73/497-501 DR

OAKCREST MANOR ADDITION

DEDICATION DEED

THE STATE OF TEXAS }

COUNTY OF GILLESPIE } KNOW ALL MEN BY THESE PRESENTS:

That William Schroeder, Patrich Dooley, Richard Hoerster, and Leo Blanchard, Jr., being the sole owners of the following described tract of land, to-wit: In the City of Fredericksburg, Gillespie County, Texas, and being 0.62 acre of land, part of Block III of the Louis Priess Addition to the City of Fredericksburg, Texas, as recorded in Vol. 4, pages 8, 9, and 10 of the Deed Records of Gillespie County, Texas; 0.05 acre of land, part of Oulot No. 585; 7.17 acres

of land, part of Outlot No. 586; 7.33 acres of land, part of Outlot No. 587, as the said Outlots are designated on the Map of Fredericksburg, Texas and Environs by the German Emigration Company. Said tract of 15.17 acres of land is described by metes and bounds as follows, to-wit: Beginning at an iron stake set in the S.W. line of West Travis Street for the East corner of Outlot No. 587 for the East corner of this tract of land; THENCE with the N.W. line of North Cherry Street, S. 39 deg. W. 707.0 feet to an iron stake set in the N.E. line of West Austin Street for the South Corner of Block III of the Louis Priess Addition for the South corner of this tract of land; THENCE with the N.E. line of West Austin Street, N. 51 deg. W. 380.0 feet to an iron stake; THENCE N. 39 deg. E. 156.25 feet to an iron stake; THENCE N. 51 deg. W. 53.8 feet to an iron stake; THENCE S. 39 deg. W. 156.25 feet to an iron stake in the N.E. line of West Austin Street; THENCE with the N.E. line of West Austin Street, N. 51 deg. W. 505.0 feet to an iron stake set in the S.E. line of Woodcrest Street for the West corner of this tract of land; THENCE with the S.E. line of Woodcrest Street, N. 38 deg. 47' E. 717.0 feet to an iron stake in the S.W. line of West Travis Street being in the N.E. line of Outlot No. 587 for the North corner of this tract of land; THENCE with the S.W. line of West Travis Street along the N.E. line of Outlot No. 587, S. 50 deg. 24' E. 941.5 feet to the place of beginning, Survey completed June 21, 1955, by Victor L. Nixon, Reg. Prof. Civil Engr, do hereby subdivide said property into Oakcrest Manor Addition to the City of Fredericksburg, Gillespie County, Texas, as shown by plat thereof attached hereto and made a part hereof, and as approved by the Board of Commissioners of the City of Fredericksburg, Gillespie County, Texas, for the purpose of selling lots and tracts of land with reference thereto and for all other purposes; and do hereby dedicate to the City of Fredericksburg for public use forever the streets and alleys shown on said plat to be used as public thoroughfare, and for the installation and maintenance of any and all public utilities which said City may elect to install and maintain, or permit to be installed and maintained, subject to the following restrictions and protective covenants. The undersigned owners do hereby adopt the following restrictions, protective covenants and conditions, which are to run with the land and shall be binding upon all parties and all persons claiming under them until July 1, 1980, at which time said restrictions, protective covenants and conditions shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots in said Addition, it is agreed to change the same in whole or in part, viz: (a) All lots and every part thereof, with the exception of lot 30, are restricted to residential uses exclusively and none of said property shall be used for business or commercial purpose. (b) No dwelling house shall be constructed upon any lot or any part of lots 24, 25, 26, 27, 28, 29, 39, 40, 41, 42, 43, and 44, which contains less than 1000 square feet of floor space, in each instance exclusive of garage whether such garage is attached to the dwelling or constructed separately therefrom. No dwelling house shall be constructed upon any lot or any part of any of the remaining lots of this addition, with the exception of lot No. 30, which contains less than 750 square feet, exclusive of garage or carport. (c) No swine or any other animals that are noxious or offensive shall be kept upon any lot or portions thereof. (d) Every dwelling constructed upon said property shall be provided with sanitary, indoor plumbing and no permanent outdoor privies shall be permitted. (e) No trailer, trailerhouse, tent, shack, garage apartment or servant's quarters shall ever be used as a dwelling, temporary or permanent, in evasion of these restrictive covenants and conditions. (f) No shack, trailer or tent shall ever be placed upon any of said property for dwelling or any other permanent purpose, except that trailers belonging to individual owners of said property may be stored upon the premises provided they are not used for dwelling purposes. (g) No dwelling house or other structures shall be moved upon the premises from outside said addition, except with the express consent of a majority vote of the lot owners, each lot to be allowed one vote. (h) All

restrictive covenants and conditions herein shall apply to future remodeling of buildings and to rebuilding in case of destruction by fire or the elements. (i) No fence, wall, hedge,or shrub, which obstructs sight lines at elevations between two and six feet above the roadway shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines. (j) The covenants and conditions set forth above shall be covenants running with the title of any lot. If the undersigned or their heirs or assigns shall violate or attempt to violate any of the restrictive covenants and conditions herein, any owner of any property in the addition may prosecute any proceedings at law orin equity against such owner violating or attempting to violate any such restrictive covenants and conditions, either to prevent him or them from doing so and/or to recover damages or other dues for such violation. Invalidation of any one of these covenants ny judgment or court order shall h no wise affect any of the other restrictive covenants and conditions which shall remain in full force and effect. Witness the execution hereof this 24 day of June, A.D. 1955.

