

**CITY OF KERRVILLE, TEXAS  
RESOLUTION NO. 27-2024**

**A RESOLUTION FOR THE RELEASE OF AN AREA FROM  
THE CITY'S EXTRATERRITORIAL JURISDICTION,  
SUCH PROPERTY GENERALLY LOCATED SOUTH OF  
LOWER TURTLE CREEK RD. AND CONSISTING OF  
APPROXIMATELY 45.3 ACRES**

**WHEREAS**, pursuant to Texas Local Government Code Section 51.001, the City of Kerrville, Texas ("City") has general authority to adopt an ordinance, resolution, or police regulation that is for the good government, peace, or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

**WHEREAS**, pursuant to Texas Senate Bill 2038 passed by the Texas State Legislature in the 88th Legislative Session, Texas Local Government Code Chapter 42 now allows for the release of an area from the City's extraterritorial jurisdiction ("ETJ") by petition of landowners or by election; and

**WHEREAS**, pursuant to Texas Local Government Code Section 42.102, a resident of an area or the owners of the majority in value of an area in the City's ETJ may file a petition with the City Secretary for the area to be released from the ETJ; and

**WHEREAS**, the City has received a petition for the release of a tract of land generally located south of Lower Turtle Creek Rd., which petition and property description is found at **Exhibit A** and references a tract that contains 858.37 acres; and

**WHEREAS**, of the 858.37 acres, only 45.3 acres, more or less, currently exists within the City's ETJ and will be subject of a release; and

**WHEREAS**, City Council finds the attached *Petition of Landowner for Release of Area from City of Kerrville Extraterritorial Jurisdiction* (the "Petition") is valid and this Resolution is necessary and proper for the good government, peace, or order of the City to release the Property from the City's ETJ;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL  
OF THE CITY OF KERRVILLE, KERR COUNTY, TEXAS:**

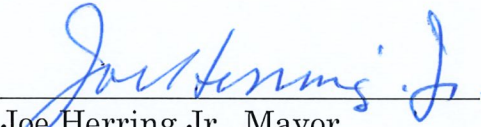
**SECTION ONE.** The foregoing recitals are incorporated into this Resolution by reference as findings of fact.

**SECTION TWO.** The Petition is hereby considered verified, and after adoption of this Resolution, the property described in the Petition and which currently exists within the City's ETJ and consists of approximately 45.3 acres, shall be released from the City's ETJ.

**SECTION THREE.** The City Secretary is directed to file a certified copy of this Resolution and an updated map of the City's ETJ boundary with the County Clerk of Kerr County, Texas.

**SECTION FOUR.** This Resolution shall take effect upon the date of final passage noted below.

**PASSED AND APPROVED** on this 25 day of June, 2024, A.D.

  
Joe Herring Jr., Mayor

APPROVED AS TO FORM:

  
Michael C. Hayes, City Attorney

ATTEST:

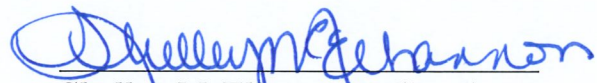
  
Shelley McElhannon, City Secretary



EXHIBIT A

**PETITION OF LANDOWNER FOR RELEASE OF AREA FROM CITY OF KERRVILLE  
EXTRATERRITORIAL JURISDICTION**

TO: THE MAYOR AND CITY COUNCIL MEMBERS OF THE CITY OF KERRVILLE, TEXAS:

I, William C. Childs, acting on behalf of Childs Family Limited Partnership, a Texas limited partnership, whose address is 845 Lower Turtle Creek Road, Kerrville, Texas 78028, the owner of the tract or parcel of land described in the deed attached hereto as Exhibit "A" for all purposes, containing 858.37 acres (the "Property"), hereby petition the City Council of the City of Kerrville, Texas, to release the Property from the extraterritorial jurisdiction of the City of Kerrville, Texas.

I certify that this petition is signed and duly acknowledged by each and every person, corporation, or entity having an ownership interest in said Property.

**OWNER:**

CHILDS FAMILY LIMITED PARTNERSHIP,  
a Texas limited partnership

By: Childs Capital, LLC,  
a Texas limited liability company,  
Its General Partner

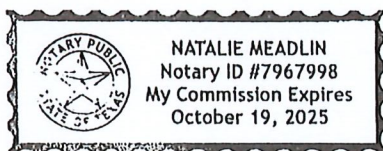
By: [Signature]  
William C. Childs, Manager

STATE OF TEXAS

§  
§  
§

COUNTY OF KENDALL

This instrument was acknowledged before me on June 3, 2024 by WILLIAM C. CHILDS as Manager of Childs Capital, LLC, a Texas limited liability company, General Partner of CHILDS FAMILY LIMITED PARTNERSHIP, a Texas limited partnership for and on behalf of said partnership.



