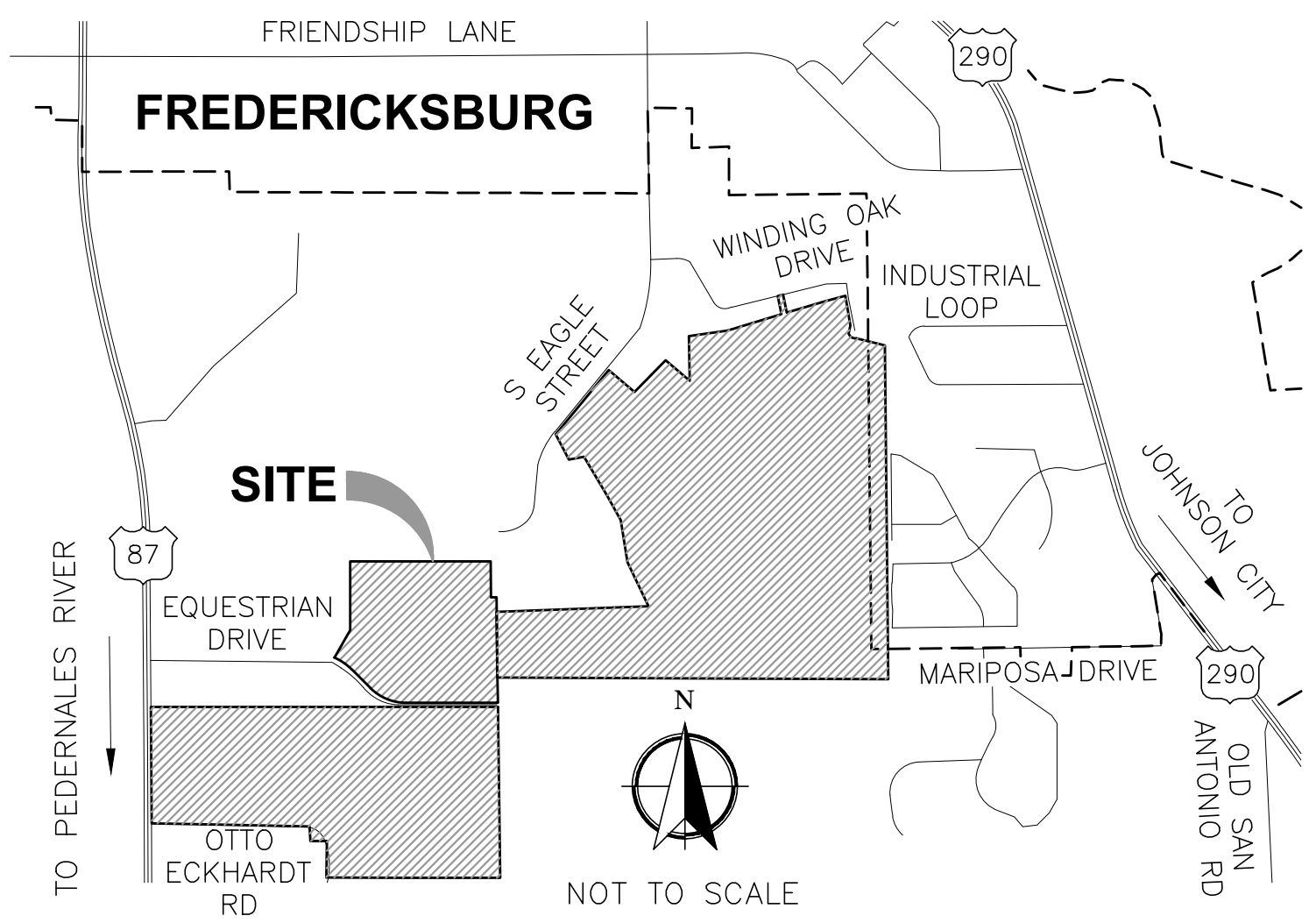


LOCATION MAP



SURVEY NOTES:

1. THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE 4203.
2. DATE OF GROUND SURVEY: MARCH 11, 2020.
3. DISTANCES SHOWN ON THE PLAT ARE ACTUAL GROUND DISTANCES.
4. COORDINATES SHOWN HEREON OR ON SUPPLEMENTAL PLANS ARE THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 - TEXAS CENTRAL ZONE 4203, SURVEY FEET.
5. ALL ELEVATIONS PROVIDED IN CORRELATION WITH THESE PLANS ARE BASED UPON THE VERTICAL DATUM OF NAVD 1988, AS DETERMINED BY GPS OBSERVATIONS PROCESSED THROUGH NGS OPUS SERVICE, AND CONFIRMED WITH NGS SURVEY MARKER T1466, WITH A PUBLISHED ELEVATION OF 1679.09 FEET.
6. SURVEY MONUMENTS FOR BOUNDARY AND LOTS ARE AS NOTED ACCORDING TO THE LEGEND ON SHEETS 2 - 5.
7. OPRGCT = OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS
8. PRGCT = PLAT RECORDS OF GILLESPIE COUNTY, TEXAS

GENERAL NOTES:

1. LOT DRAINAGE SHALL BE DESIGNED TO DIRECT RUNOFF TO ADJACENT STREETS OR DRAINAGE CHANNELS.
2. 91 NEW LOTS CREATED WITH A TOTAL ACREAGE OF 64.407 ACRES.
3. 10,350 LINEAR FEET OF NEW ROADWAYS CREATED WITH A TOTAL ACREAGE OF 14,990 ACRES.
4. ADDITIONAL EASEMENTS CREATED WITH A TOTAL ACREAGE OF 6,006 ACRES.
5. LOT CORNERS TO BE SET OR VERIFIED PRIOR TO SUBMITTAL OF APPLICATION FOR INDIVIDUAL LOT BUILDING PERMIT.
6. PROPERTY MAY BE AFFECTED BY AN EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY DESCRIBED IN VOLUME 87, PAGES 79-80 OPRGCT, UNABLE TO LOCATE EASEMENT BECAUSE OF VAGUE LEGAL DESCRIPTION.

CERTIFICATE OF FINAL PLAT APPROVAL

APPROVED.

CHAIRMAN, PLANNING & ZONING COMMISSION
CITY OF FREDERICKSBURG, TEXAS

DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF FREDERICKSBURG, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE FRIEDEN SUBDIVISION TO THE CITY OF FREDERICKSBURG WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____

AND THE COMMISSION, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE FINAL PLAT AND HEREBY AUTHORIZES THE DEVELOPER TO PROCEED WITH THE CONSTRUCTION OF PUBLIC WORKS IMPROVEMENTS AND INFRASTRUCTURE AS INDICATED ON THE ACCOMPANYING CONSTRUCTION PLANS, AND SAID COMMISSION FURTHER AUTHORIZES THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS/HER NAME AS HEREINABOVE SUBSCRIBED.

WITNESS BY HAND THIS _____ DAY OF _____

CITY SECRETARY
CITY OF FREDERICKSBURG, TEXAS39350 IH 10 WEST, SUITE 1
BOERNE, TX 78006
(830)428-0290
BTX@openrangefls.com

TBPCLS FIRM NO. 10194069

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 ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

W. ANDREW McLAUGHLIN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6473
JOB #116070513/16/2020
DATESTATE OF TEXAS §
COUNTY OF GILLESPIE §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, 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 CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

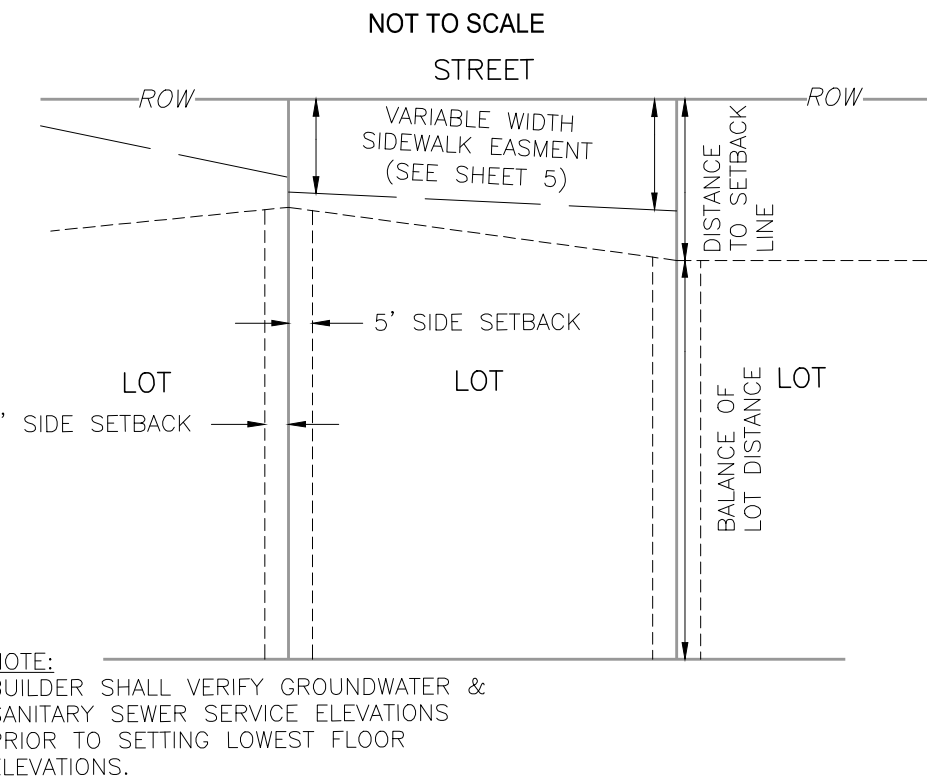
FINAL PLAT ESTABLISHING
FRIEDEN SUBDIVISION - PHASE 1FRIEDEN SUBDIVISION BEING 219.460 ACRES OUT OF THE FREDERICKSBURG DEVELOPMENT, INC. 219.460 ACRES
TRACT RECORDED IN DOCUMENT No. 20181539 OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS

PHASE 1 BEING A TOTAL OF 85.403 ACRES

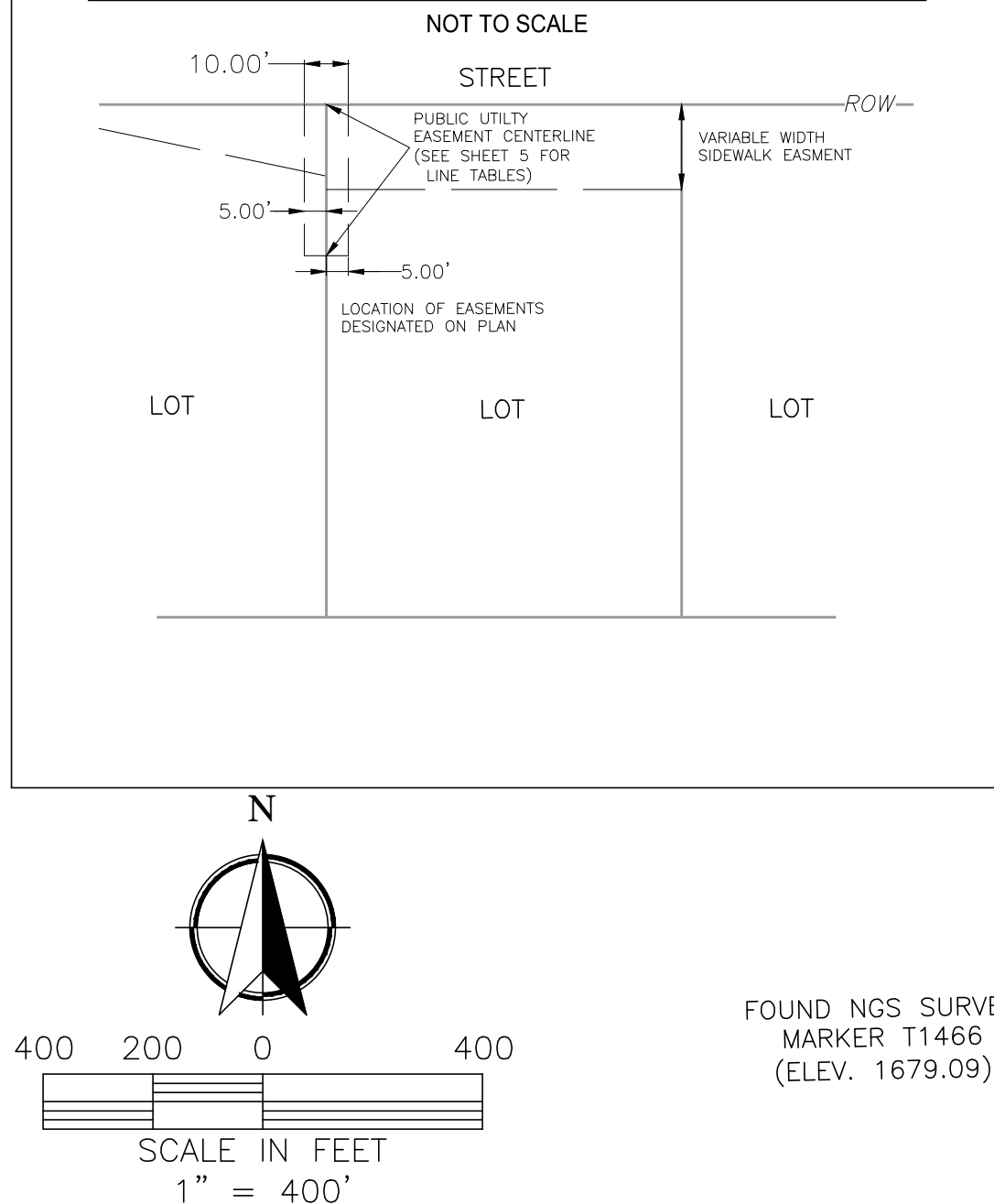
ESTABLISHING 91 LOTS BEING 64.407 ACRES

ESTABLISHING 10,350± OF ROAD RIGHT OF WAY (ROW) BEING 14,990 ACRES

ESTABLISHING 6,006 ACRES OF ADDITIONAL EASEMENTS

VARIABLE BUILDING SETBACK LINE
& VARIABLE SIDEWALK EASEMENT

TYPICAL PUBLIC UTILITY EASEMENT



UTILITY EASEMENTS

ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THE PLAT OR AS FILED BY SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY. ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS. THE CITY CAN MOVE TREES OR ANY OTHER IMPROVEMENTS WITHIN SAID UTILITY EASEMENTS AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE THEM.

RESIDENTIAL GRADING & DRAINAGE

A. SURFACE RUNOFF FROM RESIDENTIAL LOTS SHALL CROSS NO MORE THAN ONE ADDITIONAL LOT BEFORE BEING DIRECTED TOWARD THE STREET OR A DEDICATED DRAINAGE EASEMENT OR PUBLIC RIGHT-OF-WAY.
B. WHEN THE SURFACE RUNOFF FLOW REACHES THE SECOND LOT, SIDE LOT SWALES SHALL BE IN PLACE TO DIRECT THE FLOWS TO THE STREET OR TO A PUBLIC RIGHT-OF-WAY OR DEDICATED DRAINAGE EASEMENT WITHIN THE REAR YARD.
C. NO MORE THAN ONE LOT MAY DRAIN TO A SECOND LOT BEFORE THE FLOW IS DIRECTED TO THE PUBLIC RIGHT-OF-WAY OR DEDICATED DRAINAGE EASEMENT.
D. ALL STREET RIGHTS-OF-WAY FROM U.S. HIGHWAY 87 TO THE GATES AT LOT 86 ARE DEDICATED TO THE CITY OF FREDERICKSBURG AS STORM SEWER EASEMENTS TO CONVEY STREET RUNOFF TO THE DETENTION PONDS. ALL STREET RIGHTS-OF-WAY BEHIND THE GATES AT LOT 86 AND DETENTION POND AREAS DEPICTED HEREON ARE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION AS SEWER EASEMENTS TO CONVEY STREET RUNOFF TO THE DETENTION PONDS.

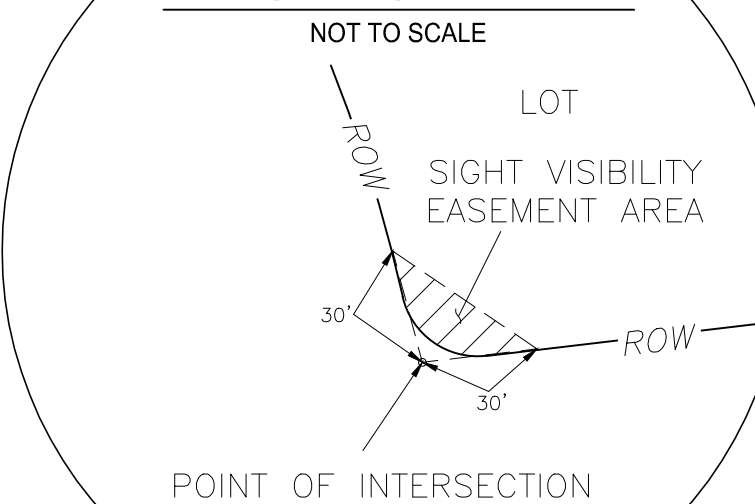
MAINTENANCE OF EASEMENTS

AN AREA ESTABLISHED FOR PUBLIC PURPOSES ON PRIVATE PROPERTY UPON WHICH THE CITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF CITY SYSTEMS. THE CITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OR PROCURING THE PERMISSION OF ANYONE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE EASEMENT.

SIGHT VISIBILITY RESTRICTION

NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF TWENTY-FOUR (24) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., WITHIN ANY SIGHT VISIBILITY EASEMENT AS SHOWN ON THE PLAT. THESE SIGHT VISIBILITY EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL AND THE PROPERTY REPLANTED.

TYPICAL TSVE DETAIL



PLAT NUMBER:

OWNER'S ACKNOWLEDGEMENT & DEDICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT DESIGNATED HEREIN AS THE FRIEDEN SUBDIVISION, TO THE CITY OF FREDERICKSBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FREE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, PARKS, AND TRAILS, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, FLOODWAYS, WATER MAINS, WASTEWATER MAINS AND OTHER UTILITIES, AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE PLATTING ORDINANCES, RULES, AND REGULATIONS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: _____

DATE: _____

STATE OF TEXAS §
COUNTY OF GILLESPIE §

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR _____ COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND

ACKNOWLEDGED TO ME THAT HE/SHE IS _____ AND THAT HE/SHE IS AUTHORIZED TO EXECUTE 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 _____ DAY OF _____

NOTARY PUBLIC, THE STATE OF TEXAS

PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

THE UNDERSIGNED COVENANTS AND AGREES THAT HE/SHE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A FIRE LANE IN ACCORDANCE WITH THE FIRE CODE AND CITY STANDARDS AND THAT HE/SHE (THEY) SHALL MAINTAIN THE FIRE LANE IN A STATE OF GOOD REPAIR AT ALL TIMES IN ACCORDANCE WITH CITY ORDINANCE. THE FIRE LANE EASEMENT SHALL BE KEPT FREE OF OBSTRUCTIONS IN ACCORDANCE WITH THE CITY ORDINANCE. THE MAINTENANCE OF PAVEMENT IN ACCORDANCE TO CITY ORDINANCE OF THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL IDENTIFY THE FIRE LANE ON THE GROUND IN ACCORDANCE WITH CITY ORDINANCE. THE CHIEF OF POLICE OR HIS/HER DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANE AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

OWNER NAME: _____

SIGNATURE: _____

DATE: _____

LIENHOLDER'S RATIFICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

WHEREAS, _____ ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE LIENHOLDER OF THE PROPERTY DESCRIBED HEREON, DOES HEREBY RATIFY ALL DEDICATIONS AND PROVISIONS OF THIS PLAT AS SHOWN. LIENHOLDER NAME: _____

SIGNATURE: _____

DATE: _____

STATE OF TEXAS §
COUNTY OF GILLESPIE §

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR _____ COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND

ACKNOWLEDGED TO ME THAT HE/SHE IS _____ AND THAT HE/SHE IS AUTHORIZED TO EXECUTE 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 _____ DAY OF _____

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

FILED FOR RECORD AT _____ O'CLOCK _____ M. THIS THE _____ DAY OF _____

_____, A.D. 2020, ON

VOLUME _____ PAGE _____

OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

BY: _____
COUNTY CLERK, GILLESPIE COUNTY, TEXAS

LEGEND

XX/XX	VOLUME/PAGE
E&G	ELECTRIC AND GAS EASEMENT
ROW	RIGHT OF WAY
VBSL	VARIABLE BUILDING SETBACK LINE
USE	VARIABLE (WIDTH) SIDEWALK EASEMENT (SEE SH 5)
PUE	PUBLIC UTILITY EASEMENT
TSVE	30' X 30' TRIANGULAR SIGHT VISIBILITY EASEMENT
OPRCOT	OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TX
PRCT	DEED RECORDS, GILLESPIE COUNTY, TX
PRCT	PLAT RECORDS, GILLESPIE COUNTY, TX

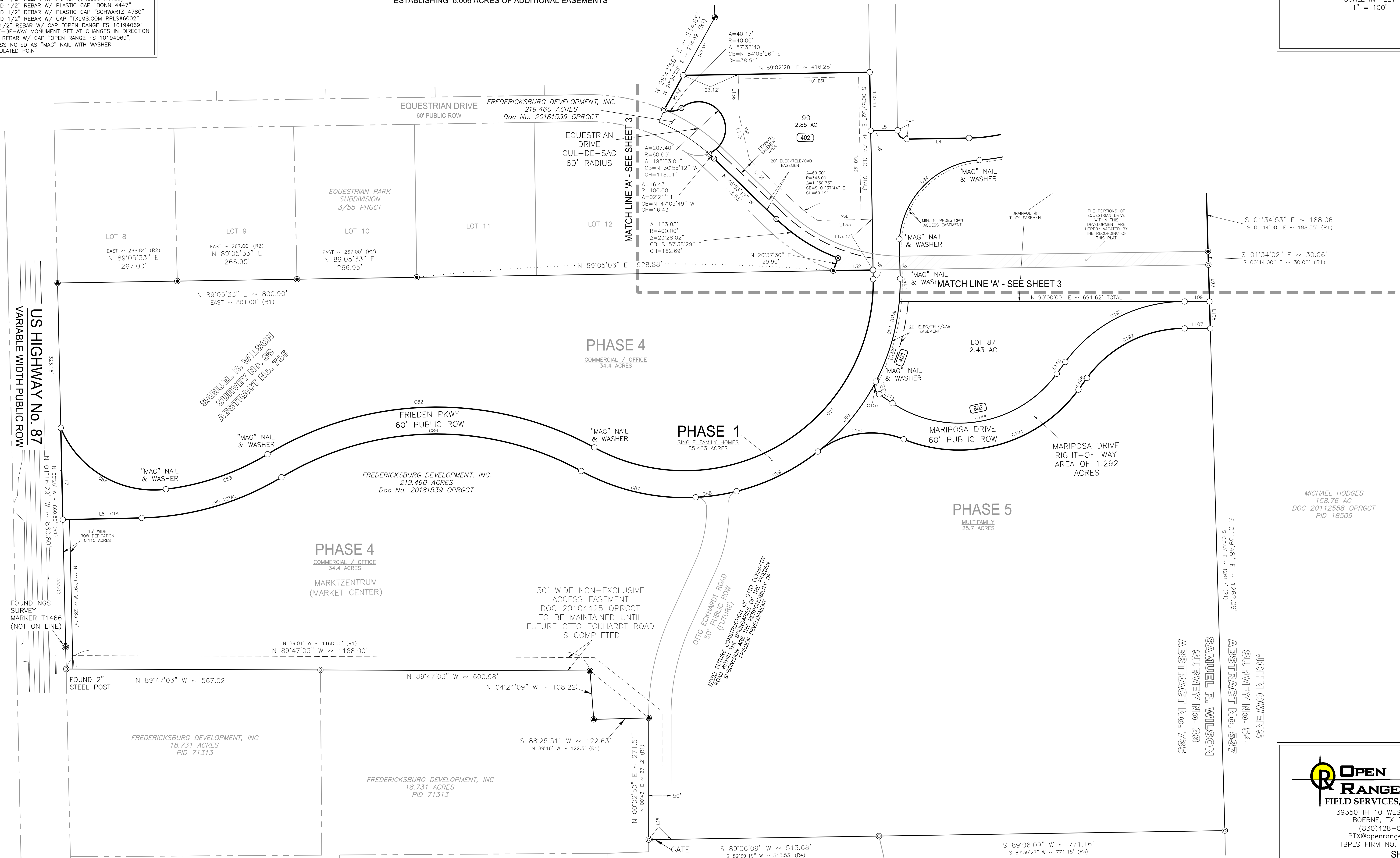
_____	6' GRAVEL TRAIL EASEMENT
_____	BOUNDARY LINE
_____ (202) _____	STREET ADDRESS
_____ @ _____	ROAD CENTERLINE
-----	EASEMENT LINE
-----	_____ BUILDING SETBACK LINE

- ◎ FOUND 1/2" REBAR W/ NO ID. (UNLESS NOTED)
- FOUND 1/2" REBAR W/ PLASTIC CAP "BONN 4447"
- FOUND 1/2" REBAR W/ PLASTIC CAP "SCHWARTZ 4780"
- FOUND 1/2" REBAR W/ PLASTIC CAP "LMLS COM TBN#160002"
- ⊗ SET 1/2" REBAR W/ CAP "OPEN RANGE FS 10194069"
- RIGHT-OF-WAY MONUMENT SET AT CHANGES IN DIRECTION
- 1/2" REBAR W/ CAP "OPEN RANGE FS 10194069"
- UNLESS NOTED AS "MAG" NAIL WITH WASHER.
- CALCULATED POINT

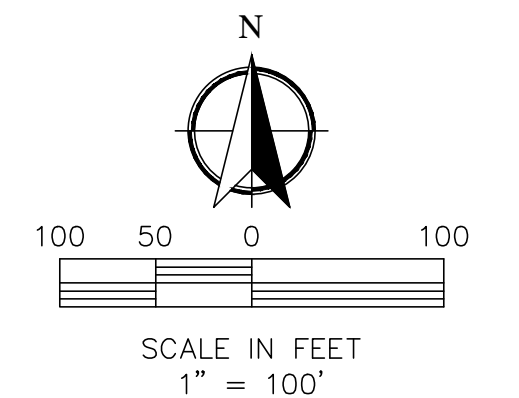
FINAL PLAT ESTABLISHING
FRIEDEN SUBDIVISION - PHASE 1

FRIEDEN SUBDIVISION BEING 219.460 ACRES OUT OF THE FREDERICKSBURG DEVELOPMENT, INC. 219.460 ACRES TRACT RECORDED IN DOCUMENT No. 20181539 OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS

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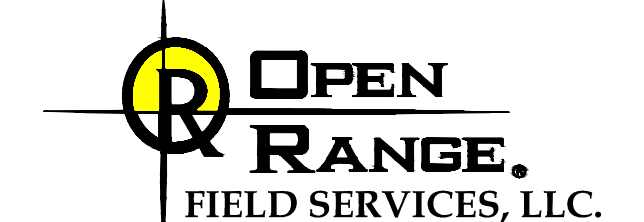


MICHAEL HODGES
158.76 AC
DOC 20112558 OPRGCT
PID 18509

S 01°39'48" E ~ 1262.09
S 00°33' E ~ 1261.7' (R1)

JOHN OWENS
SURVEY No. 54
ABSTRACT No. 537

SAMUEL R. WILSON
SURVEY No. 38
ABSTRACT No. 735



39350 IH 10 WEST, SUITE 1
BOERNE, TX 78006
(830)428-0290
BTX@openrangefs.com
TBPLS FIRM NO. 10194069

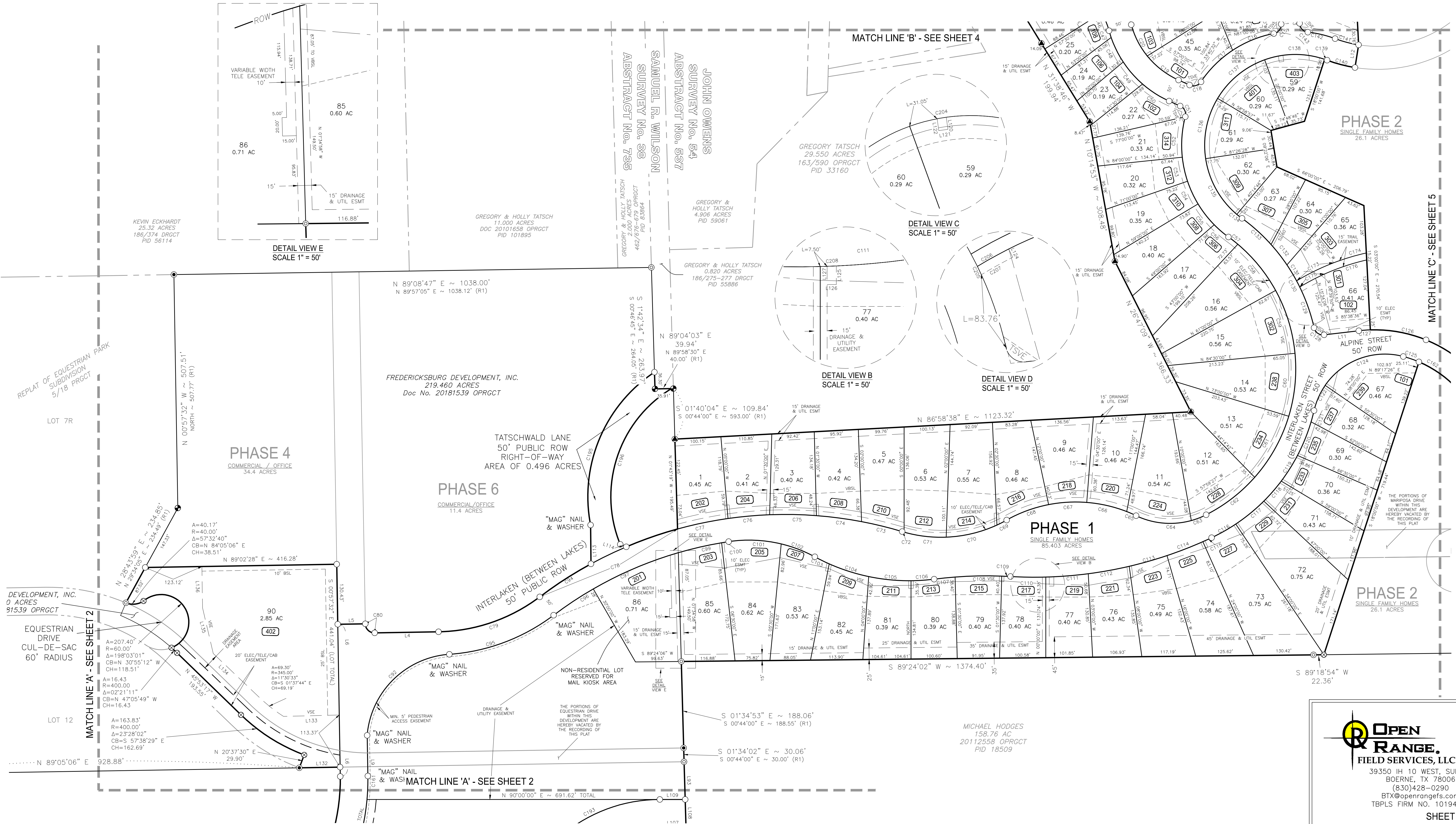
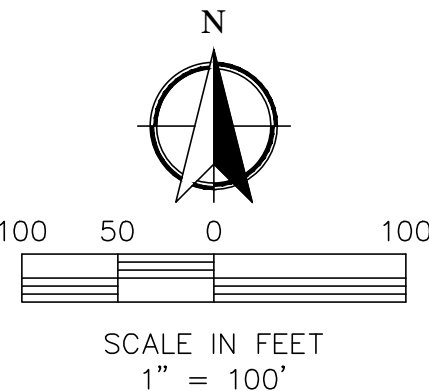
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JSVE 30 x 30 TRIANGULAR SIGHT VISIBILITY EASEMENT
OPRGCT OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TX
DRGCT DEED RECORDS, GILLESPIE COUNTY, TX
PRGCT PLAT RECORDS, GILLESPIE COUNTY, TX
- 6" GRAVEL TRAIL EASEMENT
BOUNDARY LINE
STREET ADDRESS
ROAD CENTERLINE
EASEMENT LINE
BUILDING SETBACK LINE
- FOUND 1/2" REBAR W/ NO ID. (UNLESS NOTED)
FOUND 1/2" REBAR W/ PLASTIC CAP "SONN 4447"
FOUND 1/2" REBAR W/ PLASTIC CAP "SCHWARTZ 4780"
FOUND 1/2" REBAR W/ CAP "TXLMS.COM RPLS#6002"
SET 1/2" REBAR W/ CAP "OPEN RANGE FS 10194069"
RIGHT-OF-WAY MONUMENT SET AT CHANGES IN DIRECTION
1/2" REBAR W/ CAP "OPEN RANGE FS 10194069",
UNLESS NOTED AS "MAG" NAIL WITH WASHER,
CALCULATED POINT

FINAL PLAT ESTABLISHING FRIEDEN SUBDIVISION - PHASE 1

FRIEDEN SUBDIVISION BEING 219.460 ACRES OUT OF THE FREDERICKSBURG DEVELOPMENT, INC. 219.460 ACRES
TRACT RECORDED IN DOCUMENT No. 20181539 OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS

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ESTABLISHING 10,350± OF ROAD RIGHT OF WAY (ROW) BEING 14.990 ACRES
ESTABLISHING 6.006 ACRES OF ADDITIONAL EASEMENTS

PLAT NUMBER:



OPEN RANGE.
FIELD SERVICES, LLC.

39350 IH 10 WEST, SUITE 1
BOERNE, TX 78006
(830)428-0290
BTX@openrangefs.com
TBPLS FIRM NO. 10194069

SHEET 3 OF 5

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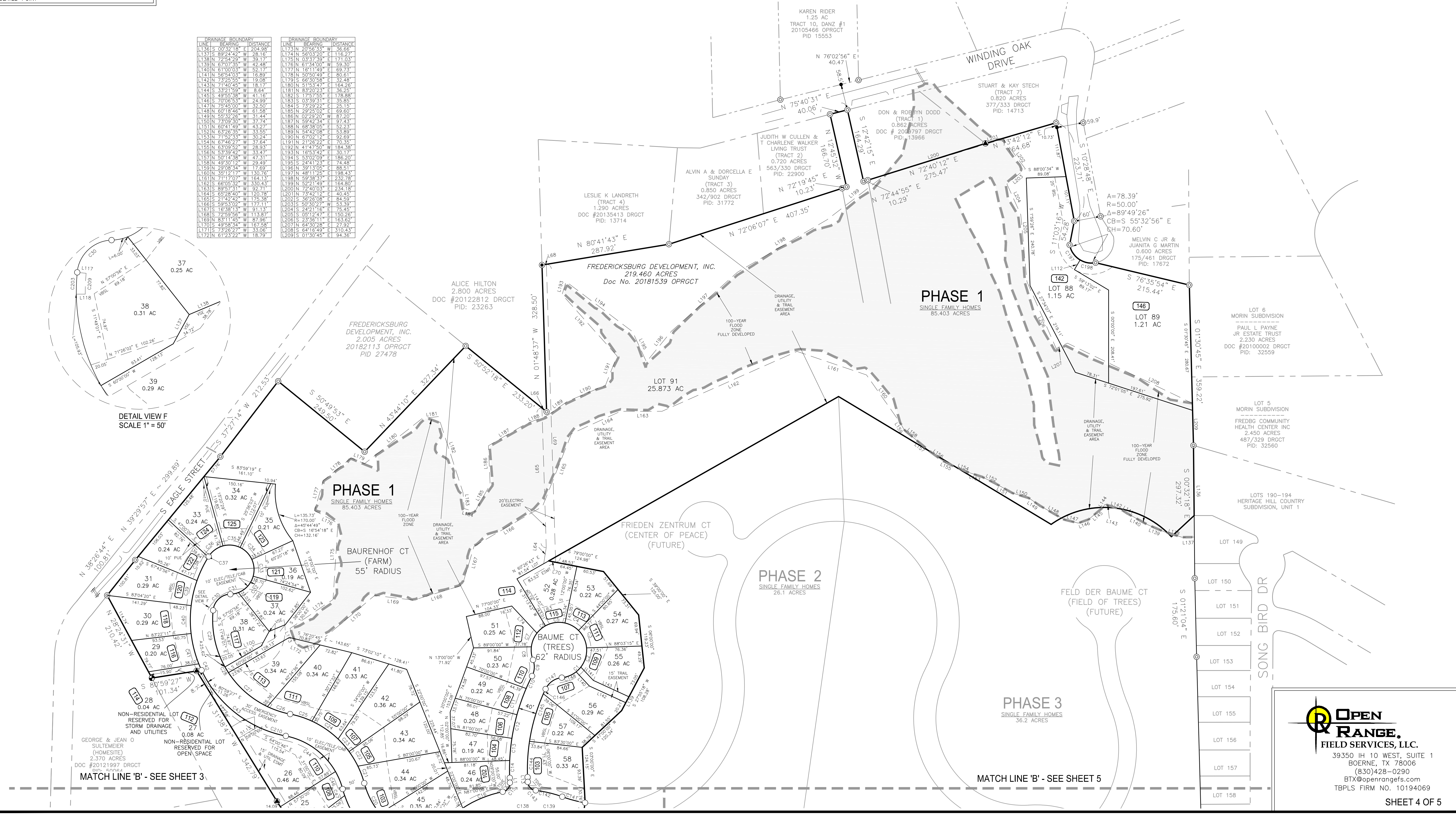
PLAT NUMBER:

SCALE IN FEET
1" = 100'

- LEGEND**
- XX/XX VOLUME/PAGE
E&G ELECTRIC AND GAS EASEMENT
VBSL VARIABLE BUILDING SETBACK LINE
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RIGHT-OF-WAY MONUMENT SET AT CHANGES IN DIRECTION
1/2" REBAR W/ CAP "OPEN RANGE FS 10194069",
UNLESS NOTED AS "MAG" NAIL WITH WASHER,
CALCULATED POINT

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L136	S 00°32'18" E	204.95	L173	N 20°56'31" W	36.66
L137	S 89°24'42" W	28.16	L174	N 56°03'20" E	116.27
L138	N 72°54'29" W	39.17	L175	N 03°37'59" E	171.03
L139	N 67°07'35" W	42.48	L176	N 61°34'00" W	59.30
L140	N 61°00'03" W	52.17	L177	N 16°11'49" E	69.73
L141	N 56°54'03" W	16.89	L178	N 50°50'49" E	80.61
L142	N 73°23'55" W	19.08	L179	S 66°30'58" E	32.48
L143	N 71°40'45" W	18.17	L180	N 51°53'47" E	164.26
L144	S 33°21'59" W	8.64	L181	N 83°20'23" E	36.25
L145	S 49°50'58" W	41.16	L182	S 17°47'45" E	178.85
L146	S 70°06'53" W	24.99	L183	S 03°39'31" E	35.85
L147	N 75°45'00" W	32.50	L184	S 73°59'22" E	25.15
L148	N 00°18'46" W	61.58	L185	N 29°25'02" E	69.60
L149	S 55°32'26" W	31.44	L186	N 02°29'20" W	87.20
L150	N 75°59'30" W	37.74	L187	N 59°42'54" E	97.43
L151	N 60°41'49" W	43.27	L188	N 68°38'05" E	52.23
L152	N 63°26'35" W	33.55	L189	N 54°42'08" E	53.89
L153	N 71°52'43" W	30.24	L190	N 67°02'12" E	92.69
L154	N 67°46'27" W	37.64	L191	N 21°26'22" E	70.35
L155	N 63°09'52" W	28.93	L192	N 41°47'50" W	184.38
L156	S 53°39'42" W	33.47	L193	N 16°53'42" E	30.17
L157	N 50°14'38" W	47.31	L194	S 53°02'09" E	186.20
L158	N 49°00'12" W	29.49	L195	S 24°41'53" E	74.48
L159	N 29°08'54" W	17.69	L196	N 39°13'05" E	88.51
L160	N 35°19'17" W	130.76	L197	N 48°11'30" E	198.43
L161	N 71°17'07" W	164.13	L198	N 59°38'59" E	232.78
L162	S 66°05'32" W	330.43	L199	N 52°21'49" E	164.80
L163	S 89°57'11" W	92.71	L200	N 74°40'03" E	234.18
L164	S 65°28'40" W	120.78	L201	N 73°42'12" E	40.45
L165	S 21°42'42" W	175.38	L202	S 36°26'08" E	84.59
L166	S 09°13'02" W	171.11	L203	S 50°50'27" W	53.30
L167	S 16°38'13" W	91.13	L204	S 24°21'16" E	75.45
L168	S 72°59'56" W	13.57	L205	S 05°12'49" E	150.28
L169	S 85°11'45" W	87.98	L206	S 23°36'11" E	153.62
L170	S 49°58'34" W	167.58	L207	N 64°30'28" E	27.92
L171	S 73°59'27" W	33.06	L208	S 64°18'49" E	310.43
L172	N 61°23'22" W	18.79	L209	S 01°30'45" E	94.36

DETAIL VIEW F
SCALE 1" = 50'



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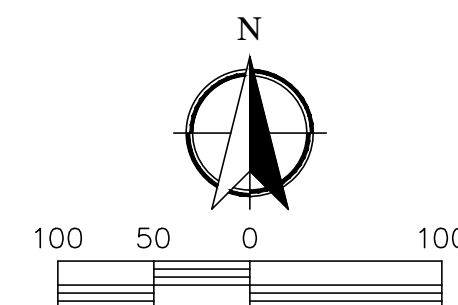
SHEET 4 OF 5

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ESTABLISHING 6.006 ACRES OF ADDITIONAL EASEMENTS

PLAT NUMBER:



SCALE IN FEET
1" = 100'

LEGEND

XX/XX	VOLUME/PAGE
EXC	ELECTRIC AND GAS EASEMENT
ROW	RIGHT OF WAY
PVE	VARIABLE BUILDING SETBACK LINE
VSID	VARIABLE SIDEWALK EASEMENT (SEE SH 5)
VSUB	PUBLIC UTILITY EASEMENT
TSVE	30 x 30 TRIANGULAR RIGHT VISIBILITY EASEMENT
OPRGCT	OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TX
DRGCT	DEED RECORDS, GILLESPIE COUNTY, TX
PRGCT	PLAT RECORDS, GILLESPIE COUNTY, TX
6' GRAVEL TRAIL EASEMENT	
BOUNDARY LINE	
(202)	STREET ADDRESS
⌀	ROAD CENTERLINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE

- ◎ FOUND 1/2" REBAR W/ NO ID. (UNLESS NOTED)
- FOUND 1/2" REBAR W/ PLASTIC CAP "BONN 4447"
- FOUND 1/2" REBAR W/ PLASTIC CAP "SCHWARTZ 4780"
- FOUND 1/2" REBAR W/ PLASTIC CAP "TULMS.COM RPL#6002"
- ⊗ SET 1/2" REBAR W/ CAP "OPEN RANGE FS 10194069"
- RIGHT-OF-WAY MONUMENT SET AT CHANGES IN DIRECTION
1/2" REBAR W/ CAP "OPEN RANGE FS 10194069"
- UNLESS NOTED AS "MAC" NAIL WITH WASHER.
- CALCULATED POINT

[illegible]

