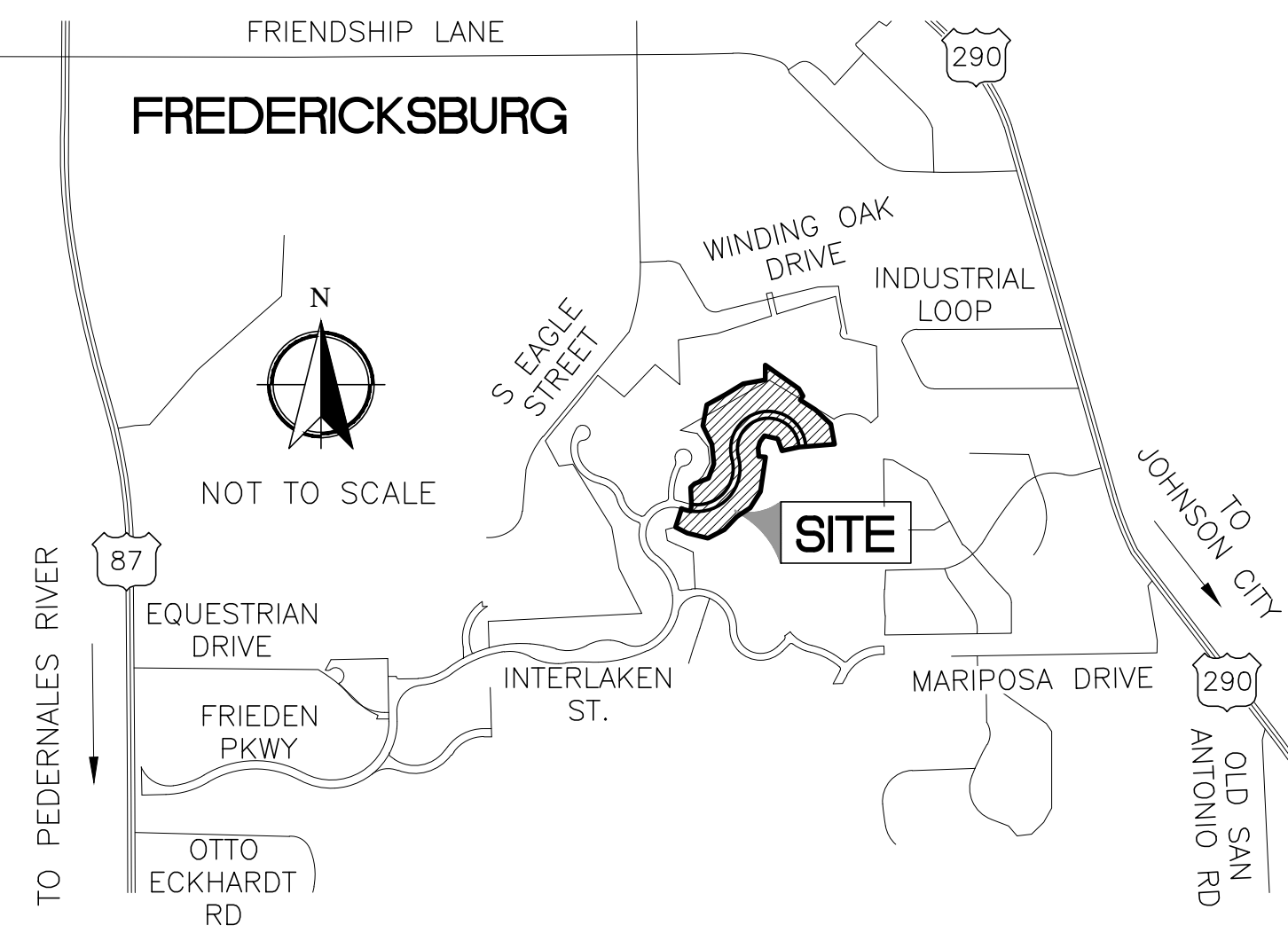


## LOCATION MAP



**SURVEY NOTES:**

- THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE 4203.
- DATE OF GROUND SURVEY: AUGUST 11, 2021.
- DISTANCES SHOWN ON THE PLAT ARE ACTUAL GROUND DISTANCES.
- REFERENCES:  
R1 - PLAT OF FRIEDEN SUBDIVISION-PHASE 1, RECORDED IN VOLUME 6, PAGES 29-33, PRGCT.

**GENERAL NOTES:**

- LOT DRAINAGE SHALL BE DESIGNED TO DIRECT RUNOFF TO ADJACENT STREETS OR DRAINAGE CHANNELS.
- 29 NEW LOTS CREATED WITH A TOTAL ACREAGE OF 13.079 ACRES.
- 3,459 LINEAR FEET OF ROADWAY CREATED WITH A TOTAL ACREAGE OF 3.971 ACRES.
- ADDITIONAL TRAIL EASEMENTS WITH A TOTAL ACREAGE OF 0.113 ACRES.

## LEGEND

ROW RIGHT OF WAY  
VBSL VARIABLE BUILDING SETBACK LINE  
VSE VARIABLE (WIDTH) SIDEWALK EASEMENT  
PUE PUBLIC UTILITY EASEMENT  
TSVE 30' x 30' TRIANGULAR SIGHT VISIBILITY EASEMENT  
OPRGCT OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TX  
DROGCT DEED RECORDS, GILLESPIE COUNTY, TX  
PRGCT 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



39350 IH 10 WEST, SUITE 1  
BOERNE, TX 78006  
830.428.0290  
BTX@openrangefs.com

TBPCLS FIRM NO. 10194069

## CERTIFICATE OF SURVEY

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 McLAULHIN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 64713  
JOB #GRFSB-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

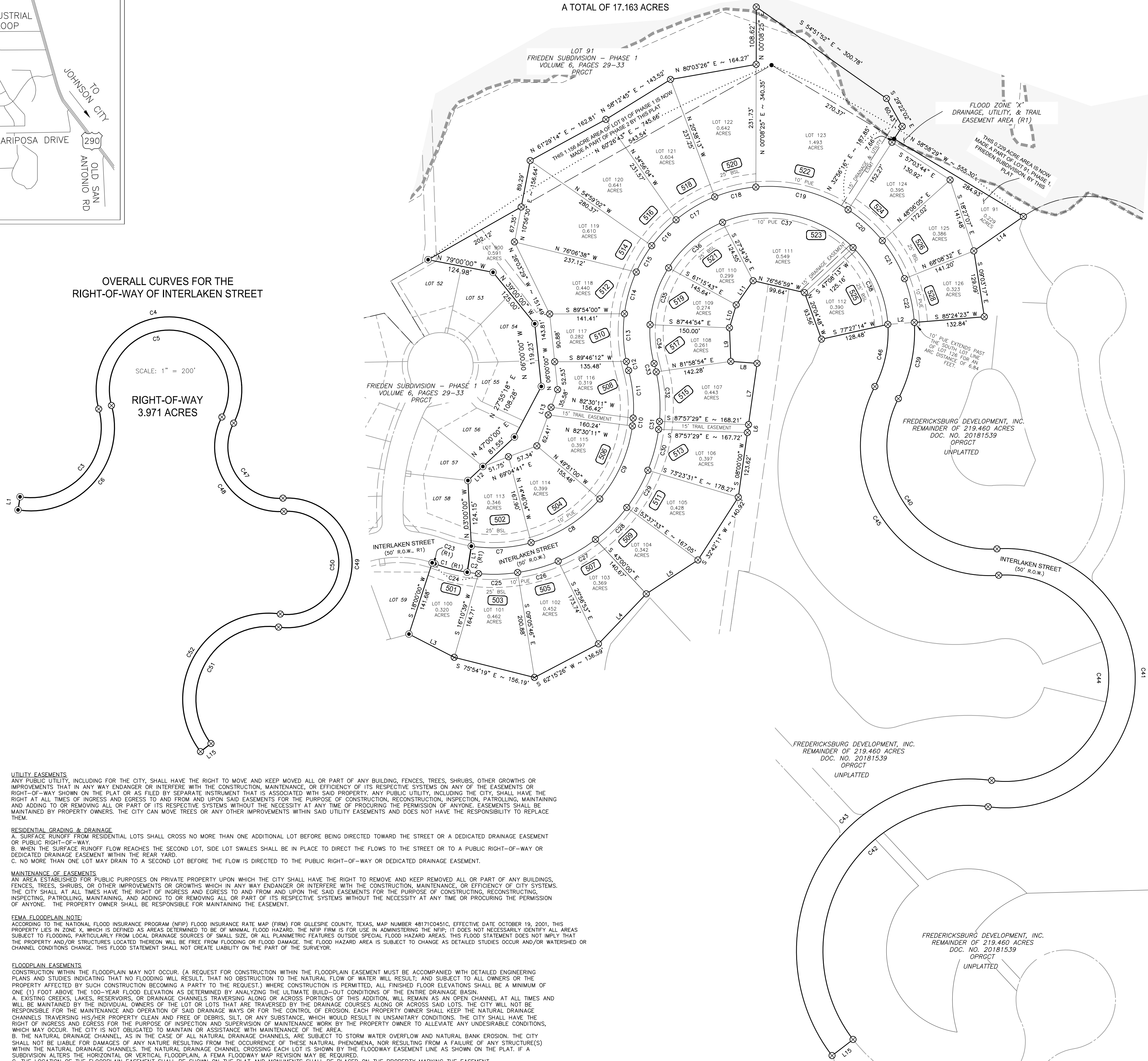
PRINT NOTARY'S NAME

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.

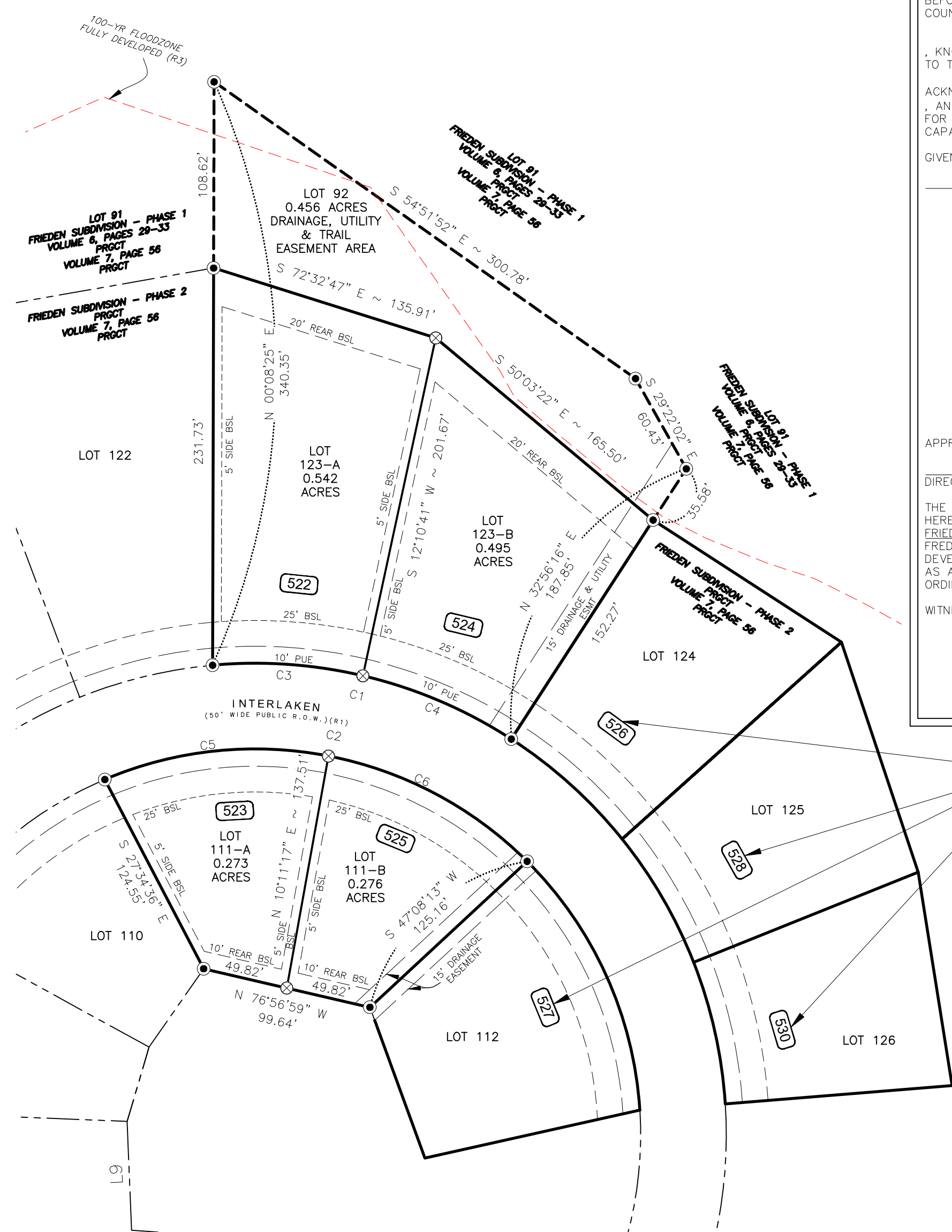
A TOTAL OF 17.163 ACRES





**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

**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

CITY SECRETARY  
CITY OF FREDERICKSBURG, TEXAS

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

SHEET 1 OF 1



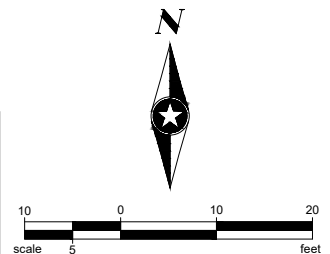
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	182' 91"	275.0'	038°06'30"	N 76°06'59" W	179.55'
C2	266.32'	225.0'	067°49'07"	S 79°02'04" E	251.05'
C3	88.27'	275.0'	118°23'25"	N 85°58'32" W	87.89'
C4	94.64'	275.0'	019°43'05"	N 66°55'16" W	94.17'
C5	133.16'	225.0'	033°54'34"	N 84°00'40" E	131.23'
C6	133.16'	225.0'	033°54'34"	S 62°04'47" E	131.23'