[Signature]  
Notary Public, State of Texas

## EXHIBIT "A"

Being all of a certain tract or parcel of land comprising, approximate acreage out of various Original Patent Surveys in Kerr County, Texas as follows:

Survey No.	Survey	Abstract No.	Acres
1	John H. Gibson	160	365.20
64	Wm. Watt	363	15.70
393	John W. Hinch	184	148.30
394	Thomas Jackson	212	38.00
396	John Cronkrite	93	175.60
397	Chas. Veich	344	30.30
404	Joseph Purcell	271	299.50

1072.60  
TOTAL  
ACRES

comprising 1) part of 1018.10 acres conveyed to Dorothy Dean Hawn from D. L. Hazelhurst, Jr., et ux, by a Deed executed the 28th day of January, 1981 and recorded in Volume 244 at Page 83, 2) all of 52.12 acres conveyed to Dorothy Dean Hawn from W. F. Roden by a Warranty Deed executed the 15th day of July, 1983, and recorded in Volume 280 at Page 556, and 3) all of 3.19 acres conveyed to Dorothy Dean Hawn from Shelton Ranch Corporation by a Warranty Deed executed the 15th day of July, 1983 and recorded in Volume 280 at Page 562, all recordings in the Deed Records of Kerr County, Texas; and being more particularly described by meter and bounds as follows:

BEGINNING at a 4" iron stake set in the southerly right-of-way line of F. M. Highway No. 2771 at the northerly common corner of said 1018.10 acres and 156 acres described in a Warranty Deed from Emilie Irene Neill, et al, to Meta Real Alderdice executed the 20th day of August, 1952 and recorded in Volume 110 at Page 631 of the Deed Records of Kerr County, Texas, the easterly terminus of a Boundary Agreement between D. L. Hazelhurst, Jr., et ux, and Mrs. J. A. Alderdice, et al, executed the 24th day of November, 1973 and recorded in Volume 169 at Page 318 of the Deed Records of Kerr County, Texas; which point bears, approximately, 2173 ft. N.45°E. from the south corner of said Survey No. 394;

THENCE, along the common line between said 1018.10 acres and said 156 acres along said Boundary Agreement; S.44°35'08"W., at 2.2 ft. passing a fence cornerpost, then with or near a fence for a total distance of 281.97 ft. to a cornerpost; with or near a fence S.44°57'27"W. 143.01 ft. to an iron stake at the base of a 22" diameter Live Oak tree; and southeast of and diverging from said fence, S.44°59'10"W. 171.44 ft. to an unmarked point in the approximate center of Turtle Creek;

THENCE, continuing along the common line between said 1018.10 acres and said 156 acres along said Boundary Agreement, up the approximate center of said Turtle Creek; N.84°40'01"W. 342.83 ft.; N.65°18'06"W. 704.75 ft. to a point in a fence crossing said Turtle Creek; N.61°41'02"W. 575.98 ft.; S.60°49'08"W. 300.20 ft. to an existing 4" iron stake; S.35°25'42"W. 298.35 ft. to an existing 4" iron stake; S.21°02'11"W. 291.19 ft.; S.28°20'11"W. 825.51 ft.; S.44°51'11"W. 398.15 ft. to an existing 4" iron stake; S.62°00'25"W. 235.43 ft. to a point on the west side of a concrete bridge; S.71°27'30"W. 304.65 ft. to an existing 4" iron stake; N.87°18'25"W. 364.64 ft.; N.66°27'16"W. 347.33 ft.; N.45°41'05"W. 329.49 ft.; N.24°46'54"W. 386.11 ft.; and N.11°50'48"W. 214.09 ft. to the southwest corner of 1.17 acres conveyed to Emilia Real Neill, et al, from D. L. Hazelhurst, Jr., et ux, by a Warranty Deed executed the 13th day of December, 1973 and recorded in Volume 169 at Page 312 of the Deed Records of Kerr County, Texas;

THENCE, along the common line between said 1018.10 acres and said 1.17 acres, continuing along said Boundary Agreement, N.00°17'43"W. 468.05 ft. to the northwest corner of said 1.17 acres, a northeasterly corner of said 1018.10 acres, a southeasterly corner of the Neunhoffer property;



