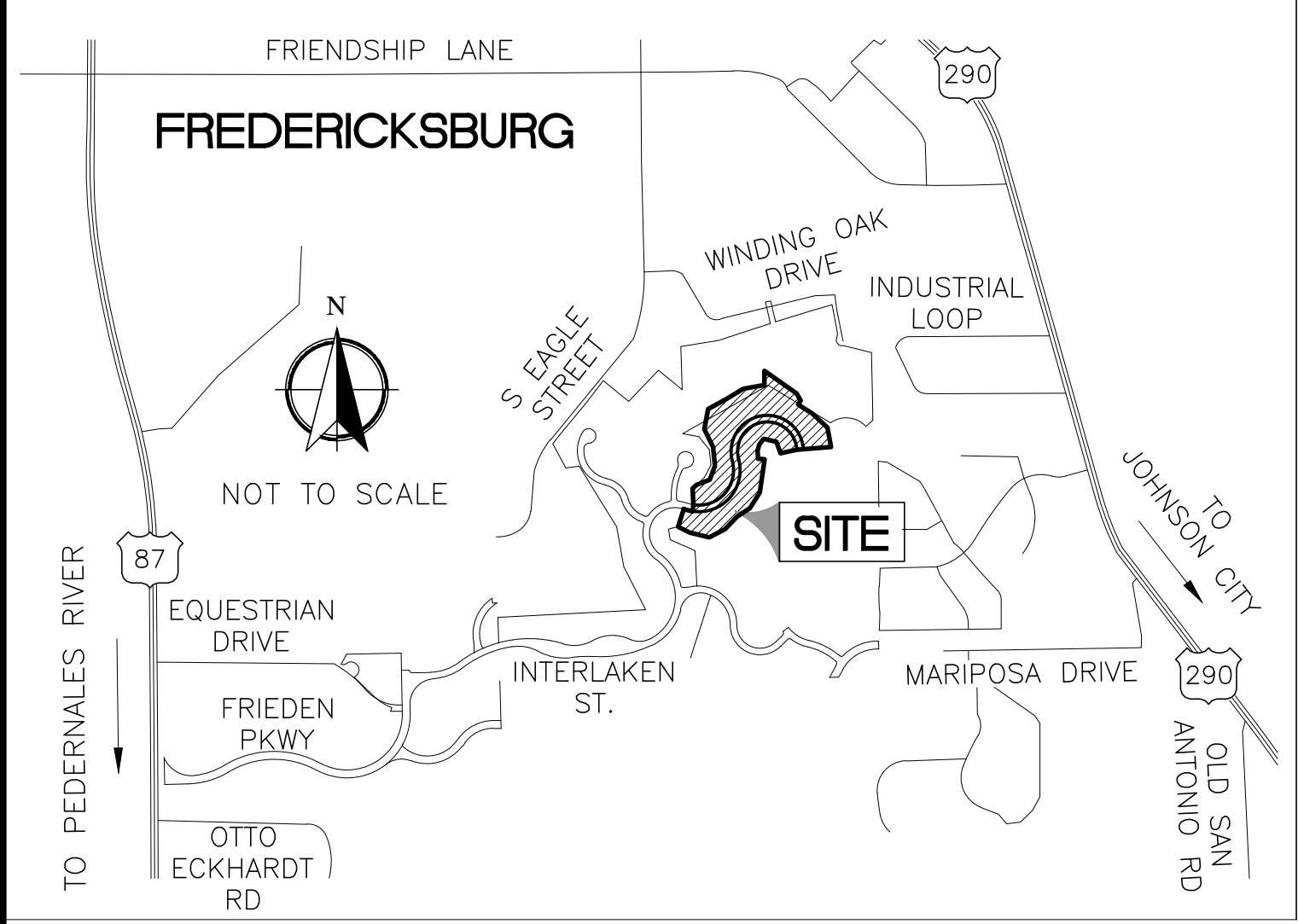


## LOCATION MAP



**SURVEY NOTES:**  
 1. THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 1973, TEXAS CENTRAL ZONE 42N.  
 2. DISTANCES SHOWN ON THE PLAT ARE ACTUAL GROUND DISTANCES.  
 3. REFERENCES:  
 R1 - PLAT OF FRIEDEN SUBDIVISION-PHASE 1, RECORDED IN VOLUME 6, PAGES 29-33, PRCT.  
 4. WHERE PRACTICAL AND WHEN CONSTRUCTION IS COMPLETED, PROPERTY CORNERS WILL BE SET WITH A 1/4" IRON ROD WITH PLASTIC CAP STAMPED "OPEN RANGE FS 10194069". OTHERWISE, A MONUMENT THAT IS DURABLE AND STABLE WILL BE PLACED BEFORE THE SALE OF LOTS TAKES PLACE.

**GENERAL NOTES:**  
 1. LOT DRAINAGE SHALL BE DESIGNED TO DIRECT RUNOFF TO ADJACENT STREETS OR DRAINAGE CHANNELS.  
 2. 29 NEW LOTS CREATED WITH A TOTAL ACREAGE OF 13.079 ACRES.  
 3. 3,459 LINEAR FEET OF ROADWAY CREATED WITH A TOTAL ACREAGE OF 3.571 ACRES.  
 4. ADDITIONAL TRAIL EASEMENTS WITH A TOTAL ACREAGE OF 0.113 ACRES

## LEGEND

LOW  
 VARIOUS BUILDING SETBACK LINE  
 VSE  
 VARIABLE (WIDTH) SIDEWALK EASEMENT  
 PUE  
 PUBLIC UTILITY EASEMENT  
 TSVE  
 30' x 30' TRIANGULAR SIGHT VISIBILITY EASEMENT  
 OPRCT  
 OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TX  
 DRGCT  
 DEED RECORDS, GILLESPIE COUNTY, TX  
 PRCT  
 PLAT RECORDS, GILLESPIE COUNTY, TX

— BOUNDARY LINE  
 - - - BUILDING SETBACK LINE  
 - - - EASEMENT  
 - - - 100 YEAR FLOOD ZONE  
 502 STREET ADDRESS

SET 1/2" REBAR WITH ORANGE CAP STAMPED "OPEN RANGE FS 10194069"  
 FOUND 1/2" REBAR WITH ORANGE CAP STAMPED "OPEN RANGE FS 10194069"  
 ● CALCULATED POINT

**OPEN RANGE.**  
 FIELD SERVICES, LLC.  
 TBPESL 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 #ORFSB-1000-308

DATE

STATE 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

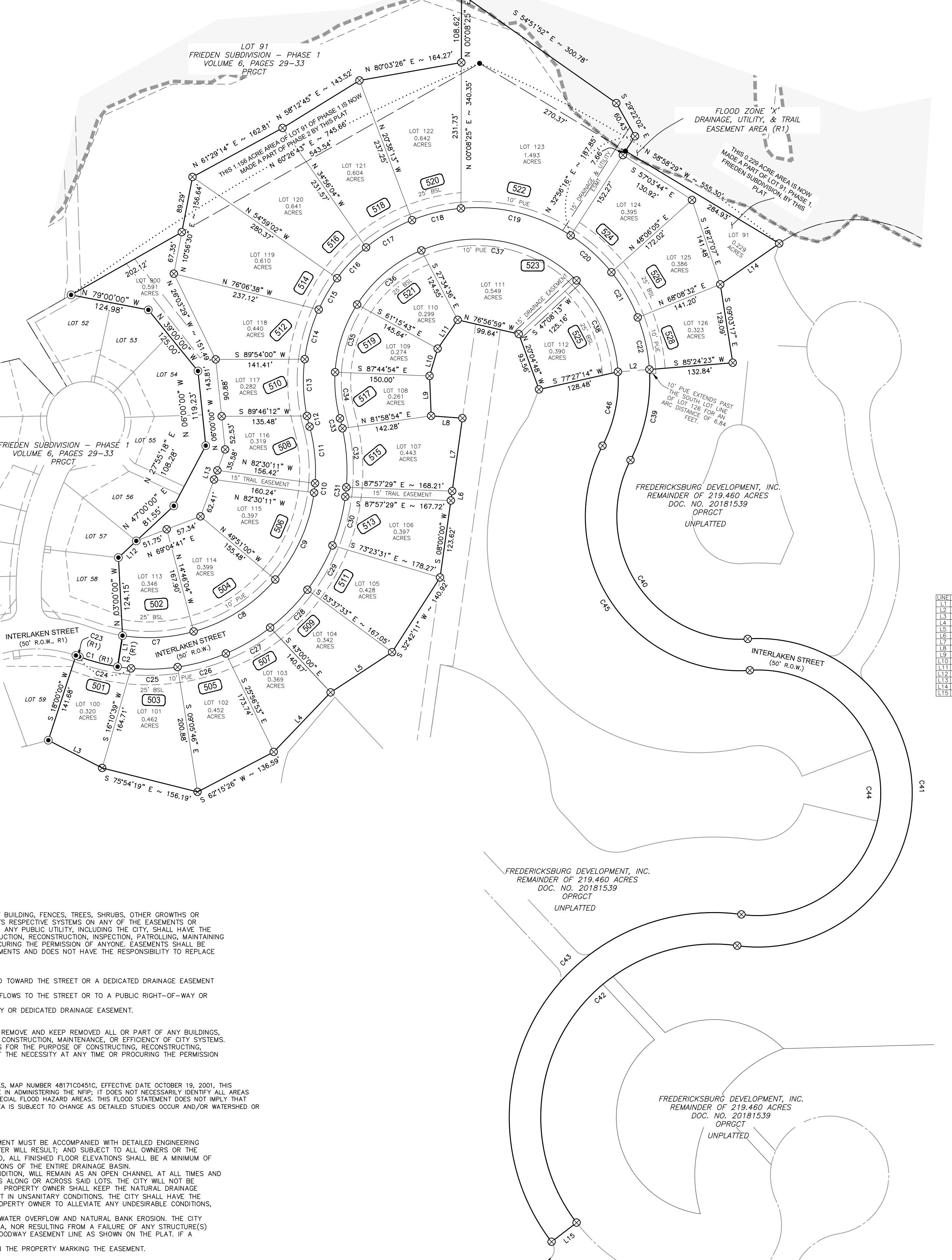
PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: \_\_\_\_\_

## FINAL PLAT ESTABLISHING FRIEDEN SUBDIVISION - PHASE 2

FRIEDEN SUBDIVISION BEING 16.004 ACRES OUT OF THE REMAINDER OF THE FREDERICKSBURG DEVELOPMENT, INC. 219.460 ACRES TRACT RECORDED IN DOCUMENT NO. 20181539 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS AND 1.159 ACRES OUT OF FRIEDEN SUBDIVISION PHASE 1, RECORDED IN VOLUME 6, PAGES 29-33 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

A TOTAL OF 17.163 ACRES



## 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 - PHASE 2, TO THE CITY OF FREDERICKSBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC, FOREVER BY THIS SIMPLIFIED, FREE AND CLEAR OWNERSHIP, ALL EMINENT DOMAIN, ETC., 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 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: \_\_\_\_\_

CERTIFICATE OF FINAL PLAT APPROVAL

APPROVED

DIRECTOR OF DEVELOPMENT SERVICES DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF FREDERICKSBURG, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE FRIEDEN SUBDIVISION - PHASE 2, TO THE CITY OF FREDERICKSBURG WAS SUBMITTED AND APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES ON THE \_\_\_\_ DAY OF

AS AUTHORIZED IN SECTION 4 OF THE CITY OF FREDERICKSBURG SUBDIVISION ORDINANCE.

WITNESS BY HAND \_\_\_\_\_ DAY OF

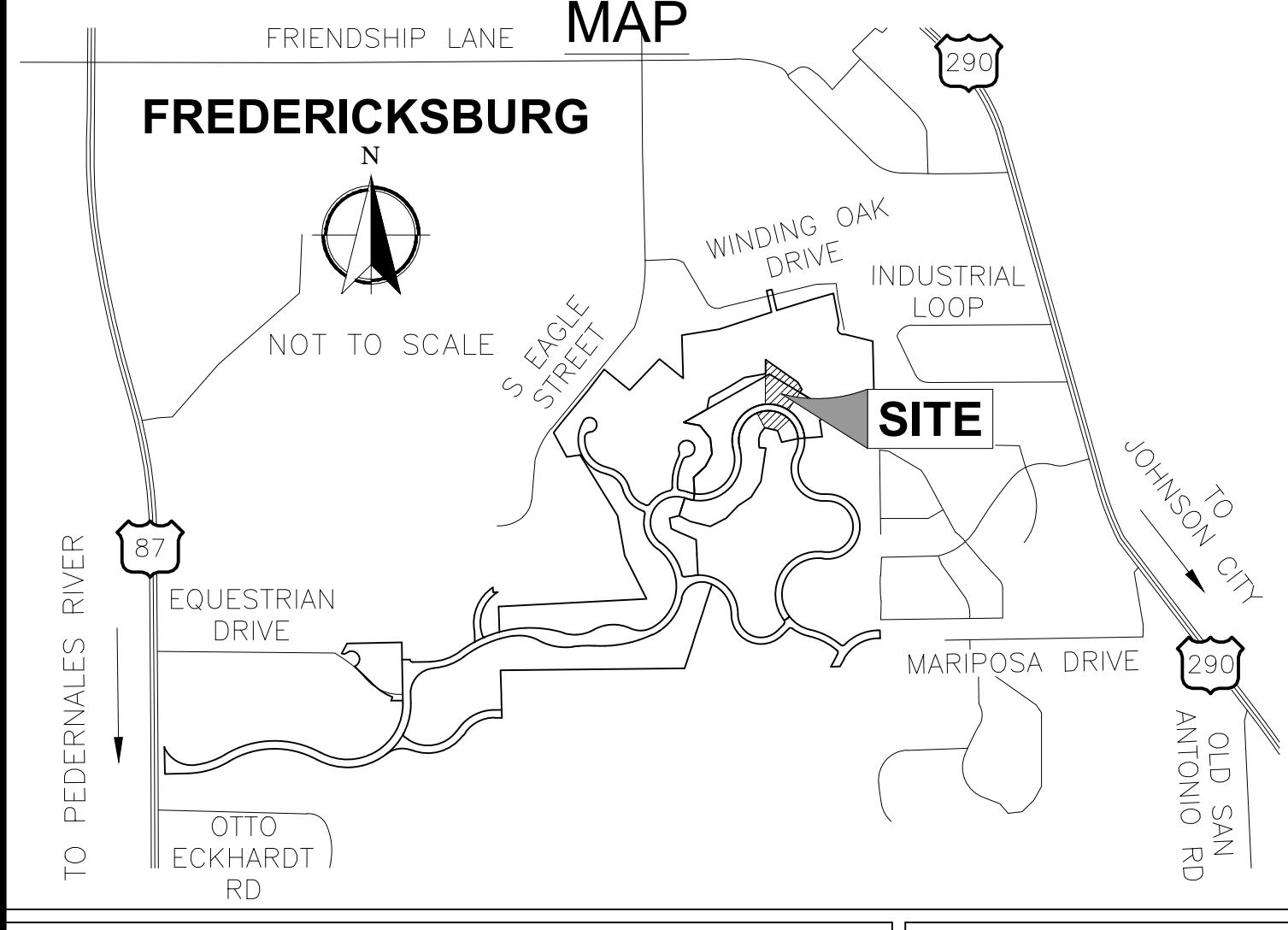
CITY SECRETARY

CITY OF FREDERICKSBURG, TEXAS

## BOUNDARY LINE AND CURVE TABLES

LINE	BEARING	DISTANCE	END POINT	ANGLE	CHORD	CHORD LENGTH
L1	N 020°41' W	50.00'				42.48'
L2	N 85°46'05" E	50.00'				21.61'
L3	N 020°41' W	50.00'				42.48'
L4	N 43°41'12" E	139.71'				512.37'
L5	N 106.57°	275.00'	222°38'03"	13	8402'21"	6
L6	N 874.28°	225.00'	222°38'03"	13	8402'21"	419.21'
L7	N 080°00' W	117.01'				113.20'
L8	N 85°49'45" W	49.84'				35.68'
L9	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
L10	N 16°28'13" E	45.18'				15.01'
L11	N 117.51°	275.00'	314°41'41"	13	8554'03"	W
L12	N 47°15'11" E	38.79'				17.51'
L13	N 20°15'12" E	15.38'				9.015'
L14	N 14°45'45" E	24.29'				17.07'
L15	N 52°29'41" W	50.00'				42.48'
C1	N 015°00' W	112°10'00"	135°14'42"	13	8257'07"	E
C2	N 216.2°	315.00'	335°55'56"	13	8257'07"	E
C3	N 106.57°	275.00'	222°38'03"	13	8402'21"	E
C4	N 106.57°	275.00'	222°38'03"	13	8402'21"	E
C5	N 874.28°	225.00'	222°38'03"	13	8402'21"	E
C6	N 874.28°	225.00'	222°38'03"	13	8402'21"	E
C7	N 114.08°	265.00'	24°39'51"	13	8640'55"	W
C8	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C9	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C10	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C11	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C12	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C13	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C14	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C15	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C16	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C17	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C18	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C19	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C20	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C21	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C22	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C23	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C24	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C25	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C26	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C27	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C28	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C29	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C30	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C31	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C32	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C33	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C34	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C35	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C36	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C37	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C38	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C39	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C40	N 155.97°	265.00'	234°39'51"	13	8640'55"	W
C						

LOCATION  
MAP



**SURVEY NOTES:**  
1. THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 TEXAS CENTRAL ZONE 12C.  
2. DATE OF SURVEY: FEBRUARY 15, 2025.  
3. DISTANCES SHOWN ON THE PLAT ARE ACTUAL GROUND DISTANCES.  
REFER TO THE OVERALL PLAT OF FRIEDEN SUBDIVISION - PHASE 2, RECORDED IN VOLUME 7, PAGE 56, OPRGCT, FOR PUBLIC UTILITY EASEMENT DETAILS, AND OTHER ACKNOWLEDGMENTS, DEDICATIONS, AND PERTINENT ITEMS IN RECORD.  
4. REFERENCES:  
R1 - VOLUME 7, PAGE 56, OPRGCT, FRIEDEN SUBDIVISION - PHASE 2.  
R2 - VOLUME 6, PAGES 29-33, PRCT, FRIEDEN SUBDIVISION - PHASE 1.

**GENERAL NOTES:**  
1. LOT DRAINAGE SHALL BE DESIGNED TO DIRECT RUNOFF TO ADJACENT STREETS OR DRAINAGE CHANNELS.

**LEGEND**

ROW	RIGHT OF WAY
PUE	PUBLIC UTILITY EASEMENT
OPRGCT	OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TX
DRGCT	DEED RECORDS, GILLESPIE COUNTY, TX
PRGCT	PLAT RECORDS, GILLESPIE COUNTY, TX
BSL	BUILDING SETBACK LINE

**REVISIONS:**  
204 BOUNDARY LINE  
202 REVISED STREET ADDRESS  
201 PREVIOUS STREET ADDRESS  
200 ROAD CENTERLINE  
199 EASEMENT LINE  
198 BUILDING SETBACK LINE  
SET 1/2" REBAR W/ CAP "OPEN RANGE FS 10194069"  
FOUND 1/2" REBAR W/ CAP "OPEN RANGE FS 10194069"

**OPEN RANGE.**  
FIELD SERVICES, LLC.  
TBPESL 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 NO: B25-023

DATE

STATE 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 2025.