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	



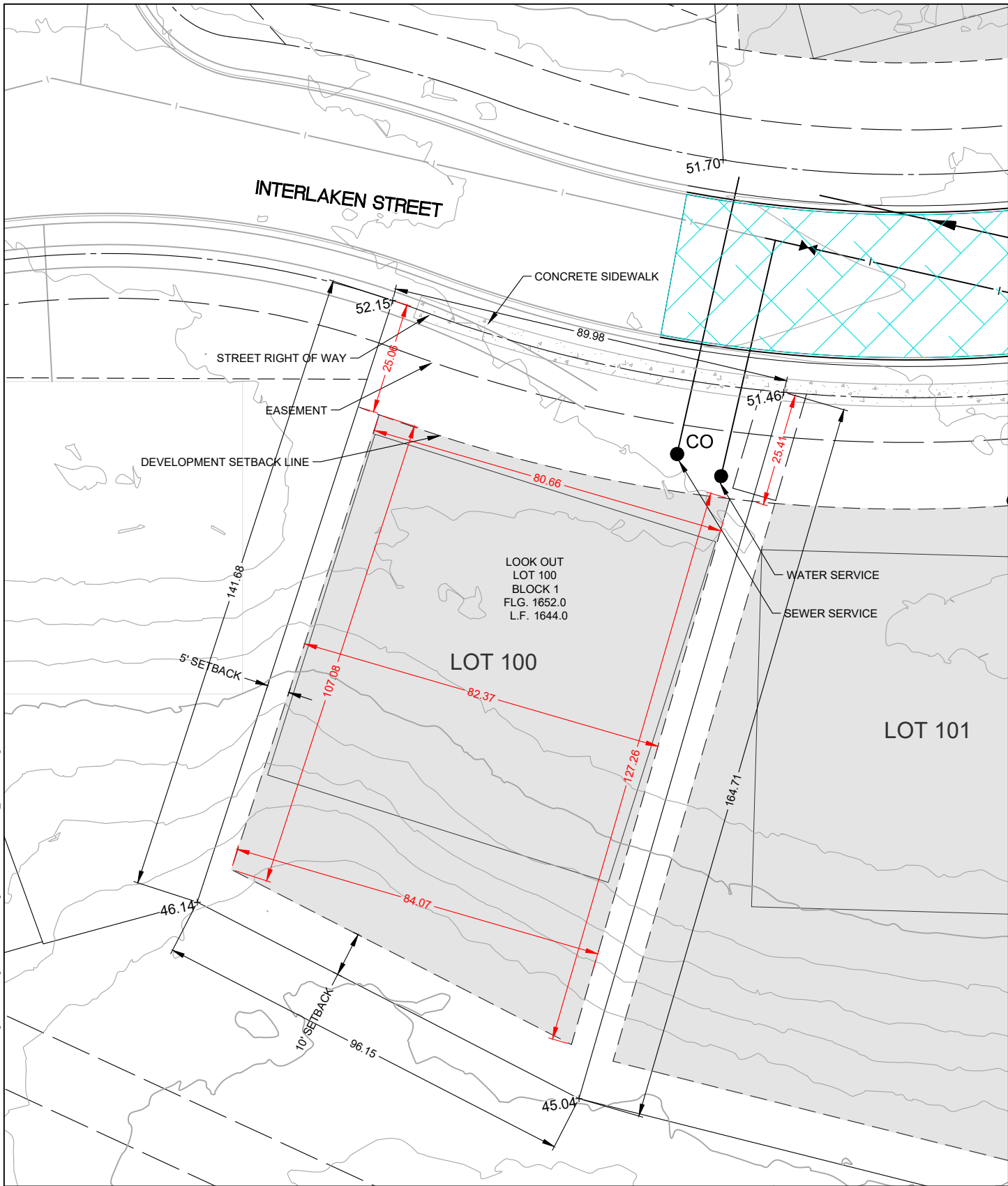
PROJECT NO.  
FRDEL 161765  
DATE:  
01/26/2026

LOT INFO  
FRIEDEN PHASE 2  
FREDERICKSBURG, TEXAS





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

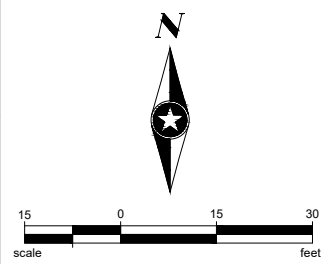
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FRDEL 161765  
DATE:  
4/29/2024

LOT 100 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS

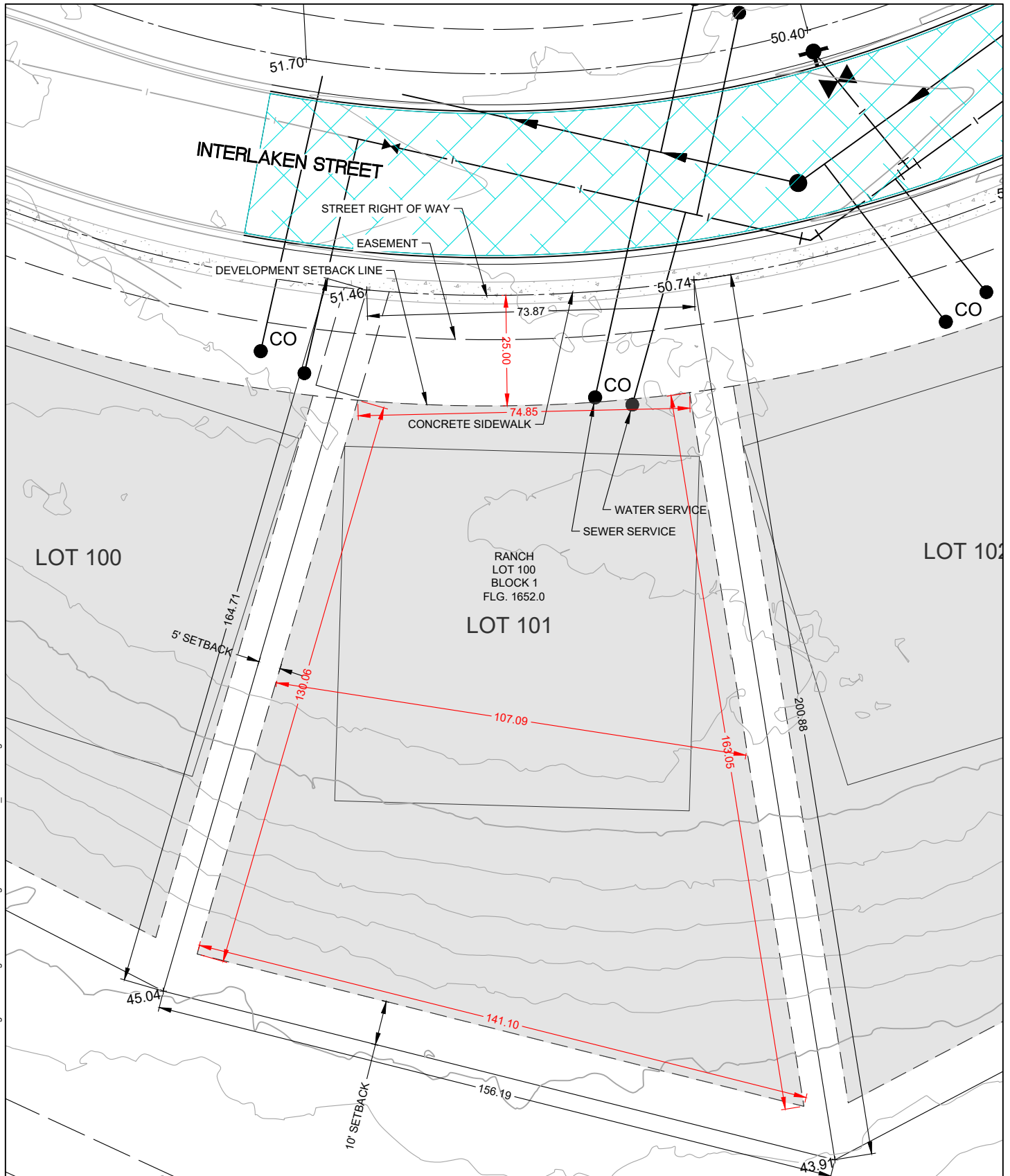
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FIGURE  
NO. 100





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PROJECT NO.  
FRDEL 161765

DATE:  
4/29/2024

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

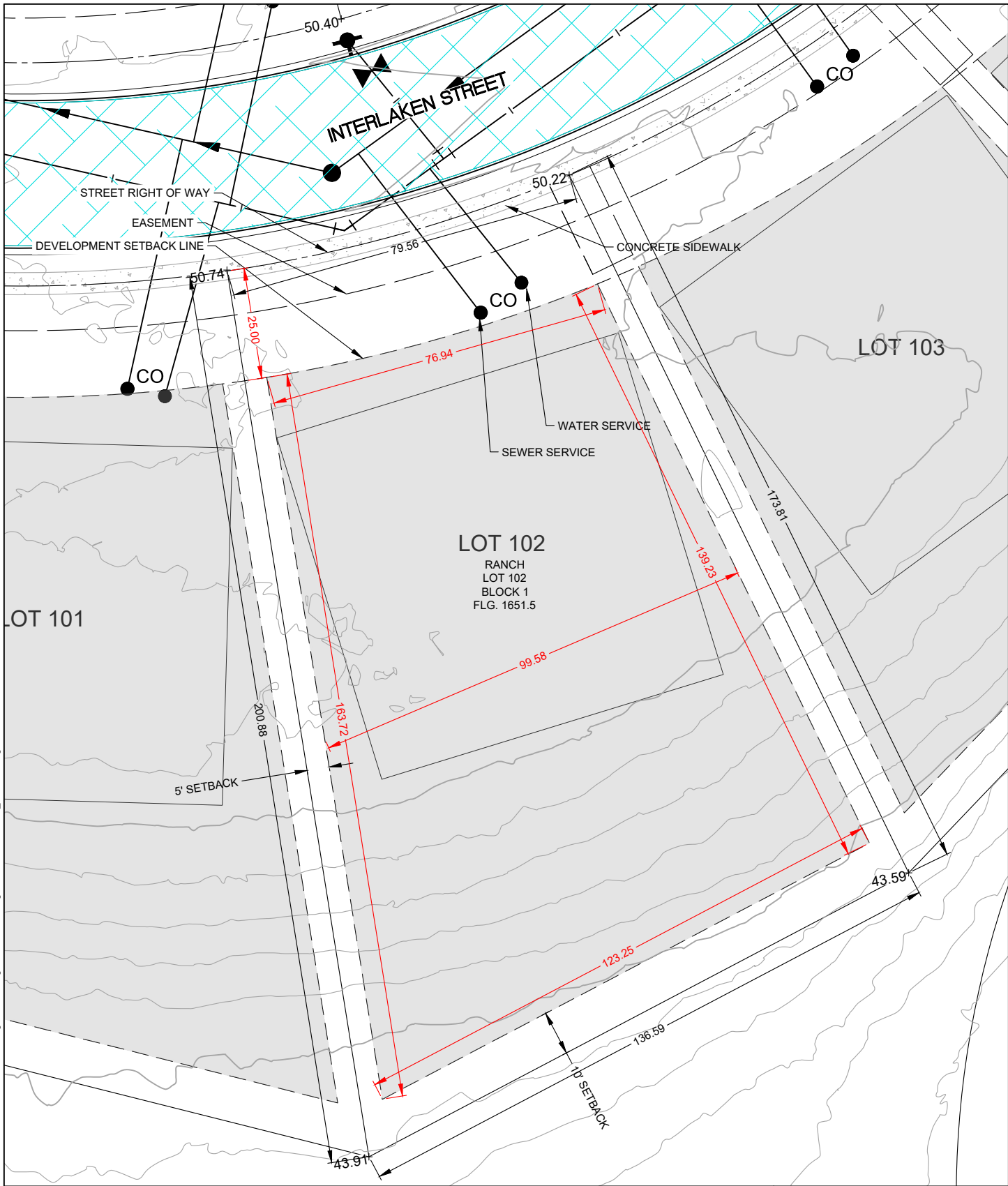
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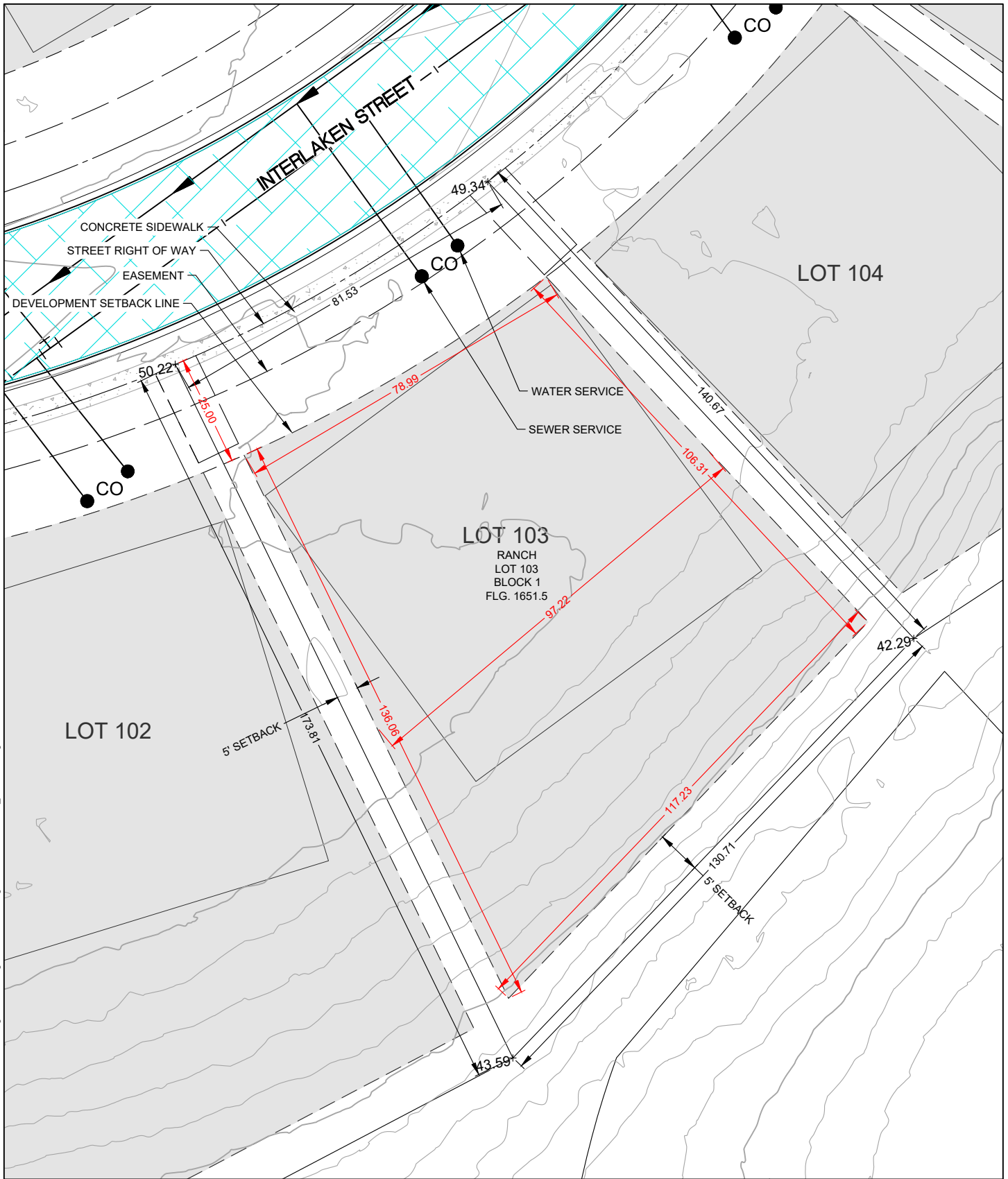
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PROJECT NO. FRDEL 161765	LOT 102 BLOCK 1 FRIEDEN DEVELOPMENT PHASE 2 FREDERICKSBURG, TEXAS	FIGURE NO. 102
DATE: 4/29/2024		

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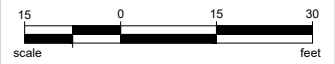
15 0 15 30  
scale feet





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507

PROJECT NO.  
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DATE:  
4/29/2024