THENCE, along the common line between said 1018.10 acres and said Neunhoffer property, partially with or near a fence, S.75°58'30"W, 149.44 ft. to a cornerpost at the easterly southeast corner of 1254.37 acres conveyed to Julius R. Neunhoffer, et ux, from Oscar Neunhoffer, Jr., et ux, by a Warranty Deed with Vendor's Lien executed the 4th day of December, 1967 and recorded in Volume 131 at Page 295 of the Deed Records of Kerr County, Texas;

THENCE, with or near a fence along the common line between said 1018.10 acres and said 1254.37 acres: S.73°06'58"W, 227.92 ft. to a post; S.75°22'07"W, 23.26 ft. to a 35" diameter Live Oak tree; S.73°08'23"W, 799.83 ft. to a 26" diameter Live Oak tree; S.43°04'05"W, 2856.07 ft. to a cornerpost marked with a 1/2" iron stake; S.24°39'34"E, 482.14 ft. to a post marked with a 1/2" iron stake; S.48°32'02"E, 274.90 ft. to an anglepost; S.31°14'52"W, 1232.26 ft. to an anglepost; S.00°35'57"E, 483.67 ft. to an anglepost; and S.29°34'32"W, 642.92 ft. to a cornerpost marked with a 1/2" iron stake for the most westerly corner of the herein described and said 1018.10 acres, the northwest corner of 858.07 acres conveyed to Lester Maris Dyke, III, et al, from Susan Sims, Trustee, by a Warranty Deed with Vendor's Lien executed the 17th day of June, 1992 and recorded in Volume 643 at Page 169 of the Real Property Records of Kerr County, Texas;

THENCE, with or near a fence along the common line between said 1018.10 acres and said 858.07 acres, S.45°51'51"E, 762.21 ft.;

THENCE, not along a fence along the southwest line of said 1018.10 acres, N.80°20'09"E, 16.70 ft. and S.41°10'32"E, 164.86 ft. to a point in a fence along the northeast line of said 858.07 acres;

THENCE, upon, over and across said 1018.10 acres, with or near a fence along the northeast line of said 858.07 acres: S.45°51'51"E, 67.01 ft. to an anglepost; S.42°29'52"E, 603.87 ft. to an anglepost; and S.39°50'38"E, 835.39 ft. to an anglepost in the southwest line of said 1018.10 acres;

THENCE, with or near a fence along the common line between said 1018.10 acres and said 858.07 acres, each point marked with an anglepost: S.13°04'27"W, 507.20 ft.; S.59°09'29"E, 694.64 ft.; S.55°06'57"E, 1172.29 ft.; N.85°37'34"E, 2049.64 ft.; and N.59°06'06"E, 1359.03 ft. to the southeast corner of the herein described tract and said 1018.10 acres in the west line of 324.62 acres conveyed as TRACT II to H. L. Risinger from W. F. Roden by a Warranty Deed with Vendor's Lien executed the 7th day of June, 1985 and recorded in Volume 328 at Page 401 of the Real Property Records of Kerr County, Texas;

THENCE, with or near a fence along the common line between said 1018.10 acres and said 324.62 acres, each point marked with an anglepost marked with a 1/2" iron stake unless stated otherwise: N.06°51'41"E, 1656.77 ft.; N.33°00'32"W, 46.50 ft.; N.62°19'04"W, 849.77 ft.; N.16°14'19"W, 432.38 ft.; N.26°07'37"W, 158.27 ft.; N.20°27'06"W, 1046.40 ft.; N.20°23'25"E, 405.31 ft. to a cornerpost; N.82°38'56"E, 165.00 ft.; and N.53°39'13"E, 4690.62 ft. to a cornerpost for a reentrant corner of the herein described tract, the most westerly corner of said 1018.10 acres, the most northerly corner of said 324.62 acres, in the southwest line of said 52.12 acres;

THENCE, southeast of and diverging from a fence along the common line between said 52.12 acres and said 324.62 acres, S.33°32'47"E, 59.77 ft. to a 1/2" iron stake set for the southwesterly common corner of said 52.12 acres and said 324.62 acres, in a fence along the northwest line of 1294.816 acres conveyed to Hubert Lee Risinger, et ux, from Boyd L. Farr, et ux, by a Deed of Exchange executed the 13th day of December, 1973 and recorded in Volume 169 at Page 295 of the Deed Records of Kerr County, Texas;