CURVE TABLE			CHORD BEARING	
CURVE	LENGTH	DELTA	ANGLE	CHORD
C102	114.00	150.00	S 69°01'47" E	78.33
C102	78.56	50.00	S 15°00'13" E	78.33
C102	114.00	150.00	S 69°01'47" E	78.33
C104	90.34	43.00	S 12°02'12" E	90.34
C105	92.62	43.00	S 12°02'12" E	92.62
C105	92.62	43.00	S 12°02'12" E	92.62
C107	45.76	90.00	S 02°54'48" E	84.11
C107	45.76	90.00	S 02°54'48" E	84.11
C108	103.33	90.00	S 67°27'02" E	88.91
C108	103.33	90.00	S 67°27'02" E	88.91
C110	76.74	90.00	S 04°51'30" E	80.96
C111	82.67	90.00	S 05°52'01" E	85.31
C111	82.67	90.00	S 05°52'01" E	85.31
C113	85.43	90.00	S 09°24'31" E	74.09
C114	83.81	90.00	S 08°58'48" E	74.09
C114	83.81	90.00	S 08°58'48" E	74.09
C116	60.21	45.00	S 01°39'02" E	60.21
C116	60.21	45.00	S 01°39'02" E	60.21
C117	57.90	45.00	S 01°11'27" E	57.90
C117	57.90	45.00	S 01°11'27" E	57.90
C119	65.97	45.00	S 09°19'56" E	32.17
C119	65.97	45.00	S 09°19'56" E	32.17
C121	25.21	40.00	S 03'34'00" E	14.40
C121	25.21	40.00	S 03'34'00" E	14.40
C122	60.36	15.00	S 21°53'19" E	23.49
C122	60.36	15.00	S 21°53'19" E	23.49
C123	36.01	24.00	S 02°25'20" E	27.06
C123	36.01	24.00	S 02°25'20" E	27.06
C126	124.02	295.00	S 71°08'03" E	133.98
C126	124.02	295.00	S 71°08'03" E	133.98
C128	29.29	20.00	S 03'55'19" E	24.69
C128	29.29	20.00	S 03'55'19" E	24.69
C130	33.79	20.00	S 02'07'39" E	27.97
C130	33.79	20.00	S 02'07'39" E	27.97
C131	40.91	40.00	S 05°47'13" E	31.03
C131	40.91	40.00	S 05°47'13" E	31.03
C133	84.98	45.00	S 12°01'19" E	47.56
C133	84.98	45.00	S 12°01'19" E	47.56
C134	14.44	19.00	S 01°15'57" E	15.51
C134	14.44	19.00	S 01°15'57" E	15.51
C136	136.07	197.00	S 38°34'34" E	111.13
C136	136.07	197.00	S 38°34'34" E	111.13
C137	134.88	197.00	S 39°10'16" E	102.16
C137	134.88	197.00	S 39°10'16" E	102.16
C139	5.69	19.00	S 01°19'33" E	5.07
C140	62.97	31.00	S 11°11'11" E	76.57
C140	62.97	31.00	S 11°11'11" E	76.57
C142	61.11	24.00	S 14°10'29" E	75.13
C142	61.11	24.00	S 14°10'29" E	75.13
C144	80.36	42.00	S 03°57'45" E	63.09
C144	80.36	42.00	S 03°57'45" E	63.09
C145	111.05	42.00	S 10°58'57" E	161.74
C145	111.05	42.00	S 10°58'57" E	161.74
C147	46.21	45.00	S 08°50'18" E	54.54
C147	46.21	45.00	S 08°50'18" E	54.54
C148	35.28	62.00	S 38°31'16" E	66.81
C148	35.28	62.00	S 38°31'16" E	66.81
C150	29.29	10.00	S 04°08'13" E	14.45
C150	29.29	10.00	S 04°08'13" E	14.45
C158	187.19	480.00	S 22°20'39" E	161.73
C158	187.19	480.00	S 22°20'39" E	161.73
C161	50.97	480.00	S 65°05'05" E	120.05
C161	50.97	480.00	S 65°05'05" E	120.05
C163	41.03	175.00	S 135°10'14" E	67.23
C163	41.03	175.00	S 135°10'14" E	67.23
C164	103.84	225.00	S 61°15'58" E	123.00
C164	103.84	225.00	S 61°15'58" E	123.00
C165	103.84	225.00	S 61°15'58" E	123.00
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C165				

LINE		TABLE
1	5 0219.25	10.66
2	5 0249.20	26.39
3	5 0349.20	29.39
4	5 0449.20	138.93
5	5 0549.20	20.62
6	5 0649.20	33.93
7	5 0749.20	60.66
8	5 0849.20	175.84
9	5 0949.20	34.00
10	5 1049.00	51.67
11	5 1149.00	101.84
12	5 1249.00	50.66
13	5 1349.00	10.66
14	5 1449.00	20.62
15	5 1549.00	25.00
16	5 1649.00	25.00
17	5 1749.00	21.24
18	5 1849.00	54.67
19	5 1949.00	68.84
20	5 2049.00	14.28
21	5 2149.00	20.62
22	5 2249.00	20.62
23	5 2349.00	44.91
24	5 2449.00	60.66
25	5 2549.00	100.84
26	5 2649.00	34.67
27	5 2749.00	35.84
28	5 2849.00	36.50
29	5 2949.00	36.50
30	5 3049.00	36.50
31	5 3149.00	36.50
32	5 3249.00	36.50
33	5 3349.00	36.50
34	5 3449.00	36.50
35	5 3549.00	36.50
36	5 3649.00	36.50
37	5 3749.00	36.50
38	5 3849.00	36.50
39	5 3949.00	36.50
40	5 4049.00	36.50
41	5 4149.00	36.50
42	5 4249.00	36.50
43	5 4349.00	36.50
44	5 4449.00	36.50
45	5 4549.00	36.50
46	5 4649.00	36.50
47	5 4749.00	36.50
48	5 4849.00	36.50
49	5 4949.00	36.50
50	5 5049.00	36.50
51	5 5149.00	36.50
52	5 5249.00	36.50
53	5 5349.00	36.50
54	5 5449.00	36.50
55	5 5549.00	36.50
56	5 5649.00	36.50
57	5 5749.00	36.50
58	5 5849.00	36.50
59	5 5949.00	36.50
60	5 6049.00	36.50
61	5 6149.00	36.50
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64	5 6449.00	36.50
65	5 6549.00	36.50
66	5 6649.00	36.50
67	5 6749.00	36.50
68	5 6849.00	36.50
69	5 6949.00	36.50
70	5 7049.00	36.50
71	5 7149.00	36.50
72	5 7249.00	36.50
73	5 7349.00	36.50
74	5 7449.00	36.50
75	5 7549.00	36.50
76	5 7649.00	36.50
77	5 7749.00	36.50
78	5 7849.00	36.50
79	5 7949.00	36.50
80	5 8049.00	36.50
81	5 8149.00	36.50
82	5 8249.00	36.50
83	5 8349.00	36.50
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85	5 8549.00	36.50
86	5 8649.00	36.50
87	5 8749.00	36.50
88	5 8849.00	36.50
89	5 8949.00	36.50
90	5 9049.00	36.50
91	5 9149.00	36.50
92	5 9249.00	36.50
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94	5 9449.00	36.50
95	5 9549.00	36.50
96	5 9649.00	36.50
97	5 9749.00	36.50
98	5 9849.00	36.50
99	5 9949.00	36.50
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413 000.00 10.00		
414 000.00 10.00		
415 000.00 10.00		
416 000.00 10.00		
417 000.00 10.00		
41		

LINE BEARING	DISTANCE
174	8300.00 W 83.04
140	8100.00 W 12.04
191	N 0139.48 W 51.99
144	S 4030.00 W 1.93
95	S 2229.41 W 8.09
96	S 5246.51 E 10.50
197	S 2047.99 E 10.00
98	S 8198.11 N 13.10
109	N 8918.84 E 68.97
103	N 0744.58 E 10.00
101	N 0111.12 E 14.87
102	N 0047.99 E 10.00
106	S 9156.58 S 10.00
107	N 0000.00 W 56.84
108	N 0744.58 E 10.00
109	N 0000.00 W 55.16
110	N 0744.58 E 10.00
111	N 3638.01 W 25.24
112	S 3048.58 W 25.24
113	N 0744.58 E 10.00
114	S 8618.48 E 14.43
115	N 0418.48 E 14.43
116	N 0744.58 E 10.00
120	S 0748.08 E 13.07
121	N 0744.58 E 10.00
122	N 0748.08 W 13.00
123	N 0057.92 E 10.00
124	N 0057.92 E 10.00
125	N 0000.00 W 20.20
126	N 0000.00 W 20.20
127	S 0000.00 E 19.79
128	S 0234.31 E 19.79
129	N 0000.00 W 21.98
132	S 8908.03 S 88.89
133	S 8850.03 S 101.72
134	N 0744.58 E 13.84
135	S 1313.46 W 17.16
136	S 0057.92 E 90.00
137	N 0939.32 E 32.30
138	N 6710.23 E 39.21
139	N 0057.92 E 10.00
140	N 0057.92 E 10.00
142	S 4300.00 E 42.94
143	S 4300.00 E 42.94
144	S 4300.00 E 42.94
145	S 4300.00 E 42.94
146	S 4300.00 E 42.94
147	S 4300.00 E 42.94
148	S 4300.00 E 42.94
149	S 4300.00 E 42.94
150	S 4300.00 E 42.94
151	S 4300.00 E 42.94
152	S 4300.00 E 42.94
153	S 4300.00 E 42.94
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161	S 4300.00 E 42.94
162	S 4300.00 E 42.94
163	S 4300.00 E 42.94
164	S 4300.00 E 42.94
165	S 4300.00 E 42.94
166	S 4300.00 E 42.94
167	S 4300.00 E 42.94
168	S 4300.00 E 42.94
169	S 4300.00 E 42.94
170	S 4300.00 E 42.94
171	S 4300.00 E 42.94
172	S 4300.00 E 42.94
173	S 4300.00 E 42.94
174	S 4300.00 E 42.94

VARIABLE	WIDTH	DISTANCE
SIDEWALK	EASEMENT	FROM S.O.W.
LOT LINE		
FRONT 14	OFFSET 15.00	
FRONT 15	OFFSET 15.00	
SIDE 38	93.41	
	10.38	10.80
FRONT 59	OFFSET 10.00	
FRONT 60	OFFSET 10.00	
FRONT 61	OFFSET 10.00	
FRONT 62	OFFSET 10.00	
62-63	10.00	
63-64	30.00	
64-65	45.00	
65	ARC 39.13	
66	ARC 39.13	
67-68	20.00	
68-69	10.00	
69-70	15.00	
70-71	25.00	
71-72	30.00	
72-73	25.00	
73-74	15.00	
74-75	10.00	
75-76	25.00	
76-77	25.00	
77-78	15.00	
78-79	10.00	
79-80	10.00	
80-81	10.00	
81-82	20.00	
82-83	10.00	
83-84	30.00	
84-85	55.00	
85-86	10.00	

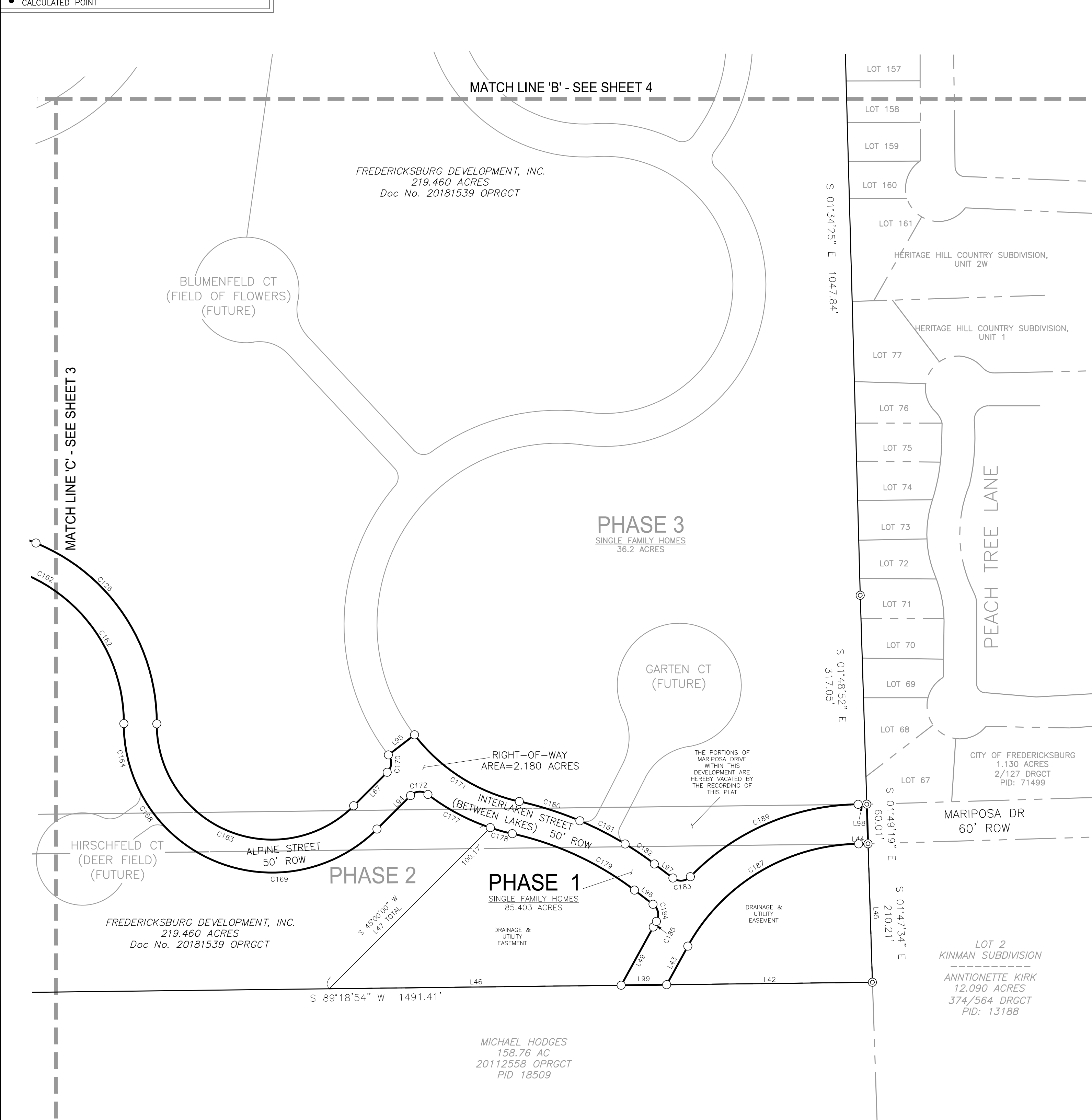
	VARIABLE WIDTH SIDEWALK EASEMENT	
	DISTANCE ALONG LOT LINE FROM R.O.W.	
	1	2
LOT 1	20.57	20.03
	1-2	3
	20.03	20.04
LOT 2	2-5	15.08
LOT 3	15.03	15.07
	3-4	4-5
LOT 5	20.10	20.05
	4-5	1-2
LOT 6	5-6	20.84
	5-6	6-7
	15.04	15.04
LOT 7	6-7	7-8
	15.04	16.26
	7-8	8-9
LOT 8	21.71	20.00
	8-9	9-10
	25.00	25.00
LOT 10	25.00	25.00
	10-11	11-12
LOT 11	15.23	15.23
	11-12	12-13
LOT 12	15.07	15.04
	12-13	13-14
LOT 13	15.04	15.00

	CURVE WIDTH	SIDWALK EASEMENT	CURVE TABLE			
	VALUE	LENGTH	RADIUS	DATA	ANGLE/CHORD	BEARING/CHORD
LOT 1	110.89	905.00	0'04"13"	S 78°27'24" W	113.07	113.07
LOT 2	93.22	905.00	0'51"05"	S 84°55'03" W	91.84	91.84
LOT 3	90.35	905.00	0'51"05"	S 84°55'03" W	91.84	91.84
LOT 4	98.69	905.00	0'61"45"	N 82°38'00" W	98.61	98.61
LOT 5	96.05	905.00	0'61"45"	N 76°28'08" W	96.04	96.04
LOT 6	93.12	278.00	19'11"32"	S 82°55'13" E	92.69	92.69
LOT 7	93.22	278.00	19'11"32"	S 82°55'13" E	92.69	92.69
LOT 8	103.49	905.00	0'07"58"	S 69°52'09" W	103.66	103.66
LOT 9	90.32	332.00	15'55"14"	S 86°41'16" W	90.04	90.04
LOT 10	92.28	332.00	15'55"33"	N 77°33'20" W	91.99	91.99
LOT 11	113.64	158.00	4'41"22"	N 71°29'11" W	111.25	111.25
LOT 12	113.64	148.00	4'41"22"	S 52°14'45" E	112.45	112.45
LOT 13	134.65	340.00	24'32"50"	N 29°05'55" E	134.20	134.20

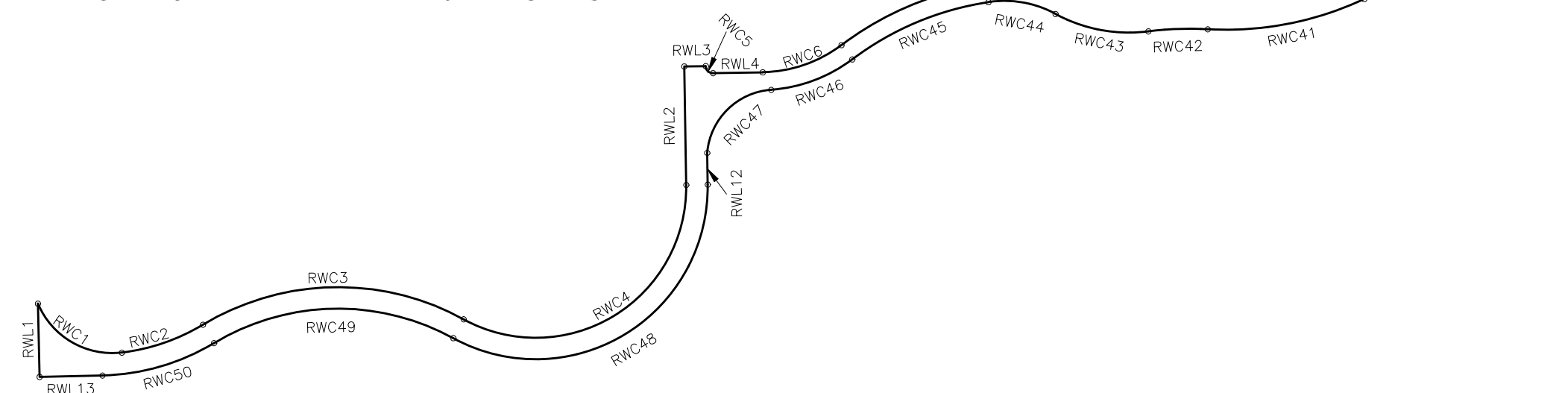
PUBLIC UTILITY EASEMENT	
10' TOTAL WIDTH	
CENTERED ON LOT LINE	
5' EACH SIDE	
LOT LINE	DISTANCE
1-2	24.71
3-4	24.71
7-8	26.00
39-40	10.00
40-41	10.00
41-42	12.50
42-43	10.00
44-45	10.68
57-58	10.22
60-61	10.06
62-63	10.06
64-65	35.48
67-68	25.13
69-70	18.13
70-71	29.75
71-72	33.50
72-73	27.14
73-74	14.67
75-76	25.39
78-79	12.06
80-81	16.44
82-83	16.85
84-85	56.27

RIGHT-OF-WAY OVERALL				
LINE TABLE				
RWL	BEARING		DISTANCE	
RWL2	N	0°11'46"	W	20.63
RWL2	N	00°05'32"	E	330.99
RWL3	N	89°02'28"	E	60.00
RWL4	N	89°02'28"	E	138.99
RWL5	N	65°49'20"	E	26.33
RWL6	S	65°49'20"	E	26.33
RWL7	N	02°19'26"	W	10.66
RWL8	S	02°19'26"	E	10.66
RWL9	S	09°00'51"	E	50.00
RWL10	N	83°16'11"	E	75.94
RWL11	N	18°00'00"	W	50.13
RWL12	N	00°57'32"	E	88.44
RWL13	S	88°43'31"	W	175.88

CURVE	CURVE LENGTH	RIGHT-OF-WAY LINE	OVERALL CURVE RADIUS	CHORD BEARING	CHORD DISTANCE
RWC1	21.44	570.00	214.59	S 70°59'45" E	239.28
RWC2	241.29	570.00	214.59	S 70°59'45" E	239.28
RWC3	241.29	570.00	214.59	S 70°59'45" E	239.28
RWC4	87.46	440.00	1194.00	N 58°53'32" E	72.66
RWC5	31.42	20.00	9000.00	S 45°57'32" E	28.28
RWC6	31.42	20.00	9000.00	S 45°57'32" E	28.28
RWC7	83.70	885.00	534.07	N 79°47'04" E	74.66
RWC8	83.70	885.00	534.07	N 79°47'04" E	74.66
RWC9	29.44	437.00	54.45	N 88°03'53" E	29.44
RWC10	157.61	173.00	521.54	N 89°15'18" E	52.61
RWC11	157.61	173.00	521.54	N 89°15'18" E	52.61
RWC12	294.99	247.00	6825.40	N 19°44'21" W	277.27
RWC13	283.93	247.00	6825.40	N 19°44'21" W	277.27
RWC14	283.93	247.00	6825.40	N 19°44'21" W	277.27
RWC15	183.29	165.00	63.48	N 47°00'02" W	174.07
RWC16	183.29	165.00	63.48	N 47°00'02" W	174.07
RWC17	226.23	155.00	2350.074	S 29°50'15" E	97.40
RWC18	57.46	440.00	8718.32	S 46°50'41" W	52.66
RWC19	57.46	440.00	8718.32	S 46°50'41" W	52.66
RWC20	238.83	215.00	63.48	S 47°00'02" W	226.23
RWC21	238.83	215.00	63.48	S 47°00'02" W	226.23
RWC22	28.03	20.00	8071.50	N 74°01'45" E	25.35
RWC23	194.77	247.00	4510.46	N 56°28'13" E	194.77
RWC24	194.77	247.00	4510.46	N 56°28'13" E	194.77
RWC25	236.89	64.00	2922.55	N 12°22'09" E	233.33
RWC26	236.89	64.00	2922.55	N 12°22'09" E	233.33
RWC27	308.15	62.00	2444.85	S 38°09'18" E	308.15
RWC28	46.21	45.00	5850.17	S 54°48'41" W	44.40
RWC29	46.21	45.00	5850.17	S 54°48'41" W	44.40
RWC30	28.41	20.00	1732.02	S 43°50'07" E	28.41
RWC31	61.11	70.00	1470.29	S 76°41'36" E	60.84
RWC32	61.11	70.00	1470.29	S 76°41'36" E	60.84
RWC33	62.97	315.00	112.00	N 75°15'34" W	62.97
RWC34	62.97	315.00	112.00	N 75°15'34" W	62.97
RWC35	290.84	405.00	4108.41	S 33°22'50" E	284.47
RWC36	29.29	20.00	8353.19	S 44°46'06" E	26.84
RWC37	29.29	20.00	8353.19	S 44°46'06" E	26.84
RWC38	36.01	245.00	825.20	N 71°06'00" W	35.54
RWC39	36.01	245.00	825.20	N 71°06'00" W	35.54
RWC40	367.00	405.00	515.63	S 38°15'36" E	354.20
RWC41	443.85	905.00	2628.49	S 79°04'27" W	443.85
RWC42	443.85	905.00	2628.49	S 79°04'27" W	443.85
RWC43	268.26	430.00	3544.42	N 79°24'02" W	263.33
RWC44	268.26	430.00	3544.42	N 79°24'02" W	263.33
RWC45	416.98	875.00	2830.43	S 67°11'59" W	416.98
RWC46	416.98	875.00	2830.43	S 67°11'59" W	416.98
RWC47	245.86	430.00	3504.52	S 69°25'50" W	241.41
RWC48	245.86	430.00	3504.52	S 69°25'50" W	241.41
RWC49	1003.81	670.00	1194.00	S 58°53'32" E	726.66
RWC50	700.09	870.00	5522.10	S 88°45'30" E	688.33



RIGHT-OF-WAY DETAIL VIEW
1" = 400'
RIGHT-OF-WAY AREA: 11.022 ACRES



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LOT NUMBER	AREA (ACRES)	AREA (SQ FT)	HOUSE TYPE	LOT TYPE	COMMENT
1	0.45	19,590	Farm Haus	RCH	
2	0.41	17,751	Farm Haus	RCH	
3	0.40	17,257	Farm Haus	RCH	
4	0.42	18,434	Farm Haus	RCH	
5	0.47	20,508	Farm Haus	RCH	
6	0.53	22,882	Farm Haus	RCH	
7	0.55	24,088	Farm Haus	RCH	
8	0.46	20,102	Farm Haus	RCH	
9	0.46	20,152	Farm Haus	RCH	
10	0.46	19,924	Farm Haus	RCH	
11	0.54	23,399	Farm Haus	RCH	
12	0.52	22,453	Meitel Haus	RCH	
13	0.51	22,115	Meitel Haus	RCH	
14	0.53	23,045	Meitel Haus	RCH	
15	0.56	24,284	Meitel Haus	RCH	
16	0.55	24,171	Meitel Haus	RCH	
17	0.46	20,056	Meitel Haus	RCH	
18	0.40	17,319	Meitel Haus	RCH	
19	0.35	15,040	Meitel Haus	RCH	
20	0.32	13,791	Meitel Haus	RCH	
21	0.33	14,175	Meitel Haus	RCH	
22	0.27	11,610	Sunday Haus	RCH	
23	0.19	8,388	Sunday Haus	RCH	
24	0.19	8,161	Sunday Haus	RCH	
25	0.20	8,757	Sunday Haus	RCH	
26	0.46	21,455	Sunday Haus	RCH	
27	0.08	3,506	OPEN SPACE	NON RES	
28	0.16	1,698	OPEN SPACE	NON RES	
29	0.20	8,837	Sunday Haus	RCH	
30	0.30	12,963	Sunday Haus	RCH	
31	0.30	12,978	Sunday Haus	RCH	
32	0.24	10,542	Sunday Haus	RCH	
33	0.24	10,636	Sunday Haus	RCH	
34	0.32	14,022	Meitel Haus	LO	REQ SEWER GRINDER STATION
35	0.21	9,064	Sunday Haus	WO	REQ SEWER GRINDER STATION
36	0.19	8,415	Sunday Haus	WO	REQ SEWER GRINDER STATION
37	0.25	11,020	Sunday Haus	LO	REQ SEWER GRINDER STATION
38	0.32	13,836	Meitel Haus	LO	REQ SEWER GRINDER STATION
39	0.34	14,929	Meitel Haus	LO	
40	0.34	14,999	Meitel Haus	WO	REQ SEWER SERV ELEV CHECK BEFORE SETTING HOUSE ELEV
41	0.33	14,541	Meitel Haus	WO	REQ SEWER SERV ELEV CHECK BEFORE SETTING HOUSE ELEV
42	0.36	15,501	Meitel Haus	WO	REQ SEWER SERV ELEV CHECK BEFORE SETTING HOUSE ELEV
43	0.34	14,605	Meitel Haus	LO	



PHONE: 320.229.4300
1200 25TH AVENUE SOUTH
P.O. BOX 1717
ST. CLOUD, MN 56302-1717
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FILE NO.
HEIRB134340

DATE:
04/09/2020

HOUSE STYLE LOT BREAKDOWN
FRIEDEN DEVELOPMENT
FREDRICKSBURG, TEXAS

FIGURE
NO. 1

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LOT NUMBER	AREA (ACRES)	AREA (SQ FT)	HOUSE TYPE	LOT TYPE	
44	0.34	14,999	Meitel Haus	LO	
45	0.35	15,250	Meitel Haus	RCH	
46	0.24	10,523	Sunday Haus	RCH	
47	0.19	8,335	Sunday Haus	RCH	
48	0.20	8,853	Sunday Haus	LO	
49	0.22	9,685	Sunday Haus	WO	REQ SEWER GRINDER STATION
50	0.23	9,854	Sunday Haus	WO	REQ SEWER GRINDER STATION
51	0.25	10,912	Sunday Haus	WO	REQ SEWER GRINDER STATION
52	0.28	12,215	Meitel Haus	WO	REQ SEWER GRINDER STATION
53	0.22	9,603	Sunday Haus	WO	REQ SEWER GRINDER STATION
54	0.27	11,791	Sunday Haus	LO	REQ SEWER GRINDER STATION
55	0.26	12,800	Sunday Haus	LO	REQ SEWER GRINDER STATION
56	0.30	13,227	Sunday Haus	RCH	
57	0.22	9,583	Sunday Haus	RCH	
58	0.32	14,141	Sunday Haus	RCH	
59	0.29	12,431	Meitel Haus	LO	
60	0.28	12,414	Meitel Haus	LO	
61	0.29	12,471	Meitel Haus	LO	
62	0.30	12,987	Meitel Haus	WO	REQ SEWER SERV ELEV CHECK BEFORE SETTING HOUSE ELEV
63	0.27	11,952	Meitel Haus	WO	REQ SEWER SERV ELEV CHECK BEFORE SETTING HOUSE ELEV
64	0.30	12,895	Meitel Haus	WO	REQ SEWER SERV ELEV CHECK BEFORE SETTING HOUSE ELEV
65	0.36	17,998	Meitel Haus	WO	REQ SEWER SERV ELEV CHECK BEFORE SETTING HOUSE ELEV
66	0.41	18,060	Meitel Haus	RCH	
67	0.46	20,218	Meitel Haus	RCH	
68	0.32	13,788	Meitel Haus	WO	REQ SEWER SERV ELEV CHECK BEFORE SETTING HOUSE ELEV
69	0.30	13,259	Meitel Haus	WO	REQ SEWER SERV ELEV CHECK BEFORE SETTING HOUSE ELEV
70	0.36	15,609	Meitel Haus	WO	REQ SEWER SERV ELEV CHECK BEFORE SETTING HOUSE ELEV
71	0.43	18,661	Meitel Haus	WO	REQ SEWER SERV ELEV CHECK BEFORE SETTING HOUSE ELEV
72	0.75	32,777	Farm Haus	WO	REQ SEWER SERV ELEV CHECK BEFORE SETTING HOUSE ELEV
73	0.75	32,672	Farm Haus	WO	REQ SEWER SERV ELEV CHECK BEFORE SETTING HOUSE ELEV
74	0.57	25,030	Farm Haus	RCH	
75	0.49	21,158	Farm Haus	RCH	
76	0.43	18,570	Farm Haus	RCH	
77	0.40	17,248	Farm Haus	RCH	
78	0.40	17,295	Farm Haus	RCH	
79	0.40	17,266	Farm Haus	LO	
80	0.39	17,027	Farm Haus	LO	
81	0.39	17,101	Farm Haus	LO	
82	0.45	19,661	Farm Haus	LO	
83	0.53	23,184	Farm Haus	WO	REQ SEWER SERV ELEV CHECK BEFORE SETTING HOUSE ELEV
84	0.61	26,782	Farm Haus	WO	REQ SEWER SERV ELEV CHECK BEFORE SETTING HOUSE ELEV
85	0.60	26,327	Farm Haus	WO	REQ SEWER SERV ELEV CHECK BEFORE SETTING HOUSE ELEV



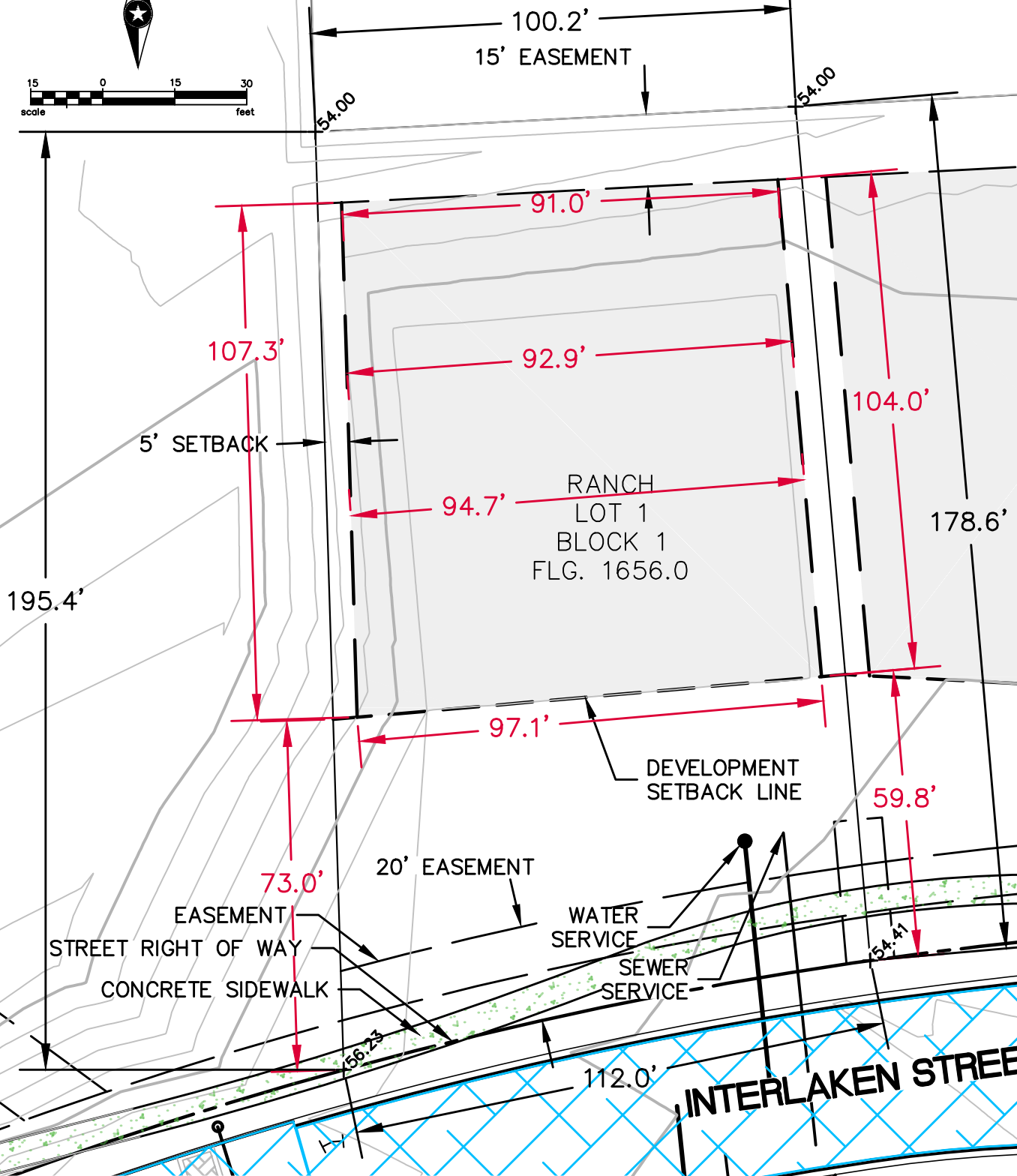
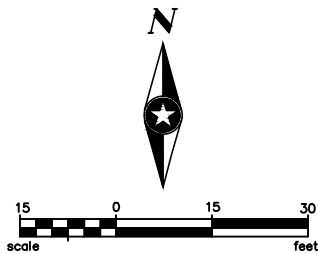
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1200 25TH AVENUE SOUTH
P.O. BOX 1717
ST. CLOUD, MN 56302-1717
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FILE NO.
HEIRB134340

DATE:
04/09/2020

HOUSE STYLE LOT BREAKDOWN
FRIEDEN DEVELOPMENT
FREDRICKSBURG, TEXAS

FIGURE
NO. 2



TYPICAL NOTES:

1. ADJACENT LOTS AND DRAINAGE PATTERNS SHALL NOT BE IMPACTED.
2. SHADED AREA INDICATES BUILDABLE AREA.
3. CONTOURS AND SPOT ELEVATIONS ARE FROM PROPOSED GRADING PLAN.
4. LF REPRESENTS PLANNED BASEMENT ELEVATION. FLG REPRESENTS PLANNED FINISHED GRADE AT GARAGE
5. SIDEWALKS SHOWN ARE DEVELOPMENT PLAN SIDEWALK LOCATIONS.



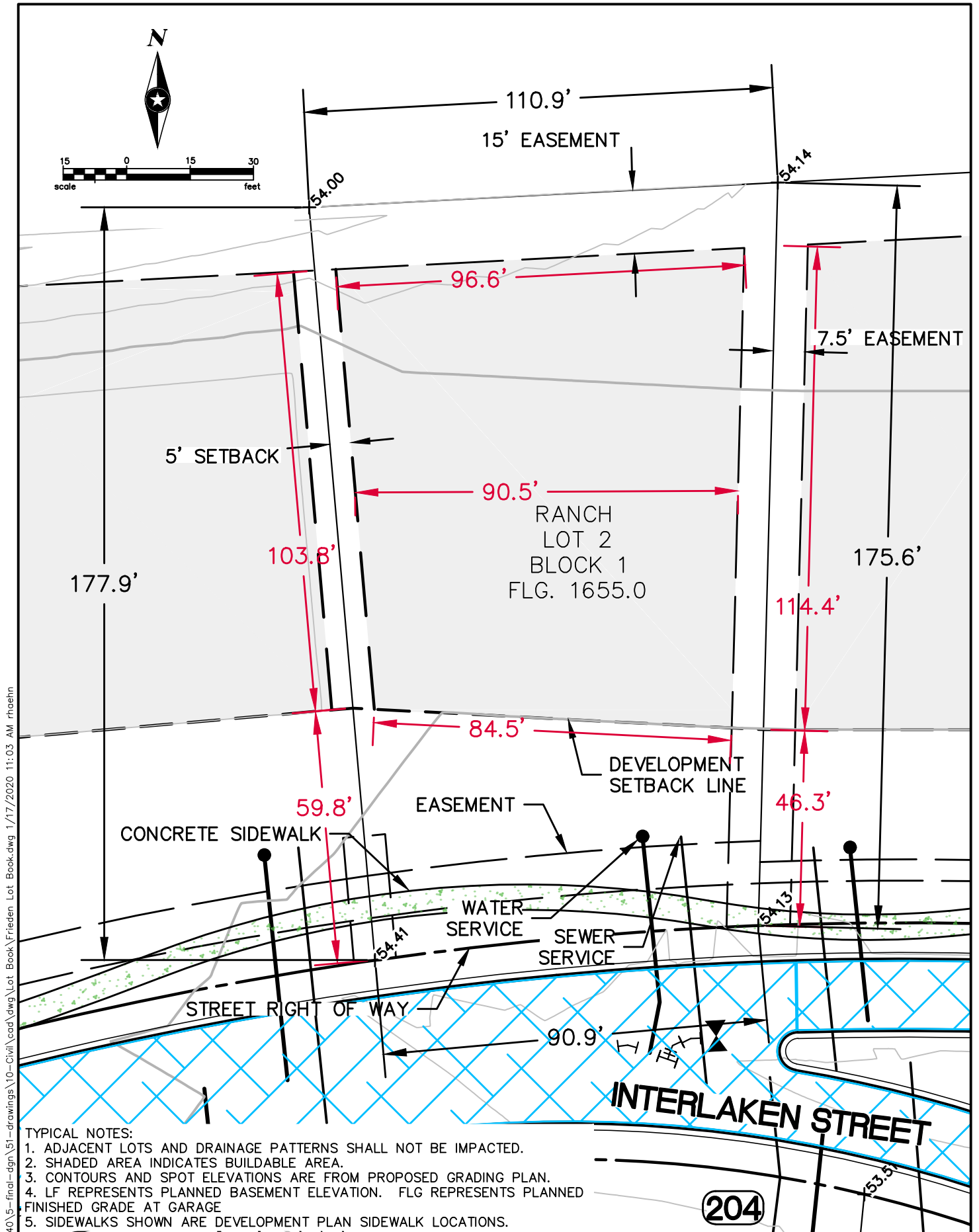
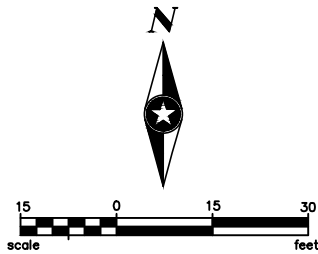
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FILE NO.
HEIRB 134340

DATE:
1/17/2020

LOT 1, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 1
BLOCK 1



TYPICAL NOTES:

1. ADJACENT LOTS AND DRAINAGE PATTERNS SHALL NOT BE IMPACTED.
2. SHADED AREA INDICATES BUILDABLE AREA.
3. CONTOURS AND SPOT ELEVATIONS ARE FROM PROPOSED GRADING PLAN.
4. LF REPRESENTS PLANNED BASEMENT ELEVATION. FLG REPRESENTS PLANNED FINISHED GRADE AT GARAGE.
5. SIDEWALKS SHOWN ARE DEVELOPMENT PLAN SIDEWALK LOCATIONS.

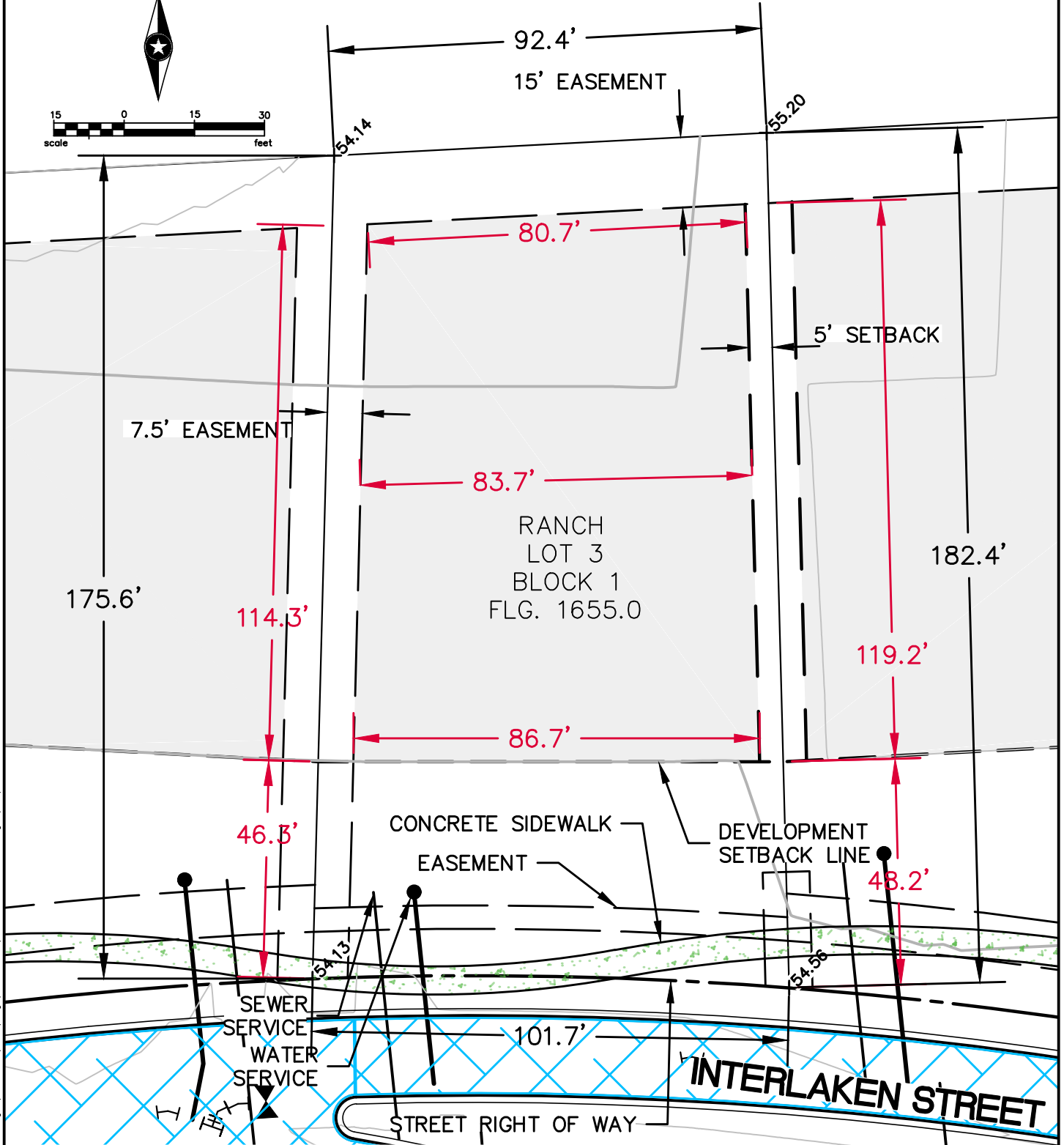
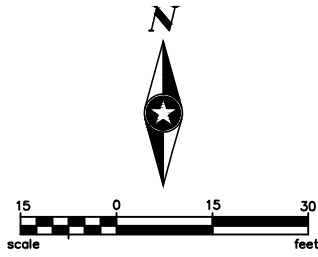


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FILE NO.
HEIRB 134340
DATE:
1/17/2020

LOT 2, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 2
BLOCK 1



TYPICAL NOTES:

1. ADJACENT LOTS AND DRAINAGE PATTERNS SHALL NOT BE IMPACTED.
2. SHADED AREA INDICATES BUILDABLE AREA.
3. CONTOURS AND SPOT ELEVATIONS ARE FROM PROPOSED GRADING PLAN.
4. LF REPRESENTS PLANNED BASEMENT ELEVATION. FLG REPRESENTS PLANNED FINISHED GRADE AT GARAGE
5. SIDEWALKS SHOWN ARE DEVELOPMENT PLAN SIDEWALK LOCATIONS.



