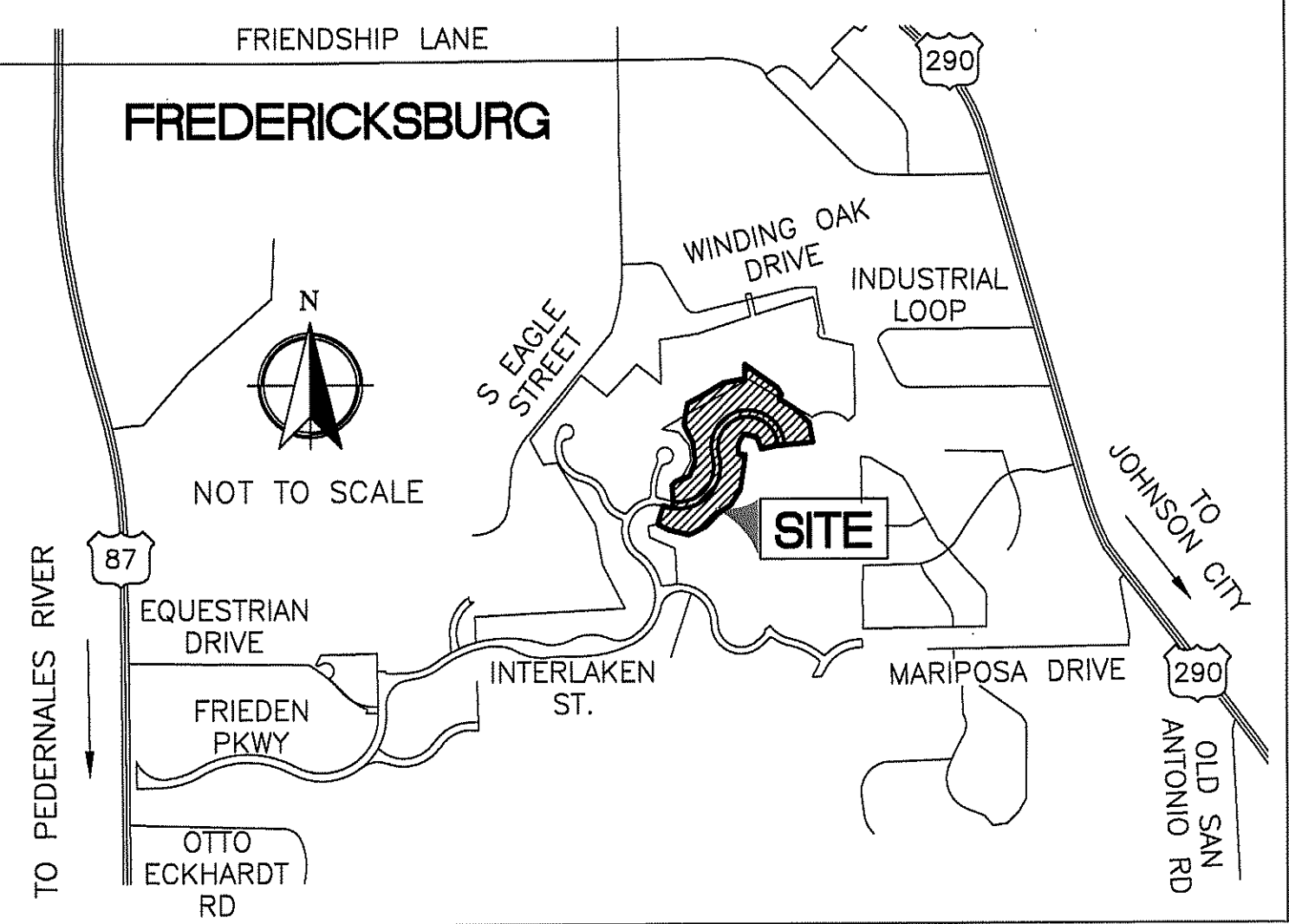


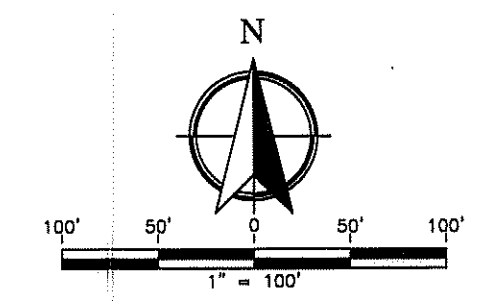
LOCATION MAP



FINAL PLAT ESTABLISHING FRIEDEN SUBDIVISION - PHASE 2

FRIEDEN SUBDIVISION BEING 16.004 ACRES OUT OF THE REMAINDER OF THE FRIEDEN SUBDIVISION 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.

