

11  
C31

STATE OF TEXAS  
CITY OF NEW BERLIN

ORDINANCE NO. 2023-009

**ORDINANCE VARIANCE FOR SUBDIVIDING 2.94 ACRES**

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF NEW BERLIN, TEXAS; APPROVING A VARIANCE TO PLAT FOR SUBDIVIDING 2.694 ACRES OF PROPERTY FROM 10.52 ACRES OF LAND OUT OF THE VICENTA DURAN SURVEY, ABSTRACT 19, GUADALUPE COUNTY TEXAS.**

WHEREAS, (Chapter 212.004 – Plat required, of the Texas Local Government Code and/or Charter) of the City of New Berlin, Texas, an incorporated city, provides for the process of final plat procedures of a subdivision:

(a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. A division of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. A division of land under this subsection does not include a division of land into parts greater than five acres, where each part has access, and no public improvement is being dedicated.

(b) To be recorded, the plat must:

(1) describe the subdivision by metes and bounds;  
(2) locate the subdivision with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part; and

(3) state the dimensions of the subdivision and of each street, alley, square, park, or other part of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, square, park, or other part.

(c) The owner or proprietor of the tract or the owner's or proprietor's agent must acknowledge the plat in the manner required for the acknowledgment of deeds.

(d) The plat must be filed and recorded with the county clerk of the county in which the tract is located.

(e) The plat is subject to the filing and recording provisions of Section [12.002](#), Property Code.

WHEREAS, the procedures prescribed by the (Texas Local Government Code and/or Charter) of the City of New Berlin, Texas, and the laws of this state have been duly followed with respect to the following described territory, to wit for variance plat approval:

2.694 acre tract is off the southwest end of a tract called Tract 2 (10.52 acres) in conveyance from Herman Doege and Betty Jane Doege, husband and wife to Douglas Young and Patricia Young, husband and wife, Randy Doege and Loretta Doege, husband and wife, and Patrick Doege, a single person recorded November 3, 2006 in Volume 2394, Page 213 of the Official Records of said county and being described by metes and bounds per Exhibit A attached hereto.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL (OR COMMISSION) OF THE CITY OF NEW BERLIN, TEXAS:

Accepts and approves the attached request for a variance to plat for subdividing 2.694 acres of property from the 10.52 acres of land out of the Vicenta Duran Survey, Abstract 19, Guadalupe County. Attached as Exhibit A.

The City Clerk (or Secretary) is hereby directed to file with the County Clerk of Guadalupe, Texas, a certified copy of this ordinance.

PASSED by an affirmative vote of all members of the City Council (or Commission), this the 13<sup>th</sup> day of 20, 2023 2023 19 November 19



APPROVED:

*Walter Williams Jr*

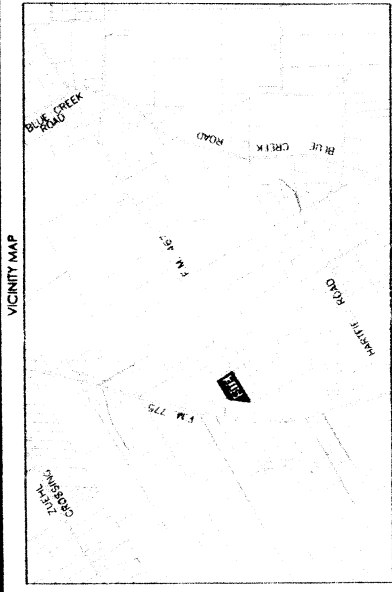
WALTER WILLIAMS JR  
Mayor

ATTESTED BY:

*Ryan Paul*  
City Secretary

**EXHIBIT A**





COORDINATE FILE: 29133.CRD  
DRAWING FILE: 29574.D0EGE.PLAT.10.504.AC.DWG  
NOTES: SEE CDH 81-03  
PROPERTY ID#: 54579

**O.V.E.C. NOTES**  
WHERE UNDERGROUND SERVICES ARE UTILIZED, DEEP WELL PROBERS A 3'-FOOT WIDE EASEMENT TO THE SERVICE WATER UNDERGROUND EASEMENT TO FOLLOW SERVICE LINE AND SHALL HAVE DEPTH OF LOCATION OF BUILDING OR STRUCTURE.  
WHERE ACCESS TO WATER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A PAVED ALLIÉ, THE ACCESS TO WATER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A PAVED ALLIÉ SHALL BE SUBJECT TO A 10' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES.  
ANY EASEMENT DESIGNATED AS A 10' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES.  
ALL EXISTING OVER OVERHEAD UTILITY PROBERS A 30' CENTERLINE EASEMENT, 15' ON EACH SIDE OF LINE.  
DO NOT SUBJECT TO A FLYING 10' WIDE X 40' LONG CUP WIRE EASEMENT TO BE LOCATED BY O.V.E.C.  
DO NOT SUBJECT TO A 10' UTILITY AND COMMUNICATION EASEMENT ALONG ALL LOT LINES.  
ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE, INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS, REPAIR OF UTILITY, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.  
THE PROPERTY SHALL BE OPEN TO CONSTRUCTION SHALL BE PLACED IN ANY UTILITY EASEMENT. O.V.E.C. SHALL MAKE THE LOCATION OF UTILITY PROBERS AND UTILITY LOCATIONS AND SHALL BE SUBJECT TO A 10' UTILITY EASEMENT WITHIN THE UTILITY EASEMENT BE O.V.E.C. APPROVED.  
THE SUBDIVISION PLAN OF THIS SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENT.

**AGREEMENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.**  
DATE CENTRAL S.U.D. NOTES  
THE DEVELOPER OF THIS PROJECT HAS AGREED TO GRANT TO O.V.E.C. THE RIGHT TO INSTALL AND MAINTAIN UTILITY STRUCTURES AND EQUIPMENT NECESSARY TO SERVE THE PROPERTY. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF THE INSTALLATION AND MAINTENANCE OF SUCH UTILITY STRUCTURES AND EQUIPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF THE INSTALLATION AND MAINTENANCE OF SUCH UTILITY STRUCTURES AND EQUIPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF THE INSTALLATION AND MAINTENANCE OF SUCH UTILITY STRUCTURES AND EQUIPMENT.

**STATE OF TEXAS**  
COUNTY OF GUADALUPE  
THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THE PLAN AND DESIGNATED HEREIN AS DOEGE SUBDIVISION, COUNTY OF GUADALUPE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN AS INSTRUMENT PART OF 17 AND 18 SHOW, AND DESIGNATE THE INSTRUMENT AND EASEMENT FOR THE PURPOSES SHOWN HEREIN.  
OWNER: WANDA DOEGE AND GUYBERT DOEGE  
ADDRESS: 13718 FM 778  
GUADALUPE, TEXAS 78121

**TOOT NOTES:**  
1.) FOR RECORDING, DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.  
2.) OWNER/DEVELOPER IS RESPONSIBLE FOR PRESERVING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE TREATING IMPROVEMENTS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF PONDING DISCHARGE VELOCITY WILL NOT EXCEED THAT OF THE EXISTING DRAINAGE TREATING IMPROVEMENTS OR CONTRIBUTING ZONE. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR REDUCTION WILL BE NECESSARY TO MAINTAIN THE DESIGN VELOCITY OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR REDUCTION.  
3.) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TOOT'S ACCESS MANAGEMENT MANUAL. THE PROPERTY IS SUBJECT TO STATE HIGHWAY RIGHT-OF-WAY (ROW) 100 FEET WIDE TO TOPGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF ACCESS POINTS WILL BE DETERMINED BY TOOT'S ACCESS MANAGEMENT MANUAL. THE LOCATION OF ACCESS POINTS SHALL BE DETERMINED BY TOOT'S ACCESS MANAGEMENT MANUAL. THE LOCATION OF ACCESS POINTS SHALL BE DETERMINED BY TOOT'S ACCESS MANAGEMENT MANUAL.  
4.) IF EASEMENTS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TOOT. PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY, LOCATIONS OF SIDEWALKS SHALL BE DETERMINED BY TOOT'S ACCESS MANAGEMENT MANUAL.  
5.) ANY TRAFFIC CONTROL MEASURES (LEFT TURN LANE, RIGHT TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

**STATE OF TEXAS**  
COUNTY OF GUADALUPE  
COUNTY CLERK  
APPROVED BY THE COUNTY CLERK OF GUADALUPE COUNTY, TEXAS.  
SUBDIVISION PLAN OF 10.504 ACRES OF LAND LOCATED IN THE VICINITY OF MASTIFF ROAD AND RILE CREEK ROAD IN GUADALUPE COUNTY, TEXAS.  
THE INSTRUMENT IS APPROVED BY THE COUNTY CLERK OF GUADALUPE COUNTY, TEXAS.  
DATE: 2023  
WANDA DOEGE AND GUYBERT DOEGE  
COUNTY CLERK  
DREW ENGELME  
PRECINCT 4  
STEPHEN GERMAN  
PRECINCT 4

