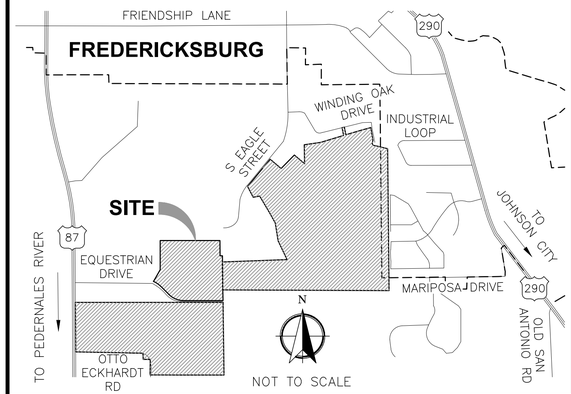
FINAL PLAT ESTABLISHING
FRIEDEN SUBDIVISION - PHASE 1

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

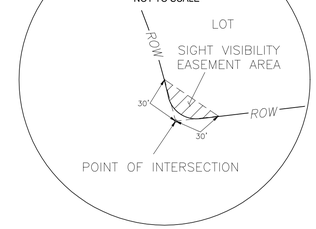
PHASE 1 BEING A TOTAL OF 85.403 ACRES
ESTABLISHING 91 LOTS BEING 64.407 ACRES
ESTABLISHING 10,350'± OF ROAD RIGHT OF WAY (ROW) BEING 14.990 ACRES
ESTABLISHING 6.006 ACRES OF ADDITIONAL EASEMENTS

LOCATION MAP



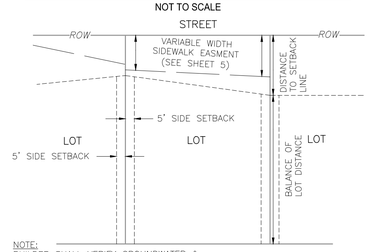
TYPICAL TSVE DETAIL

NOT TO SCALE



VARIABLE BUILDING SETBACK LINE & VARIABLE SIDEWALK EASEMENT

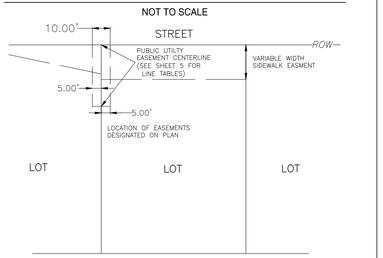
NOT TO SCALE

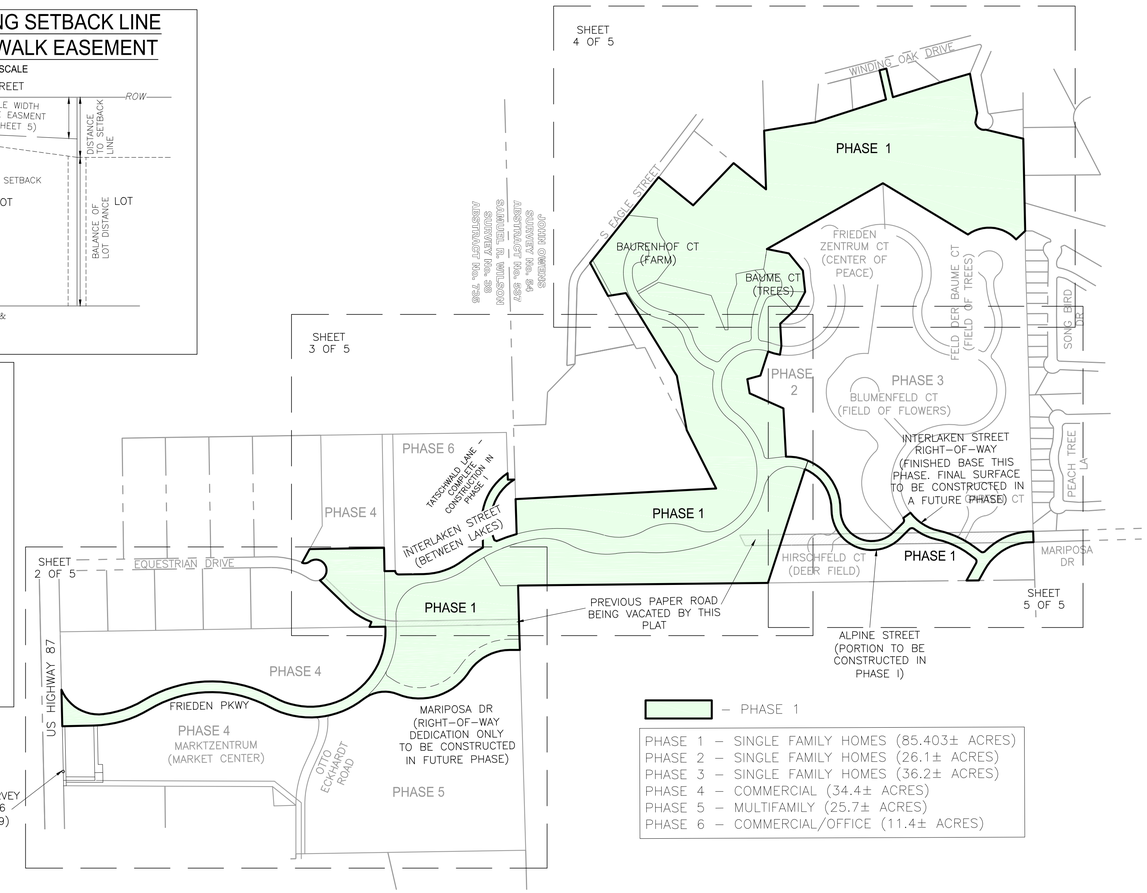


NOTE:
BUILDER SHALL VERIFY GROUNDWATER & SANITARY SEWER SERVICE ELEVATIONS PRIOR TO SETTING LOWEST FLOOR ELEVATIONS.

TYPICAL PUBLIC UTILITY EASEMENT

NOT TO SCALE





SURVEY NOTES:
1. THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE 4203. DATE OF GROUND SURVEY: MARCH 11, 2020.
2. DISTANCES SHOWN ON THE PLAT ARE ACTUAL GROUND DISTANCES.
3. COORDINATES SHOWN HEREON OR ON SUPPLEMENTAL PLANS ARE THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 – TEXAS CENTRAL ZONE 4203, SURVEY FEET.
4. 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.
5. SURVEY MONUMENTS FOR BOUNDARY AND LOTS ARE AS NOTED ACCORDING TO THE LEGEND ON SHEETS 2 – 5.
6. OPRGCT = OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS
7. 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 — DATE
CITY OF FREDERICKSBURG, TEXAS

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, TEXAS

OPEN RANGE, FIELD SERVICES, LLC.
39350 IH 10 WEST, SUITE 1
BOERNE, TX 78006
(830)428-0290
BTX@openrangefs.com
TBPELS 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 #11607051
3/16/2020
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: _____

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 OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF 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 REPLATTED.

FLOODPLAIN EASEMENTS
CONSTRUCTION WITHIN THE FLOODPLAIN MAY NOT OCCUR. (A REQUEST FOR CONSTRUCTION WITHIN THE FLOODPLAIN EASEMENT MUST BE ACCOMPANIED WITH DETAILED ENGINEERING PLANS AND STUDIES INDICATING THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OR THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST.) WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS DETERMINED BY ANALYZING THE ULTIMATE BUILD-OUT CONDITIONS OF THE ENTIRE DRAINAGE BASIN.
A. EXISTING CREEKS, LAKES, RESERVOIRS, OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN AS AN OPEN CHANNEL AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION. EACH PROPERTY OWNER SHALL KEEP THE NATURAL DRAINAGE CHANNELS TRAVERSING HIS/HER PROPERTY CLEAN AND FREE OF DEBRIS, SILT, OR ANY SUBSTANCE, WHICH WOULD RESULT IN UNSANITARY CONDITIONS. THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS, WHICH MAY OCCUR. THE CITY IS NOT OBLIGATED TO MAINTAIN OR ASSISTANCE WITH MAINTENANCE OF THE AREA.
B. THE NATURAL DRAINAGE CHANNEL, AS IN THE CASE OF ALL NATURAL DRAINAGE CHANNELS, ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION. THE CITY SHALL NOT BE LIABLE FOR DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM A FAILURE OF ANY STRUCTURE(S) WITHIN THE NATURAL DRAINAGE CHANNELS. THE NATURAL DRAINAGE CHANNEL CROSSING EACH LOT IS SHOWN BY THE FLOODWAY EASEMENT LINE AS SHOWN ON THE PLAT. IF A SUBDIVISION ALTERS THE HORIZONTAL OR VERTICAL FLOODPLAIN, A FEMA FLOODWAY MAP REVISION MAY BE REQUIRED.
C. THE LOCATION OF THE FLOODPLAIN EASEMENT SHALL BE SHOWN ON THE PLAT AND MONUMENTS SHALL BE PLACED ON THE PROPERTY MARKING THE EASEMENT.

DRAINAGE, UTILITY & TRAIL EASEMENT
LOT 91 IS DESIGNATED AS A NON-BUILDABLE LOT TO BE USED AS A PUBLIC DRAINAGE, UTILITY AND TRAIL EASEMENT AREA FOR THE DUAL PURPOSE OF MANAGING STORM WATER EVENTS AND PROVIDING PUBLIC TRAILS AND PARK FOR THE ENJOYMENT OF ALL WHO ARE MEMBERS OF THE PROPERTY OWNERS ASSOCIATION. THE AREA IS TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. UTILITY EASEMENTS NOT DEDICATED TO A SPECIFIC TELEPHONE OR CABLE PROVIDER, SPECIFICALLY 4IP/NEXSTREAM.

STREET CONSTRUCTION
RIGHT-OF-WAY DEDICATION FOR MARIPOSA DRIVE IS BY THIS PLAT AND IT IS TO BE CONSTRUCTED IN A FUTURE PHASE. FUTURE CONSTRUCTION OF MARIPOSA DRIVE WITHIN THE BOUNDARIES OF THE FRIEDEN SUBDIVISION ARE THE RESPONSIBILITY OF FRIEDEN DEVELOPMENT. ALPINE STREET IS AN ALL-WEATHER ACCESS EASEMENT THAT WILL HAVE A FINISHED BASE COMPLETED IN PHASE I. THE FINAL SURFACE IS TO BE COMPLETED BY FRIEDEN DEVELOPMENT IN A FUTURE PHASE AND BE CONSTRUCTED TO CITY STANDARDS AT THE TIME OF CONSTRUCTION. INTERLAKEN STREET AND TATSCHWALD LANE WILL BE FULLY CONSTRUCTED IN PHASE I.