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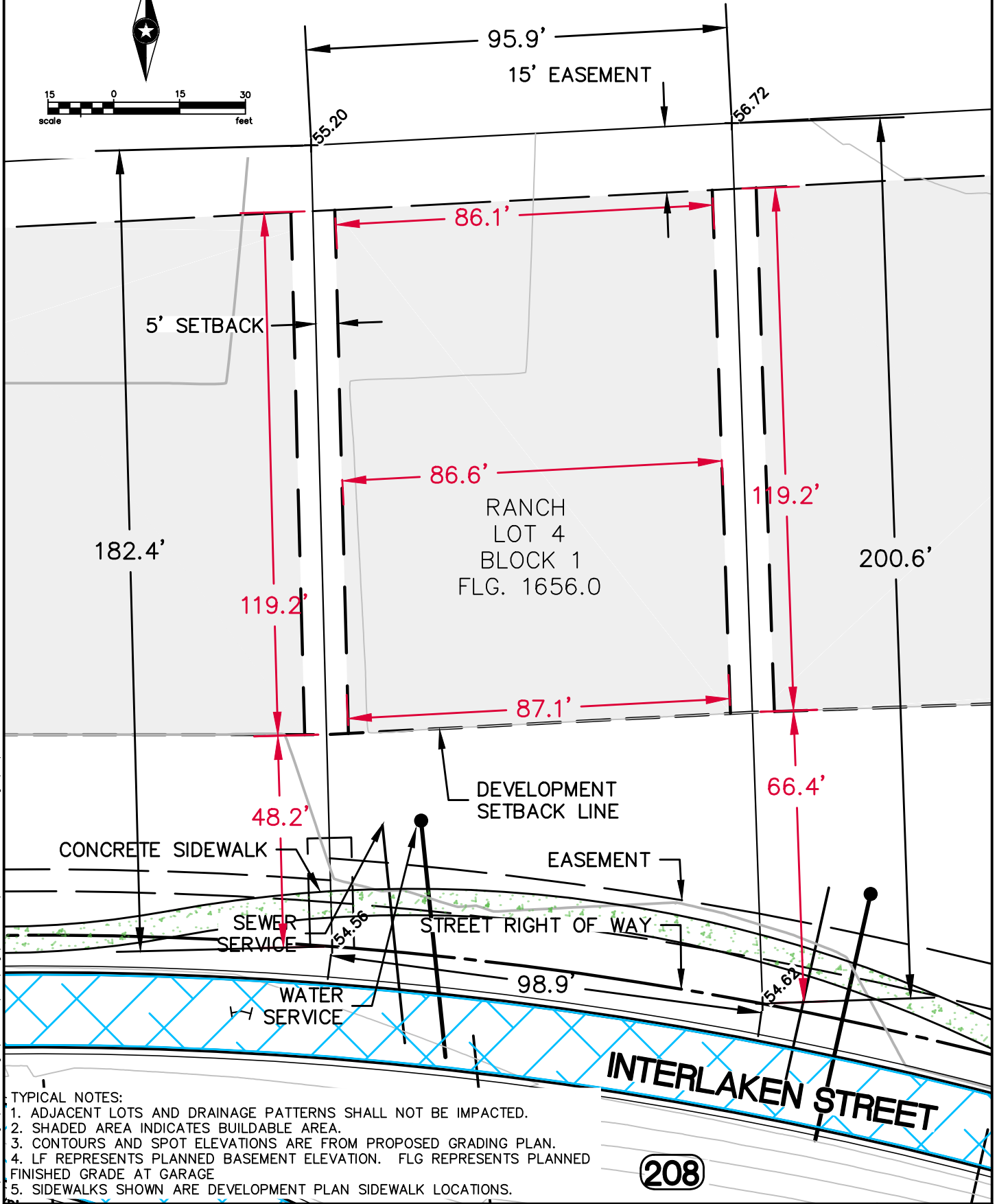
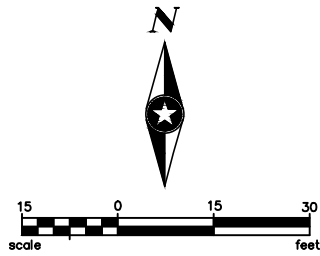
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1/17/2020

**LOT 3, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS**

206

**EXHIBIT
LOT 3
BLOCK 1**

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TYPICAL NOTES:

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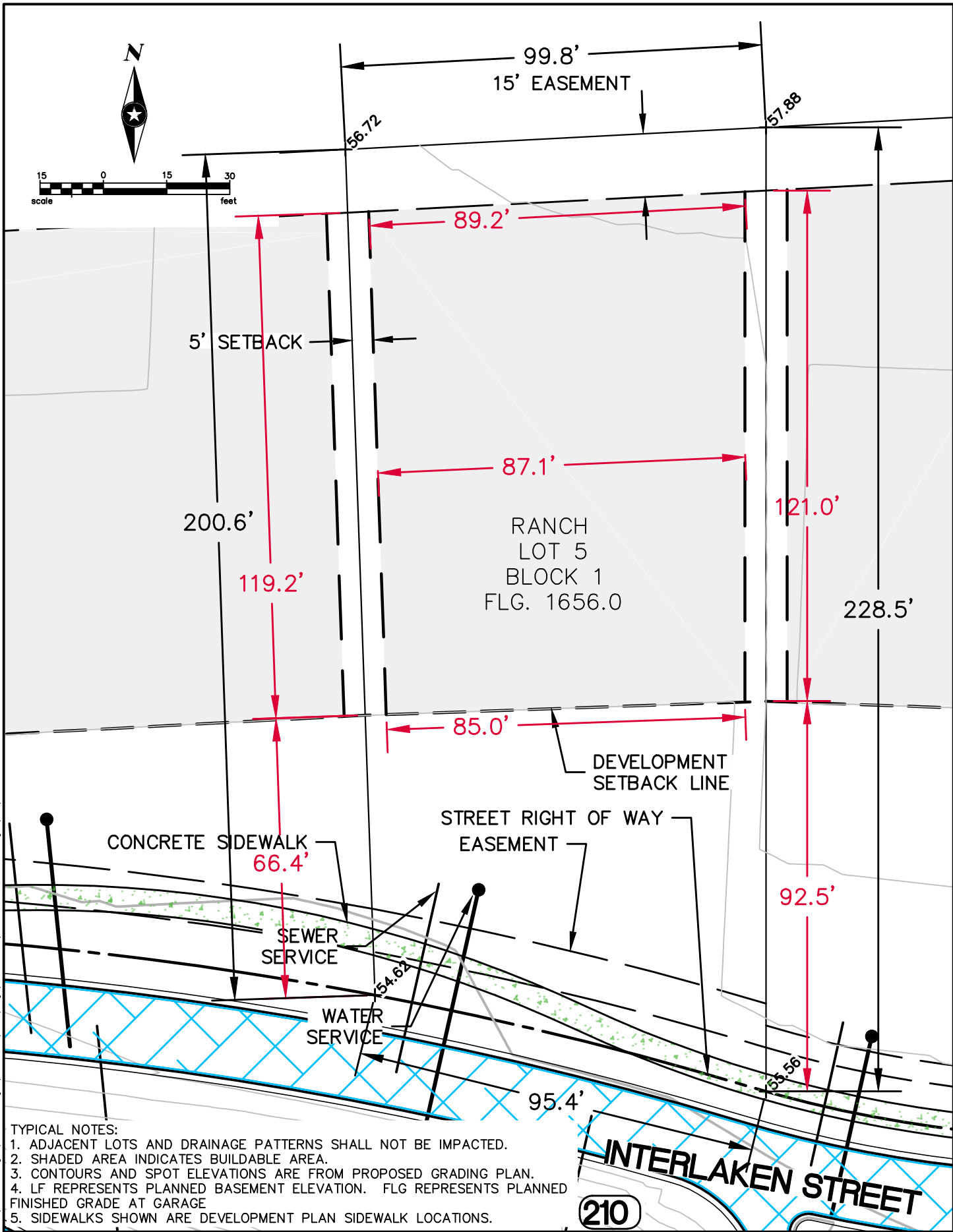
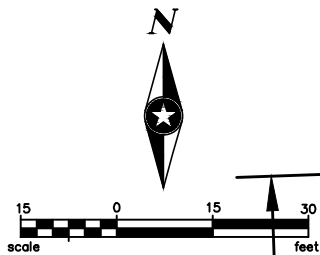
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HEIRB 134340
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LOT 4, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 4
BLOCK 1

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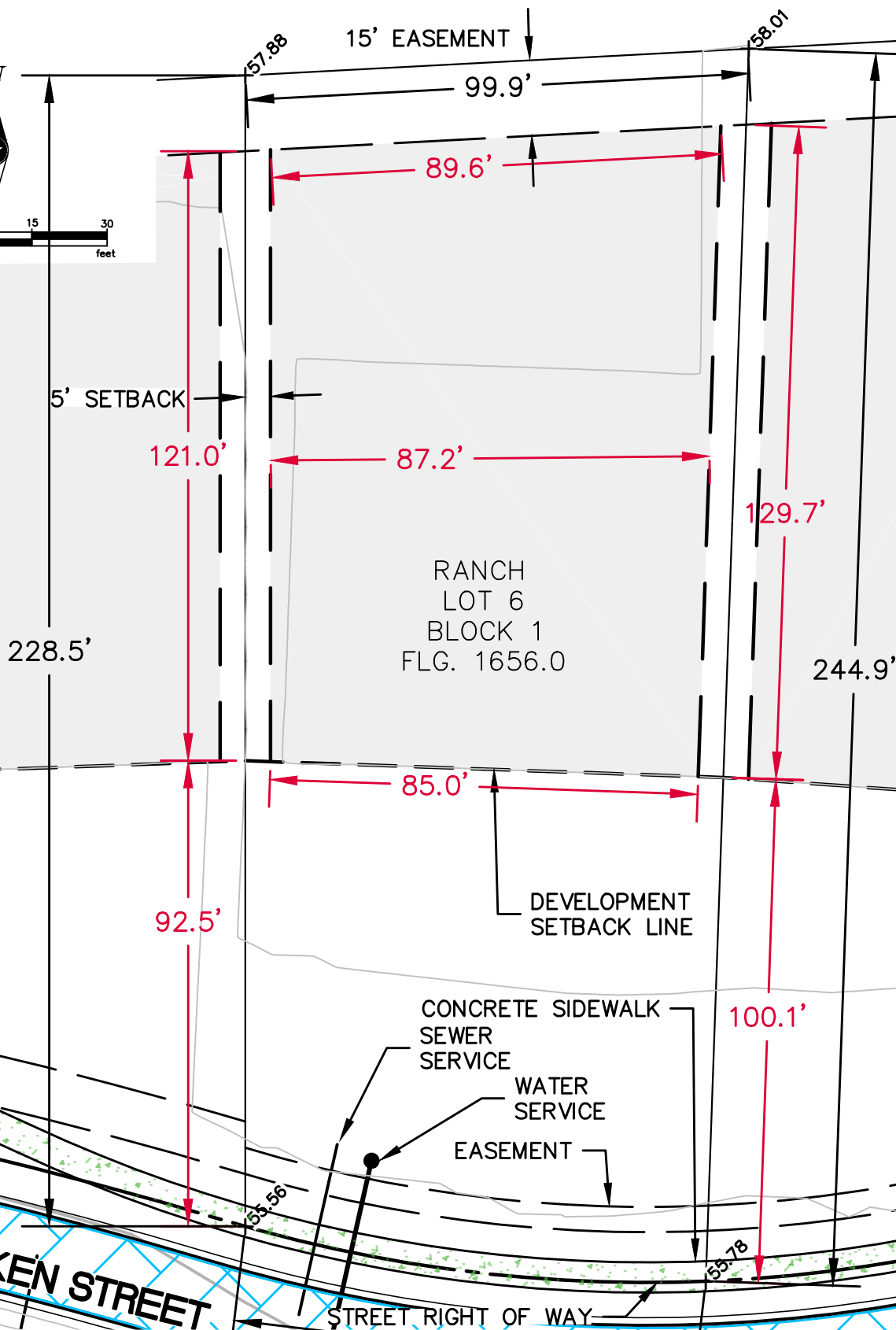
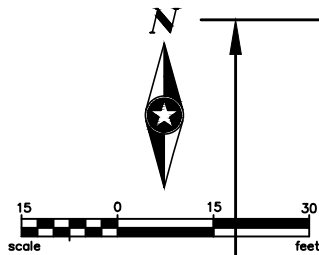
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LOT 5, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 5
BLOCK 1

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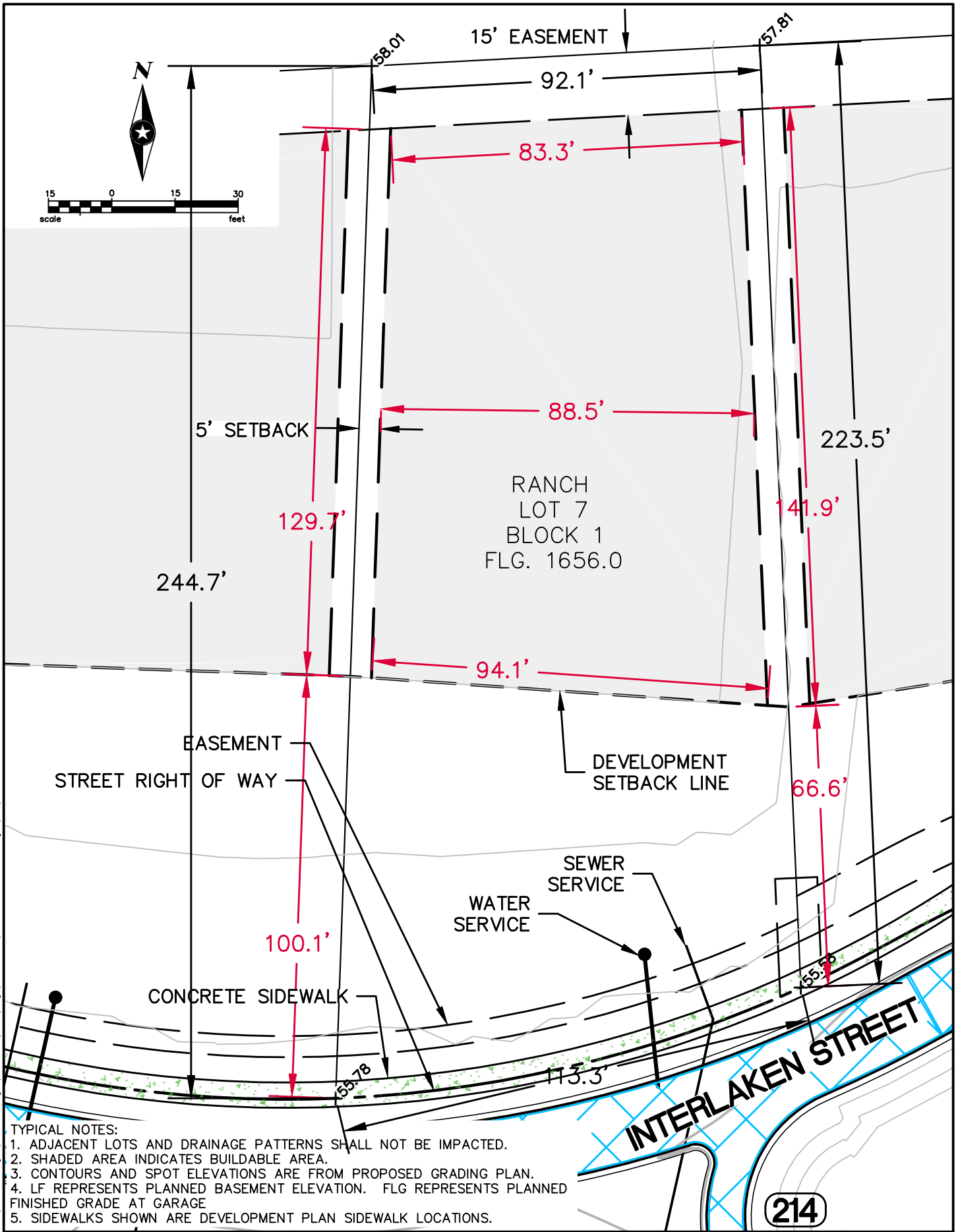
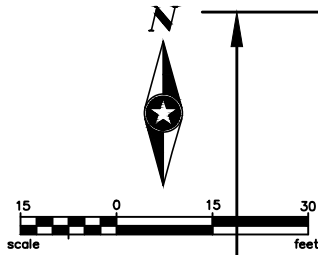
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**LOT 6, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS**

**EXHIBIT
LOT 6
BLOCK 1**

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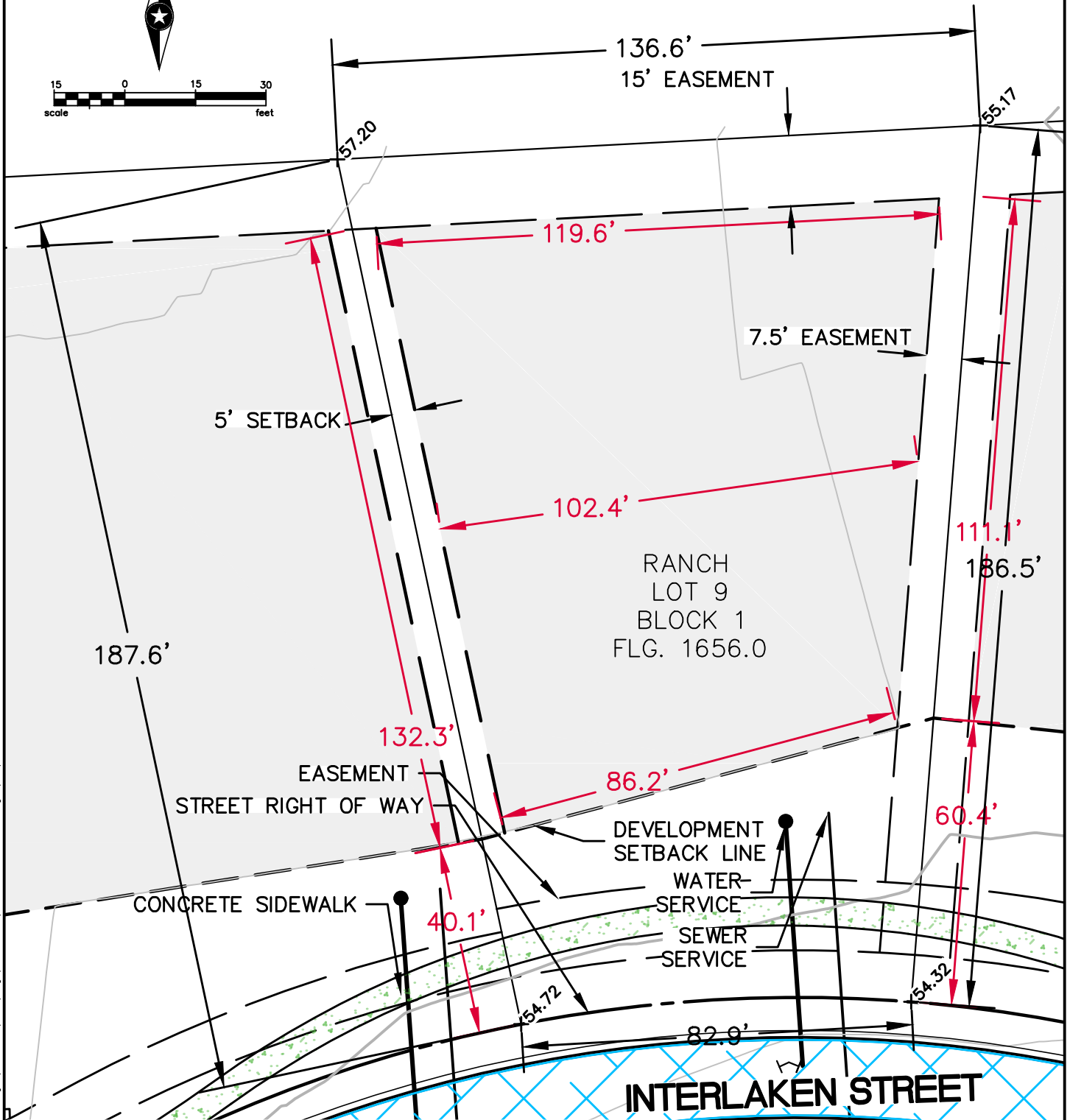
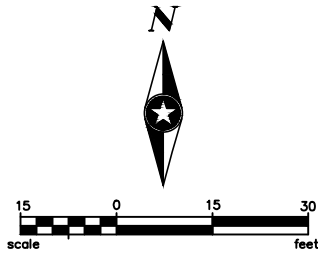
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LOT 7, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 7
BLOCK 1

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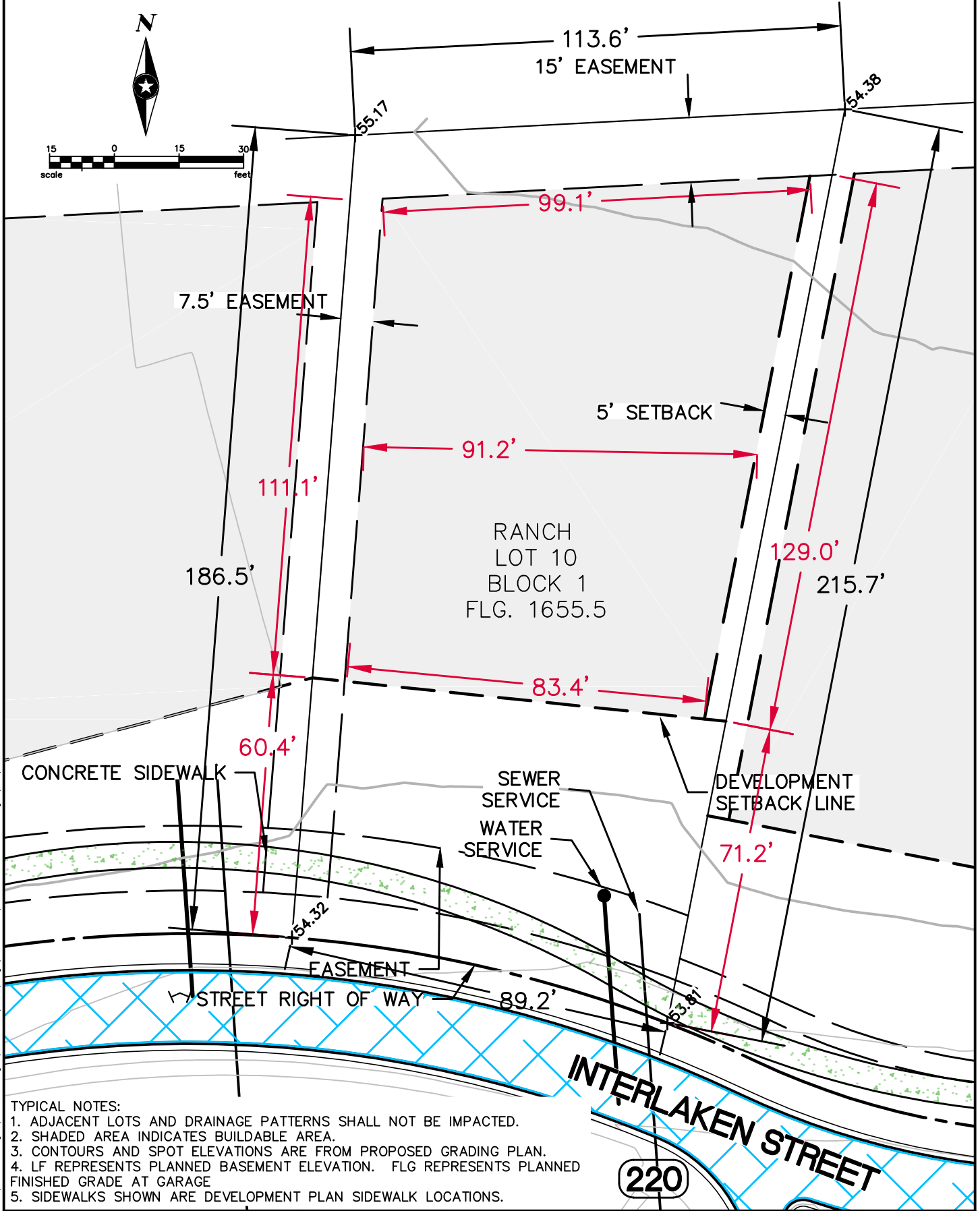
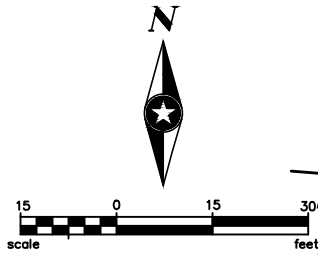
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**LOT 9, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS**

**EXHIBIT
LOT 9
BLOCK 1**

218

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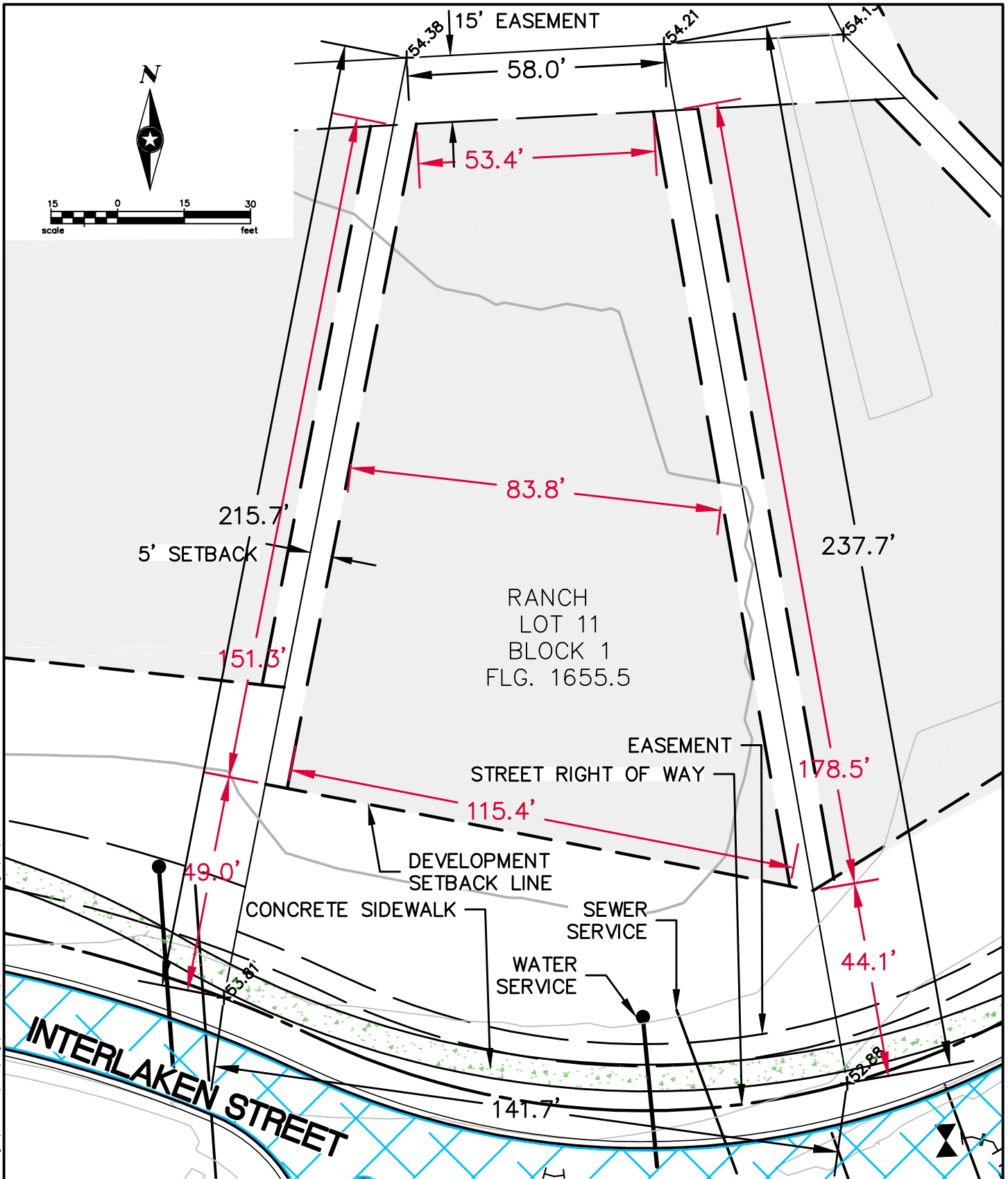
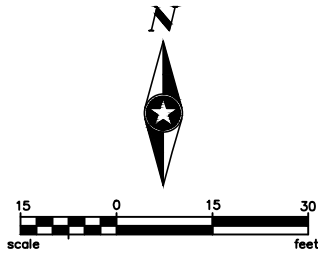
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LOT 10, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 10
BLOCK 1

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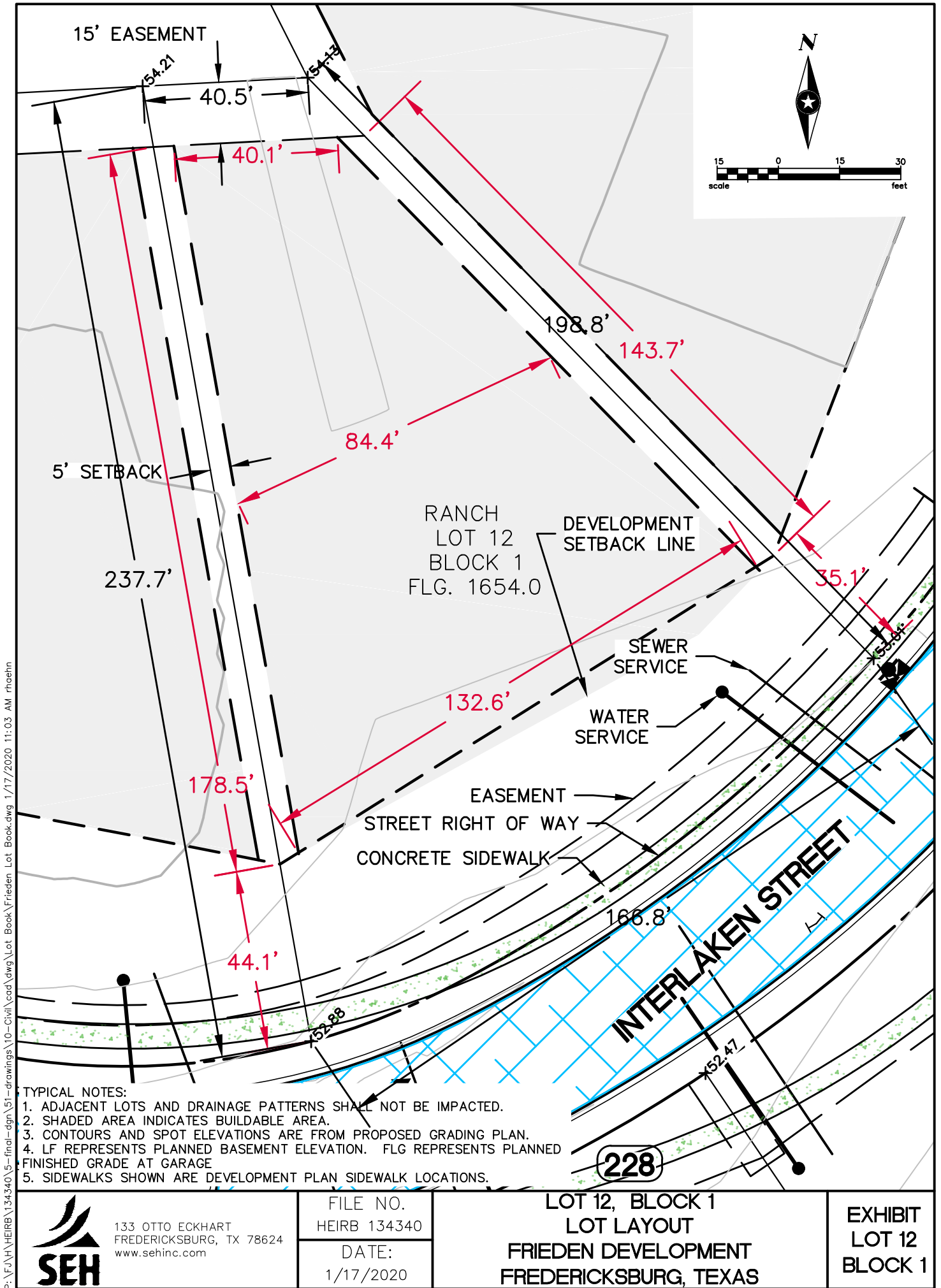
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LOT 11, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 11
BLOCK 1

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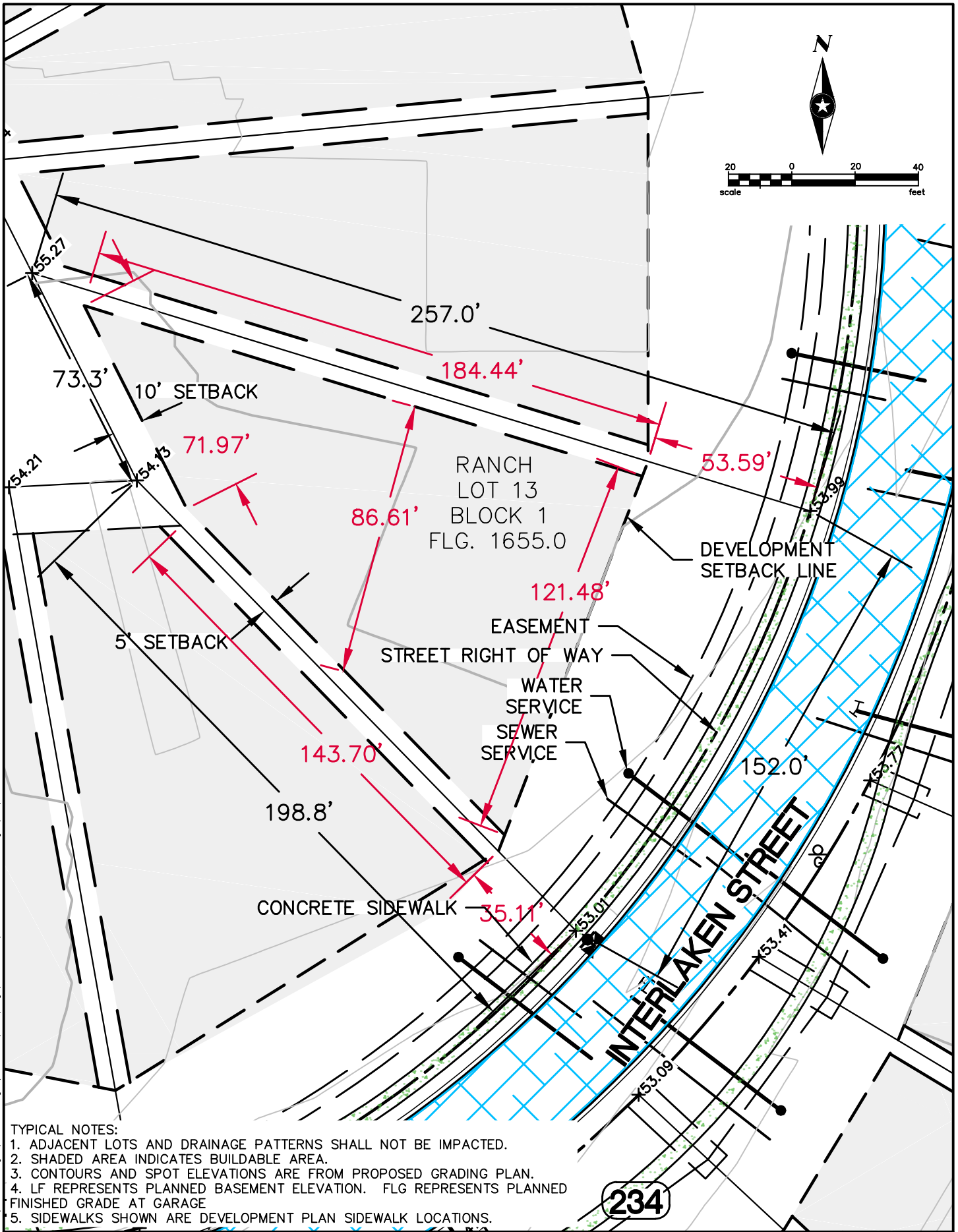


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LOT 12, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 12
BLOCK 1



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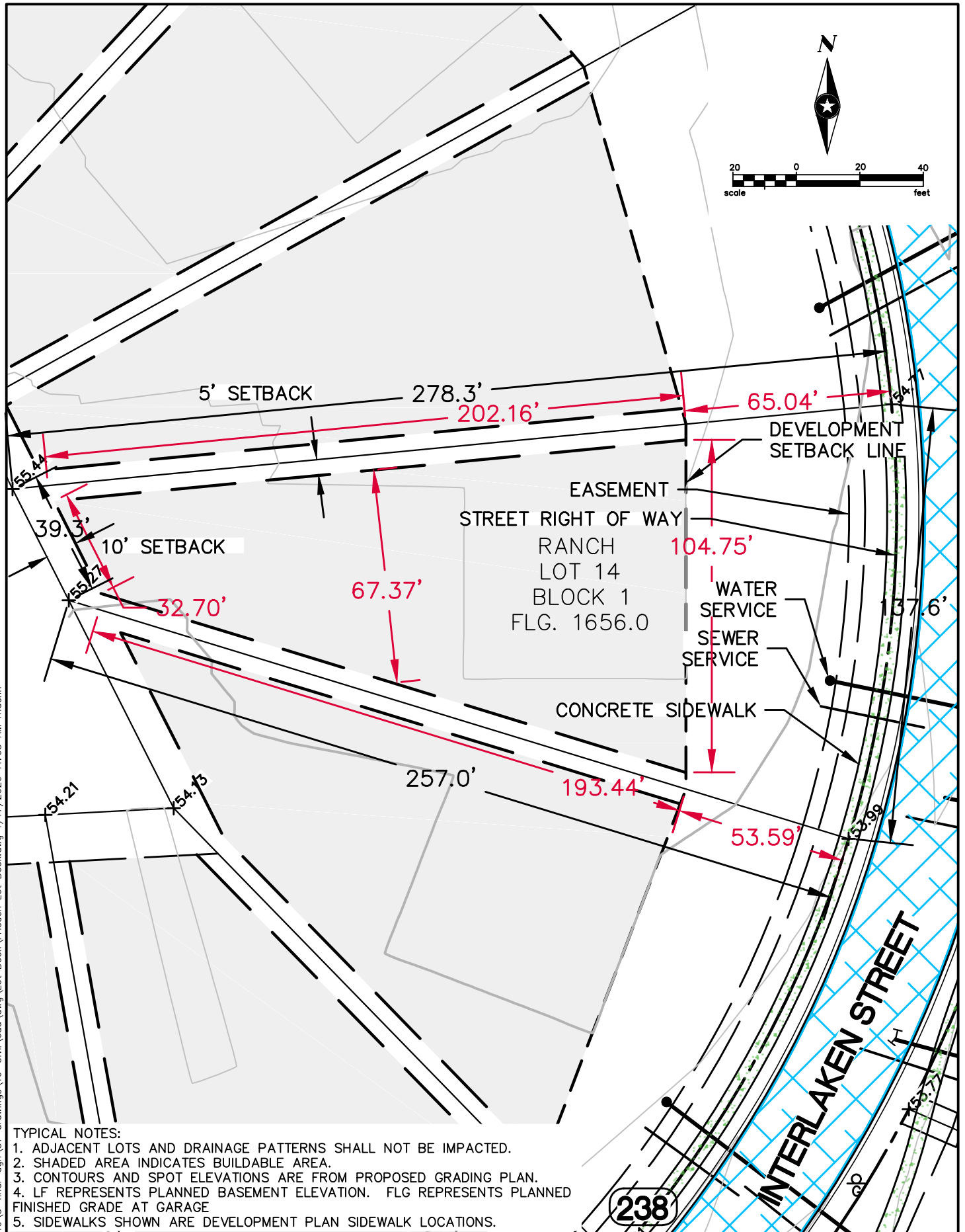


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EXHIBIT
LOT 13
BLOCK 1

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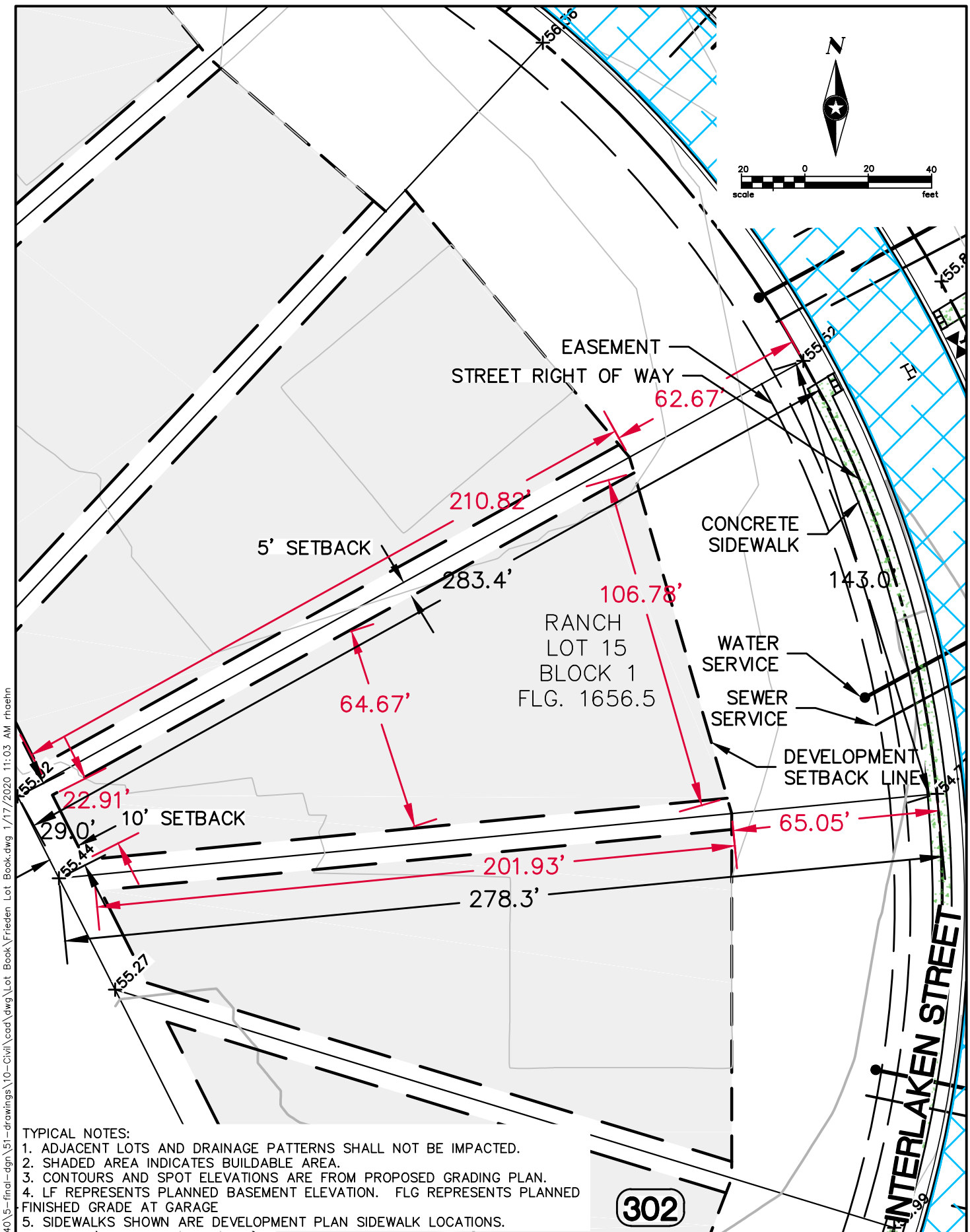
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LOT 14, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 14
BLOCK 1



TYPICAL NOTES:

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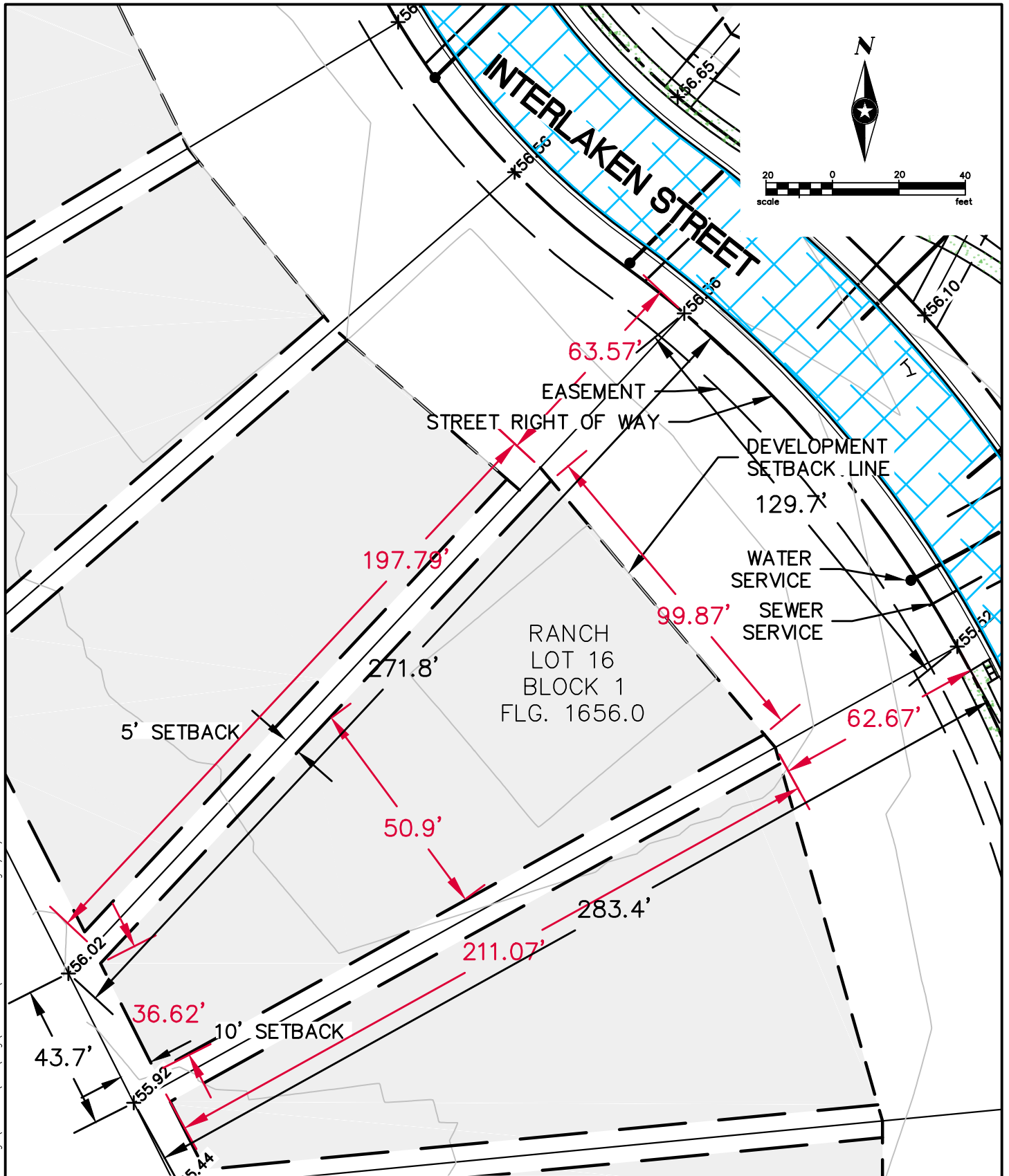
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LOT 15, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 15
BLOCK 1

