

***** HERALD-ZEITUNG *****

LEGAL NOTICE

May 11, 2016

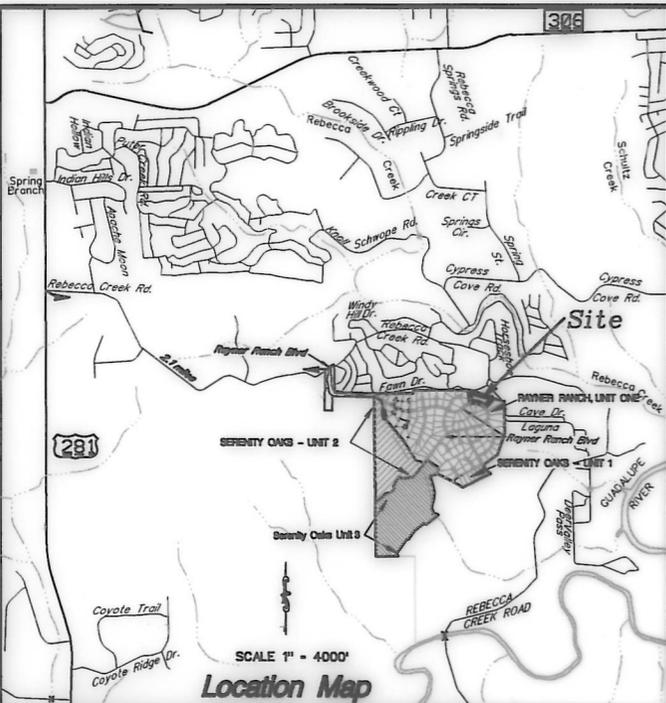
PUBLISH : May 15, 2016 (Sunday)
May 17, 2016 (Tuesday)
May 18, 2016 (Wednesday)

LEGAL NOTICE

Notice is hereby given that on Thursday, May 26, 2016, at 8:30 a.m., in a meeting of Commissioners Court in the Commissioners Courtroom located at 100 Main Plaza, New Braunfels, a public hearing shall be held to consider the Vacate and Replat of Reserve "A", Rayner Ranch, Unit One, establishing Reserve "AR". Anyone wishing to protest said action should attend and voice their opinion. Call 830-608-2090 for further information.