THENCE, with or near a fence along the common line between said 52.12 acres and said 1294.816 acres: N.53°54'11"E. 2473.11 ft. to an anglepost marked with a 4" iron stake; and N.16°42'11"E. 430.97 ft. to the southeast corner of said 3.19 acres;

THENCE, with or near a fence along the common line between said 3.19 acres and said 1294.816 acres, N.16°42'11"E., at 261.1 ft. passing a cornerpost, then continuing not along a fence for a total distance of 265.51 ft. to a 4" iron stake set for the northeast corner of the herein described tract, the northerly common corner of said 3.19 acres and said 1294.816 acres, in the southwesterly right-of-way line of said F. M. Highway No. 2771, in a 06°41'17" curve concave to the south having a radius of 856.74 ft.;

THENCE, with or near a fence along the north line of said 3.19 acres, the southerly right-of-way line of said F. M. Highway No. 2771: 522.75 ft. along an arc of said 06°41'17" curve subtended by a central angle of 34°57'35" (long chord = S.84°35'50"W. 514.68 ft.) to a concrete right-of-way marker at its end; and S.67°07'02"W. 205.18 ft. to the northerly common corner of said 3.19 acres and said 52.12 acres;

THENCE, with or near a fence along the north line of said 52.12 acres, the southerly right-of-way line of said F. M. Highway No. 2771, S.67°07'02"W. 896.32 ft. to a reentrant corner of the herein described tract and said 52.12 acres;

THENCE, continuing along the north line of said 52.12 acres: N.31°06'58"W. 50.52 ft. to the centerline of said F. M. Highway No. 2771; along the centerline of said F. M. Highway No. 2771, S.67°07'02"W. 392.85 ft. to the beginning of a 03°00'24" curve concave to the north having a radius of 1905.78 ft.; and continuing along the centerline of said F. M. Highway No. 2771, 459.60 ft. along an arc of said 03°00'24" curve subtended by a central angle of 13°49'03" (long chord = S.74°01'34"W. 458.49 ft.) to the northwest corner of said 52.12 acres;

THENCE, along the west line of said 52.12 acres, S.09°03'55"E. 50.00 ft. to the northeast corner of said 1018.10 acres in the south right-of-way line of said F. M. Highway No. 2771, in a 02°55'47" curve concave to the north having a radius of 1955.78 ft.;

THENCE, with or near a fence along the north line of said 1018.10 acres, the south right-of-way line of said F. M. Highway No. 2771: 237.22 ft. along an arc of said 02°55'47" curve subtended by a central angle of 06°56'58" (long chord = S.84°24'35"W. 237.07 ft.) to a concrete right-of-way marker at its end; S.87°53'04"W. 409.01 ft. to a concrete right-of-way marker at the beginning of a 04°47'14" curve concave to the north having a radius of 1196.92 ft.; and 47.79 ft. along an arc of said 04°47'14" curve subtended by a central angle of 02°17'16" (long chord = S.89°01'42"W. 47.79 ft.) to the PLACE OF BEGINNING containing 1072.60 acres of land, more or less, within these mates and bounds, INCLUDING 1.0 acre within the right-of-way of F. M. Highway No. 2771.



## SAVE AND EXCEPT THE FOLLOWING TRACT OF LAND:

Being all of a certain tract or parcel of land comprising, approximate acreage out of various Original Patent Surveys, in Kerr County, Texas as follows:

Survey No.	Survey	Abstract No.	Acreage
64	Wm. Watt	363	15.70
393	John W. Hinch	184	91.20
394	Thomas Jackson	212	38.00
396	John Cronkrite	93	69.33

214.30

part of 1072.60 acres conveyed to William C. Childs from Dorothy Dean Tate by a Warranty Deed executed the 18th day of September, 1992 and recorded in Volume 656 at Page 793 of the Real Property Records of Kerr County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/4" iron stake set in the southerly right-of-way line of F. M. Highway No. 2771 at the northerly common corner of said 1072.60 acres and 156 acres described in a Warranty Deed from Emille Irene Neill, et al, to Meta Real Alderdice executed the 20th day of August, 1952 and recorded in Volume 110 at Page 631 of the Deed Records of Kerr County, Texas; the easterly terminus of a Boundary Agreement between D. L. Hazelhurst, Jr., et ux, and Mrs. J. A. Alderdice, et al, executed the 24th day of November, 1973 and recorded in Volume 169 at Page 318 of the Deed Records of Kerr County, Texas; which point bears, approximately, 2173 ft. N.45°E. from the south corner of said Survey No. 394;