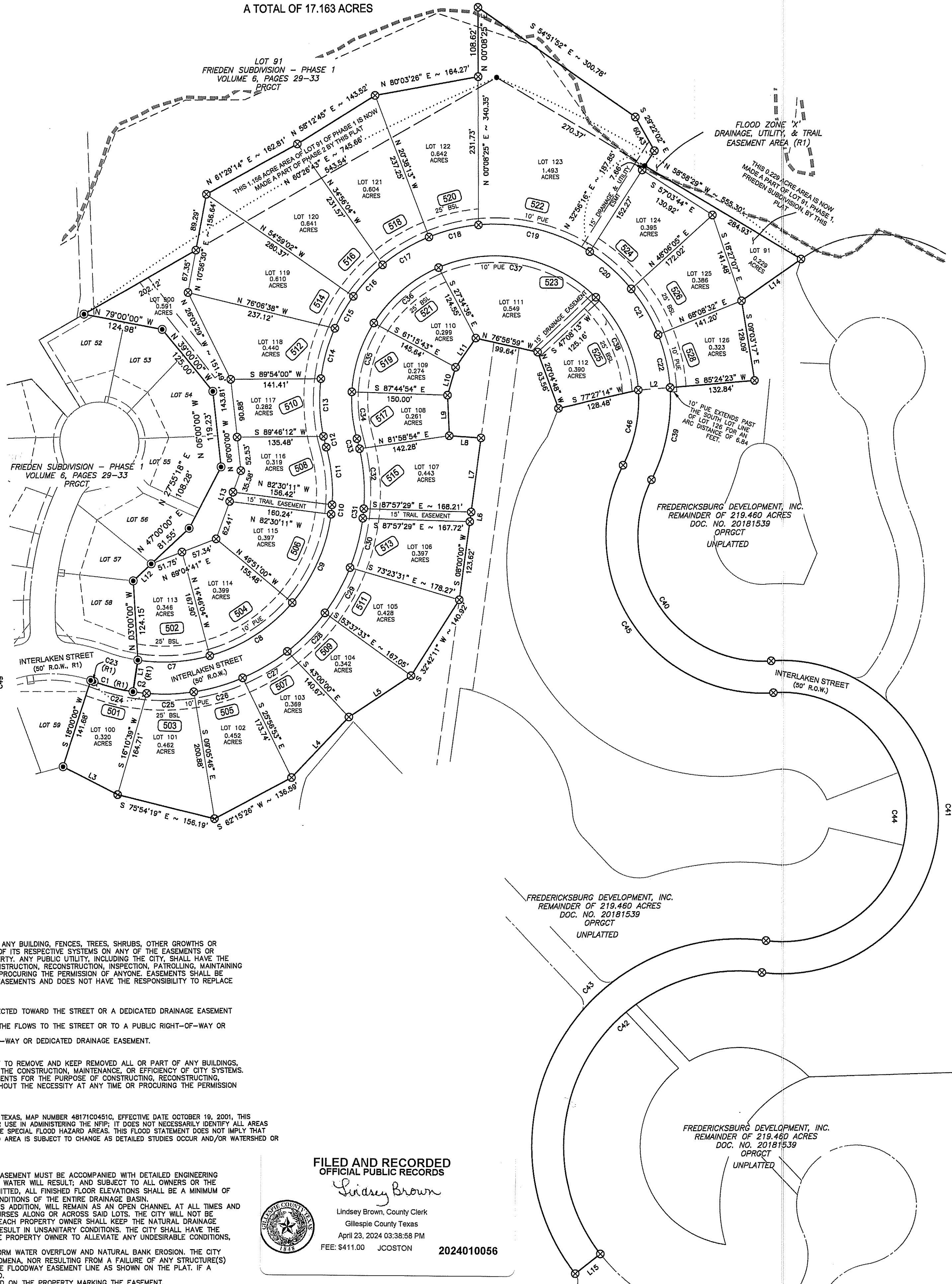
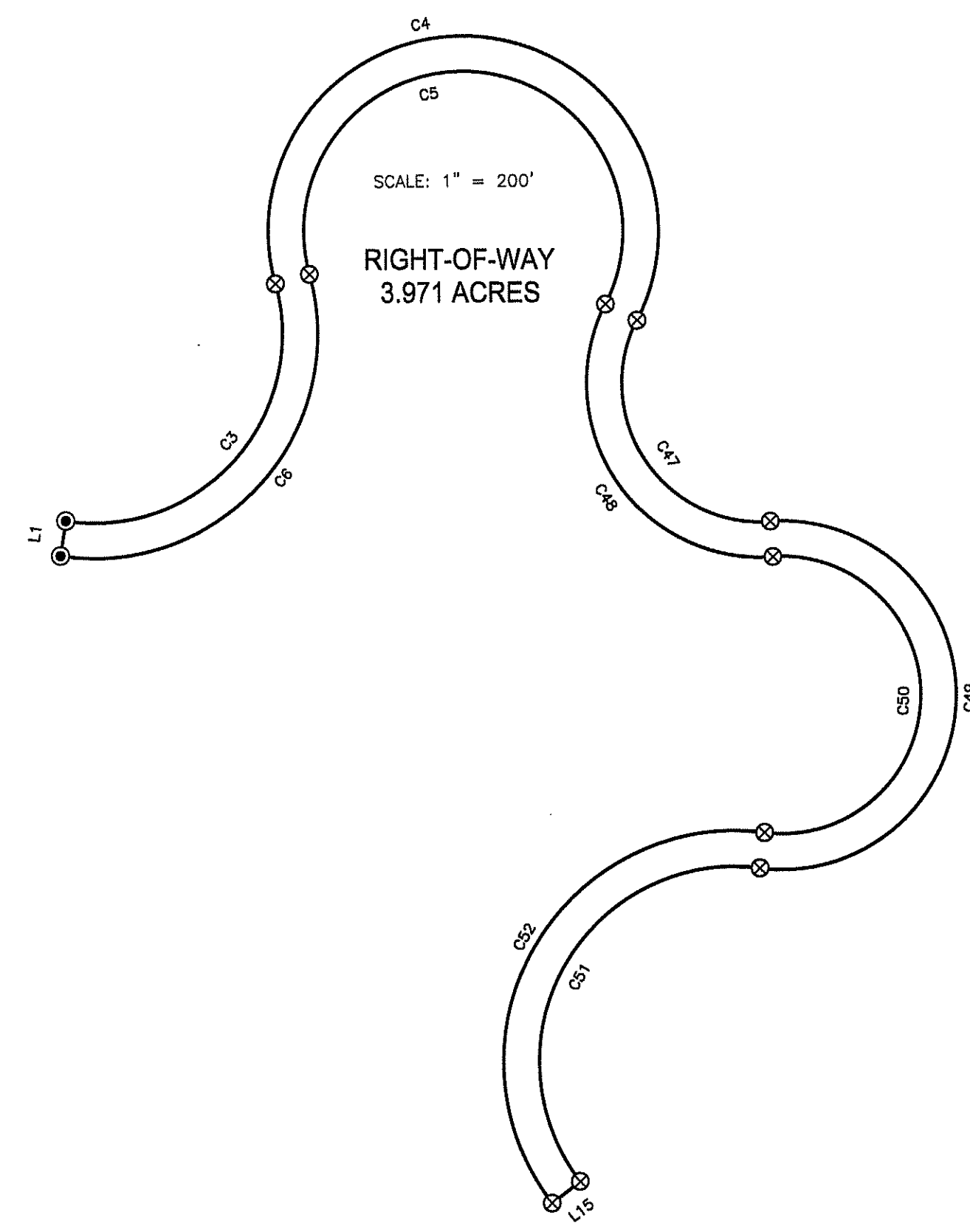
A TOTAL OF 17.163 ACRES