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 FEE 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 §

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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
VSE	VARIABLE (WIDTH) SIDEWALK EASEMENT (SEE SH 5)
PUE	PUBLIC UTILITY EASEMENT
TSVE	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
- 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/ 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

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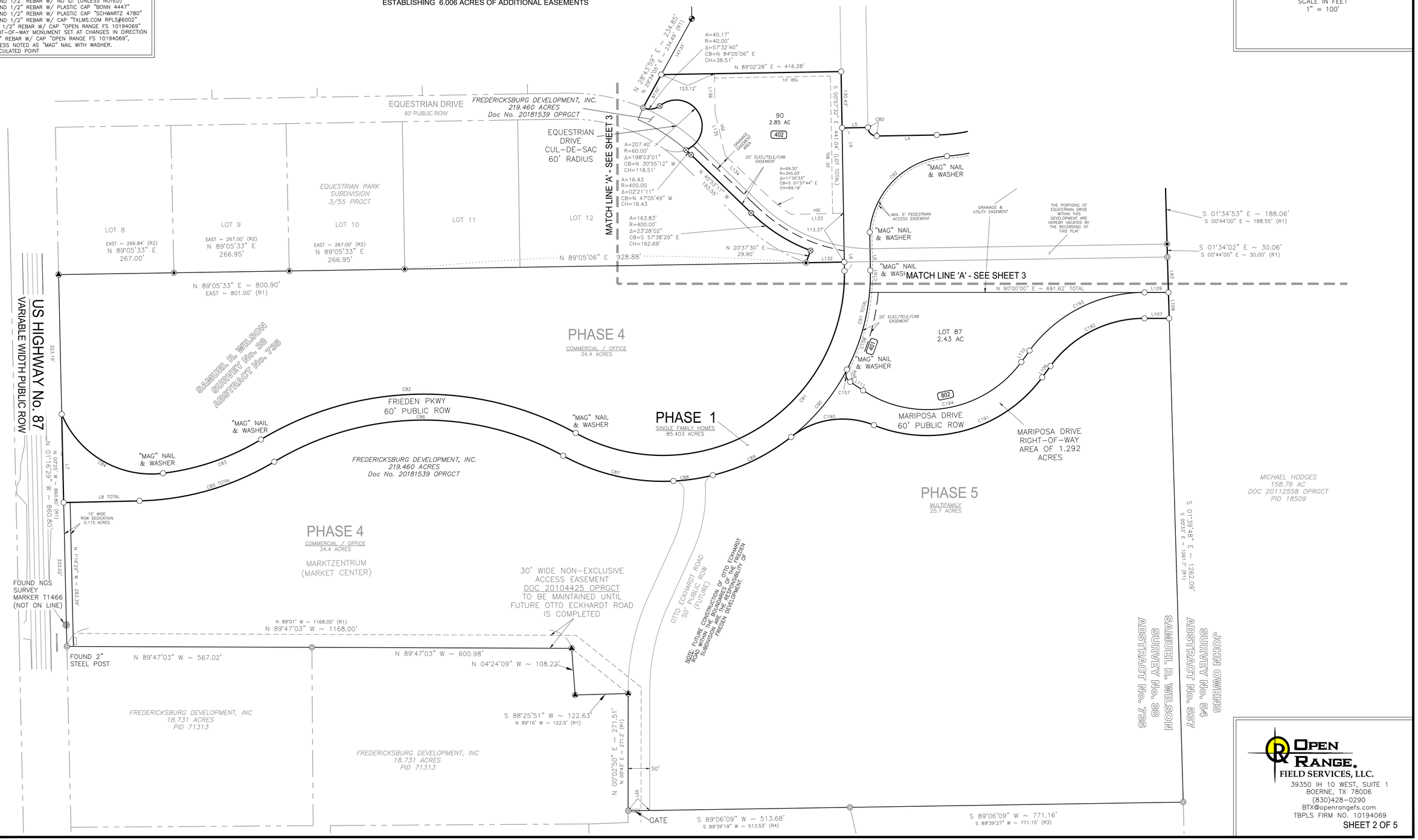
PLAT NUMBER:

N

100 50 0 100

SCALE IN FEET
1" = 100'



OPEN RANGE.
FIELD SERVICES, LLC.
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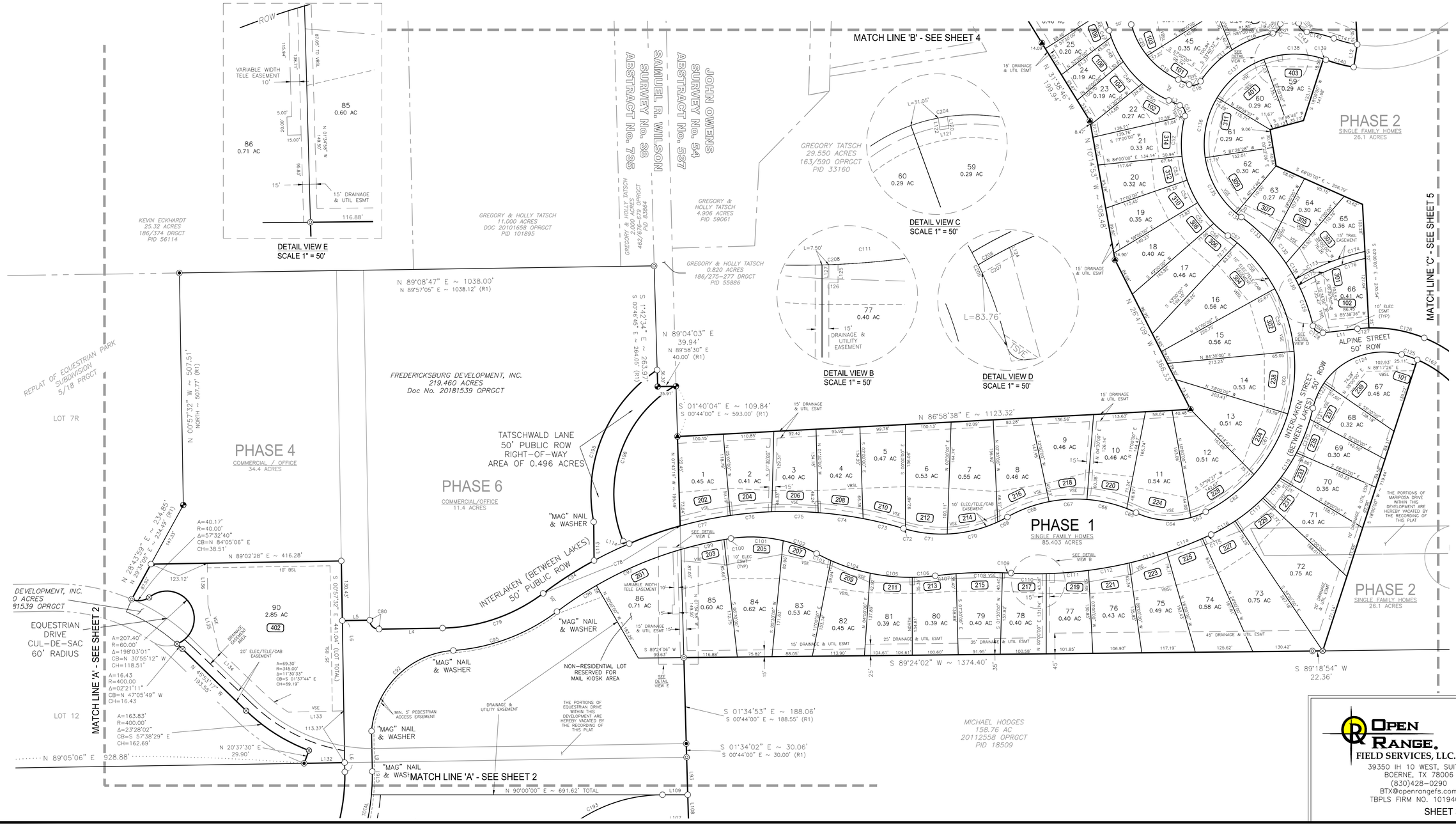
- RIGHT-OF-WAY MONUMENT SET AT CHANGES IN DIRECTION 1/2" REBAR W/ CAP "OPEN RANGE FS 10194069", UNLESS NOTED AS "MAG" NAIL WITH WASHER.
- CALCULATED POINT



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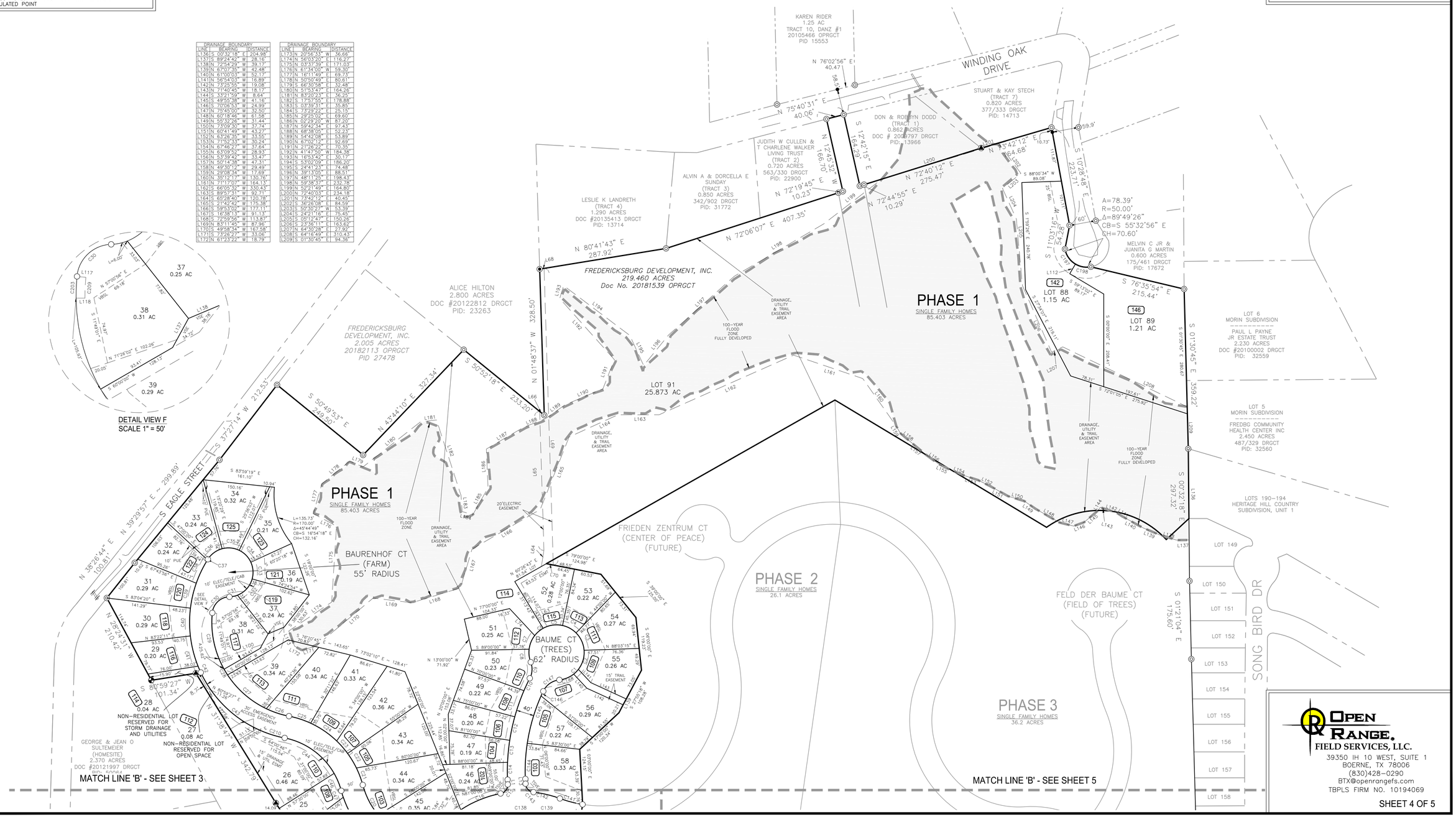
DRAINAGE BOUNDARY		
LINE	BEARING	DISTANCE
L136	S 00°32'18" E	204.98'
L137	S 89°24'42" W	28.16'
L138	N 72°54'29" W	39.17'
L139	N 67°07'55" W	42.48'
L140	N 61°00'03" W	52.17'
L141	N 56°54'03" W	16.89'
L142	N 73°25'55" W	19.08'
L143	N 71°40'45" W	18.17'
L144	S 33°21'59" W	8.64'
L145	S 49°55'38" W	41.16'
L146	S 70°06'51" W	24.99'
L147	N 75°45'00" W	32.50'
L148	N 60°18'46" W	61.58'
L149	N 55°32'26" W	31.44'
L150	N 73°09'30" W	37.74'
L151	N 60°41'49" W	43.27'
L152	N 63°26'35" W	33.55'
L153	N 71°52'33" W	30.24'
L154	N 67°46'27" W	37.64'
L155	N 63°09'52" W	28.93'
L156	N 53°39'42" W	33.47'
L157	S 50°14'18" W	47.31'
L158	S 49°30'12" W	28.49'
L159	N 29°08'34" W	17.69'
L160	N 35°12'17" W	130.76'
L161	N 71°17'07" W	164.13'
L162	S 66°05'32" W	330.43'
L163	S 89°57'51" W	92.71'
L164	S 65°28'40" W	120.78'
L165	S 21°42'42" W	175.38'
L166	S 59°53'02" W	177.11'
L167	S 16°38'13" W	91.13'
L168	S 72°59'56" W	113.87'
L169	N 83°11'45" W	87.96'
L170	S 49°58'34" W	167.58'
L171	S 73°26'27" W	33.06'
L172	N 61°23'22" W	18.79'