**NOTES:**  
1.) THE TRACT OF LAND SHOWN HEREON IS LOCATED IN ZONE "X" AS SHOWN ON THE FEDERAL DATED EMERGENCY MANAGEMENT AGENCY'S FEDERAL INSURANCE RATE MAP PANEL NUMBER 48187003B.  
2.) WATER IS TO BE SUPPLIED BY SPRINGS HILL WATER SUPPLY CORP.  
3.) ELECTRIC IS TO BE SUPPLIED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE.  
4.) THE TRACT OF LAND SHOWN HEREON IS SUBJECT TO THE LA VERNA INDEPENDENT SCHOOL DISTRICT.  
5.) THE PROPERTY IS LOCATED IN GUADALUPE COUNTY PRECINCT 4.  
6.) THE PROPERTY IS SUBJECT TO THE LA VERNA INDEPENDENT SCHOOL DISTRICT.  
7.) THE PROPERTY IS SUBJECT TO THE LA VERNA INDEPENDENT SCHOOL DISTRICT.  
8.) THE PROPERTY IS SUBJECT TO THE LA VERNA INDEPENDENT SCHOOL DISTRICT.  
9.) THE PROPERTY IS SUBJECT TO THE LA VERNA INDEPENDENT SCHOOL DISTRICT.  
10.) THE PROPERTY IS SUBJECT TO THE LA VERNA INDEPENDENT SCHOOL DISTRICT.  
11.) THE PROPERTY IS SUBJECT TO THE LA VERNA INDEPENDENT SCHOOL DISTRICT.  
12.) THE PROPERTY IS SUBJECT TO THE LA VERNA INDEPENDENT SCHOOL DISTRICT.  
13.) ALL LOTS SUBJECT TO A 20' FRONT BUILDING SETBACK LINE AND A 15' BUILDING SETBACK JNE ALONG ALL OTHER LOT LINES.

**DRAINAGE NOTES:**  
1.) NO OTHER IMPROVEMENTS ARE PROPOSED OR WILL BE CONTEMPLATED WITHOUT ADDITIONAL APPROVAL OF THE GUADALUPE COUNTY ENGINEER.  
2.) THE PROPOSED DRAINAGE IMPROVEMENTS SHALL BE CONSIDERED IN CONJUNCTION WITH PROPOSED EXISTING STRUCTURES ON SITE FOR THE PURPOSES OF DRAINAGE IMPROVEMENT.  
3.) SUBSEQUENT SUBDIVISION OF THE PROPERTY INTO SMALLER TRACTS SHALL COMPLY WITH ALL REQUIREMENTS OF THE GUADALUPE COUNTY ENGINEER. APPROVAL OF THE GUADALUPE COUNTY ENGINEER FOR EXISTING OR PROPOSED DRAINAGE IMPROVEMENTS SHALL BE REQUIRED FOR ANY FUTURE SUBDIVISION OF THE PROPERTY OR OTHER DRAINAGE IMPROVEMENTS.  
4.) THE PROPERTY IS SUBJECT TO THE LA VERNA INDEPENDENT SCHOOL DISTRICT.  
5.) THE PROPERTY IS SUBJECT TO THE LA VERNA INDEPENDENT SCHOOL DISTRICT.  
6.) THE PROPERTY IS SUBJECT TO THE LA VERNA INDEPENDENT SCHOOL DISTRICT.  
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11.) THE PROPERTY IS SUBJECT TO THE LA VERNA INDEPENDENT SCHOOL DISTRICT.  
12.) THE PROPERTY IS SUBJECT TO THE LA VERNA INDEPENDENT SCHOOL DISTRICT.  
13.) THE PROPERTY IS SUBJECT TO THE LA VERNA INDEPENDENT SCHOOL DISTRICT.