CC: Commissioners Court

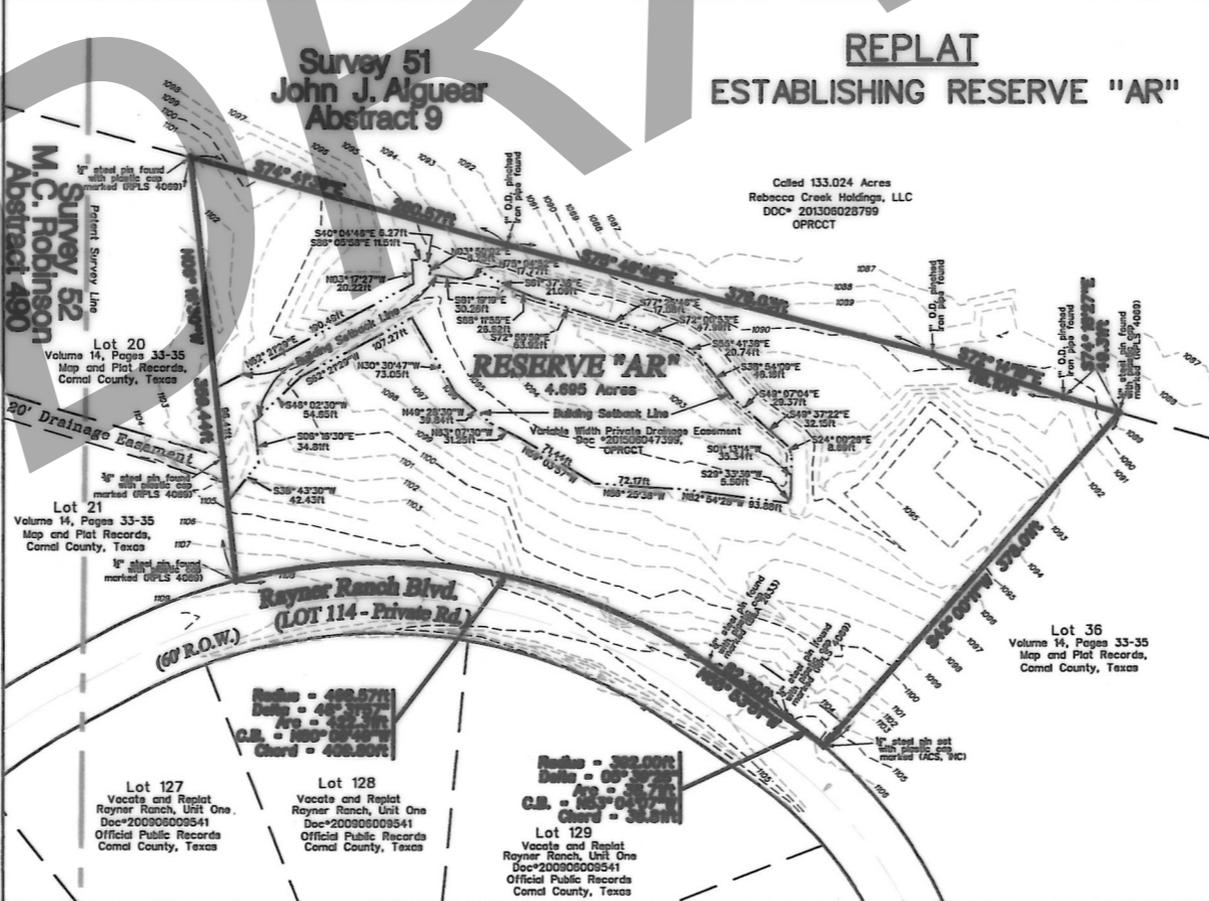
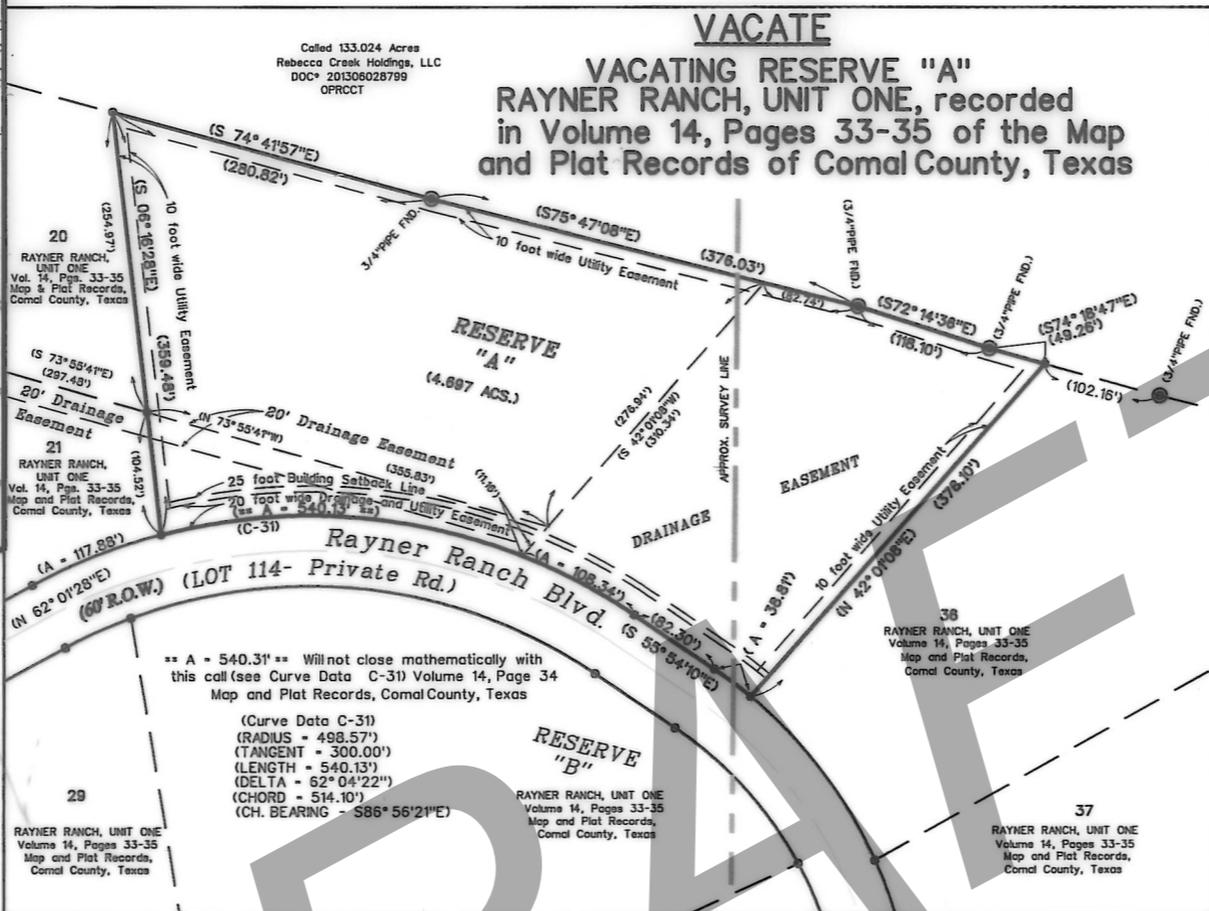
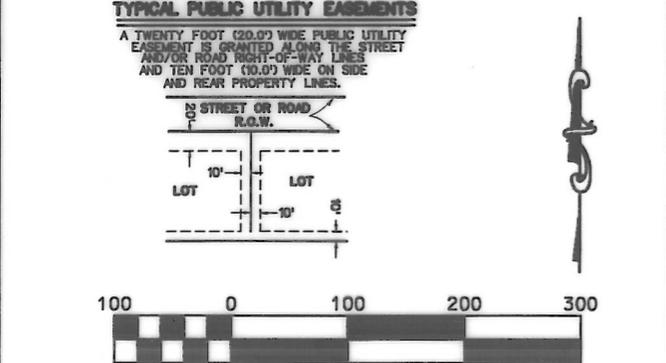
VACATE AND REPLAT OF
RESERVE "A", RAYNER RANCH, UNIT ONE,
ESTABLISHING RESERVE "AR".