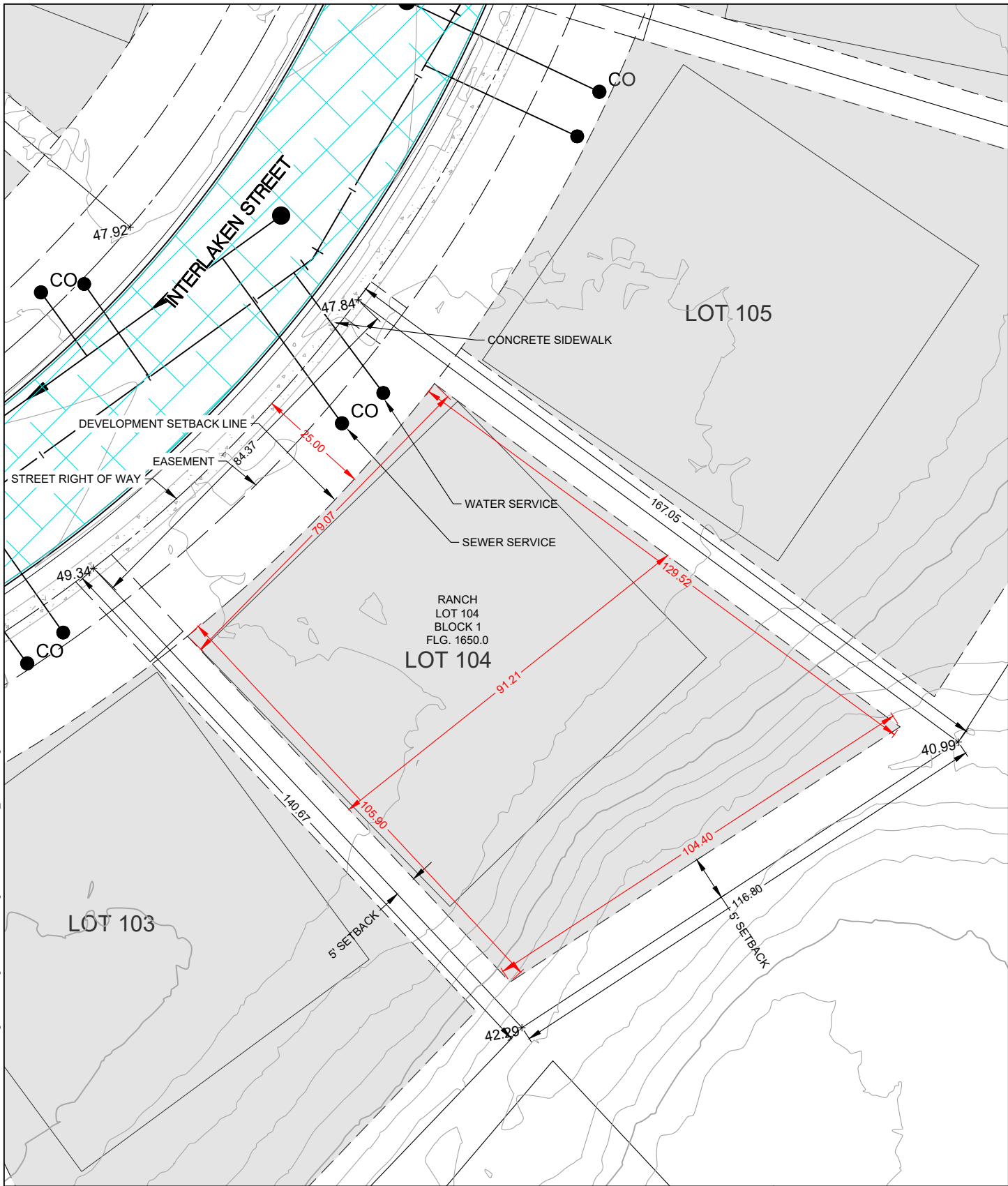
LOT 103 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS

FIGURE  
NO. 103

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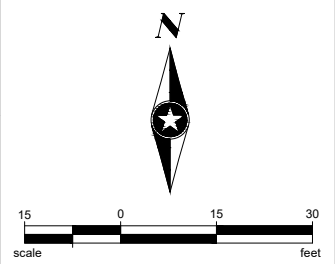
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DATE:  
4/29/2024

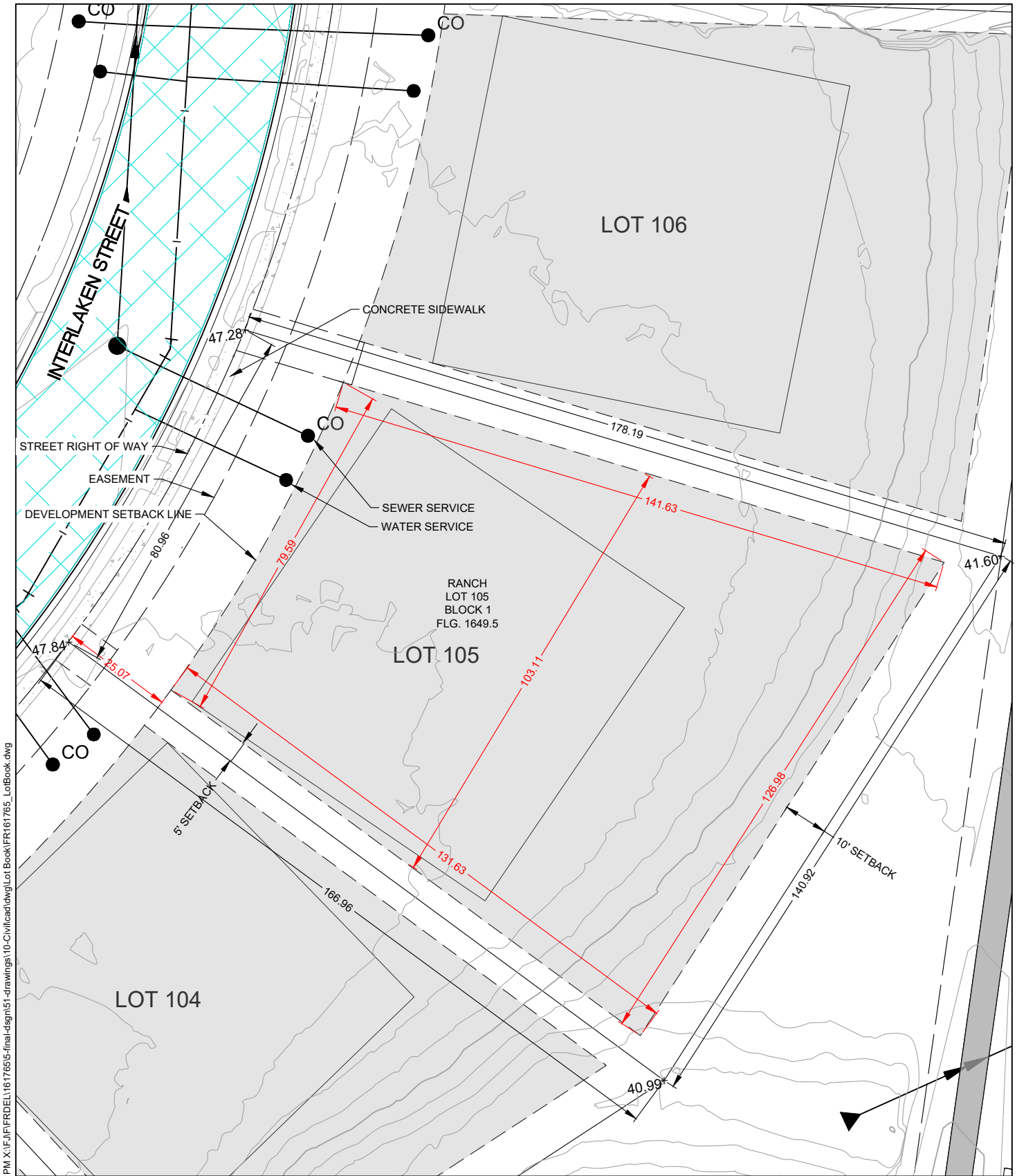
LOT 104 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS

FIGURE  
NO. 104

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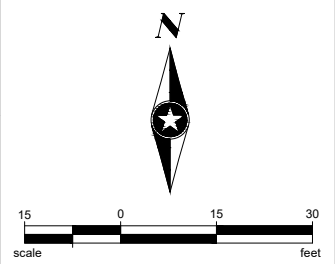
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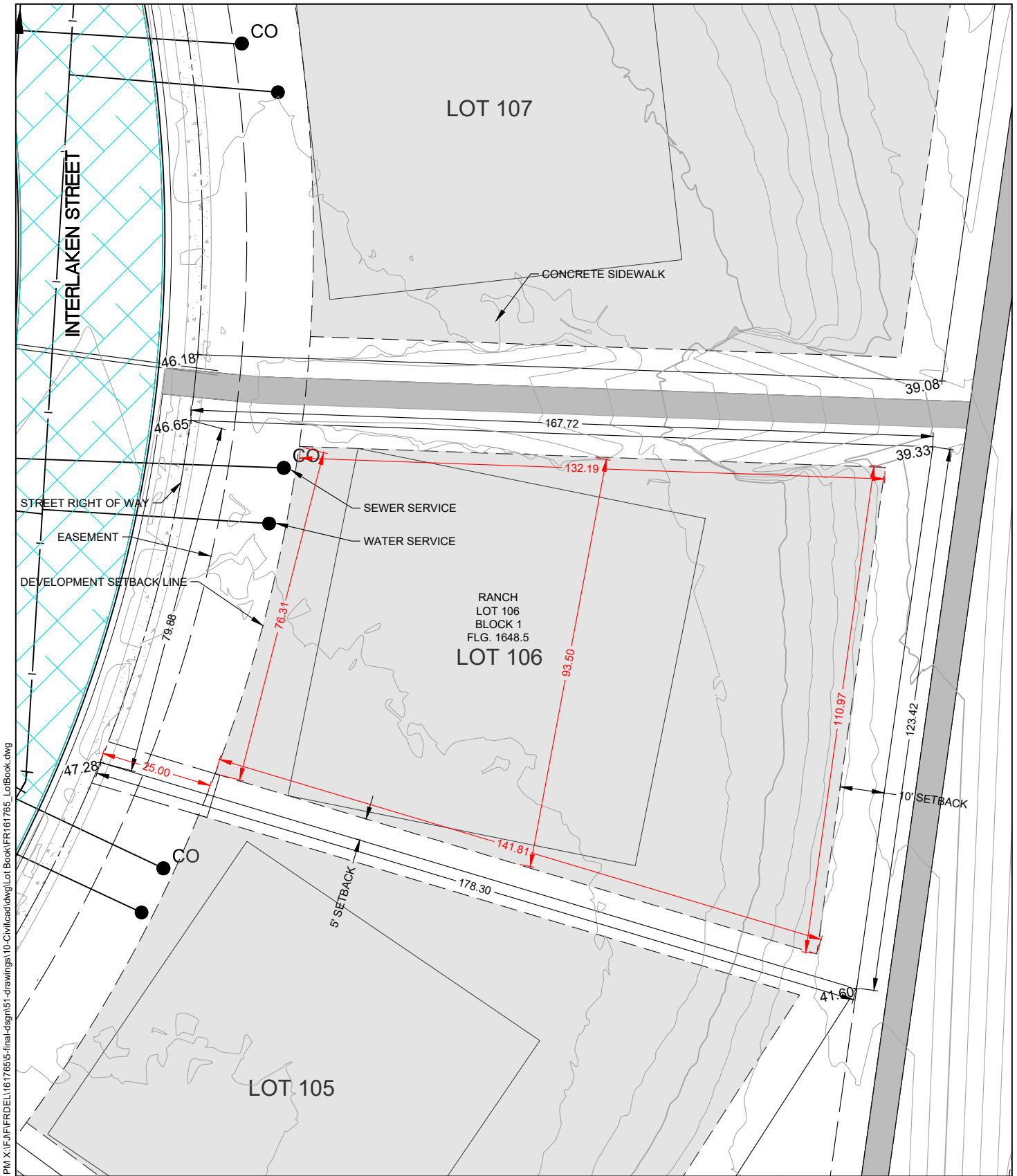
PROJECT NO.  
FRDEL 161765  
DATE:  
4/29/2024

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

FIGURE  
NO. 105

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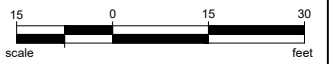


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513

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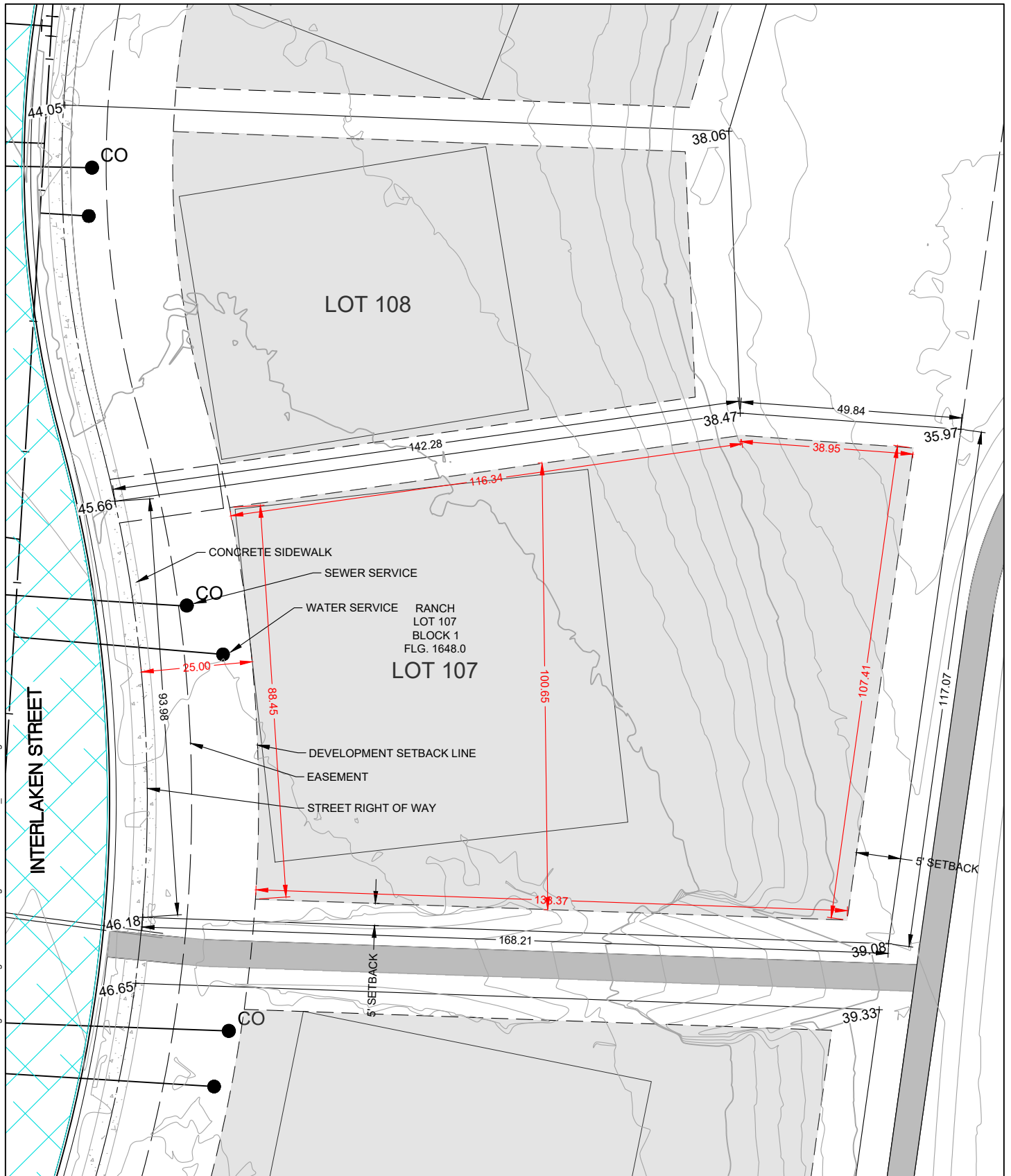
PROJECT NO.  
FRDEL 161765  
DATE:  
4/29/2024

LOT 106 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS

FIGURE  
NO. 106



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515

PROJECT NO.