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

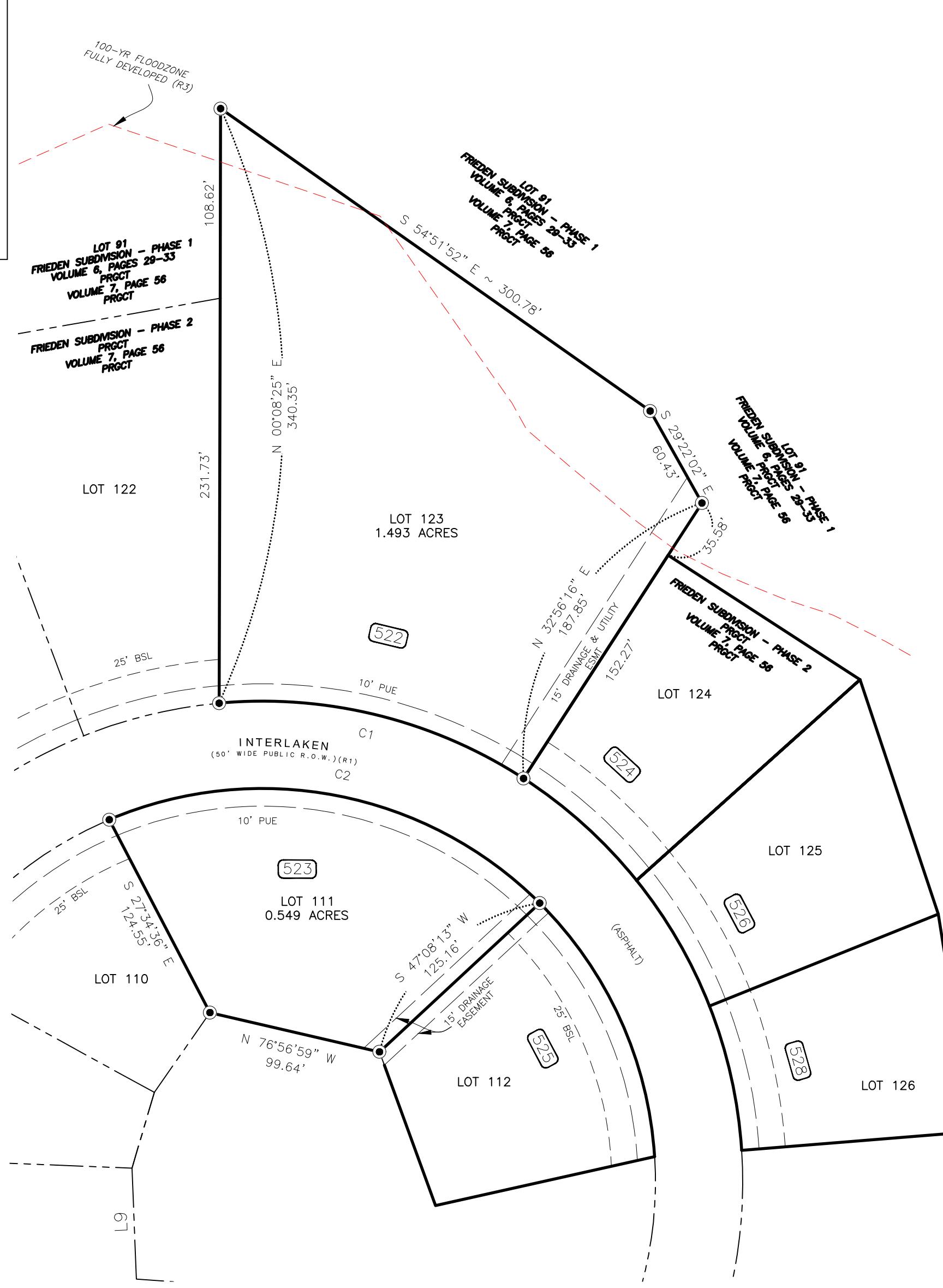
PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: \_\_\_\_\_

# REPLAT OF FRIEDEN SUBDIVISION - PHASE 2 CREATING LOTS 111-A, 111-B, 123-A, AND 123-B (REVISING ADDRESSES OF LOTS 112, 124, 125, AND 126)

**LOT 123-A AND LOT 123-B:** BEING A PORTION OF LOT 123 OF FRIEDEN SUBDIVISION - PHASE 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGES 56, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS

**LOT 111-A AND LOT 111-B:** BEING LOT 111 OF FRIEDEN SUBDIVISION - PHASE 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGES 56, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS



**EXISTING AREA**  
LOT 111 AND LOT 123, FRIEDEN  
SUBDIVISION - PHASE 2, VOLUME 7,  
PAGES 56, OPRGCT

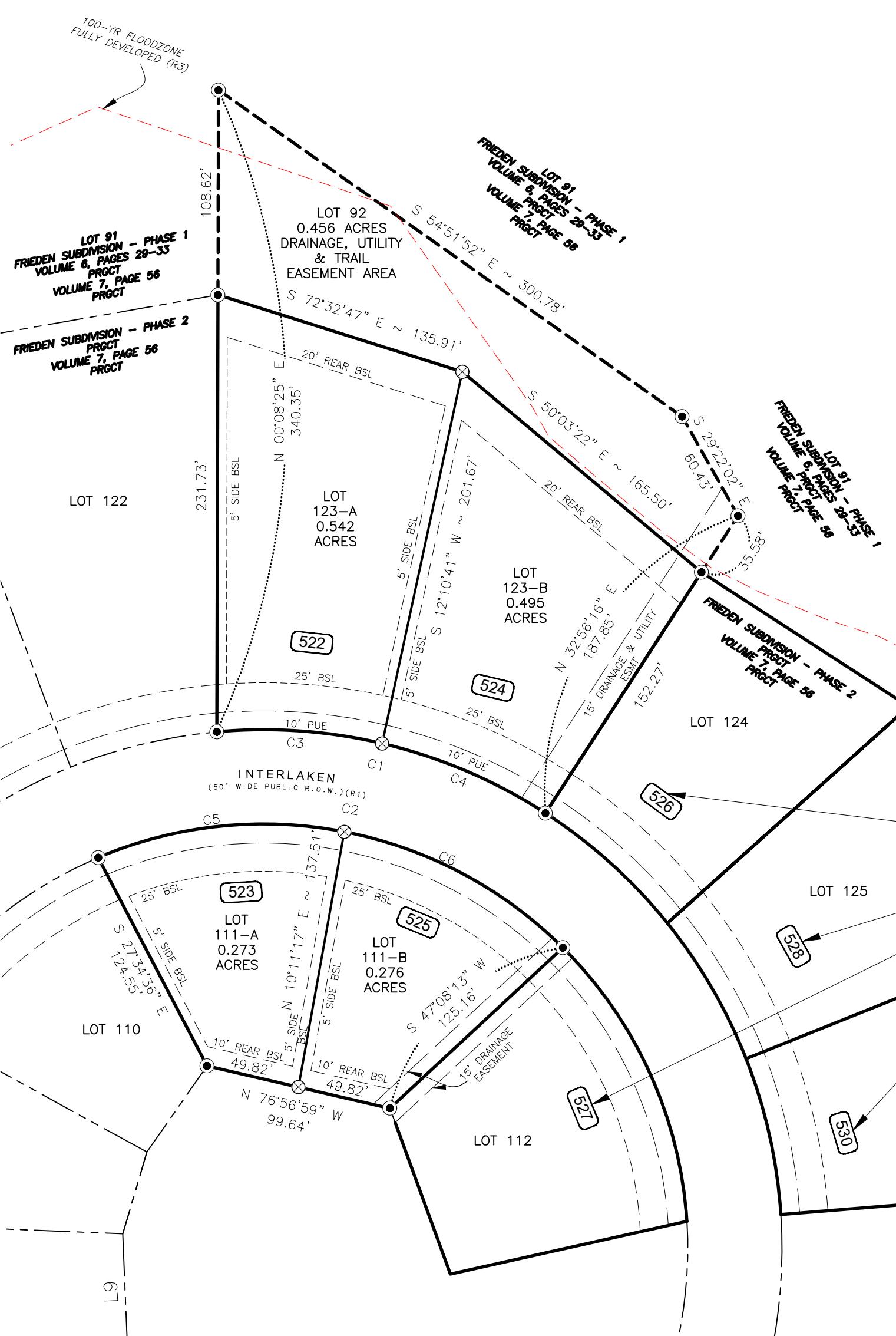
N  
60 30 0 60  
SCALE IN FEET  
1" = 60'

**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 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, REPAIR, MAINTENANCE, ADDITION TO, OR REMOVAL OF 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 DRAINAGE & DRAINEAGE**  
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. DEDICATED DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY PROPERTY OWNERS.  
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 OF GROWTHS OR IMPROVEMENTS, WHETHER EXISTING OR IN THE PROCESS OF CONSTRUCTION, MAINTENANCE, OR EFFICIENCY, THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS. THE CITY SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, REPAIRING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART 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, WALLS, 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 REPLATTED.



**AREA BEING REPLATTED**  
LOT 111 AND LOT 123, FRIEDEN  
SUBDIVISION - PHASE 2, VOLUME 7,  
PAGES 56, OPRGCT CREATING LOTS  
111-A, 111-B, 123-A, AND 123-B

## CURVE TABLE FOR LOT 111-A, LOT 111-B, LOT 123-A, AND LOT 123-B

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	182.91'	275.00'	038°06'30"	N 76°06'59" W	179.55'
C2	266.32'	225.00'	067°49'07"	S 79°02'04" E	251.05'
C3	88.27'	275.00'	018°23'25"	N 85°53'32" W	87.89'
C4	94.44'	275.00'	018°23'25"	N 85°53'32" W	94.17'
C5	133.16'	225.00'	033°54'34"	N 84°00'07" E	131.23'
C6	133.16'	225.00'	033°54'34"	S 62°04'47" E	131.23'

**FEMA FLOODPLAIN NOTE:**  
ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIR) FOR GILLESPIE COUNTY, TEXAS, MAP NUMBER 4817004010, EFFECTIVE DATE OCTOBER 18, 2001, THIS PROPERTY LIES IN ZONE X, WHICH IS DEFINED AS AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD. THE NFIP FIRM IS FOR USE IN ADMINISTERING THE NFIP. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**PLAT NUMBER: P-2509**

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 **REPLAT OF FRIEDEN SUBDIVISION - PHASE 2 CREATING LOTS 111-A, 111-B, 123-A, AND 123-B**, TO THE CITY OF FREDERICKSBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC USE FOR EVER THE FOLLOWING EASEMENTS, 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 EASEMENTS NECESSARY FOR THE SERVICE OF THE PROPERTY AND 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 \_\_\_\_\_  
BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR  
CITY OF FREDERICKSBURG, TEXAS, ON THIS DAY PERSONALLY APPEARED

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

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  
2025.

NOTARY PUBLIC, THE STATE OF TEXAS

PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATE OF FINAL PLAT APPROVAL  
ADMINISTRATIVE APPROVAL

APPROVED

DIRECTOR OF DEVELOPMENT SERVICES DATE  
THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF FREDERICKSBURG,  
HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE REPLAT OF  
FRIEDEN SUBDIVISION - PHASE 1 SUBDIVISION ADDITION TO THE CITY OF  
FREDERICKSBURG WAS SUBMITTED AND APPROVED BY THE DIRECTOR OF  
DEVELOPMENT SERVICES ON THE \_\_\_\_\_ DAY OF  
AS AUTHORIZED IN SECTION 4 OF THE CITY OF FREDERICKSBURG SUBDIVISION  
ORDINANCE.

WITNESS BY HAND \_\_\_\_\_ DAY OF 2025.

CITY SECRETARY  
CITY OF FREDERICKSBURG, TEXAS

## REVISED ADDRESSES (SEE NOTE #3)

### REPLAT NOTES:

- THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT 111 (PRIOR AMENITY PARKING) INTO AND LOT 123 (PRIOR AMENITY CENTER) INTO 4 RESIDENTIAL LOTS (111-A, 111-B, 123-A, AND 123-B). ALSO, TO ALLOCATE A 0.456 ACRE PORTION OF LOT 123 INTO LOT 91 OF FRIEDEN PHASE 1.
- THIS REPLAT DOES NOT ALTER OR AMEND ANY EXISTING VARIANCES OR EASEMENTS, UNLESS OTHERWISE NOTED.
- THIS REPLAT INCLUDES REVISIONS TO THE ADDRESSING OF THOSE LOTS IMPACTED BY THE DIVISIONS OF LOT 111 AND 123. NONE OF THE LOTS HAVING THEIR ADDRESSES REVISED WERE SOLD AT THE TIME OF THIS REPLAT. REVISIONS TO ADDRESSING WERE APPROVED BY CITY OF FREDERICKSBURG'S RURAL ADDRESSING DEPARTMENT.

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS THE \_\_\_\_\_ DAY OF  
2025, ON

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

BY: \_\_\_\_\_  
COUNTY CLERK, GILLESPIE COUNTY, TEXAS

LOT NUMBER	AREA (ACRES)	AREA (SQ FT)	HOUSE TYPE	LOT TYPE	COMMENT
100	0.320	13,939	Farm Haus	LOOK OUT	
101	0.462	20,125	Farm Haus	RCH	
102	0.452	19,689	Farm Haus	RCH	
103	0.369	16,074	Farm Haus	RCH	
104	0.342	14,898	Farm Haus	RCH	
105	0.428	18,644	Farm Haus	RCH	
106	0.397	17,293	Farm Haus	RCH	
107	0.443	19,297	Farm Haus	RCH	
108	0.261	11,369	Meitel Haus	RCH	
109	0.274	11,935	Meitel Haus	RCH	
110	0.299	13,024	Meitel Haus	RCH	
111A	0.273	11,879	Meitel Haus	RCH	
111B	0.297	12,953	Meitel Haus	RCH	
112	0.360	15,685	Farm Haus	RCH	
113	0.346	15,072	Farm Haus	RCH	
114	0.399	17,380	Farm Haus	RCH	
115	0.397	17,293	Farm Haus	RCH	
116	0.319	13,896	Farm Haus	RCH	
117	0.282	12,284	Farm Haus	RCH	
118	0.440	19,166	Farm Haus	RCH	
119	0.610	26,572	Farm Haus	RCH	
120	0.641	27,922	Farm Haus	RCH	
121	0.604	26,310	Farm Haus	RCH	
122	0.642	27,966	Farm Haus	RCH	
123A	0.542	23,598	Farm Haus	RCH	
123B	0.495	21,575	Farm Haus	RCH	
124	0.395	17,210	Farm Haus	RCH	
125	0.386	16,798	Farm Haus	RCH	
126	0.323	14,070	Farm Haus	RCH	

**PROJECT NO.**  
FRDEL 161765

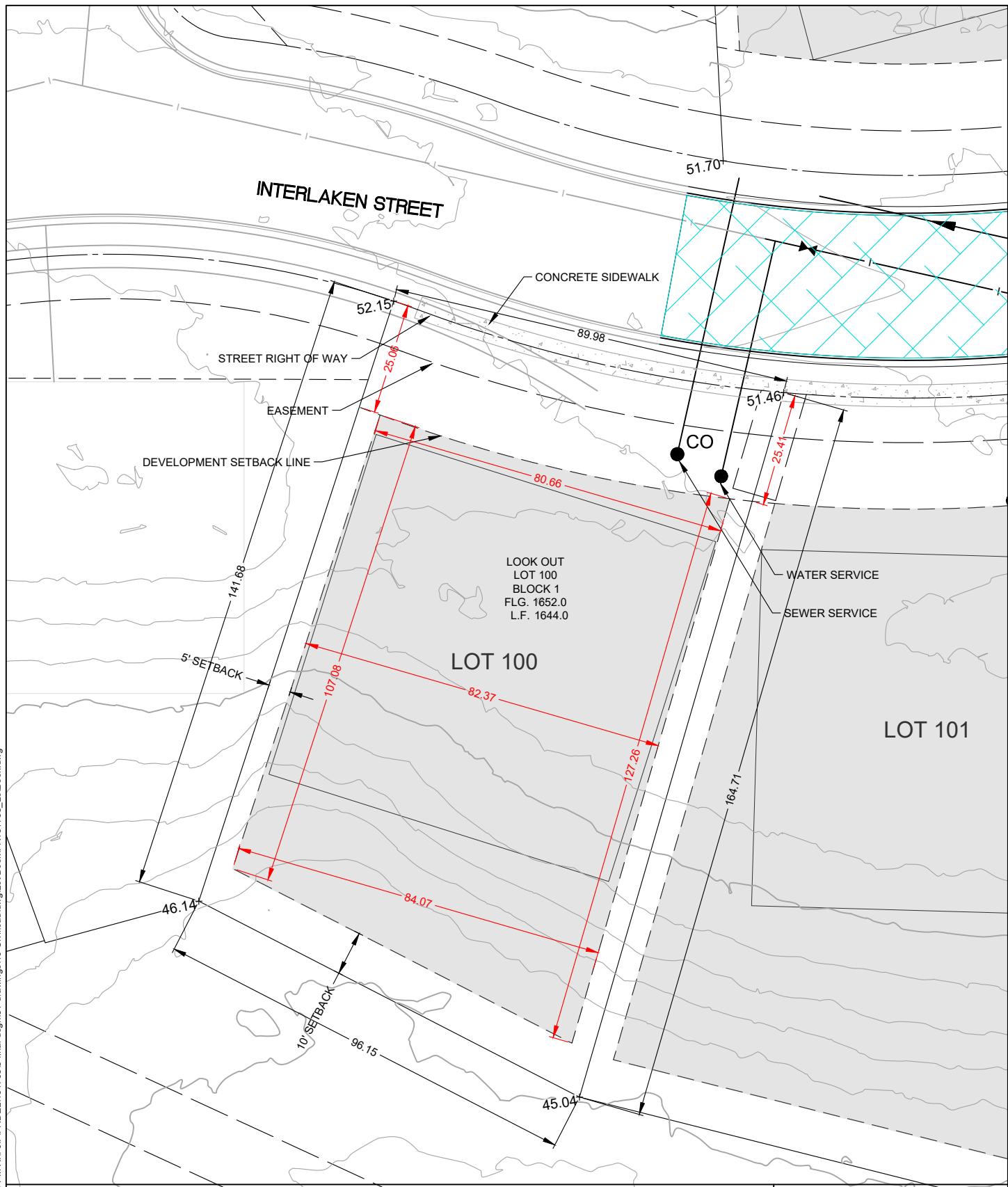


**DATE:**  
01/26/2026

**LOT INFO**  
**FRIEDEN PHASE 2**  
**FREDERICKSBURG, TEXAS**



10 0 10 20  
scale 5 feet



### 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.
6. THIS LAYOUT IS FOR INFORMATIONAL PURPOSES ONLY. REFER TO THE PLAT FOR LEGAL DOCUMENTATION