Patrick Dooley
William Schroeder
Richard Hoerster
Leo Blanchard Jr

THE STATE OF TEXAS]
COUNTY OF GILLESPIE] Before me, the undersigned authority, on this day personally appeared William Schroeder, Patrick Dooley, Richard Hoerster, and Leo Blanchard, Jr., known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24th day of June, A.D. 1955.

(Seal)

Calvin J Bierschwale
CALVIN J BIERSCHWALE
Notary Public, Gillespie County, Texas
NOTARY PUBLIC, GILLESPIE COUNTY, TEXAS

KAY ST.

S.E. LINE OUTLOT NO. 595

NO. 596

WEST AUSTIN STREET

38.0'

70.0 | 70.0' | 70.0' | 70.0' | 50' | N. 51° W. | 505' | 85.0' | 80.0' | 80.0' | 140.0'

M.III, LOUIS PRIESS ADD.

TLOT No. 598

(3) (4) (5) (6) (7) (8) (9) (10) (11)

156.25' | 151.25' | N. 39° E. 154.25' | S. 39° W. 156.25' | 156.25' | 156.25' | 156.25' | 83.0' | 83.0' | 140.3' | 73.25' | 73.25' | 140.6'

70.0' | 70.0' | 70.0' | N. 51° W. 53.8' | 70.0' | 85.0' | 80.0' | 80.0'

OUTLOT No.

ALLEY

ALLEY

70.0' | 70.0' | 70.0' | 70.0' | 70.0' | 70.0' | 80.0' | 75.0' | 75.0' | 70.0' | 85.8'

(21) (20) (19) (18) (17) (16) (15) (14) (13) (12)

156.25' | 156.25' | 154.25' | 156.25' | 154.25' | 156.25' | 156.25' | 156.25' | 156.25' | 156.26' | 154.26' | N. 38° 47' E.

70.0' | 70.0' | 70.0' | 70.0 | 70.0' | 80.0' | 75.0' | 75.0' | 70.0' | 86.2'

N. KAY

WOODCREST

WEST SCHUBERT STREET

50'

& N.E. LINE OUTLOT No.

85.0' | 90.0' | 80.0' | 135.0' | 80.0' | 85.0' | 87.4'

(42) (37) (38) (39) (30) (31) (32) (33)

172.50' | 172.50' | 172.50' | 172.50' | 172.50' | 172.50' | 172.60' | 172.50' | 717.0' | 172.50'

85.0' | 90.0' | 90.0' | 135.0' | 80.0' | 85.0' | 87.1'

STREET

OUTLOT No.

ALLEY

84.8' | 85.0' | 85.0' | 80.0' | 75.0' | 75.0' | 75.0' | 82.1'

(43) (44) (45) (46) (29) (28) (27) (26) (25) (24)

142.7' | 143.5' | 144.5' | 146.4' | 145.9' | 146.7' | 147.5' | 146.3' | 148.1' | 150.0'

84.8' | 85.0' | 85.0' | 80.0' | 75.0' | 75.0' | 75.0' | 82.7'

S. 50° 24' E.

50'

941.5' N.E. LINE OUTLOT No. 581-A

WEST TRAVIS STREET

WEST

BLK. III, LOUIS PRIESS ADD

S.W. LINE OUTLOT No. 587

N. 61° W.

S. 39° W.

ALLEY

S.W. LINE OUTLOT NO. 587 & N.E. LINE OUTLOT No. 588 ½

EAST COR. OUTLOT NO. 587

1	100.0'	70.0'	156.25'	70.0'	100.0'	2	70.0'	70.0'	156.25'	70.0'	70.0'	3	70.0'	70.0'	156.25'	70.0'	70.0'	4	70.0'	70.0'	156.25'	70.0'	70.0'
21	153.8'	76.25'	153.8'	80.0'	153.8'	22	153.8'	76.25'	153.8'	80.0'	153.8'	23	153.8'	76.25'	153.8'	80.0'	153.8'	15	70.0'	70.0'	156.25'	70.0'	70.0'
24	153.8'	84.50'	153.8'	86.0'	153.8'	25	153.8'	84.50'	153.8'	86.0'	153.8'	26	153.8'	84.50'	153.8'	86.0'	153.8'	27	85.0'	85.0'	172.50'	85.0'	85.0'
41	84.0'	84.0'	143.5'	142.7'	84.0'	42	84.8'	84.8'	141.8'	84.8'	84.8'	43	80.0'	80.0'	140.9'	80.0'	80.0'	44	85.0'	85.0'	140.0'	85.0'	85.0'

