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2018010016

## SEVEN FALLS RANCH LOT 4R & LOT 5R

BEING A REPLAT OF LOT 4 & LOT 5 OF SEVEN FALLS RANCH AS SHOWN ON PLAT  
RECORDED IN VOLUME 2, PAGE 197 OF THE PLAT RECORDS OF GILLESPIE  
COUNTY, TEXAS

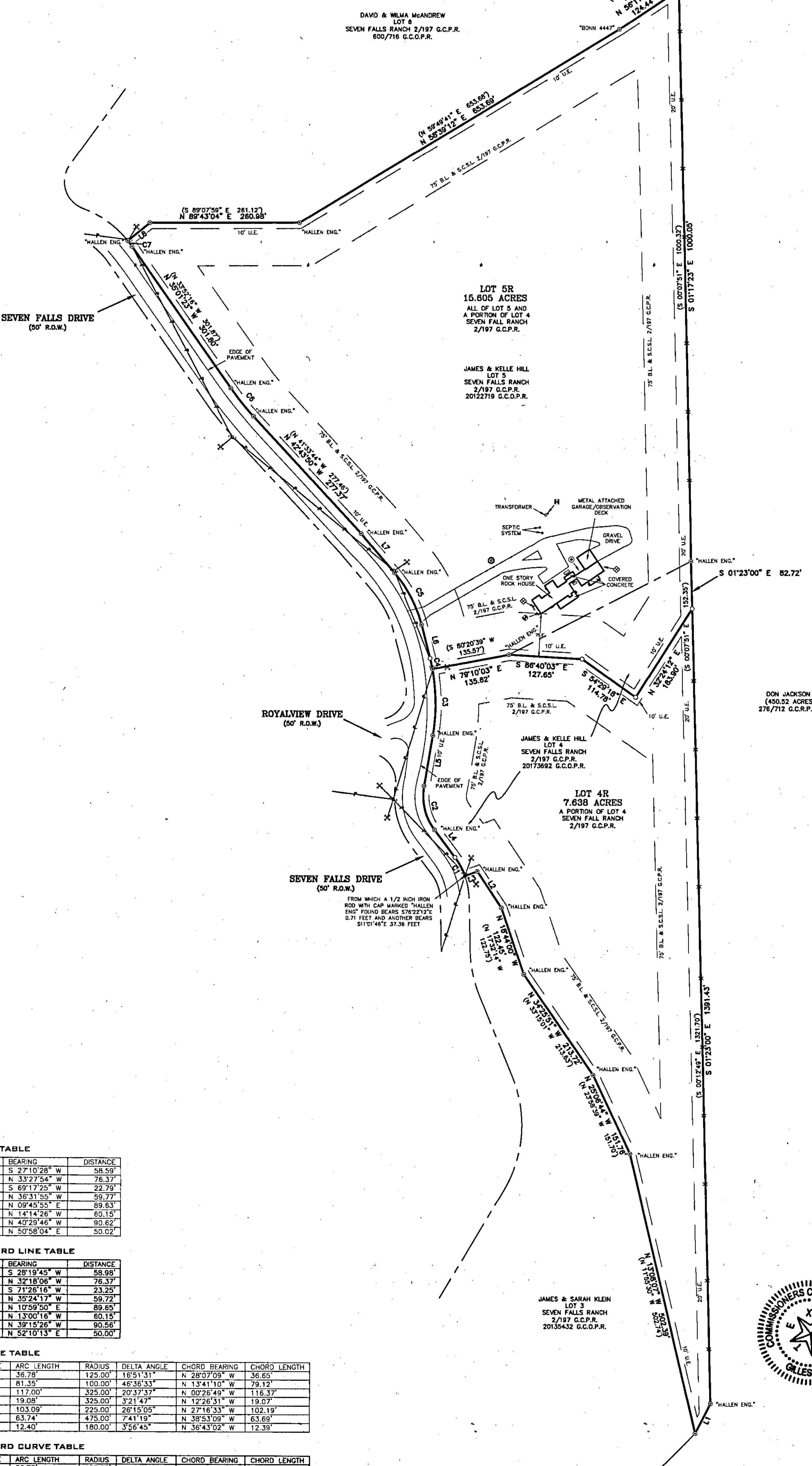
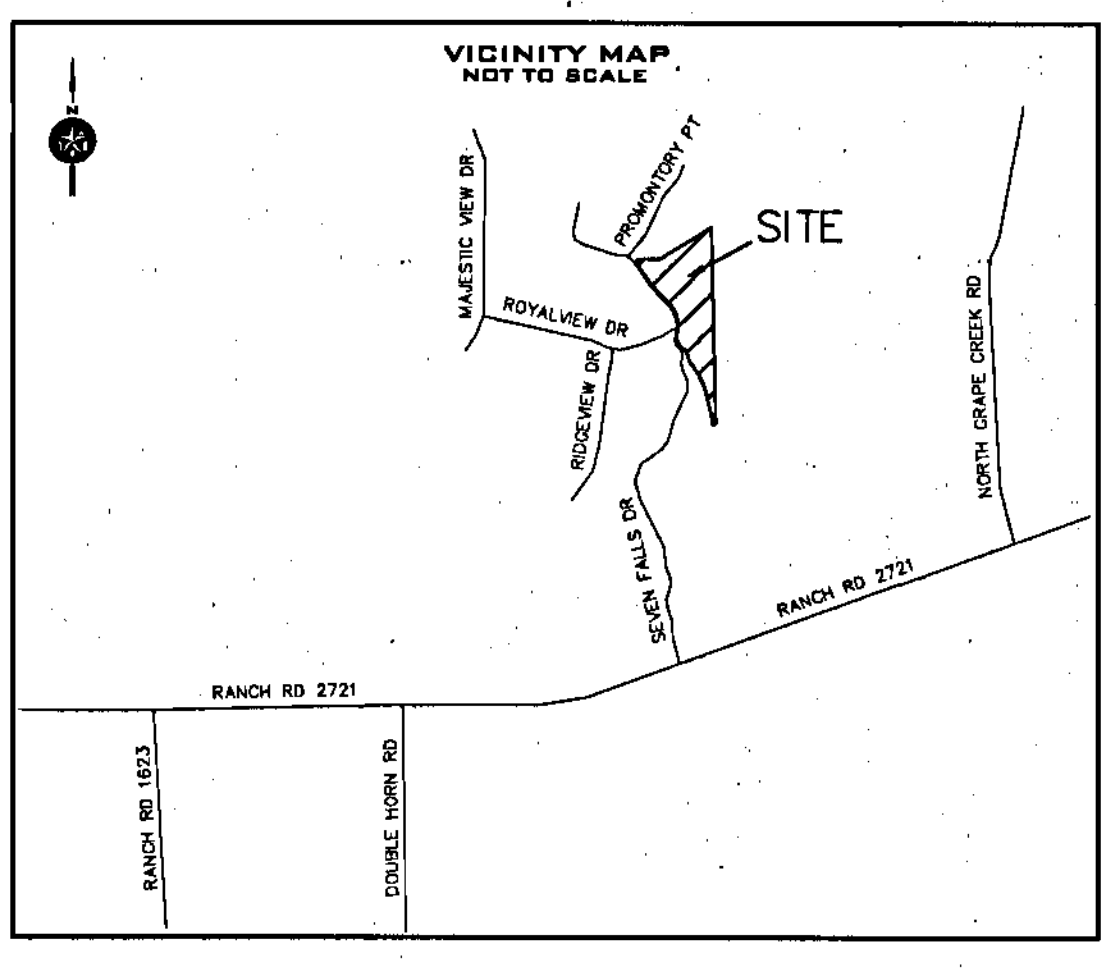
### VOLUME 5 PAGE 163