DRAINAGE BOUNDARY		
LINE	BEARING	DISTANCE
L173	N 20°56'33" W	36.68'
L174	N 56°03'20" E	116.27'
L175	N 03°37'39" E	171.03'
L176	N 61°34'00" W	59.30'
L177	N 16°11'49" E	69.73'
L178	N 50°50'49" E	80.61'
L179	S 66°30'58" E	32.48'
L180	N 51°53'47" E	164.26'
L181	N 83°29'23" E	36.25'
L182	S 17°57'55" E	178.88'
L183	S 03°39'31" E	35.85'
L184	S 73°23'22" E	25.15'
L185	N 29°25'02" E	69.60'
L186	N 02°29'20" W	87.20'
L187	N 59°42'34" E	97.43'
L188	N 68°38'05" E	52.23'
L189	N 54°42'08" E	53.89'
L190	N 67°50'12" E	92.69'
L191	N 21°26'22" E	70.35'
L192	N 41°47'50" W	184.38'
L193	N 16°53'42" E	30.17'
L194	S 53°02'09" E	186.20'
L195	S 24°41'23" E	74.48'
L196	N 39°13'05" E	88.51'
L197	N 48°11'25" E	198.43'
L198	N 59°38'37" E	232.78'
L199	N 52°21'49" E	164.80'
L200	N 72°40'03" E	234.18'
L201	N 73°42'12" E	40.45'
L202	S 36°26'08" E	84.59'
L203	S 50°30'27" W	53.39'
L204	S 24°21'16" E	75.45'
L205	S 05°13'47" E	150.28'
L206	S 23°38'11" E	163.62'
L207	N 64°30'28" E	27.92'
L208	S 64°16'49" E	310.43'
L209	S 01°30'45" E	94.36'



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

FINAL PLAT ESTABLISHING
FRIEDEN SUBDIVISION - PHASE 1

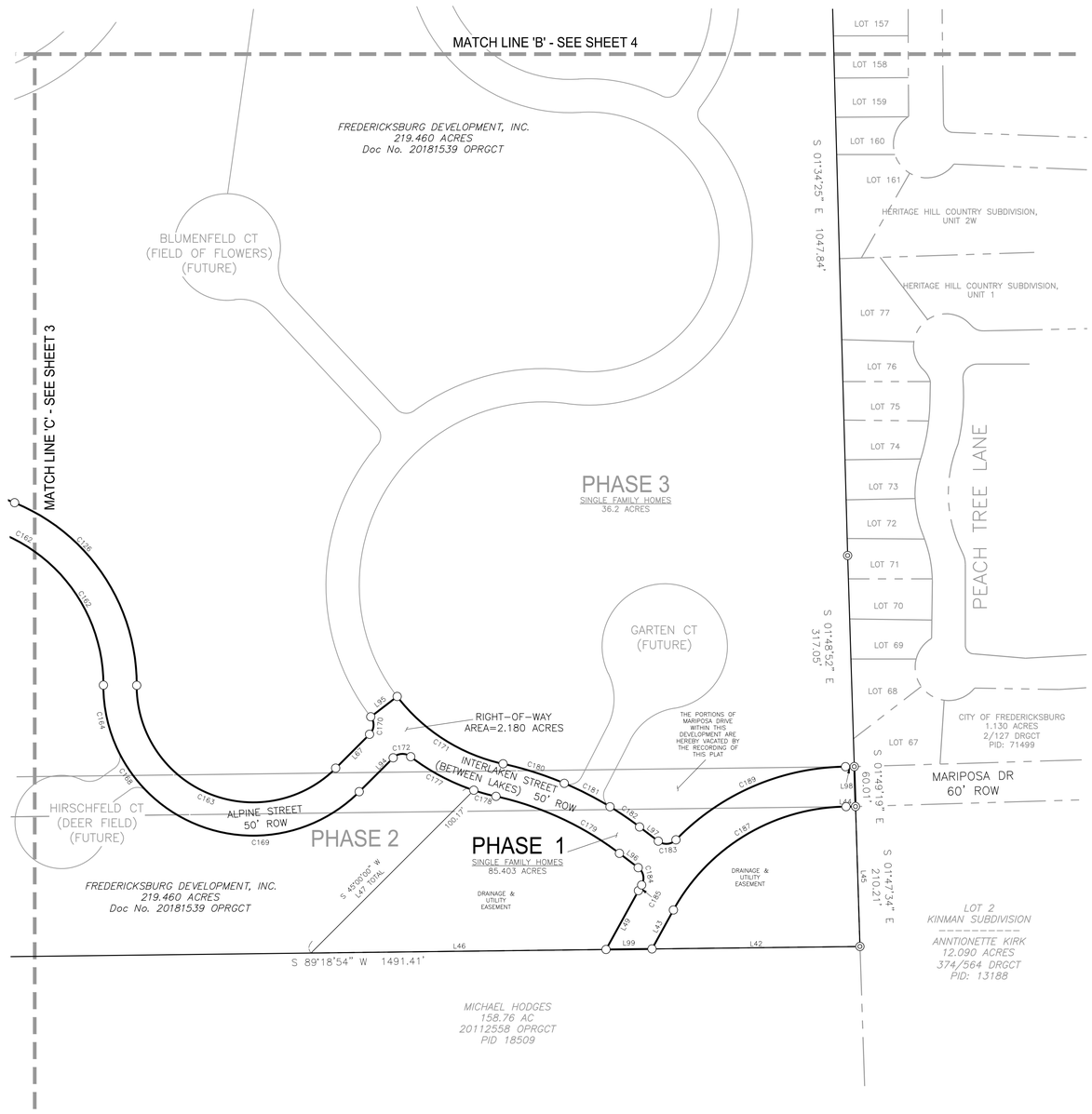
FRIEDEN SUBDIVISION BEING 219.460 ACRES OUT OF THE FREDERICKSBURG DEVELOPMENT, INC. 219.460 ACRES
TRACT RECORDED IN DOCUMENT No. 20181539 OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS

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

PLAT NUMBER:

LEGEND

XX/XX	VOLUME/PAGE
E&G	ELECTRIC AND GAS EASEMENT
ROW	RIGHT OF WAY
VBSL	VARIABLE BUILDING SETBACK LINE
VSE	VARIABLE (WIDTH) SIDEWALK EASEMENT (SEE SH 5)
PUE	PUBLIC UTILITY EASEMENT
TSVE	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
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/ 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