16' 50' 16'

707.0'

N. CHERRY STREET

W. AUSTIN ST.

W. SCHUBERT ST.

W. TRAVIS ST.

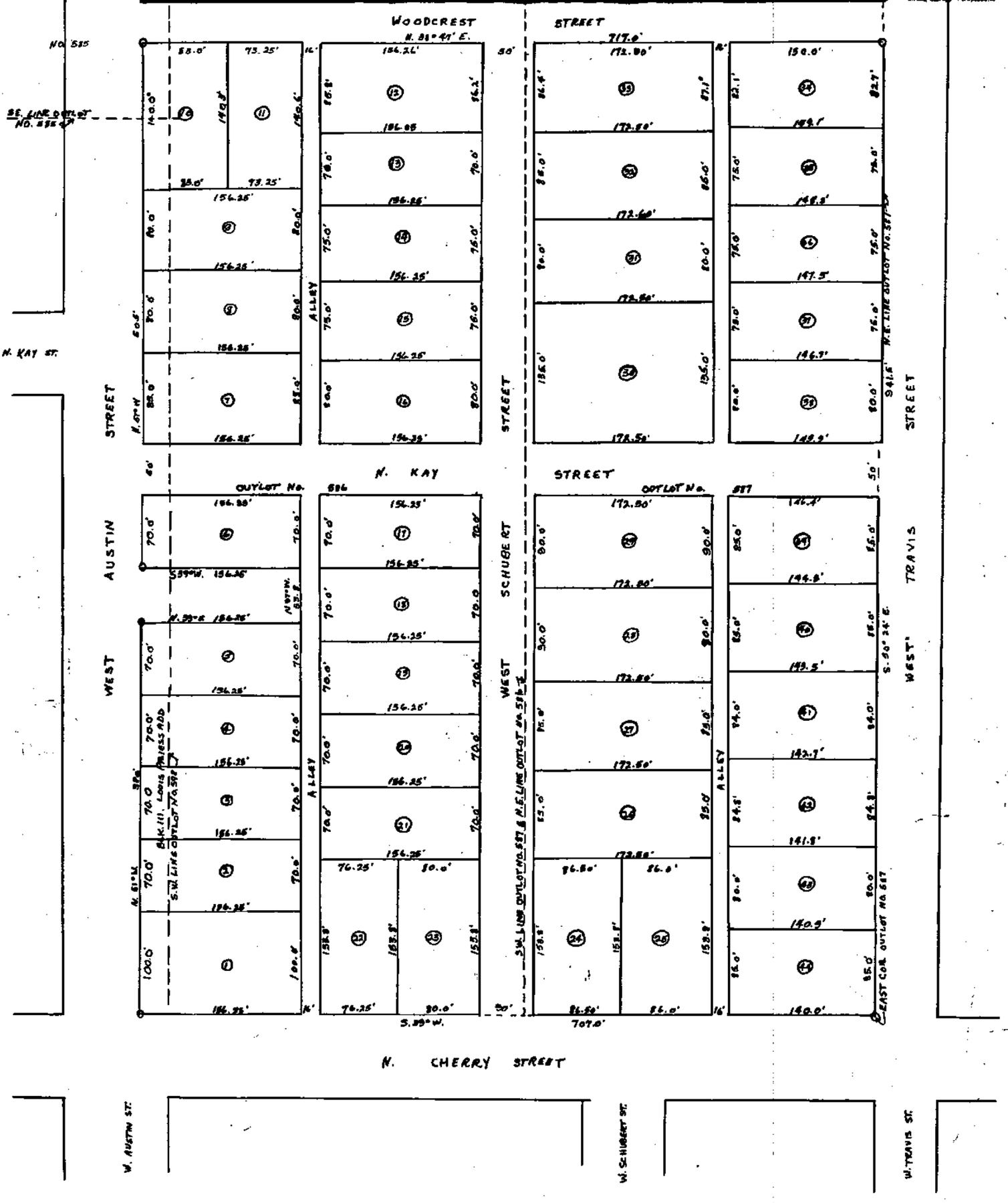
OAKCREST MANOR ADDITION
TO THE
CITY OF FREDERICKSBURG, TEXAS

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SCALE 1 INCH = 60 FT.

Filed for record in my office the 30th day of June, A.D. 1955 at 10:45 o'clock A.M. and duly recorded the 5th day of July, A.D. 1955 at 9:00 o'clock A.M. in Volume 73, pages 497-501.

Felix Schoen, Clk. Co. Ct., Gillespie County, Texas.



OAKCREST MANOR ADDITION
TO THE
CITY OF FREDERICKSBURG, TEXAS

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