**STATE OF TEXAS**  
COUNTY OF GUADALUPE  
THE INSTRUMENT IS APPROVED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023  
BY \_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME \_\_\_\_\_

**STATE OF TEXAS**  
COUNTY OF GUADALUPE  
I, \_\_\_\_\_, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT I AM A NOTARY PUBLIC IN THE STATE OF TEXAS, MY COMMISSION EXPIRES ON \_\_\_\_\_, 2023.  
I HAVE REVIEWED THE INSTRUMENT AND EASEMENT FOR THE PURPOSES SHOWN HEREIN.  
OWNER: WANDA DOEGE AND GUYBERT DOEGE  
ADDRESS: 13718 FM 778  
GUADALUPE, TEXAS 78121

**STATE OF TEXAS**  
COUNTY OF GUADALUPE  
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BY \_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME \_\_\_\_\_

**STATE OF TEXAS**  
COUNTY OF GUADALUPE  
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COUNTY OF GUADALUPE  
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NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME \_\_\_\_\_

**STATE OF TEXAS**  
COUNTY OF GUADALUPE  
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BY \_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME \_\_\_\_\_

**BETTERS WORTH & ASSOCIATES, INC.**

ENGINEERS - SURVEYORS - CONSULTANTS

111 EAST MOUNTAIN STREET, SEGUIN, TEXAS 78155

(830) 379-5352

E-Mail: [kcm@bettersworthassoc.com](mailto:kcm@bettersworthassoc.com)

KEN L. REININGER, P.E. & R.P.L.S.

29574\*  
953.43  
29574-C-G  
August 1, 2023

**2.694 ACRE TRACT**

Being a 2.694 ACRE TRACT situated in the Vicenta Duran Survey, A-19, Guadalupe County, Texas. Said 2.694 ACRE TRACT is off the southwest end of a tract called Tract 2 (10.52 acres) in conveyance from Herman Doege and Betty Jane Doege, husband and wife to Douglas Young and Patricia Young, husband and wife, Randy Doege and Loretta Doege, husband and wife, Royce Doege and Christine Doege, husband and wife, Robin Doege and Lisa Doege, husband and wife, and Patrick Doege, a single person recorded November 3, 2006 in Volume 2394, Page 213 of the Official Records of said county and being described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch diameter rebar found with cap (B&A) marking the south corner of the tract herein described, same being the south corner of said 10.52 acre tract, east corner of a tract called 2.00 acres in conveyance from Herman Doege and wife, Betty Doege to Royce D. Doege and wife, Christine Doege recorded May 1, 1985 in Volume 736, Page 776 of the Official Records of said county lying in the northwest line of a tract called 0.962 acres in conveyance from A. J. Morgan and wife, Estella Morgan to The State of Texas recorded September 26, 1955 in Volume 292, Page 22 of the Deed Records of said county, further described as lying in the northwest line of F. M. Highway Number 467 and marking the approximate location of the common line of the Vicenta Duran Survey, A-19 and the Erastus Smith Survey, A-32.

**THENCE** with the west line of the tract herein described, same being a segment of the common line of said 10.52 acre tract and said 2.00 acre tract and a tract called Tract 3 (22.48 acres) in conveyance from Herman Doege and Betty Jane Doege, husband and wife to Douglas Young and Patricia Young, husband and wife, Randy Doege and Loretta Doege, husband and wife, Royce Doege and Christine Doege, husband and wife, Robin Doege and Lisa Doege, husband and wife, and Patrick Doege, a single person recorded November 3, 2006 in Volume 2394, Page 213 of the Official Records of said county (called Lot 10 in Volume 194, Page 141 of the Deed Records) as follows:

N 07° 43' 18" E 229.87 feet (called N 08° 51' 09" E 231.20 feet) to a 1/2 inch diameter rebar found marking the north corner of said Royce D. Doege and Christine Doege 2.00 acre tract, same being the southeast corner of said 22.48 acre tract,

N 07° 59' 58" E, at 131.04 feet a 1/2 inch diameter rebar found with cap (B&A) and at 431.70 feet (called N 09° 03' 27" E 431.70 feet) a 1/2 inch diameter rebar found marking the west corner of the tract herein described, same being the west corner of said 10.52 acre tract lying in the southeast line of said 22.48 acre tract, further described as being the south corner of a tract called Tract 4 (25.02 acres) in conveyance from Herman Doege and Betty Jane Doege, husband and wife to Douglas Young and Patricia Young, husband and wife, Randy Doege and Loretta Doege, husband and wife, Royce Doege and Christine Doege, husband and wife, Robin Doege and Lisa Doege, husband and wife, and Patrick Doege, a single person recorded November 3, 2006 in Volume 2394, Page 213 of the Official Records of said county (called Lot 8 in Volume 194, Page 141 of the Deed Records).

Engineers Firm No. - F-11731 | Surveyors Firm No. - F-16126700

29574  
953.43  
29574-C-G  
August 1, 2023  
Page 2 of 2

THENCE with the northwest line of the tract herein described, same being a segment of the common line of said 10.52 acre tract and said 25.02 acre tract N 58° 53' 53" E (called N 60° 02' 08" E) 20.45 feet to a 1/2 inch diameter rebar set with cap (B&A) marking the north corner of the tract herein described.