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	15.05'	62.00'	13°54'27"	N 44°40'19" E	15.02'
C2	45.80'	62.00'	42°19'20"	N 16°33'26" E	44.76'
C3	44.00'	62.00'	40°39'44"	N 25°09'37" W	43.08'
C4	35.06'	62.00'	32°24'14"	N 61°28'06" W	34.60'
C5	44.82'	62.00'	41°24'55"	S 81°37'20" W	43.85'
C6	25.10'	62.00'	23°11'47"	S 49°18'59" W	24.93'
C7	33.42'	62.00'	30°52'55"	S 22°16'38" W	33.01'
C8	29.62'	62.00'	27°22'36"	S 06°51'07" E	29.34'
C9	37.38'	45.00'	47°35'54"	S 03°15'32" W	36.32'
C10	30.95'	460.00'	03°51'19"	S 25°07'50" W	30.95'
C11	62.15'	460.00'	07°44'27"	S 19°19'57" W	62.10'
C12	54.09'	460.00'	06°44'15"	S 12°05'36" W	54.06'
C13	49.76'	460.00'	06°11'54"	S 05°37'51" W	49.74'
C14	38.94'	460.00'	04°51'00"	S 00°06'04" W	38.93'
C15	28.41'	20.00'	81°23'02"	S 38°22'05" W	26.08'
C16	97.38'	247.00'	22°35'23"	S 67°42'55" W	96.75'
C17	97.38'	247.00'	22°35'23"	S 45°10'32" W	96.75'
C18	28.03'	20.00'	80°17'50"	S 74°01'45" W	25.79'
C19	86.73'	185.00'	26°51'38"	N 52°23'31" W	85.94'
C20	76.80'	185.00'	23°47'03"	N 27°04'10" W	76.25'
C21	40.75'	215.00'	10°51'11"	N 20°36'29" W	40.69'
C22	38.28'	215.00'	10°12'09"	N 31°08'15" W	38.23'
C23	37.21'	215.00'	09°55'53"	N 41°11'51" W	37.17'
C24	71.35'	215.00'	19°00'55"	N 55°39'50" W	71.03'
C25	51.23'	215.00'	13°39'07"	N 71°59'51" W	51.11'
C26	53.84'	215.00'	14°20'52"	N 71°38'59" W	53.70'
C27	116.89'	215.00'	31°09'03"	N 48°54'01" W	115.46'
C28	19.03'	215.00'	03°59'57"	N 31°19'31" W	19.02'
C29	131.40'	215.00'	35°00'58"	N 11°49'03" W	129.36'
C30	57.46'	40.00'	82°18'32"	N 46°50'41" E	52.65'
C31	18.56'	55.00'	19°20'08"	N 78°19'53" E	18.47'
C32	50.95'	55.00'	53°04'43"	N 42°07'27" E	49.15'
C33	38.65'	55.00'	40°14'27"	N 04°32'18" W	37.84'
C34	38.15'	55.00'	39°44'15"	N 44°31'49" W	37.39'
C35	39.24'	55.00'	40°52'40"	N 84°50'17" W	38.41'
C36	40.70'	55.00'	42°23'50"	S 53°31'28" W	39.78'
C37	1.64'	265.00'	00°21'18"	S 32°08'54" W	1.64'
C38	58.16'	265.00'	12°34'33"	S 25°40'58" W	58.05'
C39	57.66'	265.00'	12°28'02"	S 13°09'41" W	57.55'
C40	62.71'	265.00'	13°33'29"	S 00°08'55" W	62.56'
C41	70.17'	265.00'	15°10'14"	S 14°12'56" E	69.96'
C42	15.49'	265.00'	03°20'59"	S 23°28'33" E	15.49'
C43	182.09'	265.00'	39°22'11"	S 44°50'08" E	178.53'
C44	140.86'	165.00'	48°54'45"	S 42°22'02" E	136.62'
C46	42.43'	165.00'	14°44'01"	S 22°32'39" E	42.31'
C47	15.32'	35.00'	25°44'11"	S 17°02'44" E	15.32'
C48	59.52'	235.00'	14°30'44"	S 26°10'11" E	59.36'
C49	64.02'	235.00'	15°36'29"	S 41°13'48" E	63.82'
C50	68.86'	235.00'	16°47'18"	S 57°25'41" E	68.61'
C51	28.03'	20.00'	80°17'50"	S 25°40'25" E	25.79'
C52	88.65'	247.00'	20°33'51"	S 04°11'34" W	88.18'
C53	53.50'	247.00'	12°24'41"	S 12°17'42" E	53.40'
C54	54.52'	247.00'	12°38'48"	S 24°49'27" E	54.41'
C55	57.36'	247.00'	13°18'16"	S 37°47'59" E	57.23'
C56	40.96'	247.00'	09°30'04"	S 49°12'09" E	40.91'
C57	25.54'	355.00'	04°07'20"	S 51°53'30" E	25.54'
C58	130.45'	355.00'	21°03'14"	S 39°18'13" E	129.72'
C59	143.97'	355.00'	23°14'08"	S 17°09'32" E	142.98'
C60	138.44'	355.00'	22°20'39"	S 05°37'52" W	137.57'
C61	153.16'	355.00'	24°43'12"	S 29°09'47" W	151.98'
C62	134.03'	355.00'	21°37'54"	S 52°20'22" W	133.24'
C63	34.72'	173.00'	11°29'58"	S 68°54'20" W	34.66'
C64	122.89'	173.00'	40°41'56"	N 84°59'43" W	120.32'
C65	22.36'	307.00'	04°10'23"	N 66°15'56" W	22.35'
C66	89.49'	307.00'	16°42'05"	N 77°10'14" W	89.17'
C67	83.12'	307.00'	15°30'46"	S 86°43'25" W	82.87'
C68	97.48'	307.00'	18°11'31"	S 69°52'16" W	97.07'
C69	23.86'	293.00'	04°39'59"	S 63°06'30" W	23.86'
C70	114.07'	293.00'	22°18'20"	S 76°35'39" W	113.35'
C71	92.48'	293.00'	18°05'02"	N 83°12'40" W	92.09'
C72	4.32'	293.00'	00°50'45"	N 73°44'47" W	4.32'
C73	91.11'	885.00'	05°53'56"	N 76°16'23" W	91.07'
C74	98.93'	885.00'	06°24'17"	N 82°25'29" W	98.88'
C75	101.74'	885.00'	06°35'12"	N 88°55'14" W	101.68'
C76	90.95'	885.00'	05°53'17"	S 84°50'32" W	90.91'
C77	112.12'	885.00'	07°15'31"	S 78°16'08" W	112.04'
C78	135.90'	885.00'	21°44'48"	S 63°45'58" W	135.89'
C79	236.59'	375.00'	36°08'55"	S 70°58'01" W	232.69'
C80	31.42'	20.00'	90°00'00"	N 45°57'32" W	28.28'
C81	877.46'	420.00'	119°42'07"	S 58°53'32" W	726.37'
C82	762.79'	730.00'	59°52'10"	S 88°48'30" W	728.56'
C83	241.25'	570.00'	24°14'59"	S 70°59'55" W	239.45'
C84	291.46'	225.00'	74°13'14"	N 59°45'59" W	271.51'
C85	328.24'	630.00'	29°51'06"	N 73°47'58" W	324.54'
C86	700.09'	670.00'	59°52'10"	N 88°48'30" E	668.68'
C87	265.13'	480.00'	31°38'51"	S 77°04'51" E	261.77'
C88	92.30'	480.00'	11°01'02"	N 81°55'12" E	92.16'
C89	203.16'	480.00'	24°15'00"	N 63°57'11" E	201.64'
C90	204.06'	480.00'	24°21'29"	N 39°38'57" E	202.53'
C91	238.16'	480.00'	28°25'44"	N 13°16'20" E	235.73'
C92	273.18'	193.00'	81°05'41"	N 45°25'30" E	250.94'
C94	132.52'	885.00'	08°34'47"	S 67°10'57" W	132.40'
C95	245.38'	425.00'	33°04'52"	N 69°25'59" E	241.99'
C96	103.58'	835.00'	07°06'26"	S 56°26'47" W	103.51'
C97	201.19'	835.00'	13°48'20"	S 66°54'10" W	200.71'
C98	88.72'	835.00'	06°05'17"	N 70°45'41" E	88.68'
C99	96.63'	835.00'	06°37'51"	N 77°07'45" E	96.58'
C100	15.48'	835.00'	01°03'43"	N 80°58'32" E	15.48'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C101	114.99'	300.00'	21°57'42"	S 87°30'45" E	114.29'
C102	78.56'	300.00'	15°00'13"	S 69°01'47" E	78.33'
C103	34.72'	430.00'	04°37'55"	S 63°50'28" E	34.71'
C104	90.34'	430.00'	12°02'17"	S 72°10'24" E	90.18'
C105	92.62'	430.00'	12°20'27"	S 84°21'46" E	92.44'
C106	50.58'	430.00'	06°44'23"	N 86°05'49" E	50.55'
C107	45.76'	900.00'	02°54'48"	N 84°11'01" E	45.76'
C108	101.33'	900.00'	06°27'02"	N 88°51'56" E	101.27'
C109	19.22'	900.00'	01°13'25"	S 87°17'50" E	19.22'
C110	76.74'	905.00'	04°51'30"	S 89°06'53" E	76.72'
C111	92.67'	905.00'	05°52'01"	N 85°31'21" E	92.63'
C112	90.33'	905.00'	05°43'08"	N 79°43'47" E	90.29'
C113	85.43'	905.00'	05°24'31"	N 74°09'57" E	85.40'
C114	83.81'	905.00'	05°18'21"	N 68°48'31" E	83.78'
C115	20.87'	905.00'	01°19'18"	N 65°29'41" E	20.87'
C116	60.21'	405.00'	08°31'07"	N 60°34'29" E	60.16'
C117	78.91'	405.00'	11°09'50"	N 50°44'01" E	78.79'
C118	57.90'	405.00'	08°11'29"	N 41°03'23" E	57.85'
C119	65.97'	405.00'	09°19'56"	N 32°17'41" E	65.89'
C120	79.00'	405.00'	11°10'34"	N 22°02'26" E	78.87'
C121	25.21'	405.00'	03°34'00"	N 14°40'09" E	25.21'
C122	60.36'	158.00'	21°53'19"	N 23°49'49" E	59.99'
C124	192.80'	158.00'	69°53'54"	N 69°43'54" E	181.06'
C125	36.01'	245.00'	08°25'20"	S 71°06'00" E	35.98'
C126	124.02'	295.00'	24°05'17"	N 79°48'03" W	123.11'
C127	25.15'	295.00'	04°53'07"	S 85°42'45" W	25.15'
C128	29.29'	20.00'	83°55'19"	N 54°46'09" W	26.74'
C129	93.79'	405.00'	13°16'08"	N 19°26'34" W	93.58'
C130	15.04'	405.00'	02°07'39"	N 27°08'27" W	15.04'
C131	40.91'	405.00'	05°47'13"	N 31°05'53" W	40.89'
C132	56.12'	405.00'	07°56'21"	N 37°57'41" W	56.07'
C133	84.98'	405.00'	12°01'19"	N 47°56'31" W	84.82'
C134	14.44'	197.00'	04°11'59"	N 51°51'12" W	14.43'
C135	141.64'	197.00'	41°11'42"	N 29°09'23" W	138.61'
C136	136.07'	197.00'	39°34'34"	N 11°13'45" E	133.39'
C137	134.68'	197.00'	39°10'16"	N 50°19'10" E	132.07'
C138	132.80'	197.00'	38°37'39"	N 89°30'03" E	130.30'
C139	5.69'	197.00'	01°39'13"	N 70°21'35" E	5.69'
C140	62.97'	315.00'	11°27'10"	S 75°15'34" E	62.86'
C141	52.97'	265.00'	11°27'10"	N 75°15'34" W	52.88'
C142	61.11'	247.00'	14°10'29"	N 76°37'13" W	60.95'
C143	28.41'	20.00'	81°23'02"	N 43°00'57" W	26.08'
C144	80.36'	420.00'	10°57'46"	N 03°09'27" E	80.24'
C145	111.05'	420.00'	15°08'57"	N 16°12'49" E	110.73'
C146	11.76'	420.00'	01°36'16"	N 24°35'25" E	11.76'
C147	46.21'	45.00'	58°50'17"	N 54°48'41" E	44.21'
C148	35.28'	62.00'	32°36'18"	N 67°55'41" E	34.81'
C157	32.29'	22.00'	84°06'13"	S 14°34'55" E	29.47'
C158	187.19'	480.00'	22°20'39"	N 18°17'53" E	186.01'
C161	50.97'	480.00'	06°05'05"	N 02°05'01" E	50.95'
C162	287.02'	245.00'	67°09'20"	N 33°19'39" W	270.89'
C163	413.05'	175.00'	135°14'01"	S 67°23'00" E	323.63'
C164	103.08'	225.00'	26°14'55"	S 12°53'27" E	102.18'
C168	73.80'	225.00'	18°47'35"	S 35°24'42" E	73.47'
C169	354.18'	225.00'	90°11'31"	S 89°54'15" E	318.73'
C170	28.80'	20.00'	82°30'19"	N 03°44'50" E	26.38'
C171	192.43'	275.00'	40°05'36"	S 57°33'07" E	188.53'
C172	28.80'	20.00'	82°30'19"	S 86°15'10" W	26.38'
C173	90.30'	500.00'	10°14'43"	N 63°58'43" E	90.18'
C174	73.74'	505.00'	08°21'58"	N 73°17'04" E	73.67'
C175	60.99'	490.00'	07°07'56"	N 62°17'58" E	60.96'
C176	96.70'	490.00'	11°18'26"	N 71°31'09" E	96.54'
C177	107.79'	325.00'	19°00'09"	S 61°59'45" E	107.29'
C178	34.61'	325.00'	06°06'05"	S 74°32'52" E	34.59'
C179	205.75'	475.00'	24°49'04"	N 65°11'23" W	204.14'
C180	96.45'	525.00'	10°31'34"	N 72°20'08" W	96.31'
C181	77.13'	525.00'	08°25'05"	N 62°51'49" W	77.06'
C182	53.82'	525.00'	05°52'25"	N 55°43'04" W	53.80'
C183	29.04'	20.00'	83°11'56"	N 85°37'10" E	26.56'
C184	29.04'	20.00'	83°11'56"	N 11°10'53" W	26.56'
C185	9.73'	360.00'	01°32'52"	S 29°38'19" W	9.73'
C187	316.42'	300.00'	60°25'58"	S 59°05'12" W	301.98'
C189	284.52'	360.00'	45°16'58"	S 66°39'41" W	277.17'
C190	202.59'	193.00'	60°08'35"	N 81°53'59" E	193.42'
C191	435.93'	330.00'	75°41'19"	N 74°07'37" E	404.92'
C192	253.14'	270.00'	53°43'02"	N 63°08'29" E	243.97'
C193	309.39'	330.00'	53°43'02"	S 63°08'29" W	298.18'
C194	410.37'	270.00'	87°05'01"	S 79°49'28" W	372.00'
C195	381.50'	325.00'	67°13'25"	S 22°41'56" W	359.97'
C196	387.87'	275.00'	80°48'40"	S 18°12'41" W	356.51'
C197	42.39'	50.00'	48°34'48"	S 34°55'37" E	41.14'
C198	35.99'	50.00'	41°14'38"	S 79°50'21" E	35.22'
C203	24.36'	215.00'	06°29'51"	N 02°26'40" E	24.35'
C204	10.00'	197.00'	02°54'35"	N 80°40'31" E	10.00'
C205	10.01'	405.00'	01°25'08"	N 25°22'04" W	10.01'
C206	38.82'	490.00'	04°32'22"	N 61°00'11" E	38.81'
C207	39.05'	480.00'	04°39'42"	S 60°58'39" W	39.04'
C208	10.01'	305.00'	00°38'01"	S 87°39'51" W	10.01'
C209	23.42'	205.00'	06°32'47"	S 02°25'02" W	23.41'
C210	66.15'	265.00'	14°18'11"	S 71°40'19" E	65.98'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°19'26" E	10.66'
L2	N 65°49'20" W	26.39'
L3	S 65°49'20" E	26.39'
L4	S 89°02'28" W	138.93'
L5	S 89°02'28" W	60.00'
L6	S 00°57'32" E	330.93'
L7	N 01°16'29" W	204.62'
L8	N 88°43'31" E	175.84'
L9	N 00°57'32" W	88.44'
L10	N 18°00'00" E	50.17'
L11	S 83°16'11" W	75.94'
L12	N 09°00'51" E	50.00'
L13	N 02°19'26" W	10.66'
L25	S 89°06'09" W	50.00'
L29	S 01°24'53" E	15.00'
L30	S 88°35'07" W	25.00'
L31	N 01°11'12" W	15.00'
L32	N 88°35'07" E	24.94'
L42	S 89°18'54" W	312.21'
L43	N 28°52'13" E	66.84'
L44	S 89°18'11" W	14.28'
L45	S 01°47'34" E	210.21'
L46	S 89°18'54" W	442.91'
L47	N 45°00'00" E	345.66'
L49	S 28°52'13" W	100.87'
L63	S 74°09'32" W	60.81'
L64	N 09°00'00" E	36.58'
L65	N 01°46'44" W	312.54'
L66	S 50°52'18" E	13.47'
L67	S 45°00'00" W	71.95'
L68	N 80°41'43" E	10.09'
L69	S 01°46'44" E	667.04'
L70	N 79°00'00" W	15.92'