**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

Mary Lynn Rusche, County Clerk  
Gillespie County Texas  
June 26, 2018 11:33:56 AM



FEE: \$131.00 CCHEESEMAN **2018010016**  
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- NOTES:
- Property owners are advised that they are responsible for the maintenance of dedicated easements on their property and may not utilize these easements for any purpose detrimental to their intended use (i.e. no structures, septic tank fields, etc.) grantees of said dedicated easements reserve the right of access to such easements.
  - Gillespie County and the Hill Country Underground Water Conservation District make no representation or guarantee as to the water quality or that a present or future adequate water supply exists.
  - Gillespie County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces. The property owners in this subdivision shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces, and said owners shall indemnify and save harmless Gillespie County from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.
  - Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited. The existing creeks or drainage channels traversing along or across the property will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots. Gillespie County will not be responsible for the maintenance and operation of said drainage ways or the control of erosion. Gillespie County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.

**UTILITY EASEMENT:**

Grantors hereby dedicate perpetual easements for the installation and maintenance of utilities and all necessary appurtenances thereto, where 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 tracts and in the streets, alleys, boulevards, lanes, and roads of the subdivision and ten (10) feet along the other boundaries of all streets, boulevards, lanes, drives, and roads, where property line of individual lots and/or tracts 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 place construct, operate, maintain, relocate, and replace thereon an 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 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 and/or tracts of this subdivision. Nothing shall be placed or permitted to remain within the easement areas which may damage or interfere with the installation and maintenance of utilities. The easement area of each lot and/or tract 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 rights granted, including but not limited to the free right to ingress to, and to egress from the said right-of-way easement, 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 installation; 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, maintenance of any lines constructed on the property. Utilities are defined to include, but not limited to Electric, Gas, Telephone & Cable TV.

**OWNER'S ACKNOWLEDGEMENT AND DEDICATION**

STATE OF TEXAS §  
 COUNTY OF GILLESPIE §

We hereby certify that we are the owners of the land shown on this plat, that we hereby adopt this plat of SEVEN FALLS RANCH, LOT 4R & LOT 5R, being a replat of Lot 4 and Lot 5 of Seven Falls Ranch, as shown on a plat recorded in Volume 2, Page 197 of the Plat Records of Gillespie County, Texas, with our free consent, establish the minimum building setback lines and dedicate to Gillespie County, Texas, for public use forever, all easements shown hereon, for the purposes stated hereon.

Owner: *Kelle S. Hill*  
 Kelle S. Hill  
 5518 Woodway Dr  
 Houston, Tx 77056

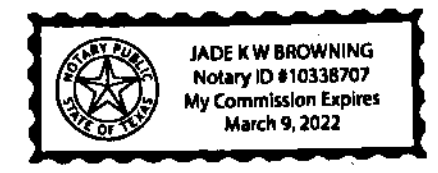
Owner: *James E. Hill*  
 James E. Hill  
 5518 Woodway Dr  
 Houston, Tx 77056

STATE OF TEXAS §  
 COUNTY OF GILLESPIE §

Before me, the undersigned authority, on this day personally appeared Kelle S. Hill and James E. Hill, known to me to be the people whose names are subscribed to the foregoing instrument and acknowledged to me that they have executed 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 15 day of June, 2018.

*Josh W. Leamons*  
 Notary Public, State of Texas

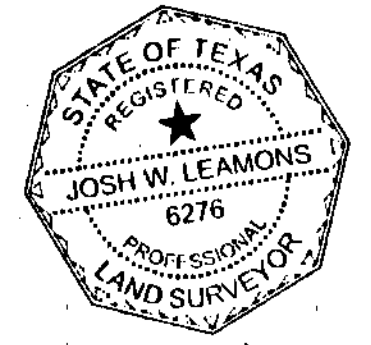


**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS §  
 COUNTY OF GILLESPIE §

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and completed on June 11, 2018.

*Josh W. Leamons*  
 Date: June 11, 2018  
 Registered Professional Land Surveyor, #6276



STATE OF TEXAS §  
 COUNTY OF GILLESPIE §

The attached plat, having been duly presented to the Commissioners Court of Gillespie County, Texas, and by said Court duly considered and found to comply with the Statutes and Laws of the State of Texas, and was approved for filing in the Plat Records of Gillespie County, Texas. To certify which the undersigned, as County Judge of Gillespie County, Texas, hereby affixes his hand, attested by the Seal of the County Clerk of Gillespie County, Texas,

THIS THE 25th DAY OF June, 2018.