THENCE, along the common line between said 1072.60 acres and said 156 acres along said Boundary Agreement: S.44°55'08"W., at 2.2 ft. passing a fence cornerpost, then with or near a fence for a total distance of 281.97 ft. to a cornerpost; with or near a fence S.44°57'27"W. 143.01 ft. to an iron stake at the base of a 22" diameter Live Oak tree; and southeast of and diverging from said fence, S.44°59'10"W. 171.44 ft. to an unmarked point in the approximate center of Turtle Creek;

THENCE, continuing along the common line between said 1072.60 acres and said 156 acres along said Boundary Agreement, up the approximate center of said Turtle Creek: N.84°40'01"W. 342.83 ft.; N.65°18'06"W. 704.75 ft. to a point in a fence crossing said Turtle Creek; N.81°41'02"W. 575.98 ft.; S.60°49'08"W. 300.20 ft. to an existing 1/4" iron stake; S.35°25'42"W. 290.35 ft. to an existing 1/4" iron stake; S.21°02'11"W. 291.19 ft.; S.28°20'11"W. 825.51 ft.; S.44°51'11"W. 398.15 ft. to an existing 1/4" iron stake; S.62°00'25"W. 235.43 ft. to a point on the west side of a concrete bridge; S.71°27'30"W. 304.65 ft. to an existing 1/4" iron stake; and N.87°18'25"W. 306.08 ft. to the westerly northwest corner of the herein described tract;

THENCE, upon, over and across said 1072.60 acres, each point marked with a 1/4" iron stake (set): S.02°52'30"W. 1284.75 ft. to the westerly southwest corner of the herein described tract; N.78°25'08"E. 878.46 ft.; N.60°40'48"E. 395.92 ft.; N.56°49'19"E. 667.01 ft.; N.34°58'45"E. 445.68 ft.; N.47°00'49"E. 1373.50 ft.; N.80°53'36"E. 189.17 ft.; and S.40°32'15"E. 1127.20 ft. to a fencepost in the common line between said 1072.60 acres and 324.62 acres conveyed as TRACT II to H. L. Risinger from W. F. Roden by a Warranty Deed with Vendor's Lien executed the 7th day of June, 1985 and recorded in Volume 328 at Page 401 of the Real Property Records of Kerr County, Texas;



THENCE, along the common line between said 1072.60 acres and said 324.62 acres, each point being an anglepost marked with a 1/2" iron stake unless stated otherwise: with or near a fence, N.53°39'13"E. 1139.00 ft. to a cornerpost for a reentrant corner of the herein described tract and said 1072.60 acres, the most northerly corner of said 324.62 acres; and southeast of and diverging from a fence, S.33°32'47"E. 59.77 ft. to an existing 1/2" iron stake for the southeasterly common corner of said 1072.60 acres and said 324.62 acres in a fence along the northwest line of 1294.816 acres conveyed to Hubert Lee Risinger, et ux, from Boyd L. Farr, et ux, by a Deed of Exchange executed the 13th day of December, 1973 and recorded in Volume 169 at Page 295 of the Deed Records of Kerr County, Texas;

THENCE, with or near a fence along the common line between said 1072.60 acres and said 1294.816 acres: N.53°54'11"E. 2473.11 ft. to an anglepost marked with a 1/2" iron stake; and N.16°42'11"E., at 692.1 ft. passing a cornerpost, then continuing not along a fence for a total distance of 696.48 ft. to a 1/2" iron stake set for the northeast corner of the herein described tract, the northerly common corner of said 1072.60 acres and said 1294.816 acres, in the southwesterly right-of-way line of said F. M. Highway No. 2771, in a 06°41'17" curve concave to the south having a radius of 856.74 ft.;

THENCE, with or near a fence along the north line of said 1072.60 acres, the southerly right-of-way line of said F. M. Highway No. 2771: 522.75 ft. along an arc of said 06°41'17" curve subtended by a central angle of 34°57'35" (long chord = S.84°35'50"W. 514.68 ft.) to a concrete right-of-way marker at its end; and S.67°07'02"W. 1101.50 ft. to a reentrant corner of the herein described tract and said 1072.60 acres;

THENCE, continuing along the north line of said 1072.60 acres: N.31°06'58"W. 50.52 ft. to the centerline of said F. M. Highway No. 2771; along the centerline of said F. M. Highway No. 2771, S.67°07'02"W. 392.85 ft. to the beginning of a 03°00'24" curve concave to the north having a radius of 1905.78 ft.; and continuing along the centerline of said F. M. Highway No. 2771, 459.60 ft. along an arc of said 03°00'24" curve subtended by a central angle of 13°49'03" (long chord = S.74°01'34"W. 458.49 ft.); and S.09°03'55"E. 50.00 ft. to the south right-of-way line of said F. M. Highway No. 2771, in a 02°55'47" curve concave to the north having a radius of 1955.78 ft.;