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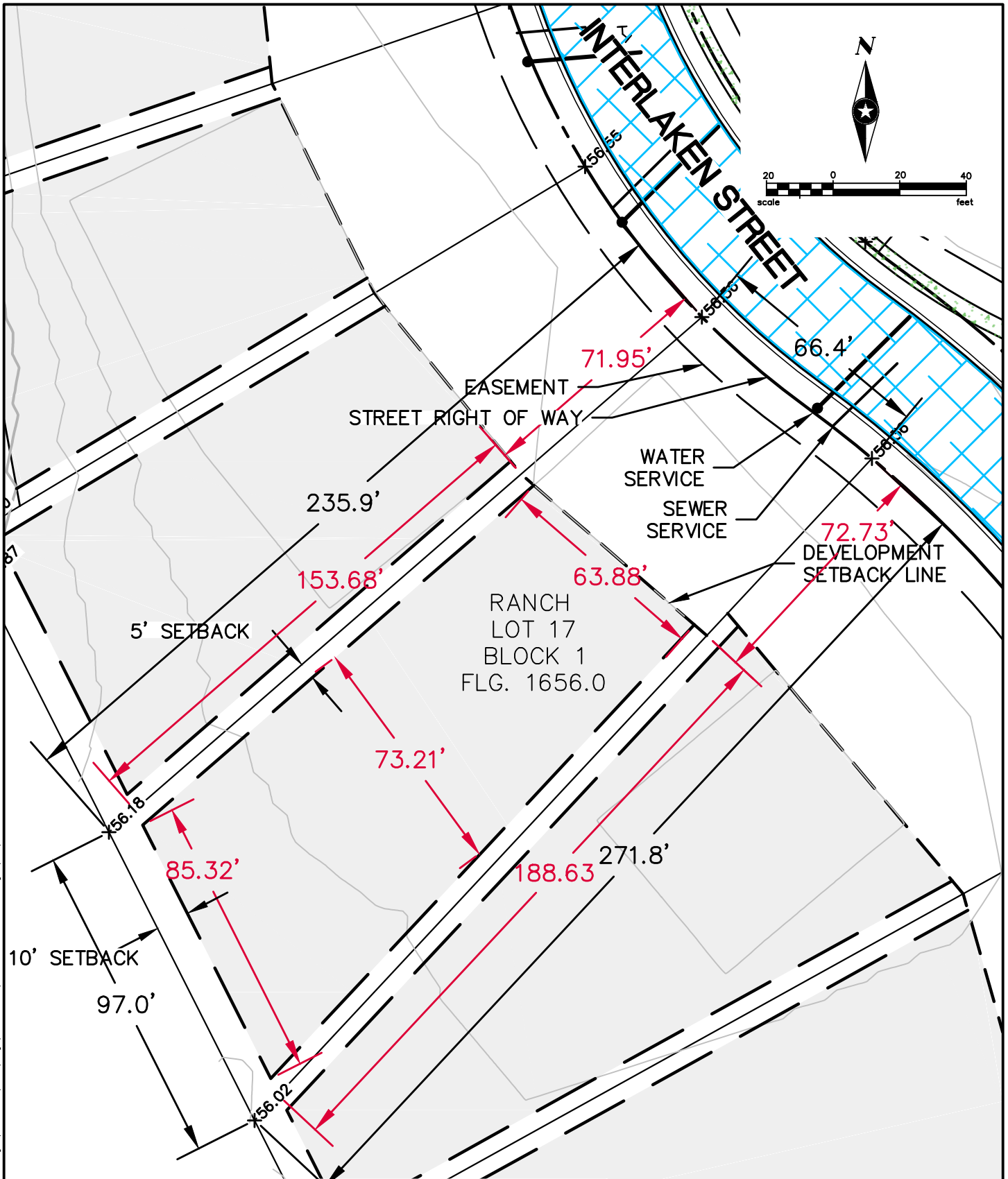
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DATE:
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**LOT 16, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS**

**EXHIBIT
LOT 16
BLOCK 1**

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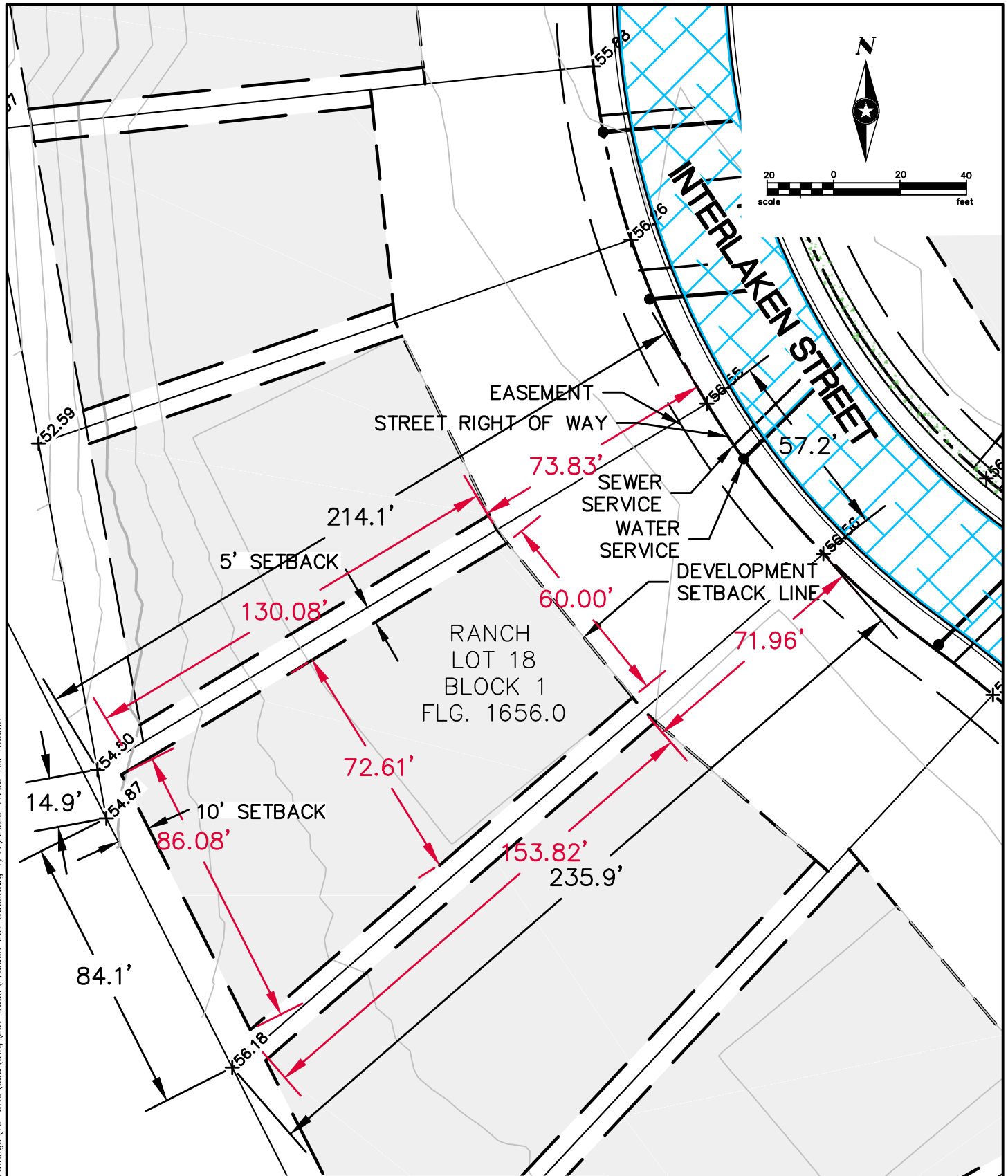


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LOT 17, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 17
BLOCK 1



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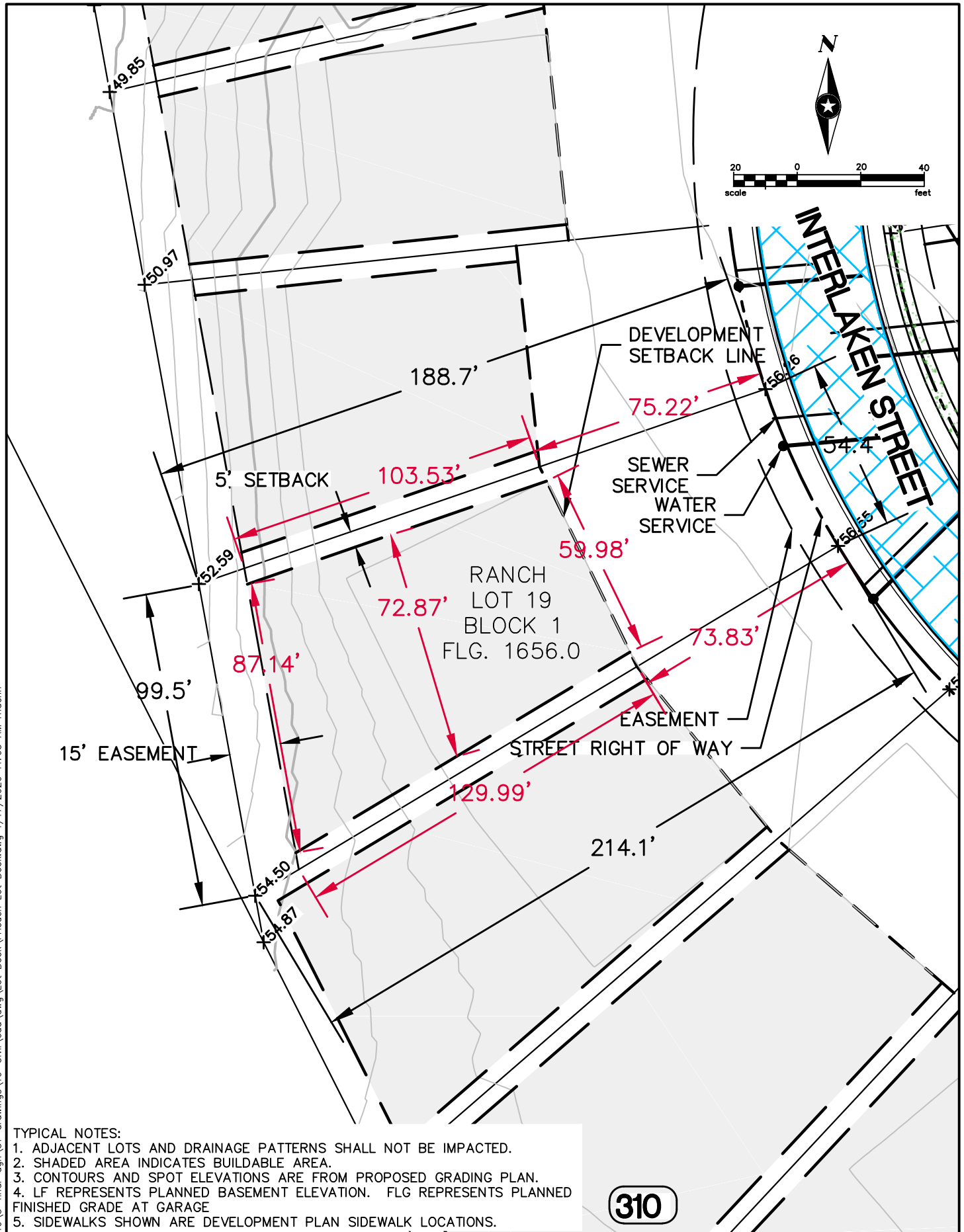
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DATE:
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**LOT 18, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS**

**EXHIBIT
LOT 18
BLOCK 1**

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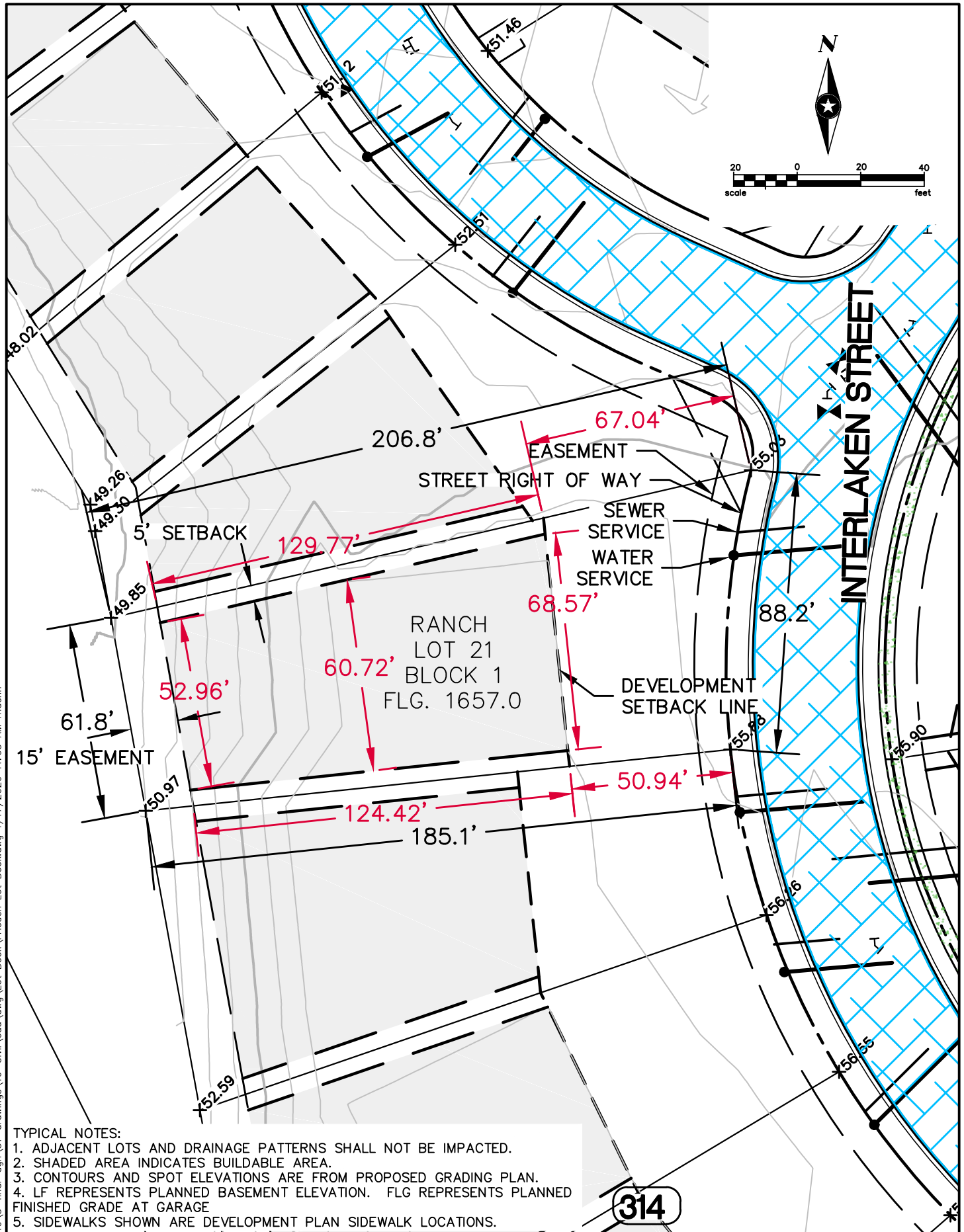
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LOT 19, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 19
BLOCK 1

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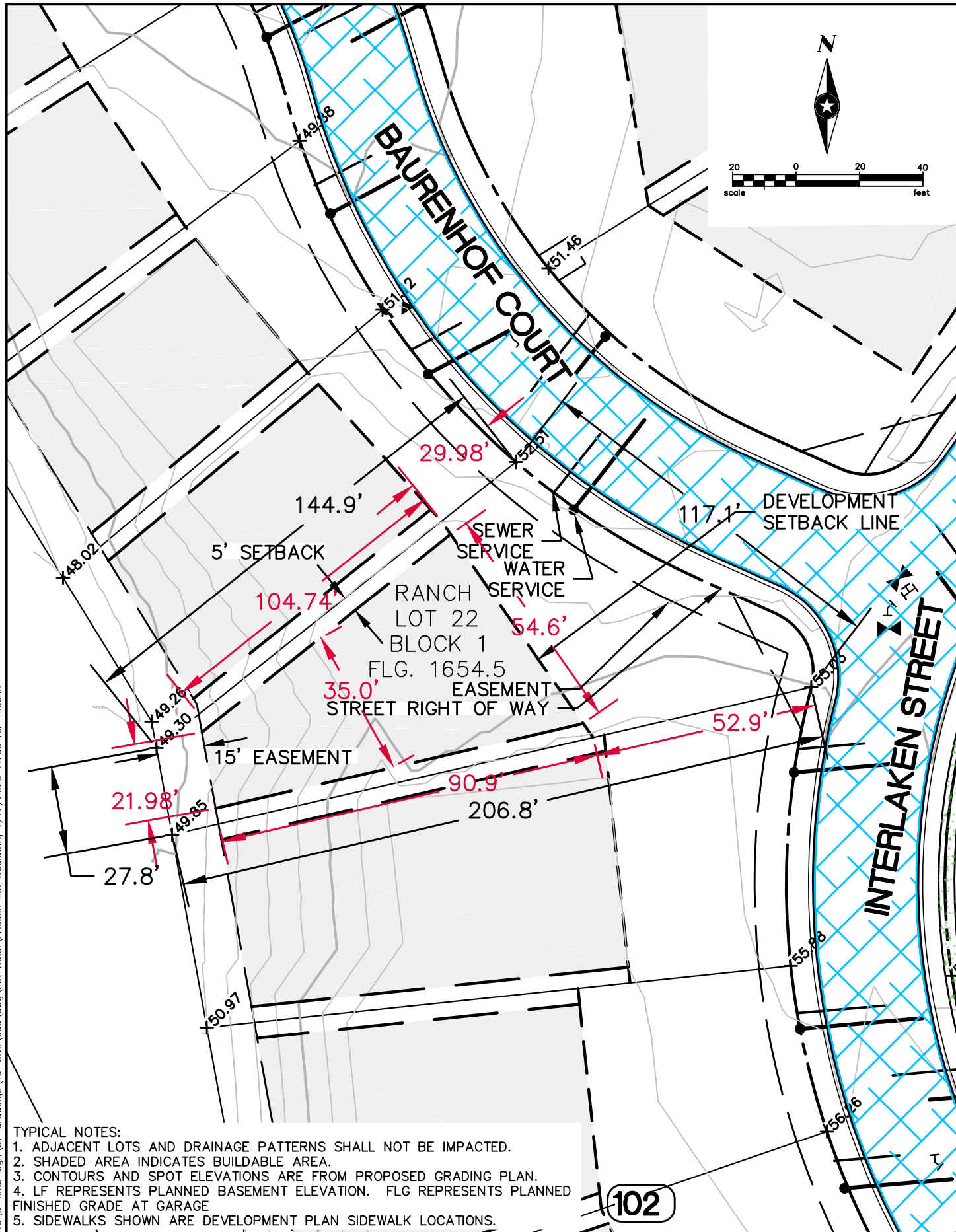
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LOT 21, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 21
BLOCK 1



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102

EXHIBIT
LOT 22
BLOCK 1

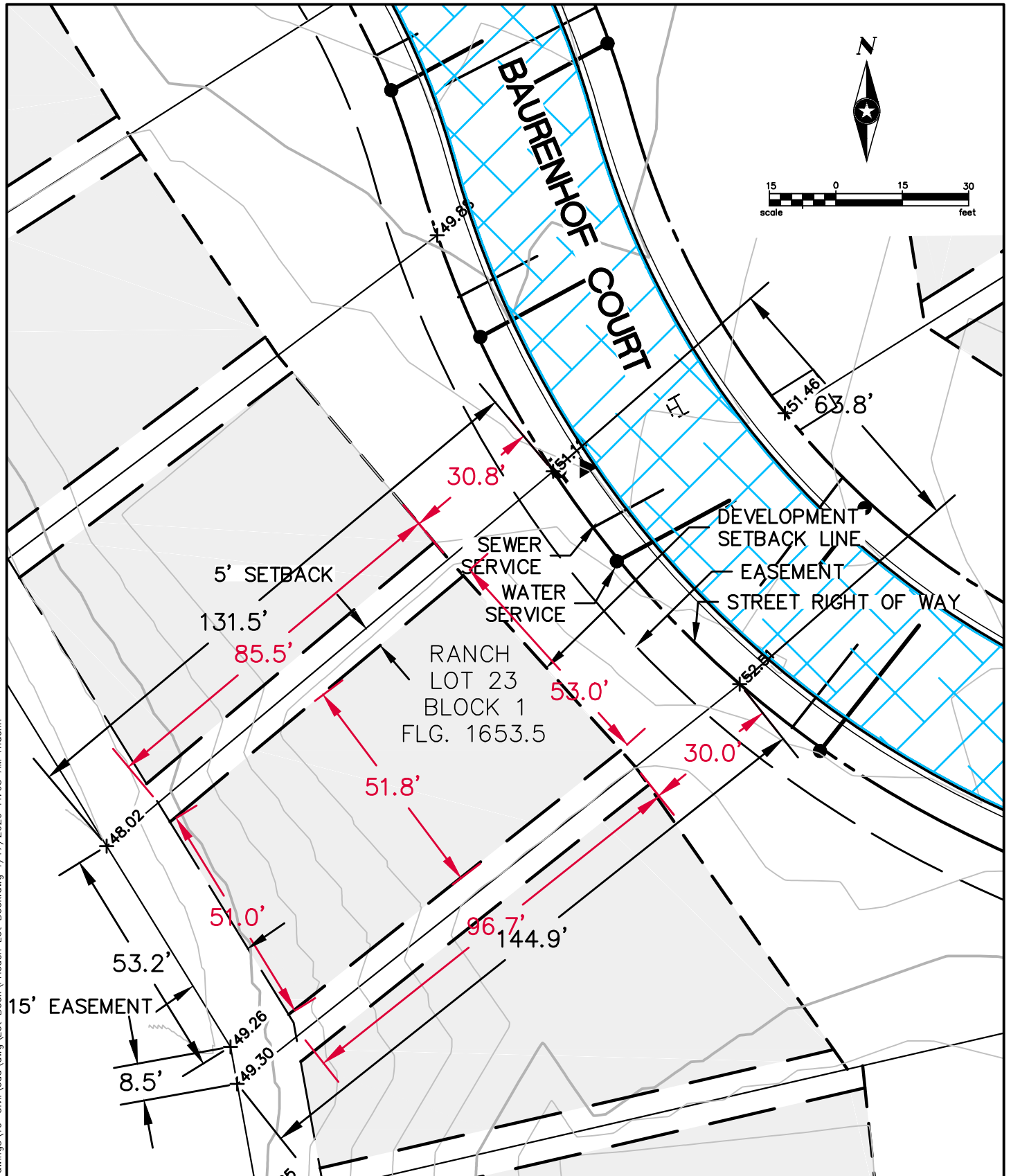


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104



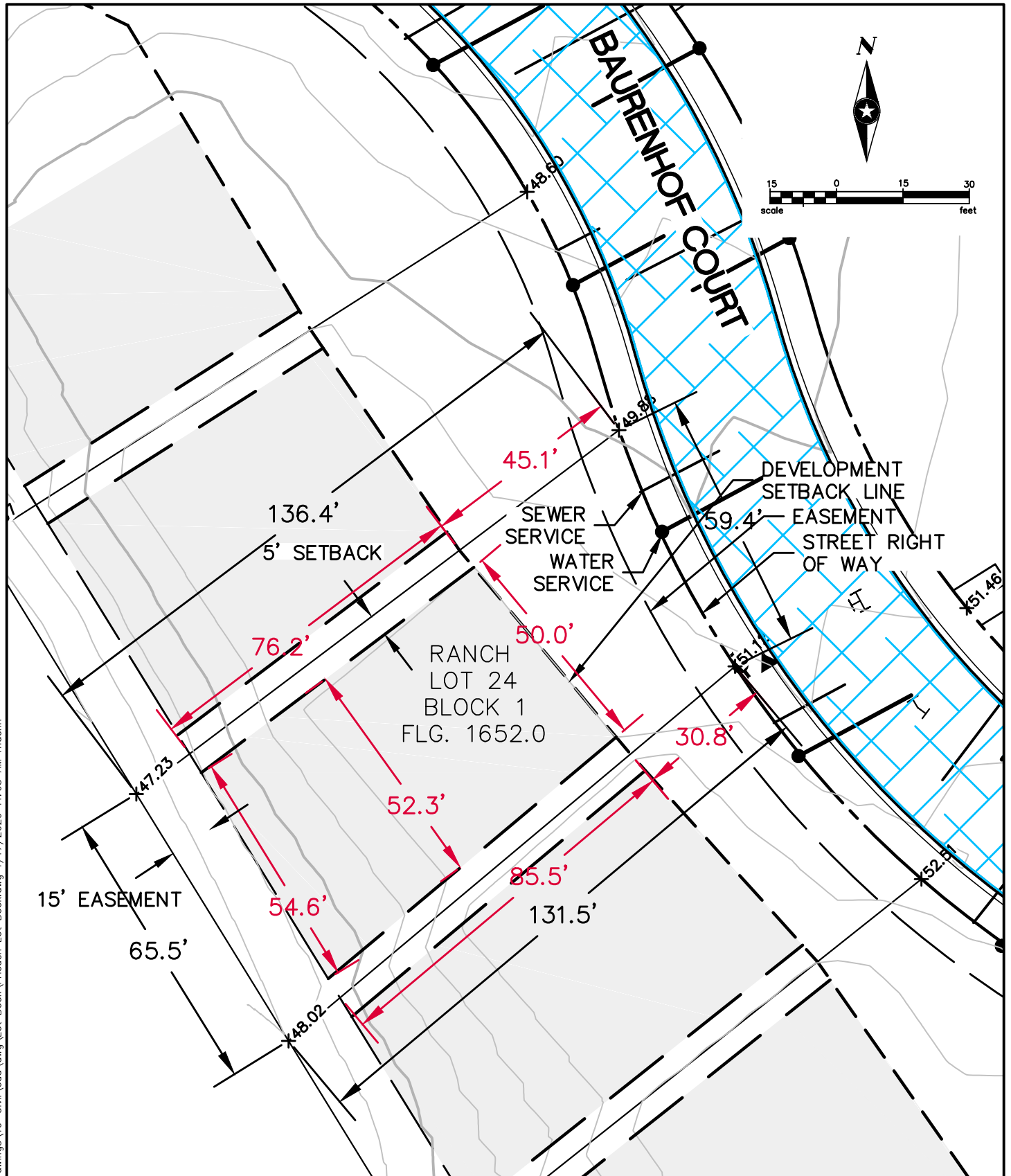
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1/17/2020

LOT 23, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 23
BLOCK 1



TYPICAL NOTES:

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106



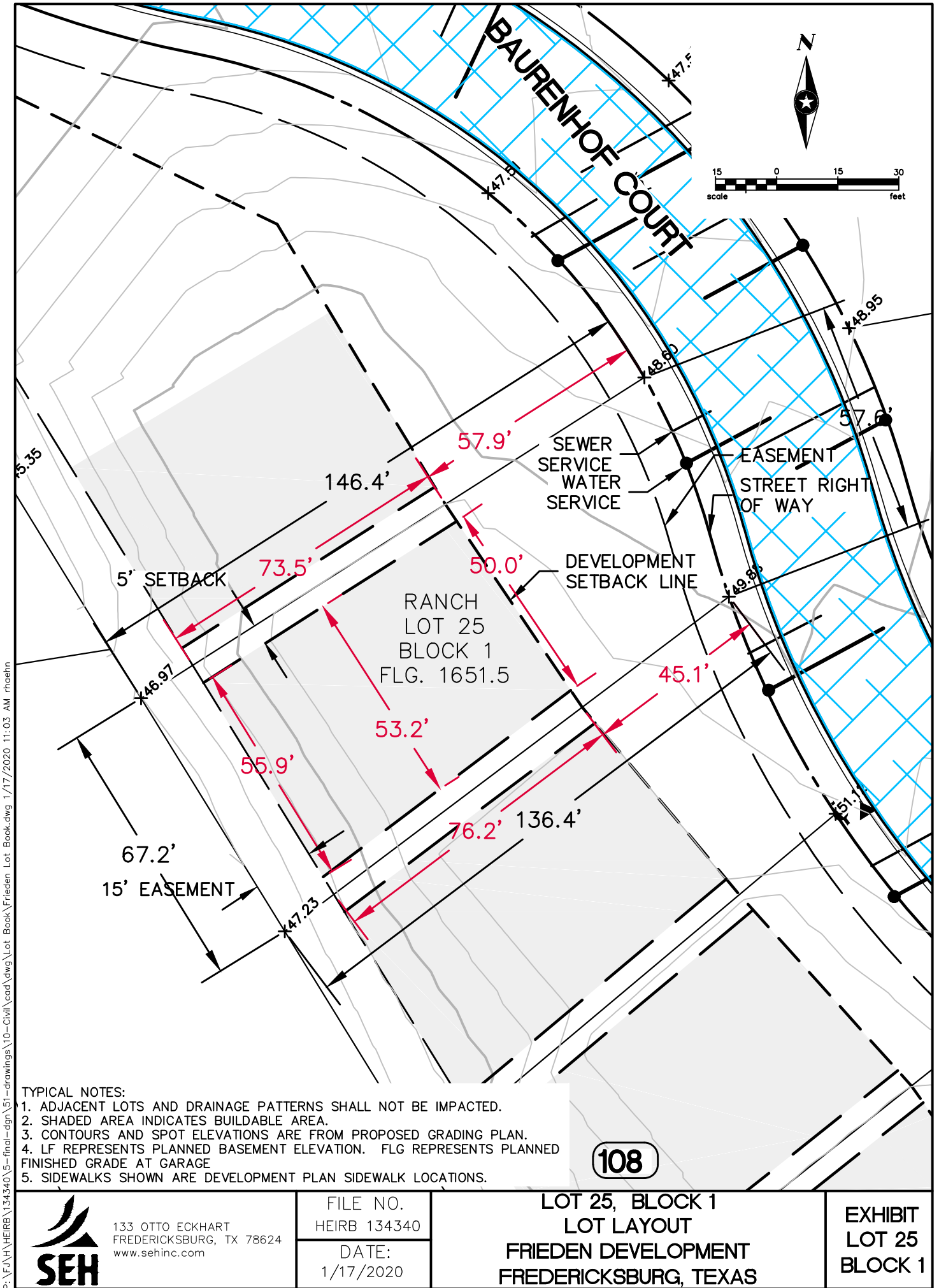
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**LOT 24, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS**

**EXHIBIT
LOT 24
BLOCK 1**



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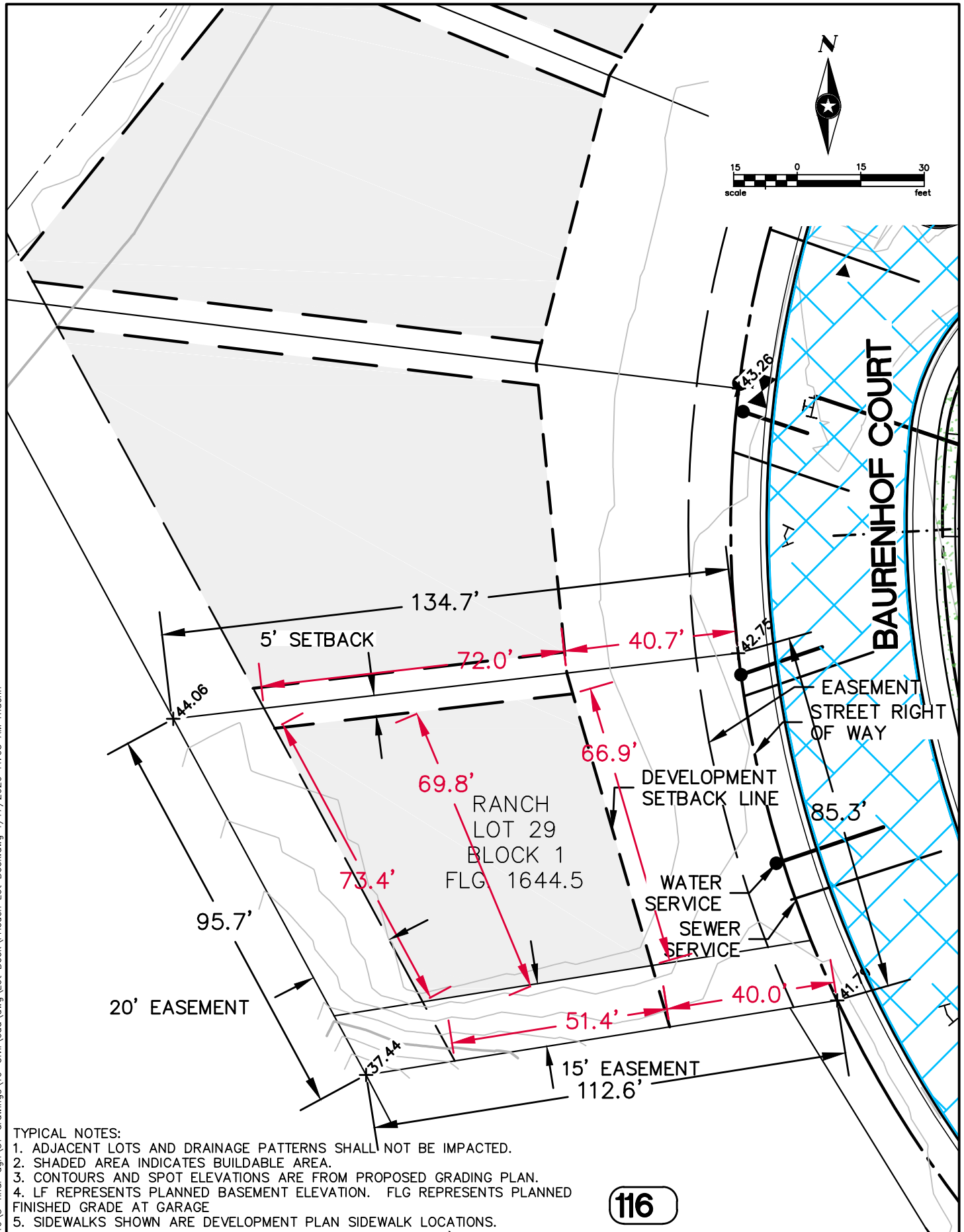
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LOT 25, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 25
BLOCK 1

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TYPICAL NOTES:

1. ADJACENT LOTS AND DRAINAGE PATTERNS SHALL NOT BE IMPACTED.
2. SHADED AREA INDICATES BUILDABLE AREA.
3. CONTOURS AND SPOT ELEVATIONS ARE FROM PROPOSED GRADING PLAN.
4. LF REPRESENTS PLANNED BASEMENT ELEVATION. FLG REPRESENTS PLANNED FINISHED GRADE AT GARAGE
5. SIDEWALKS SHOWN ARE DEVELOPMENT PLAN SIDEWALK LOCATIONS.



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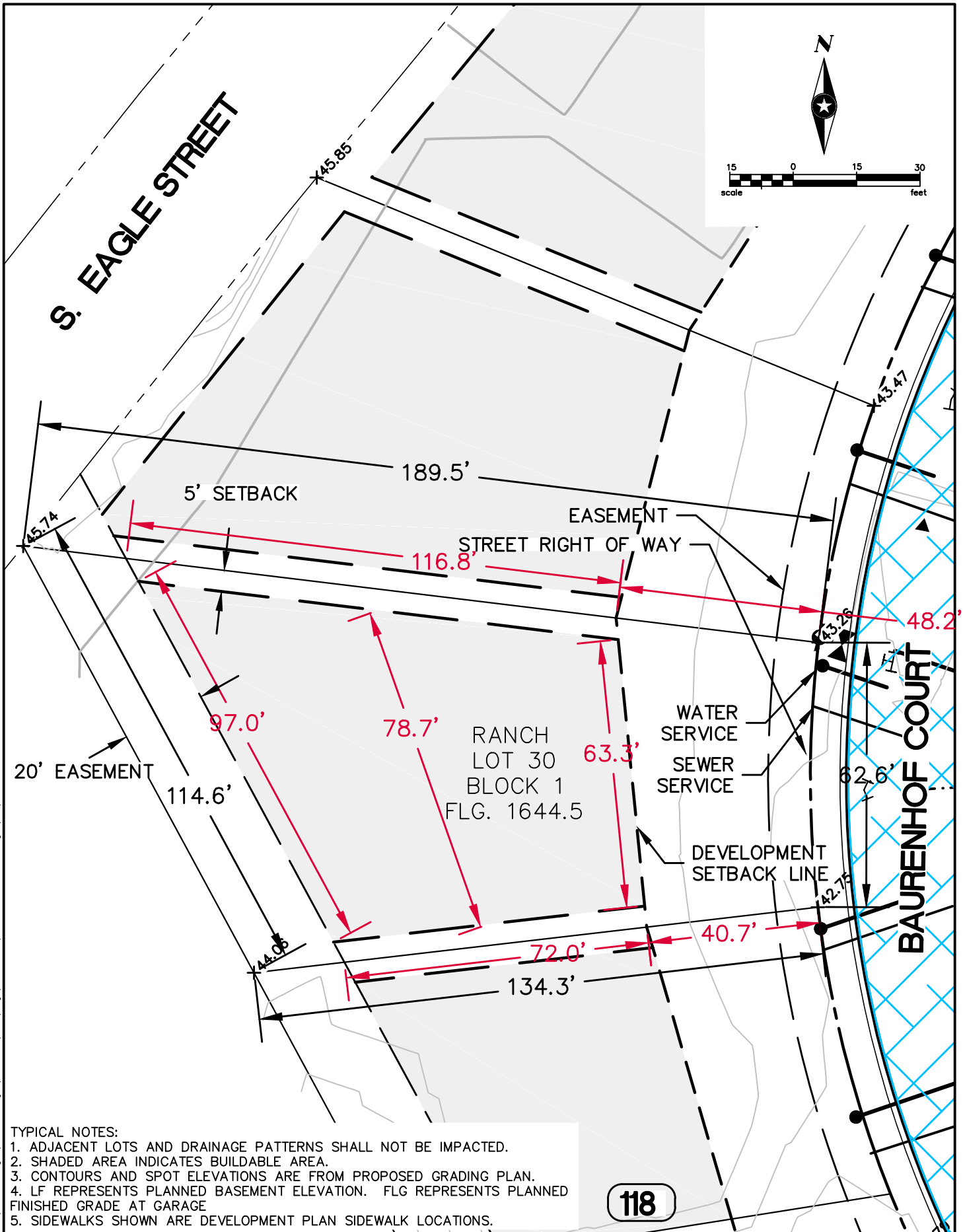
FILE NO.
HEIRB 134340

DATE:
1/17/2020

LOT 29, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 29
BLOCK 1

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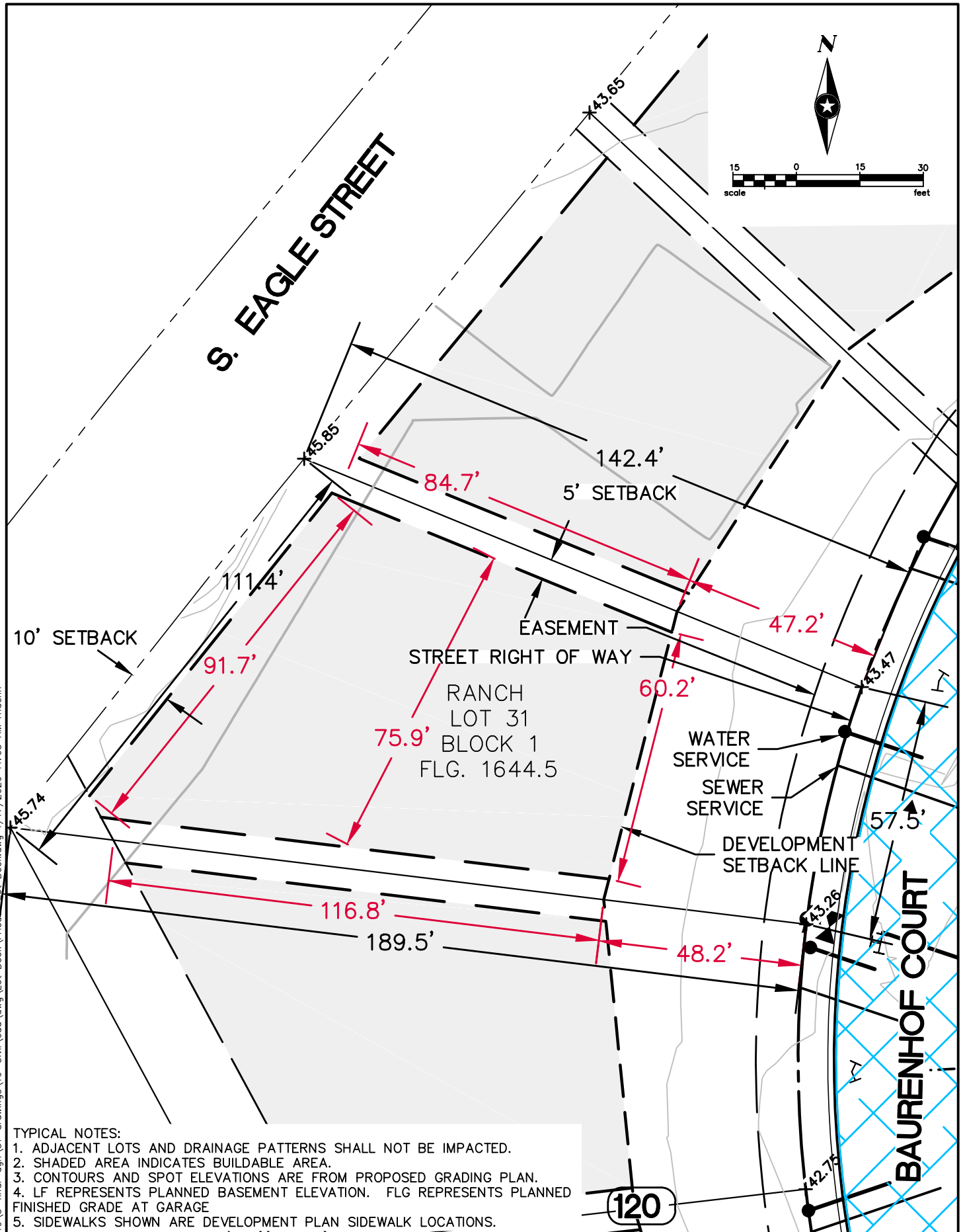
FILE NO.
HEIRB 134340

DATE:
1/17/2020

**LOT 30, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS**

**EXHIBIT
LOT 30
BLOCK 1**

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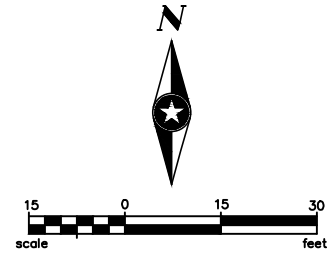
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DATE:
1/17/2020

**LOT 31, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS**

**EXHIBIT
LOT 31
BLOCK 1**



S. EAGLE STREET

10' SETBACK

5' SETBACK

RANCH
LOT 32
BLOCK 1
FLG. 1644.5

DEVELOPMENT
SETBACK LINE

WATER
SERVICE

SEWER
SERVICE

EASEMENT

STREET RIGHT OF WAY

BAURENHOF COURT

122

TYPICAL NOTES:

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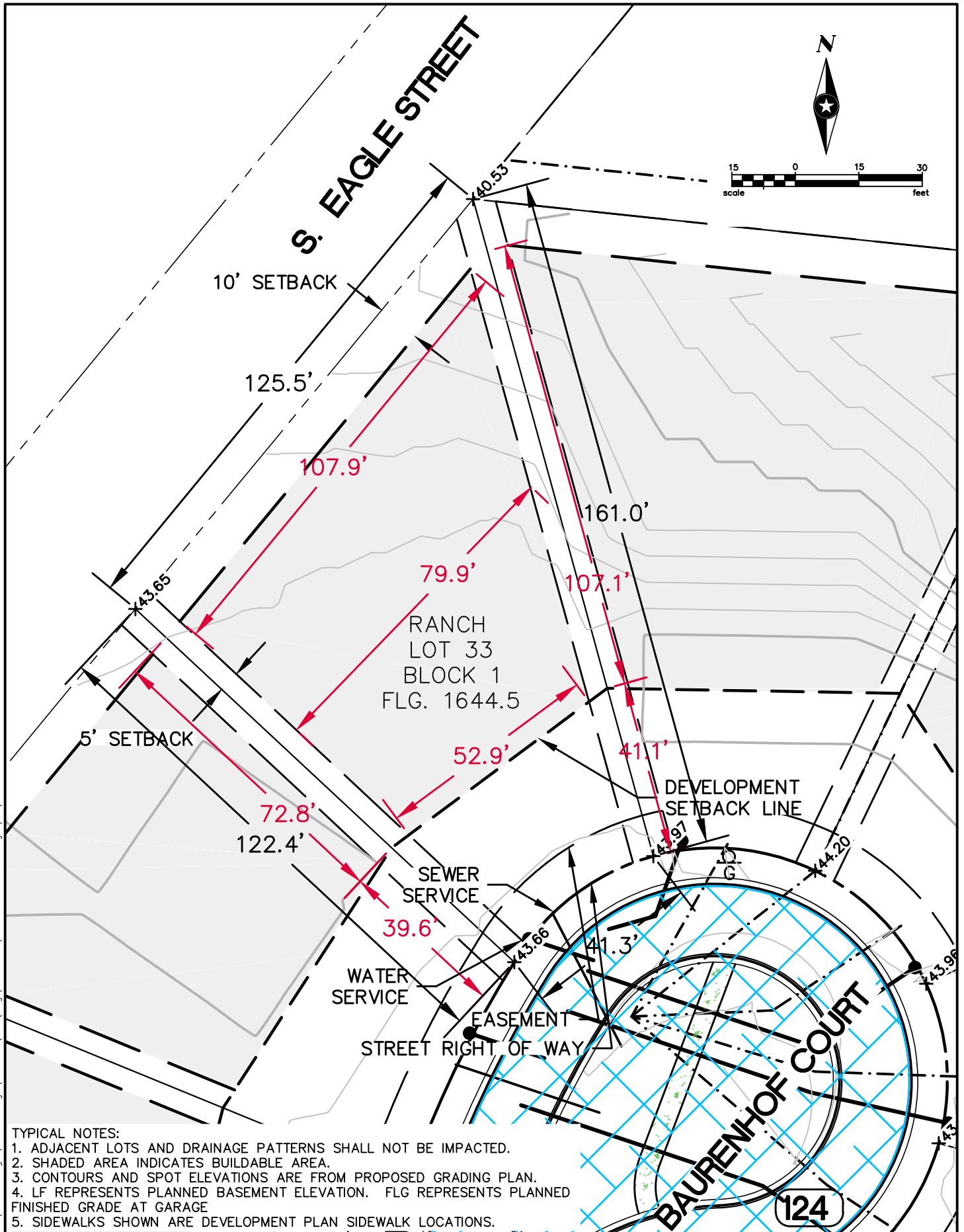
DATE:
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LOT 32, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 32
BLOCK 1

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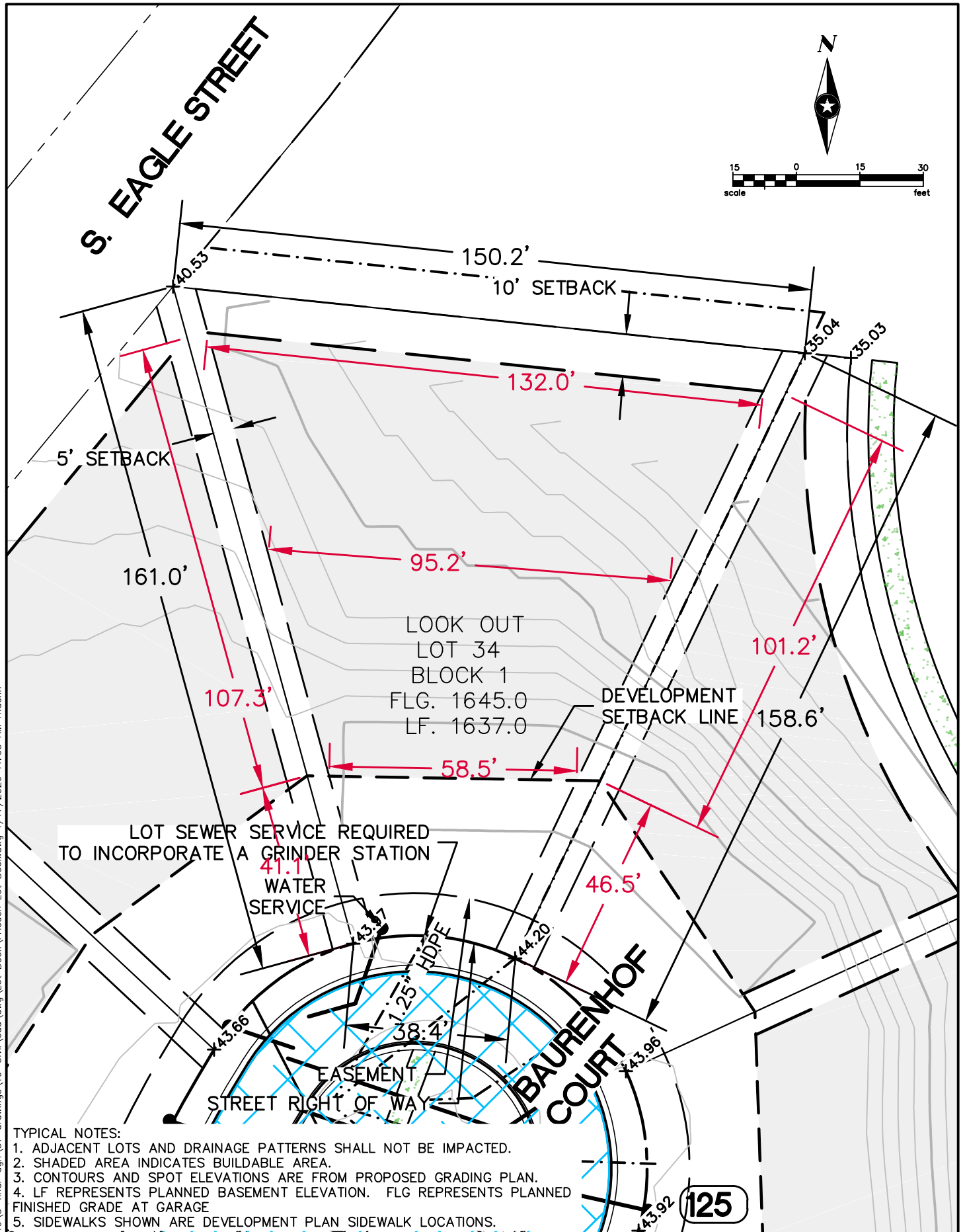
FILE NO.
HEIRB 134340

DATE:
1/17/2020

LOT 33, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

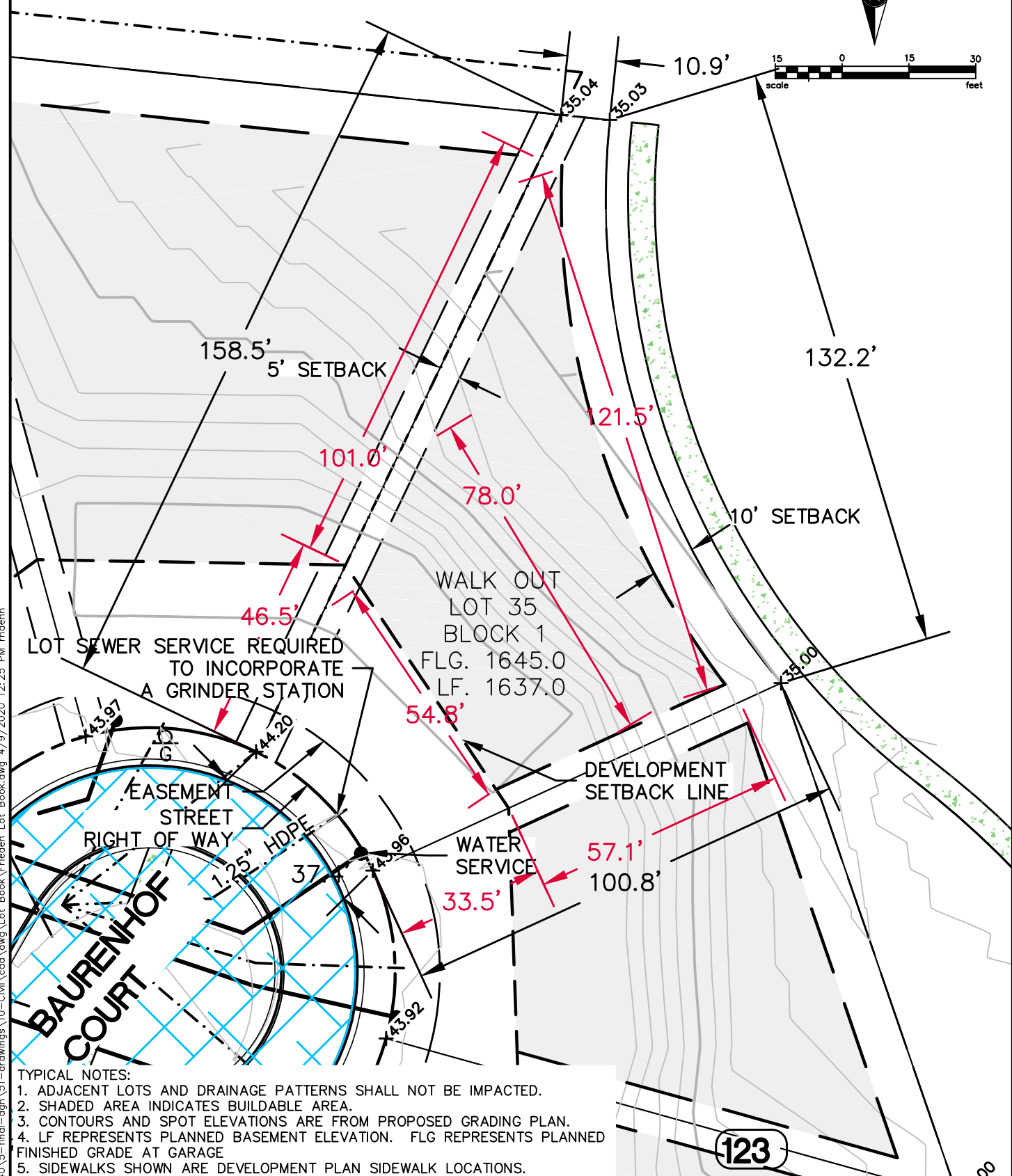
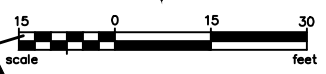
EXHIBIT
LOT 33
BLOCK 1

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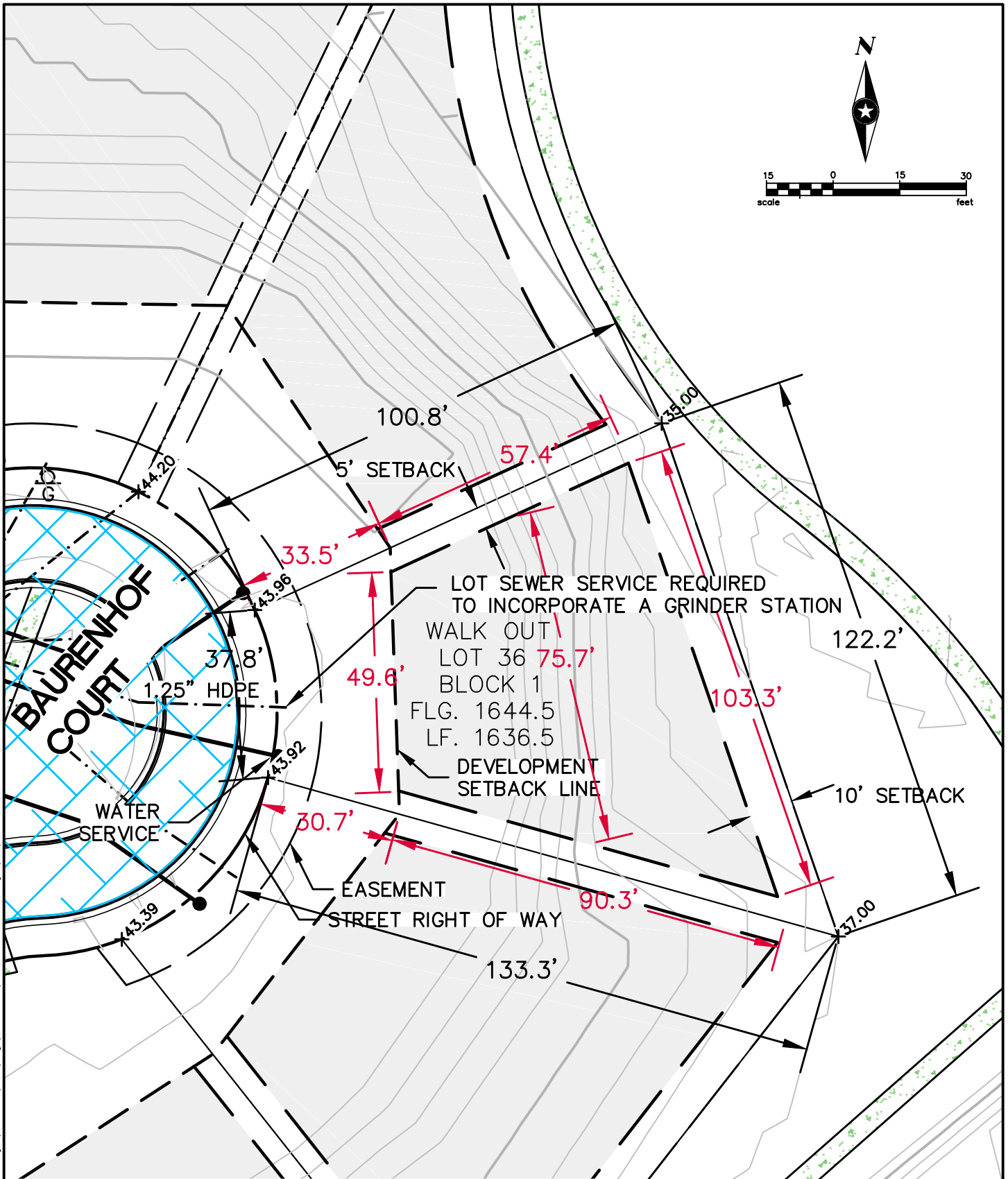
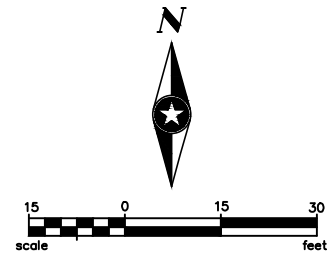
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FILE NO.
HEIRB 134340
DATE:
4/09/2020

LOT 35, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 35
BLOCK 1

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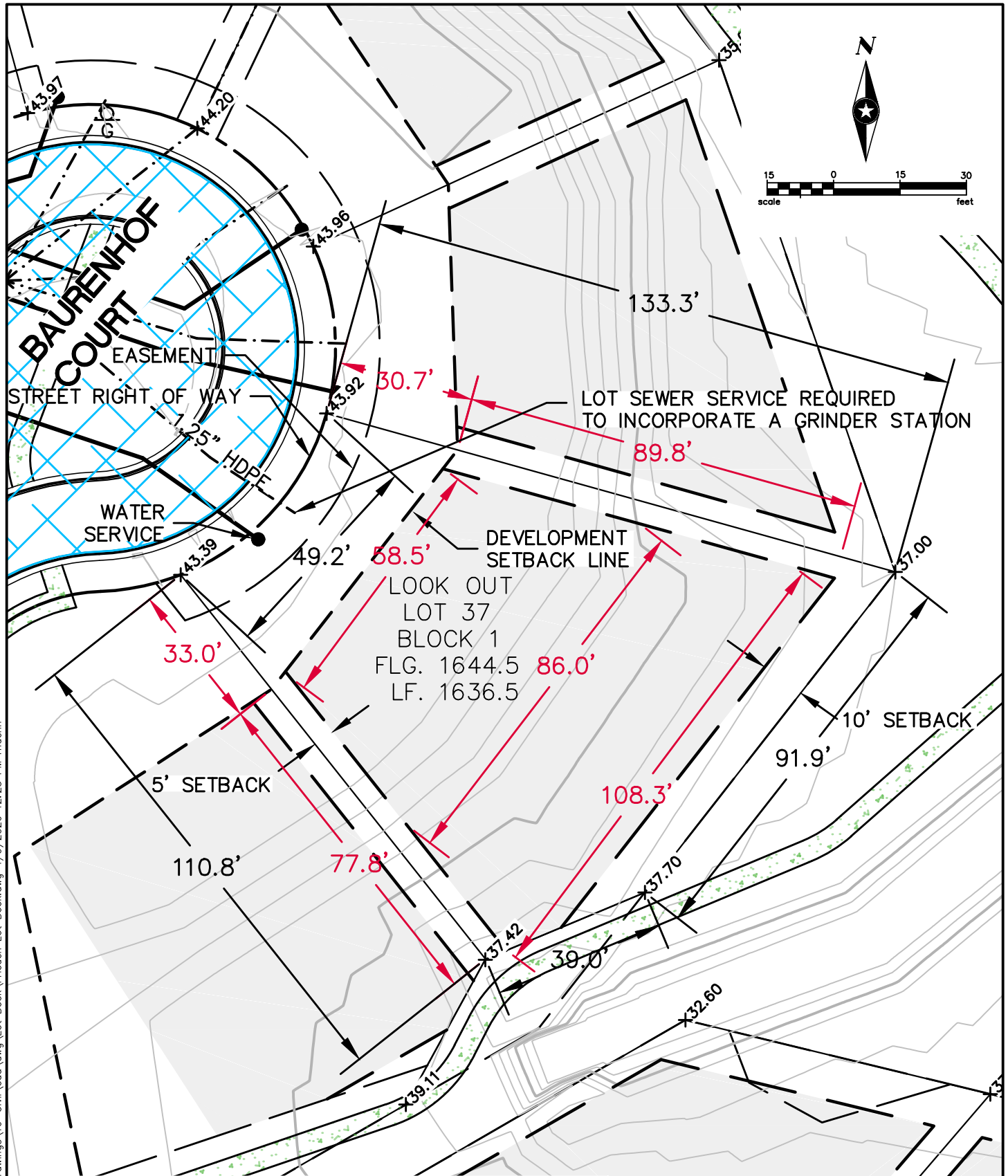
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HEIRB 134340

DATE:
1/17/2020

**LOT 36, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS**

**EXHIBIT
LOT 36
BLOCK 1**



TYPICAL NOTES:

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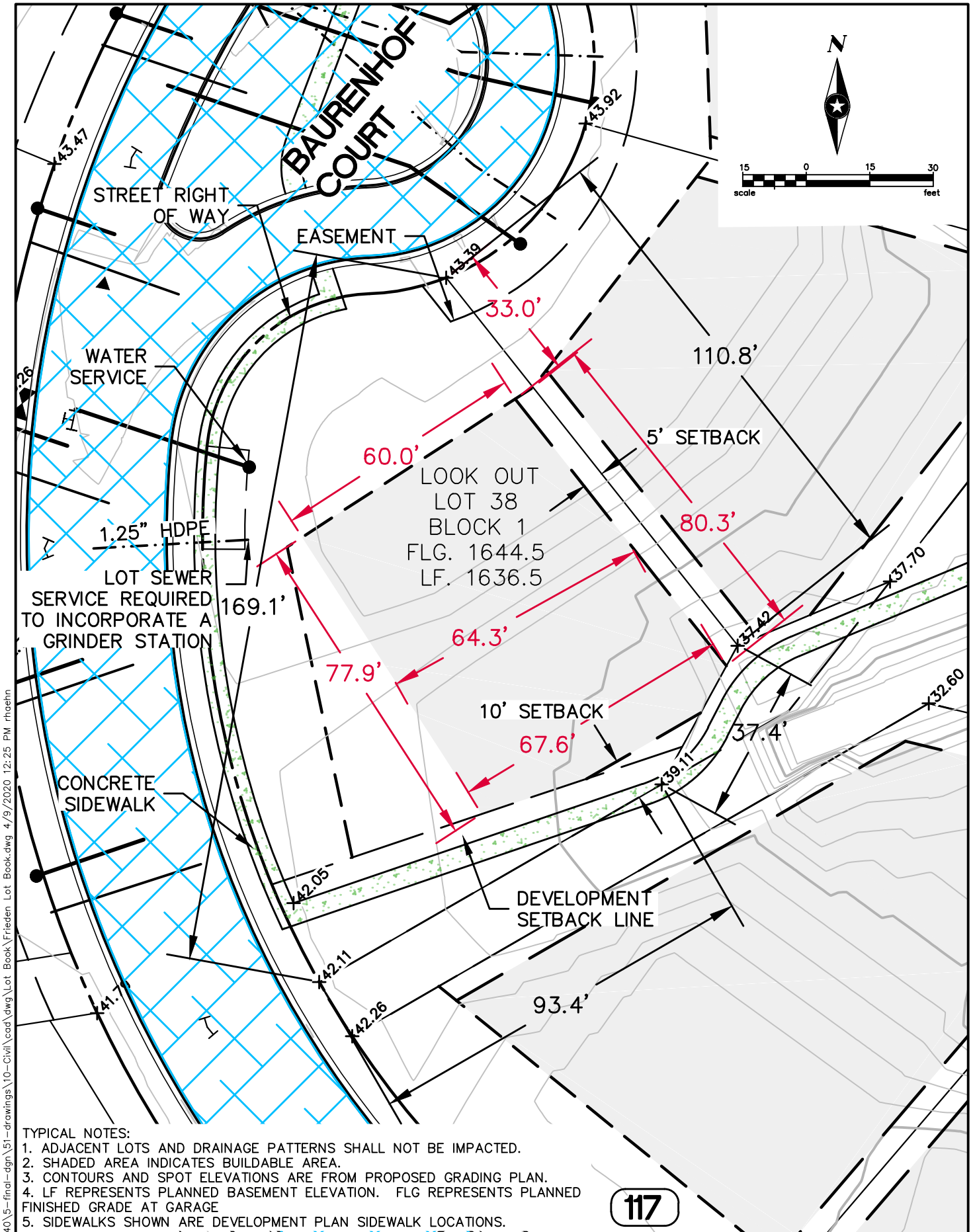
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FILE NO.
HEIRB 134340

DATE:
4/09/2020

**LOT 37, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS**

**EXHIBIT
LOT 37
BLOCK 1**



TYPICAL NOTES:

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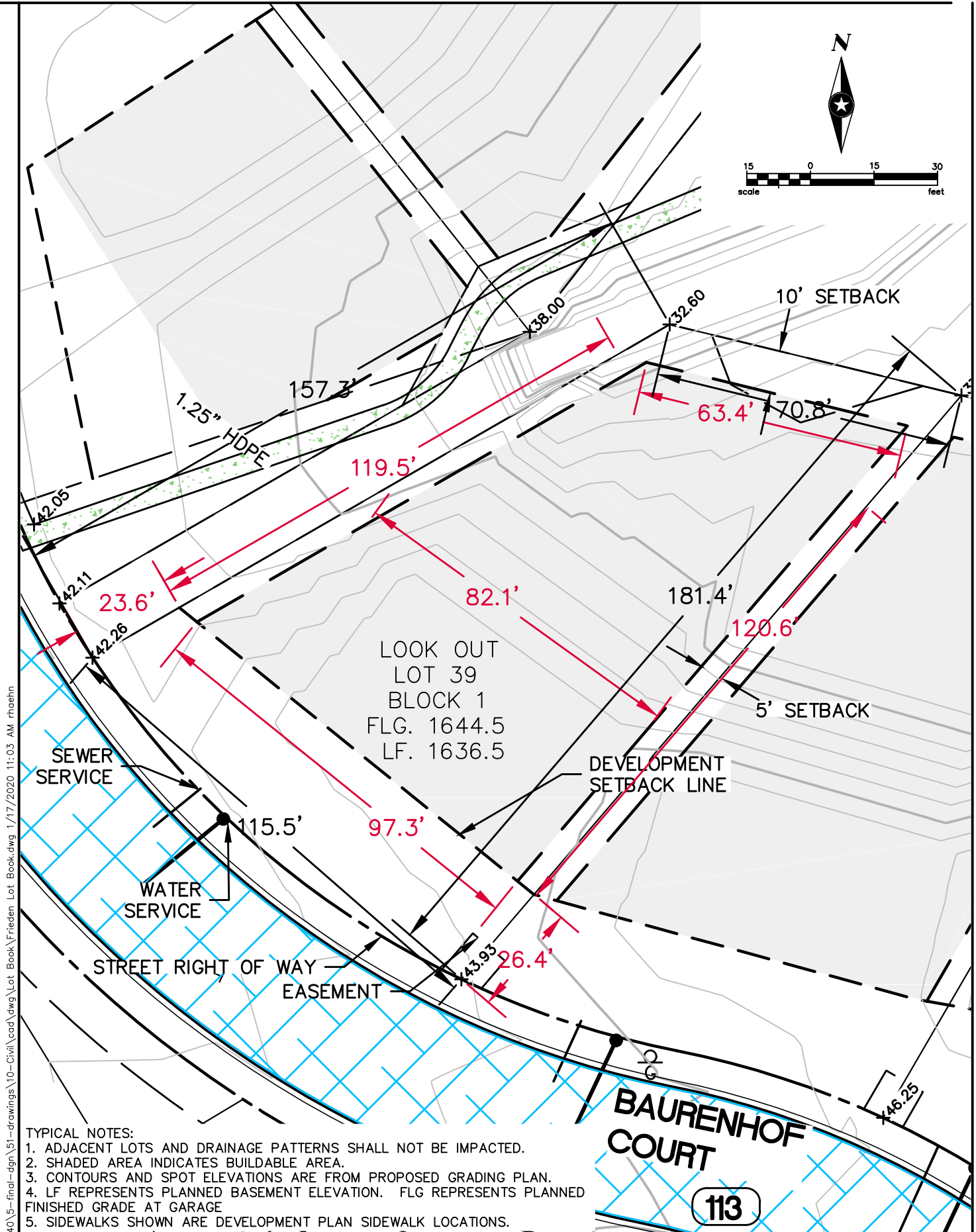
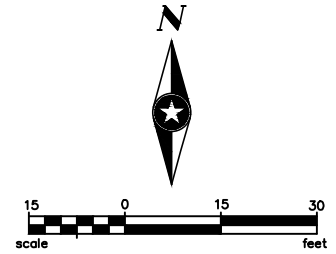
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HEIRB 134340

DATE:
4/09/2020

**LOT 38, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS**

**EXHIBIT
LOT 38
BLOCK 1**



TYPICAL NOTES:

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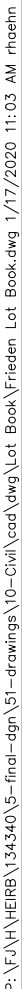
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FILE NO.
HEIRB 134340

DATE:
1/17/2020

LOT 39, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 39
BLOCK 1



1. ADJACENT LOTS AND DRAINAGE PATTERNS SHALL NOT BE IMPACTED.
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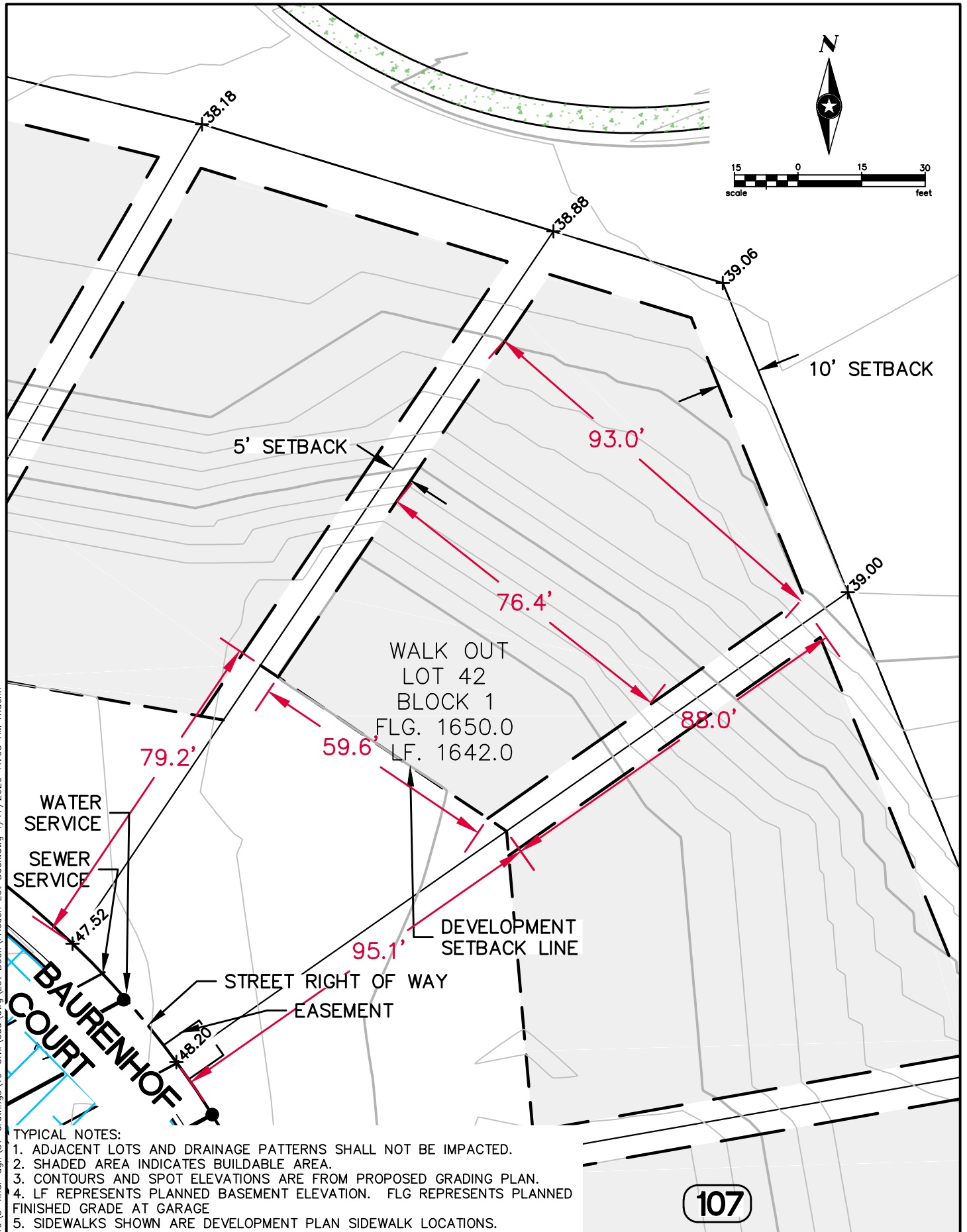


DATE:
1/17/2020

LOT 41, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 41
BLOCK 1

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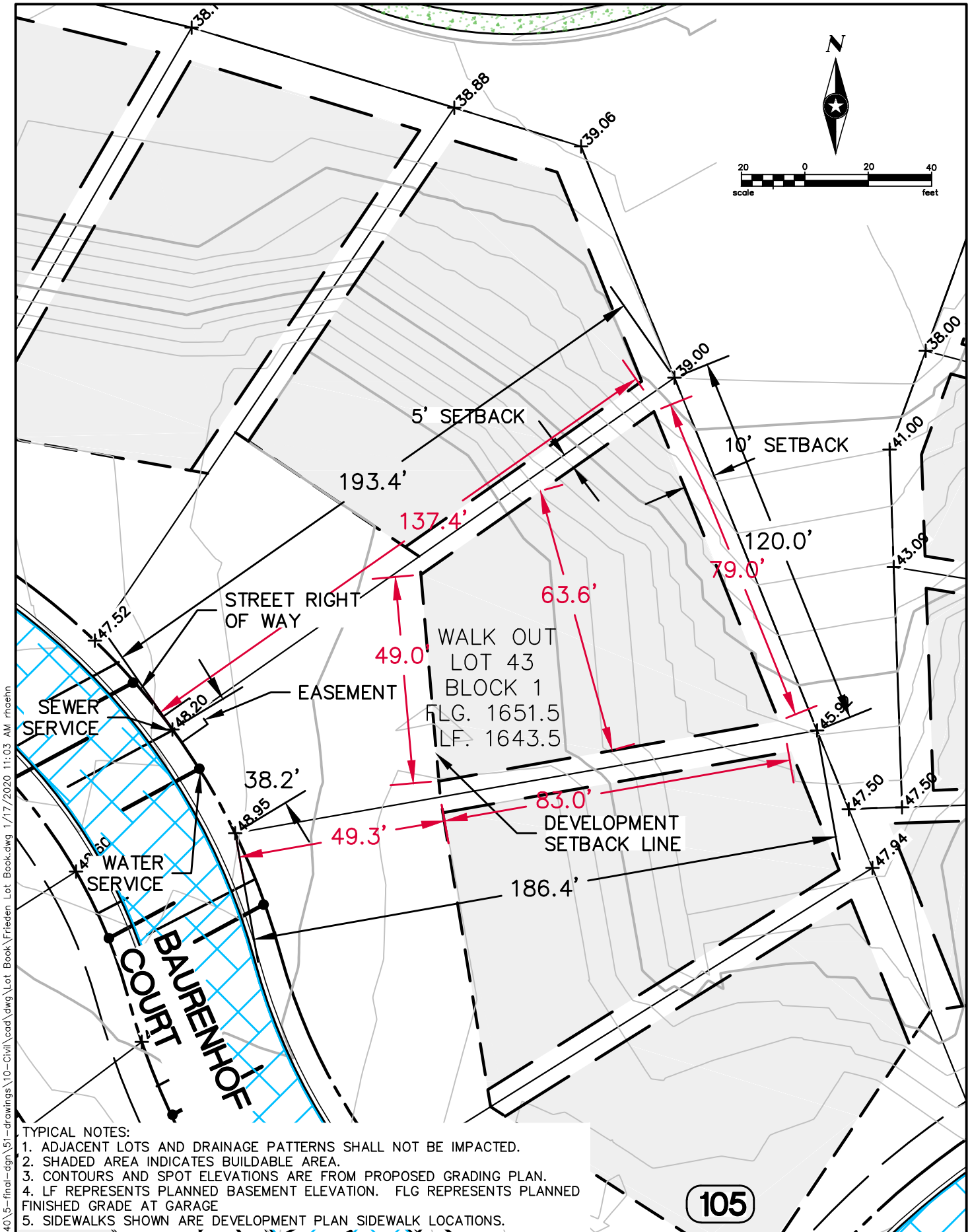
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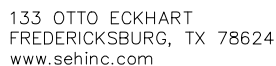
DATE:
1/17/2020

**LOT 42, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS**

**EXHIBIT
LOT 42
BLOCK 1**



1. ADJACENT LOTS AND DRAINAGE PATTERNS SHALL NOT BE IMPACTED.
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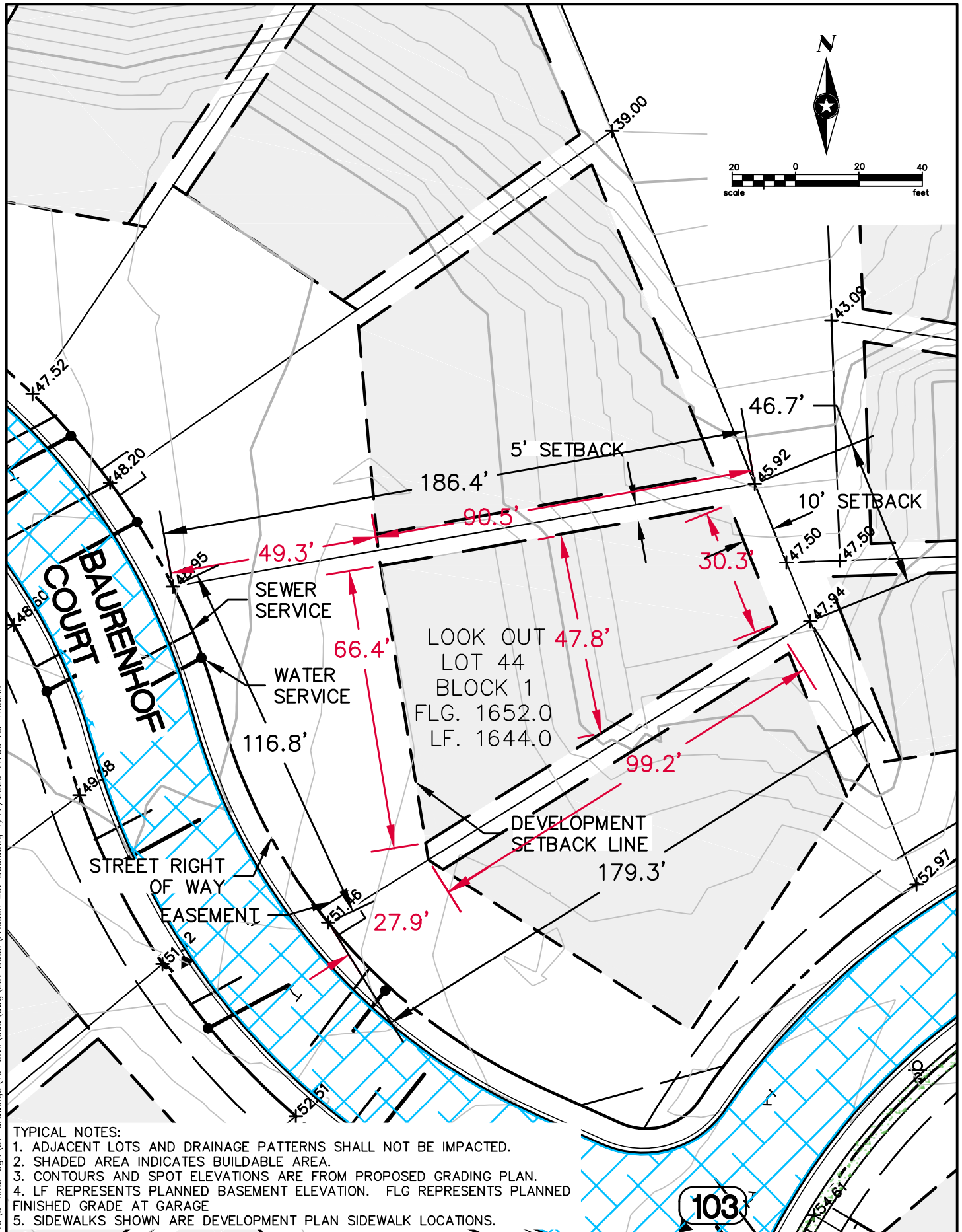


DATE:
1/17/2020

EXHIBIT
LOT 43
BLOCK 1

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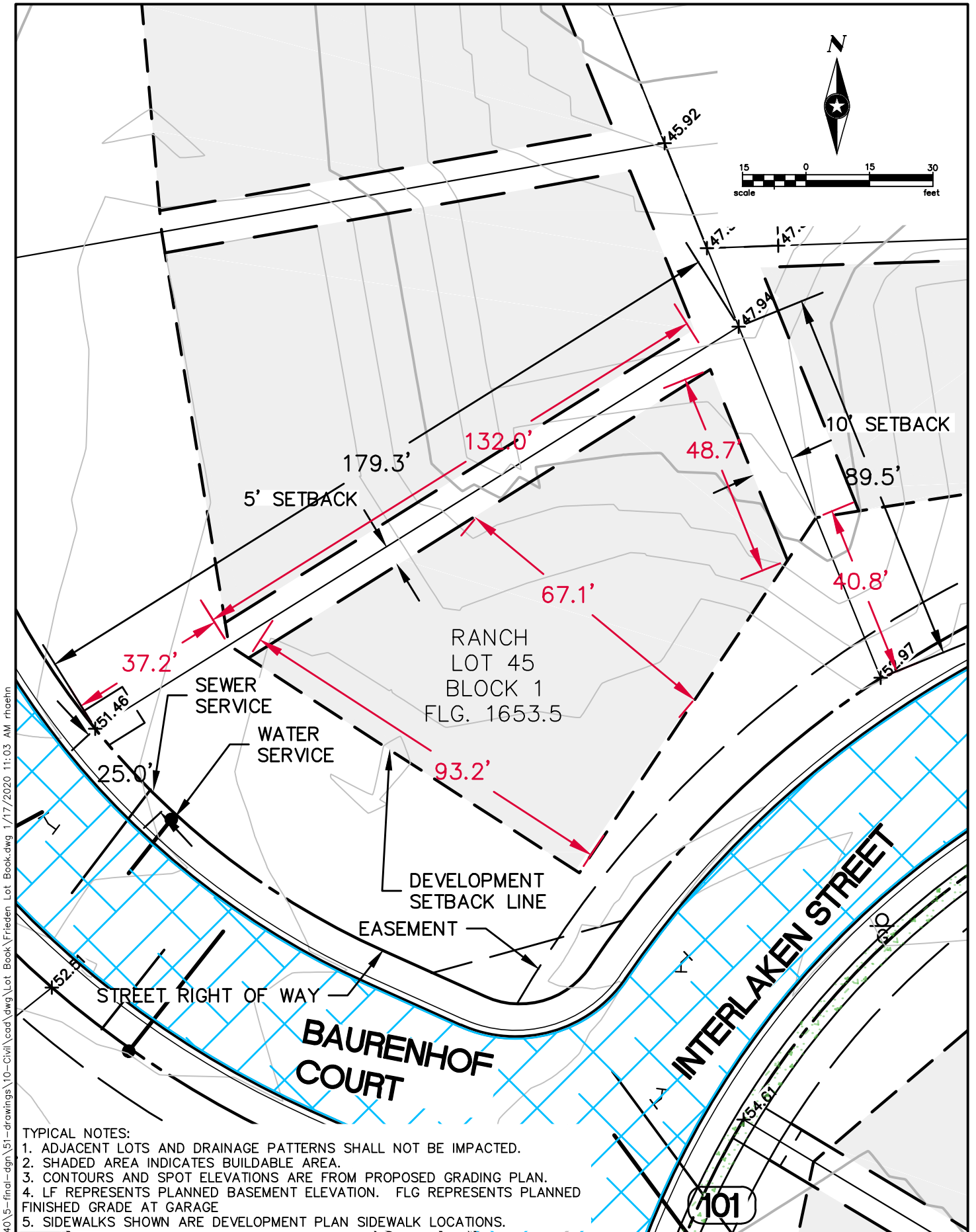
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HEIRB 134340

DATE:
1/17/2020

LOT 44, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 44
BLOCK 1



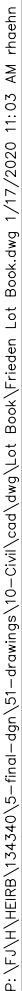
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DATE:
1/17/2020

EXHIBIT
LOT 45
BLOCK 1

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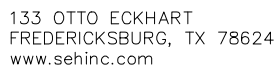
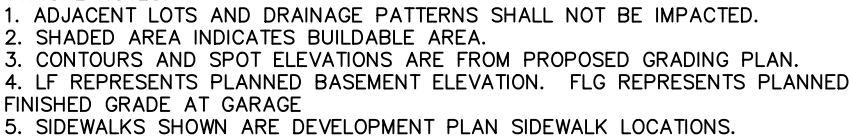
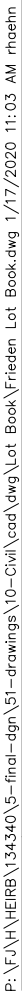


