2016010009 Vol. 5, Page 86

ADMIRAL HEIGHTS

BEING 230.97 ACRES OF LAND OUT OF THE WILLIAM H. ANDERSON SURVEY NO. 197, ABSTRACT NO. 2, SITUATED IN GILLESPIE COUNTY, TEXAS; COMPRISING ALL OF THAT CERTAIN 0.18 & 17.46 ACRE TRACT DESCRIBED IN DOCUMENT NO. 20151158 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, ALL OF THAT CERTAIN 13.98 ACRE TRACT DESCRIBED IN DOCUMENT NO. 20104636 OF THE SAID OFFICIAL PUBLIC RECORDS, ALL OF THAT CERTAIN 15.14 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 20154091 OF THE SAID OFFICIAL PUBLIC RECORDS, ALL OF THAT CERTAIN 13.22 & 3.11 ACRE TRACT DESCRIBED IN DOCUMENT NO. 20161370 OF THE SAID OFFICIAL PUBLIC RECORDS AND PART OF THAT CERTAIN 378.47 ACRE TRACT DESCRIBED IN DOCUMENT NO. 20064462 OF THE SAID OFFICIAL PUBLIC RECORDS.

Texas Licensed Surveying Firm 100202-00 | Texas Registered Engineering Firm F-10600

Helen Scroggs 187.4 Acres Vol. 230 Pg. 890 Real Property Records

Bruce Willmann 33.015 Acres Vol. 378 Pg. 510 Real Property Records

OAKHAVEN Unit No. 2 Vol. 1 Pg. 86 Plat Records

Douglas Comstock 16.96 Acres Vol. 418 Pg. 99 Official Public Records

Tract 1 17.46 Acres

Tract 2 14.39 Acres

Tract 3 14.76 Acres

Tract 4 14.21 Acres

Tract 5 13.48 Acres

Tract 6 13.52 Acres

Tract 7 13.42 Acres

Tract 8 15.72 Acres

Tract 9 13.40 Acres

Tract 10 12.78 Acres

Tract 11 13.20 Acres

Tract 12 12.64 Acres

Tract 13 12.77 Acres

Tract 14 12.69 Acres

Tract 15 12.04 Acres

Tract 16 12.55 Acres

15.14 Acres Doc. No. 20154091 Official Public Records

13.98 Acres Doc. No. 20104636 Official Public Records

3.11 Acres Doc. No. 20161370 Official Public Records

13.22 Acres Doc. No. 20161370 Official Public Records

Vol. 70, Pg. 497 Deed Records

Vol. 418, Pg. 99 Official Public Records

ADMIRAL HEIGHTS BOULEVARD (R.O.W. varies) (6.45 ACRE PRIVATE STREET LOT - 60 ft. wide section)

ADMIRAL HEIGHTS BOULEVARD (6.45 ACRE PRIVATE STREET LOT - variable width section)

Lower Crabapple (County) Road (variable width R.O.W.)

James Scott et al Vol. 1238 Pg. 885 Official Public Records

Jon Hanson et al 10.15 Acres Doc. 2005/7445 Official Public Records

Helen Scroggs 187.4 Acres Vol. 230 Pg. 890 Real Property Records

LEGEND

- o as noted
- ▲ mag-nail set
- ● 3/8 inch iron rod found
- ● 5/8 inch iron rod set
- ○ 1/2 inch iron rod found
- 75' wet/septic setback line
- utility easement: 10' either side of roadways, front & side lines; 20' along perimeter of subdivision

Location Map

Fredericksburg, Harper, Hwy 87, Loop 481, Upper Albert Rd., Lower Albert Rd., Comfort, San Antonio

SULTEMEIER SURVEYING & ENGINEERING

Boundary–Title–Topographic–Construction Surveys
Engineering – Land Development Services
805 North Llano Street
Fredericksburg, Texas 78624
(830) 990-1221 Fax (830) 990-1222

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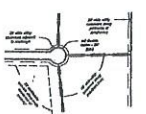
sultemeiersurveying.com

FILED AND RECORDED OFFICIAL PUBLIC RECORDS

Mary Lynn Rausche, County Clerk
Gillespie County, Texas
May 23, 2016 10:32:05 AM
FEE: $21.00 2016010009