THENCE, with or near a fence continuing along the north line of said 1072.60 acres, the south right-of-way line of said F. M. Highway No. 2771: 237.22 ft. along an arc of said 02°55'47" curve subtended by a central angle of 06°56'58" (long chord = S.84°24'33"W. 237.07 ft.) to a concrete right-of-way marker at its end; S.87°53'04"W. 409.01 ft. to a concrete right-of-way marker at the beginning of a 04°47'14" curve concave to the north having a radius of 1196.92 ft.; and 47.79 ft. along an arc of said 04°47'14" curve subtended by a central angle of 02°17'16" (long chord = S.89°01'42"W. 47.79 ft.) to the PLACE OF BEGINNING containing 214.23 acres of land, more or less, within these metes and bounds, INCLUDING 1.0 acre within the right-of-way of F. M. Highway No. 2771.



## EXCEPTIONS:

1. Easement in favor of Bandera Electric Cooperative as condemned in Cause No. 79-90A, 216th District Court, Kerr County, Texas, Recorded in Volume 25 at Page 639.
2. Mineral reservation retained in Deed dated January 28, 1981, executed by D. L. Hazelhurst, Jr. and wife, Joan Potter Hazelhurst to Dorothy Dean Hawn and Dorothy Dean Hawn and John D. Hawn, Co-Executors and Co-Trustees under the Last Will and Testament of Gladys C. Porter, deceased, recorded in Volume 244, Page 83, Deed Records of Kerr County, Texas.
3. Electrical and telephone utility easements in favor of Bandera Electric Cooperative, Inc. and Kerrville Telephone Company, which are visible and apparent on the ground and that are shown on current title survey.
4. Terms of Boundary Agreement dated November 24, 1973, between D. L. Hazelhurst, Jr. and wife, Joan Potter Hazelhurst and Mrs. J. A. Alderdice, Emilie Irene Neill and Jeannete Elaine Boster, recorded in Volume 169, Page 318, Deed Records of Kerr County, Texas.
5. Rights of the Public, if any, in and to the water known as Turtle Creek.
6. Channel easement to State of Texas, dated July 30, 1963, recorded in Volume 3, Page 382, Easement Records of Kerr County, Texas.
7. 30' wide roadway easement in place on subject property, together with the right of ingress and egress thereto, as reserved by W. F. Roden in deed dated July 15, 1983, recorded in Volume 280, Page 556, Deed Records of Kerr County, Texas, and the rights of W. F. Rhoden to maintain the easement described herein.
8. Agreement to provide and maintain a gate at the intersection of FM Highway No. 2771, and a gate at the southern boundary of roadway easement as reserved in deed dated July 15, 1983, recorded in Volume 280, Page 556, Deed Records of Kerr County, Texas.
9. One sixteenth (1/16) of all oil, gas and other minerals of every kind and character as reserved in deed dated February 12, 1977, executed by D. L. Hazelhurst, Jr. and wife, Joan Potter Hazelhurst to W. F. Roden, recorded in Volume 194, Page 441, Deed Records of Kerr County, Texas.