LINE TABLE		
L74	N 43°00'00" W	83.04'
L80	N 81°00'00" W	16.82'
L93	N 01°39'48" W	81.99'
L94	S 45°00'00" W	71.95'
L95	S 52°29'41" W	50.00'
L96	S 52°46'51" E	35.39'
L97	S 52°46'51" E	35.39'
L98	S 89°18'11" W	13.10'
L99	N 89°18'54" E	68.97'
L100	N 71°26'02" E	102.26'
L101	S 01°11'12" E	14.57'
L102	N 89°02'28" E	25.03'
L106	N 36°16'58" E	32.58'
L107	N 90°00'00" E	56.94'
L108	N 01°41'39" W	60.03'
L109	N 90°00'00" W	55.16'
L110	S 36°16'58" W	32.58'
L111	N 56°38'01" W	35.69'
L112	S 30°46'58" W	25.24'
L113	S 00°31'21" E	84.58'
L114	S 68°16'48" E	14.13'
L117	S 84°18'34" E	10.00'
L118	N 89°40'59" W	10.00'
L120	S 07°48'08" W	1.27'
L121	S 82°11'52" W	10.00'
L122	N 07°48'08" W	13.00'
L123	S 00°57'32" E	1958'
L124	S 26°41'29" E	10.00'
L125	N 00°00'00" W	20.20'
L126	N 90°00'00" E	10.00'
L127	S 00°00'00" E	19.79'
L128	N 32°03'41" E	39.01'
L129	N 02°00'00" E	42.98'
L132	S 39°06'53" W	88.52'
L133	S 88°35'07" W	121.25'
L134	N 46°22'58" W	135.86'
L135	S 13°13'46" W	101.76'
L136	S 00°57'32" E	90.00'
L137	N 28°39'22" W	37.32'
L138	N 67°10'23" E	39.11'
L139	N 27°55'18" E	15.02'
L140	S 43°00'00" E	43.29'
L141	S 43°00'00" E	40.94'
L142	N 65°21'07" E	89.68'
L143	N 65°21'07" E	87.56'

VARIABLE WIDTH SIDEWALK EASEMENT	
LOT LINE	DISTANCE FROM R.O.W.
FRONT 14	OFFSET 15.00'
FRONT 15	OFFSET 15.00'
SIDE 36	93.41'
37–38	110.80'
FRONT 59	OFFSET 10.00'
FRONT 60	OFFSET 10.00'
FRONT 61	OFFSET 10.00'
FRONT 62	OFFSET 10.00'
62–63	41.00'
63–64	30.00'
64–65	45.00'
65	ARC 39.96'
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	25.00'

VARIABLE WIDTH SIDEWALK EASEMENT		
	DISTANCE ALONG LOT LINE FROM R.O.W.	
LOT 1	1 20.57'	1–2 20.03'
LOT 2	1–2 20.03'	2–3 20.04'
LOT 3	2–3 15.03'	3–4 15.08'
LOT 4	3–4 20.10'	4–5 20.05'
LOT 5	4–5 20.05'	5–6 20.84'
LOT 6	5–6 15.63'	6–7 15.04'
LOT 7	6–7 15.04'	7–8 16.26'
LOT 8	7–8 21.71'	8–9 20.00'
LOT 9	8–9 25.00'	9–10 25.00'
LOT 10	9–10 25.00'	10–11 25.37'
LOT 11	10–11 15.23'	11–12 15.07'
LOT 12	11–12 15.07'	12–13 15.04'
LOT 13	12–13 15.04'	13–14 15.00'

VARIABLE WIDTH SIDEWALK EASEMENT – CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
LOT 1	110.89'	905.00'	07°01'13"	S 78°27'24" W	110.82'
LOT 2	93.22'	905.00'	05°54'05"	S 84°55'03" W	93.17'
LOT 3	100.95'	900.00'	06°25'35"	N 88°56'19" W	100.89'
LOT 4	98.69'	905.00'	06°14'53"	N 82°38'00" W	98.64'
LOT 5	96.05'	905.00'	06°14'53"	N 76°28'08" W	96.01'
LOT 6	93.12'	278.00'	19°11'32"	S 82°53'13" E	92.69'
LOT 7	113.22'	278.00'	23°20'02"	N 79°51'06" E	112.44'
LOT 8	103.49'	327.00'	18°07'58"	S 69°50'29" W	103.06'
LOT 9	90.32'	332.00'	15°35'14"	S 86°41'16" W	90.04'
LOT 10	92.28'	332.00'	15°55'33"	N 70°33'20" W	91.99'
LOT 11	113.64'	158.00'	41°12'29"	N 85°14'59" W	111.20'
LOT 12	129.48'	340.00'	21°49'11"	N 52°14'45" E	128.70'
LOT 13	145.63'	340.00'	24°32'30"	N 29°03'55" E	144.52'

PUBLIC UTILITY EASEMENT 10' TOTAL WIDTH CENTERED ON LOT LINE 5' EACH SIDE	
LOT LINE #	DISTANCE
1–2	29.45'
3–4	24.71'
7–8	26.00'
39–40	10.00'
40–41	10.00'
42–43	10.05'
44–45	10.68'
57–58	10.22'
60–61	10.06'
62–63	10.06'
63–64	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	16.65'
84–85	56.27'

RIGHT-OF-WAY OVERALL LINE TABLE		
LINE	BEARING	DISTANCE
RWL1	N 01°16'29" W	204.62'
RWL2	N 00°57'32" W	330.93'
RWL3	N 89°02'28" E	60.00'
RWL4	N 89°02'28" E	138.93'
RWL5	N 65°49'20" W	26.39'
RWL6	S 65°49'20" E	26.39'
RWL7	N 02°19'26" W	10.66'
RWL8	S 02°19'26" E	10.66'
RWL9	S 09°00'51" W	50.00'
RWL10	N 83°16'11" E	75.94'
RWL11	S 18°00'00" W	50.17'
RWL12	S 00°57'32" E	88.44'
RWL13	S 89°43'31" W	175.84'

RIGHT-OF-WAY OVERALL CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
RWC1	291.46'	225.00'	74°13'14"	S 59°45'59" E	271.51'
RWC2	241.25'	570.00'	24°14'59"	S 70°59'55" W	239.45'
RWC3	762.79'	730.00'	59°52'10"	N 88°48'30" E	728.56'
RWC4	877.46'	420.00'	119°42'07"	N 58°53'32" E	726.37'
RWC5	31.42'	20.00'	90°00'00"	N 45°57'32" E	28.28'
RWC6	236.59'	375.00'	36°08'55"	N 70°58'01" E	232.69'
RWC7	830.75'	885.00'	53°47'02"	N 79°47'04" E	800.59'
RWC8	234.73'	293.00'	45°54'05"	N 83°43'33" E	228.50'
RWC9	292.44'	307.00'	54°34'45"	N 88°03'53" E	281.51'
RWC10	157.61'	173.00'	52°11'54"	N 89°15'18" E	152.21'
RWC11	725.60'	355.00'	117°06'32"	N 04°36'05" E	605.73'
RWC12	284.99'	247.00'	68°25'40"	N 19°44'21" W	277.77'
RWC13	28.03'	20.00'	80°17'50"	N 25°40'25" W	25.79'
RWC14	207.72'	235.00'	50°38'42"	N 40°29'59" W	201.02'
RWC15	183.29'	165.00'	63°38'46"	N 47°00'02" W	174.01'
RWC16	514.08'	265.00'	111°08'58"	N 23°14'56" W	437.18'
RWC17	226.23'	55.00'	235°40'24"	S 29°50'15" E	97.27'
RWC18	57.46'	40.00'	82°18'32"	S 46°50'41" W	52.65'
RWC19	317.13'	215.00'	84°30'50"	S 36°14'50" W	289.18'
RWC20	238.83'	215.00'	63°38'46"	S 47°00'02" E	226.74'
RWC21	163.53'	185.00'	50°38'42"	S 40°29'59" E	158.25'
RWC22	28.03'	20.00'	80°17'50"	N 74°01'45" E	25.79'
RWC23	194.77'	247.00'	45°10'46"	N 56°28'13" E	189.76'
RWC24	28.41'	20.00'	81°23'02"	N 43°00'57" E	26.08'
RWC25	235.89'	460.00'	29°23'05"	N 12°22'02" E	233.32'
RWC26	37.38'	45.00'	47°35'54"	N 03°15'32" E	36.32'
RWC27	308.15'	62.00'	284°46'16"	S 58°09'18" E	75.68'
RWC28	46.21'	45.00'	58°50'17"	S 54°48'41" W	44.21'
RWC29	203.17'	420.00'	27°42'59"	S 11°12'03" W	201.20'
RWC30	28.41'	20.00'	81°23'02"	S 43°00'57" E	26.08'
RWC31	61.11'	247.00'	14°10'29"	S 76°37'13" E	60.95'
RWC32	52.97'	265.00'	11°27'10"	S 75°15'34" E	52.88'
RWC33	62.97'	315.00'	11°27'10"	N 75°15'34" W	62.86'
RWC34	565.33'	197.00'	164°25'10"	S 28°15'23" W	390.36'
RWC35	290.84'	405.00'	41°08'41"	S 33°22'50" E	284.63'
RWC36	29.29'	20.00'	83°

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	

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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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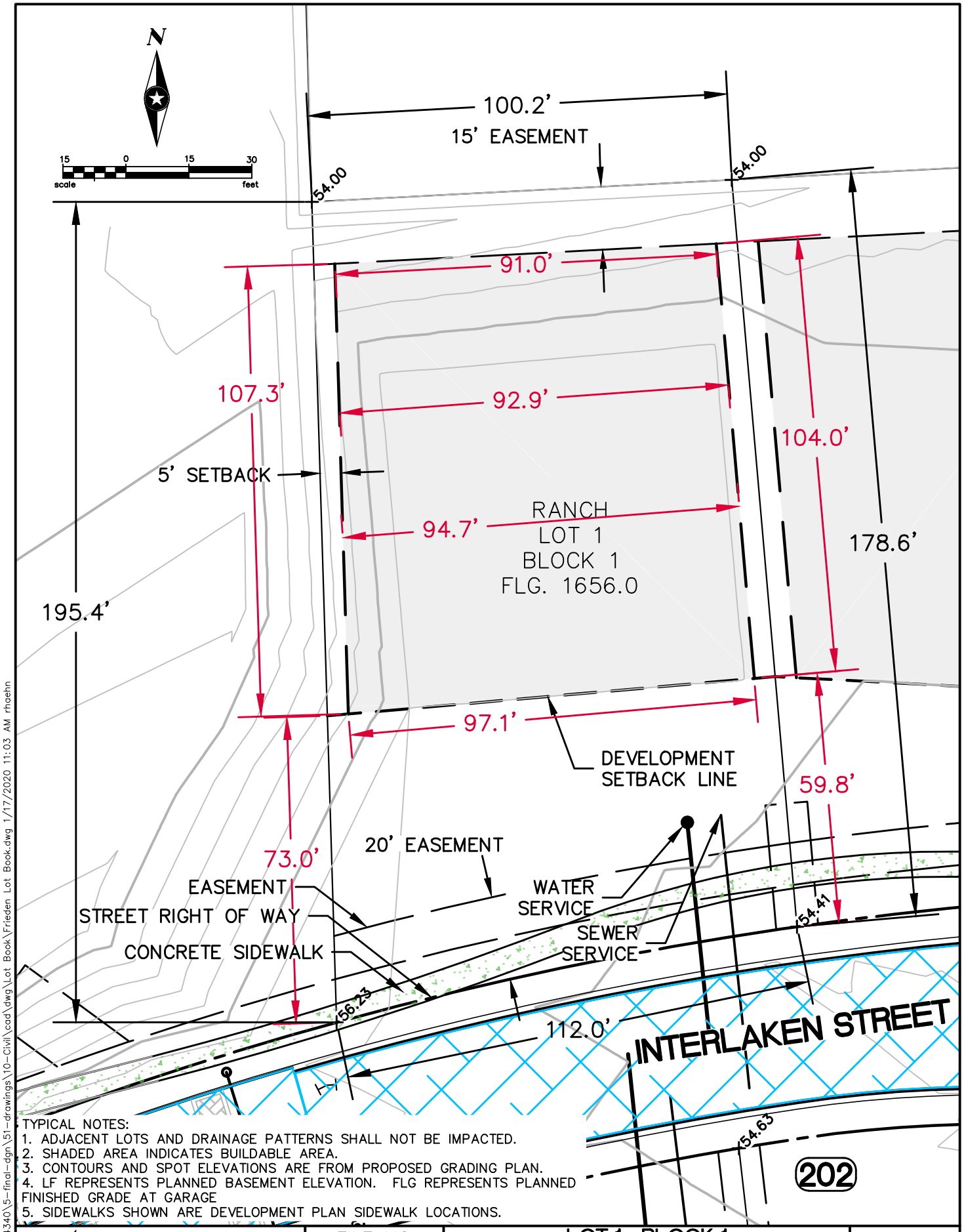
HOUSE STYLE LOT BREAKDOWN
FRIEDEN DEVELOPMENT
FREDRICKSBURG, TEXAS