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DATE:
1/17/2020

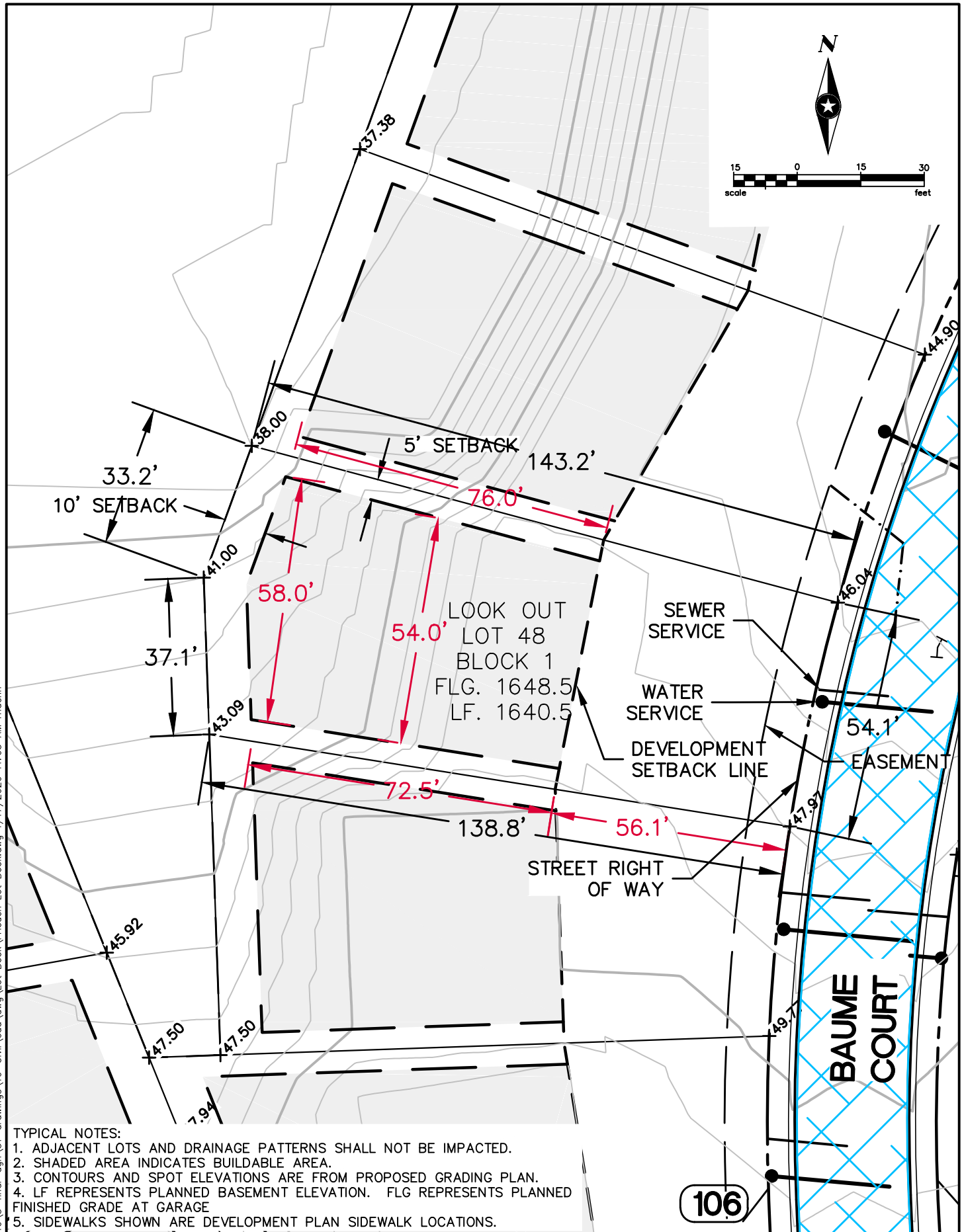
EXHIBIT
LOT 46
BLOCK 1



DATE:
1/17/2020

EXHIBIT
LOT 47
BLOCK 1

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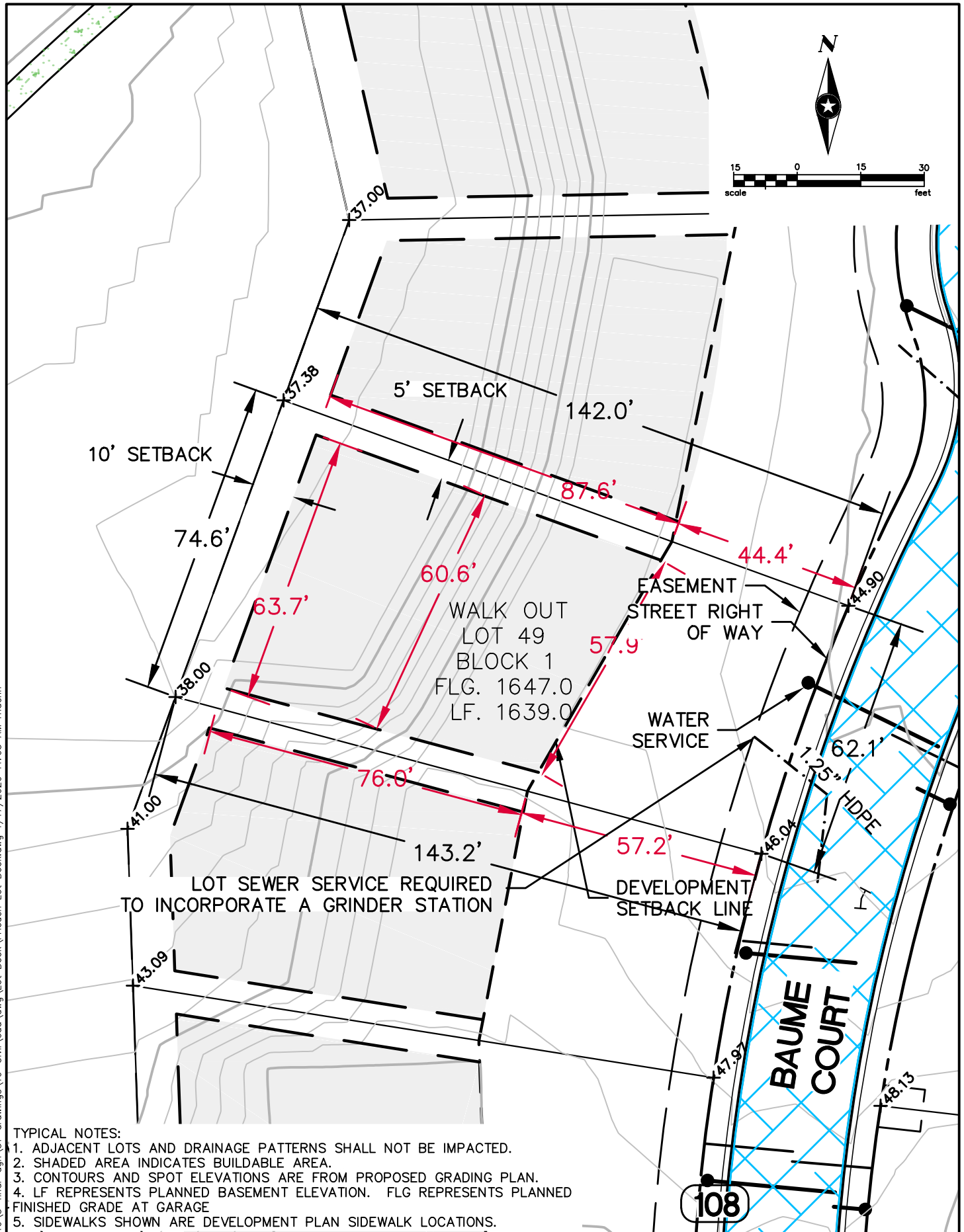
FILE NO.
HEIRB 134340

DATE:
1/17/2020

**LOT 48, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS**

**EXHIBIT
LOT 48
BLOCK 1**

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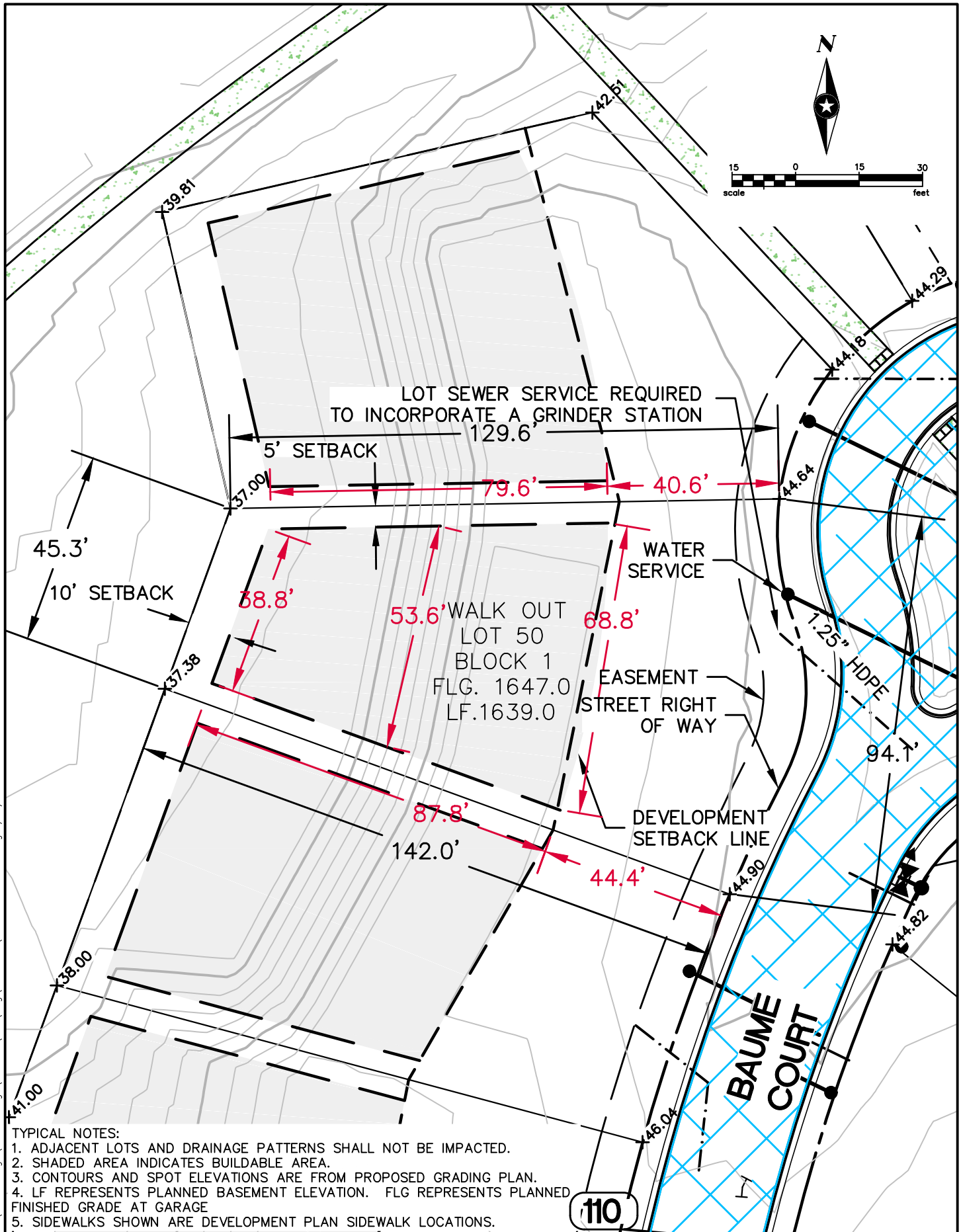
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HEIRB 134340

DATE:
1/17/2020

LOT 49, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 49
BLOCK 1

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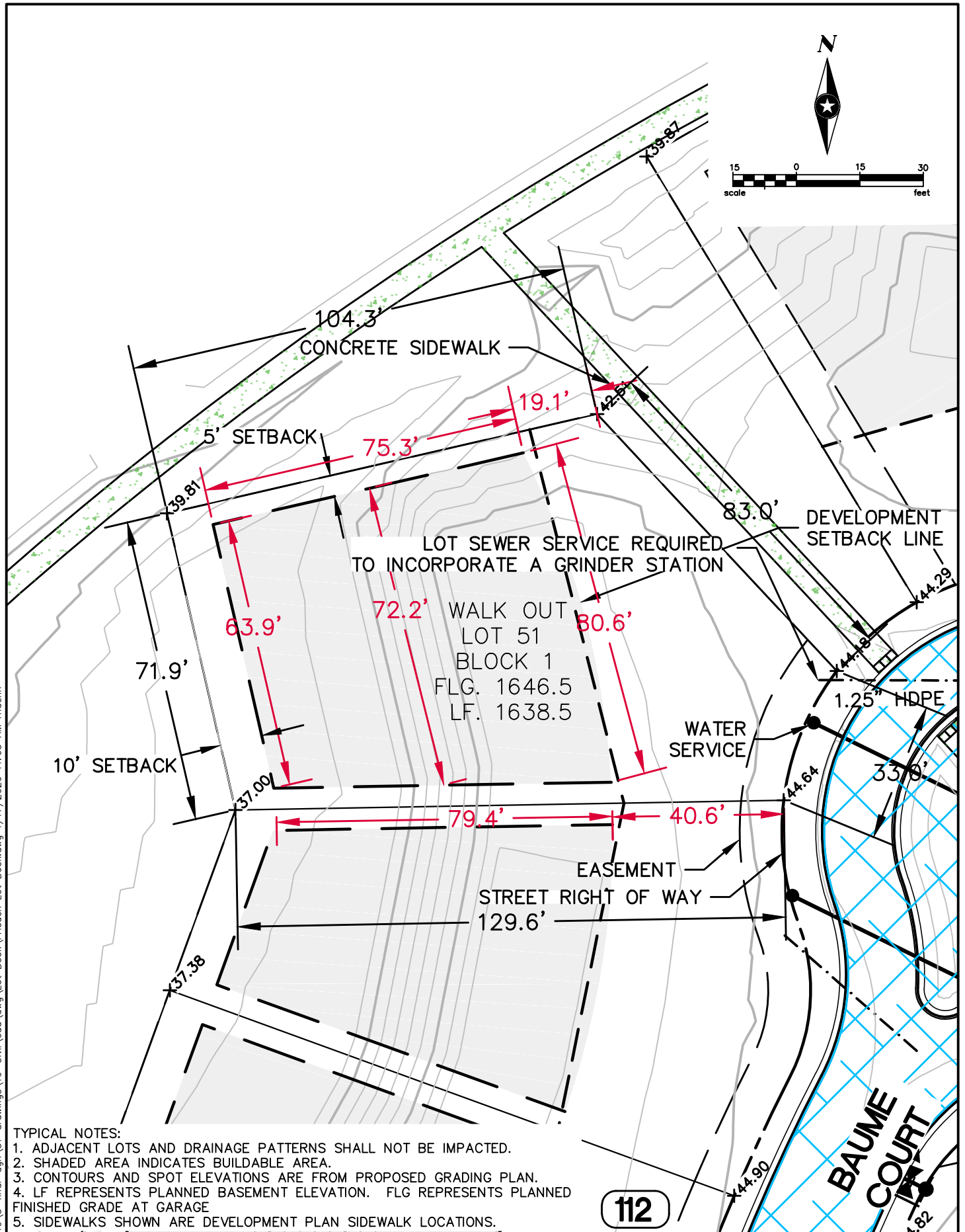
FILE NO.
HEIRB 134340

DATE:
1/17/2020

LOT 50, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 50
BLOCK 1

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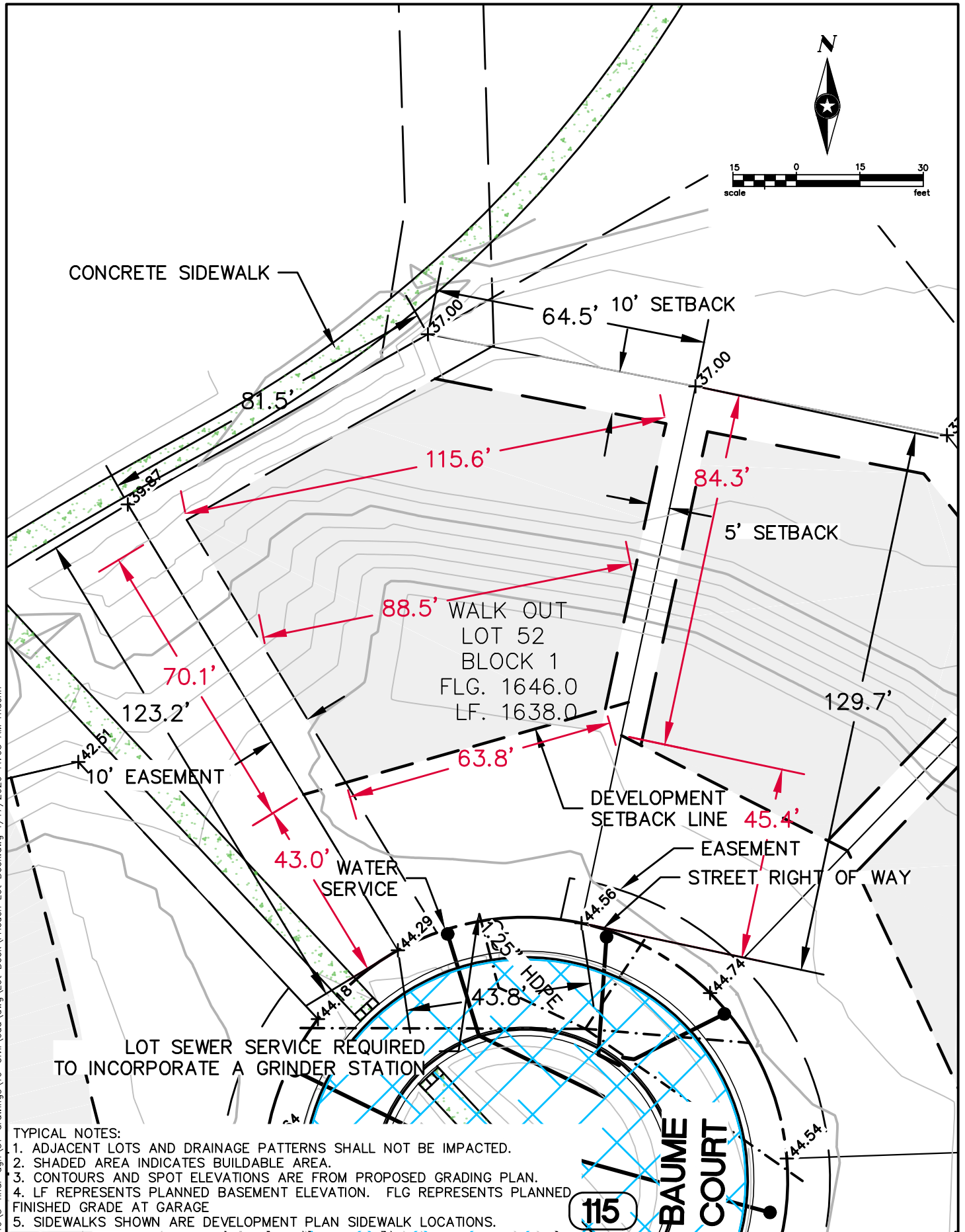
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HEIRB 134340

DATE:
1/17/2020

**LOT 51, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS**

**EXHIBIT
LOT 51
BLOCK 1**

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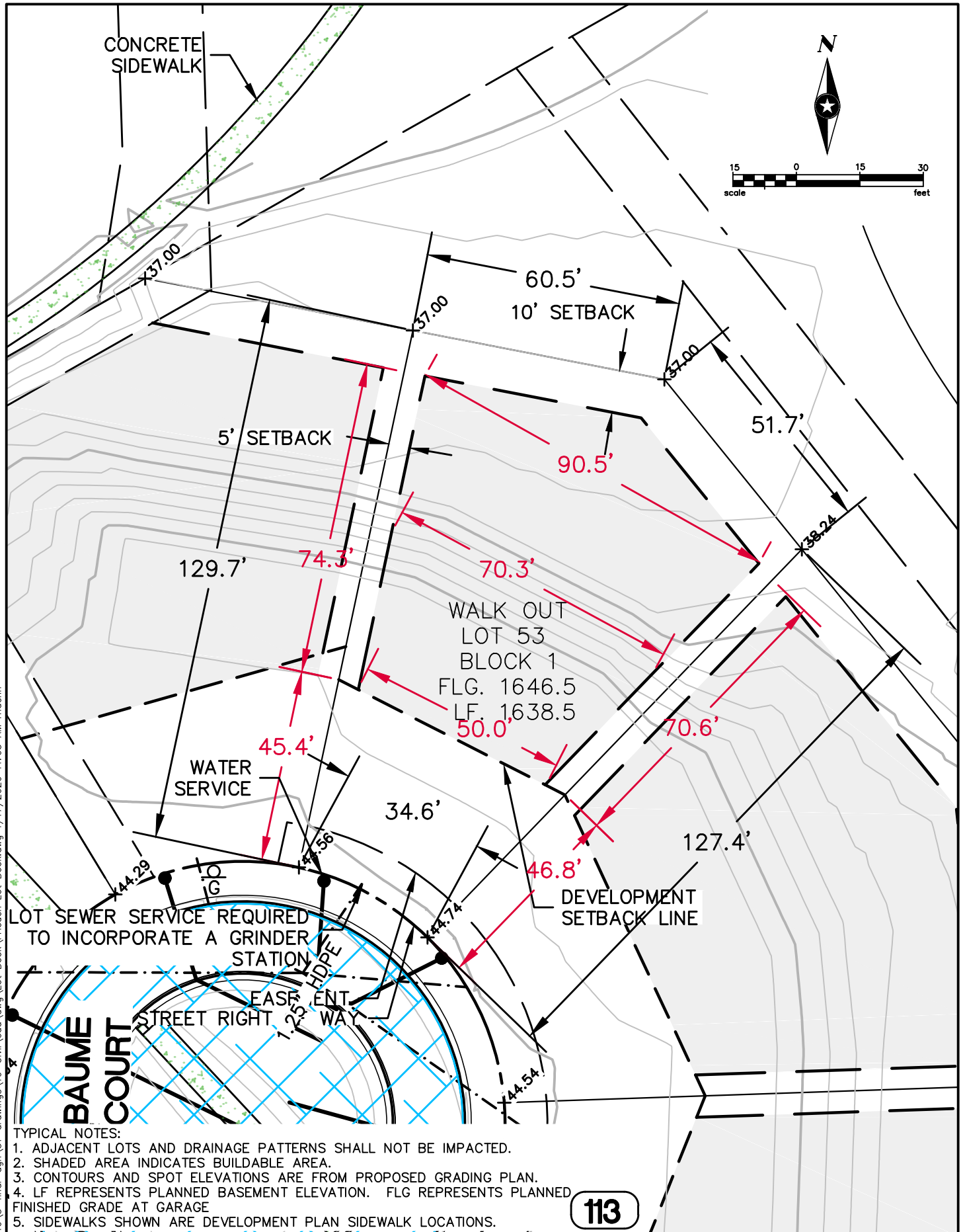


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LOT 52, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 52
BLOCK 1



1. ADJACENT LOTS AND DRAINAGE PATTERNS SHALL NOT BE IMPACTED.
2. SHADED AREA INDICATES BUILDABLE AREA.
3. CONTOURS AND SPOT ELEVATIONS ARE FROM PROPOSED GRADING PLAN.
4. LF REPRESENTS PLANNED BASEMENT ELEVATION. FLG REPRESENTS PLANNED FINISHED GRADE AT GARAGE
5. SIDEWALKS SHOWN ARE DEVELOPMENT PLAN SIDEWALK LOCATIONS.

113

EXHIBIT
LOT 53
BLOCK 1

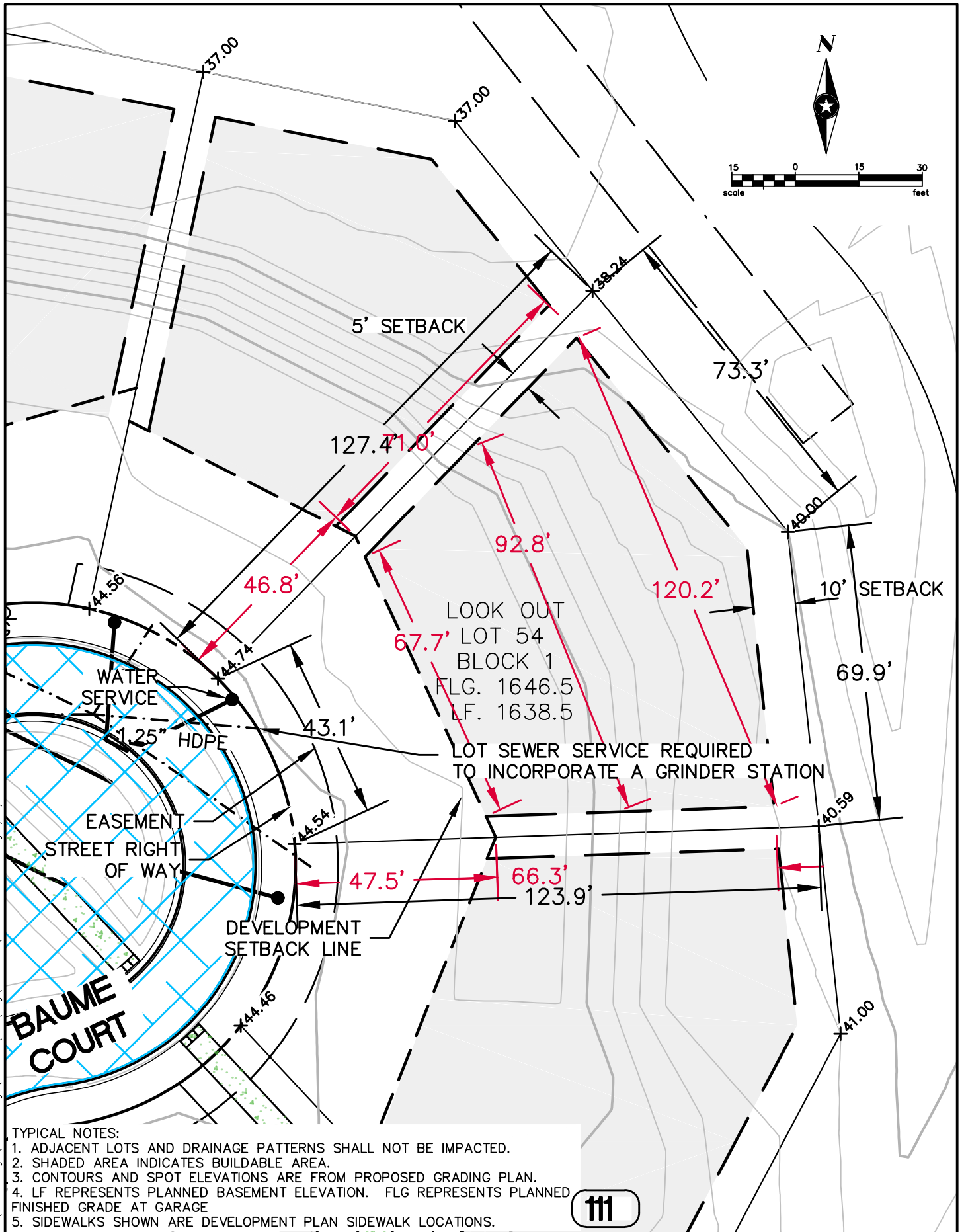


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FILE NO.
HEIRB 134340

DATE:
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TYPICAL NOTES:

1. ADJACENT LOTS AND DRAINAGE PATTERNS SHALL NOT BE IMPACTED.
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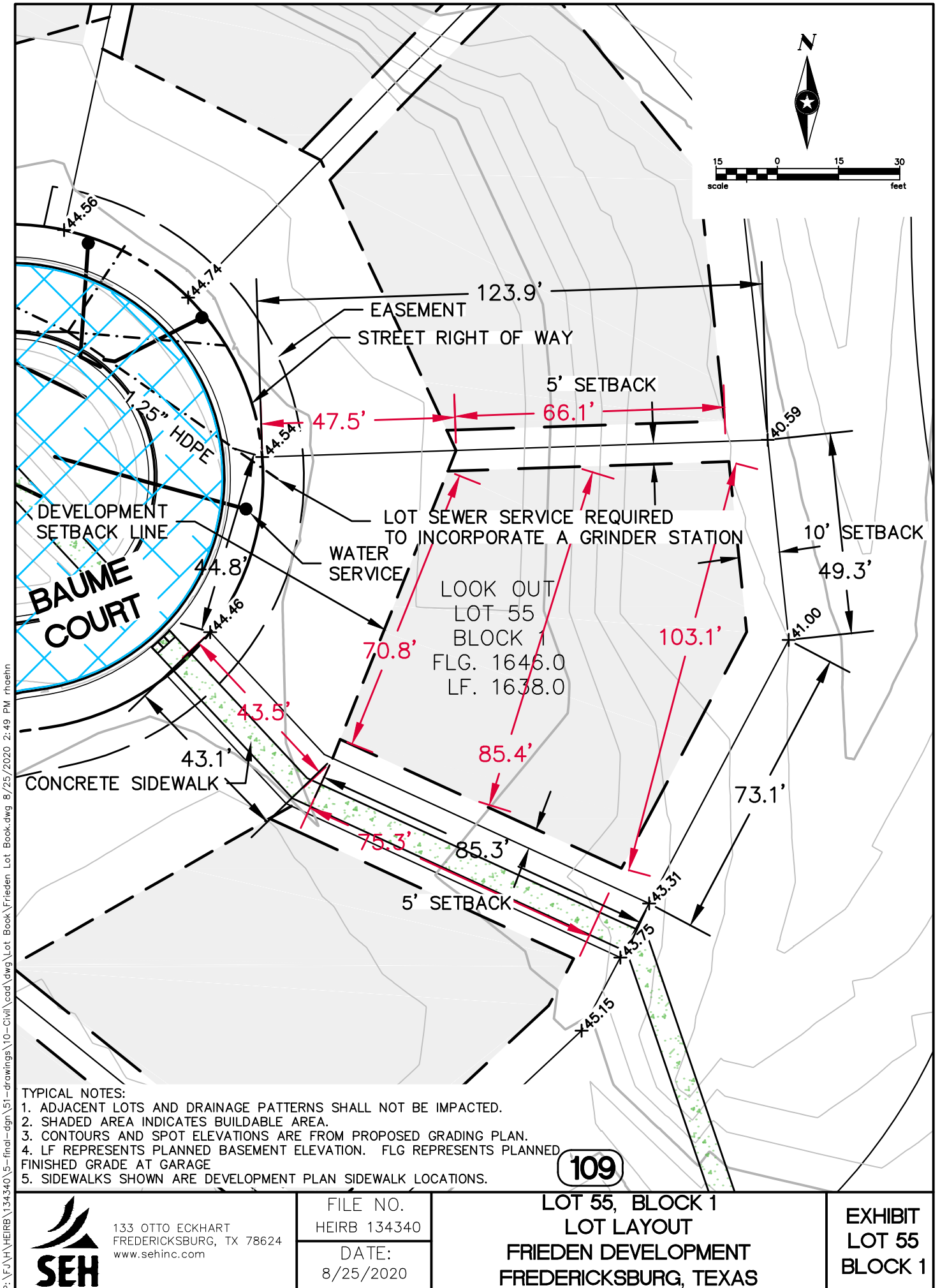
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FILE NO.
HEIRB 134340

DATE:
1/17/2020

**LOT 54, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS**

**EXHIBIT
LOT 54
BLOCK 1**



TYPICAL NOTES:

1. ADJACENT LOTS AND DRAINAGE PATTERNS SHALL NOT BE IMPACTED.
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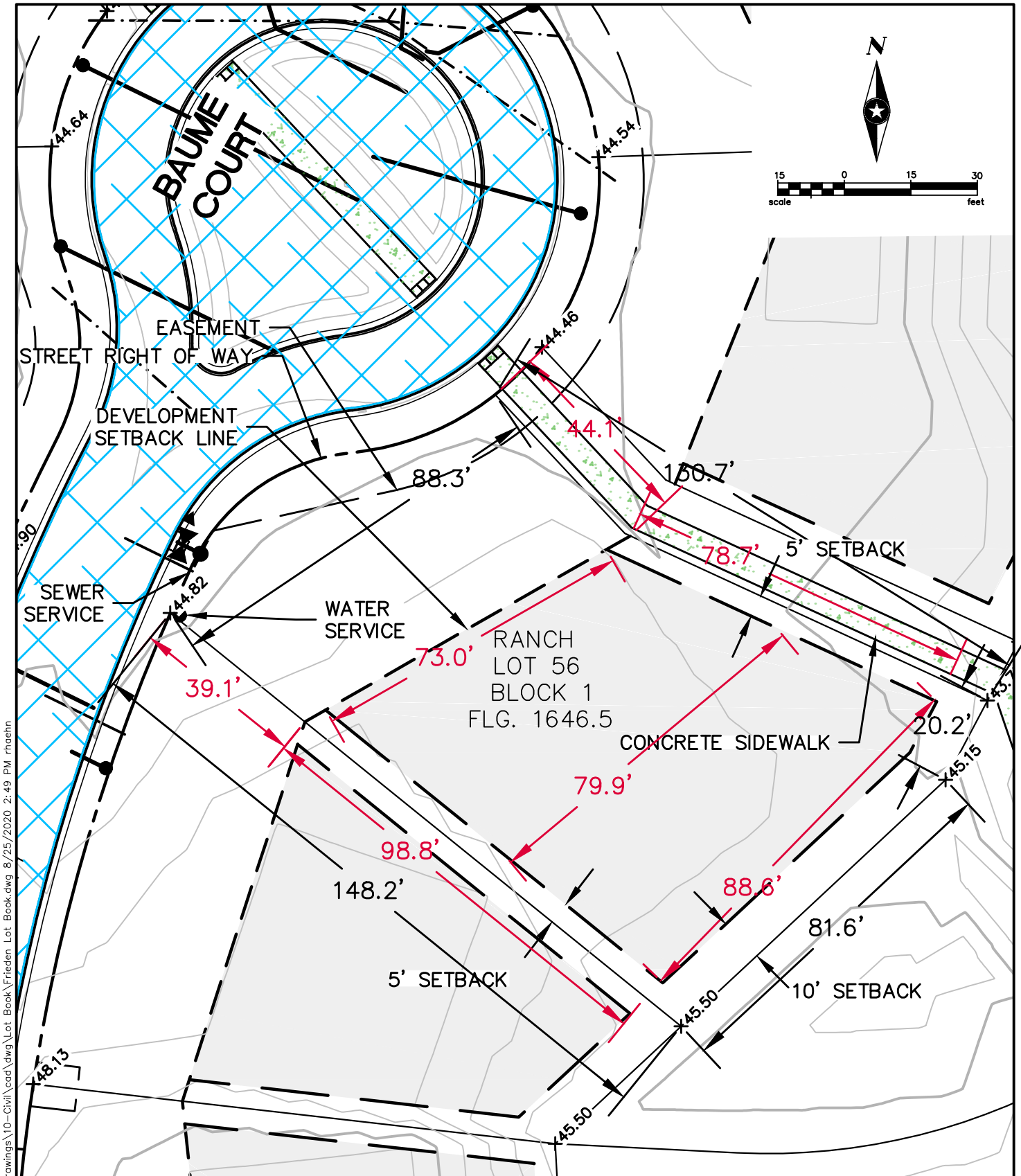
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FILE NO.
HEIRB 134340

DATE:
8/25/2020

109
LOT 55, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 55
BLOCK 1



TYPICAL NOTES:

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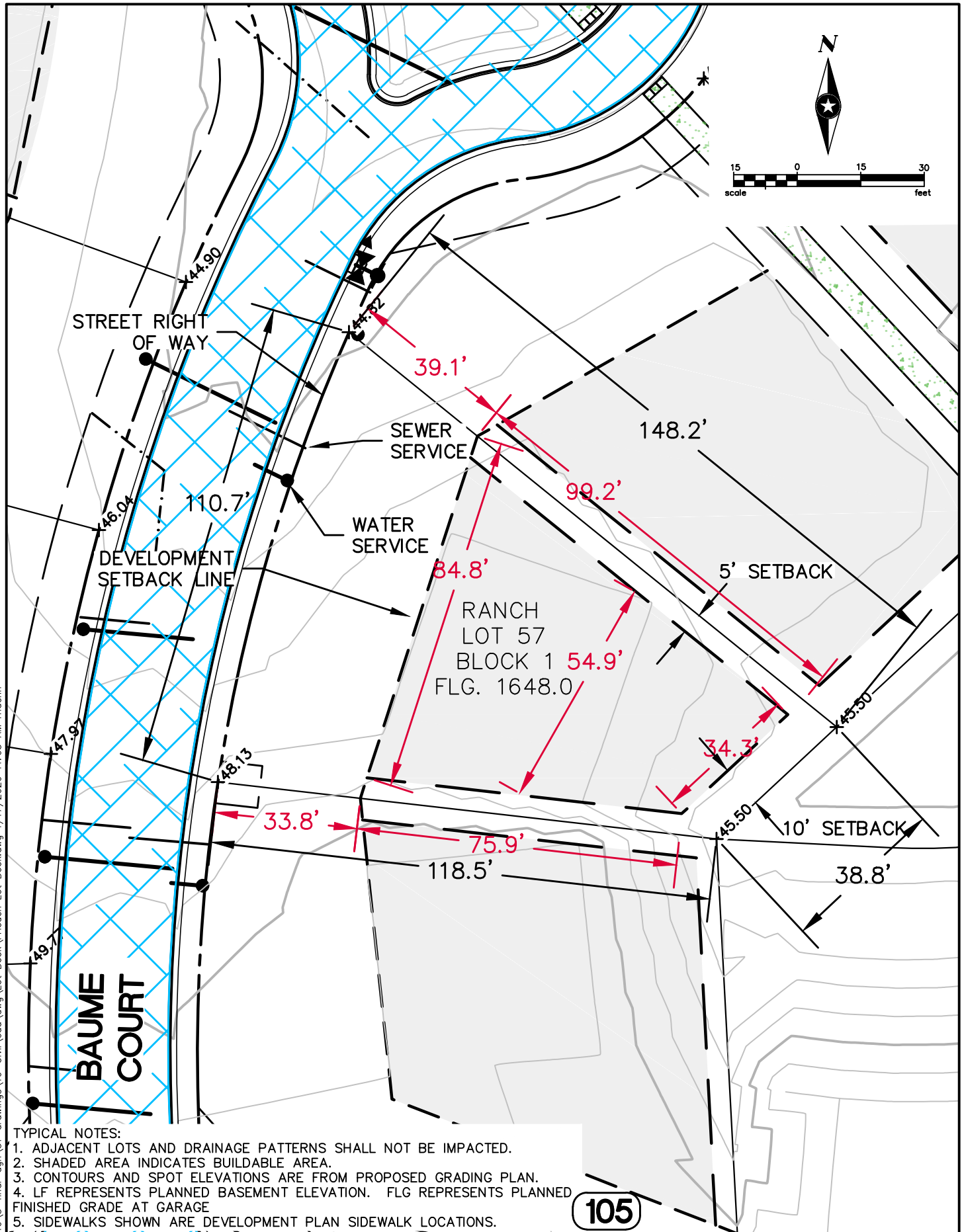
FILE NO.
HEIRB 134340

DATE:
8/25/2020

LOT 56 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 56
BLOCK 1

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TYPICAL NOTES:

1. ADJACENT LOTS AND DRAINAGE PATTERNS SHALL NOT BE IMPACTED.
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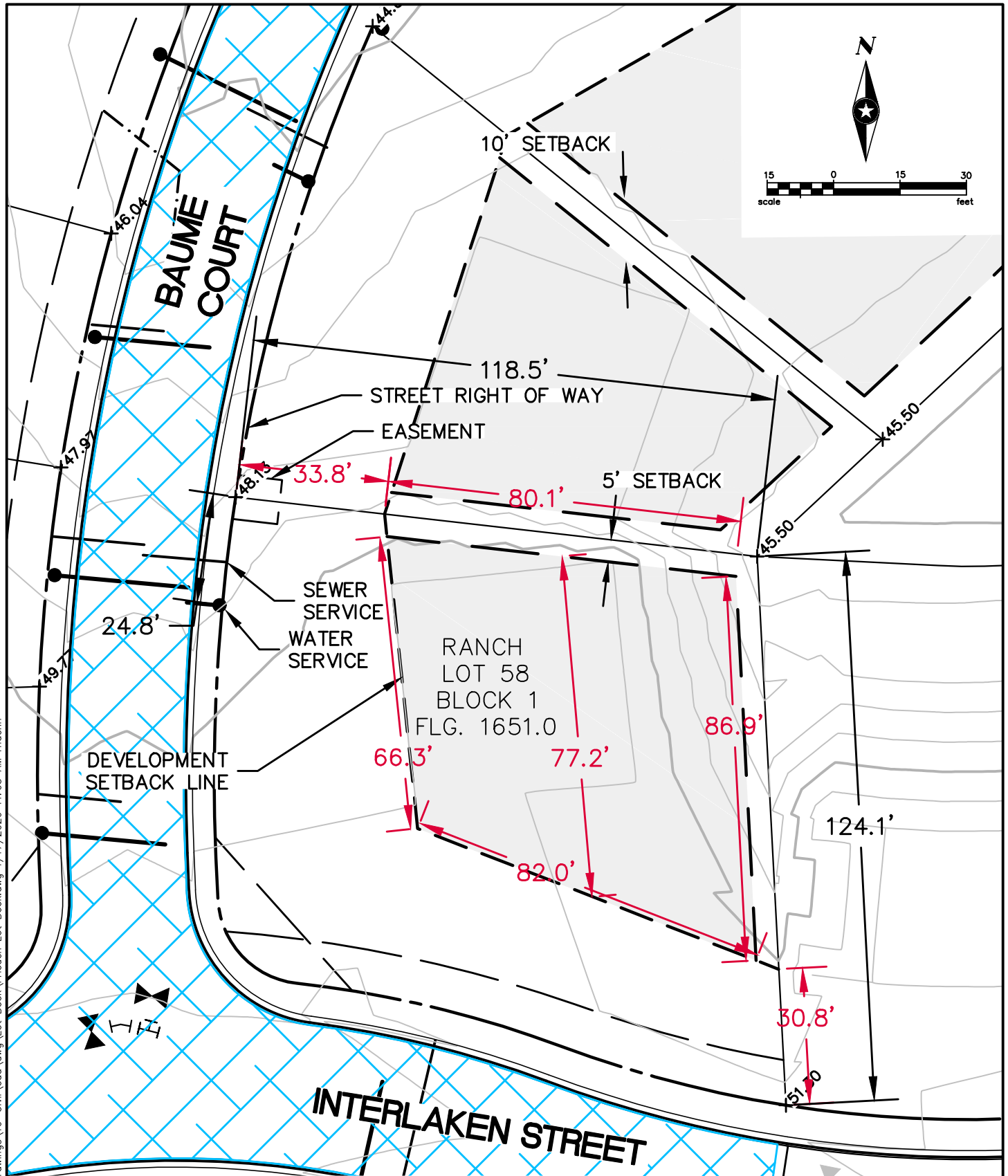
FILE NO.
HEIRB 134340

DATE:
1/17/2020

**LOT 57 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS**

**EXHIBIT
LOT 57
BLOCK 1**

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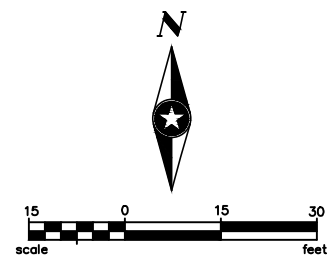
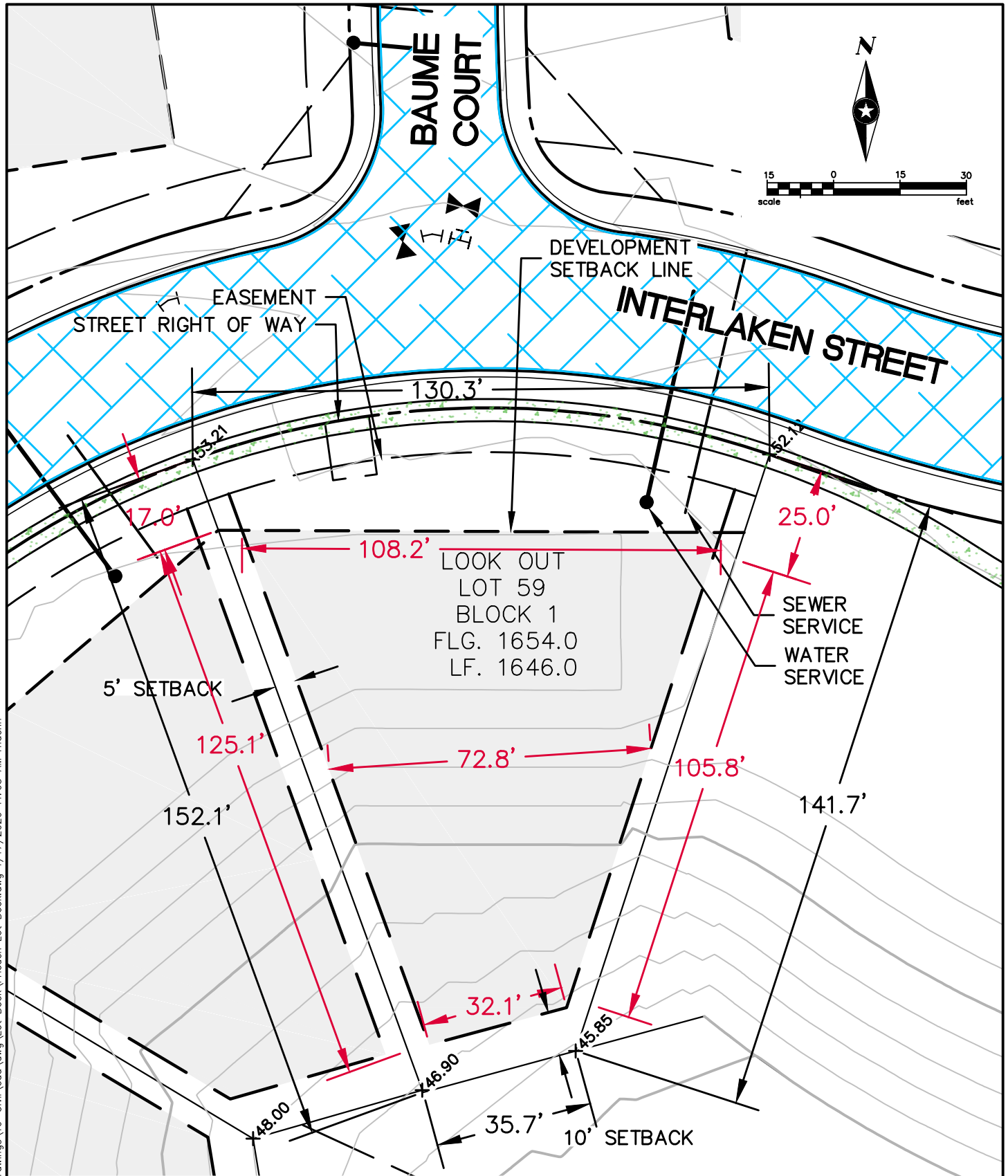
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**LOT 58 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS**