Legend:
OPRCT - Official Public Records, Comal County, Texas

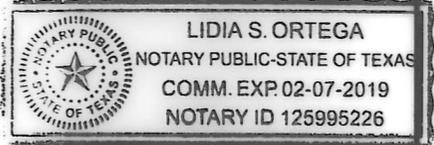
- General Notes:**
- PLAT PREPARED FEBRUARY 27, 2015
 - THIS SUBDIVISION DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 - THIS SUBDIVISION IS TO BE SERVED BY A STATE CERTIFIED PUBLIC WATER SUPPLY SYSTEM.
 - THIS SUBDIVISION IS TO BE SERVICED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
 - THIS SUBDIVISION DOES NOT LIE WITHIN THE EXTRAJURISDICTIONAL JURISDICTION OF ANY CITY.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY GEODETICS, INC. DATED JANUARY 19, 2000 AND SUPPLEMENTED BY ON THE GROUND DATA CONTOURS SHOWN AT 2 FOOT INTERVAL.
 - Bearing Basis: geodetic north derived from G.P.S. observations taken at (NAD83 CORRS93) (EPOCH=2002.0000) - Latitude 29°54'03.04478" North - Longitude 98°21'55.38738" West, distances and areas shown hereon are surface.
 - 1/2" STEEL PINS WITH PLASTIC CAPS (MARKED ACS, INC) SET AT ALL CORNERS, ANGLE POINTS AND POINT OF CURVES UNLESS OTHERWISE SHOWN HEREON.
 - THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE "A", THE 100-YEAR FLOOD ZONE, ACCORDING TO THE MAP, AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR COMAL COUNTY, TEXAS ON COMMUNITY PANEL NUMBER 4800100200F, EFFECTIVE DATE SEPTEMBER 2, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - COMAL COUNTY REQUIRES A MINIMUM TWENTY-FIVE (25) FOOT BUILDING SET-BACK LINE FROM ROAD FRONTAGE.
 - THERE IS HEREBY DEDICATED A TWENTY (20) FOOT WIDE DRAINAGE AND EMBANKMENT/BACK SLOPE EASEMENT ADJACENT TO ALL STREET LOT LINES.
 - PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND THAT THEY MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (e.g. NO STRUCTURES, SEPTIC TANK FIELDS etc.) GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
 - A DRAINAGE ANALYSIS HAS BEEN COMPLETED FOR THIS PLAT AND IS AVAILABLE FOR REVIEW AT THE COMAL COUNTY ENGINEERS OFFICE. AREAS IDENTIFIED BY THE STUDY AS BEING INUNDATED DURING CERTAIN STORM EVENTS HAVE BEEN PLACED WITHIN BUILDING SET-BACKS. THE CONSTRUCTION OF BUILDINGS WITHIN BUILDING SET-BACKS REQUIRES COMMISSIONERS COURT APPROVAL.
 - REFERENCE: PRIVATE DRAINAGE EASEMENT FROM GALE ESTATES, L.L.C. TO RAYNER RANCH PROPERTY OWNERS ASSOCIATION, INC. RECORDED IN DOC #201506047399 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
 - THERE IS HEREBY DEDICATED A 20' WIDE PUBLIC UTILITY EASEMENT GRANTED ALONG ALL STREET RIGHT-OF-WAYS AND A 10' WIDE PUBLIC UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.
 - Lot 114, being 4.695 acres.
 - Lot 114 will serve as ingress and egress for the property owners within this subdivision.
 - Lot 114 shall be maintained by the Rayner Ranch Property Owners Association or its Master Association.