FIGURE NO. 2

P:\FJH\HEIRB\134340\5-final-dgn\51-drawings\10-Civil\cad\dwg\Lot Book\Lot sheet Exhibits.dwg 4/9/2020 1:00 PM rhaehn



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

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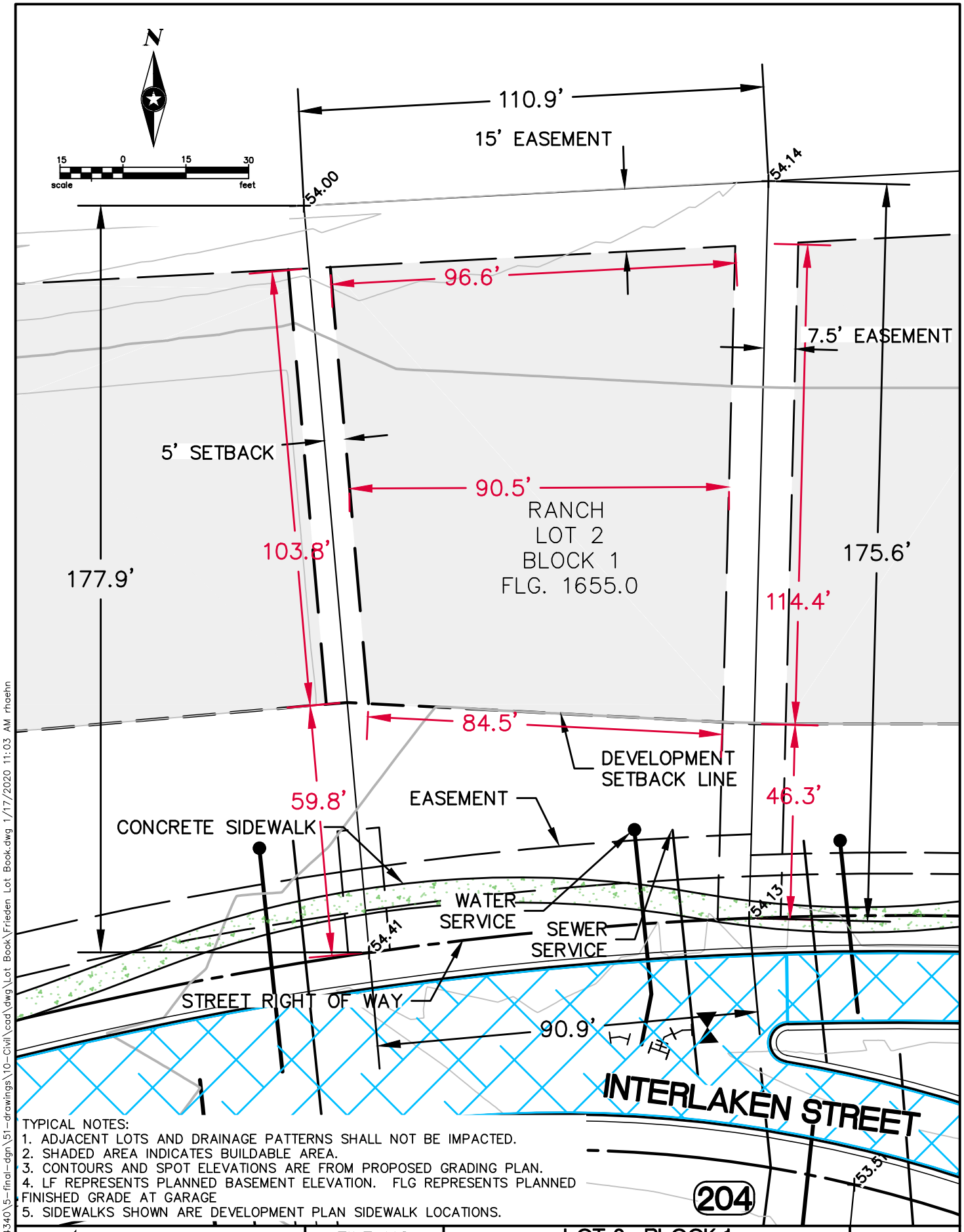

TYPICAL NOTES:
1. ADJACENT LOTS AND DRAINAGE PATTERNS SHALL NOT BE IMPACTED.
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4. LF REPRESENTS PLANNED BASEMENT ELEVATION. FLG REPRESENTS PLANNED FINISHED GRADE AT GARAGE
5. SIDEWALKS SHOWN ARE DEVELOPMENT PLAN SIDEWALK LOCATIONS.

SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 2, BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 2 BLOCK 1

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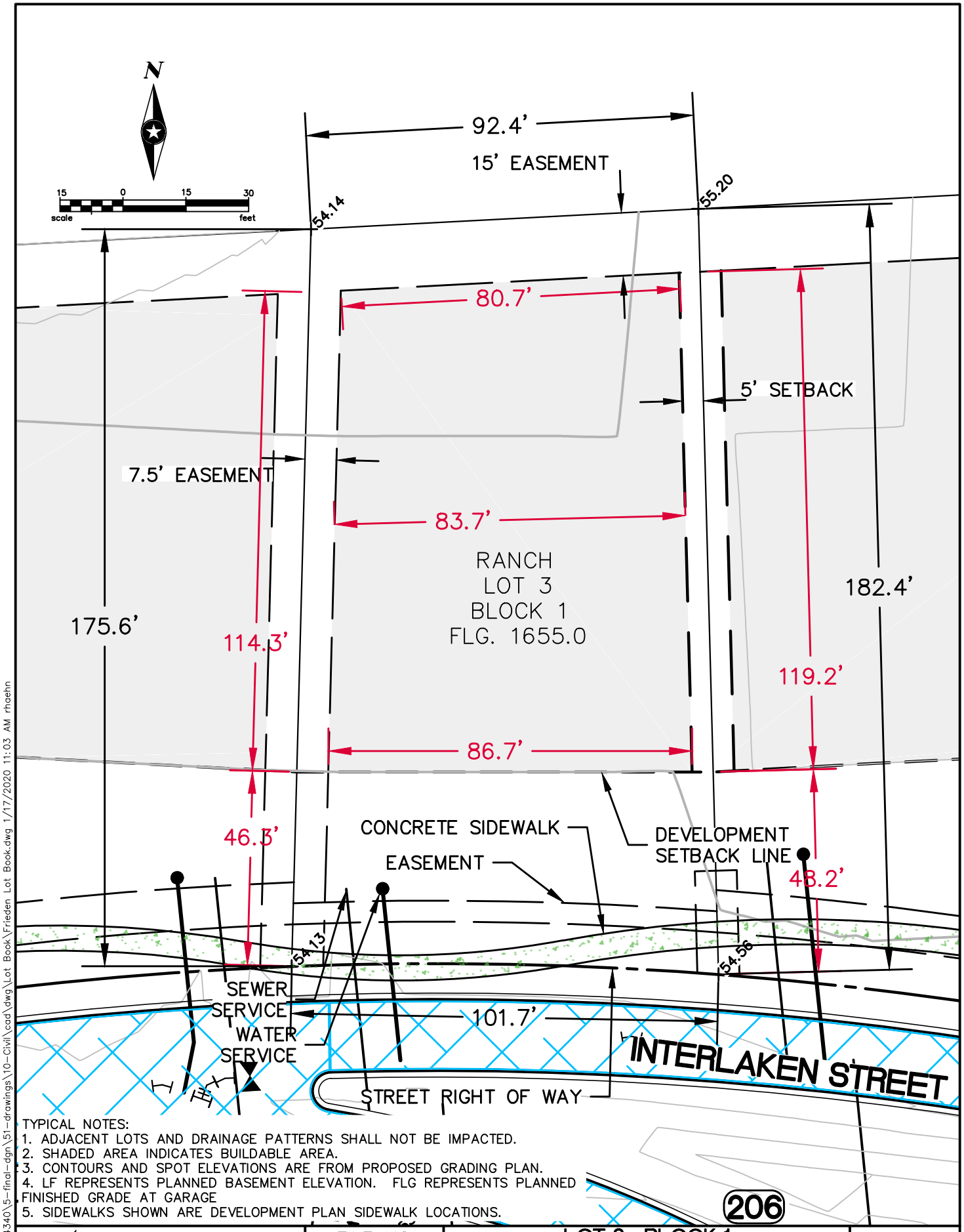

TYPICAL NOTES:
1. ADJACENT LOTS AND DRAINAGE PATTERNS SHALL NOT BE IMPACTED.
2. SHADED AREA INDICATES BUILDABLE AREA.
3. CONTOURS AND SPOT ELEVATIONS ARE FROM PROPOSED GRADING PLAN.
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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 3, BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 3 BLOCK 1

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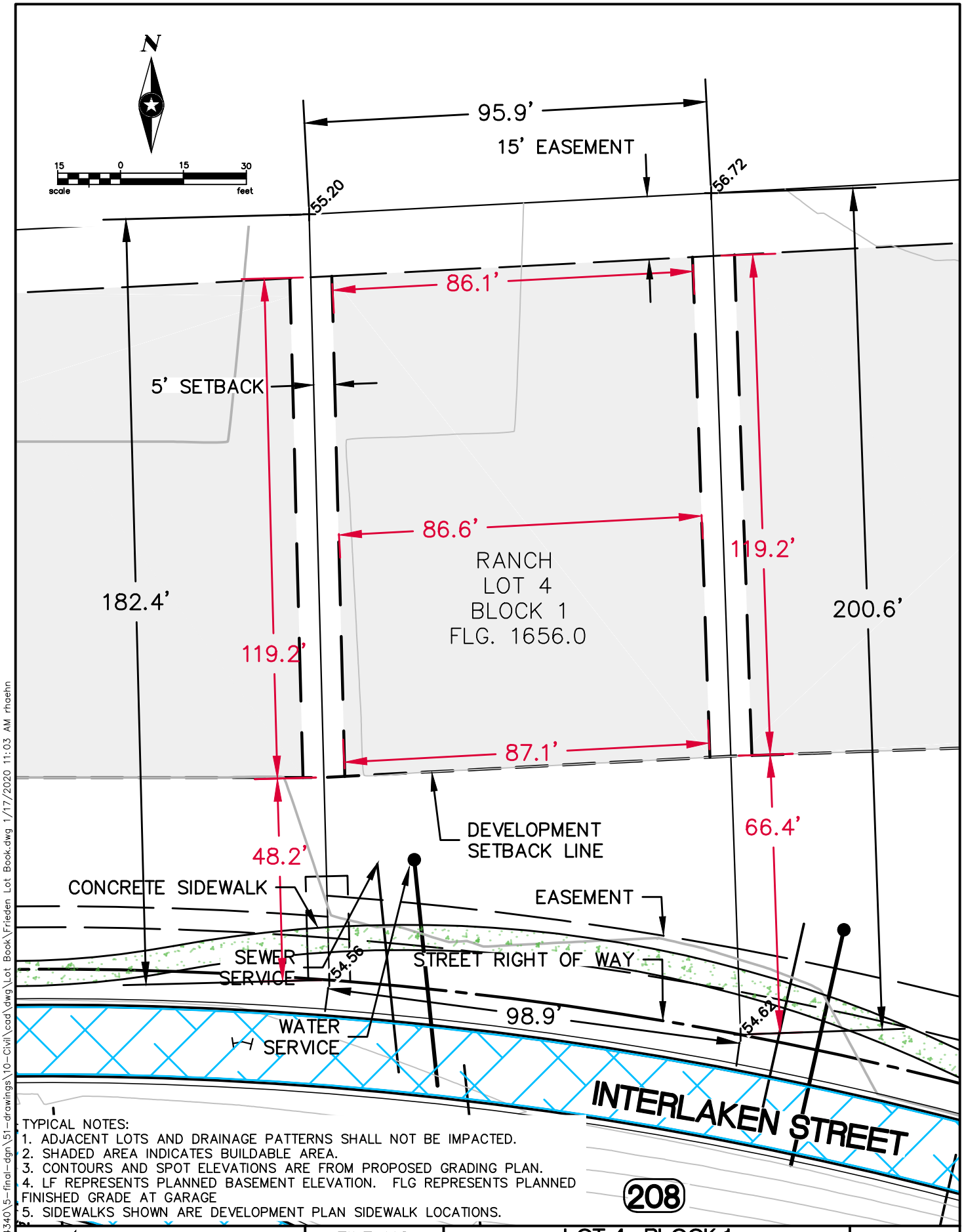

