

PHASE I - PRICING SHEET Current Available Lots

as of March 10, 2025

2 ACRE LOTS | MATURE TREES | PONDS

Owner Financing Available with \$3,000 Down.

Additional funds may be required at closing, depending on the closing date and prorated first payment.

LOT 1 - \$75,000 with County Water Meter

LOT 2 - \$75,000

LOT 3 - \$75,000

LOT 4 - \$75,000

LOT 5 - \$75,000

LOT 6 - \$75,000

LOT 7 - \$75,000

LOT 8 - \$75,000

LOT 9 - \$75,000

LOT 15 - \$75,000

LOT 18 - \$75,000

LOT 19 - \$75,000

LOT 21 - \$80,000

LOT 23 - \$80,000

LOT 24 - \$80,000

The cost of a water well, priced at \$20,000, can be added in the loan.

\$5,000 down payment is required if a water well is added.

(View the next page to view the Plat Map)

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BECONNING ALL & SO Just I be not for not found for the Notherwest contract of the health described disk (ASS and sead of land, said) phone also before for AS Cultiment or commerce at a select \$ 1.00 more tract of land or accounted in Youtume \$500, Peng \$666 of the SC Commerce of the SC Commerce of SC Comm THENCE stong the South line of said 5.00 acre tract of land , the following courtess;

Notes get 35 75 Seats a delatance of 50%-52 feet to a 50% both into root format for an article policy.

Notes 50 8 57 27 15 Sea of character of \$1%-50 both to a 50% both into root owner for an article policit.

Notes 50 8 57 28 15 Seats of character of \$1.4.50 both to a 50% both into root owner for an article policy.

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Note for 15 2° E. San a distance of \$94.65 feet to a % loch long pipe Note for 15 2° E. San a distance of the inerin described 56.159 acre text found for the Northeast corner of the inerin described 50.159 acre text of land, seed point titles being the Northeast corner of this 210.94 have

THENCE slong the West line of a called 133.28 acre that of land recorded in Column 514, Page 97 of the Gonzales County Deod Percent, the following South DO" 36" 86st a distance of 1038,72 feet to a 8 inch ferce post

for camer; for days to be west a destance of 1802.85 feet to an "X' blaced on a mark or major bornt; west a destance of 1802.85 feet to a X inch iron pipe south 75°25 (07" West a destance of 580.85 feet to a X inch iron pipe south for an angle point; south for an angle point;

16. 落

Special Services

THENCE serves and shough asid 210.94 sure treat of band, Nerth 41 50 22*
(Nors a, discurde) of 40,94 feet to an angle poth, said point also being the
fourthwate come of a sail pile 3 ears feet of laind described in Visione 222,
tags 537 of the Genzales County Deed Records;

North D2* 24" SSF Statt a distance of 425.16 feet to a 14" beth from please of the corner; Sant Statt a distance of 155.56 feet to a 14" beth from pice South 50" SSF 25" Views a distance of 155.56 feet to a 14" beth from pice trued for corner, each point size (ping in the East R.D.W. line of County Read 423; NOE along the East line of said called 8 acre tract, the following courses:

THENCE slong the East R.O.W. Sna of County Road 428, the following countest:

Nuch or G8 12" Years a distance of \$77.46 lies' to a 505 fuch from rod found for in audit point!

Noted for 27.25" See all dislayons of 128.21 lies) to a 505 fuch liesh rod Note for ind

Note for 42.55" East & dislayons of 168.72 foet to a 505 fuch liesh rod Note for the Note for 42.55" East to dislay of 168.72 foet to a 505 fuch liesh rod Jast a distance of 252.48 feet to a 5/8 inch inco mod an angle point ast a distance of 9.65 feet to a 5/8 inch inco rod with ast a distance of 150.15 feat to a 5/8 inch from rod sst a distance of 350,10 feet to a 5/8 inch fron rod in angle point. distance of 75.03 feet to a 578 fron iron rod COUNTY ROAD 443 N 0008'12" W - 377.48' 01.21.03. W

1 25.55. W

for an engls point.
65° cs' 05' East a distance of 78,39 feet to a 5/3 Inch fron rod inge point. East a distance of 10.38 to a 5/8 inthition rod with an enge point. Yest it distance of 19.27 feet to a 5/8 keek from rod urue of 26.79 feet to a 5/8 freh Iron rod

for an angle point; 66° 57' 59' East a distance of 601.14 feet to a 2 Inch fence post 1070 30010 71° 57° 08" Elect & Østence of 34.73 feet to a 2 inch ferce post fo Cast a distance of 10.95 feet to a 5/8 inch iron red

ogly point; 16 67° 52° 17° East a distance of 41.84 feat to a 578 inch iron rod d Ye an angly sciolit 16 99° 40° 52° East a desance of 67.18 feet to a 578 inch iron rod x an angle point; East a cotains of 43.08 feet to a 5/6 least inch rod a detunte of \$7.18 feet to a \$78 fact han han rod role point a distance of 10.87 feet to a \$78 inch from rod oo of 10.69 feat to a 5/8 tech from rod