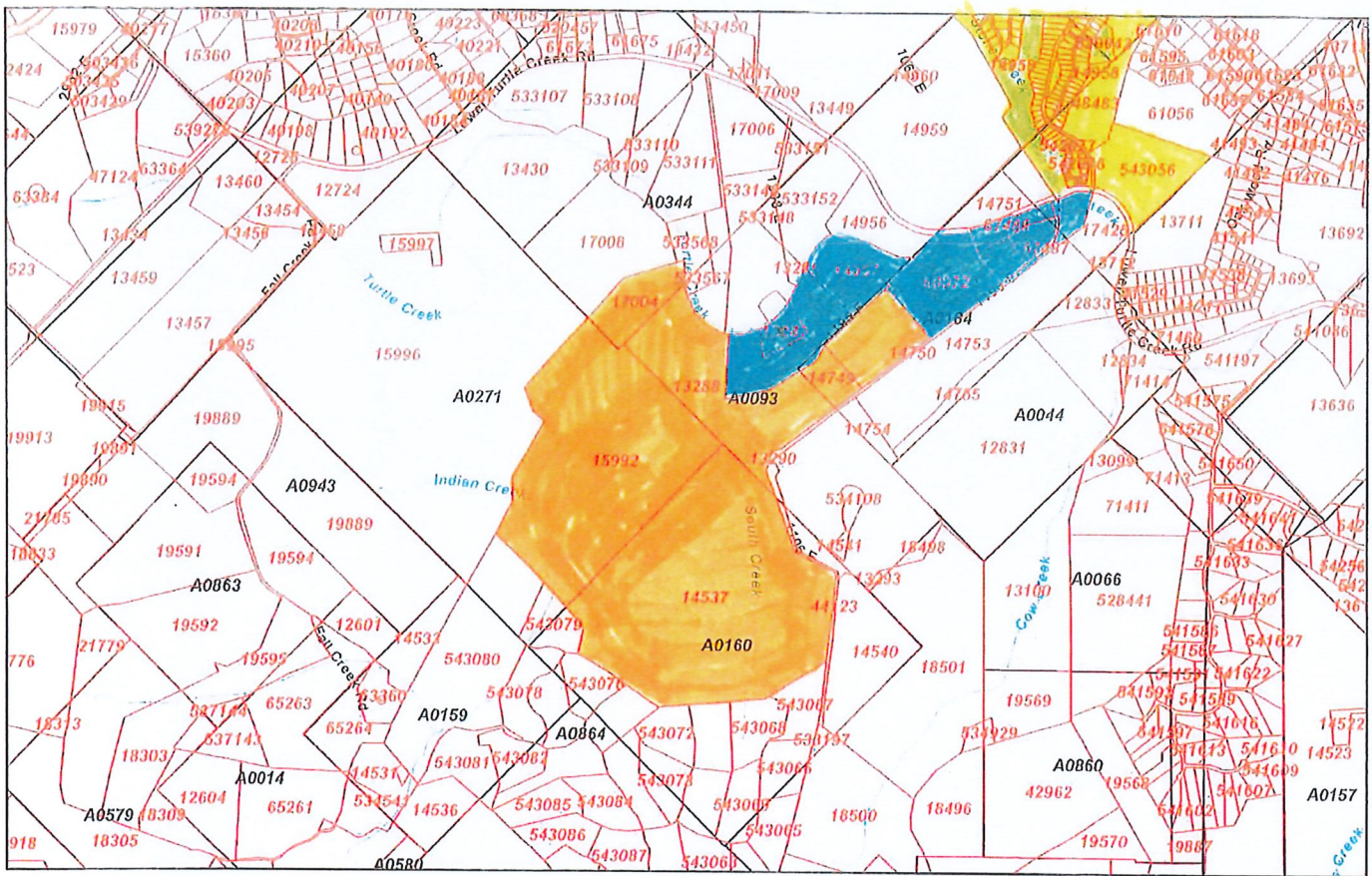


10. Two channel easements to the State of Texas from Carl D. Meek et ux by a Channel Easement for Highway purposes executed the 30th day of July, 1963, and recorded in Volume 3, Page 412, Easement Records of Kerr County, Texas.
11. Easements as shown on plat dated September 14, 1992, by Don W. Voelkel, Registered Professional Land Surveyor No. 3990.
12. This Deed does not convey the approximate one acre of property lying in FM Hwy 2771 right of way, as shown on plat dated September 14, 1992, by Don W. Voelkel, Registered Professional Land Surveyor No. 3990.
13. This Deed does not convey any rights of third parties in any fences encroaching across Turtle Creek from the property of the neighbors on the north side of said creek in Abstract 212, as shown on plat dated September 14, 1992, by Don W. Voelkel, Registered Professional Land Surveyor No. 3990, and any obligation or liability of Owner for the repair, removal, replacement, and/or maintenance of said fences; provided, however, that nothing contained in this exception shall be deemed to except from the warranty of this deed any portion of the land lying between Owner's fence and the center of the said Turtle Creek, except the land that the fence is actually erected on.
14. This Deed does not convey the property lying inside the fence and outside the property line along the southeasterly boundary line lying in Abstract 184, as shown on plat dated September 14, 1992, by Don W. Voelkel, Registered Professional Land Surveyor No. 3990.
15. This Deed does not convey the property that lies inside the fence line and outside the property line, or the property that is fenced outside the fence line but that lies within the property line along the southwest boundary line in Abstract No. 271 and 160, as shown on plat dated September 14, 1992, by Don W. Voelkel, Registered Professional Land Surveyor No. 3990.