UTILITY EASEMENT

Grantors hereby dedicate perpetual easements for the installation and maintenance of utilities and all necessary appurtenances thereto, whether installed in the air, upon the surface or underground, along and within ten (10) feet of the rear, front and side lines of all Lots and/or tracks and in the street, alleys, boulevards, lanes, and roads of the subdivision, and ten (10) feet along the other boundaries of the streets, boulevards, lanes, alleys and roads, where property lines or individual lots and/or tracks are deeded to the center line of said avenues and twenty (20) feet along the entire perimeter (boundary) of said subdivision and with the authority to plant, construct, operate, maintain, relocate and replace therein and thereon any electric distribution line or system. The easement rights herein reserved include the privilege of anchoring any support cables or other devices outside said easement when deemed necessary by the utility to support equipment within said easement and the right to install wires and/or cables over portions of said lots and/or tracks outside said easement as long as such items do not prevent the construction of buildings on any of the lots or tracks subdivided. Nothing shall be placed or permitted to remain within the easement areas which may damage or interfere with installation and maintenance of utilities. The easement area of each lot and/or tract and all improvements within it shall be maintained by the lot owner except for those improvements for which an authority or utility company is responsible. Utility providers or their employees shall have all rights and benefits necessary and convenient for the full enjoyment or use of the rights herein granted, including, but not limited to, the free right of ingress to, and egress from, and the right from time to time to cut and trim trees, undergrowth and other obstructions that may injure, endanger or interfere with the operation of said utility installation. The trim of trees, undergrowth and other obstructions shall include the removal of any or all limbs, debris, branches or brush that must be cut in order to clear the right-of-way for tree construction or maintenance of any lines constructed on the property.



GENERAL NOTES:

- For purposes herein City refers to "City of Fredericksburg" & Entity refers to "Admiral Heights Property Owners Association, Inc."
- This subdivision shall have a gated/private entry and all streets will remain private.
- City services will not be provided to private streets. These services include and are not limited to routine police patrols, enforcement of traffic and parking ordinances and preservation of accident reports.
- Whereby the Admiral Heights Property Owners Association, Inc. as owner of the Private Streets and appurtenances, agrees to release, indemnify, defend and hold harmless the City and any governmental entity and public utility for:
  - i. For damages to the private street occasioned by the reasonable use of the private streets by the City, governmental entity or public utility.
  - ii. For damages and injury (including death) arising out of the use by the City, governmental entity or public utility of any restricted access gate or entrance, and
  - iii. For damages and injury (including death) arising out of any use of the subdivision by the City, governmental entity or public utility and not caused solely by the City, governmental entities and public utilities for such damages and injuries.

THE INFORMATION CONTAINED HEREIN APPLY REGARDLESS OF WHETHER OR NOT SUCH DAMAGES AND INJURY (INCLUDING DEATH) ARE CAUSED BY THE NEGLIGENT ACT OR OMISSION OF THE CITY, GOVERNMENTAL ENTITY OR PUBLIC UTILITY, OR THEIR RESPECTIVE OFFICERS, EMPLOYEES OR AGENTS.

Filed for record at 8:59 o'clock A.M. this the 23rd day of May 2016 A.D., on Page 86 Volume 5 of the Plat Records of Gillespie County, Texas.

Mary Lynn Rausche
County Court
Gillespie County, Texas

Deputy

I (we), the undersigned, owner(s) of that certain 378.47 acre tract of land conveyed to me (us) by Deed recorded under Register 20064462 of the Official Public Records of Gillespie County, Texas, and designated herein as the ADMIRAL HEIGHTS SUBDIVISION to the City of Fredericksburg, Texas, and whose name(s) is (are) subscribed hereto, hereby dedicate to the Admiral Heights Property Owners Association, Inc. use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements or sidewalks, and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements or sidewalks, whose name(s) is (are) subscribed hereto, hereby dedicate to the Admiral Heights Property Owners Association, Inc. use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements or sidewalks, and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements or sidewalks, whose name(s) is (are) subscribed hereto, hereby dedicate to the Admiral Heights Property Owners Association, Inc. use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements or sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the Admiral Heights storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the Admiral Heights Subdivision and to implement the requirements of the platting ordinances, rules, and other regulations therein shown for the purpose and consideration therein expressed.

Date: 5-12-2016 Owner: Michael C. Roberts

BEFORE ME, the undersigned authority in and for Gillespie County, Texas, on this day personally appeared MICHAEL C. ROBERTS known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of May 2016

Carroll Bayla
Notary Public in & for the State of Texas
CARROLL J. BAYLA
Type or Print Notary's Name
My Commission Expires:

CAROLL J BAYLA Notary Public, State of Texas Comm. Expires 01-02-2017 Notary ID 731342-9

I (we), the undersigned, owner(s) of that certain 13.98 acre tract of land conveyed to me (us) by Deed recorded under Register 20104636 of the Official Public Records of Gillespie County, Texas, and designated herein as the ADMIRAL HEIGHTS SUBDIVISION to the City of Fredericksburg, Texas, and whose name(s) is (are) subscribed hereto, hereby dedicate to the Admiral Heights Property Owners Association, Inc. use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements or sidewalks, and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements or sidewalks, whose name(s) is (are) subscribed hereto, hereby dedicate to the Admiral Heights Property Owners Association, Inc. use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements or sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the Admiral Heights storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the Admiral Heights Subdivision and to implement the requirements of the platting ordinances, rules, and other regulations therein shown for the purpose and consideration therein expressed.