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FILE NO.
HEIRB 134340

DATE:
1/17/2020

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

EXHIBIT
LOT 4
BLOCK 1

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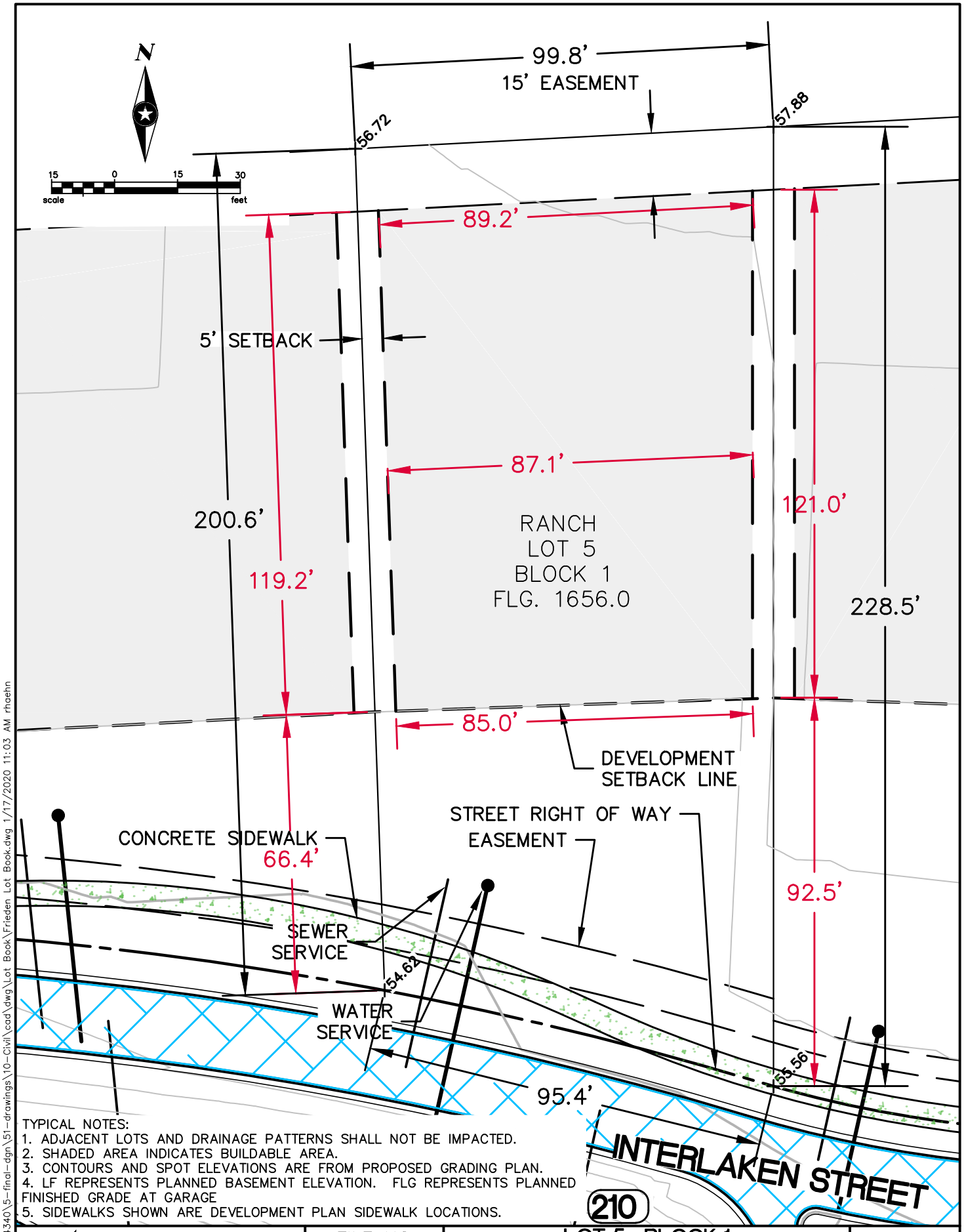

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FILE NO.
HEIRB 134340

DATE:
1/17/2020

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

EXHIBIT
LOT 5
BLOCK 1

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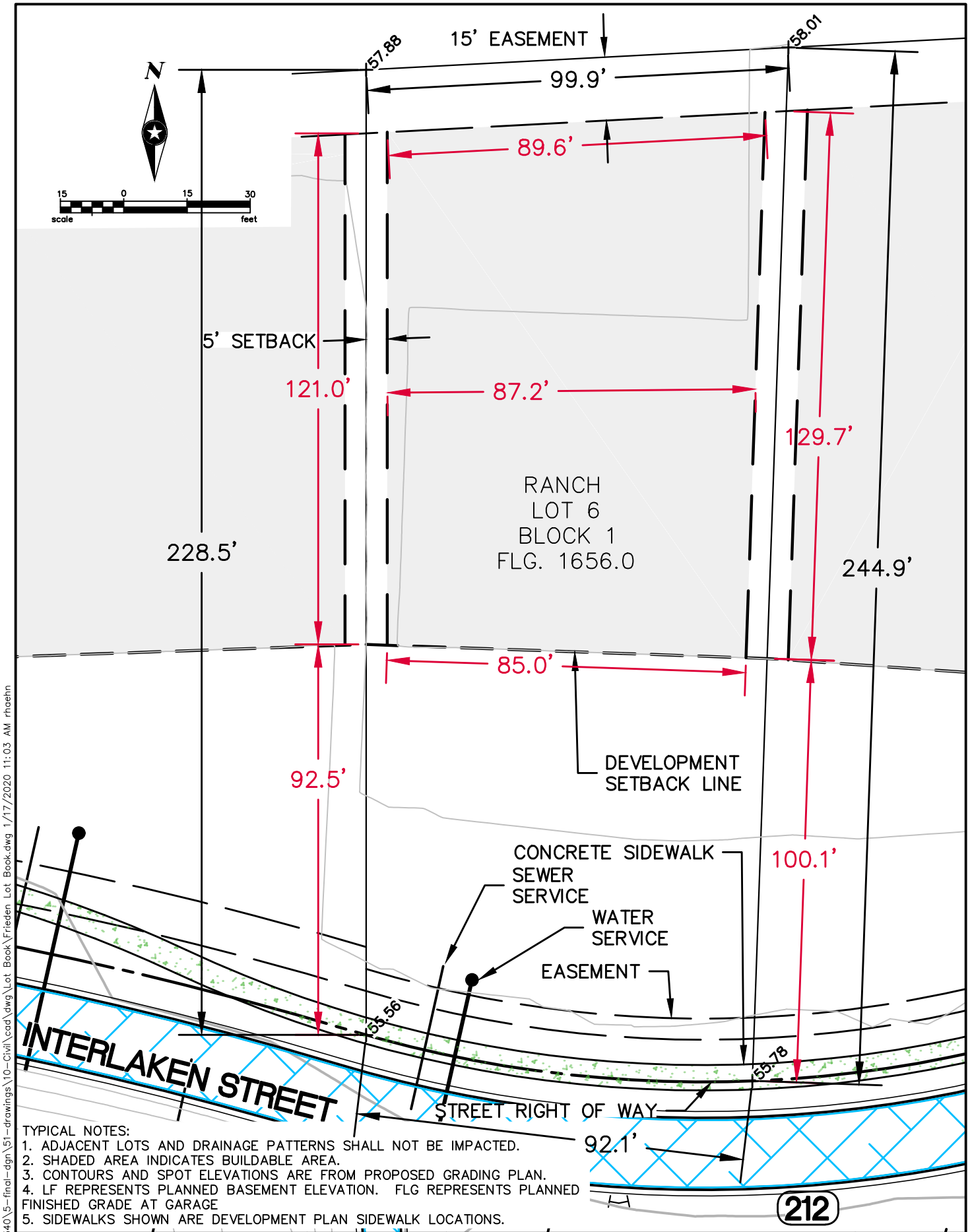

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FILE NO.
HEIRB 134340

DATE:
1/17/2020

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

EXHIBIT
LOT 6
BLOCK 1

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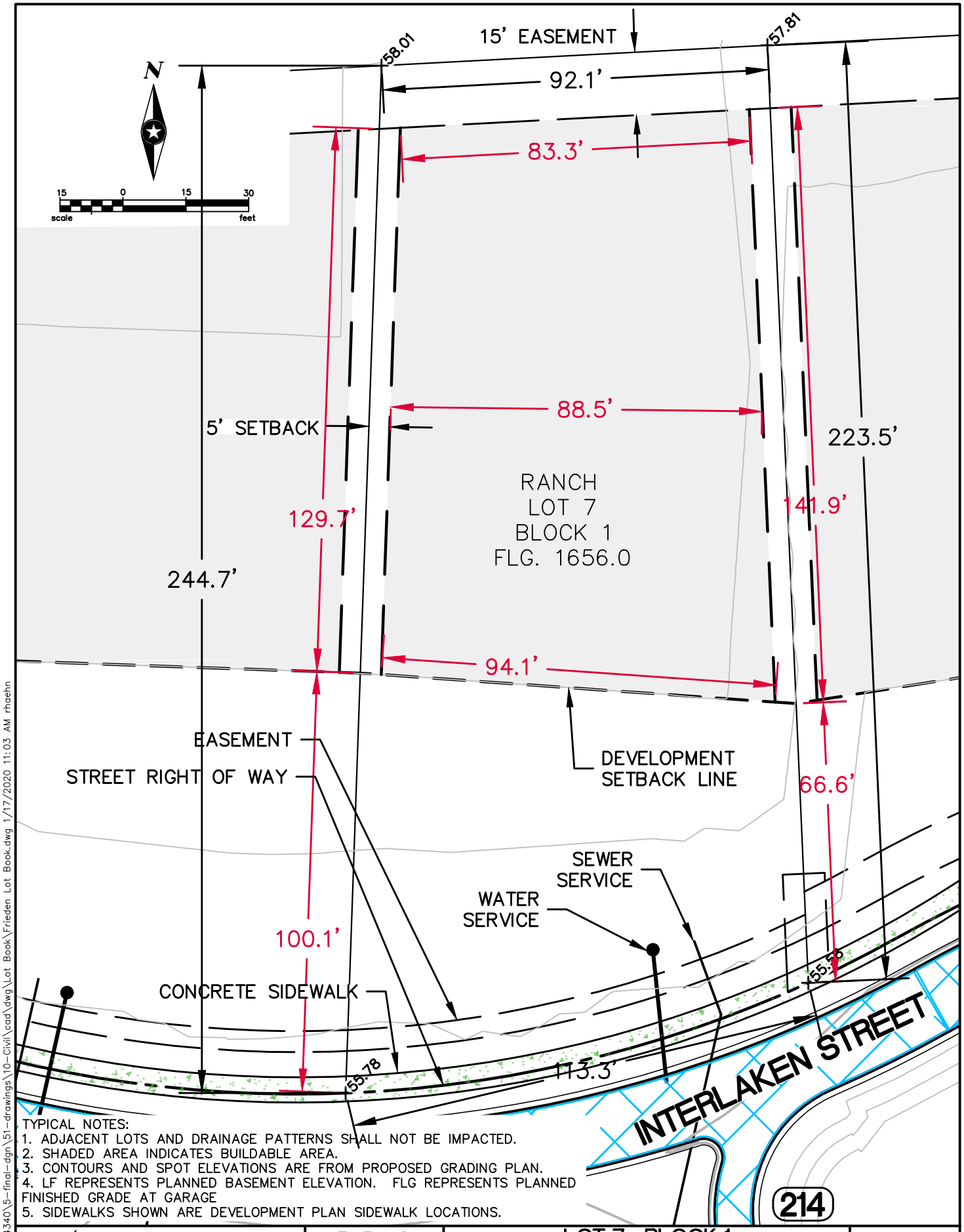