FRDEL 161765

DATE:

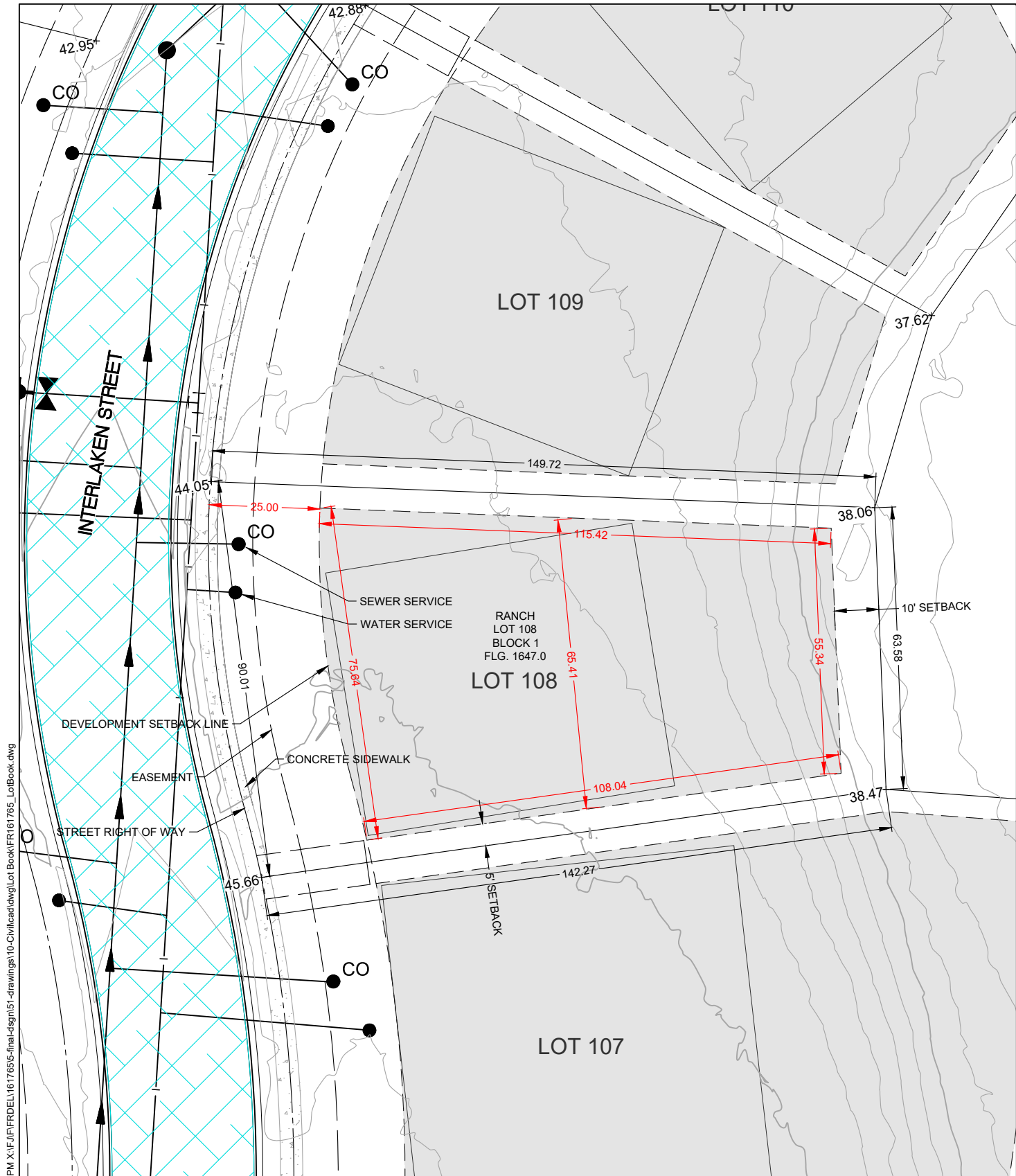
4/29/2024

**LOT 107 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS**

FIGURE  
NO. 107

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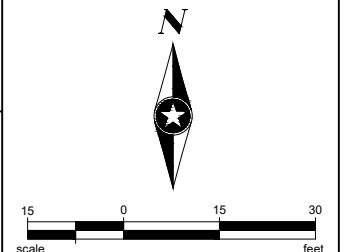
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FRDEL 161765  
DATE:  
4/29/2024

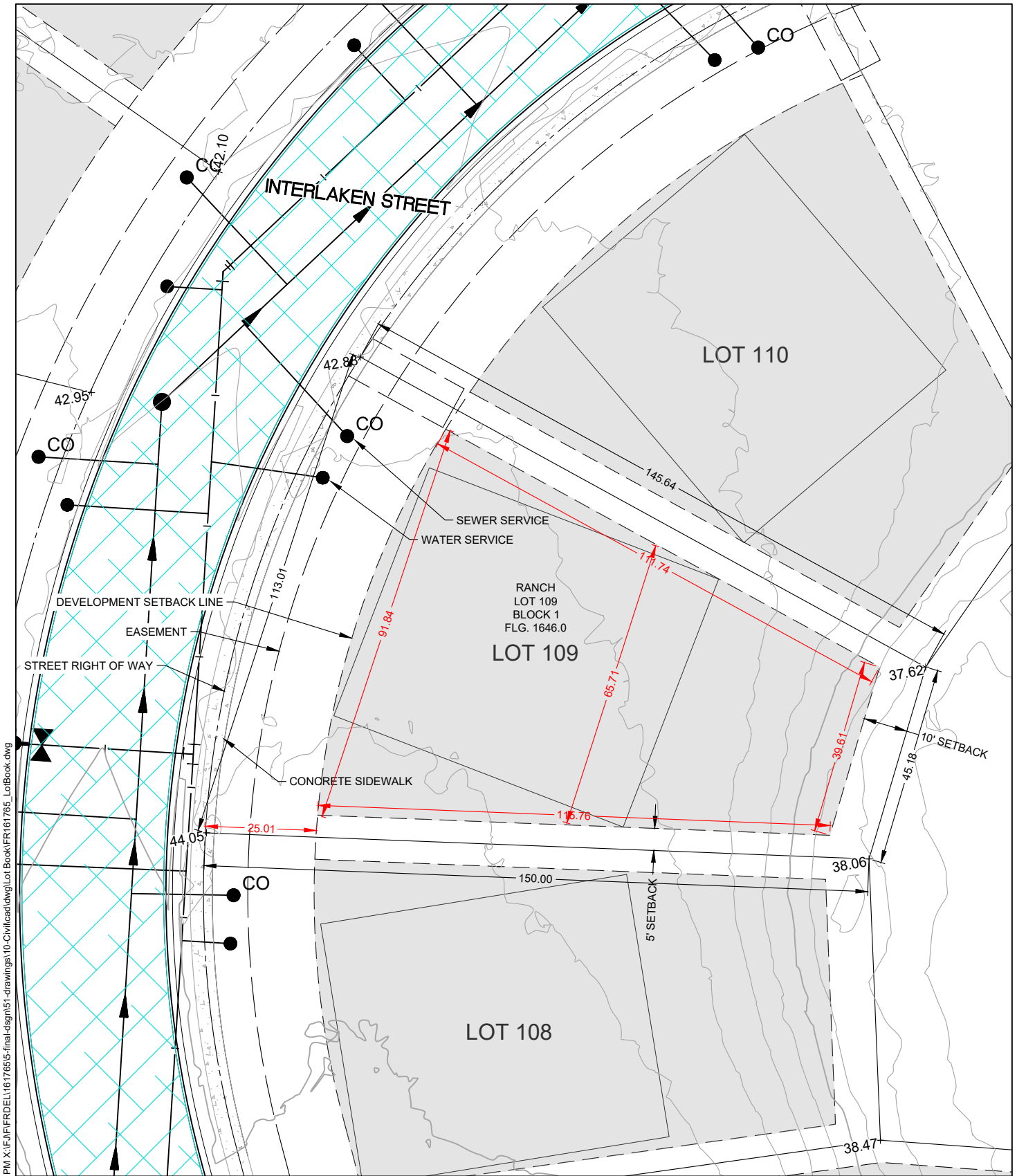
**LOT 108 BLOCK 1**  
**FRIEDEN DEVELOPMENT PHASE 2**  
**FREDERICKSBURG, TEXAS**

FIGURE  
NO. 108

NOT AN OFFICIAL SURVEY







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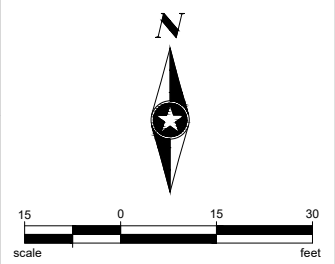
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**519**

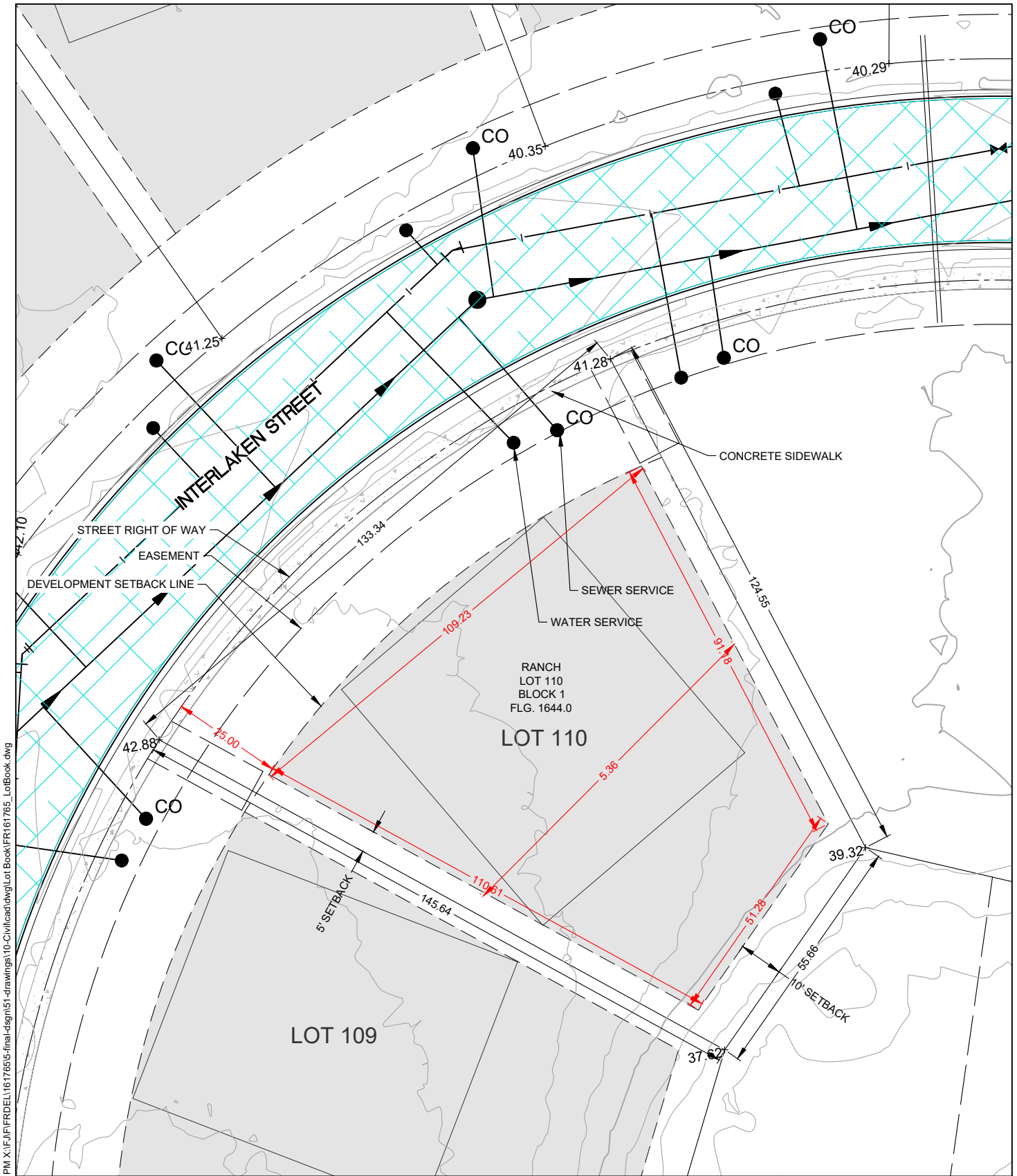
**PROJECT NO.**  
FRDEL 161765  
**DATE:**  
4/29/2024

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

**FIGURE**  
**NO. 109**



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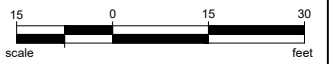


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521

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FRDEL 161765

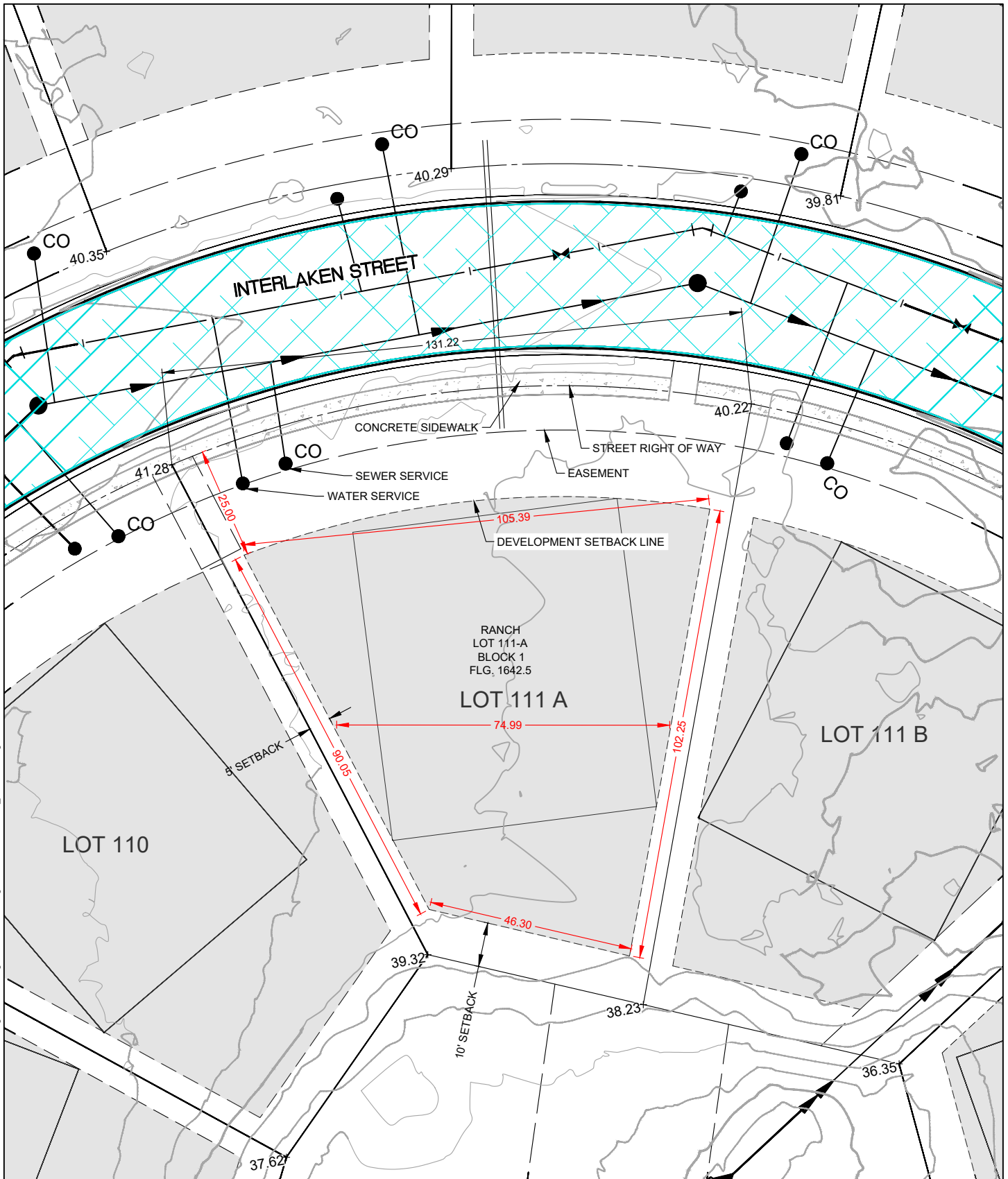
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DATE:  
4/29/2024