- SURVEY NOTES: THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE 4203. DATE OF SURVEY: AUGUST 11, 2021. DISTANCES SHOWN ON THE PLAT ARE ACTUAL GROUND DISTANCES.

- GENERAL NOTES: 1. LOT DRAINAGE SHALL BE DESIGNED TO DIRECT RUNOFF TO ADJACENT STREETS OR DRAINAGE CHANNELS. 2. NEW LOTS CREATED WITH A TOTAL ACREAGE OF 13.079 ACRES.

OVERALL CURVES FOR THE RIGHT-OF-WAY OF INTERLAKEN STREET



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 FRIEDEN, 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...

- LEGEND: RIGHT OF WAY, VARIABLE BUILDING SETBACK LINE, VARIABLE (WIDTH) SIDEWALK EASEMENT, PUBLIC UTILITY EASEMENT, 30' x 30' TRIANGULAR SIGHT VISIBILITY EASEMENT, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TX, DEED RECORDS, GILLESPIE COUNTY, TX, PLAT RECORDS, GILLESPIE COUNTY, TX.

OPEN RANGE FIELD SERVICES, L.L.C. 39350 IH 10 WEST, SUITE 1 BOERNE, TX 78006 830.428.0290 BTX@openrangefs.com

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.

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.

UTILITY EASEMENTS: ANY PUBLIC UTILITY, INCLUDING FOR 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...

FILED AND RECORDED OFFICIAL PUBLIC RECORDS. Lindsey Brown, County Clerk, Gillespie County Texas, April 23, 2024 03:38:58 PM, FEE: \$411.00 JCOSTON 2024010056

BOUNDARY LINE AND CURVE TABLES. Table with columns: CURVE NO., BEARING, DISTANCE, CHORD BEARING, CHORD DISTANCE, AREA, PERCENTAGE OF AREA.

FILED FOR RECORD AT 3:38 O'CLOCK P.M. THIS THE 23 DAY OF April A.D. 2024, ON VOLUME 7 PAGE 56 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS. BY: Lindsey Brown, COUNTY CLERK, GILLESPIE COUNTY, TEXAS.