PUBLIC UTILITY EASEMENT NOTE:
IT IS UNDERSTOOD AND AGREED THAT PERPETUAL PUBLIC UTILITY EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ALL NECESSARY APPURTENANCES, THEREO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TWENTY (20) FEET OF THE FRONT AND REAR LOT LINES AND ALONG AND WITHIN TEN (10) FEET OF THE SIDE AND CORNER LOT LINES AND/OR TRACTS. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE PUBLIC UTILITY EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. THE PUBLIC UTILITY EASEMENT AREA FOR EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR PUBLIC UTILITY COMPANY IS RESPONSIBLE. PUBLIC UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL THE RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF ACCESS TO AND EGRESS FROM THE RIGHT-OF-WAY TO THE PUBLIC UTILITY EASEMENT, AND THE RIGHT FROM TIME TO TIME TO CUT ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY HINDER OR INTERFERE WITH THE OPERATIONS OF SAID PUBLIC UTILITY FACILITIES. THE PUBLIC UTILITY EASEMENT RIGHTS HEREIN RESERVED INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID PUBLIC UTILITY EASEMENT WHEN DEEMED NECESSARY BY A PUBLIC UTILITY TO SUPPORT EQUIPMENT WITHIN SAID PUBLIC UTILITY EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER SOME PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID PUBLIC UTILITY EASEMENTS SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS OF THIS SUBDIVISION.



STATE OF TEXAS
COUNTY OF BEXAR
KNOW ALL MEN BY THESE PRESENTS: the owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, hereby subdivides this land according to the dimensions as shown. All roads to be constructed by this plat shall not be dedicated to any State, Municipality or other Government Entity, they shall remain private roads.

By:
Gale Estates, L.L.C.
G.G. Gale Jr., Manager
15315 San Pedro
San Antonio, Texas 78232 (210) 494-5237



STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, the undersigned authority, on this day personally appeared G.G. Gale, Jr. 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 9th day of May, 2016, A.D.
Lidia S. Ortega
Notary Public in and for the State of Texas
My Commission Expires: 2-7-2019
Printed Name Notary Public

This Vacate and Replat of RESERVE "A", Rayner Ranch, Unit One, ESTABLISHING RESERVE "AR", has been submitted to and considered by the Commissioners Court of Comal County, Texas and is hereby approved for filing by said Court on the ___ day of ___ 2016 A.D.

Dated this ___ day of ___, 2016 A.D.
By: _____
Comal County Judge

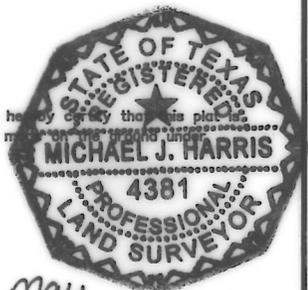
Attest:
Comal County Clerk - Deputy

STATE OF TEXAS
COUNTY OF COMAL
I, Bobbie Koepp, County Clerk of Comal County do hereby certify that this plat was filed for record in my office on the ___ day of ___, 2016 A.D. at ___ M. and duly recorded the ___ day of ___, 2016 A.D. at ___ M. in the Records of Maps and Plats in said office, of said County, in Document No. ___ in testimony whereof witness my hand and official seal of office this ___ day of ___, 2016 A.D.

COUNTY CLERK
COMAL COUNTY, TEXAS

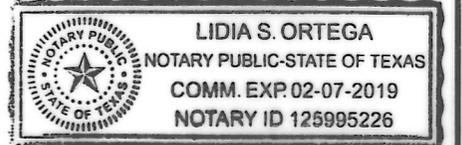
By: _____
Deputy

STATE OF TEXAS
COUNTY OF BEXAR
I, Michael J. Harris, Registered Professional Land Surveyor, do hereby certify that this plat is a correct representation of an actual survey of the property mentioned herein and under my direction.



Registered Professional Land Surveyor
Registration Number 4381, Firm Number 10169100
15315 San Pedro, San Antonio, Texas 78232
(210) 494-6405

Sworn to and subscribed before me this the 11th day of May, 2016, A.D.
Lidia S. Ortega
Notary Public in and for the State of Texas
Printed Name Notary Public
My Commission Expires: 2-7-19



ACS
INCORPORATED
Land Surveying
Land Planning
15315 San Pedro, San Antonio, Texas (210) 494 - 6405
P.O. Box 160609, San Antonio, Texas 78280 - 2809 fax(210) 494 - 9840
Firm Number 10169100