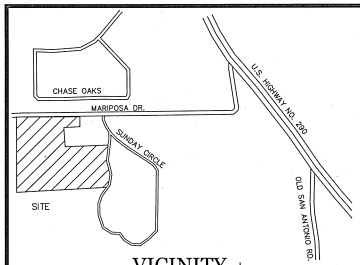
1 PG P 2021010055

Vol. 6, Page 120

REPLAT OF TRACT 2, KINMAN SUBDIVISION,

SITUATED IN GILLESPIE COUNTY, TEXAS,
AS SHOWN ON A ORIGINAL PLAT FOUND OF RECORD IN
VOLUME 2, PAGE 127 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS,
INTO
TRACTS 2AR, AND 2BR, KINMAN SUBDIVISION.



VICINITY MAP
(NOT TO SCALE)

RIGHT OF WAY EASEMENT / UTILITY EASEMENT

GRANTED UNTO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC.
A CORPORATION WHOSE POST OFFICE ADDRESS IS P.O. BOX 553,
FREDERICKSBURG, TEXAS, 78624, AND IT'S SUCCESSORS
OR ASSIGNS AN EASEMENT AS FOLLOWS:

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 FEET (10) OF THE BOUNDARIES OF ALL TRACT LINES, STREETS, BOULEVARDS, LANES, DRIVES, AND ROADS, AND TWENTY FEET (20) ALONG THE ENTIRE PERIMETER (BOUNDARY) OF SAID SUBDIVISION AND WITH THE AUTHORITY TO PLACE, CONSTRUCT, OPERATE, MAINTAIN, RELOCATE AND REPLACE THEREON AN ELECTRIC DISTRIBUTION LINE OR SYSTEM. THE EASEMENT RIGHTS HEREIN DEDICATED 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 SOME PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS OR TRACTS OF THIS SUBDIVISION. 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 TRACTS AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL THE RIGHTS AND BENEFITS NECESSARY AND CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT TO INGRESS TO, AND TO EGRESS FROM SAID RIGHT-OF-WAY AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT AND TRIM ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY INSTALLATIONS. THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR REMOVAL OF ANY OR ALL LIMBS, DEBRIS, BRANCHES OR BRUSH THAT MUST BE CUT IN ORDER TO CLEAR THE RIGHT-OF-WAY FOR NEW CONSTRUCTION, OR MAINTENANCE OF ANY LINES CONSTRUCTED ON THE PROPERTY.

NOTES:

1. BUILDING SETBACKS ARE SUBJECT TO CHANGES IN PROPERTY ZONING.
2. EXISTING PRIVATE WATER WELLS (IF ANY) CANNOT BE INTERCONNECTED TO THE CITY OF FREDERICKSBURG PUBLIC WATER SYSTEM.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN IN ZONE "X" AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD BOUNDARY MAP, PANEL NO. 48171C0451C, EFFECTIVE OCTOBER 19, 2001.
4. BEARING BASIS: THE SOUTH LINE OF EXISTING TRACT 2, AS SHOWN HEREON AND NOTED BY CONTROLLING MONUMENTS (C.M.).
5. ABOVE GROUND STRUCTURES AND UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEM AND HEADS, VALVES, HAND-HOLES, PEDESTALS, AND OTHER IMPROVEMENTS THAT MAY EXIST, ARE NOT SHOWN HEREON.

ZONING:

COMMERCIAL (EJT)

PROPOSED USE:

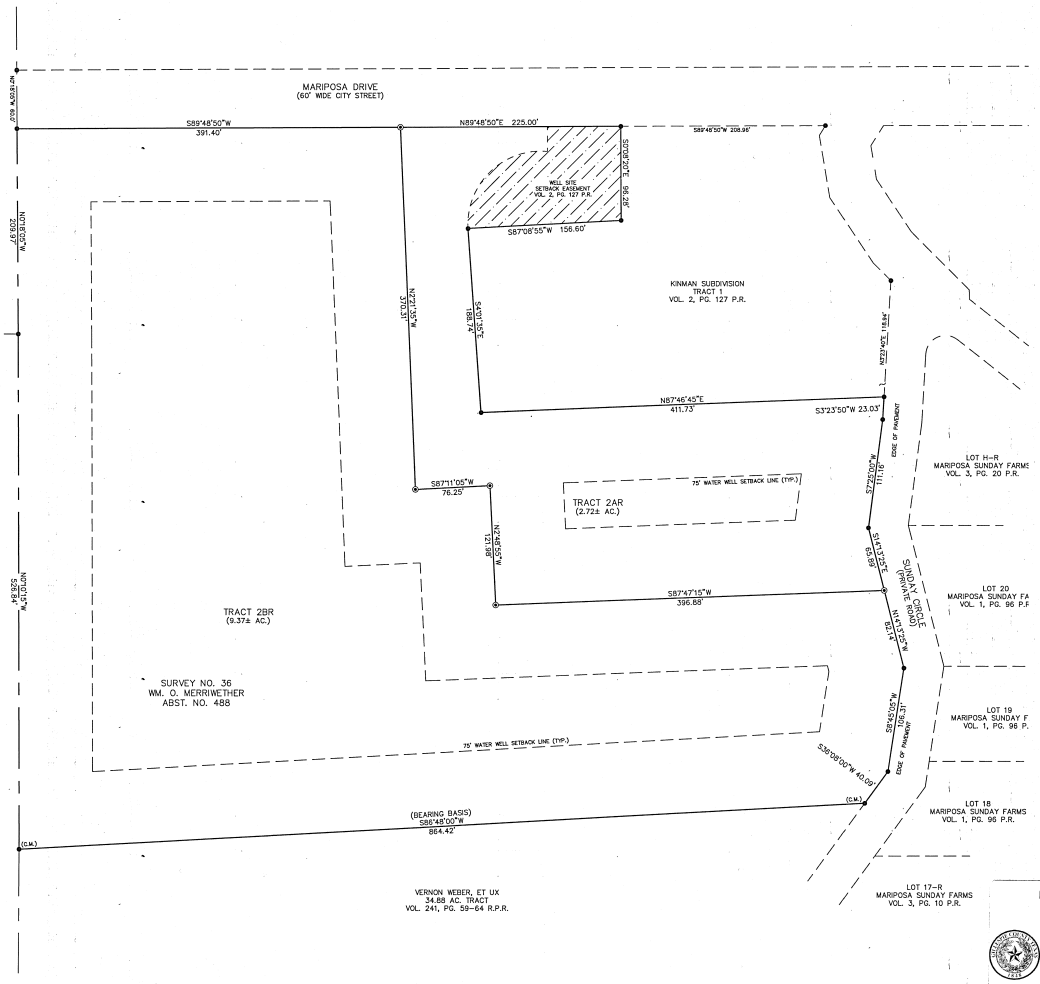
COMMERCIAL (ETJ)