**LOT 110 BLOCK 1**  
**FRIEDEN DEVELOPMENT PHASE 2**  
**FREDERICKSBURG, TEXAS**


FIGURE NO. 110





TYPICAL NOTES:

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FRDEL 161765

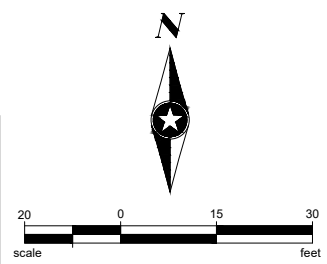
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01/26/2026

**LOT 111A BLOCK 1**

**FRIEDEN DEVELOPMENT PHASE 2**

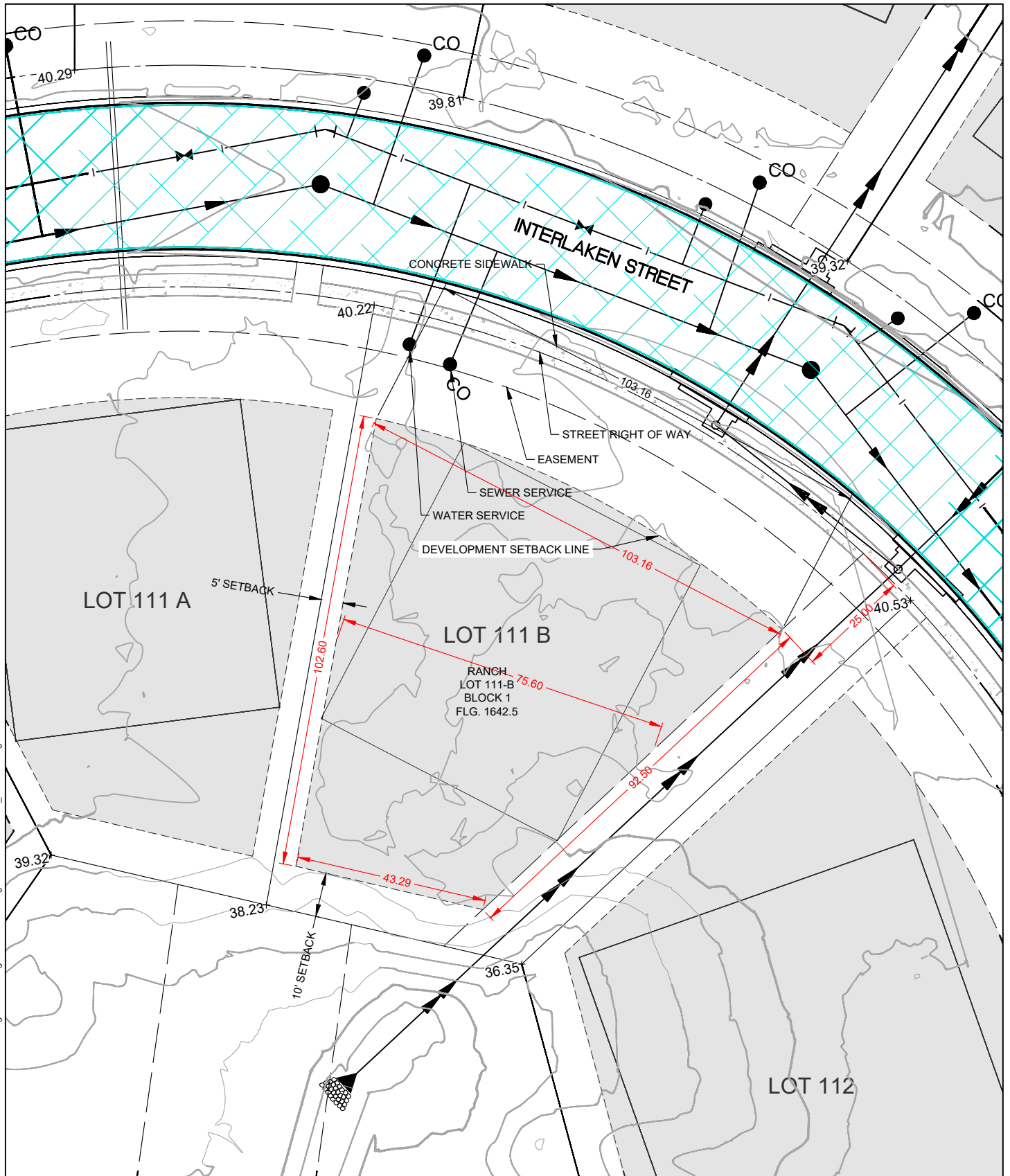
**FREDERICKSBURG, TEXAS**

**FIGURE**  
**NO. 111A**



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**TYPICAL NOTES:**

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

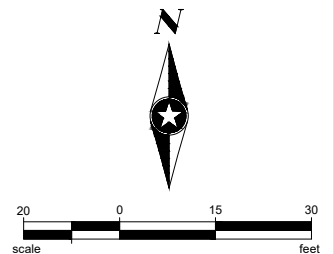
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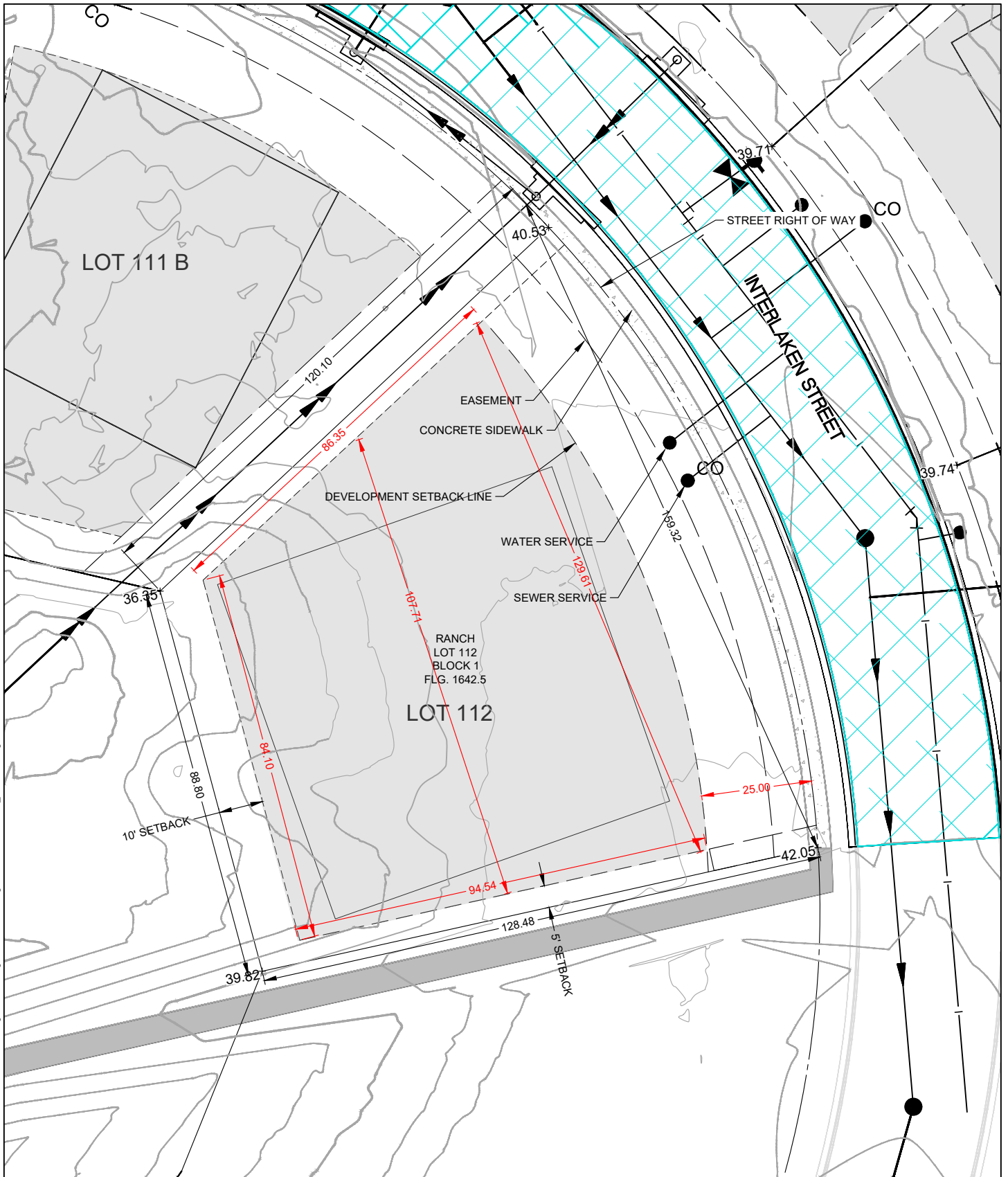
**LOT 111B BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS**

FIGURE  
NO. 111B





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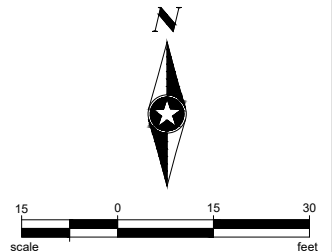
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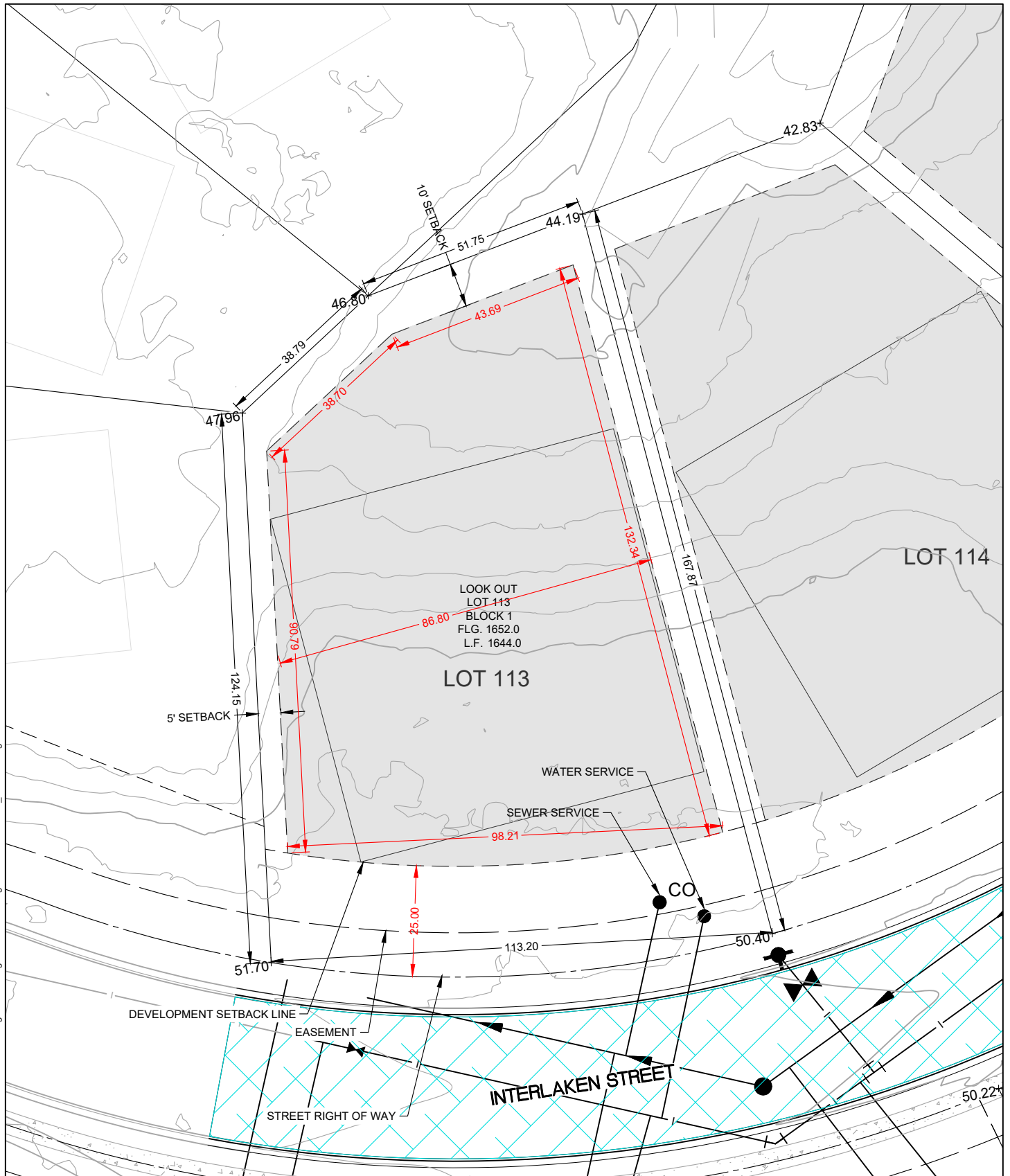
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**LOT 112 BLOCK 1**  
**FRIEDEN DEVELOPMENT PHASE 2**  
**FREDERICKSBURG, TEXAS**

FIGURE  
NO. 112



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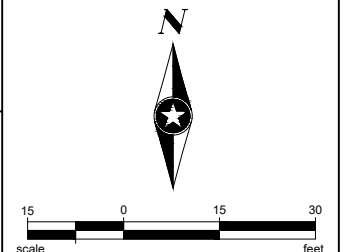
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LOT 113 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS

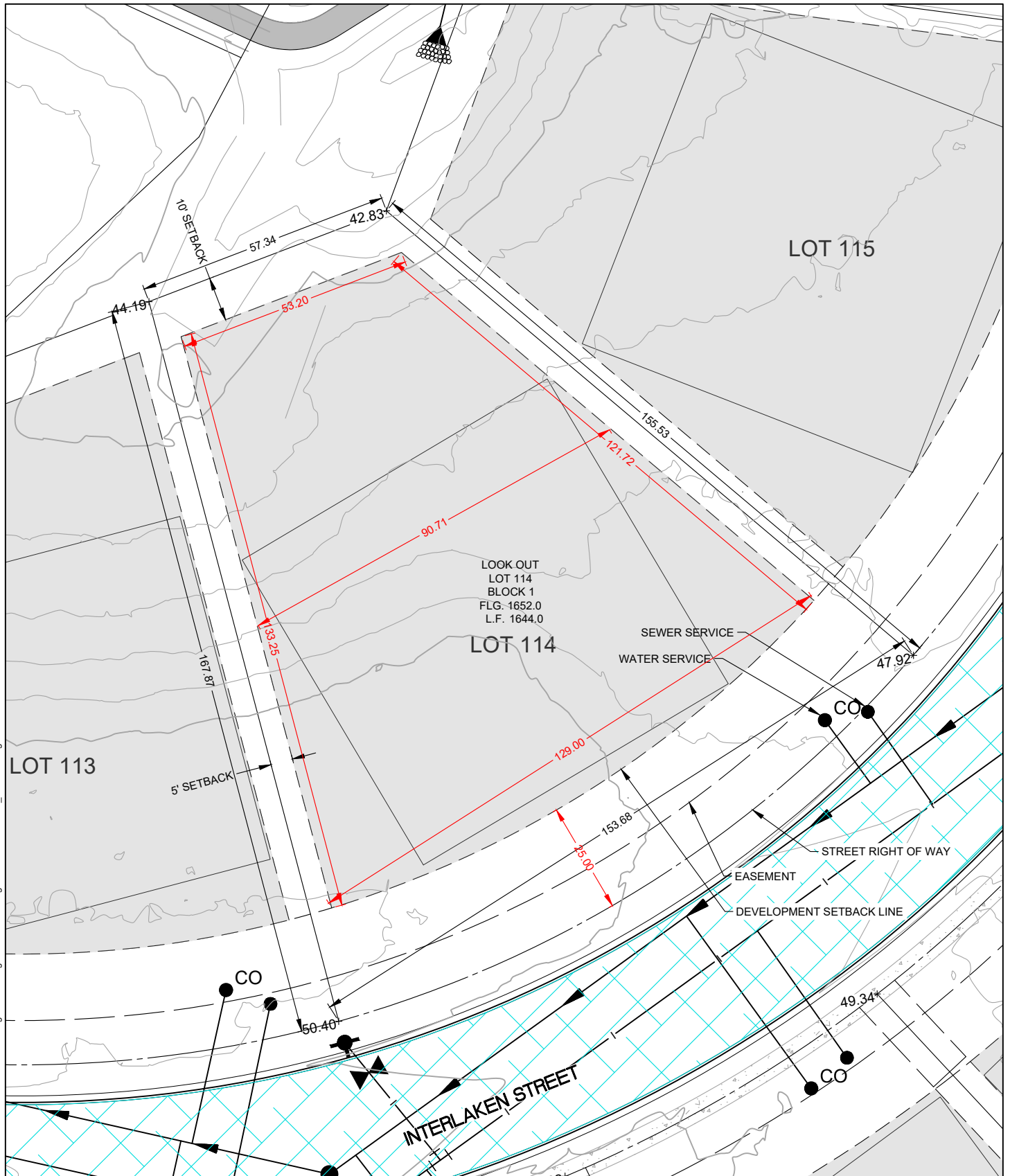
FIGURE  
NO. 113

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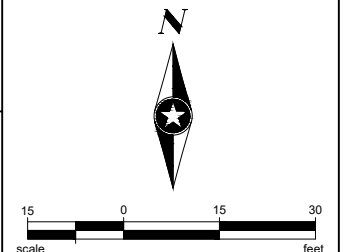
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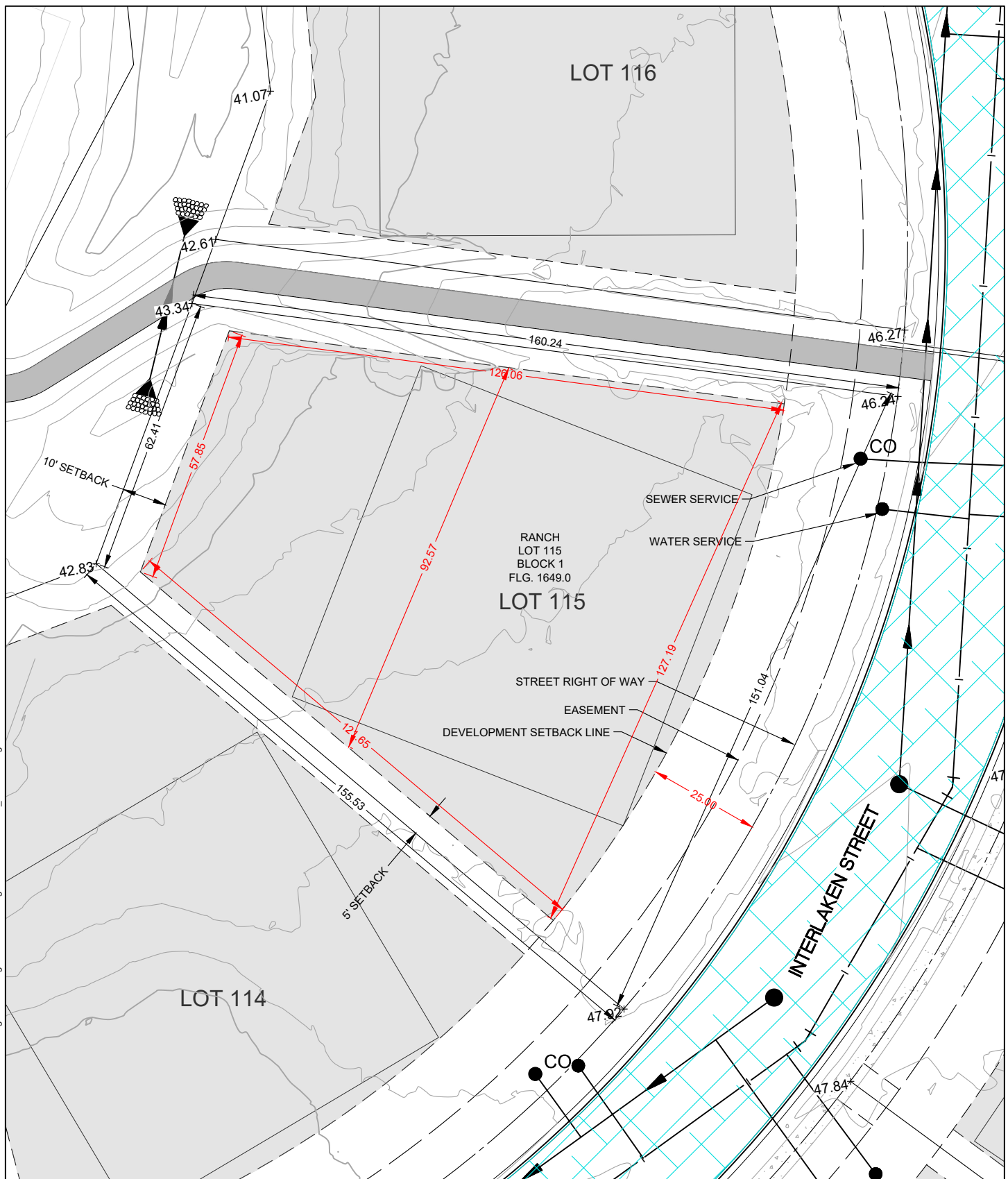
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LOT 114 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS

FIGURE  
NO. 114

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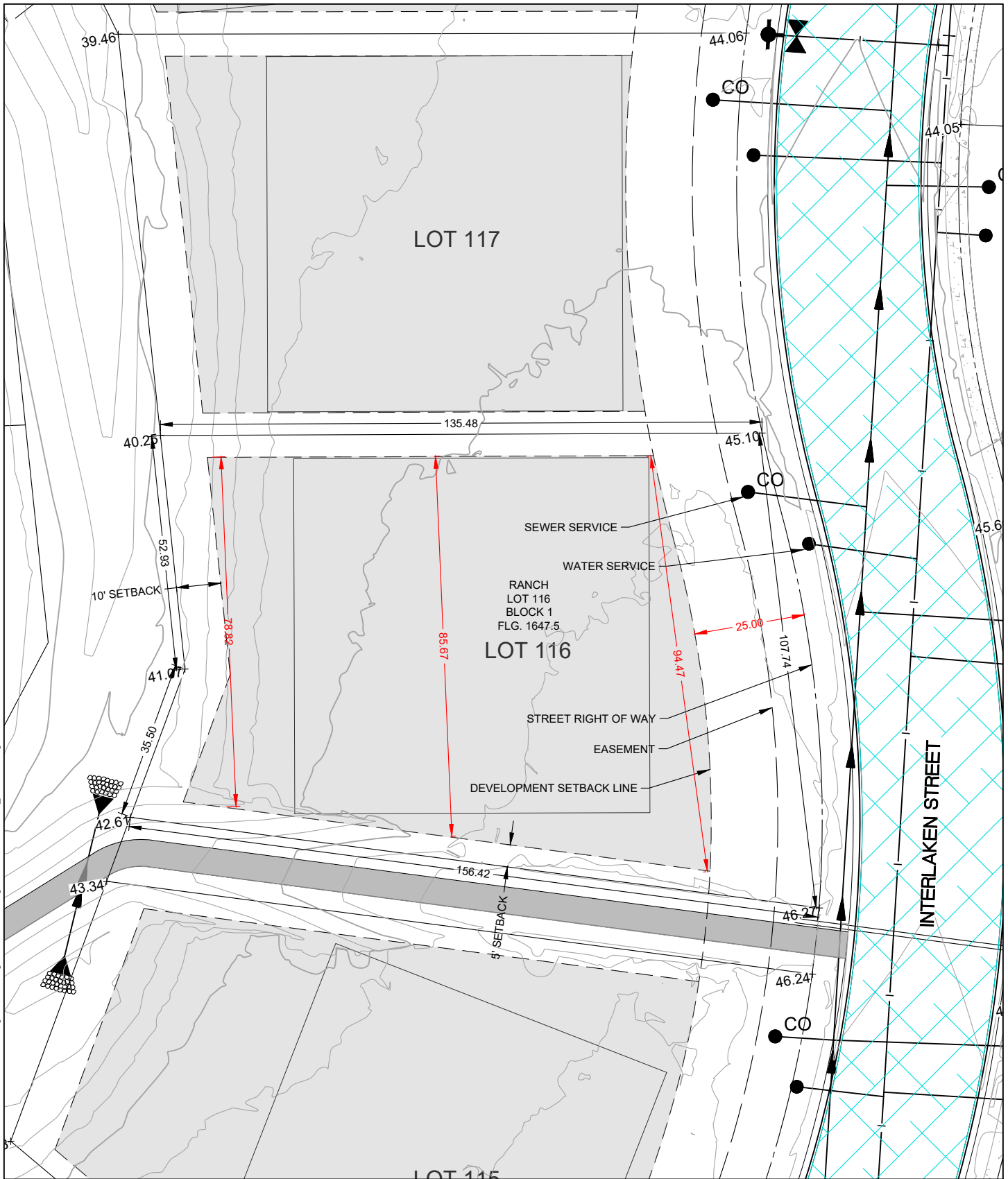
**LOT 115 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS**

FIGURE  
NO. 115

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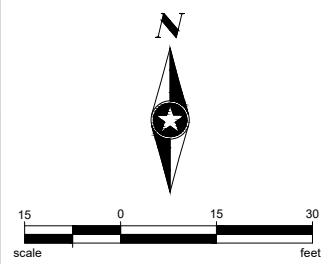
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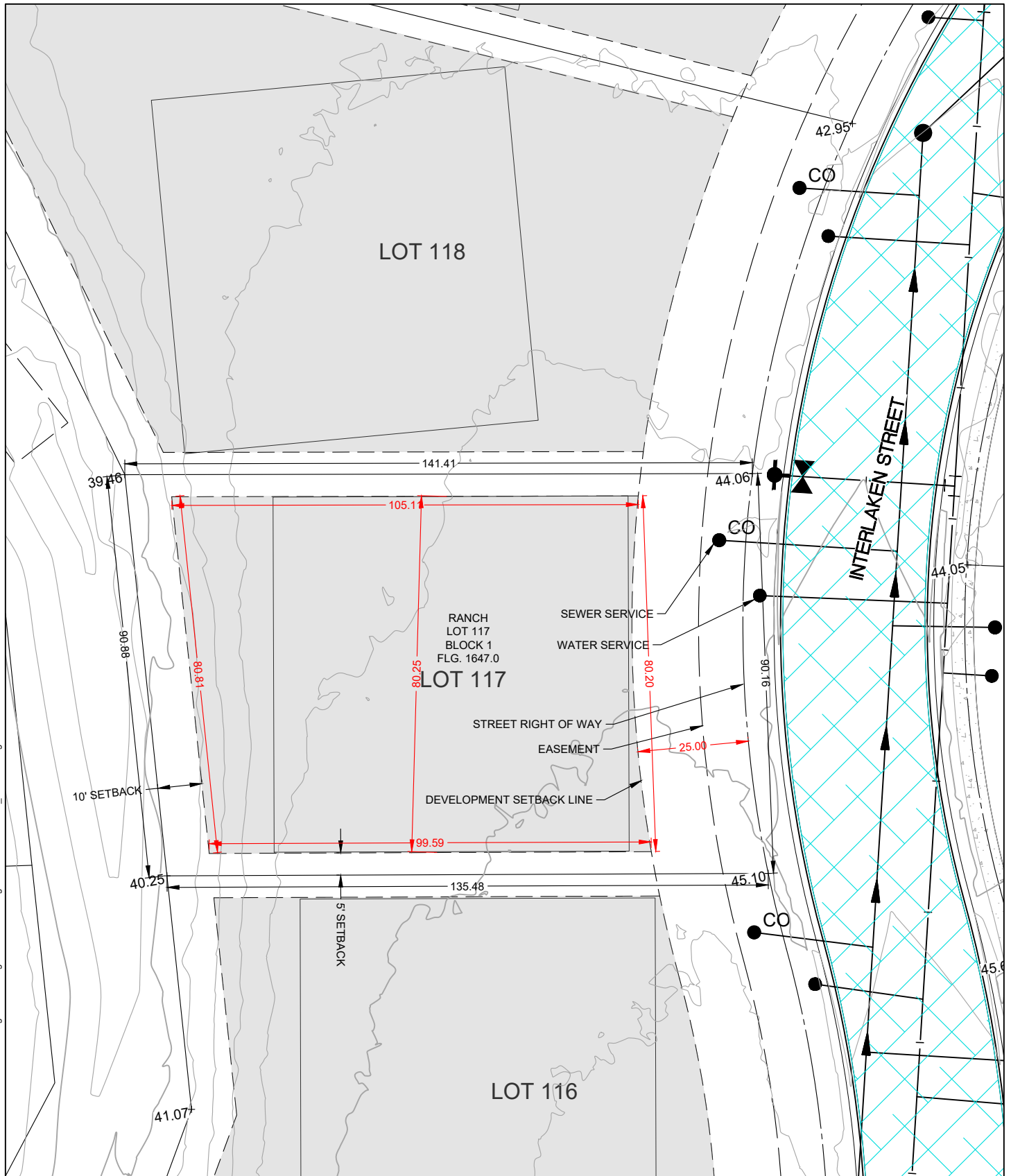
LOT 116 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS

FIGURE  
NO. 116





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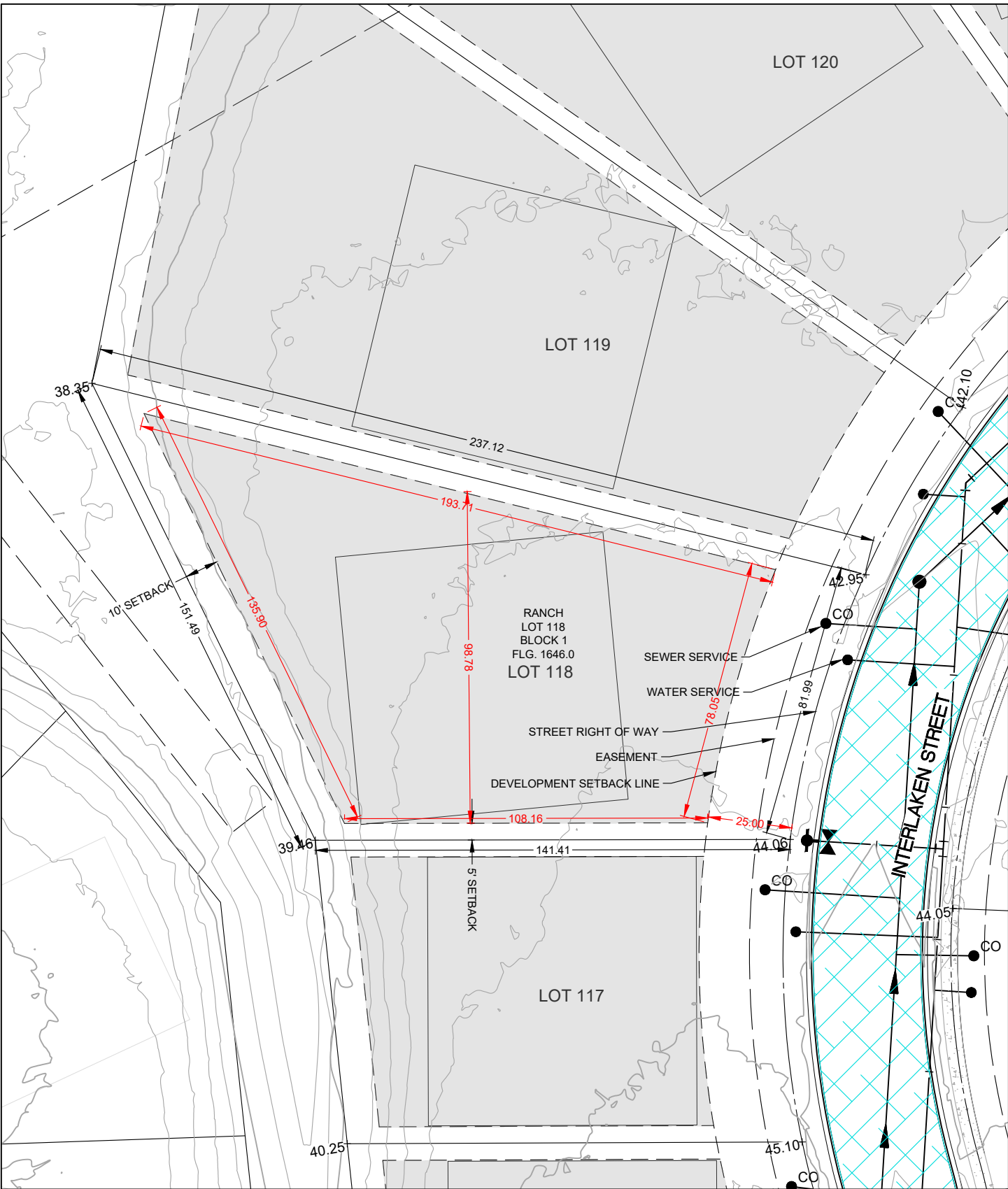
**LOT 117 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS**

FIGURE  
NO. 117

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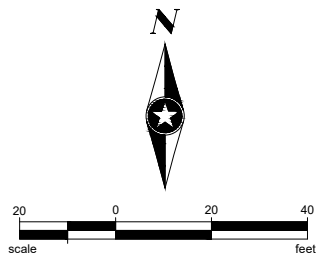


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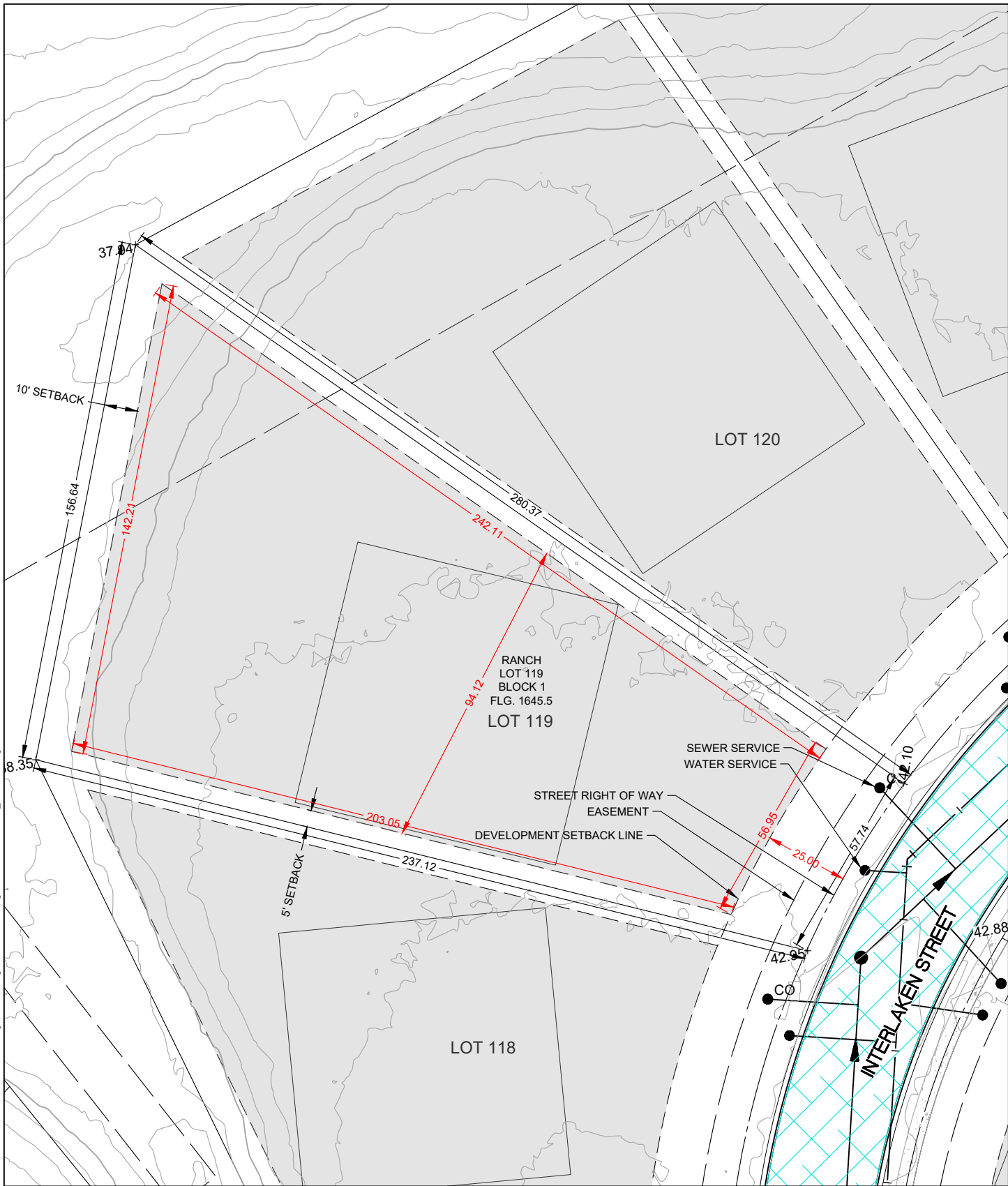
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LOT 118 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS

FIGURE  
NO. 118



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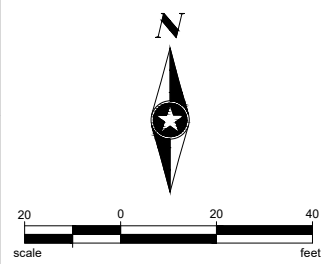
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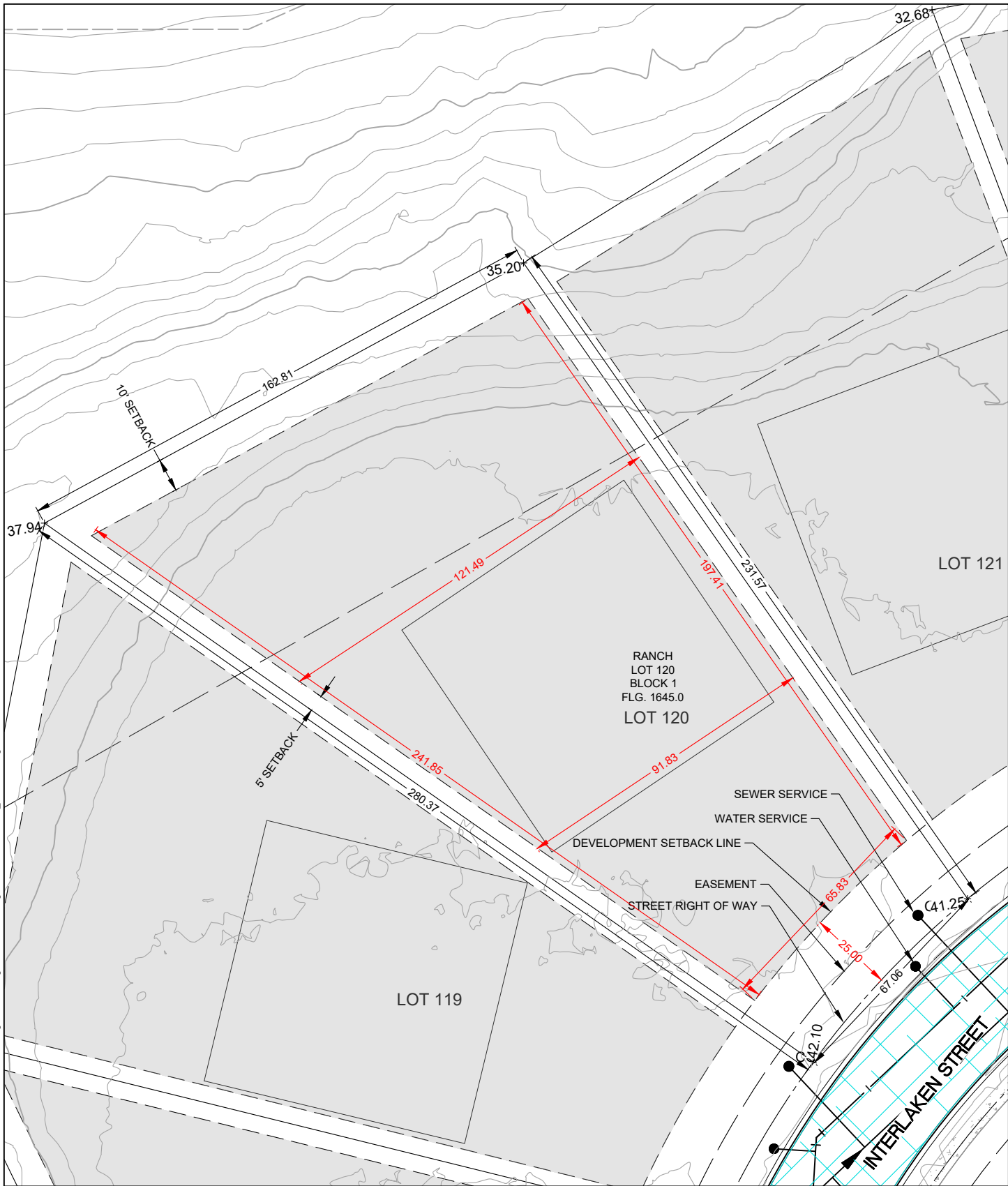
LOT 119 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS

FIGURE  
NO. 119





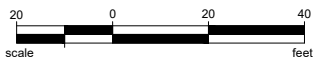
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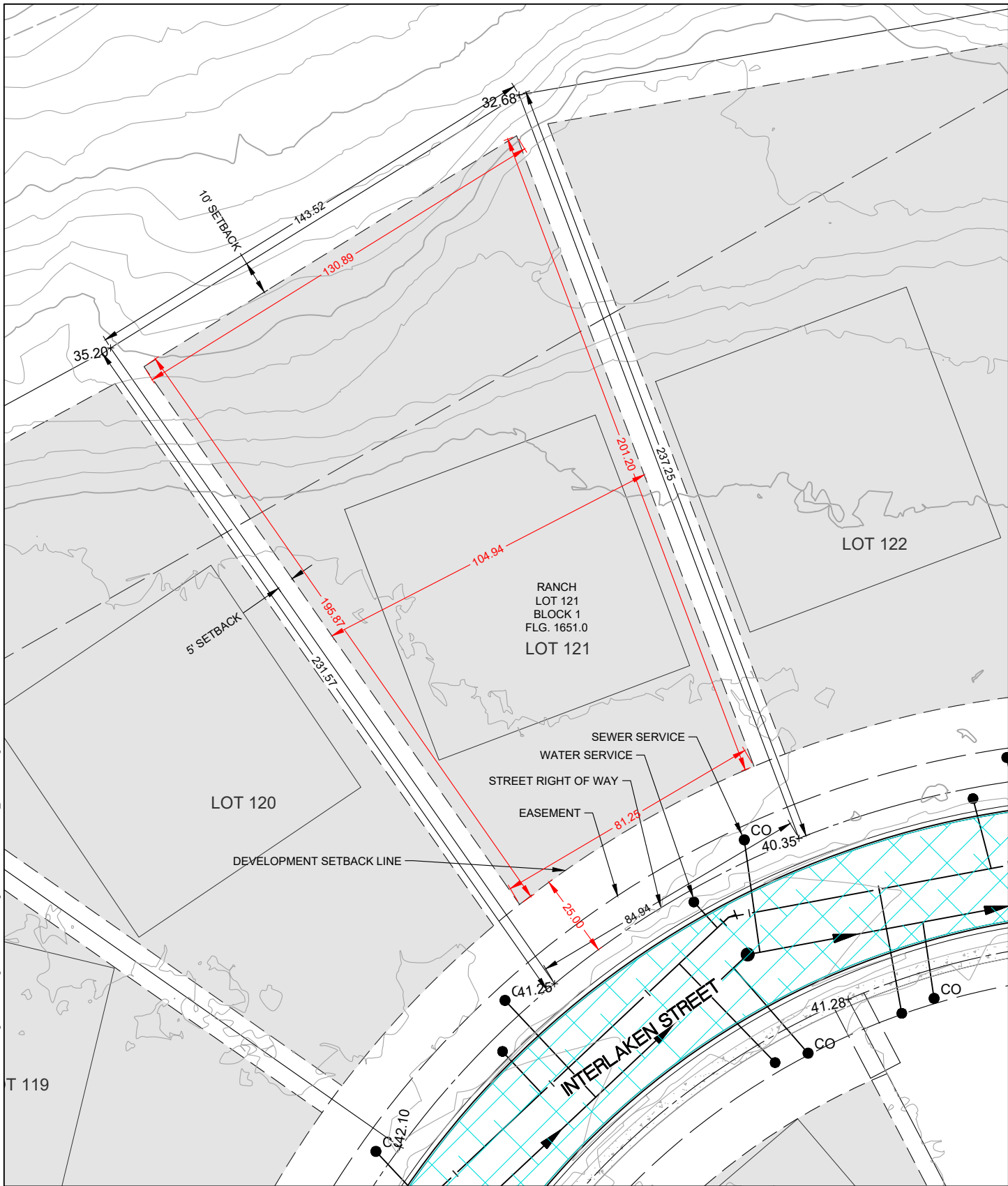


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LOT 120 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS