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501

PROJECT NO.  
FRD# 161765

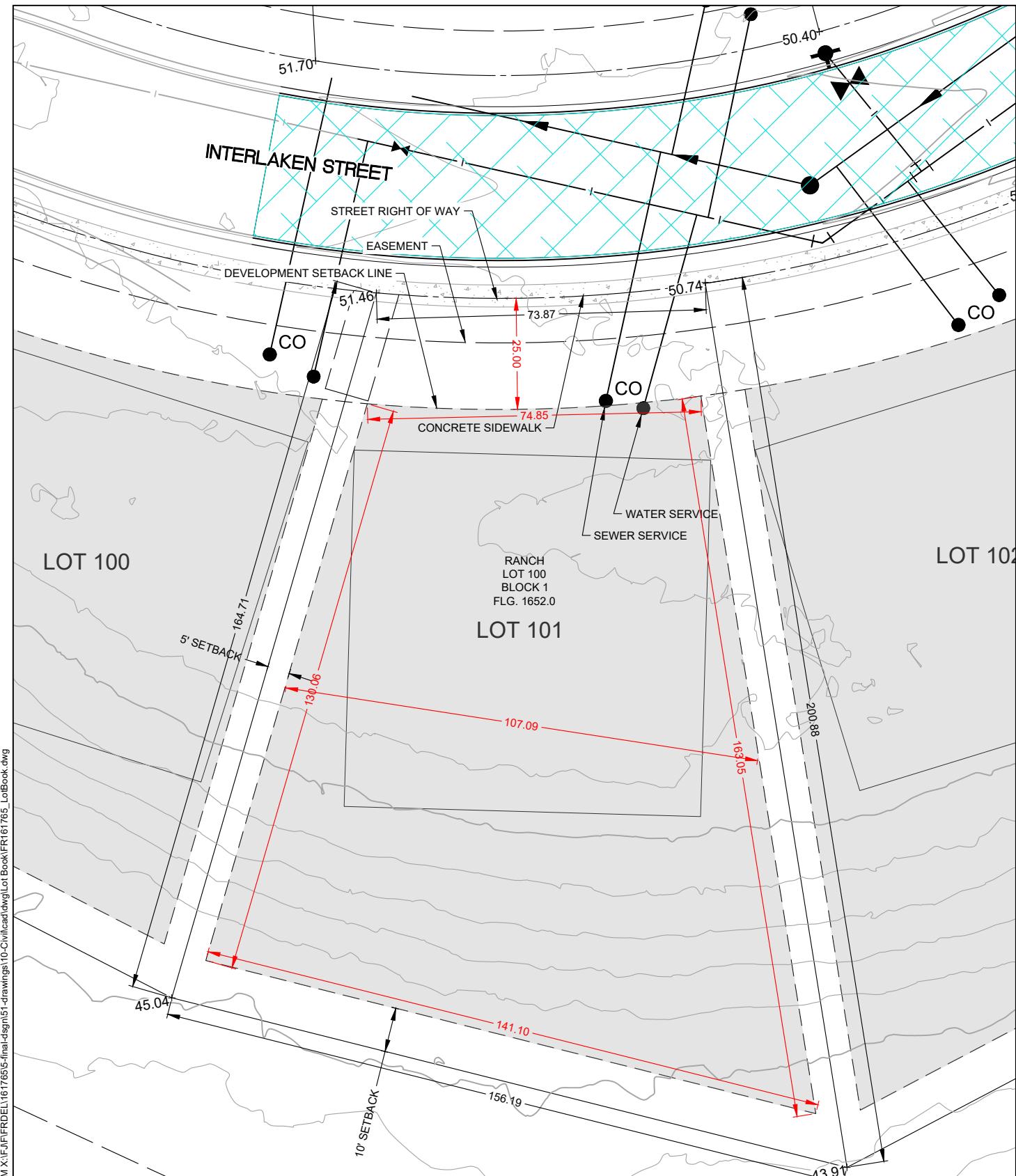
WEDNESDAY

DATE:

**LOT 100 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS**

FIGURE  
NO. 100





**TYPICAL NOTES:**

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**503**



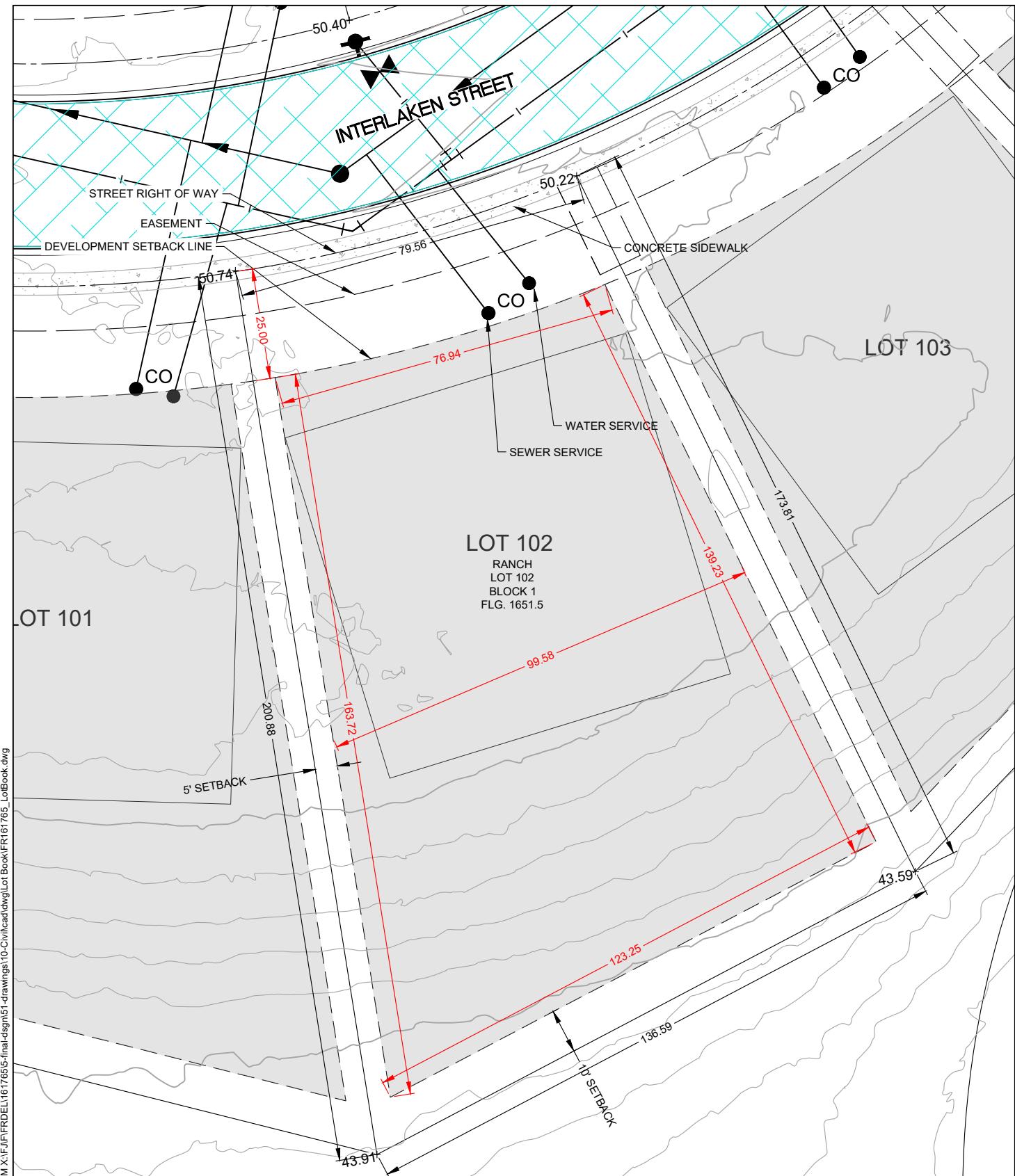
**PROJECT NO.**  
FRDEL 161765

**DATE:**  
4/29/2024

**LOT 101 BLOCK 1**  
**FRIEDEN DEVELOPMENT PHASE 2**  
**FREDERICKSBURG, TEXAS**

**FIGURE**  
**NO. 101**

**scale**  
15 0 15 30  
feet



**TYPICAL NOTES:**

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**505**



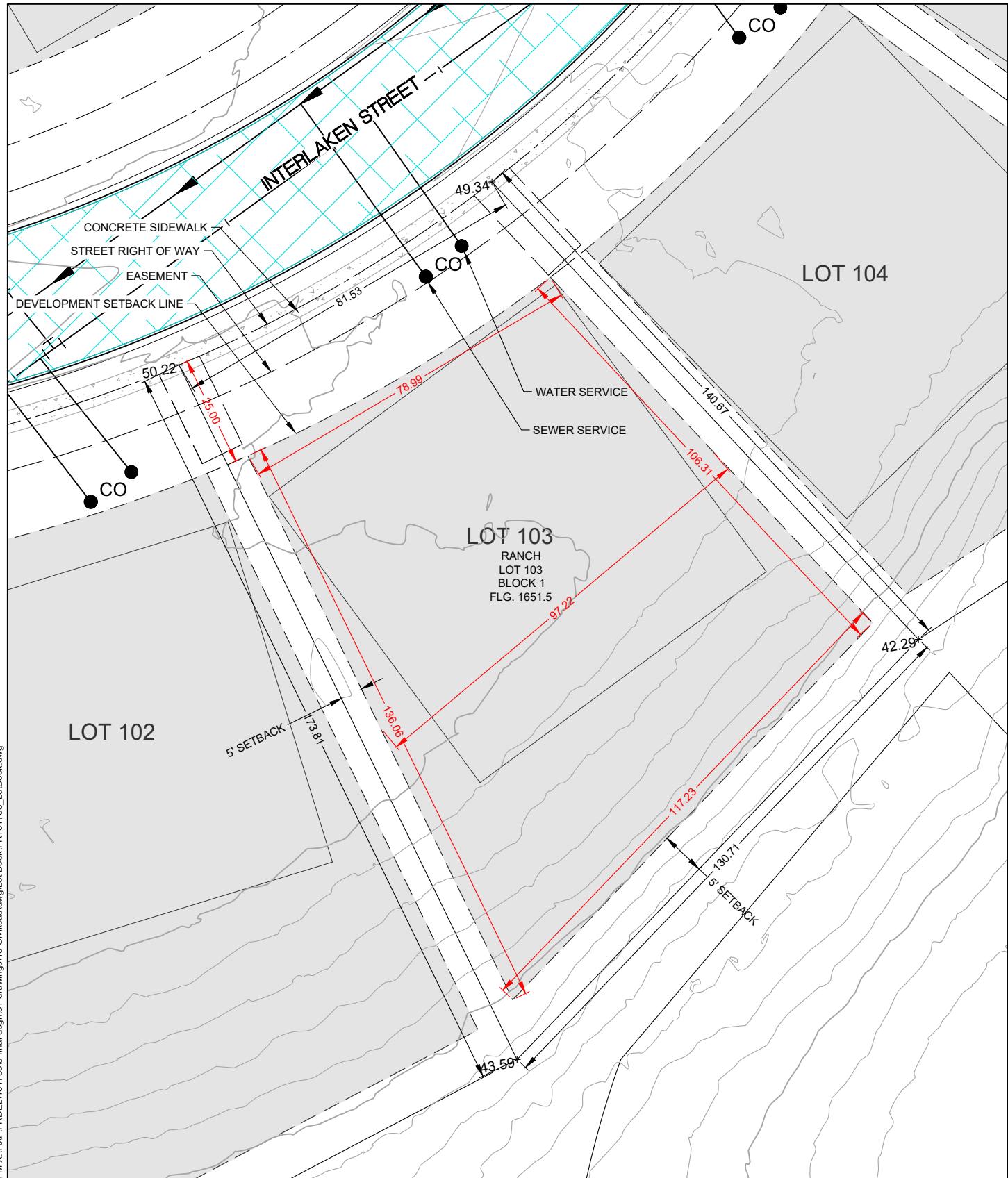
**PROJECT NO.**  
FRDEL 161765

**DATE:**  
4/29/2024

**LOT 102 BLOCK 1**  
**FRIEDEN DEVELOPMENT PHASE 2**  
**FREDERICKSBURG, TEXAS**

**FIGURE**  
**NO. 102**

15 0 15 30  
scale feet



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TYPICAL NOTES:

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NOT AN OFFICIAL SURVEY

507



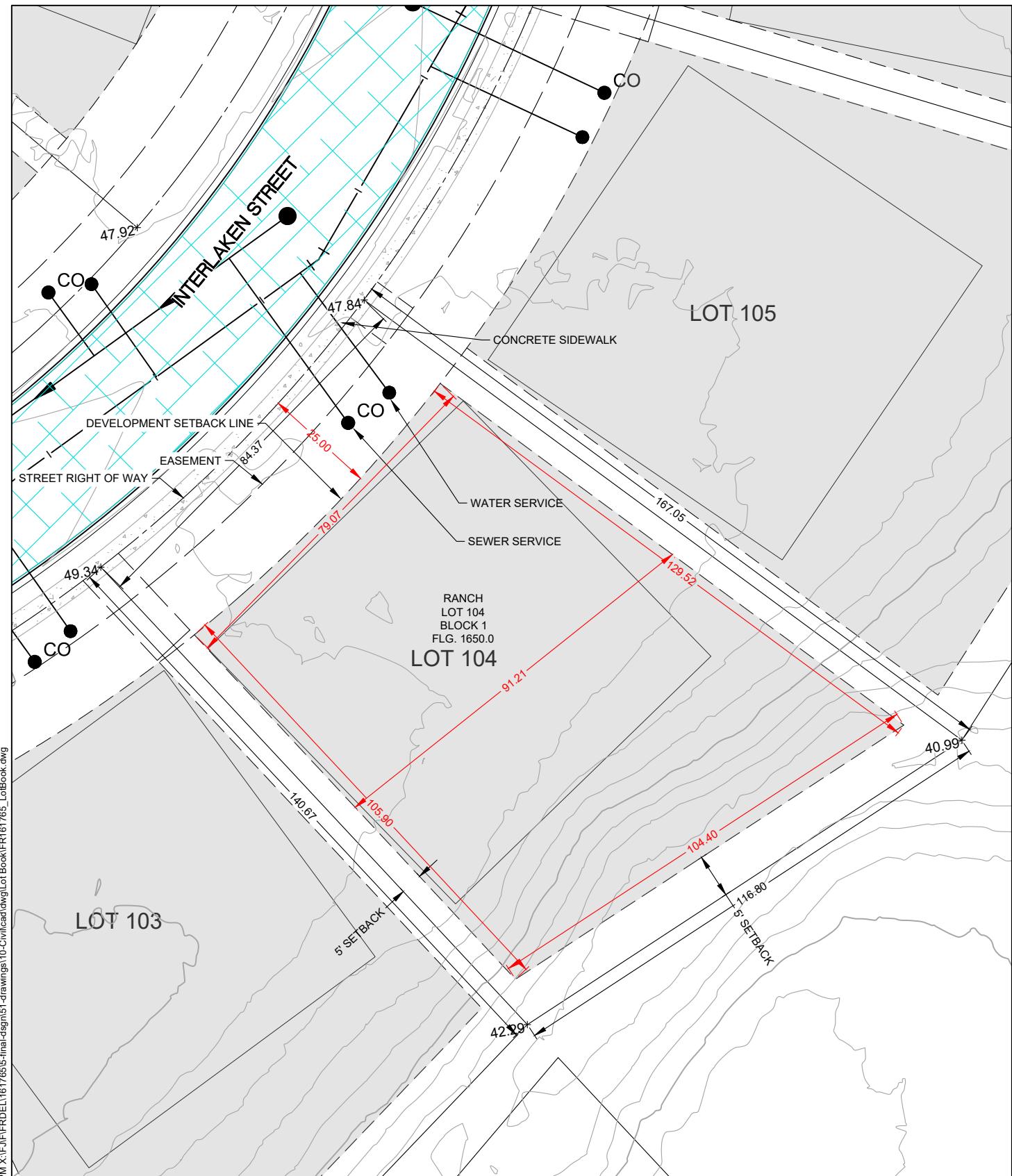
PROJECT NO.  
FRDEL 161765

DATE:  
4/29/2024

LOT 103 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS

FIGURE  
NO. 103

15 0 15 30  
scale feet



**TYPICAL NOTES:**

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**509**



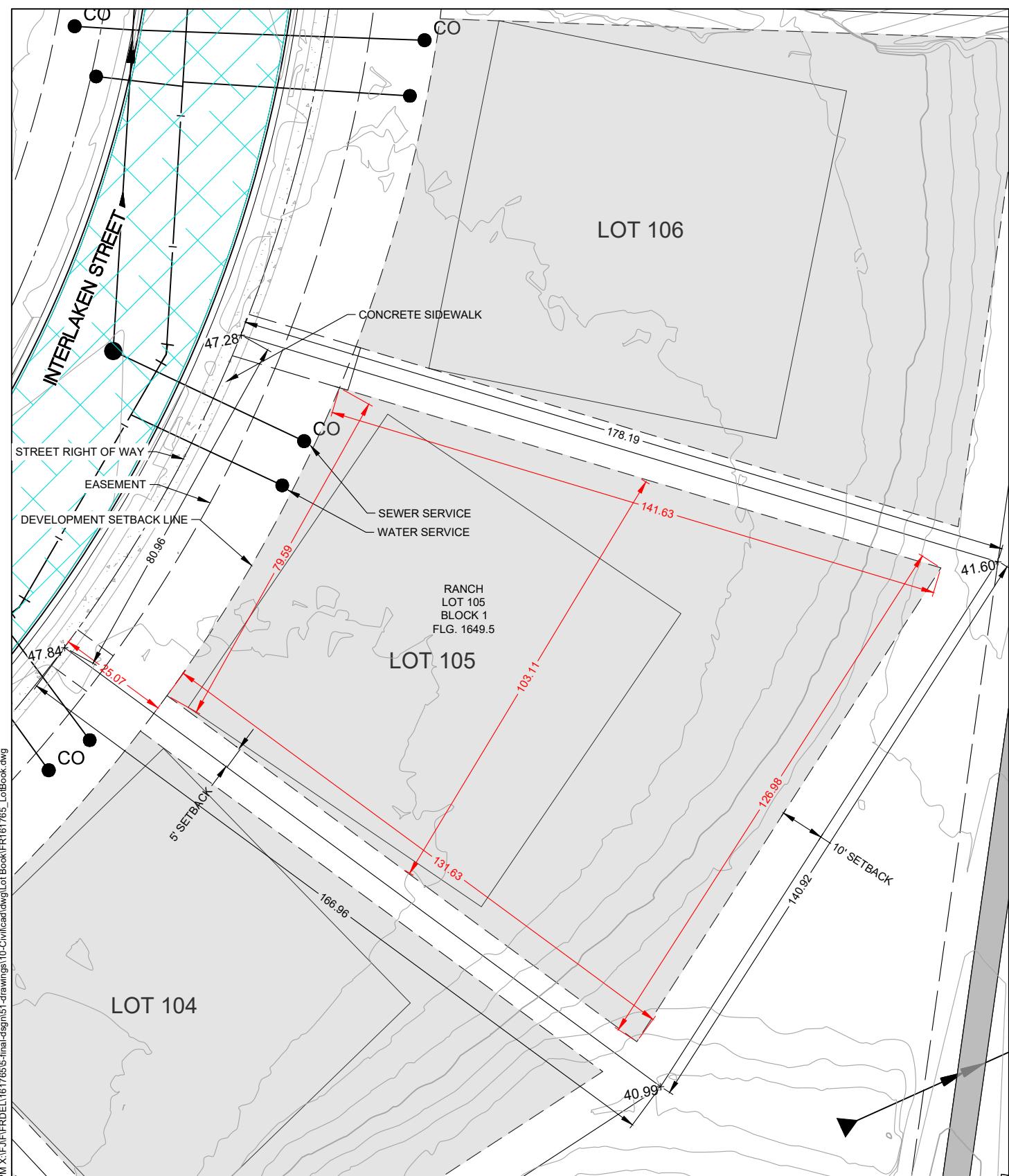
**PROJECT NO.**  
FRDEL 161765

**DATE:**  
4/29/2024

**LOT 104 BLOCK 1**  
**FRIEDEN DEVELOPMENT PHASE 2**  
**FREDERICKSBURG, TEXAS**

**FIGURE**  
**NO. 104**

15 0 15 30  
scale feet



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**TYPICAL NOTES:**

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**511**



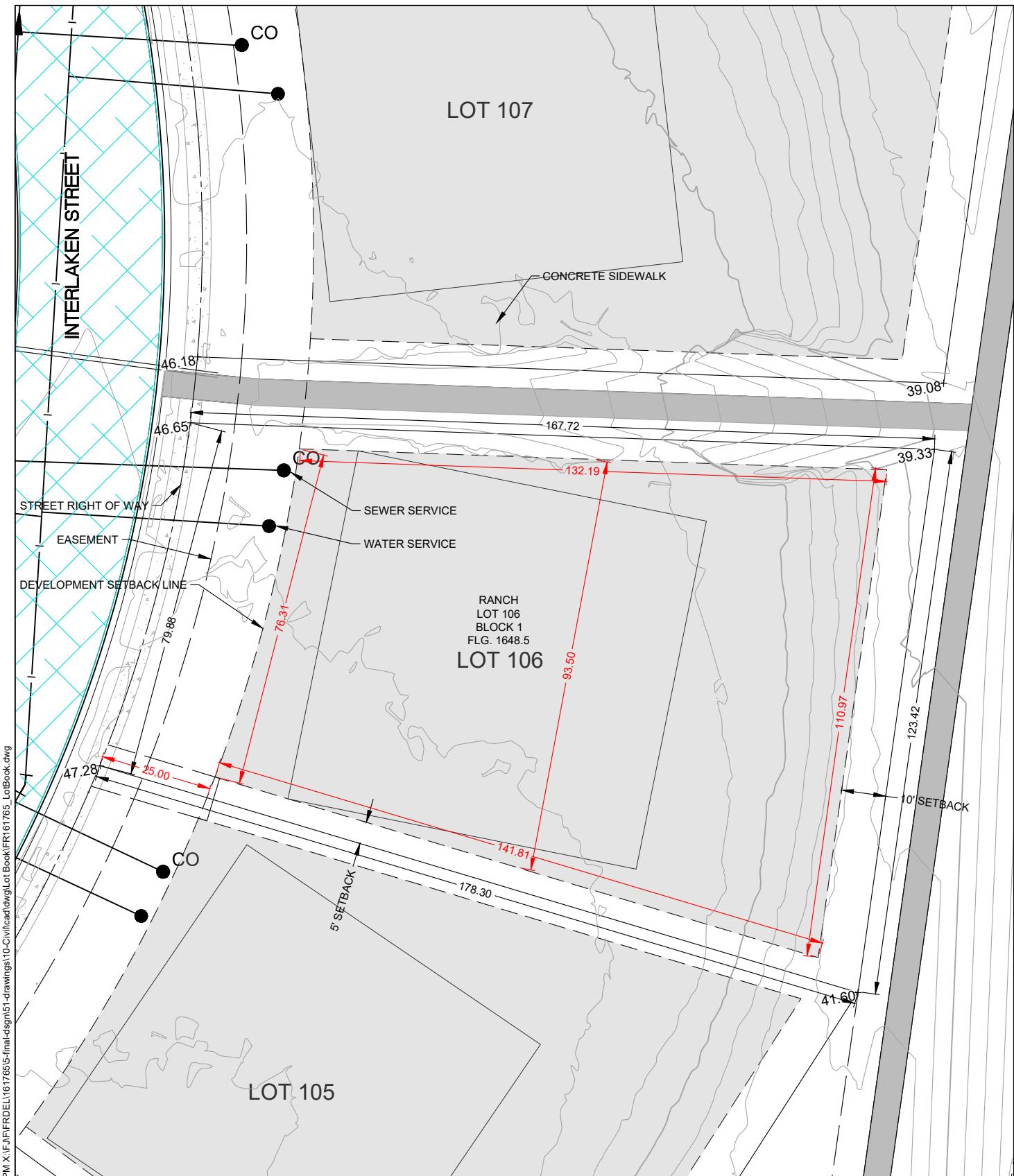
PROJECT NO.  
FRDEL 161765

DATE:  
4/29/2024

**LOT 105 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS**

**FIGURE  
NO. 105**

15 0 15 30  
scale feet



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**TYPICAL NOTES:**  
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PROJECT NO.  
FRDEL 161765

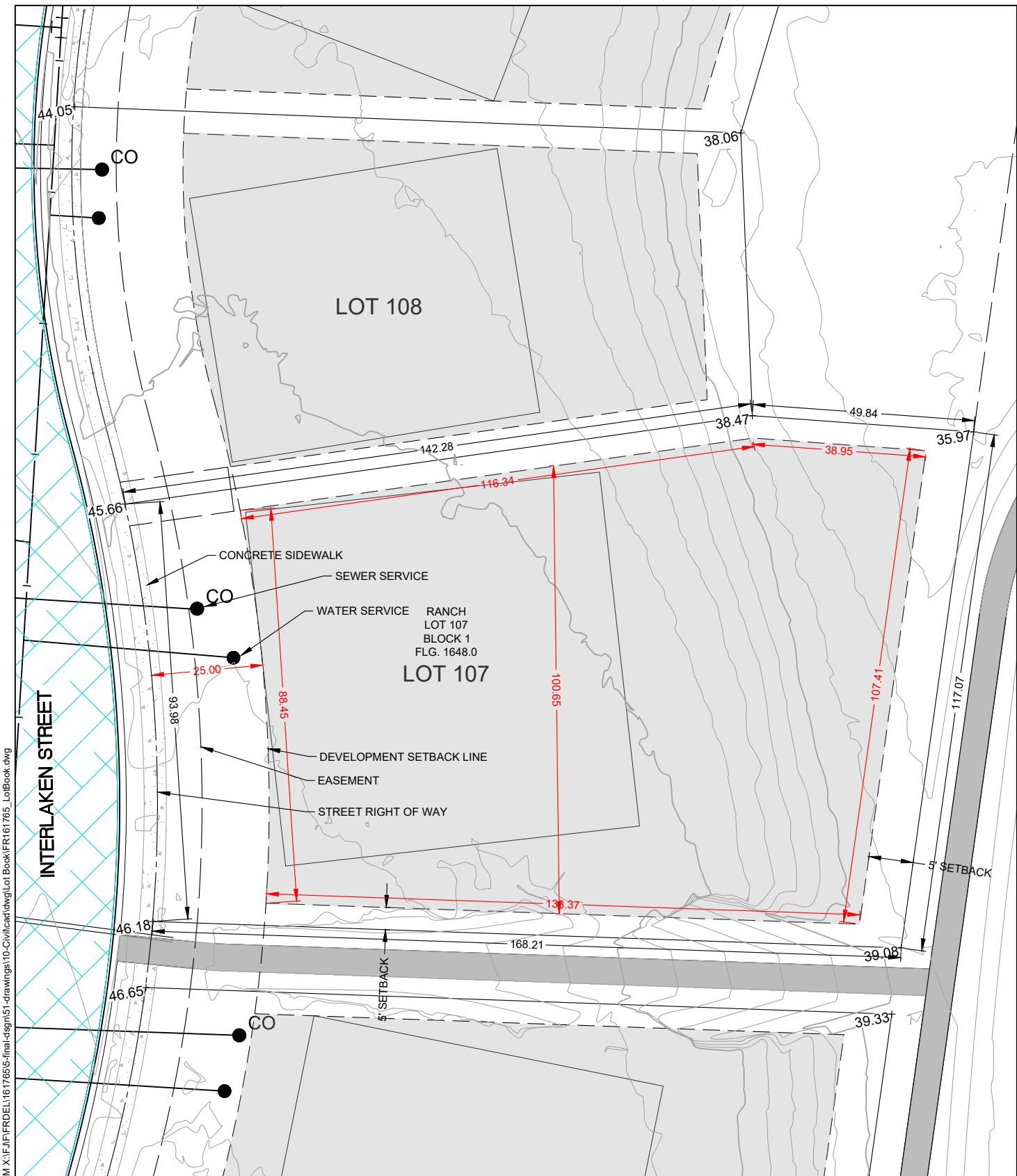
DATE:  
4/29/2024

**LOT 106 BLOCK 1**  
**FRIEDEN DEVELOPMENT PHASE 2**  
**FREDERICKSBURG, TEXAS**

FIGURE  
NO. 106



15' 0' 15' 30' scale feet



TYPICAL NOTES:

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515



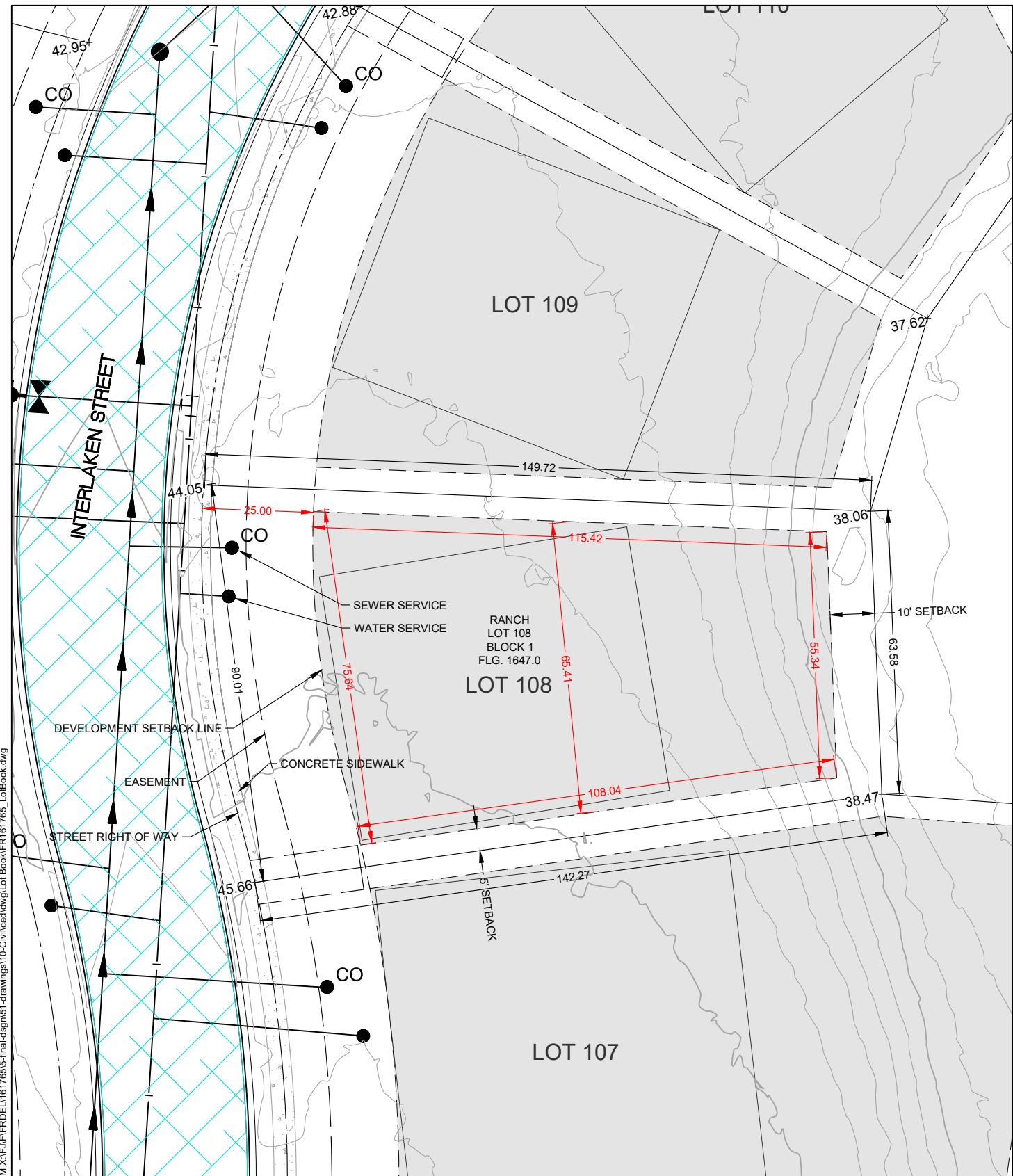
PROJECT NO.  
FRDEL 161765

DATE:  
4/29/2024

LOT 107 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS

FIGURE  
NO. 107

15 0 15 30  
scale feet



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**TYPICAL NOTES:**  
 1. ADJACENT LOTS AND DRAINAGE PATTERNS SHALL NOT BE IMPACTED.  
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**517**

PROJECT NO.  
FRDEL 161765

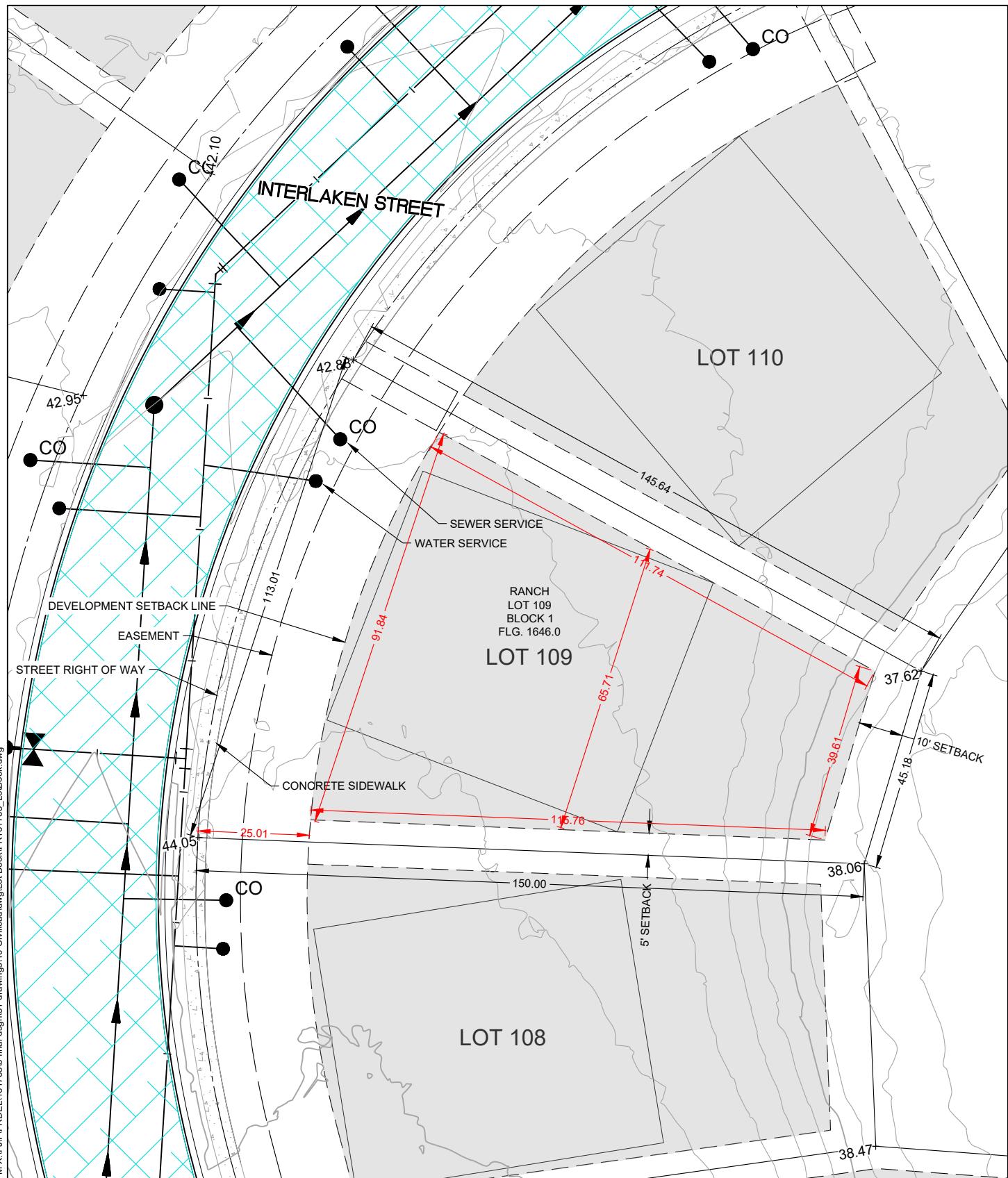
DATE:  
4/29/2024

**LOT 108 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS**

**FIGURE  
NO. 108**

15 0 15 30  
scale feet





### TYPICAL NOTES:

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519

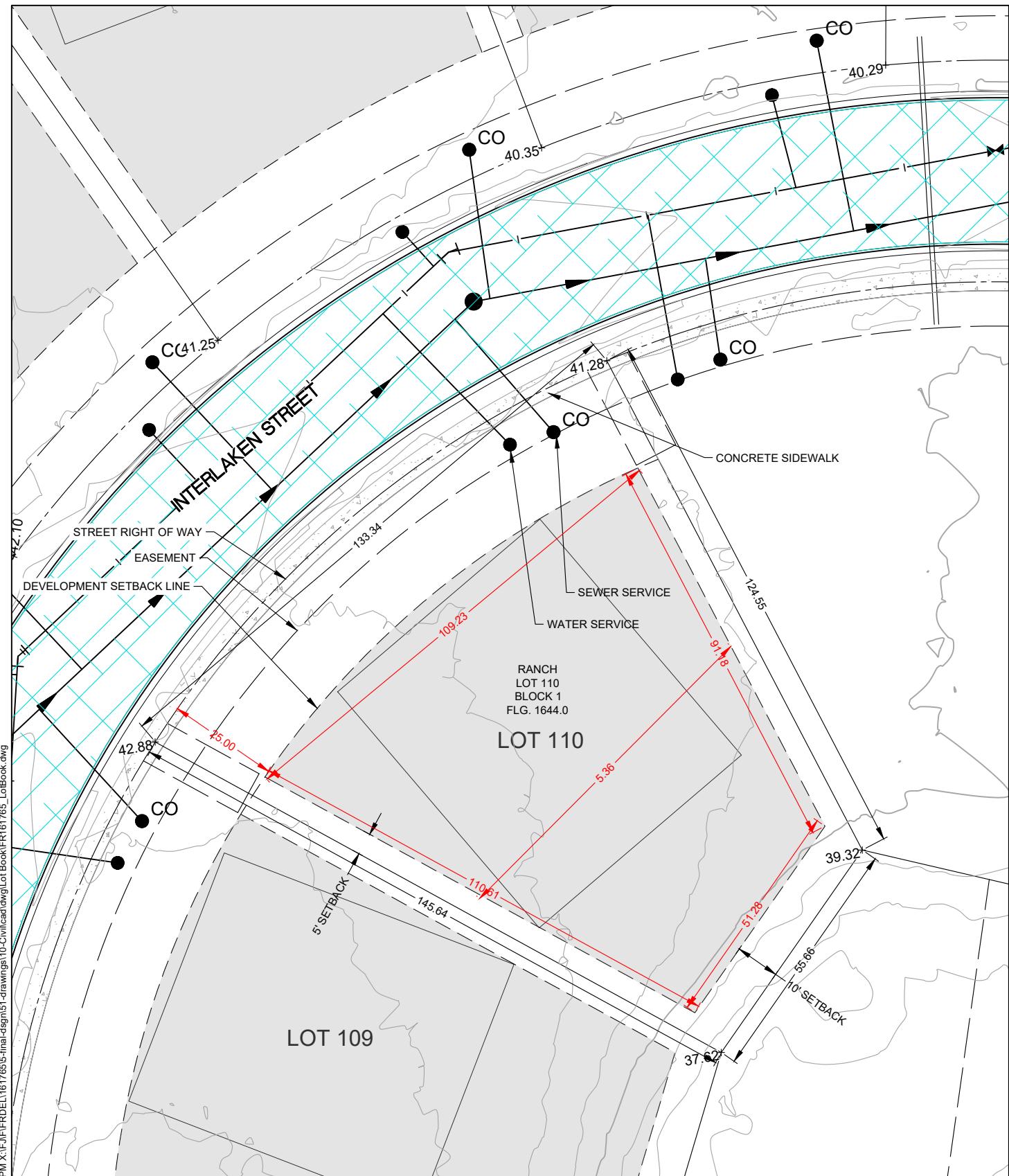
PROJECT NO.  
FRD# 161765

DATE:

**LOT 109 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS**

**FIGURE  
NO. 109**





TYPICAL NOTES:

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521



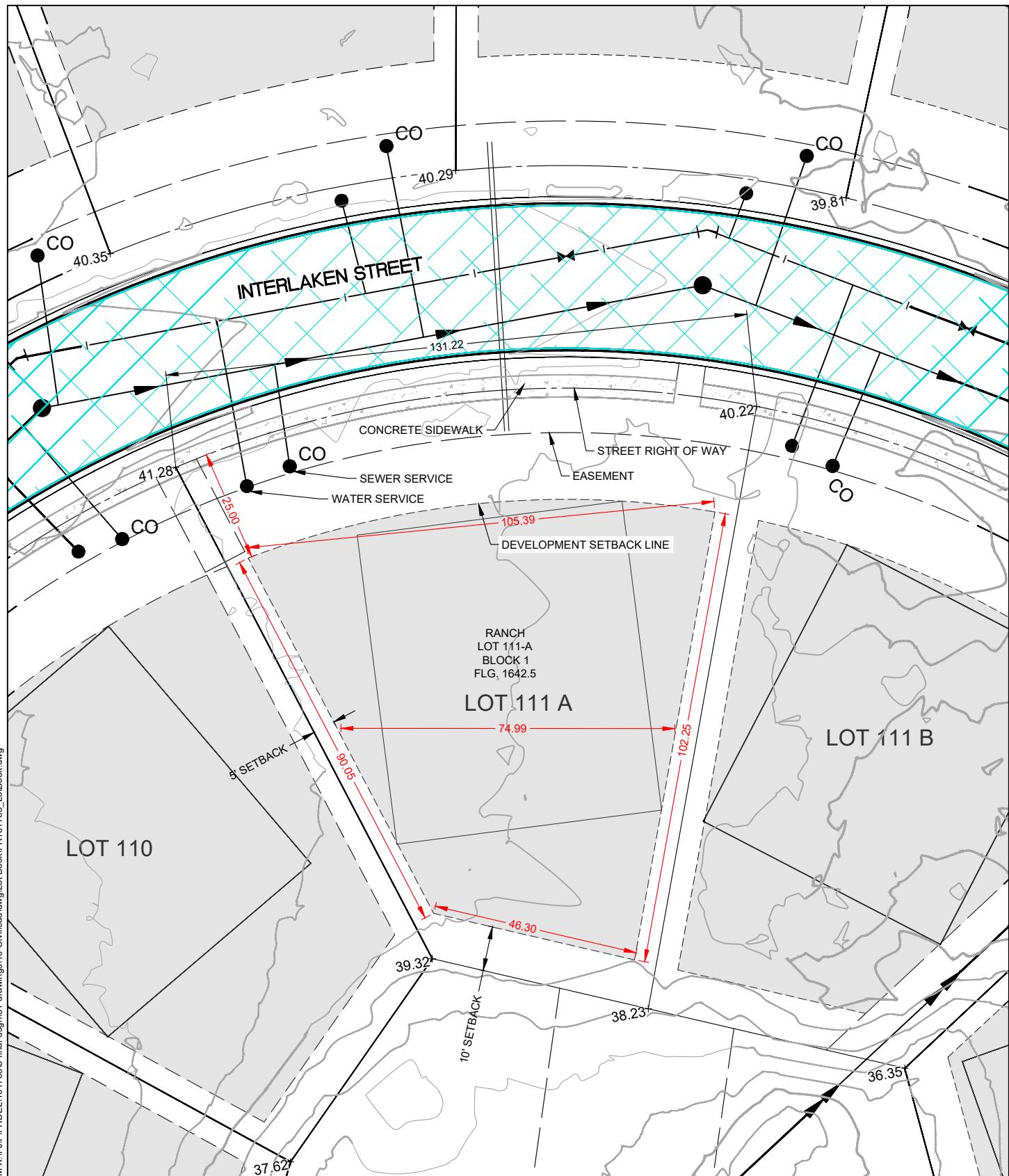
PROJECT NO.  
FRDEL 161765

DATE:  
4/29/2024

LOT 110 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS

FIGURE  
NO. 110

15 0 15 30  
scale feet



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The logo for SEH, featuring a stylized 'S' and 'H' above a large, bold 'E'.

PROJECT NO.  
FRDEI 161765

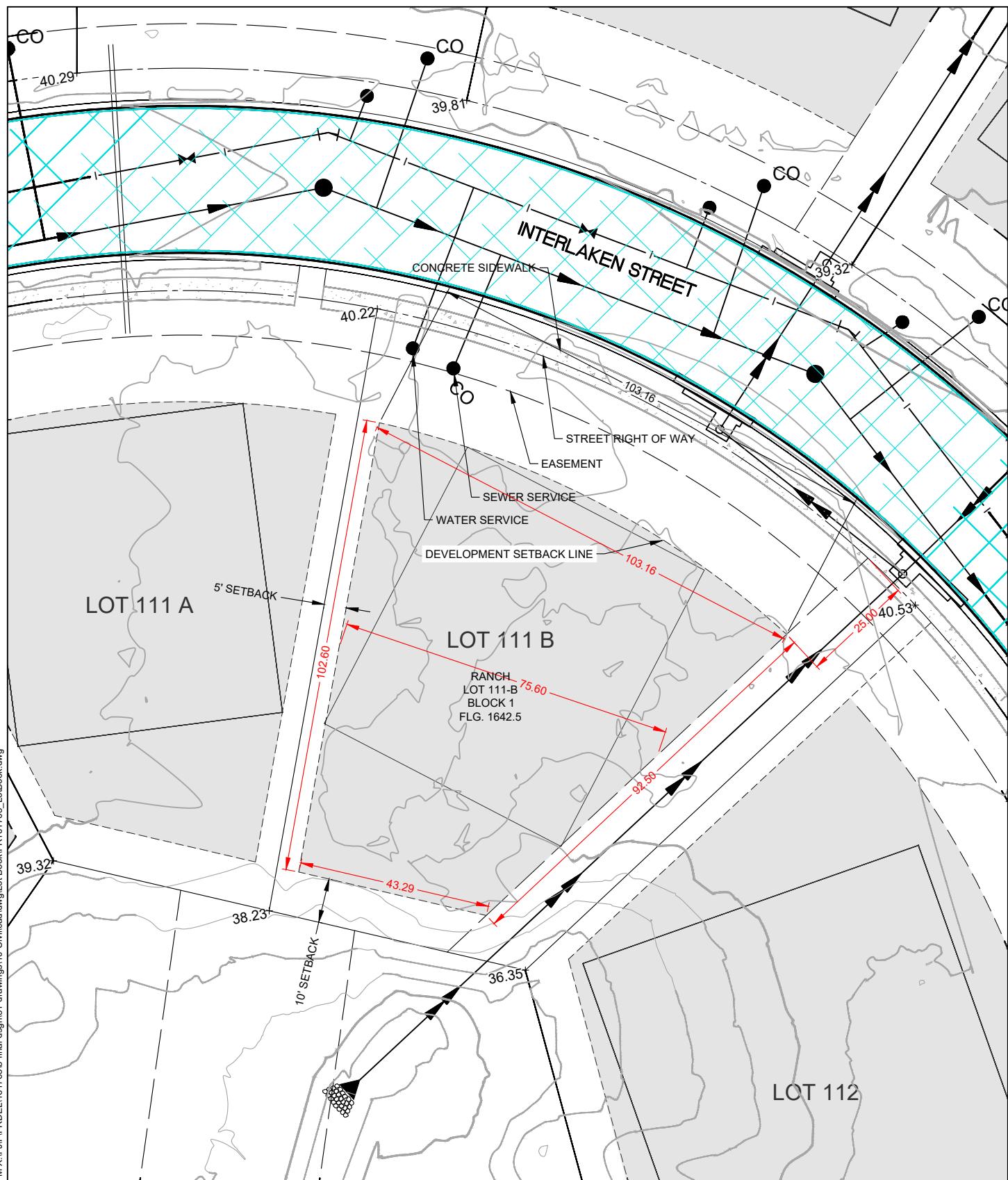
DATE:  
01/26/2026

**LOT 111A BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS**

FIGURE  
NO. 111A

523





#### TYPICAL NOTES:

**TYPICAL NOTES:**

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The logo for SEH, featuring a stylized 'S' and 'H' intertwined with a horizontal line.

PROJECT NO.  
FRDEI 161765

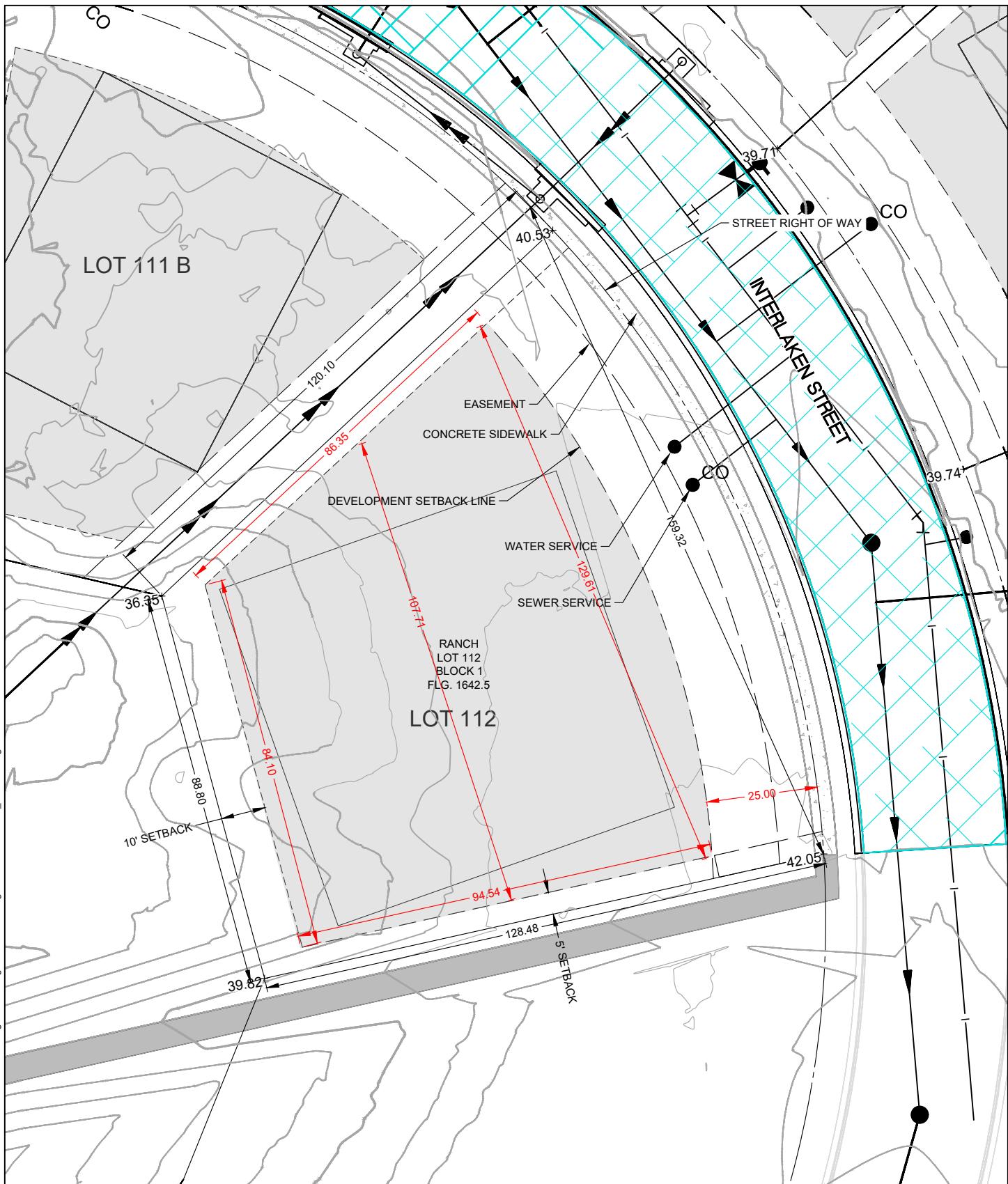
DATE:  
01/26/2026

**LOT 111B BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS**

**FIGURE  
NO. 111B**

525





### TYPICAL NOTES:

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527

The logo for SEH, featuring a stylized 'S' and 'H' above the letters 'E' and 'H'.

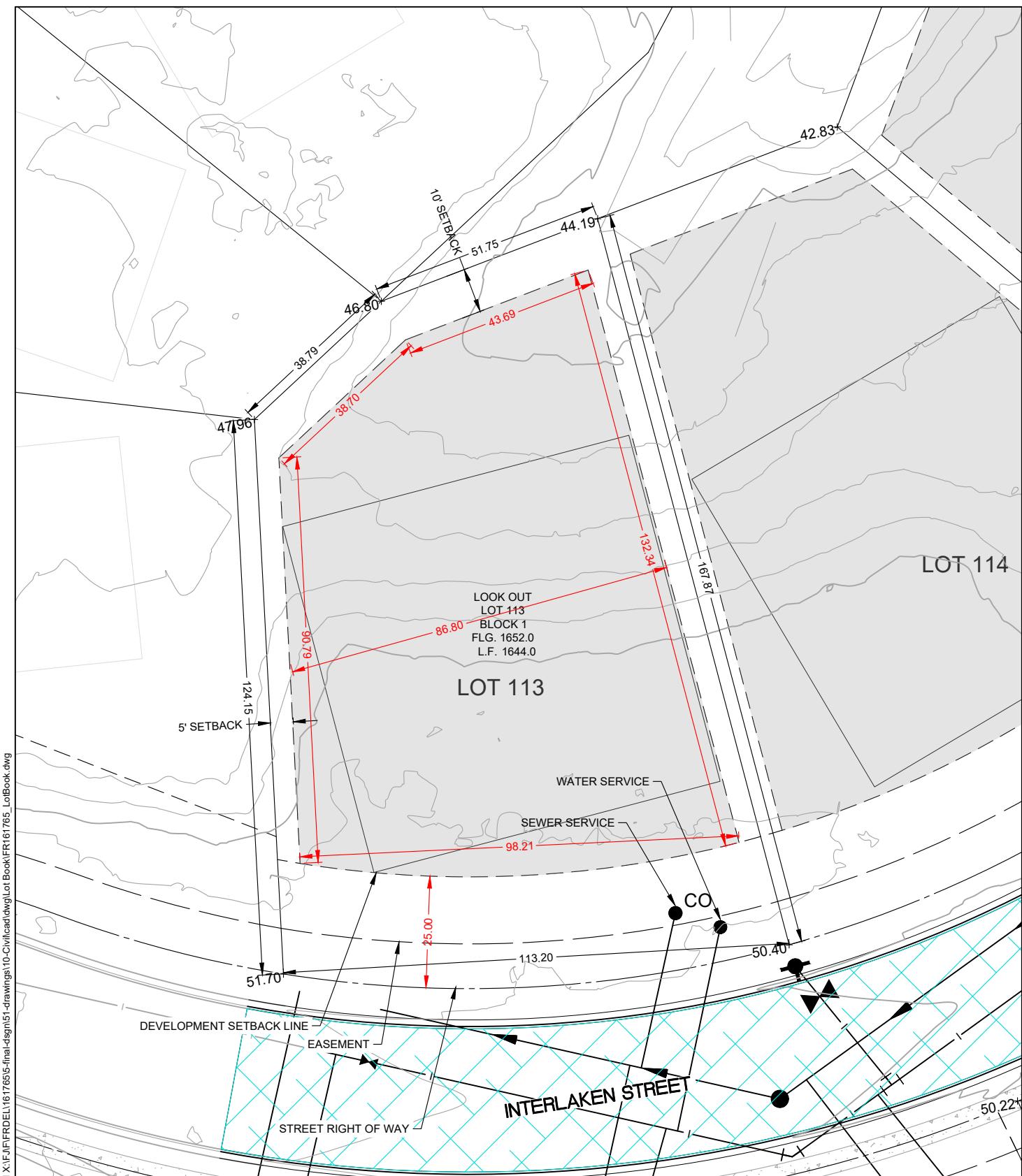
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FRDEL 161765