**EXHIBIT
LOT 58
BLOCK 1**



- TYPICAL NOTES:
1. ADJACENT LOTS AND DRAINAGE PATTERNS SHALL NOT BE IMPACTED.
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 3. CONTOURS AND SPOT ELEVATIONS ARE FROM PROPOSED GRADING PLAN.
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403



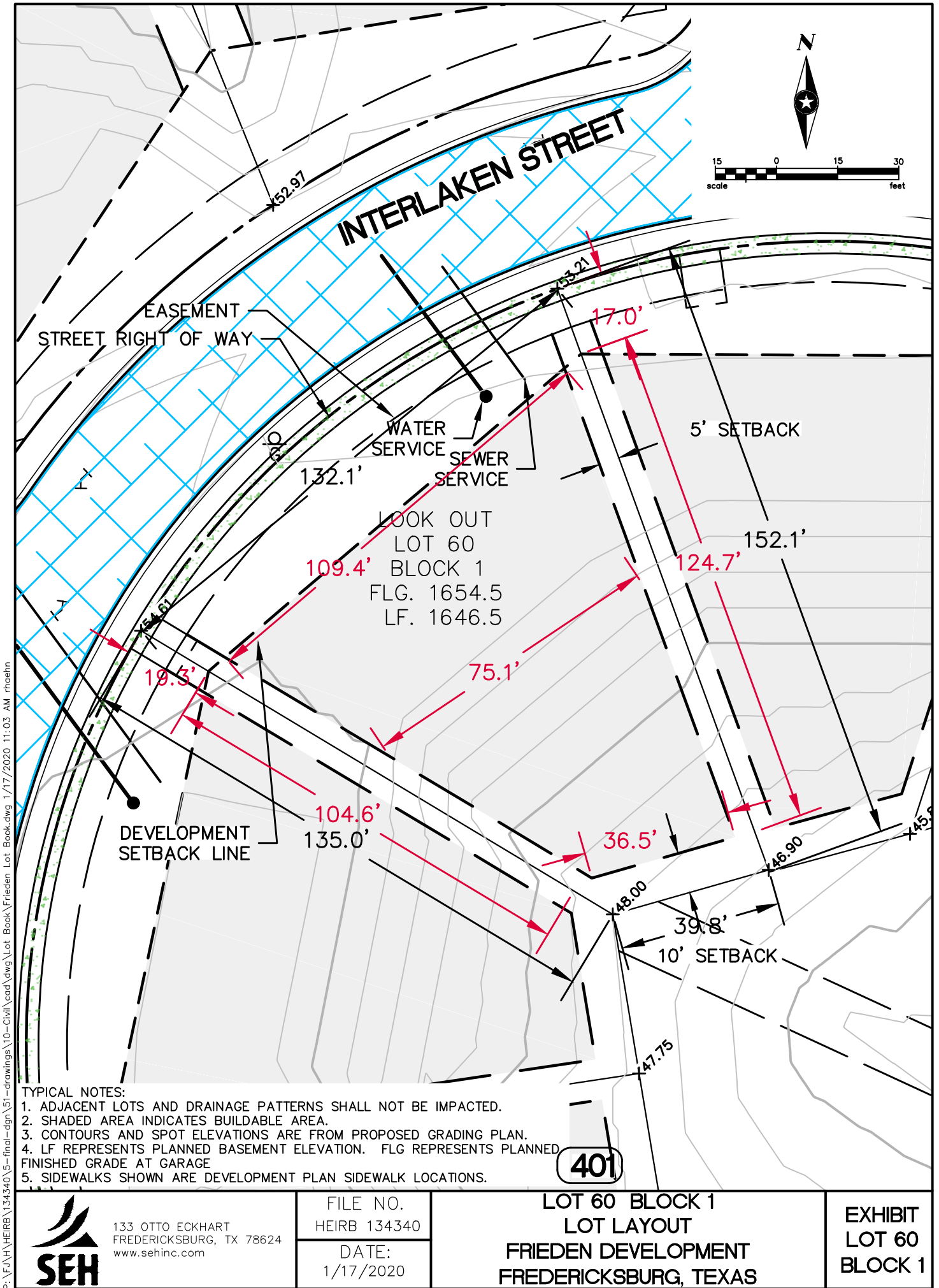
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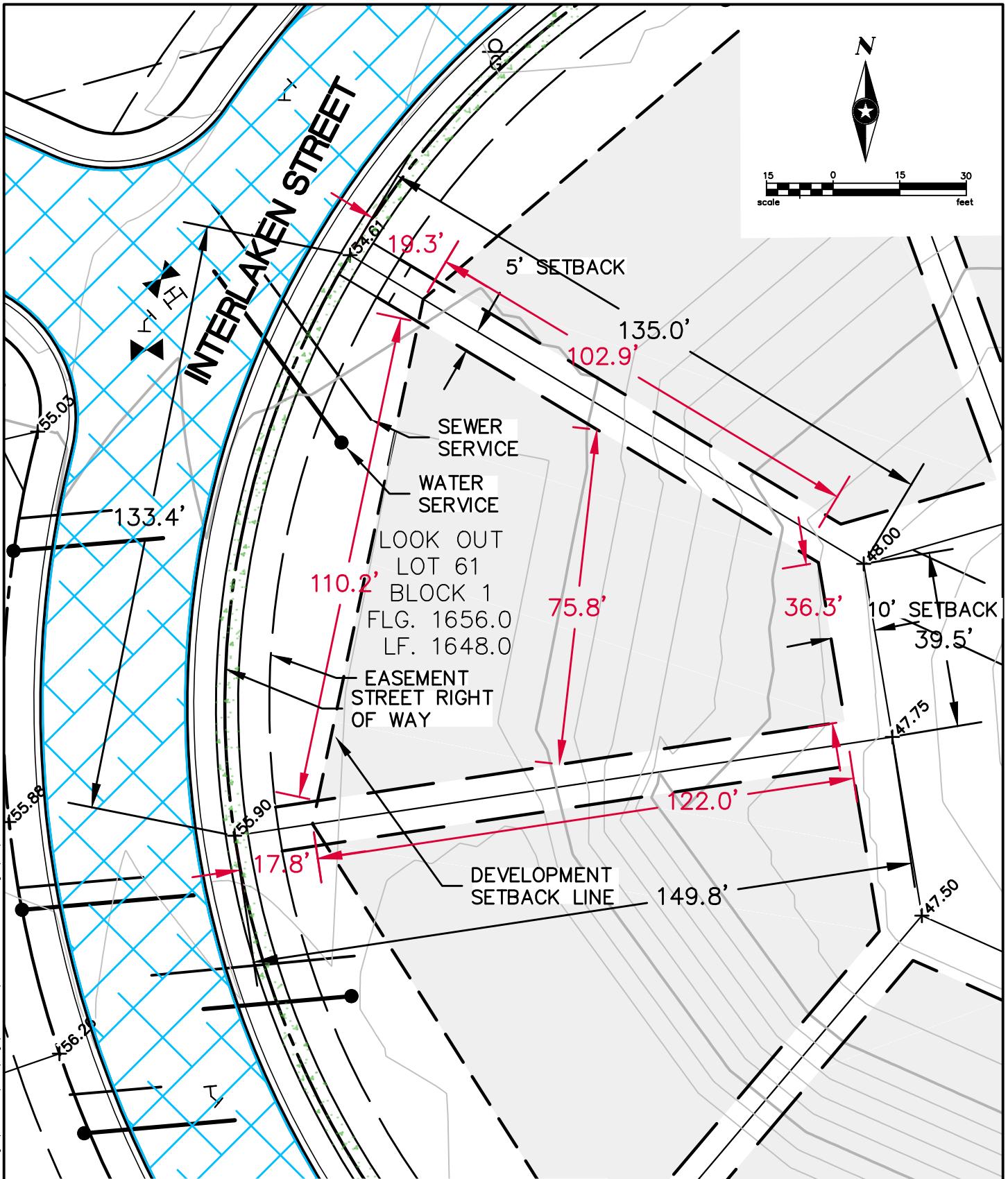
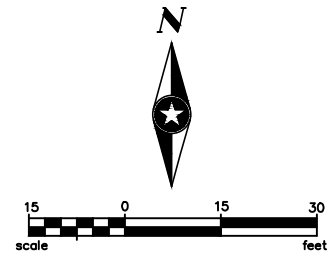
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**LOT 59 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS**

**EXHIBIT
LOT 59
BLOCK 1**

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TYPICAL NOTES:

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LOT 61 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 61
BLOCK 1

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149.8'

~~122.~~

SETBACK

40.8'

WALK OUT
LOT 62
BLOCK 1
FLG. 1657.5
LF. 1649.5

113.5'

79.2'

97.2'

135.0'

DEVELOPMENT
SETBACK LINE

CONCRETE SIDEWALK

EASEMENT

STREET RIGHT OF WAY

CONCRETE SIDEWALK

~~25.0~~

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309

LOT 62 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 62
BLOCK 1

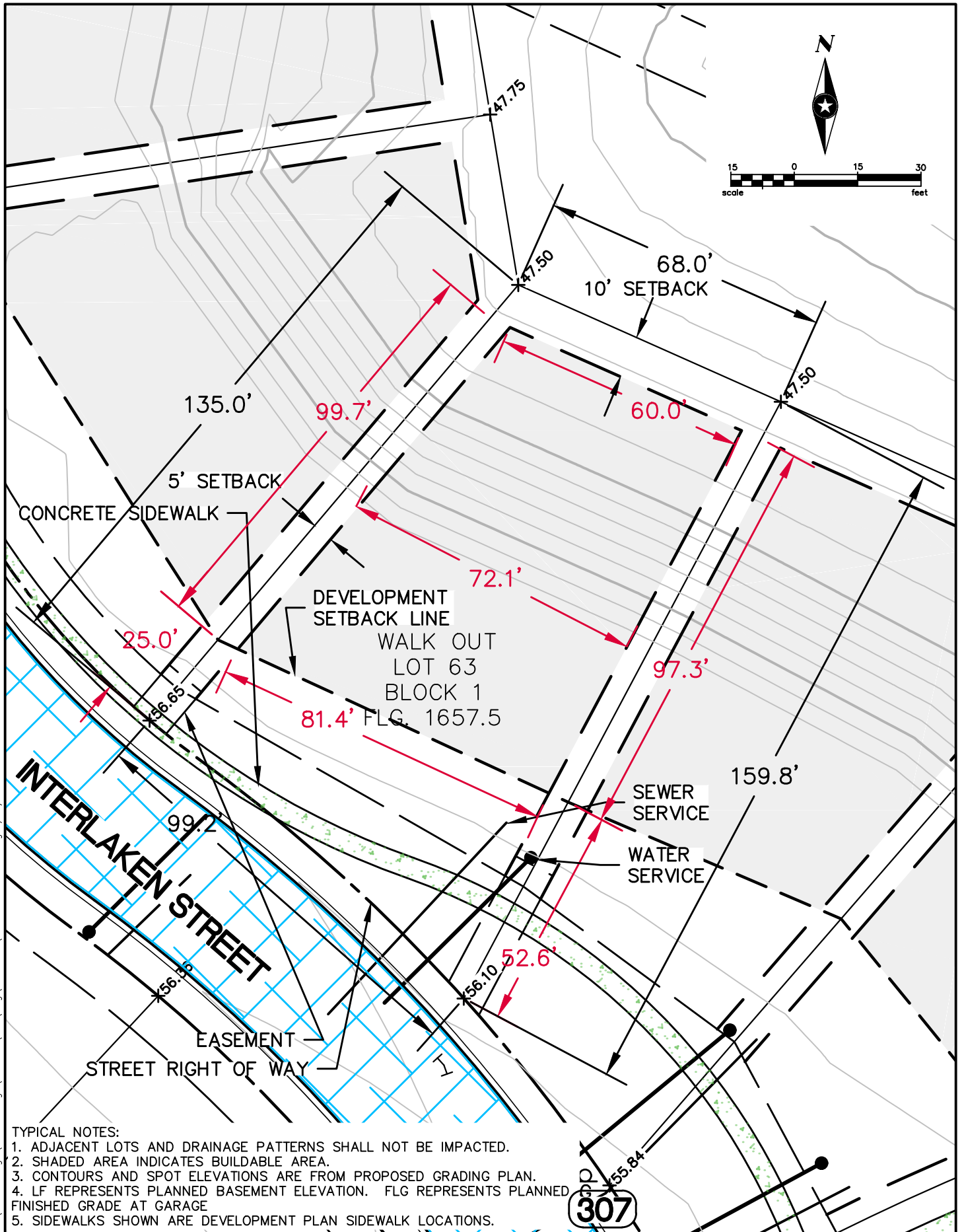


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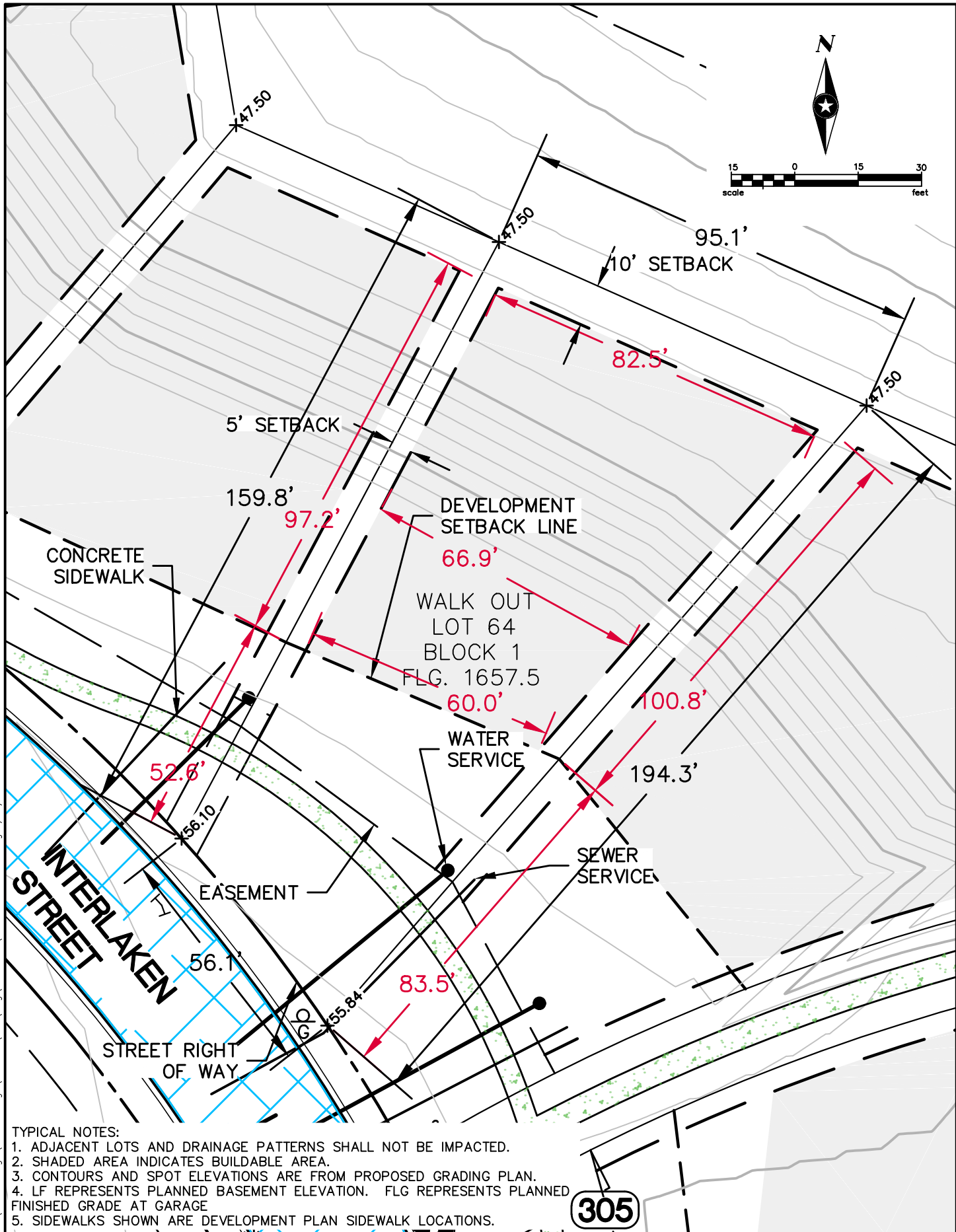
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DATE:
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LOT 63 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 63
BLOCK 1

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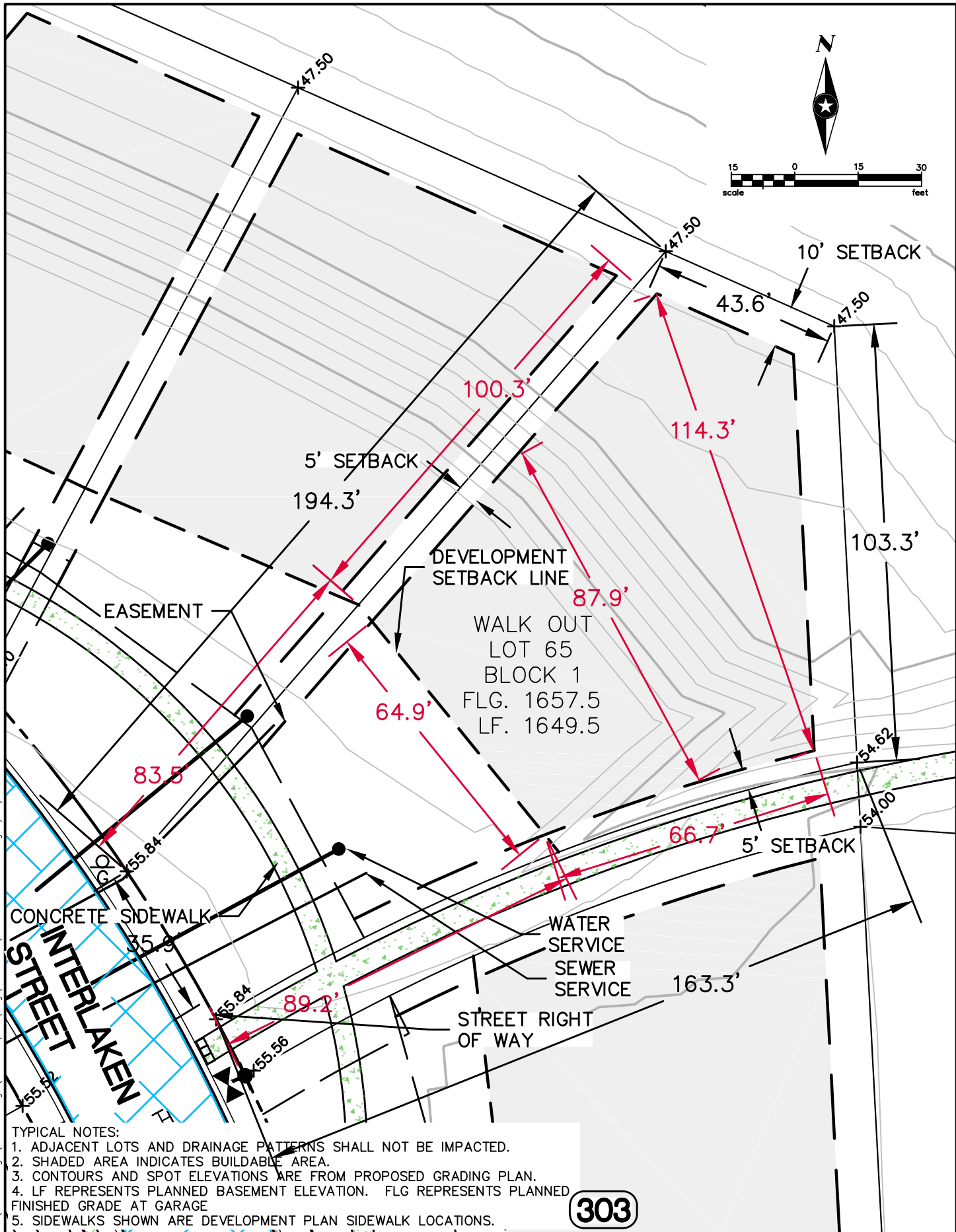
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DATE:
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LOT 64 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 64
BLOCK 1

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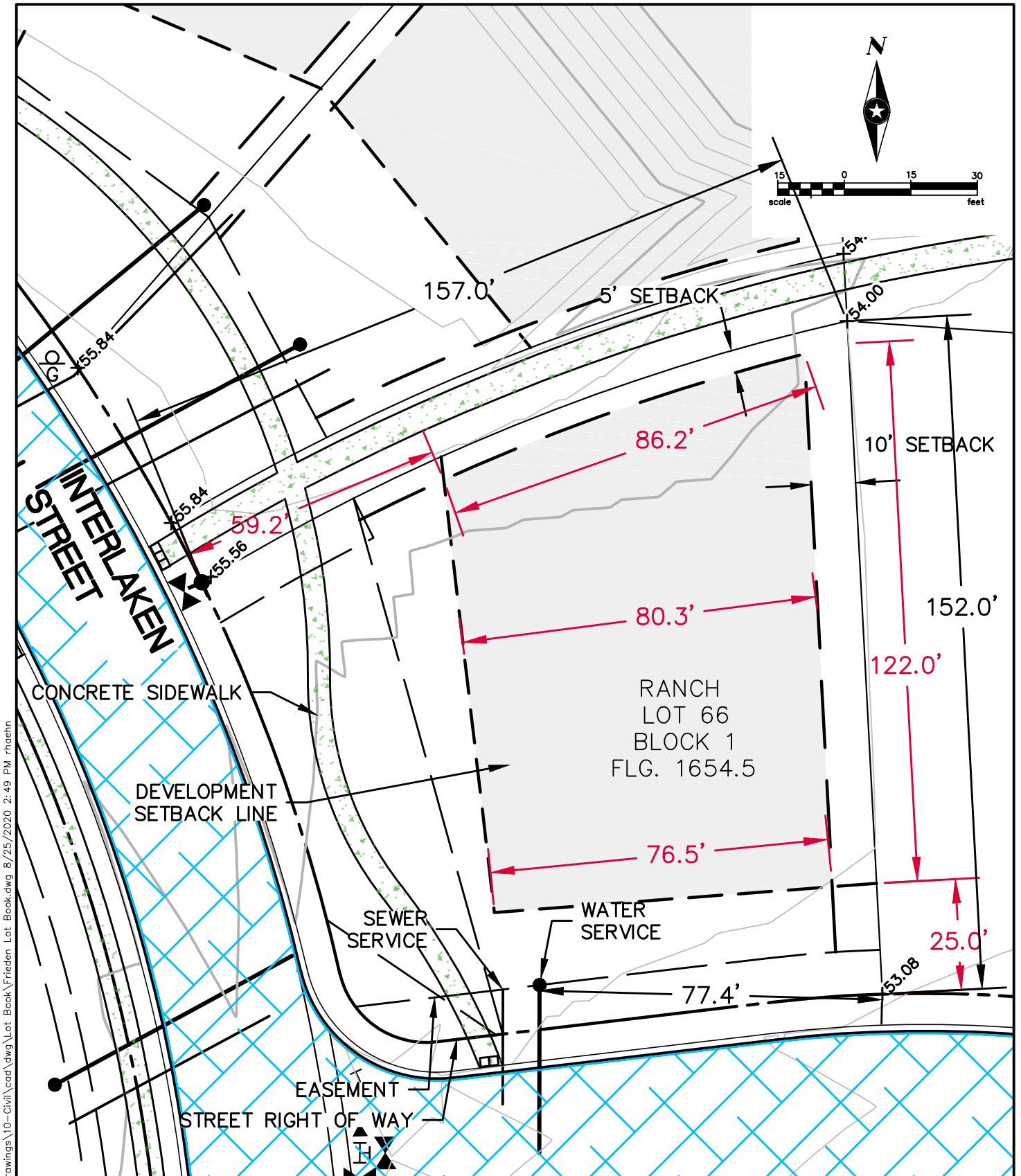


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LOT 65 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 65
BLOCK 1



TYPICAL NOTES:

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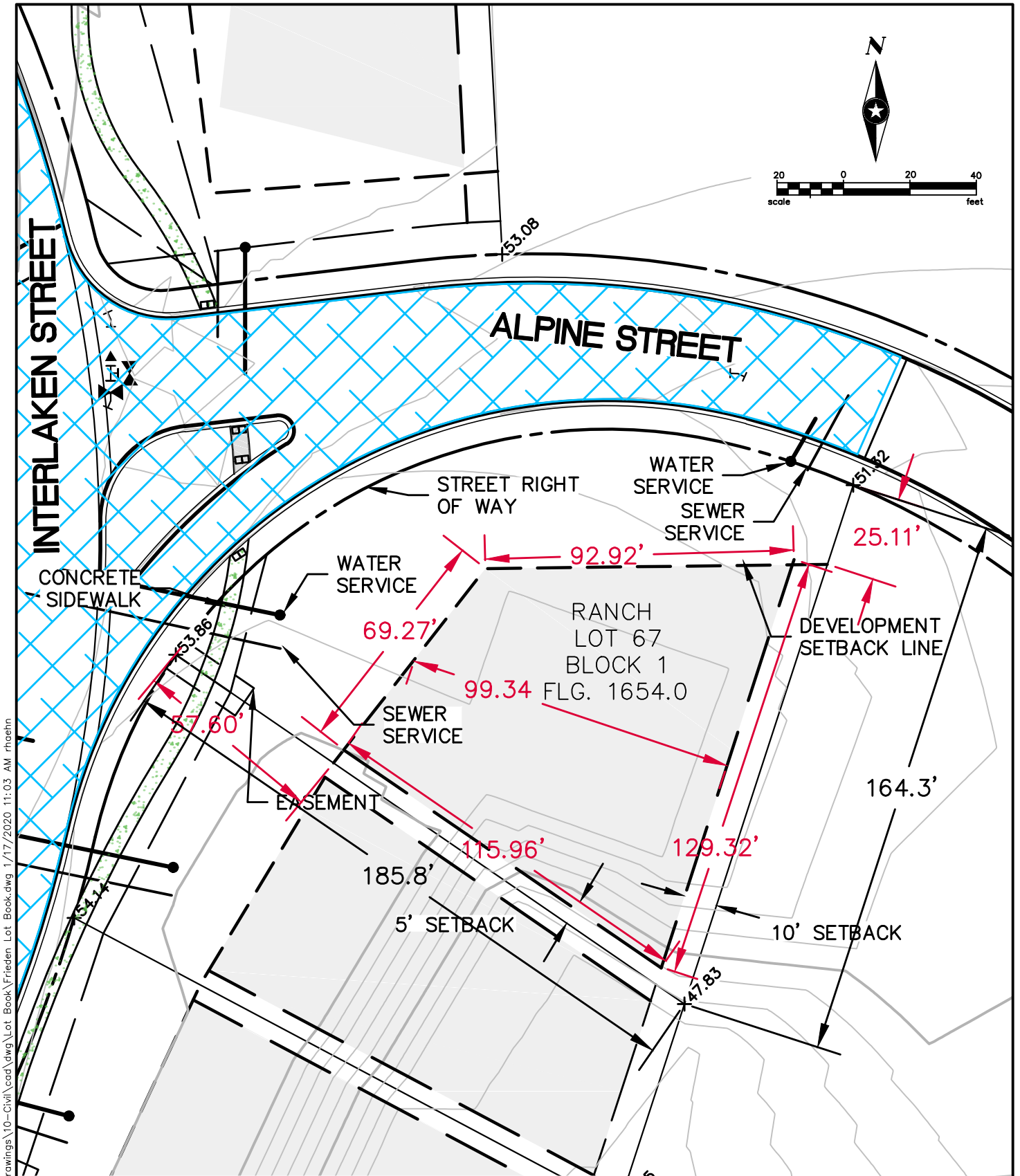
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**LOT 66 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS**

**EXHIBIT
LOT 66
BLOCK 1**



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TYPICAL NOTES:

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239

101



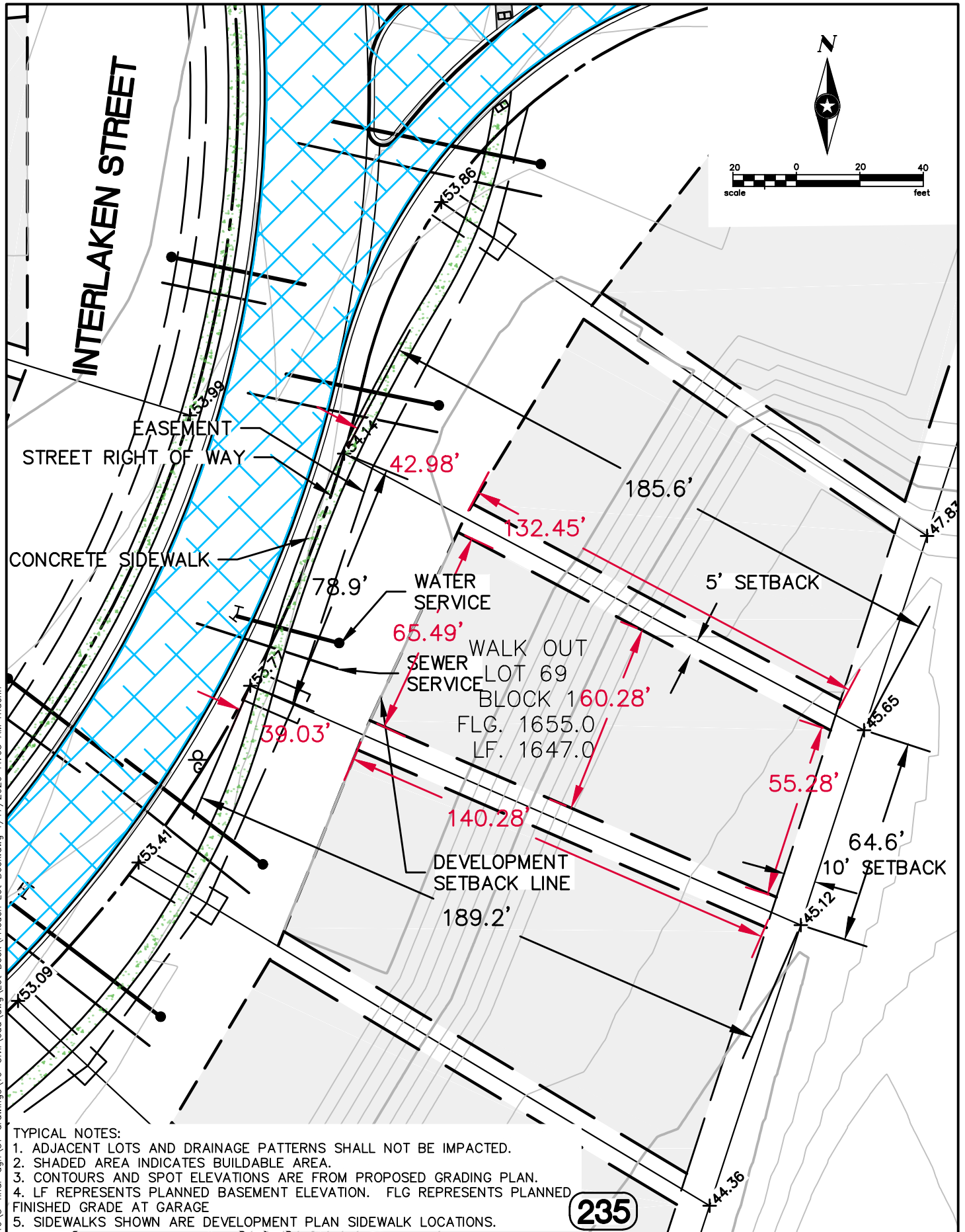
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DATE:
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**LOT 67 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS**

**EXHIBIT
LOT 67
BLOCK 1**



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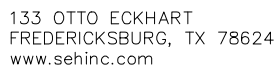
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DATE:
1/17/2020

LOT 69 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 69
BLOCK 1



- 233**

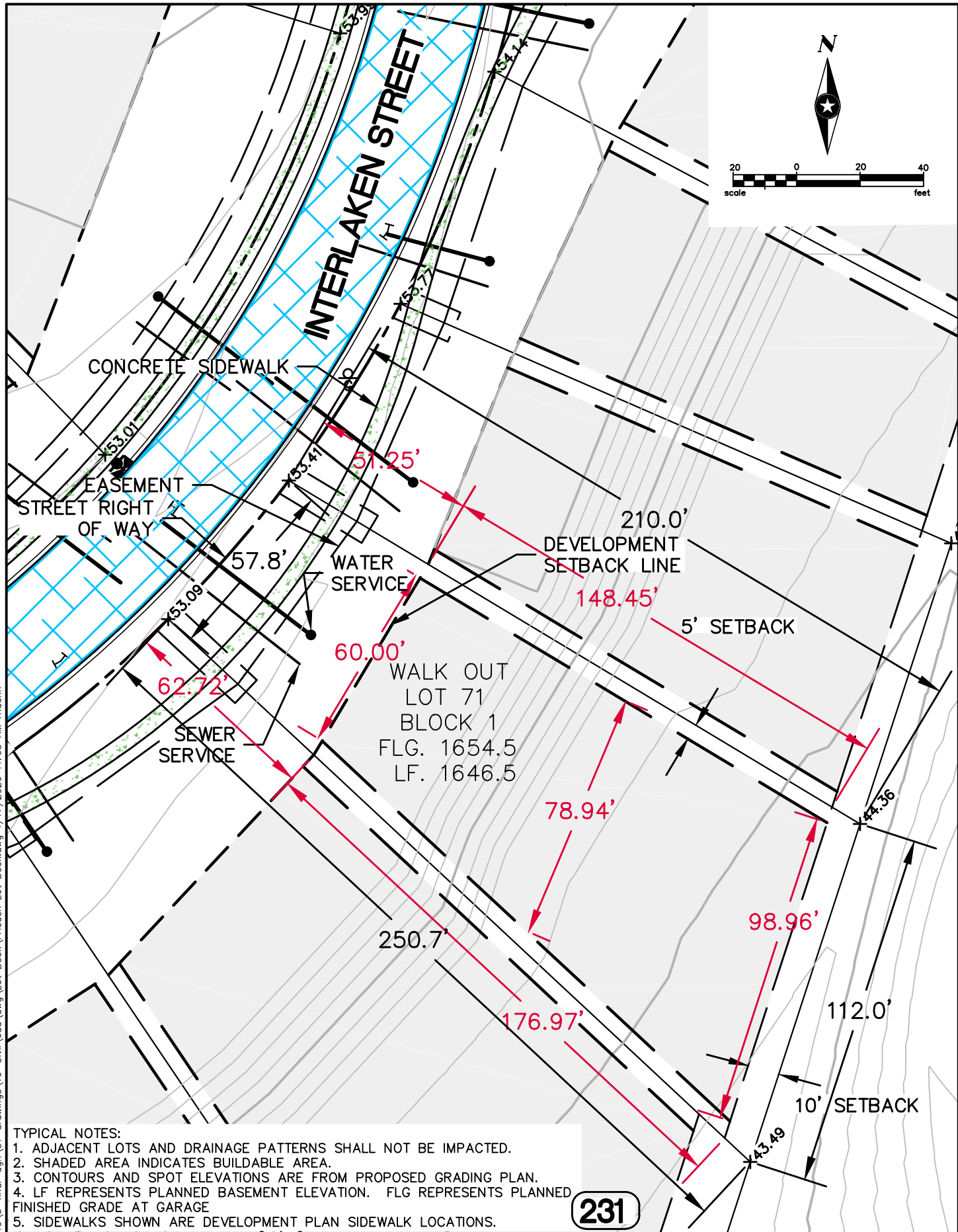


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LOT 70 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 70
BLOCK 1

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231



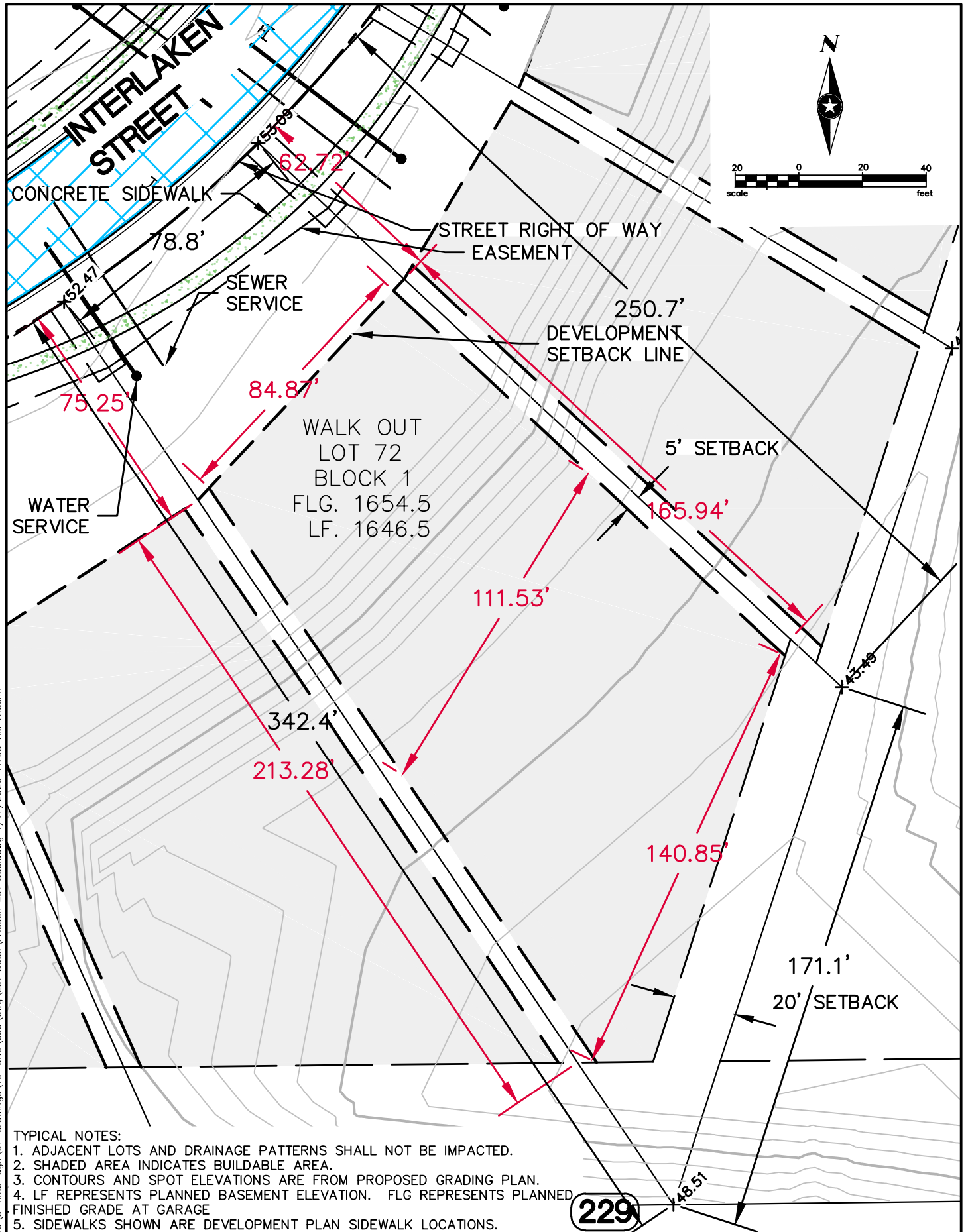
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DATE:
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LOT 71 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 71
BLOCK 1



TYPICAL NOTES:

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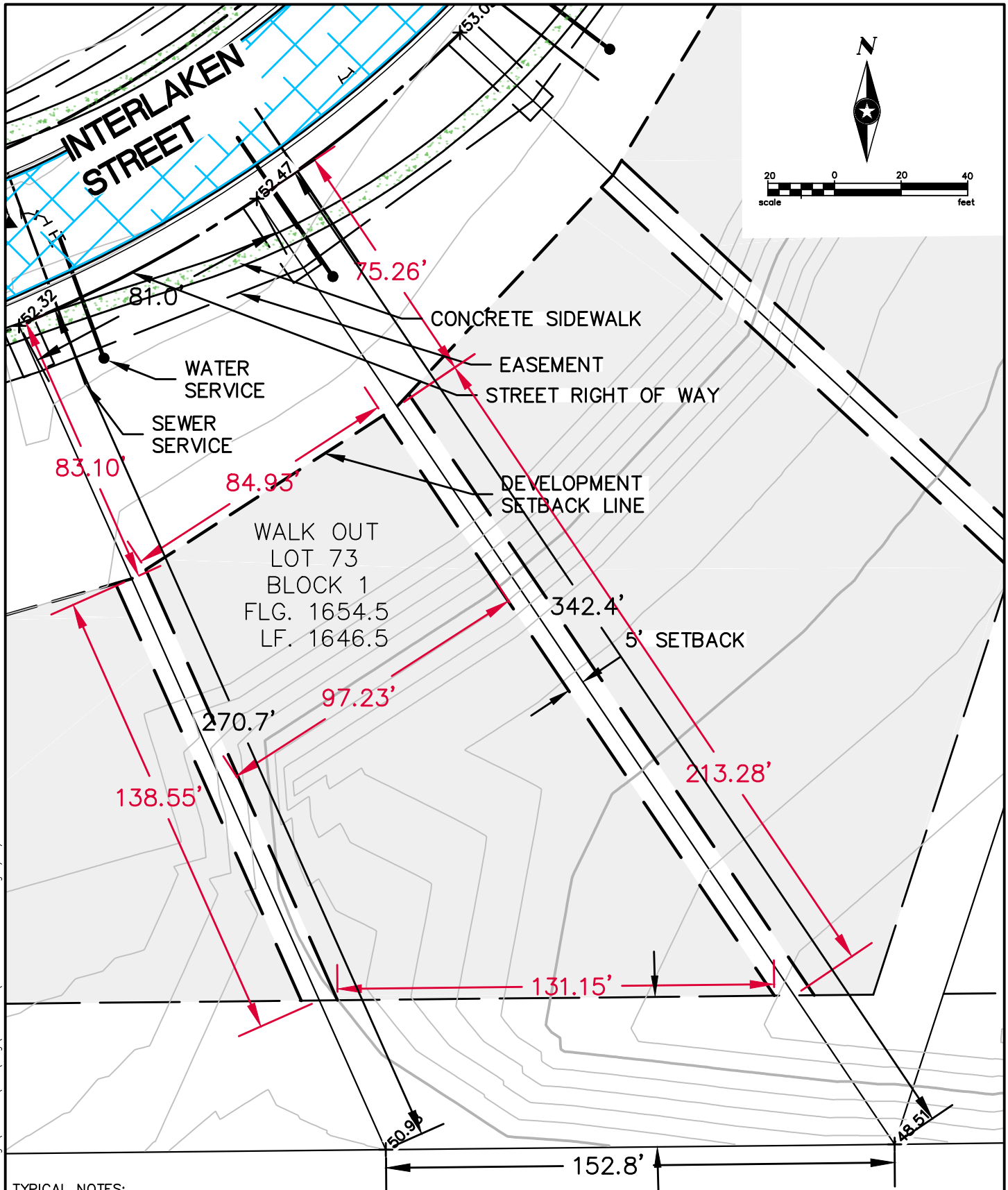
DATE:
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**LOT 72 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS**