*Josh W. Leamons*  
 County Judge, Gillespie County, Texas

Attest: *Mary Lynn Rusche*  
 County Clerk, Gillespie County, Texas



FILED FOR RECORD AT 11:33 O'CLOCK A.M., THIS THE 26th DAY OF June, 2018, ON PAGE 163, VOLUME 5 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS

*Mary Lynn Rusche*  
 COUNTY CLERK, GILLESPIE COUNTY, TEXAS

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 27°10'28" W	58.59'
L2	N 33°27'54" W	76.37'
L3	S 69°17'25" W	22.79'
L4	N 36°31'55" W	59.77'
L5	N 09°45'55" E	89.83'
L6	N 14°14'26" W	60.15'
L7	N 40°28'48" W	90.62'
L8	N 50°58'04" E	50.02'

**RECORD LINE TABLE**

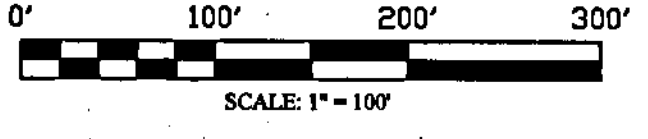
LINE	BEARING	DISTANCE
L1	S 28°19'45" W	58.98'
L2	N 32°18'06" W	76.37'
L3	S 71°28'16" W	23.25'
L4	N 35°24'17" W	59.72'
L5	N 10°59'50" E	89.85'
L6	N 13°00'16" W	60.15'
L7	N 39°15'26" W	90.56'
L8	N 52°10'13" E	50.00'

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	36.75'	125.00'	16°51'31"	N 28°07'09" W	36.65'
C2	81.35'	100.00'	46°38'33"	N 13°41'10" W	79.12'
C3	117.00'	325.00'	20°37'37"	N 00°28'49" W	116.37'
C4	19.08'	325.00'	3°21'47"	N 12°26'31" W	19.07'
C5	103.09'	225.00'	26°15'05"	N 27°16'33" W	102.19'
C6	63.74'	475.00'	7°41'19"	N 38°53'09" W	63.69'
C7	12.44'	180.00'	3°56'45"	N 36°43'02" W	12.39'

**RECORD CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	36.75'	125.00'	16°51'31"	N 28°07'09" W	36.65'
C2	81.35'	100.00'	46°38'33"	N 13°41'10" W	79.12'
C3	117.15'	325.00'	20°37'37"	N 12°12'14" W	78.79'
C4	19.00'	325.00'	3°21'47"	N 12°26'31" W	19.07'
C5	103.09'	225.00'	26°15'09"	N 26°07'51" W	102.19'
C6	63.76'	475.00'	7°41'29"	N 37°43'00" W	63.72'
C7	12.44'	180.00'	3°56'45"	N 36°43'02" W	12.39'



**SURVEY NOTES:**

- Bearings, distances & acreage are Grid, NAD 83 US TX Central Zone 4203.
- A 1/2 inch iron rod set is a 1/2 inch rebar with plastic cap marked "SEARCHERS RPLS 6275."
- This survey was prepared without the benefit of a current title report/commitment. There may be easements, restrictions, and/or covenants affecting this property, not shown hereon.

**SEARCHERS LAND SURVEYING, LLC**  
 MASON | FREDERICKSBURG

P.O. Box 228 Mason, TX 76854 | 254-342-7489 | TWP151 Firm #1019966  
 P.O. Box 1504 Fredericksburg, TX 76841 | 254-323-9619 | TWP151 Firm #10194211  
 www.searchers.com

**LEGEND:**

- POINT
- RECORDING LINE
- ADJUTANT LINE
- ORIGINAL LOT LINE
- WITH AREA
- AIR CONDITIONER
- DIG METER
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- SEWER CLEAN OUT
- UTILITY POLE
- SEWER
- WATER WELL
- ELECTRIC METER
- U.E. - UTILITY EASEMENT
- BL. - BOUNDARY SURVEY LINE
- S.C.S.L. - SURVEY CONTROL SURVEY LINE
- (BNA-DBS) - RECORD CALL
- B.C.P.R. - GILLESPIE COUNTY PLAT RECORDS
- G.C.P.R. - GILLESPIE COUNTY DEED RECORDS
- G.C.P.R. - GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS
- G.C.P.R. - GILLESPIE COUNTY REAL PROPERTY RECORDS

**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS

*Mary Lynn Rusche*  
 Mary Lynn Rusche, County Clerk  
 Gillespie County, Texas  
 June 26, 2018 11:33:56 AM  
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**SEVEN FALLS RANCH**  
**LOT 4R & LOT 5R**  
 BEING A REPLAT OF LOT 4 & LOT 5 OF SEVEN FALLS RANCH AS SHOWN ON PLAT RECORDED IN VOLUME 2, PAGE 197 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.