RECORDER'S NOTE  
AT TIME OF RECORDATION INSTRUMENT FOUND  
TO BE INADEQUATE FOR BEST PHOTOGRAPHIC  
REPRODUCTION DUE TO THE DEPTH & DARKNESS OF  
PRINT, COLOR OF PRINT OR INK, BACKGROUND OF  
PAPER, ILLEGIBILITY, CARBON OR PHOTO COPY, ETC.



## Kerr CAD Web Map



5/30/2024, 12:56:57 PM

 Parcels

 Abstracts

214 CHilos Family TRUST  
858 CHilos Family Limited

1.36,112

0 0.28 0.55 1.1 mi

0 0.42 0.85 1.7 km

Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,

Kerr County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)

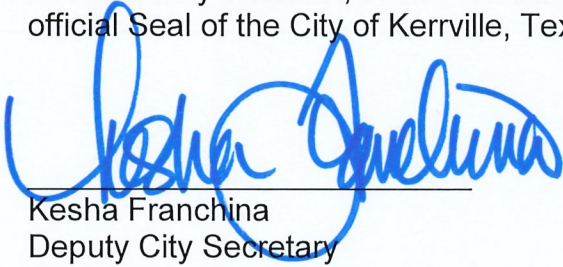
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

STATE OF TEXAS

COUNTY OF KERR

I, Kesha Franchina, hereby certify that I am the Deputy City Secretary of the City of Kerrville, Kerr County, Texas, and that records of the City of Kerrville, Texas are kept under my custody and control, and that the attached is a true and correct copy of Resolution 27-2024 as the original appears in the records kept in the office of the City Secretary for the City of Kerrville, Texas.

In Testimony Whereof, I have hereunto set my hand and seal and affixed the official Seal of the City of Kerrville, Texas, this the 3rd day of July, 2024.



Kesha Franchina  
Deputy City Secretary  
City of Kerrville, Texas  
701 Main Street  
Kerrville, TX 78028





## FILED AND RECORDED

**Document Number:** 24-03819

**Document Type:** RESOLUTION

**Filing and Recording Date:** 7/3/2024 8:58:24 AM

**Number of Pages:** 13

**GRANTOR** CITY OF KERRVILLE

**GRANTEE** PUBLIC, THE

**Returned To:** CITY OF KERRVILLE  
701 MAIN ST  
KERRVILLE, TX 78028

I hereby certify that this instrument was FILED on the date and times stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Kerr County, Texas.



*Nadene Alford*

**Nadene Alford, Clerk**

Kerr County, Texas

By: KIM GATLIN DEPUTY CLERK

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the Clerk.

**DO NOT DESTROY - This document is part of the Official Public Record.**



All Transactions Approved

Bureau: 8088171 - Kerr County, TX Clerk				
Invoice Item	Amount	Qty	Conv. Fee	Result
Court Fees and Fines: Payment ID: 100301437485 Recordings	\$175.00	1	\$4.99	Approved
Total Amounts + All Fees:	\$179.99			

BILLING INFORMATION

Payment will be billed to:  
KESHA FRANCHINA  
Card ending in ...0300 (Visa)  
Processed at 07/03/2024 8:57:05 AM CDT

LEGAL NOTICE

Certified Payments provides a service for consumers and businesses to make payments via their credit card for various types of services and taxes. By utilizing Certified Payments, you, the cardholder, are subject to the following terms and conditions. By submitting your payment through Certified Payments, you are agreeing to the terms and conditions listed in the Legal Notices link below. Please read all terms and conditions carefully.

Privacy Statement - [www.certifiedpayments.net/PrivacyStatement.aspx](http://www.certifiedpayments.net/PrivacyStatement.aspx)  
Legal Notice - [www.certifiedpayments.net/LegalNotices.aspx](http://www.certifiedpayments.net/LegalNotices.aspx)





## Kerr County Clerk

700 Main Street  
Kerrville TX 78028  
830-792-2255

**Customer** CITY OF KERRVILLE  
CITY OF KERRVILLE

**TxId** 4018900

7/3/2024 8:49 AM

### Description

Doc Number	GF Number	Document Type	Pages	Doc Fee Total
24-03818		RESOLUTION	10	\$57.00
24-03819		RESOLUTION	13	\$69.00
24-03820		RESOLUTION	8	\$49.00
<b>Total Paid:</b>				<b>\$175.00</b>

### Tender Information

Check #	Name on Check	Tender Type	Amount
0300	KESHA FRANCHINA (CITY OF	CREDIT CARD	\$175.00
<b>Total Paid:</b>			<b>\$175.00</b>