FIGURE  
NO. 120

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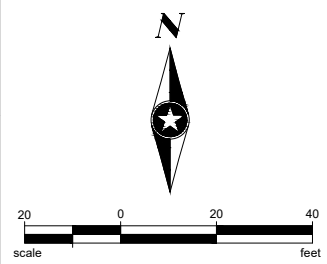
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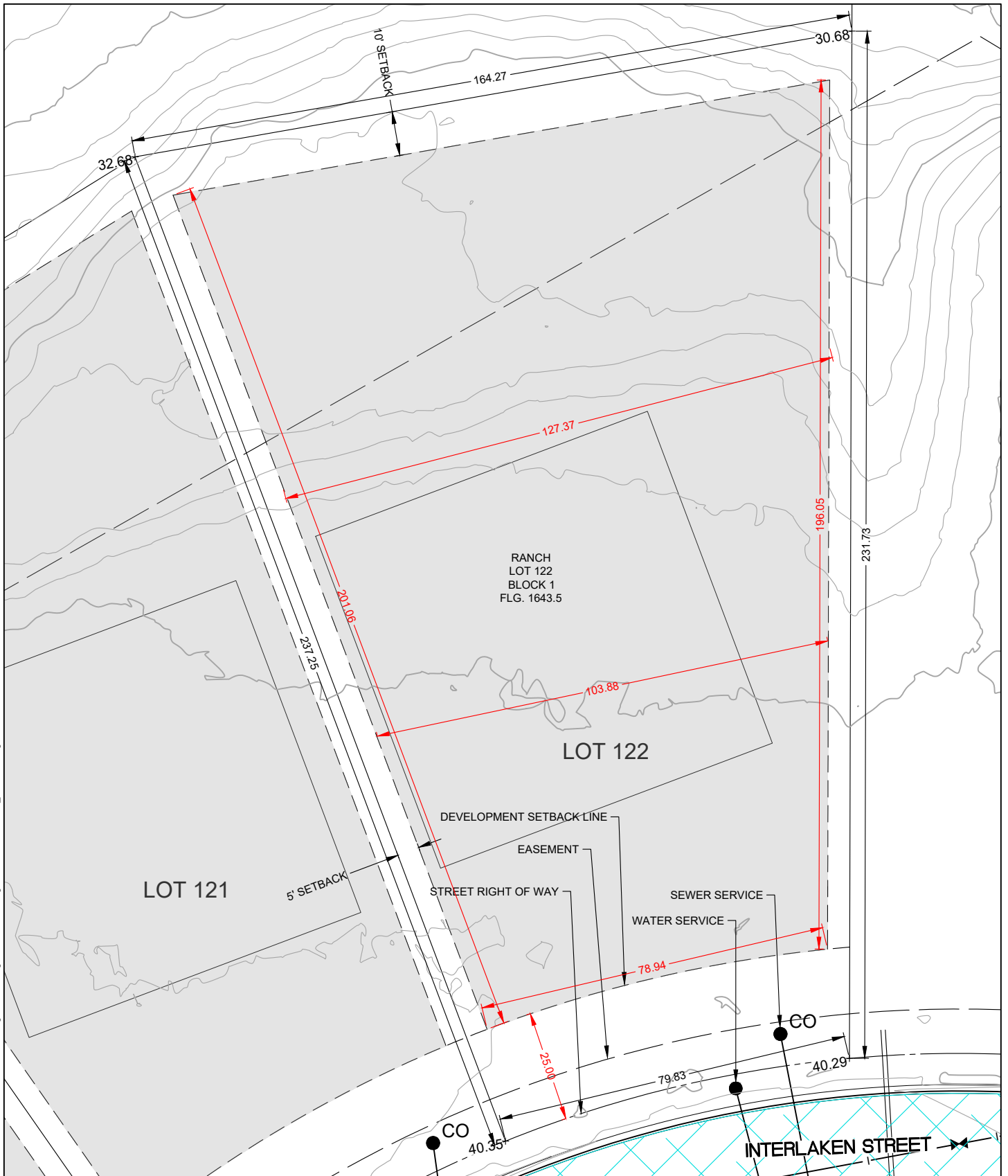
LOT 121 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS

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FIGURE  
NO. 121



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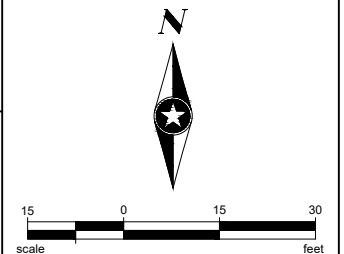
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**LOT 122 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS**

FIGURE  
NO. 122

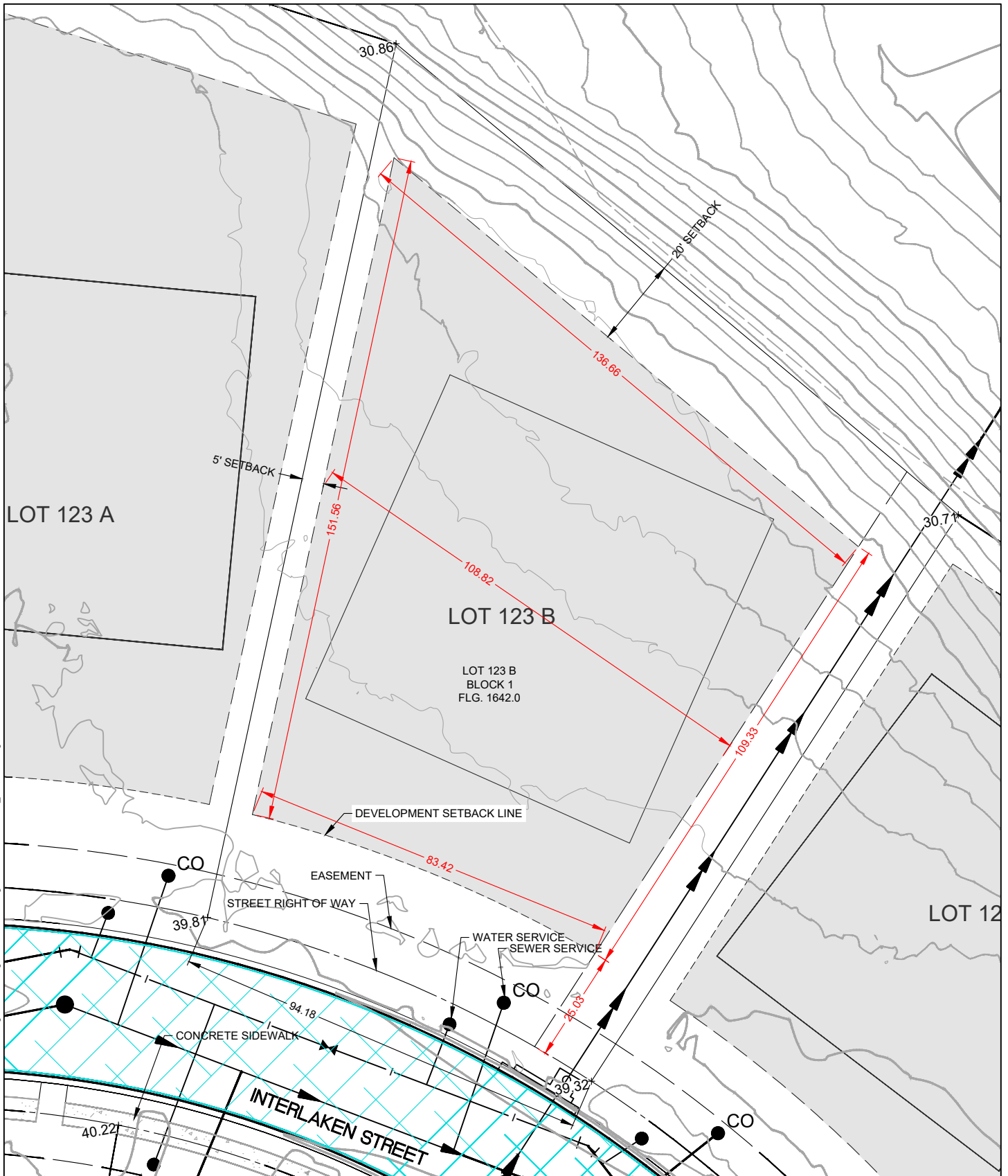
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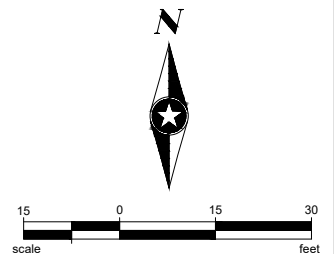
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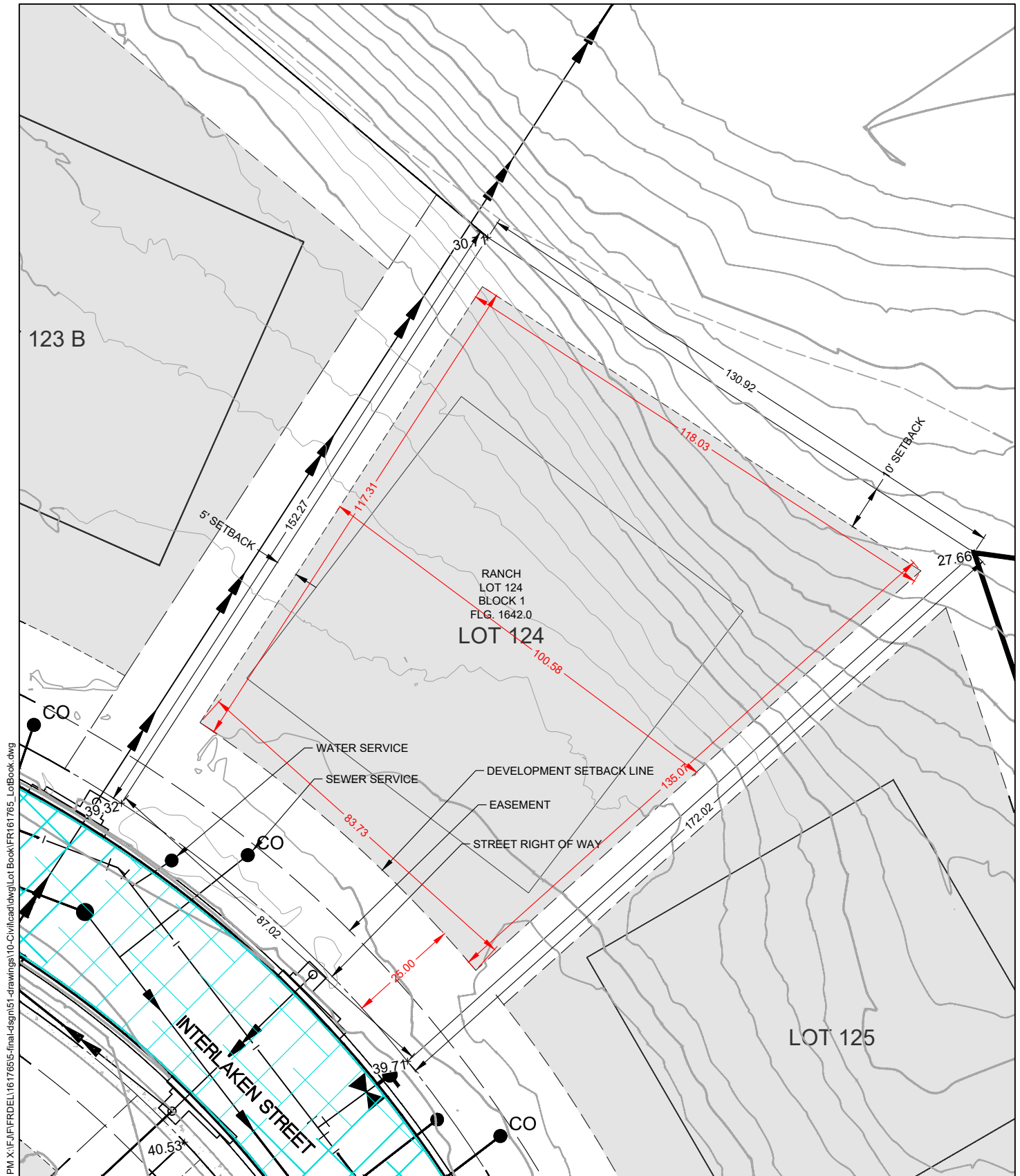


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**LOT 123B BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS**

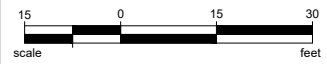
**FIGURE  
NO. 123B**





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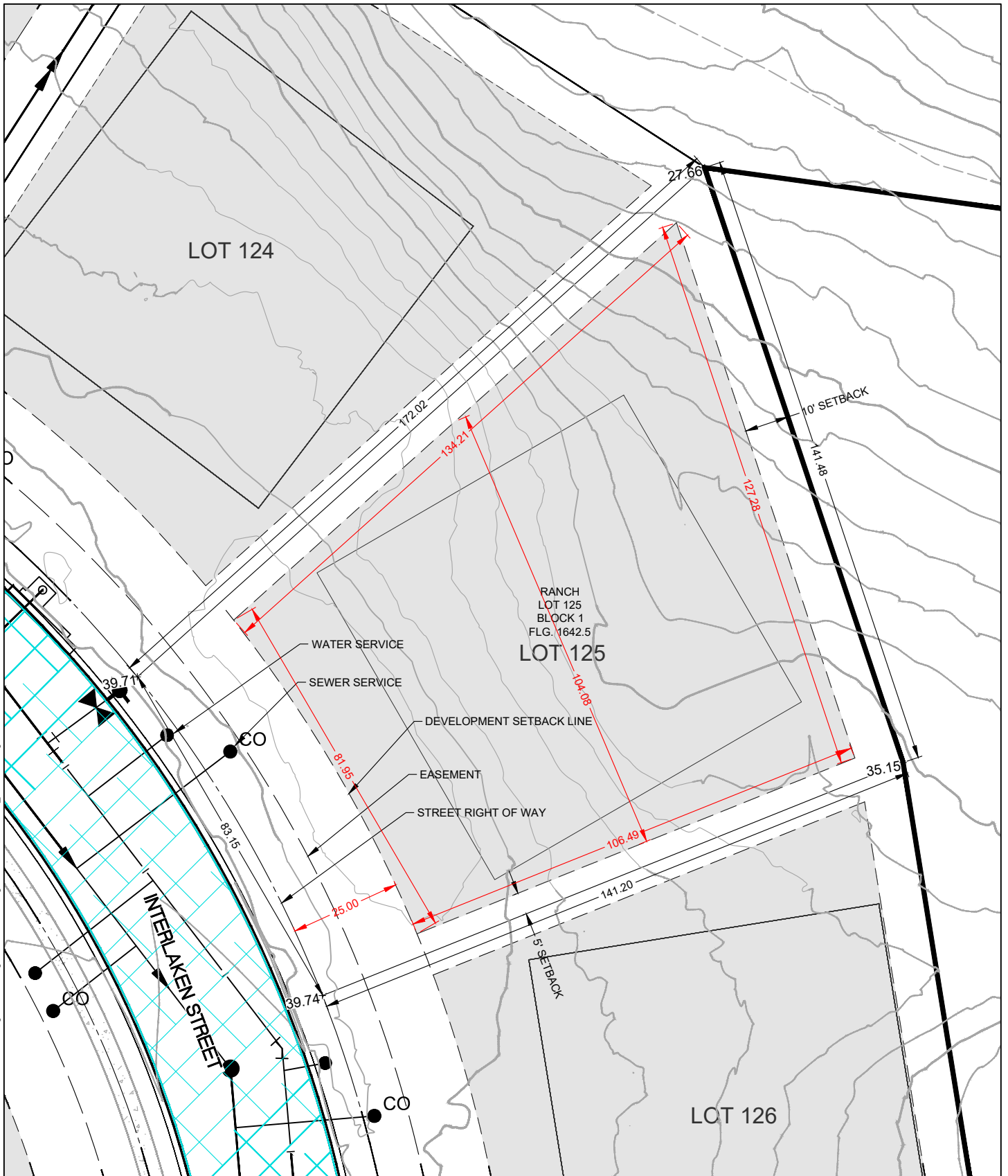
LOT 124 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS

FIGURE  
NO. 124

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LOT 125 BLOCK 1  
FRIEDEN DEVELOPMENT PHASE 2  
FREDERICKSBURG, TEXAS

FIGURE  
NO. 125

