES COUNTY UNINCORPORATED HAZARD PER GONZALES COUNTY UNINCORPORATED AREAS COMMUNITY MAP NO. 480253, FEMA FIRM PANEL NO. 48177C0350D HAVING AN EFFECTIVE DATE OF 3/27/2024.
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.
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 "RPLS 6524" (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. • ALL TRACTS ARE SUBJECT TO A 15' ELECTRIC AND COMMUNICATION EASEMENT ALONG ALL SIDE, FRONT AND REAR PROPERTY LINES.
   • 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, UPGRADE, MAINTENANCE INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES AND SHALL REMAIN AT FINAL GRADE.
   • ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, UPGRADING, AND MAINTAINING THE ELECTRICAL FACILITIES AND SHALL REMAIN AT FINAL GRADE.
   • NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT.
7. 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.
8. 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.
9. SUBJECT TO R.O.W. EASEMENT TO GUADALUPE VALLEY ELECTRIC COOP VOL. 1351, PG. 271 & VOL. 1141, PG. 994
10. SUBJECT TO WATERLINE R.O.W. EASEMENT TO GONZALES COUNTY WATER SUPPLY COMPANY VOL. 570, PG. 655
11. SUBJECT TO PIPELINE R.O.W. EASEMENT TO MATADOR PIPELINES, INC VOL. 526, PG. 581
12. NO LOT SHOULD BE OCCUPIED WITHOUT FIRST BEING CONNECTED TO APPROVED MUNICIPAL WATER DISTRIBUTION SYSTEM OR AN ON SITE WATER WELL.
13. THE PIPELINE SHOWN HEREON IS PLACED BY CLEARING LIMITS AND THE TEXAS RAILROAD COMMISSION GIS MAP, NO VISIBLE MARKINGS OR ABOVE GROUND MARKERS WERE OBSERVED AT TIME OF THE SURVEY.

COUNTY CLERK

I, LONA ACKMAN, COUNTY CLERK IN AND FOR GONZALES COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 8TH DAY OF DECEMBER, A.D. 2025, AT 11:05A. AND DULY RECORDED THE 8TH DAY OF DECEMBER, A.D. 2025, AT 11:20 A.M. IN SLIDE 187-A OF THE MAP OR PLAT RECORDS OF SAID COUNTY, IN TESTIMONY WHERE OF, WITNESS MY HAND AND OFFICIAL, THIS 8TH DAY OF DECEMBER, A.D. 2025.

COUNTY CLERK
GONZALES COUNTY, TEXAS

BY: Lona Ackman

SHORT FORM PLAT
OF
# BEBE GREEN ACRES

A SUBDIVISION OF 32.965 ACRES
LOCATED IN THE ISOM J. GOOD LEAGUE
ABSTRACT NO. 225
GONZALES COUNTY, TEXAS

6 LOTS, 1 BLOCK, 0 RESERVES

**OWNER/DEVELOPER**
7070 PROPERTIES, LLC
448 WEST 19TH ST. STE. 161
HOUSTON, TX 77008

NORTH POINT SURVEYING
240 Gibbs St.
New Waverly, TX 77358
www.npsurveying.com
(936) 900-9972
TBPELS FIRM NO. 10194954

| | |
|---|---|
| PROJECT NO. | 25040 |
| DATE: | 11/17/2025 |
| DRAWN BY: | JWR |
| CHECKED BY: | JMM |
| REVISION 1: | --- |
| SHEET 2 OF 2 | |