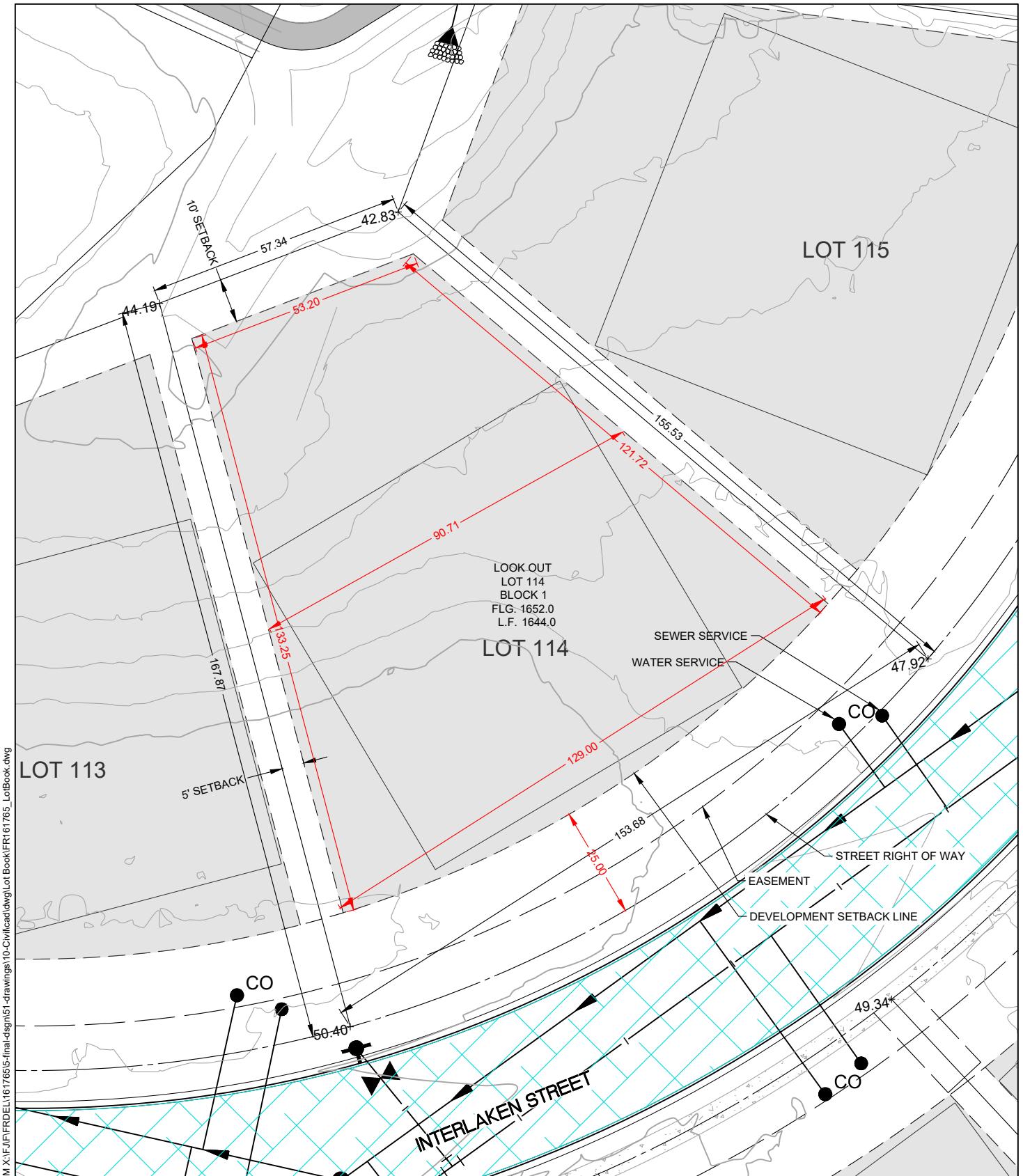
DATE:

**LOT 112 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS**

FIGURE  
NO. 112







TYPICAL NOTES:

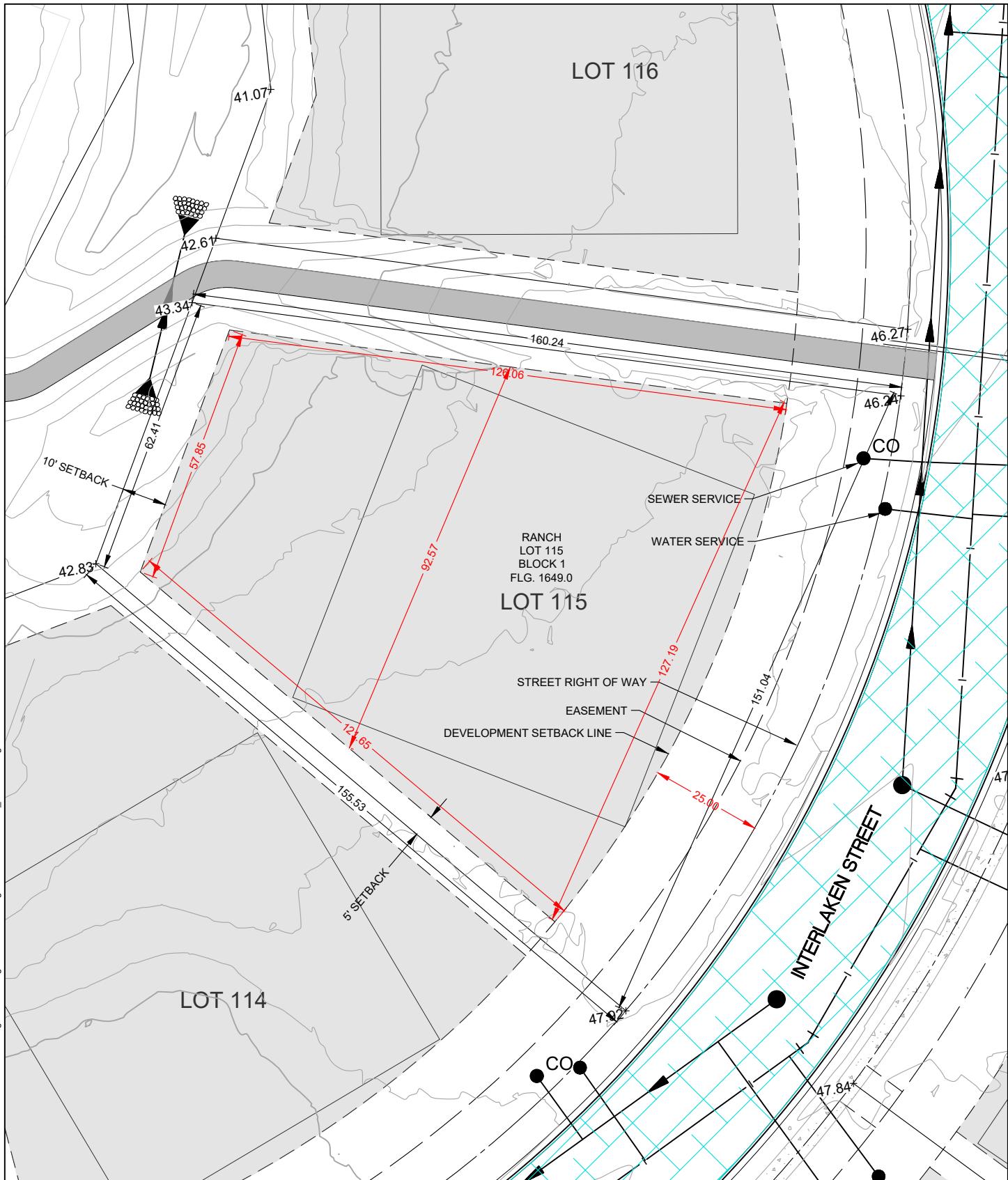
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504



<p>PROJECT NO. FRDEL 161765</p> <p>DATE: 4/29/2024</p>	<p><b>LOT 114 BLOCK 1</b> <b>FRIEDEN DEVELOPMENT PHASE 2</b> <b>FREDERICKSBURG, TEXAS</b></p>	<p>FIGURE NO. 114</p> <p>15 0 15 30 scale feet</p>
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**TYPICAL NOTES:**

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**506**



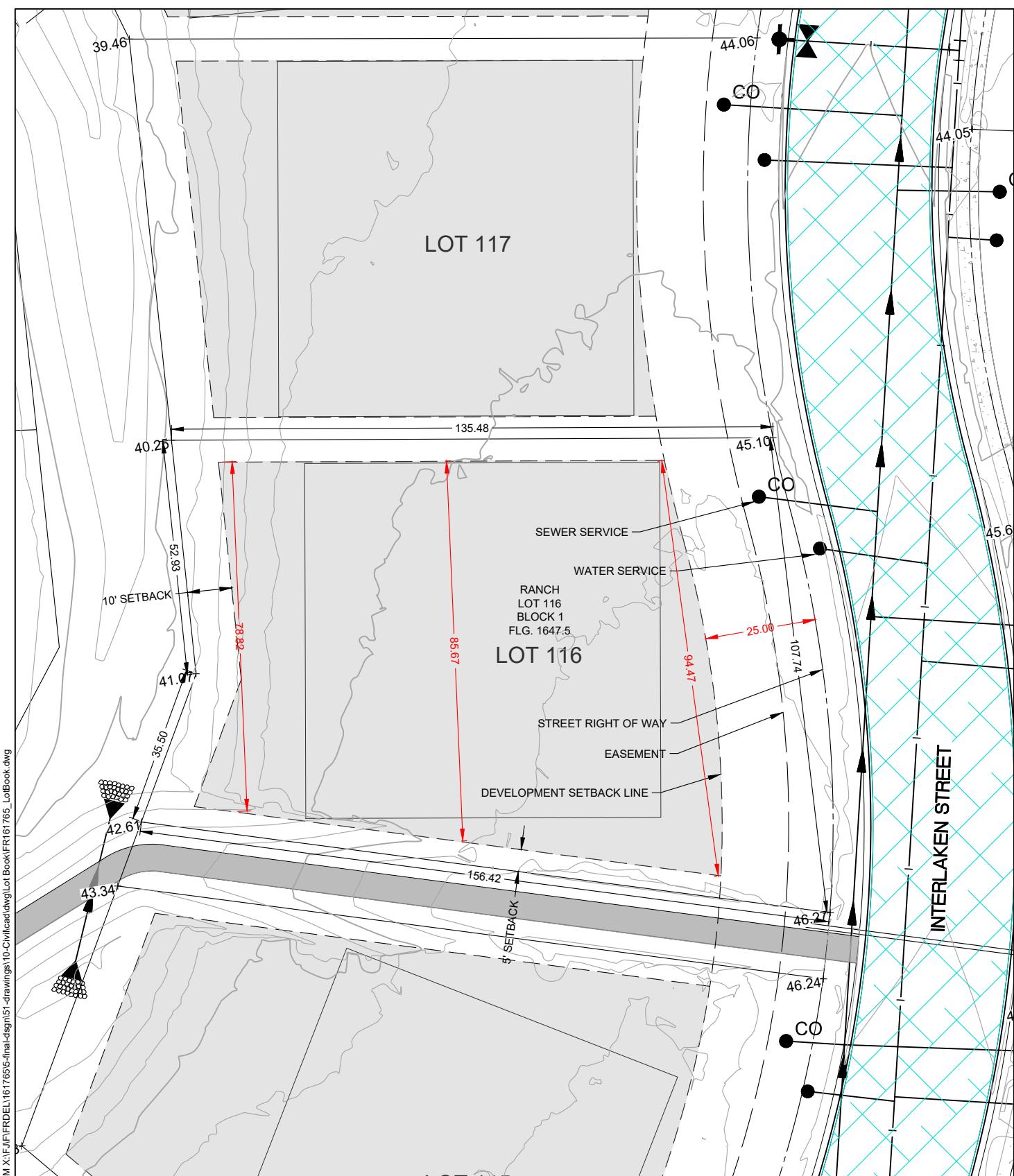
**PROJECT NO.**  
FRDEL 161765

**DATE:**  
4/29/2024

**LOT 115 BLOCK 1**  
**FRIEDEN DEVELOPMENT PHASE 2**  
**FREDERICKSBURG, TEXAS**

**FIGURE**  
**NO. 115**

15 0 15 30  
scale feet



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**508**



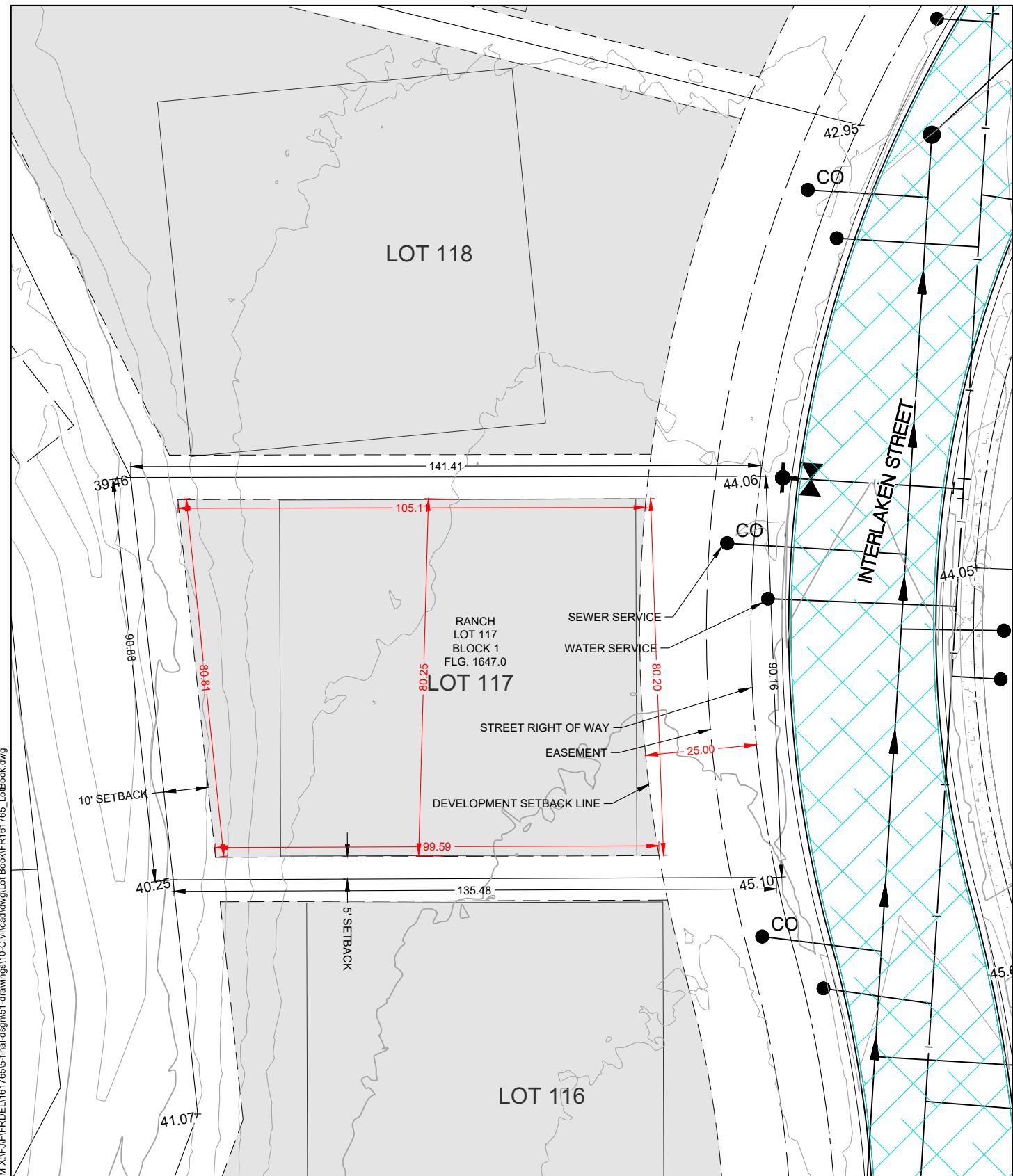
**PROJECT NO.**  
FRDEL 161765

**DATE:**  
4/29/2024

**LOT 116 BLOCK 1**  
**FRIEDEN DEVELOPMENT PHASE 2**  
**FREDERICKSBURG, TEXAS**

**FIGURE**  
**NO. 116**

15 0 15 30  
scale feet



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**TYPICAL NOTES:**

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**510**



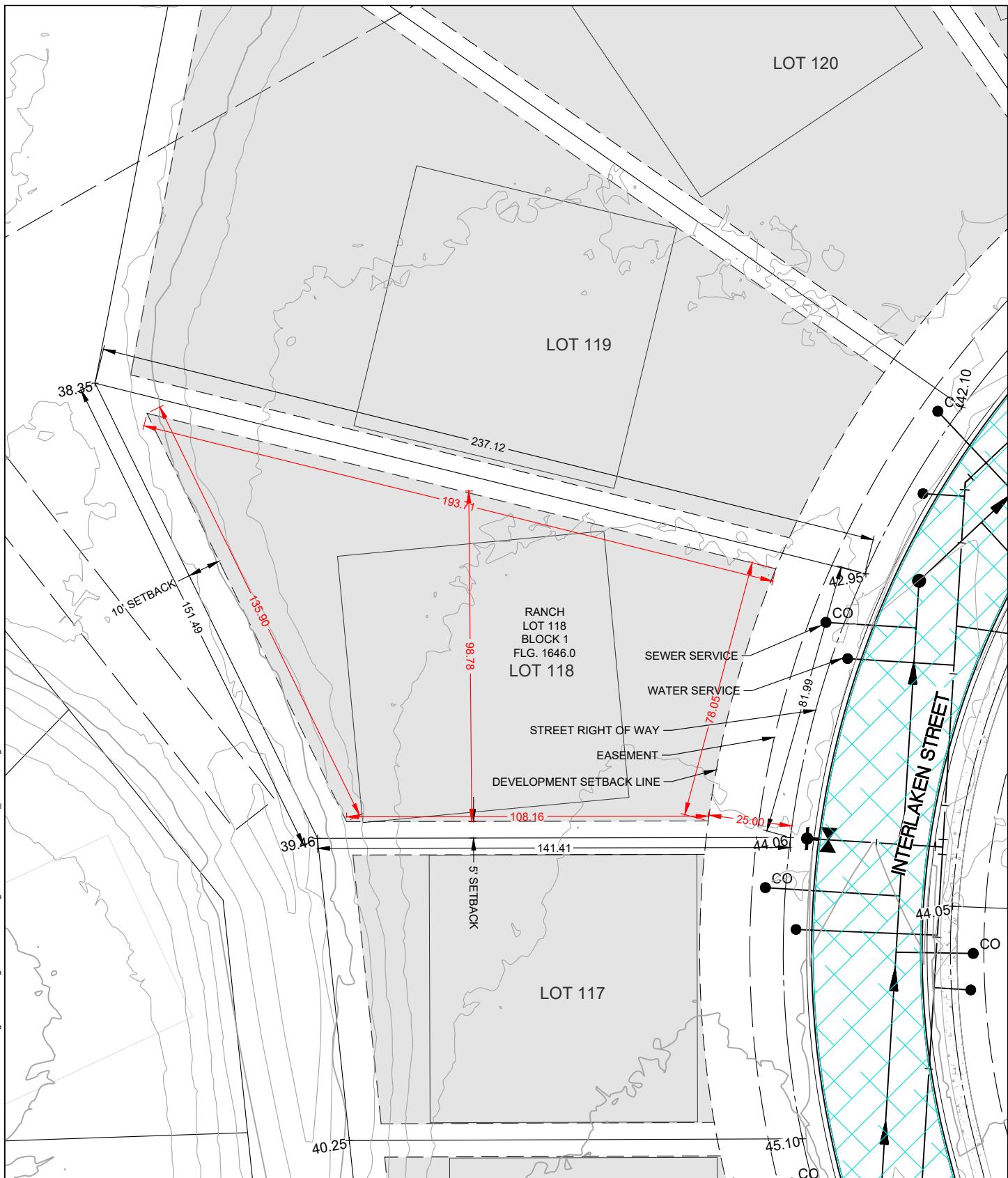
PROJECT NO.  
FRDEL 161765

DATE:  
4/29/2024

**LOT 117 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS**

**FIGURE  
NO. 117**

15 0 15 30  
scale feet



## TYPICAL NOTES:

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PROJECT NO.  
FRDEL 161765DATE:  
4/29/2024