KNOWN ALL MEN BY THESE PRESENT:

Stance of 379, 17 feet to the POINT OF g St. 138 scree of land, more or less,

ENRRY D. ADMINS, R.P.L.S. NO. 8137

M

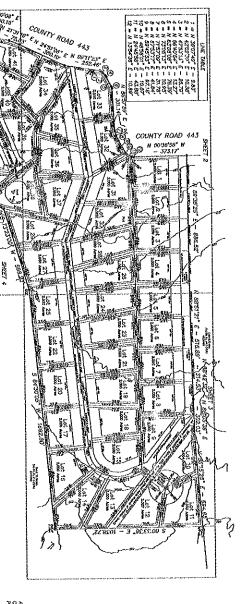
Kilow

THIS THE 29TH DAY OF OCTOBER , 2024 A.S.

THOMPSONVILLE OAKS PHASE

98.139 ACRES
CLEMENT ALLEN LEAGUE
ABSTRACT NO. 90
GONZALES COUNTY, TEXAS

300 150 0 300 SCALE : 1" = 300"



LEGENCY

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KATES

ALL S BULLD UTILITY EXCELLEN

ALLON A GRANULESS COUNTY CEED RECORD

O.R.G.D. A GRANULE RECORD GOVERNESS

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CHAGA. A CFRICH RECORD GOVERNESS

CHAGA. OFFRICH RECORD GOVERNESS

CHAG

ia. = iron aod Lr. = / cap = iron rod with cap

KNOWN ALL MEN BY THESE PRESENT; the owner of the Land Shown on this Plat to the suspivision as shown hereon ose name is subscribed hereto. JOH IT'S DULY AUTHORIZED AGENT

AVER LAND HOLDINGS, LLC. SAME /HOG the most

STATE OF TEXAS COUNTY OF GONZALES

COUNTY CHECK OF SAME COUNTY CH まると THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY IS APPROVED BY THE COUNTY OF GONZALES, TEXAS. A A A A ISSIDNER, PROT COUNTY OF _ DAY OF NOWENTES 2024 AD.

ALL TRACTS ARE BUSISCIT TO A 15' ELECTRIC AND COMMUNICATIONS EASEMENT ALONG ALL SIDE, REAR PROPERTY LINES.

ALL EXISTING GVEC OVERHEAD LINES POSSESS A 30' CENTERLINE BASEMBAT, 15' BACH SIDE OF LINE. EACH LOT IS SUBJECT TO A FLOATING IT WIDE BY 47 LONG GUY WIRE EASEMENT TO BE LOCATED BY GVEC.

WHERE UNDERGROUND SERVICES ARE UTILIZED OVEC WITH COCKEDS A 5-FOOT WIDE ENSEMBER TO THE SERVICE METER OCKNOWN. SHOULD HAVE AND WILL SERVICE METER SERVICE METER SERVICE METER SERVICE METER SERVICE METER SERVICE METER SERVICE METERS OF SERVICES OF

PAR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.

THIS SUBDIVISION PLAT OF THOMPSONVILLE CAKS PHASE ? HAS BEEN SUBMITTED TO AND APPROVED BY GUACALUPE VALLEY BLECTRIC COOPERATIVE, INC. FOR EASEMENTS. no building, wells on other obstructions shall be placed in any utility easement.

AGENT FOR GUADALLIPE WALLEY ELECTRIC COOP, INC.

ON STRUCTURE IN THIS SIADVISION SEALL IS COCLIED WITH CONNECTED TO A PAUL OWNERS PROPERTY OWNERS ARE WITHER STEEM, PROSECUTIE PROPERTY OWNERS ARE WITHER STEEM, PROSECUTIES ON TO CHESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY.

NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDINSION MAY SEGIN UNIT, RINL, APPROVAL, OF THE PLAT BY GENERALES COUNTY COMMISSIONERS COURT IN AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK. NO STRUCTURE IN THIS SUBDINGSION SHALL BE COCUPIED UNTIL COMMITTED TO A PUBLIC SEMER SYSTEM OR TO AN CHICKE WAS TRANKER BY CHECK THAT IN ASSERBLA PAPROVED AND PERMITTED BY THE GONDALES COUNTY INSPECTOR.

ROING TO FIRM 48177001280 DATED DECEMBER 9, 2010, THIS S LOCATED IN AREA OF WINIMAL FLOOD HAZARD ZONE TO.

SCALE 1" = 300' SIZE 18" x 24" DaRam Engineers, Inc.
11000 Richmond Arthus, Silies 300
Heinston, Texas. 77042
(713) 528-1552 * Englis Info@deram.com DATE 10/29/24 SHEET 1 OF 4