LEGEND & ABBREVIATIONS:

- ● 1/2" DIA. REBAR BAR FOUND (BF) (AS NOTED)
- ⊗ 1/2" DIA. REBAR SET (CAPPED: RPLS 6454)
- ● UTILITY POLE
- X FENCE
- —— — —— APPROX. PATENT SURVEY LINE

P.O.B.	PLACE OF BEGINNING
B.S.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
ESMT.	RECORD EASEMENT
C.M.	CONTROLLING MONUMENT
R.P.R.	REAL PROPERTY RECORDS
O.P.R.	OFFICIAL PUBLIC RECORDS
D.R.	DEED RECORDS
P.R.	PLAT RECORDS
R.O.W.	RIGHT-OF-WAY
C.P.	CORNER POST (FENCED)
(N--'--'--"E XXX')	RECORD BEARING AND DISTANCE

60' 30' 0 30' 60'
1" = 60'



OWNER'S ACKNOWLEDGEMENT AND DEDICATION

THE STATE OF TEXAS *
COUNTY OF GILLESPIE *

I (WE) HEREBY CERTIFY, THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT NO OTHER PERSON OR ENTITY HAS ANY INTEREST IN THE PROPERTY BY LIEN, LEASE, OR OTHER EQUITABLE INTEREST, UNLESS OTHERWISE NOTED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SET-BACK LINES, AND DEDICATE ALL ALLEYS, WALKS, PARKS, WATERCOURSES, EASEMENTS AND OTHER OPEN SPACE TO THE PUBLIC USE FOREVER AND AGREE FOR MYSELF (OURSELVES) AND MY (OUR) HEIRS AND ASSIGN TO ABIDE FOREVER BY ALL LINES, DEDICATIONS AND OTHER RESTRICTIONS SHOWN HEREON.

OWNER: John L Webber DATE: 12/01/2021

OWNER: _____ DATE: _____

THE STATE OF TEXAS *
COUNTY OF GILLESPIE *

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR Gillespie COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED John Webber KNOWN TO ME TO BE THE PERSON(S) AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND

ACKNOWLEDGE TO ME THAT HE/SHE IS _____ AND THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE, THIS THE 1 DAY OF December, 2021

Paula Palmer
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Paulton Palmer
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES: 01-20-2025

CERTIFICATE OF FINAL PLAT APPROVAL ADMINISTRATIVE APPROVAL

APPROVED

DIRECTOR OF DEVELOPMENT SERVICES

December 2nd, 2021
DATE

THE UNDERSIGNED, THE CITY SECRETARY AND THE CITY OF FREDERICKSBURG, TEXAS, CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE KINMAN SUBDIVISION OR ADDITION TO THE CITY OF FREDERICKSBURG WAS SUBMITTED AND APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES ON THE 2nd DAY OF December 2021 AS AUTHORIZED IN SECTION 4 OF THE CITY OF FREDERICKSBURG SUBDIVISION ORDINANCE.

WITNESS BY MY HAND ON THIS 7th DAY OF December 2021.

CITY SECRETARY
CITY OF FREDERICKSBURG, TEXAS

CERTIFICATION OF SURVEYOR

THE STATE OF TEXAS *
COUNTY OF GILLESPIE *

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6454 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND SEPT. 14, 2021

12/01/2021
DATE

CODY J. MUSICK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6454

CODY J. MUSICK 6454 REGISTERED PROFESSIONAL LAND SURVEYOR

BEFORE ME, T HE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE, THIS THE 1 DAY OF December, 2021.

Paula Palmer
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Paulton Palmer
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES: 01-20-2025

WAYMAKER
SURVEYORS OF LAND
503 Longhorn Street | Fredericksburg, Texas 78624
830-997-3884 | TBPELS Firm No. 10194626

FILED FOR RECORD AT 2:55 O'CLOCK P.M. THIS THE 8th DAY OF December, 2021, ON PAGE 120 VOLUME 6, OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

DEPUTY COUNTY CLERK, GILLESPIE COUNTY, TEXAS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Mary Lynn Rusche, County Clerk
Gillespie County Texas
December 08, 2021 02:55:39 PM
FEE: $141.00 LMOOSE 2021010055
P

KINMAN SUBDIVISION
TRACTS 2AR AND 2BR
A REPLAT OF TRACT 2

SHEET 1 OF 1