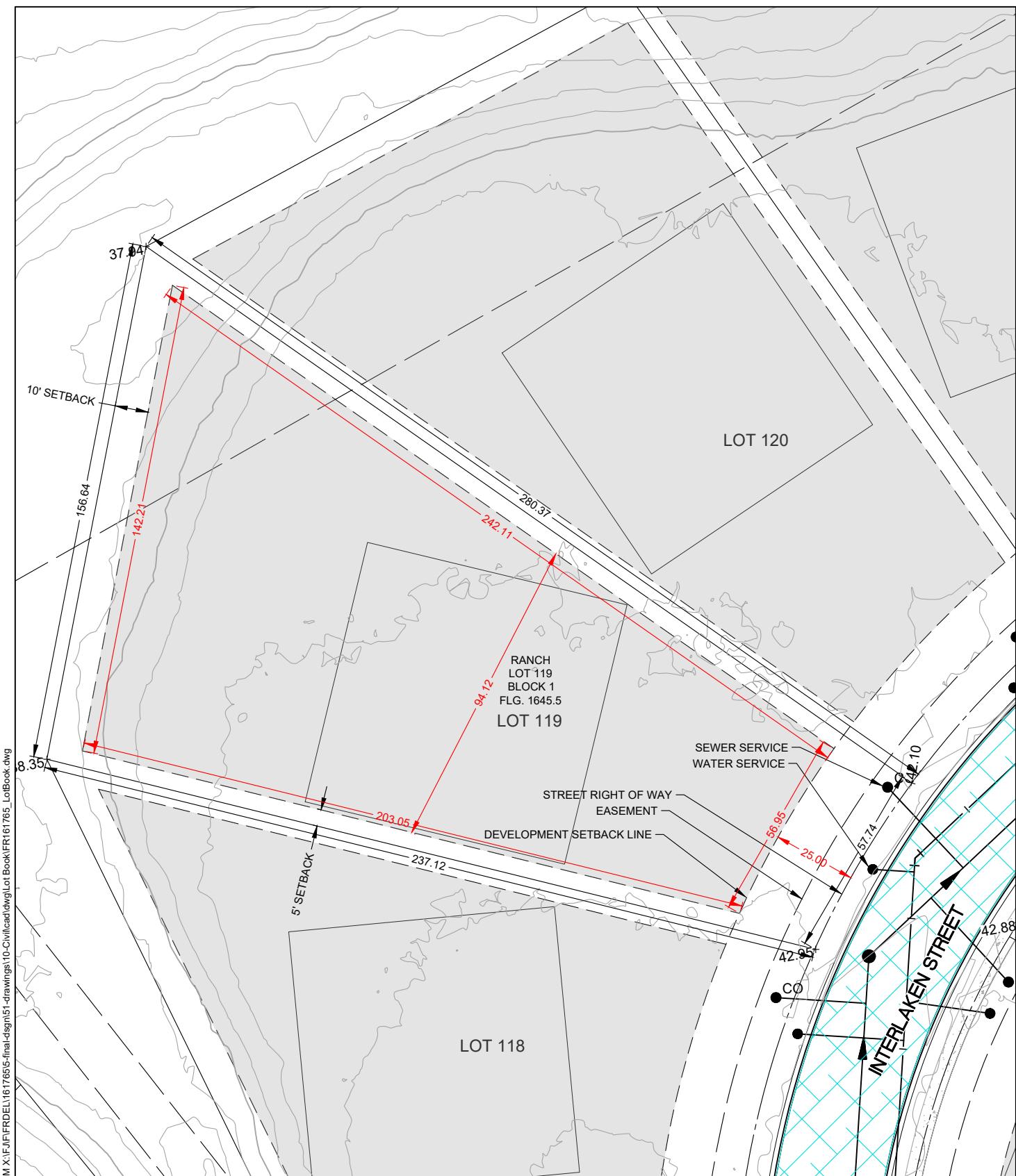
## LOT 118 BLOCK 1

### FRIEDEN DEVELOPMENT PHASE 2

### FREDERICKSBURG, TEXAS

FIGURE  
NO. 118

20 0 20 40  
scale feet



TYPICAL NOTES:

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514



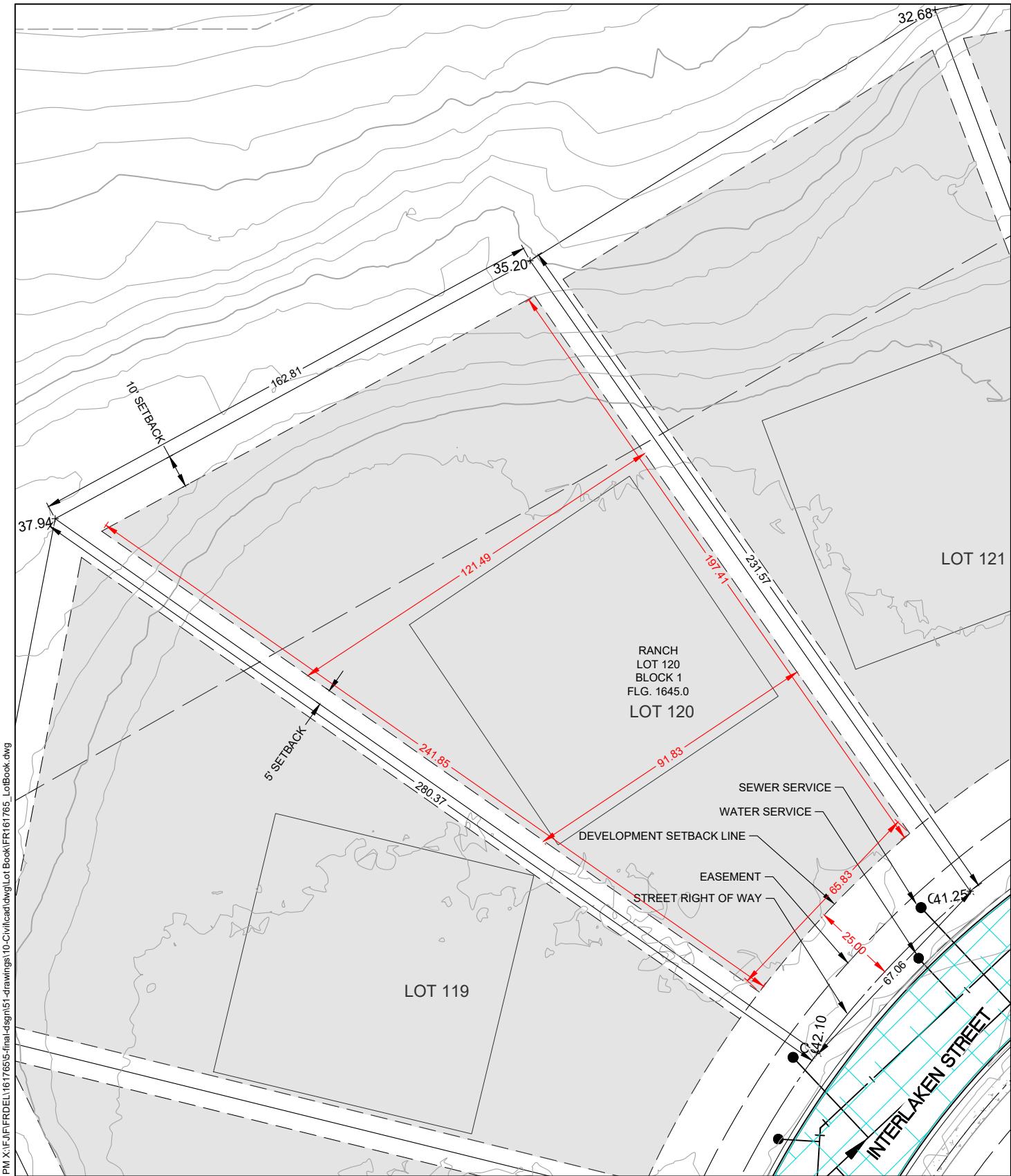
PROJECT NO.  
FRDEL 161765

DATE:  
4/29/2024

LOT 119 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS

FIGURE  
NO. 119

20 0 20 40  
scale feet



TYPICAL NOTES:

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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.
6. THIS LAYOUT IS FOR INFORMATIONAL PURPOSES ONLY. REFER TO THE PLAT FOR LEGAL DOCUMENTATION

NOT AN OFFICIAL SURVEY

516



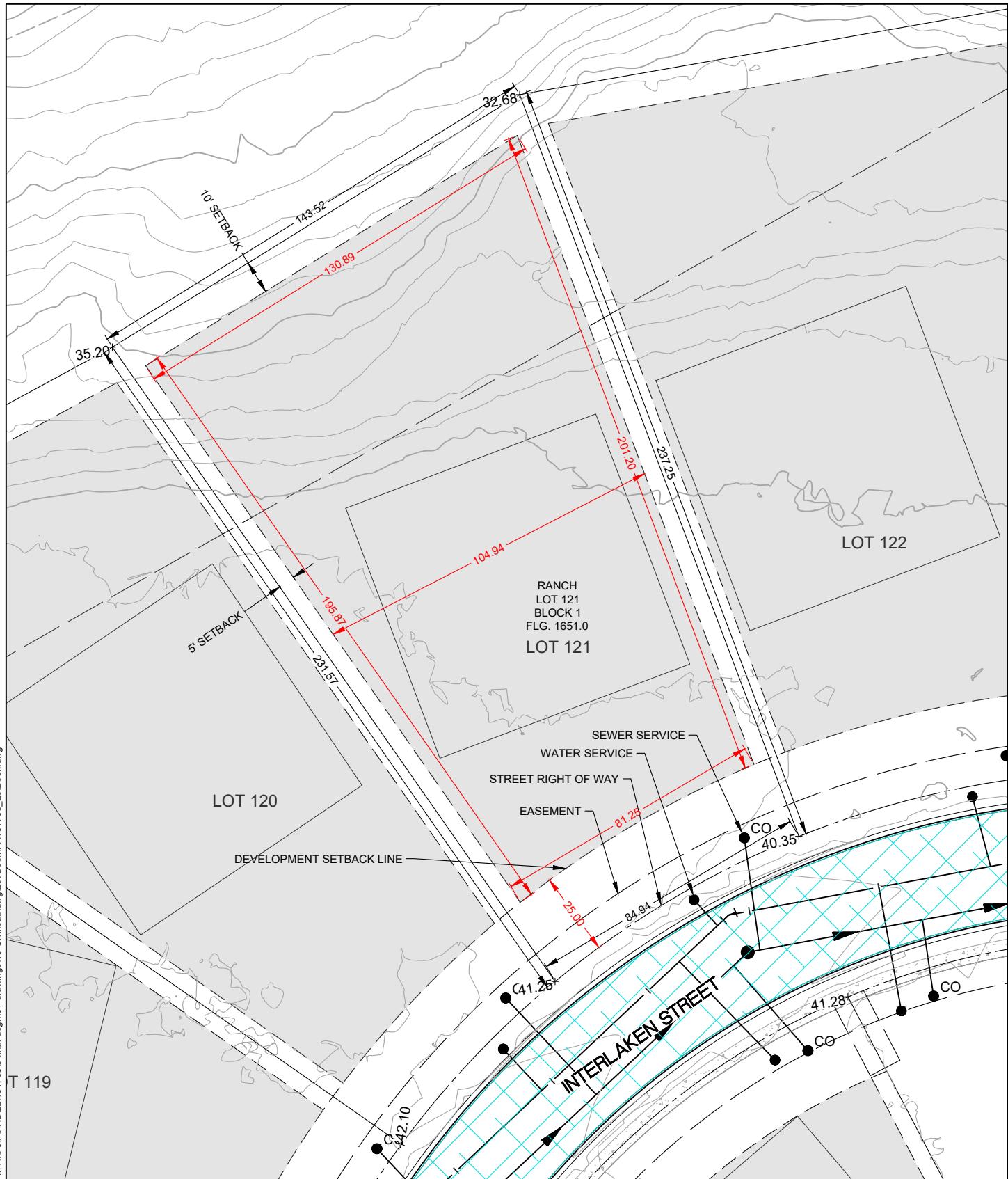
PROJECT NO.  
FRDEL 161765

DATE:  
4/29/2024

LOT 120 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS

FIGURE  
NO. 120

20 0 20 40  
scale feet



**TYPICAL NOTES:**

1. ADJACENT LOTS AND DRAINAGE PATTERNS SHALL NOT BE IMPACTED.
2. SHADED AREA INDICATES BUILDABLE AREA.
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4. LF REPRESENTS PLANNED BASEMENT ELEVATION. FLG REPRESENTS PLANNED FINISHED GRADE AT GARAGE
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**NOT AN OFFICIAL SURVEY**

**518**



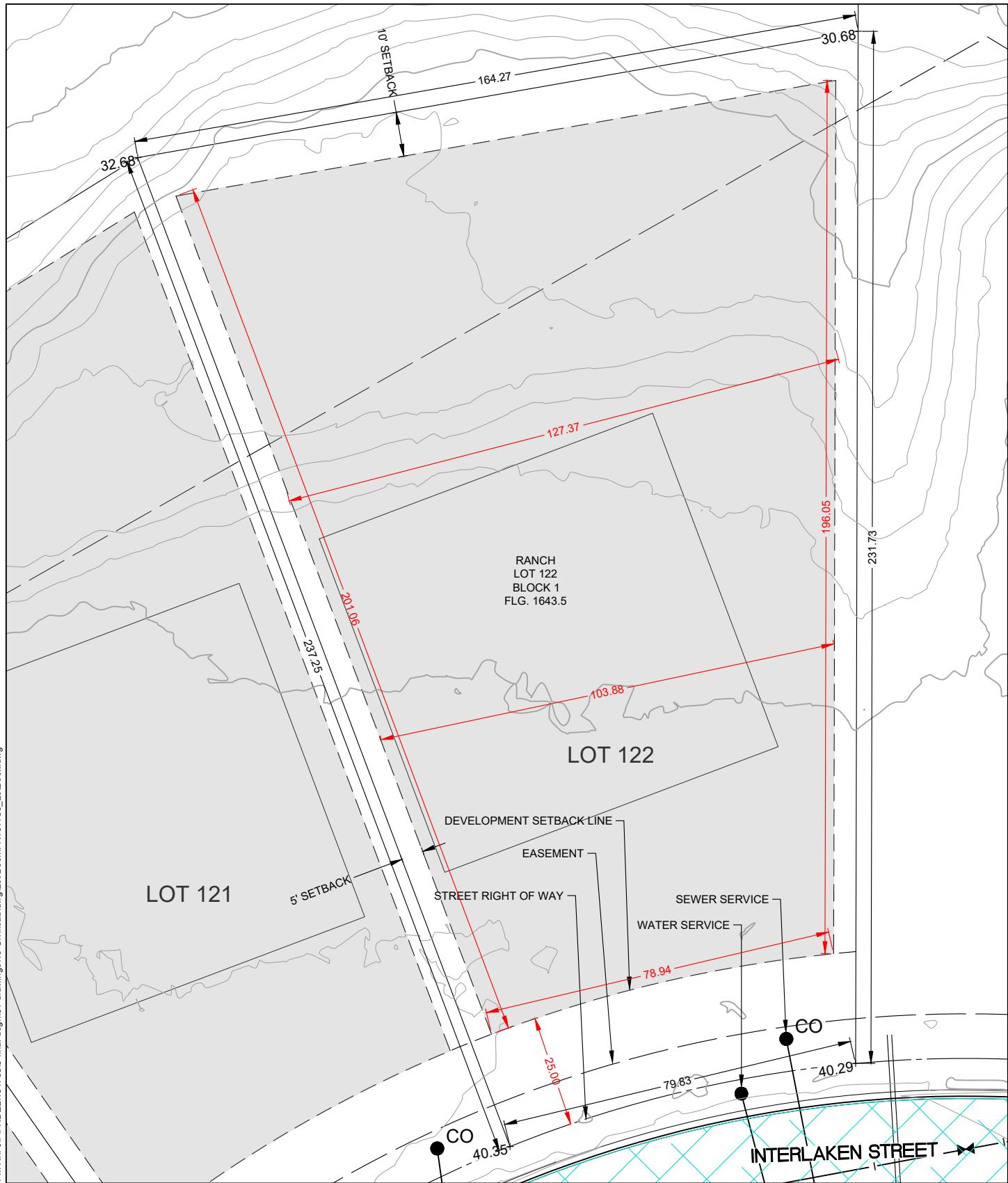
**PROJECT NO.**  
FRDEL 161765

**DATE:**  
4/29/2024

**LOT 121 BLOCK 1**  
**FRIEDEN DEVELOPMENT PHASE 2**  
**FREDERICKSBURG, TEXAS**

**FIGURE**  
**NO. 121**

20 0 20 40  
scale feet



TYPICAL NOTES:

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PROJECT NO.  
FRDEL 161765

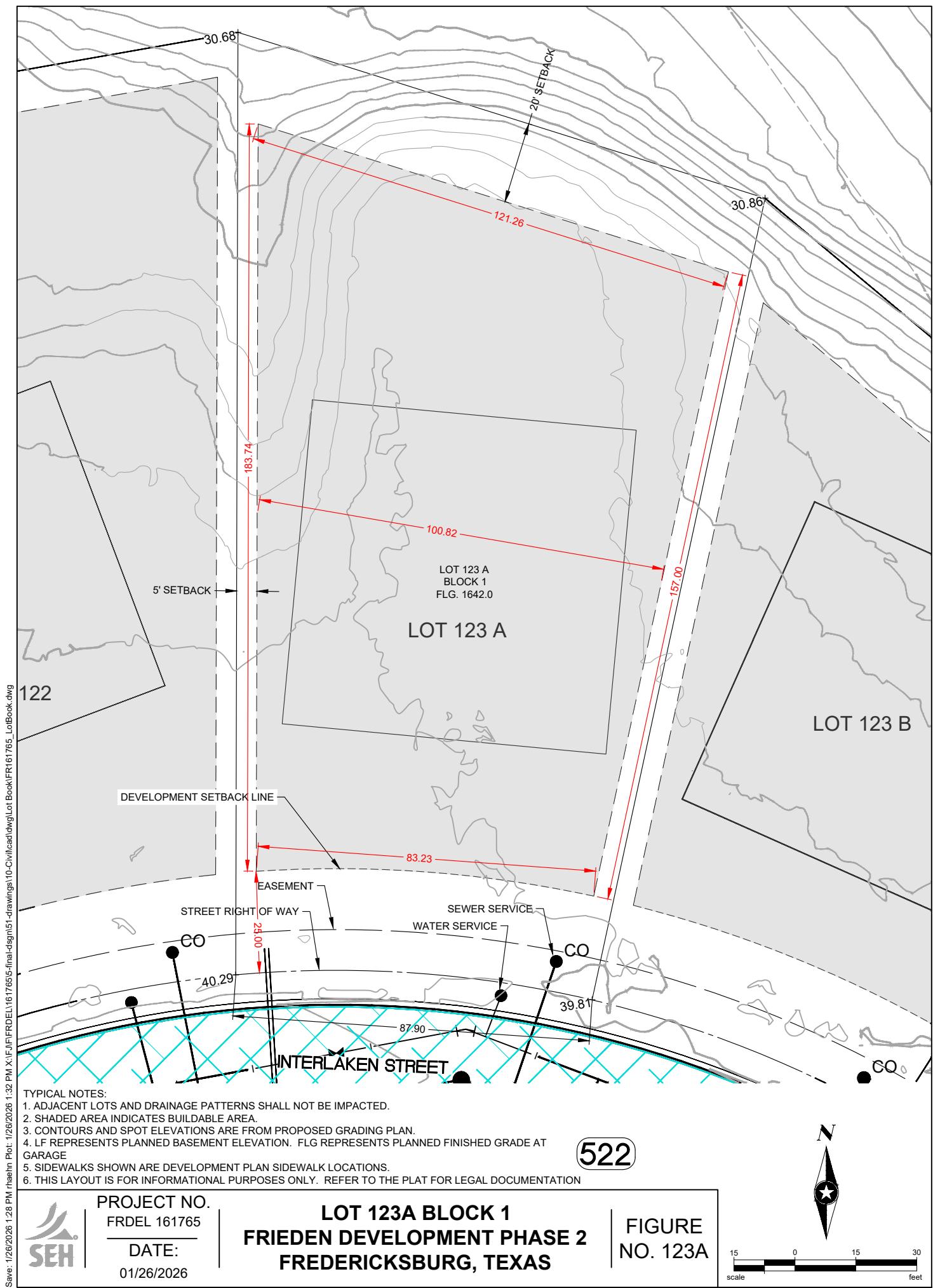
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4/29/2024

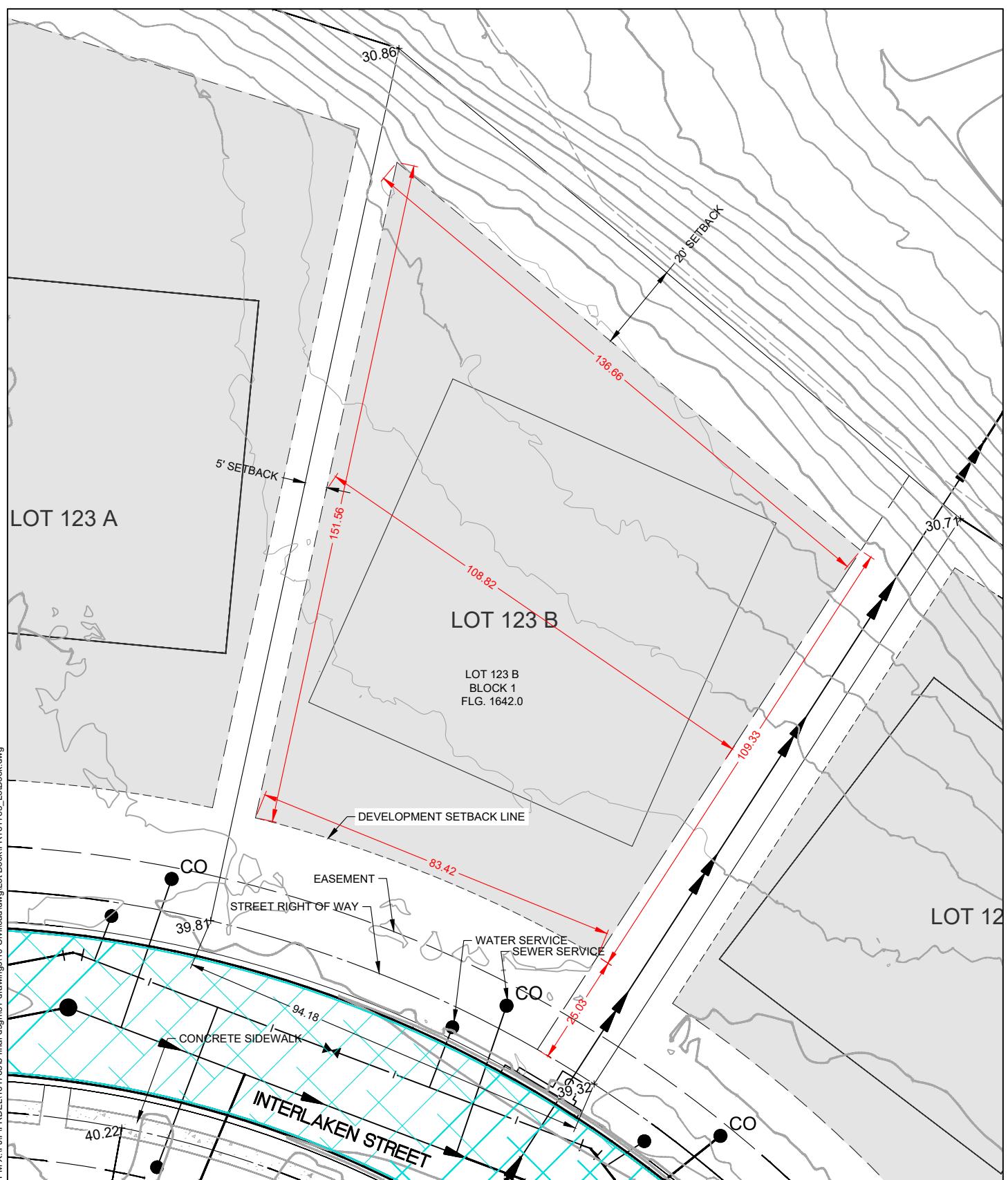
LOT 122 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS

FIGURE  
NO. 122

520

15 0 15 30  
scale feet





#### TYPICAL NOTES:

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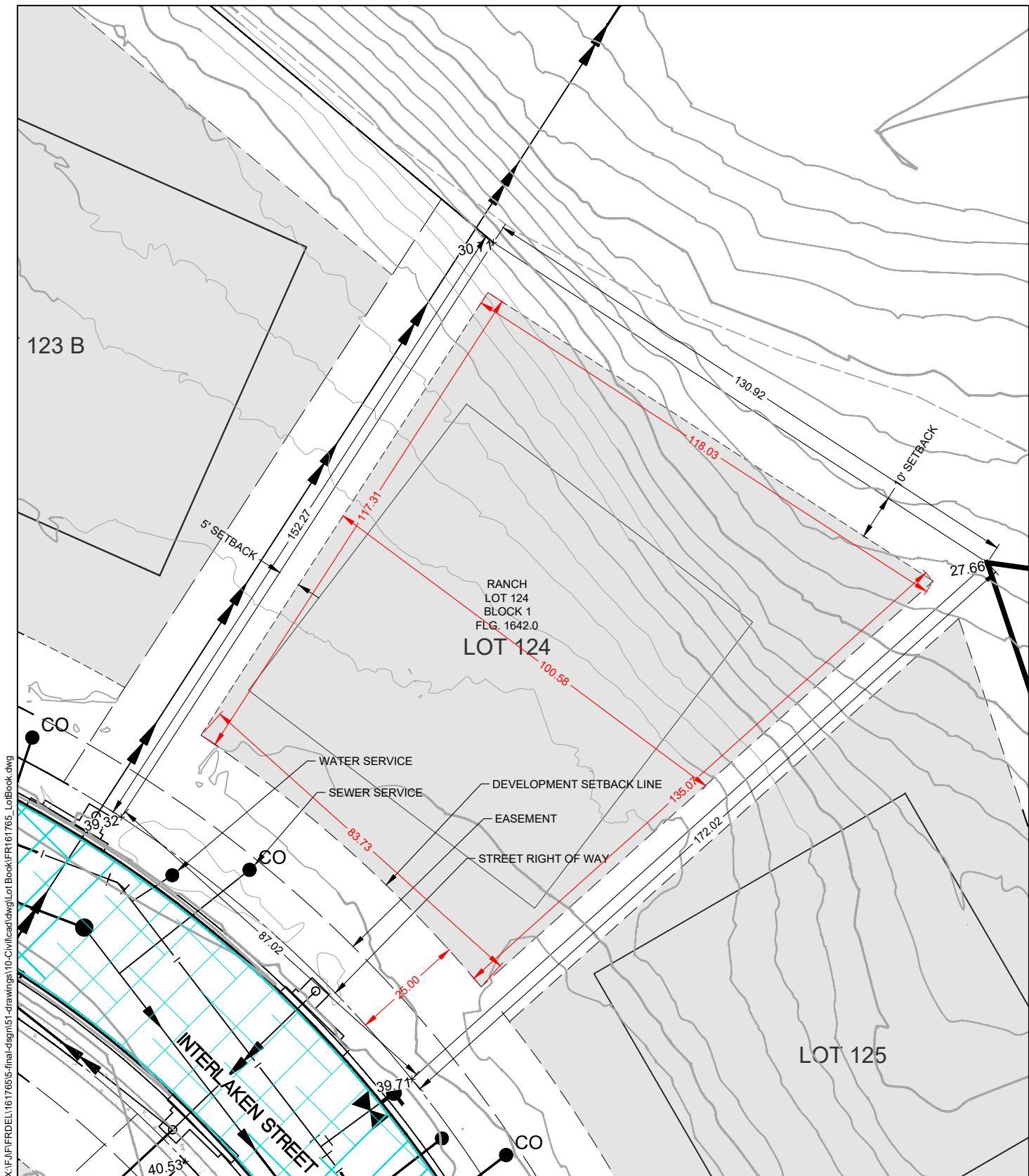
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DATE:

**LOT 123B BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS**

FIGURE  
NO. 123B





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FRDEL 161765

DATE:  
01/26/2026

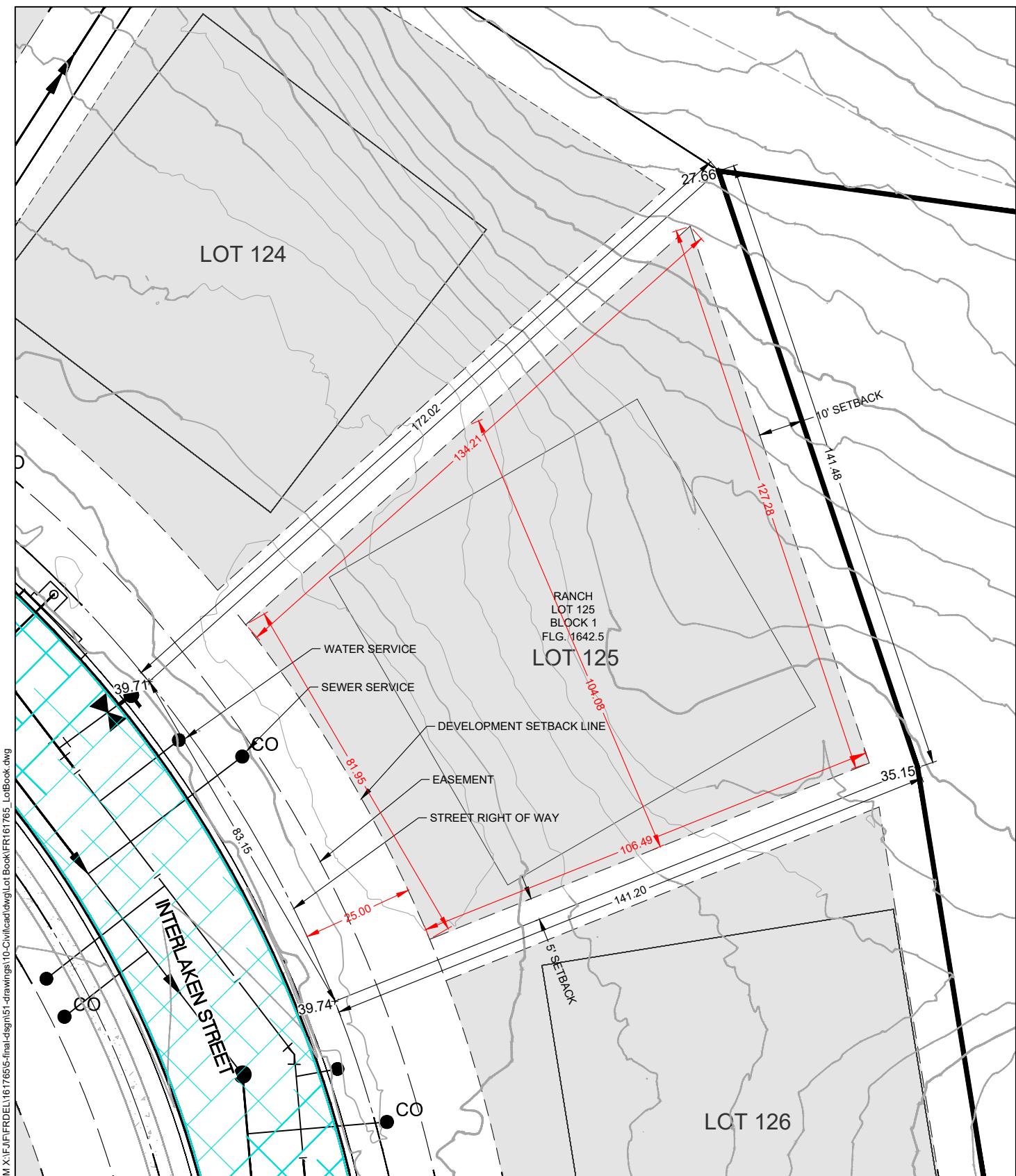
**LOT 124 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS**

526

FIGURE  
NO. 124

15 0 15 30  
scale feet





TYPICAL NOTES:

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528



PROJECT NO.  
FRDEL 161765

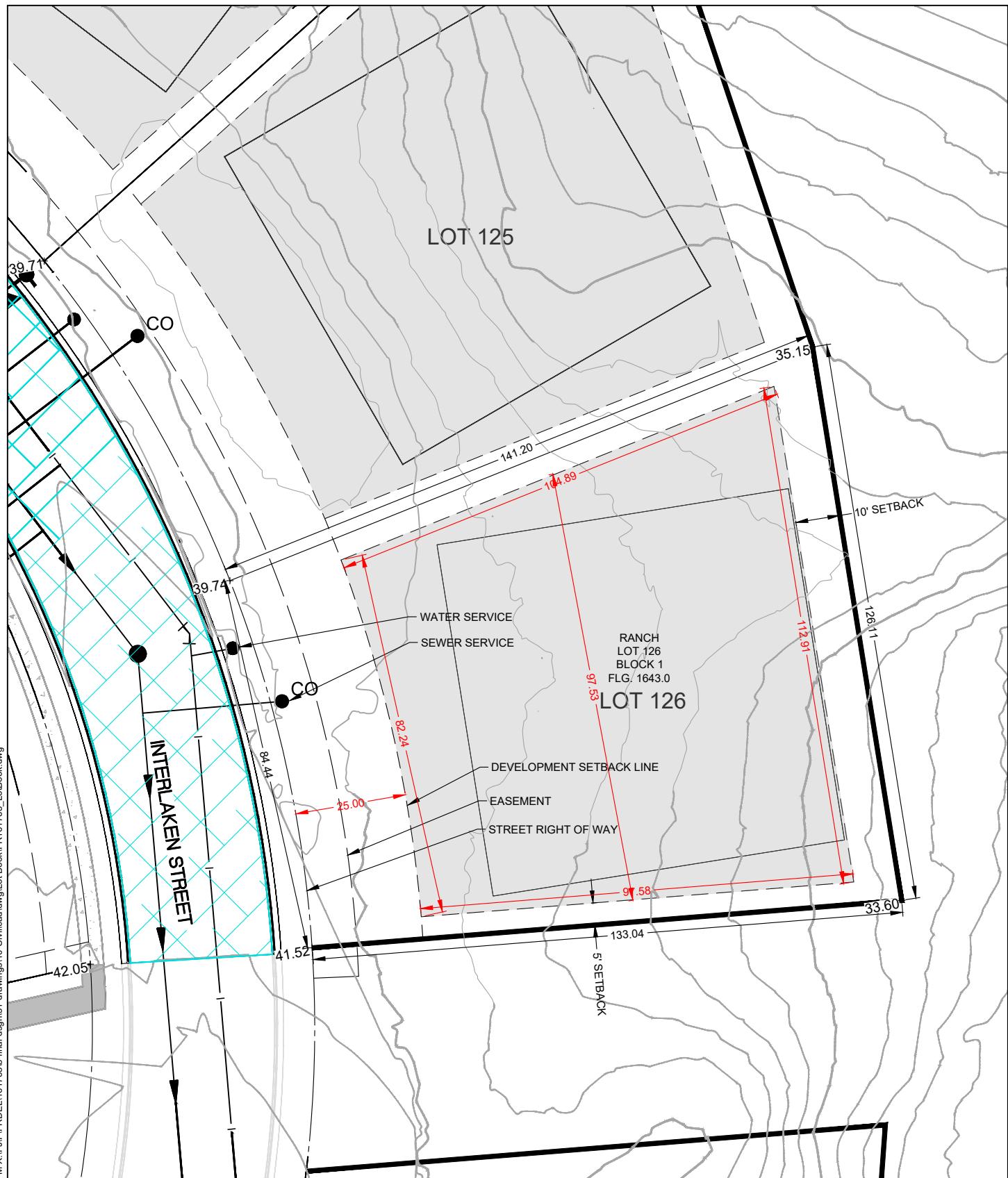
DATE:  
01/26/2026

LOT 125 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS

FIGURE  
NO. 125

15 0 15 30  
scale feet





#### **TYPICAL NOTES:**

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The logo for SEH, featuring the letters "SEH" in a bold, sans-serif font with a registered trademark symbol, and a stylized graphic element above the "E" consisting of two curved lines.

PROJECT NO.  
FRDEI 161765

DATE:

**LOT 126 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS**

FIGURE  
NO. 126

A number line representing a scale drawing. The line has tick marks at 15, 0, 15, and 30. The segment from 0 to 15 is labeled "scale" and the segment from 15 to 30 is labeled "feet".