Date: 5-14-2016 Owner: Karen Brune

BEFORE ME, the undersigned authority in and for Gillespie County, Texas, on this day personally appeared Karen Brune known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of May 2016

Elginia Hohmann
Notary Public in & for the State of Texas
Elginia Hohmann
Type or Print Notary's Name
My Commission Expires 11/29/2016

ELGINIA HOHMANN Notary Public, State of Texas Comm. Expires 01-24-2018 Notary ID 898351-1

I (we), the undersigned, owner(s) of that certain 13.22 acre tract of land conveyed to me (us) by Deed recorded under Register 20161370 of the Official Public Records of Gillespie County, Texas, and designated herein as the ADMIRAL HEIGHTS SUBDIVISION to the City of Fredericksburg, Texas, and whose name(s) is (are) subscribed hereto, hereby dedicate to the Admiral Heights Property Owners Association, Inc. use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements or sidewalks, and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements or sidewalks, whose name(s) is (are) subscribed hereto, hereby dedicate to the Admiral Heights Property Owners Association, Inc. use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements or sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the Admiral Heights storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the Admiral Heights Subdivision and to implement the requirements of the platting ordinances, rules, and other regulations therein shown for the purpose and consideration therein expressed.

Date: 5-12-2016 Owner: Harris

BEFORE ME, the undersigned authority in and for Harris County, Texas, on this day personally appeared David L. Masterson known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12th day of May 2016

Judith Brittany Meyer
Notary Public in & for the State of Texas
Judith Brittany Meyer
Type or Print Notary's Name
My Commission Expires:

JUDITH BRITTANY MEYER My Commission Expires July 17, 2018

I (we), the undersigned, owner(s) of that certain 15.14 acre tract of land conveyed to me (us) by Deed recorded under Register 20154091 of the Official Public Records of Gillespie County, Texas, and designated herein as the ADMIRAL HEIGHTS SUBDIVISION to the City of Fredericksburg, Texas, and whose name(s) is (are) subscribed hereto, hereby dedicate to the Admiral Heights Property Owners Association, Inc. use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements or sidewalks, and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements or sidewalks, whose name(s) is (are) subscribed hereto, hereby dedicate to the Admiral Heights Property Owners Association, Inc. use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements or sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the Admiral Heights storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the Admiral Heights Subdivision and to implement the requirements of the platting ordinances, rules, and other regulations therein shown for the purpose and consideration therein expressed.

Date: 5-12-2016 Owner: Jack T. Kerr

BEFORE ME, the undersigned authority in and for Harris County, Texas, on this day personally appeared Jack T. Kerr known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12th day of May 2016

Judith Brittany Meyer
Notary Public in & for the State of Texas
Judith Brittany Meyer
Type or Print Notary's Name
My Commission Expires:

JUDITH BRITTANY MEYER My Commission Expires July 17, 2018

I (we), the undersigned, owner(s) of that certain 17.46 acre tract of land conveyed to me (us) by Deed recorded under Register 20151158 of the Official Public Records of Gillespie County, Texas, and designated herein as the ADMIRAL HEIGHTS SUBDIVISION to the City of Fredericksburg, Texas, and whose name(s) is (are) subscribed hereto, hereby dedicate to the Admiral Heights Property Owners Association, Inc. use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements or sidewalks, and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements or sidewalks, whose name(s) is (are) subscribed hereto, hereby dedicate to the Admiral Heights Property Owners Association, Inc. use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements or sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the Admiral Heights storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the Admiral Heights Subdivision and to implement the requirements of the platting ordinances, rules, and other regulations therein shown for the purpose and consideration therein expressed.

Date: 5-10-2016 Owner: Bethany Kelli Reynolds

BEFORE ME, the undersigned authority in and for Gillespie County, Texas, on this day personally appeared Bethany Kelli Reynolds known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of May 2016

Carroll Bayla
Notary Public in & for the State of Texas
CARROLL J. BAYLA
Type or Print Notary's Name
My Commission Expires:

CAROLL J BAYLA Notary Public, State of Texas Comm. Expires 01-02-2017 Notary ID 731342-9

GUADALUPE NATIONAL BANK

Whereas, acting by and through the undersigned, its duly authorized agent, is the Beneficiary of the property described herein, does hereby ratify all dedications and provisions of this plat as shown.

Date: 5-17-2016 Lienholder: Guadalupe National Bank

BEFORE ME, the undersigned authority in and for Kerr County, Texas, on this day personally appeared Chad D. Stagg known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17 day of May 2016

Natasha L. Swenson
Notary Public in & for the State of Texas
Natasha L. Swenson
Type or Print Notary's Name
My Commission Expires: 12-22-2019

NATASHA L. SWENSON Notary Public, State of Texas Comm. Expires 12-22-2019 Notary ID 131127215

Line Table		
Line	Bearing	Distance
L1	N 89°43'58" E	106.90'
L2	S 89°43'58" W	61.90'
L3	S 89°43'58" W	61.90'
L4	S 89°43'58" W	122.00'
L5	S 89°43'58" W	122.00'
L6	S 89°43'58" W	122.00'
L7	S 89°43'58" W	122.00'