**EXHIBIT
LOT 72
BLOCK 1**

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227



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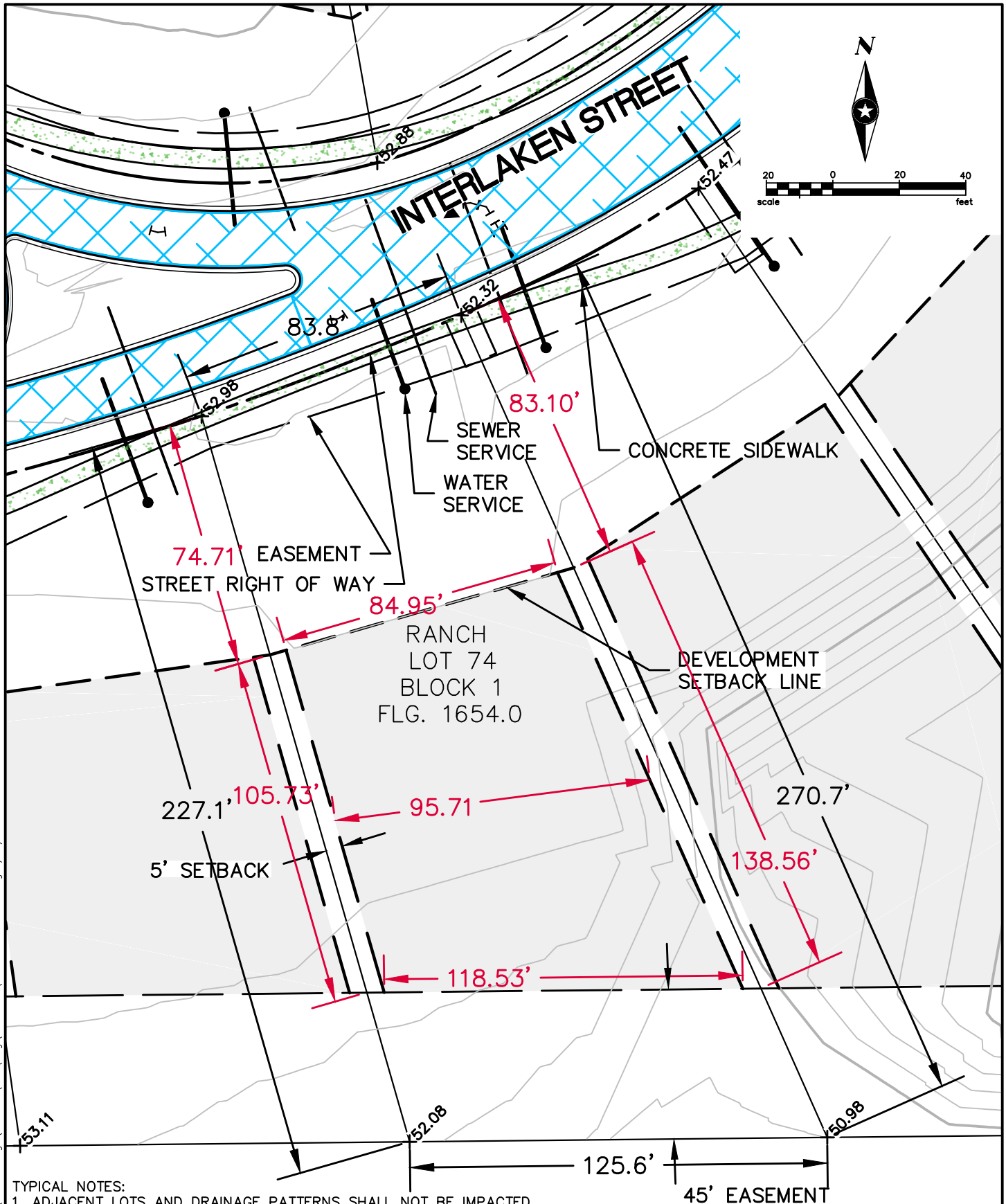
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DATE:
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LOT 73 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 73
BLOCK 1

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225



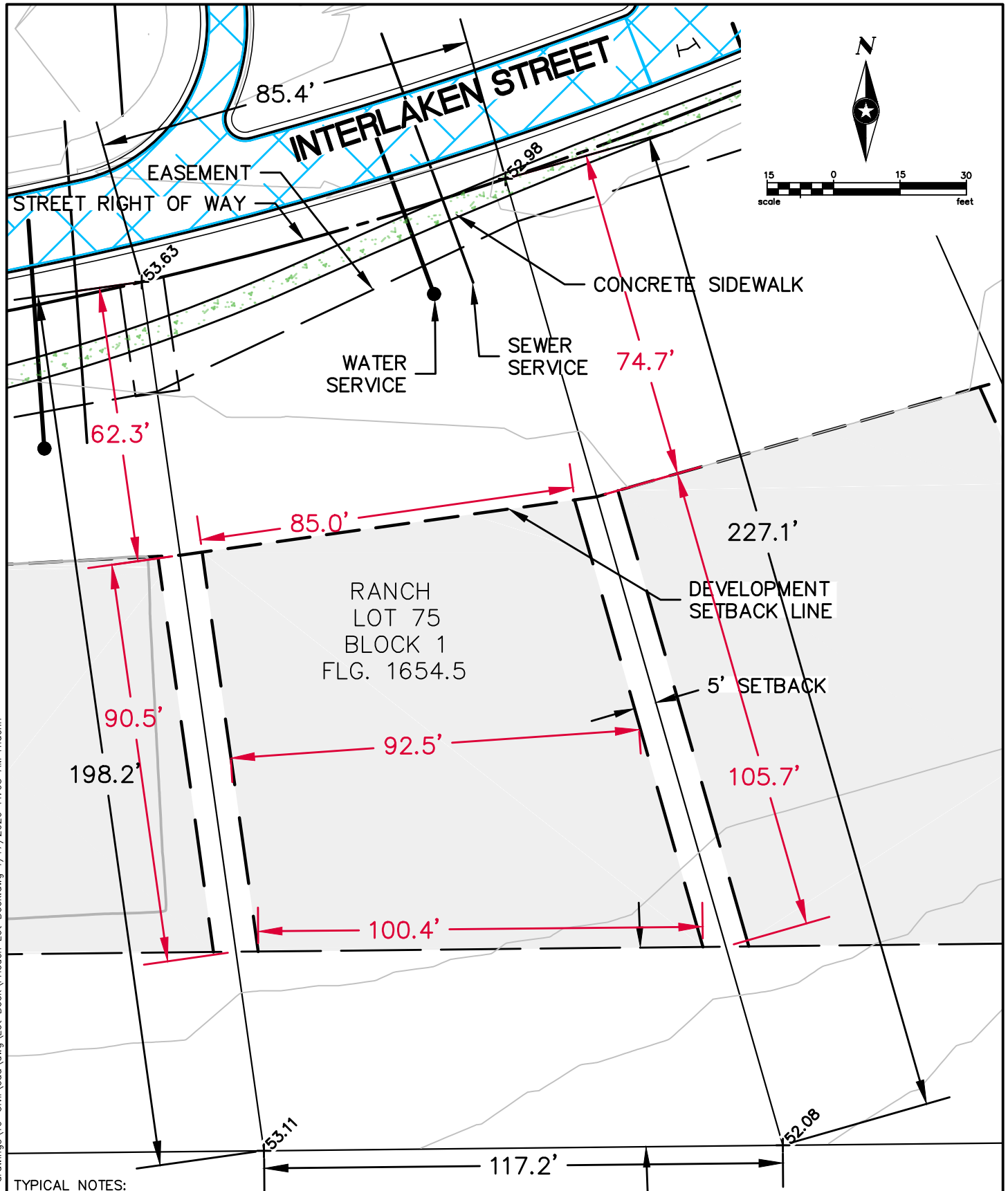
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HEIRB 134340

DATE:
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**LOT 74 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS**

**EXHIBIT
LOT 74
BLOCK 1**



TYPICAL NOTES:

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223



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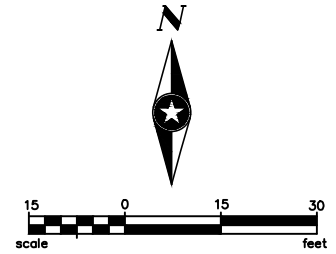
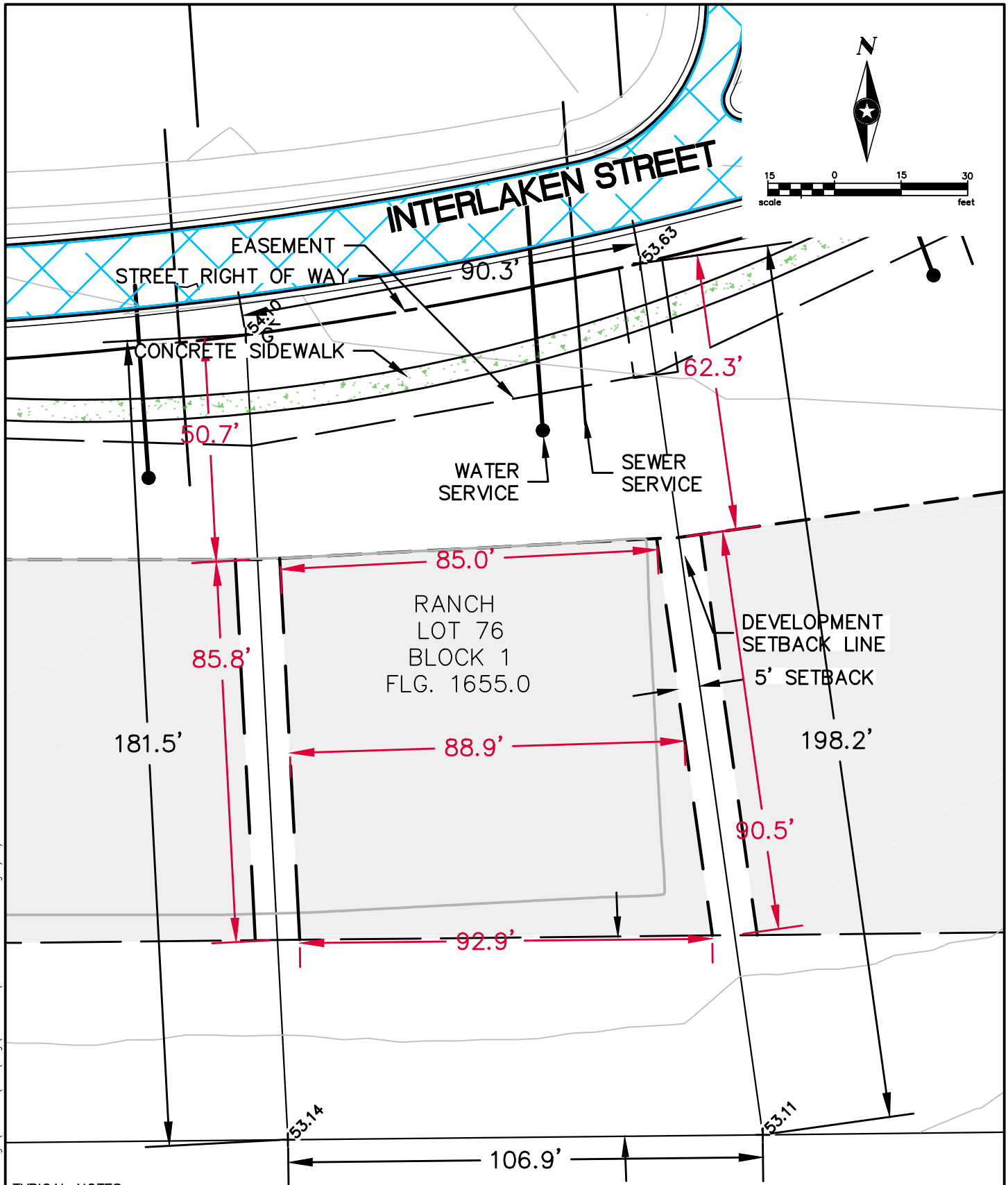
DATE:
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**LOT 75 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS**

**EXHIBIT
LOT 75
BLOCK 1**

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221



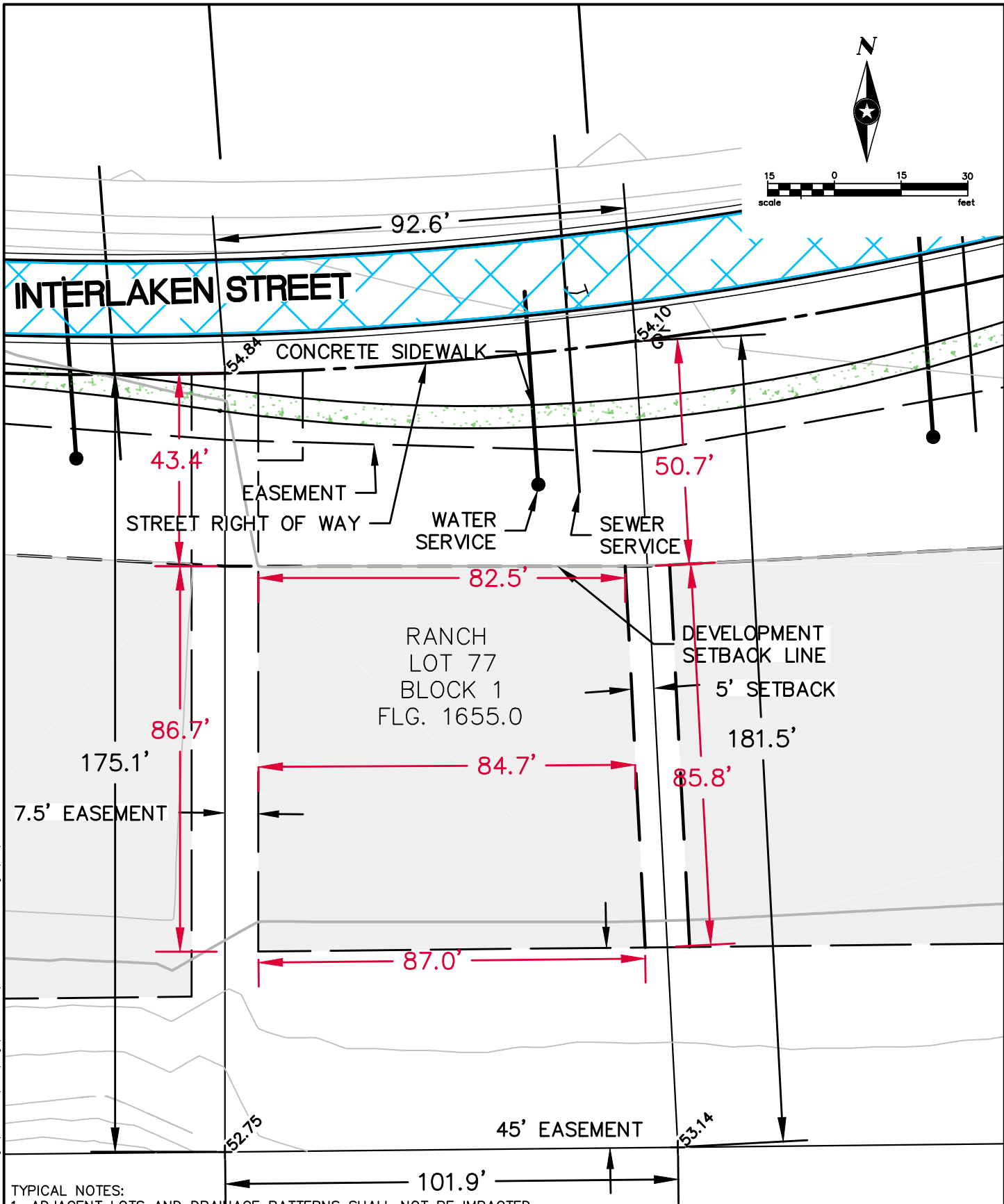
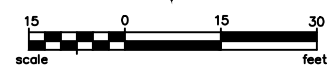
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**LOT 76 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS**

**EXHIBIT
LOT 76
BLOCK 1**



- TYPICAL NOTES:
- 1. ADJACENT LOTS AND DRAINAGE PATTERNS SHALL NOT BE IMPACTED.
 - 2. SHADED AREA INDICATES BUILDABLE AREA.
 - 3. CONTOURS AND SPOT ELEVATIONS ARE FROM PROPOSED GRADING PLAN.
 - 4. LF REPRESENTS PLANNED BASEMENT ELEVATION. FLG REPRESENTS PLANNED FINISHED GRADE AT GARAGE.
 - 5. SIDEWALKS SHOWN ARE DEVELOPMENT PLAN SIDEWALK LOCATIONS.

219



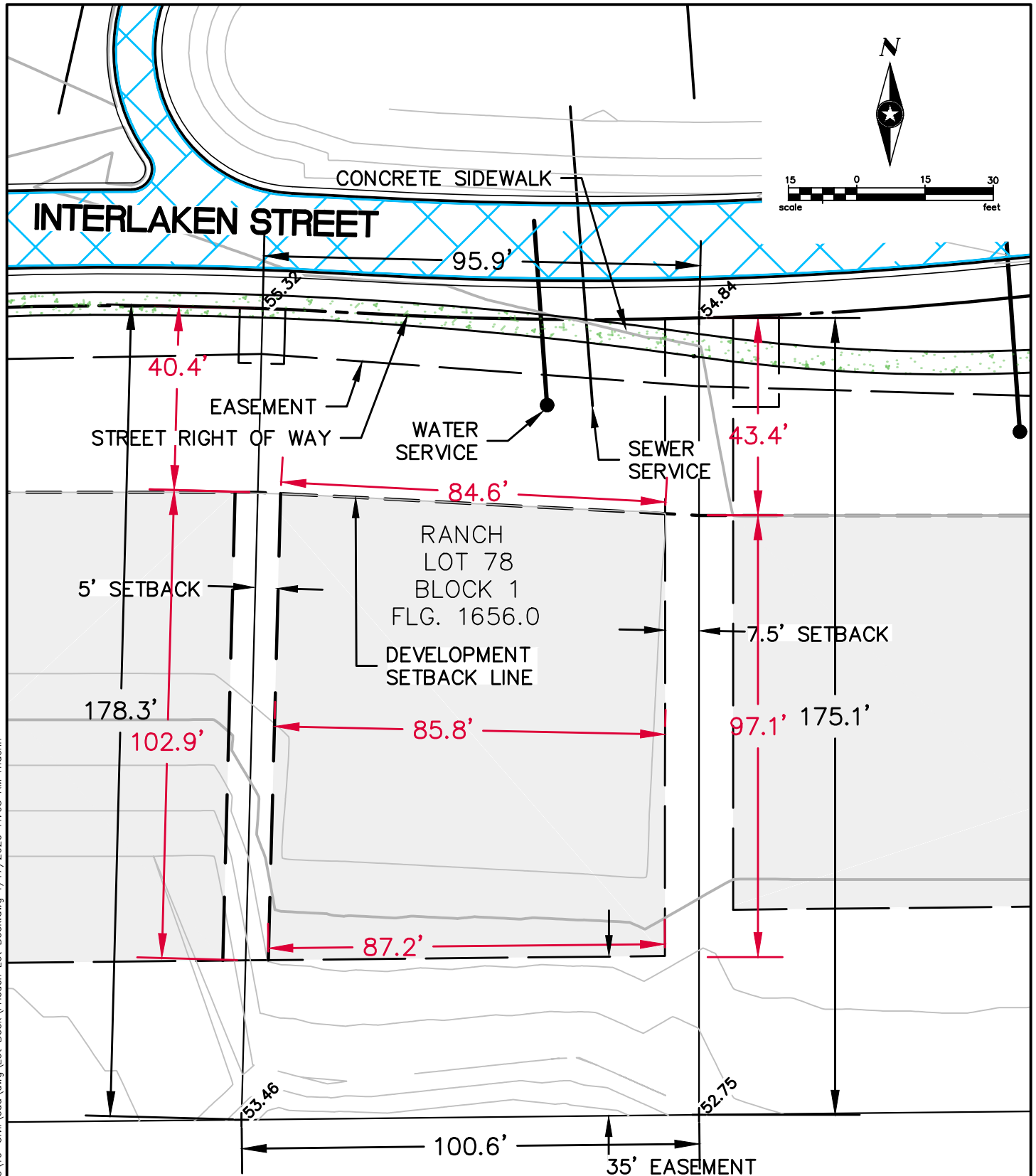
133 OTTO ECKHART
FREDERICKSBURG, TX 78624
www.sehinc.com

FILE NO.
HEIRB 134340
DATE:
1/17/2020

LOT 77 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 77
BLOCK 1

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217



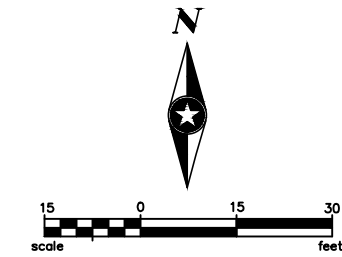
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**LOT 78 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS**

**EXHIBIT
LOT 78
BLOCK 1**



EASEMENT
STREET RIGHT OF WAY

INTERLAKEN STREET

CONCRETE SIDEWALK

SEWER
SERVICE

WATER
SERVICE

DEVELOPMENT
SETBACK LINE

5' SETBACK

LOOK OUT
LOT 79
BLOCK 1
FLG. 1656.0
LF. 1248.0

177.3'

86.5'

102.9'

178.3'

83.8'

49.18

91.9'
35' EASEMENT

53.46

TYPICAL NOTES:

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215



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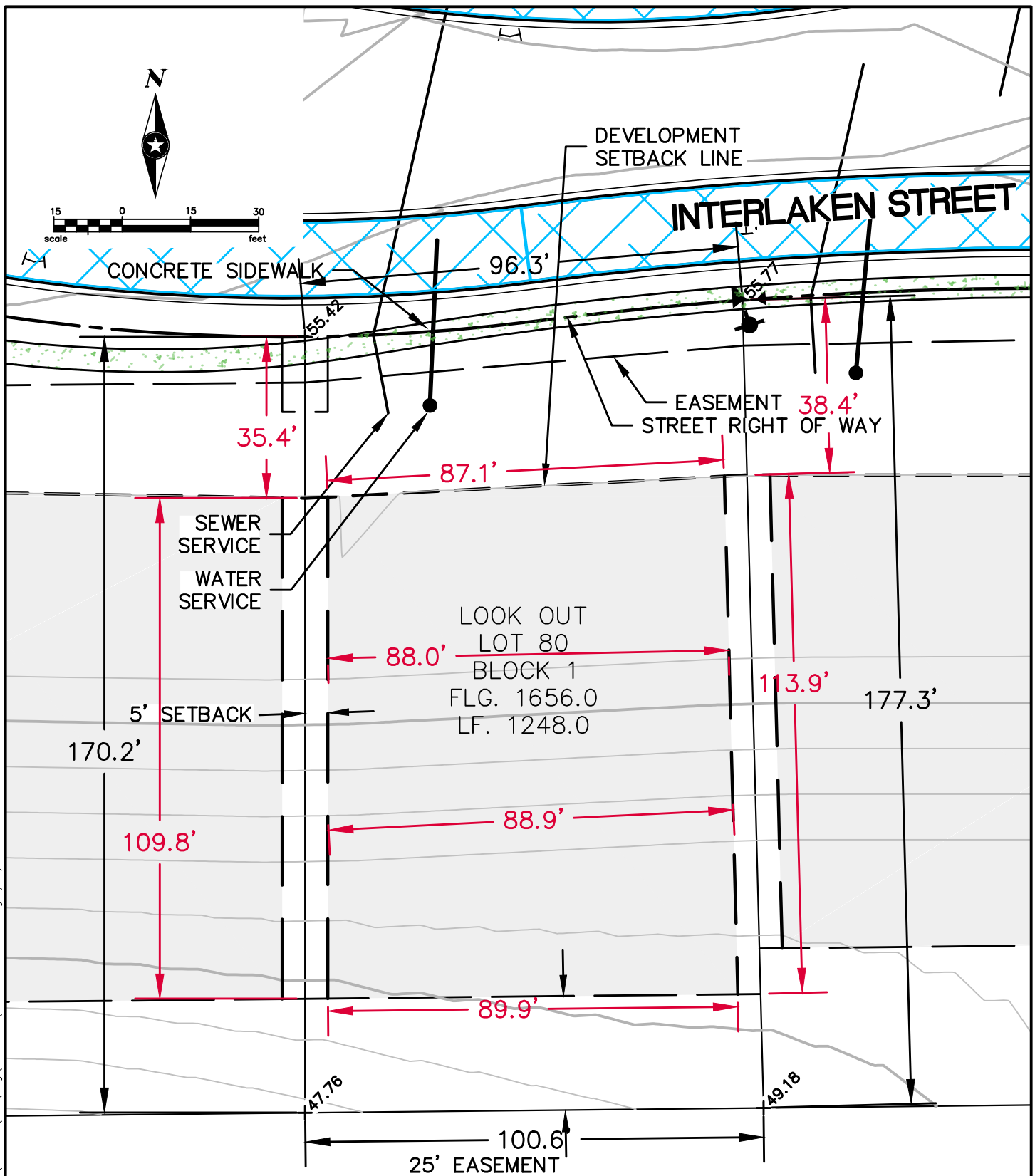
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1/17/2020

LOT 79, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 79
BLOCK 1

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213



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**LOT 80, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS**

**EXHIBIT
LOT 80
BLOCK 1**

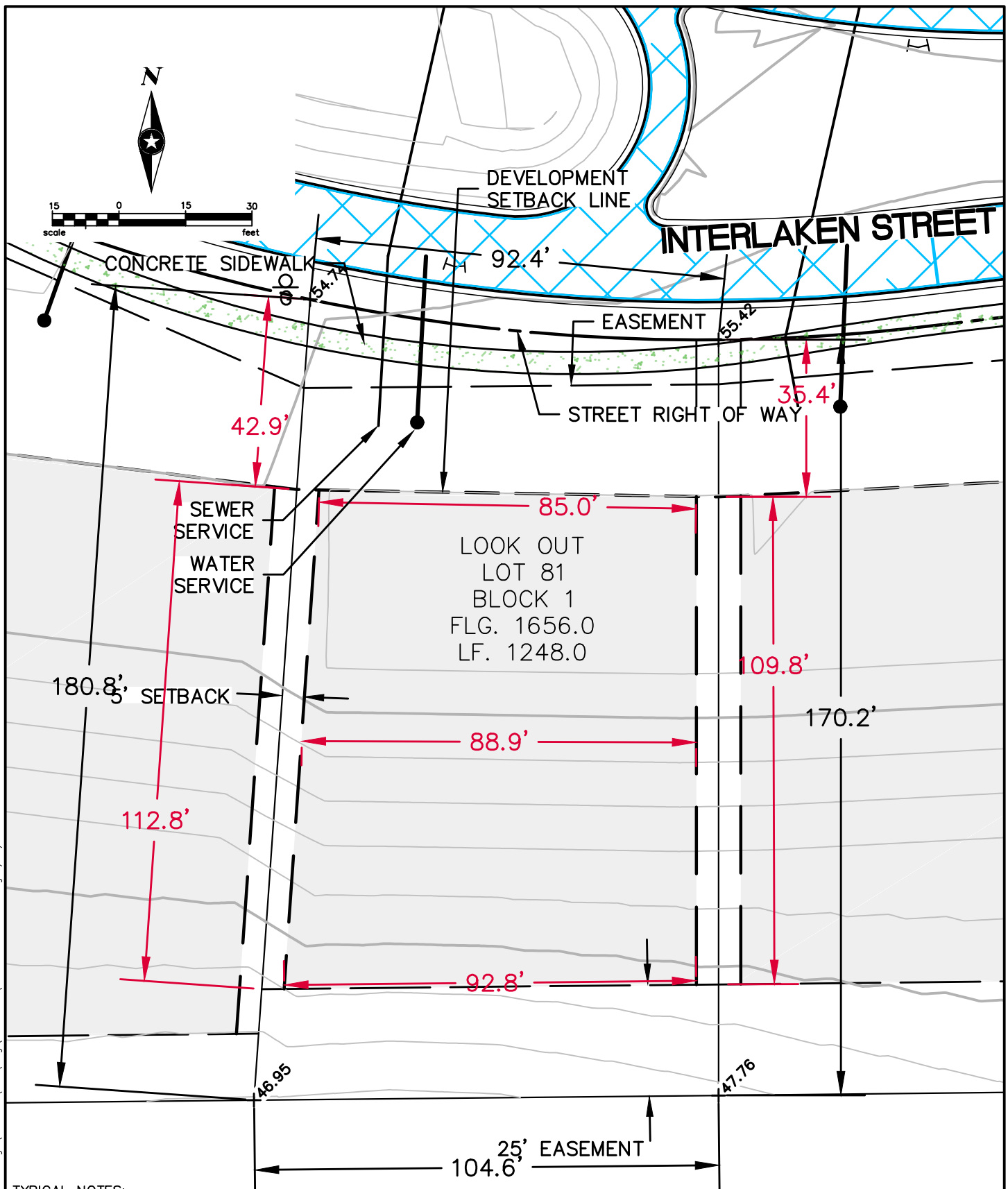
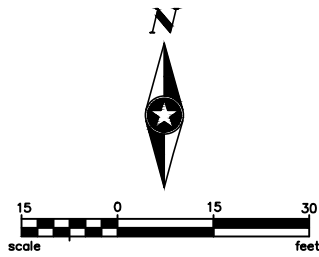


EXHIBIT
LOT 81
BLOCK 1



CONCRETE SIDEWALK

DEVELOPMENT
SETBACK LINE

INTERLAKEN STREET

SEWER
SERVICE
WATER
SERVICE

EASEMENT
STREET RIGHT OF WAY

LOOK OUT
LOT 82
BLOCK 1
FLG. 1655.0
LF. 1248.0

213.1'

5' SETBACK

137.8'

85.0'

93.2'

101.9'

113.9'

15' EASEMENT

180.8'

122.8'

42.9'

209

TYPICAL NOTES:

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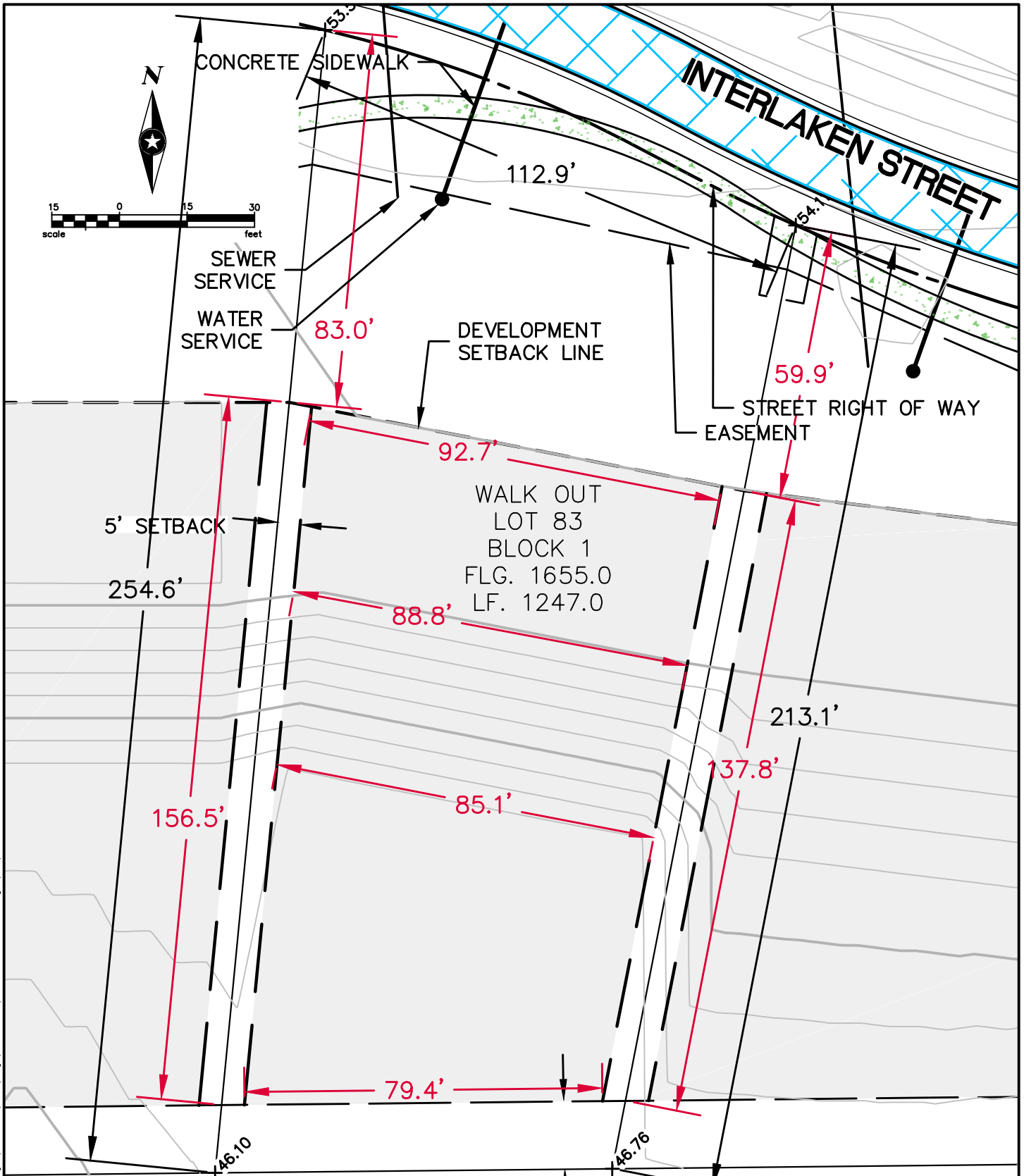
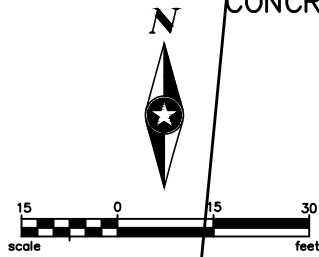
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LOT 82, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 82
BLOCK 1

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207



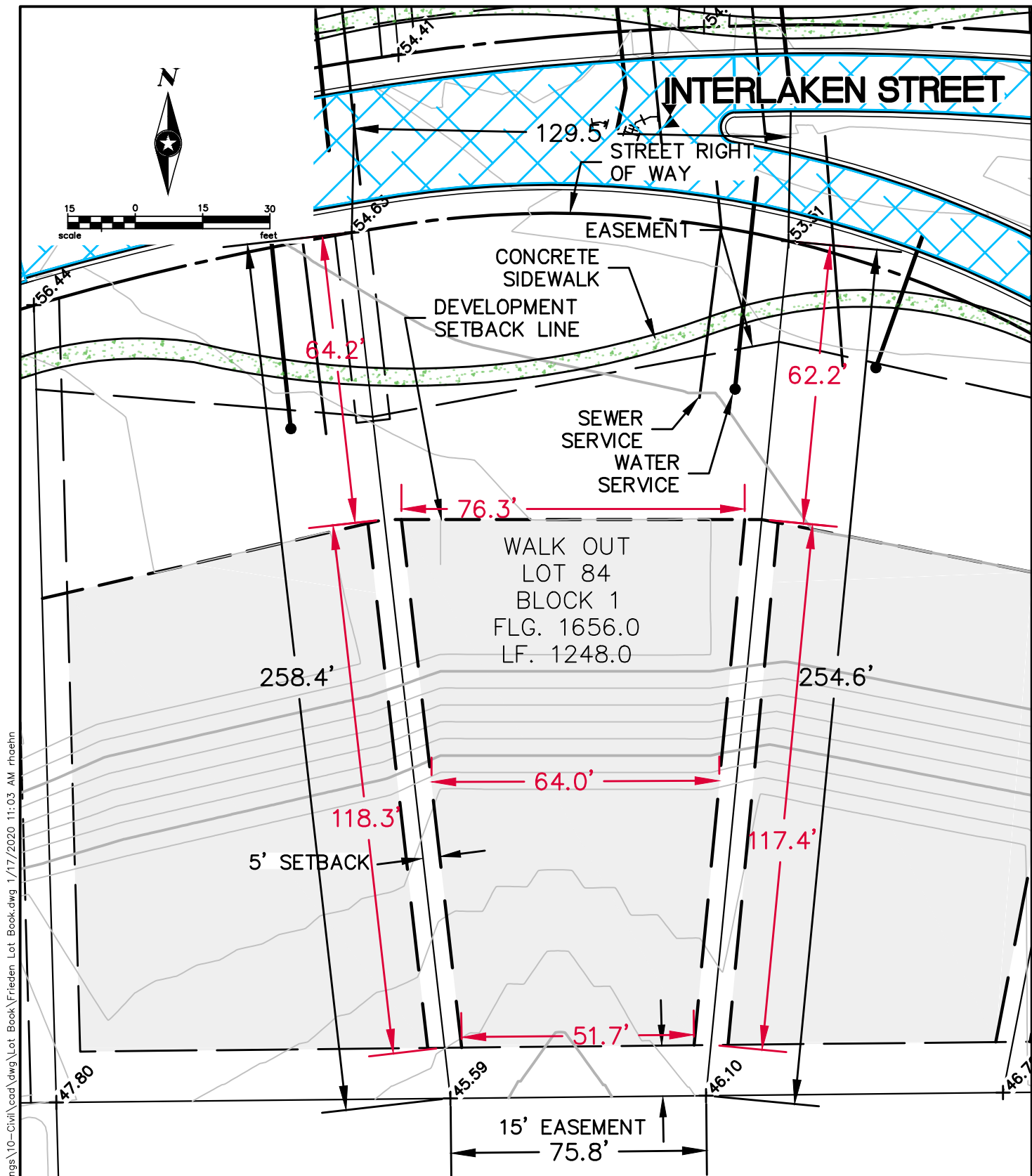
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HEIRB 134340

DATE:
1/17/2020

**LOT 83, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS**

**EXHIBIT
LOT 83
BLOCK 1**



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205



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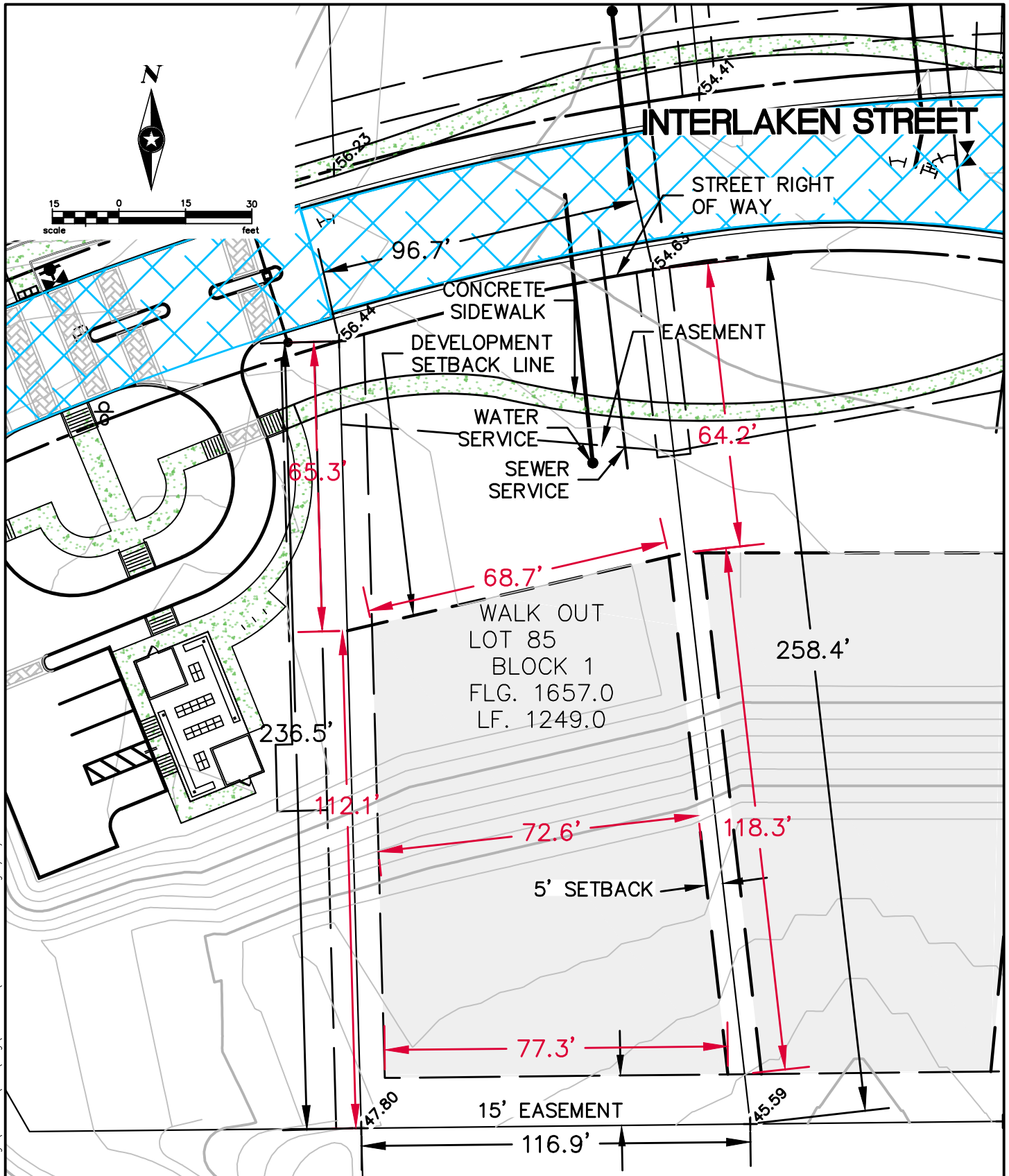
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HEIRB 134340

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1/17/2020

LOT 84, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 84
BLOCK 1

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203



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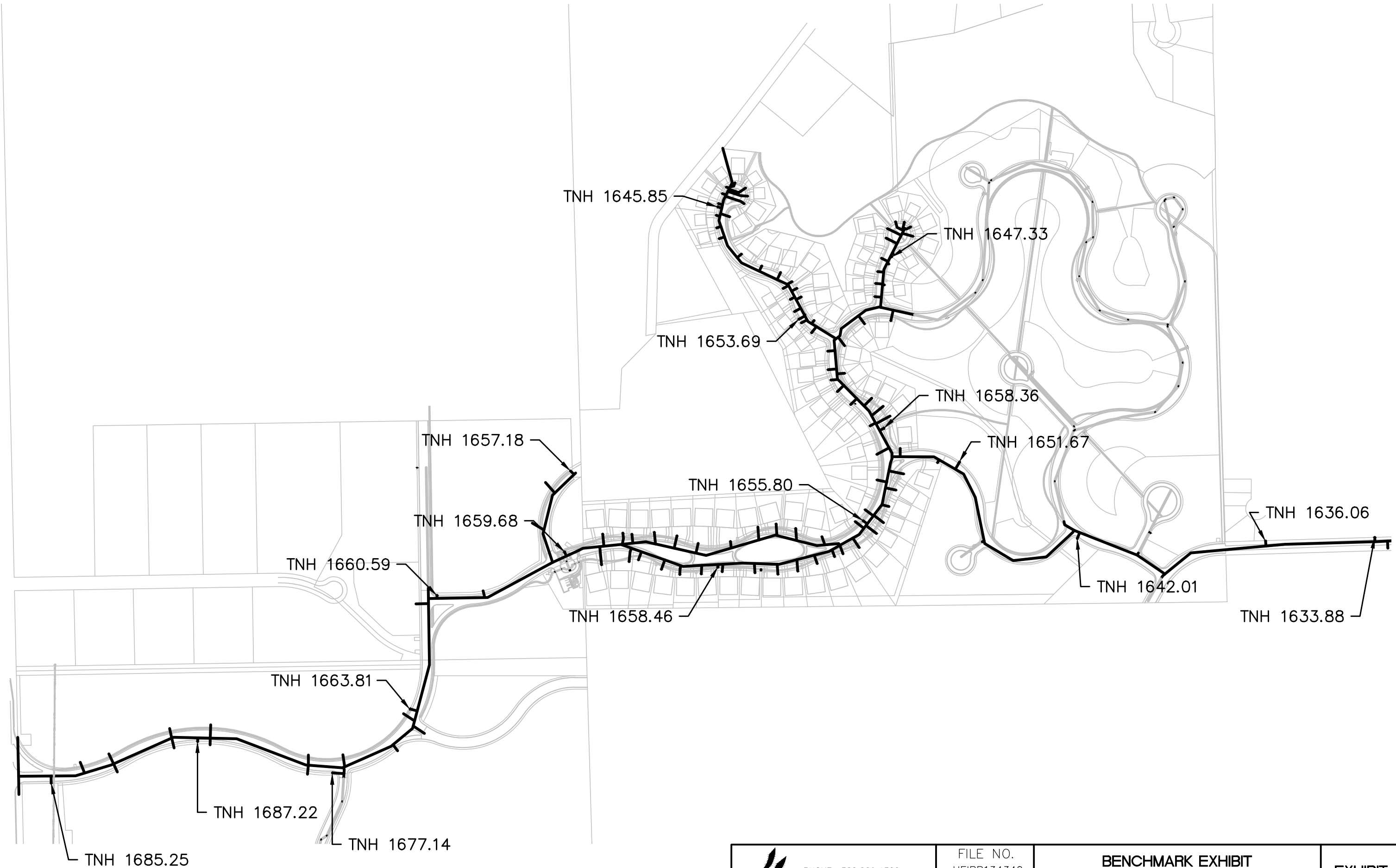
FILE NO.
HEIRB 134340

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LOT 85, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 85
BLOCK 1

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PHONE: 320.229.4300
1200 25TH AVENUE SOUTH
P.O. BOX 1717
ST. CLOUD, MN 56302-1717
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BENCHMARK EXHIBIT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
NO. 1