THENCE with the northeast line of the tract herein described into and across said 10.52 acre tract S 30° 29' 49" E 518.68 feet to a 1/2 inch diameter rebar set with cap (B&A) marking the east corner of the tract herein described lying in the common line of said 10.52 acre tract and said 0.962 acre tract marking the approximate location of the common line of said Vicenta Duran Survey, A-19 and said Erastus Smith Survey, A-32 lying in the northwest line of said F. M. Highway Number 467.

THENCE with the southeast line of the tract herein described, same being a segment of the common line of said 10.52 acre tract and said 0.962 acre tract along a segment of said common survey line and along the northwest line of said F. M. Highway Number 467 S 59° 30' 11" W (called S 60° 34' 33" W) 431.38 feet to the PLACE OF BEGINNING and containing 2.694 ACRES OF LAND.

Basis of Bearing is Geodetic North as per GPS Observation dated February 15, 2023, Texas South Central Zone.

I hereby certify the foregoing field notes represent the results of an on-the-ground survey made under my supervision February, May, and August, 2023.

  
Ken L. Reininger, R.P.L.S. 2633



035141STC

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS:  
YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

### GENERAL WARRANTY DEED

STATE OF TEXAS §  
COUNTY OF GUADALUPE § KNOW ALL MEN BY THESE PRESENTS:

THAT DOUGLAS YOUNG and wife, PATRICIA YOUNG, RANDY DOEGE and wife, LORETTA DOEGE, ROYCE DOEGE and wife, CHRISTINE DOEGE, ROBIN DOEGE and wife, LISA DOEGE and PATRICK DOEGE, not joined herein by my spouse, if any, because the herein conveyed property forms no part of any property claimed as homestead, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by VICTOR GONZALES and wife, URSULA GONZALES, hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged;

HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee the following described property situated in Guadalupe County, Texas, to-wit:

Being a 2.694 acres out of 10.52 acres of land out of the Vicente Duran Survey, Abstract 19, Guadalupe County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

This conveyance is made subject to all and singular, the restrictions, conditions, easements and covenants, if any, applicable to and enforceable against the above described property as reflected by the records of the County Clerk of Guadalupe County, Texas. Additionally, this conveyance is subject to the following restrictive covenant which shall run with the land and is binding upon Grantee their heirs and successors in interest:

1. No junk
2. No car graves
3. No commercial feed lots



- 4. No dumping of waste materials
- 5. No hogs unless its show hogs
- 6. Only 1 or 2 single family residences allowed
- 7. Pre-manufactured home – double wide only
- 8. No single wide's to be behind main home
- 9. No storage yards "like materials and gravel rock".

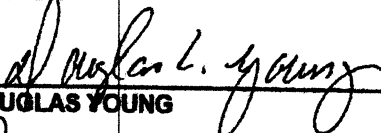
The above restrictions are for the benefit of the Grantor herein and therefore may be enforced by the Grantor through the use of injunctive relief or if necessary, to sue for damages for any breach thereof.

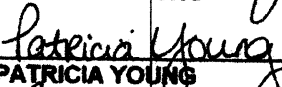
Taxes for the current year will not be prorated and are thereafter assumed by Grantee.


TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever.


Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors to warrant and forever defend, all and singular, the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and assigns against any person whomsoever claiming or to claim the same or any part thereof.


DATED this the 18 day of August, 2023.

  
 \_\_\_\_\_  
 DOUGLAS YOUNG

  
 \_\_\_\_\_  
 PATRICIA YOUNG

  
 \_\_\_\_\_  
 RANDY DOEGE

  
 \_\_\_\_\_  
 LORETTA DOEGE

  
 \_\_\_\_\_  
 ROYCE DOEGE

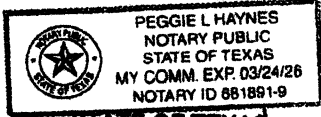
  
 \_\_\_\_\_  
 CHRISTINE DOEGE

Robin Doege  
ROBIN DOEGE  
Lisa Doege  
LISA DOEGE  
Patrick Doege  
PATRICK DOEGE

STATE OF TEXAS  
COUNTY OF Wilson

§  
§

This instrument was acknowledged before me on this the 18 day of August, 2023, by DOUGLAS YOUNG and wife, PATRICIA YOUNG.

