

LEGION HILLS, PHASE ONE

RESTRICTIONS

Volume 6, Page 397, Plat Records of Kerr County, Texas; Volume {PR,"insert volume number of first deed out of City",IN1,1}, Page {PR,"insert page number of first deed out of City",IN1,2}, Real Property Records of Kerr County, Texas, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

OTHER EXCEPTIONS

- Easement dated August 27, 1926 to Texas Public Utilities Co., recorded in Volume 46, Page 401, Deed Records of Kerr County, Texas.
- Easement and Right Of Way dated May 12, 1936 to Texas Power & Light Company, recorded in Volume 59, Page 332, Deed Records of Kerr County, Texas.
- Easement and Right Of Way dated May 11, 1936 to Texas Power & Light Company, recorded in Volume 59, Page 347, Deed Records of Kerr County, Texas.
- Easement and Right Of Way dated September 12, 1936 to Texas Power & Light Company, recorded in Volume 59, Page 620, Deed Records of Kerr County, Texas.
- Easements and Building Set Back Lines as per the Plat recorded in Volume 6, Page 397, Plat Records of Kerr County, Texas.
- Any visible and/or apparent roadways or easements over or across the subject property.
- Rights of Parties in Possession. (AS PER OWNER POLICY ONLY)



By: *David Marguerit, Deputy*

NOTES:

1. No portion of the land being platted is in the 100 yr. floodplain as per panel number 44886C0260 E, dated April 29, 1997.
2. Unless noted by a description on the plat all corners are marked by a set 5/8" rebar with a cap stamped "City of Kerrville".
3. BUILDING SET BACK LINES:
Front = 25 Feet from street right of way line
Rear = 25 Feet from rear property line
Sides = 5 Feet from side property line
Lots at street corners have a 15 Foot set-back line along the side street (longer of the two sides of property frontages upon streets) and 25 foot set-back from the street of which it fronts.
4. EASEMENTS:
14 Foot Wide utility easement across and upon the front of each tract.
5. PUBLIC STREETS:
Cane Street is an existing 50 foot wide public roadway dedicated by plat of Legion Heights of record in Volume 1, Page 41 of Plat Records of Kerr County, Texas and Flanders Drive is a 50 foot wide public roadway dedicated by evidence of recording of this plat.
6. BEARING BASES:
City of Kerrville Coordinate System.
7. This property is zoned: 302
8. This property lies within the Kerrville Independent School District

entitled Legion Hills meets with approval by the 911

except as may be made to establish Patent Survey lines or corners and that all corners are as shown.

Dated this 23rd day of October 19 73

David Marguerit
City Clerk
Registered Professional Land Surveyor No. 5164

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown herein has been filed to comply with the Subdivision Regulations for Kerrville, Texas, with the exception of such variations, if any, as are noted in the minutes of the City Planning Commission and that it has been approved for recording in the office of the County Clerk.

Dated this 15th day of November 19 73

David Marguerit
City Clerk

I hereby certify that the streets, utilities and other improvements have been installed in an acceptable manner and according to City of Kerrville's Standard Specifications in the subdivision entitled Legion Hills.

Dated this 15th day of Nov. 19 73

David Marguerit
City Clerk

LEGION HILLS, PHASE ON

Being a subdivision of land comprising 11 Lots in