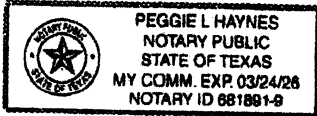


Peggie L. Haynes  
Notary Public, State of Texas

STATE OF TEXAS  
COUNTY OF Wilson

§  
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This instrument was acknowledged before me on this the 18 day of August, 2023, by RANDY DOEGE and wife, LORETTA DOEGE.

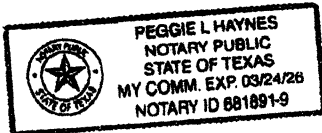


Peggie L. Haynes  
Notary Public, State of Texas

STATE OF TEXAS  
COUNTY OF Wilson

§  
§

This instrument was acknowledged before me on this the 18 day of August, 2023, by ROYCE DOEGE and wife, CHRISTINE DOEGE.

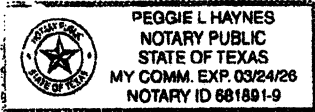


Peggie L. Haynes  
Notary Public, State of Texas

STATE OF TEXAS  
COUNTY OF Wilson

§  
§

This instrument was acknowledged before me on this the 18 day of August, 2023, by **ROBIN DOEGE** and wife, **LISA DOEGE**.

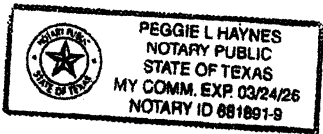


Peggie L Haynes  
Notary Public, State of Texas

STATE OF TEXAS  
COUNTY OF Wilson

§  
§

This instrument was acknowledged before me on this the 18 day of August, 2023, by **PATRICK DOEGE**.



Peggie L Haynes  
Notary Public, State of Texas

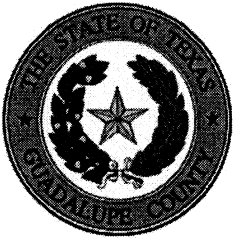
GRANTEE'S MAILING ADDRESS:

\_\_\_\_\_  
\_\_\_\_\_

1829.deeds  
Seguin Title Co (PH)  
GF #351418TC



This document was recorded as submitted: Multiple pages are not legible for satisfactory reproduction.



## Guadalupe County Clerk

Honorable Teresa Kiel  
211 W. Court St  
Seguin, TX 78155

**Main:** (830)303-8859    **Schertz:** (210)945-4199

**Receipt:** 20231114000073  
**Date:** 11/14/2023  
**Time:** 11:34AM  
**By:** Leah D  
**Station:** Production 4  
**Status:** DUPLICATE COPY

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<u>Seq</u>	<u>Item</u>	<u>Document Description</u>	<u>Doc Number</u>	<u>Number</u>	<u>Amount</u>	<u>Serial Number</u>
1	OPR Recordings	ORDINANCE	202399027982	12	\$66.00	

**Fund Distributions**

Records Management	\$10.00
Records Archive Fee	\$10.00
Courthouse Security	\$1.00
Recording Fees	\$45.00

**Order Total (1)**    \$66.00

<u>Seq</u>	<u>Payment Method</u>	<u>Transaction Id</u>	<u>Comment</u>	<u>Total</u>
1	Check	559	HERMAN DOEGE ESTATE	\$66.00
<b>Total Payments (1)</b>				\$66.00
<b>Change Due</b>				\$0.00

HERMAN DOEGE ESTATE  
12035 FM 775  
LA VERNIA, TX 78121

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For more information about the County Clerk's office and to search property records online, please visit [www.co.guadalupe.tx.us/coclerk/coclerk.php](http://www.co.guadalupe.tx.us/coclerk/coclerk.php)

*Thank you for allowing us to serve you!*

**FILED and RECORDED in the OFFICIAL PUBLIC RECORDS**

**Honorable Teresa Kiel, Guadalupe County Clerk**

**Document Number:** 202399027982  
**Recorded On:** November 14, 2023 11:34 AM  
**Total Pages:** 12  
**Total Fees:** \$66.00

Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

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**THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION  
AND SHALL REMAIN A PART OF THIS INSTRUMENT.**

**Receipt Number:** 20231114000073  
**User:** Leah D  
**Station:** Production 4

**Return To:**  
ENV-CITY OF NEW BERLIN  
275 FM 2538

NEW BERLIN TX 78155

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**STATE OF TEXAS  
GUADALUPE COUNTY**

**I hereby certify this instrument was FILED and RECORDED in the OFFICIAL  
PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.**



*Teresa Kiel*  
Teresa Kiel  
Guadalupe County Clerk  
Guadalupe County, TX