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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 7, BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 7 BLOCK 1

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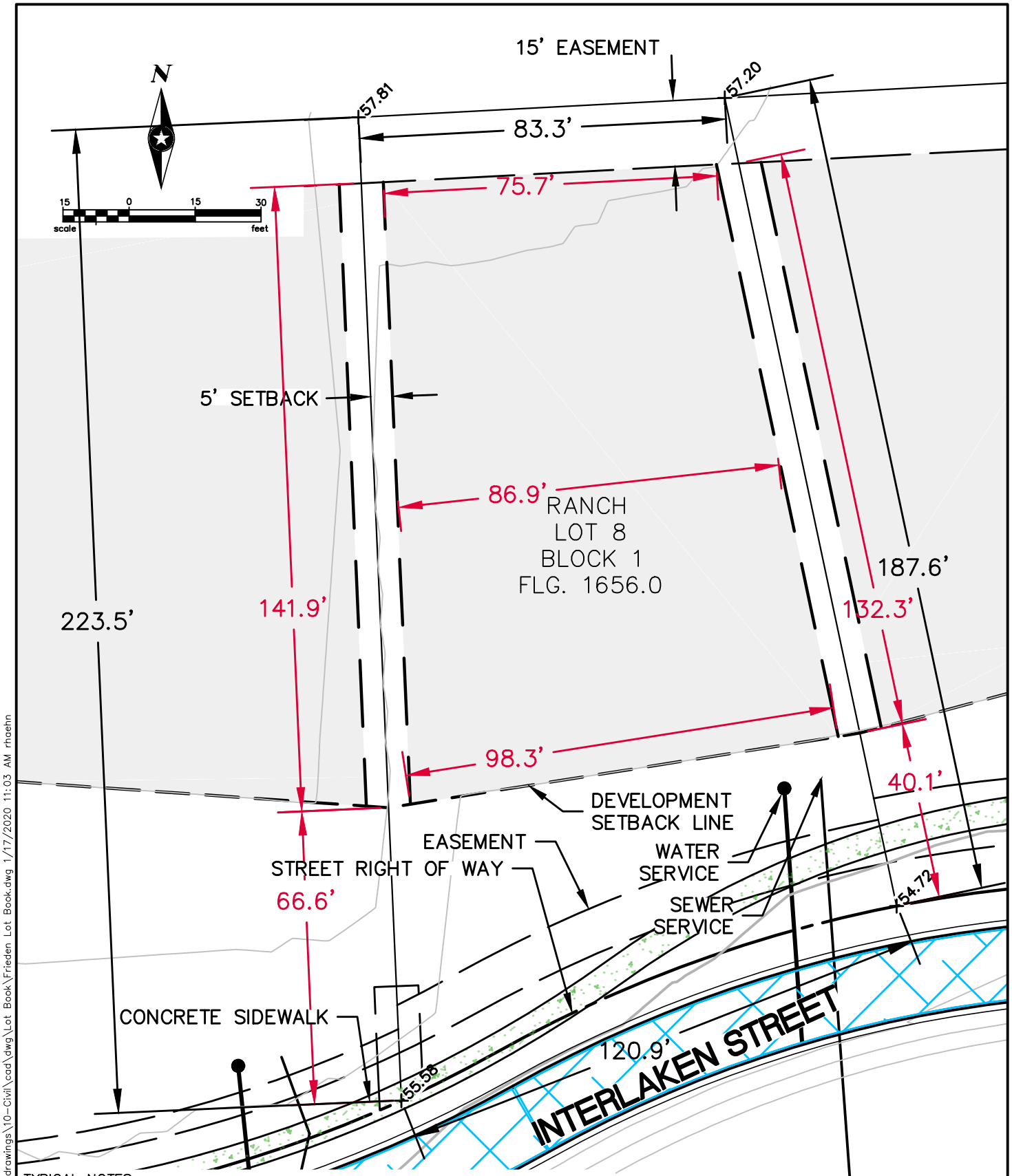

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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 8, BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 8 BLOCK 1

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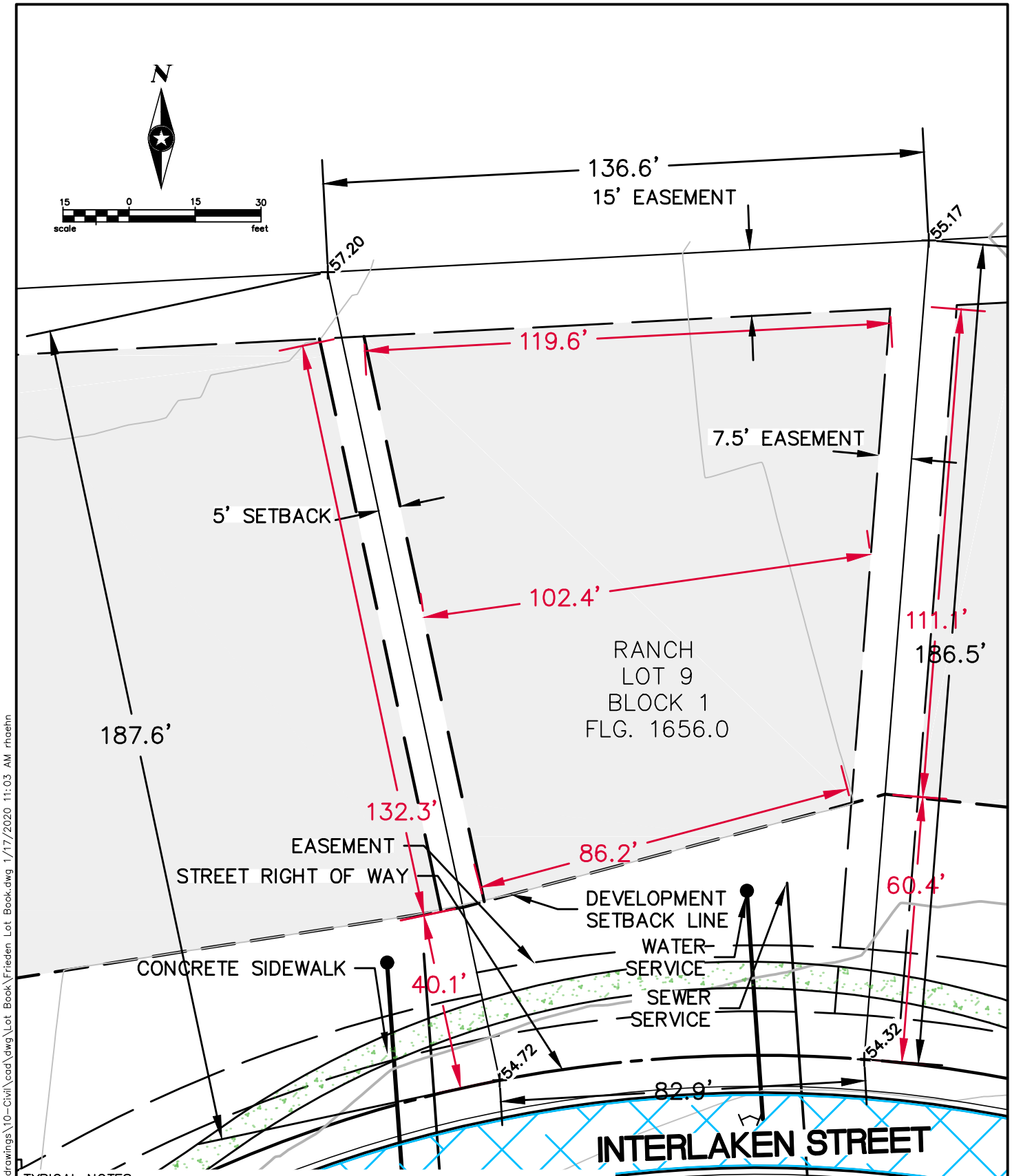

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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 9, BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 9 BLOCK 1

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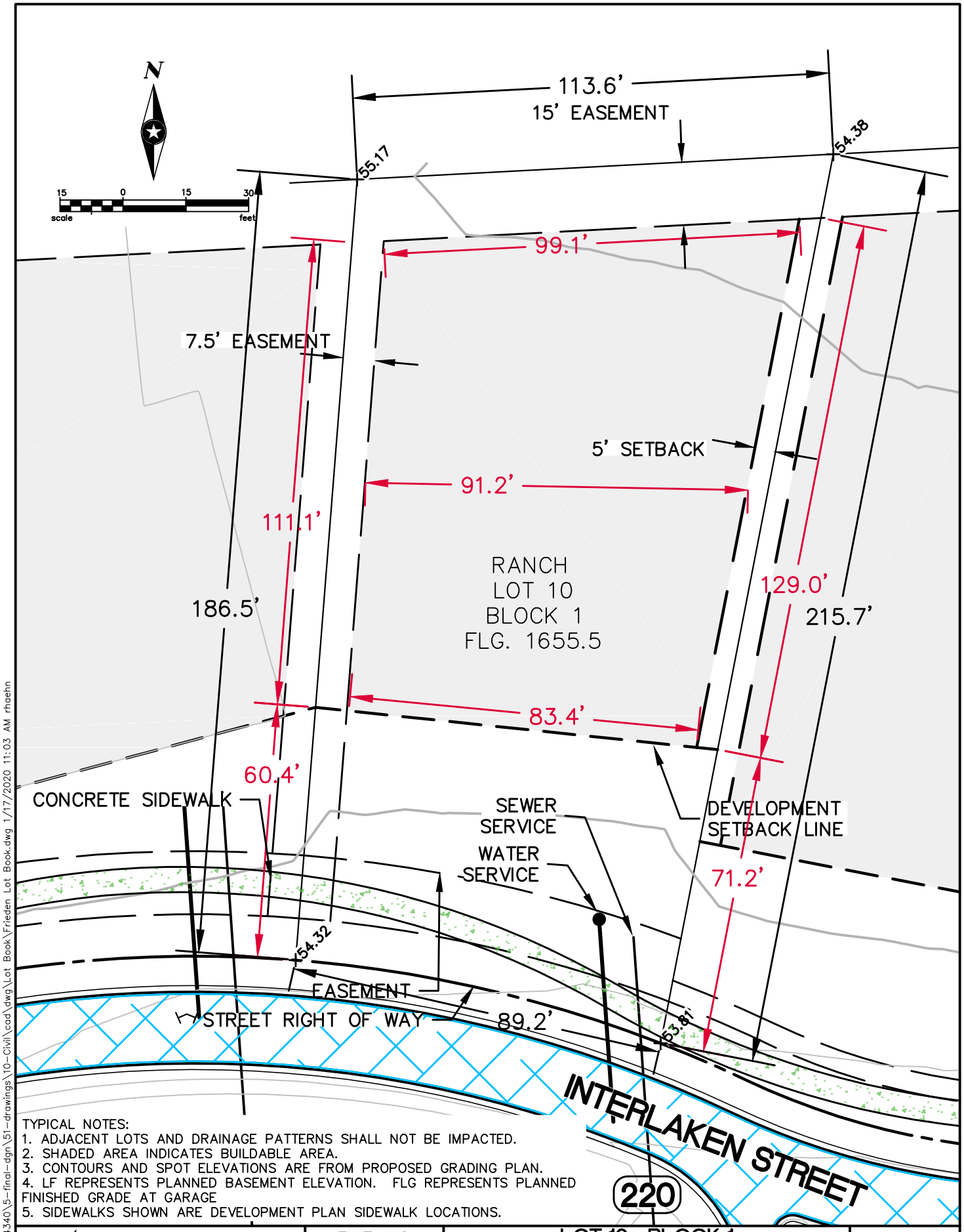

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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 10, BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 10 BLOCK 1

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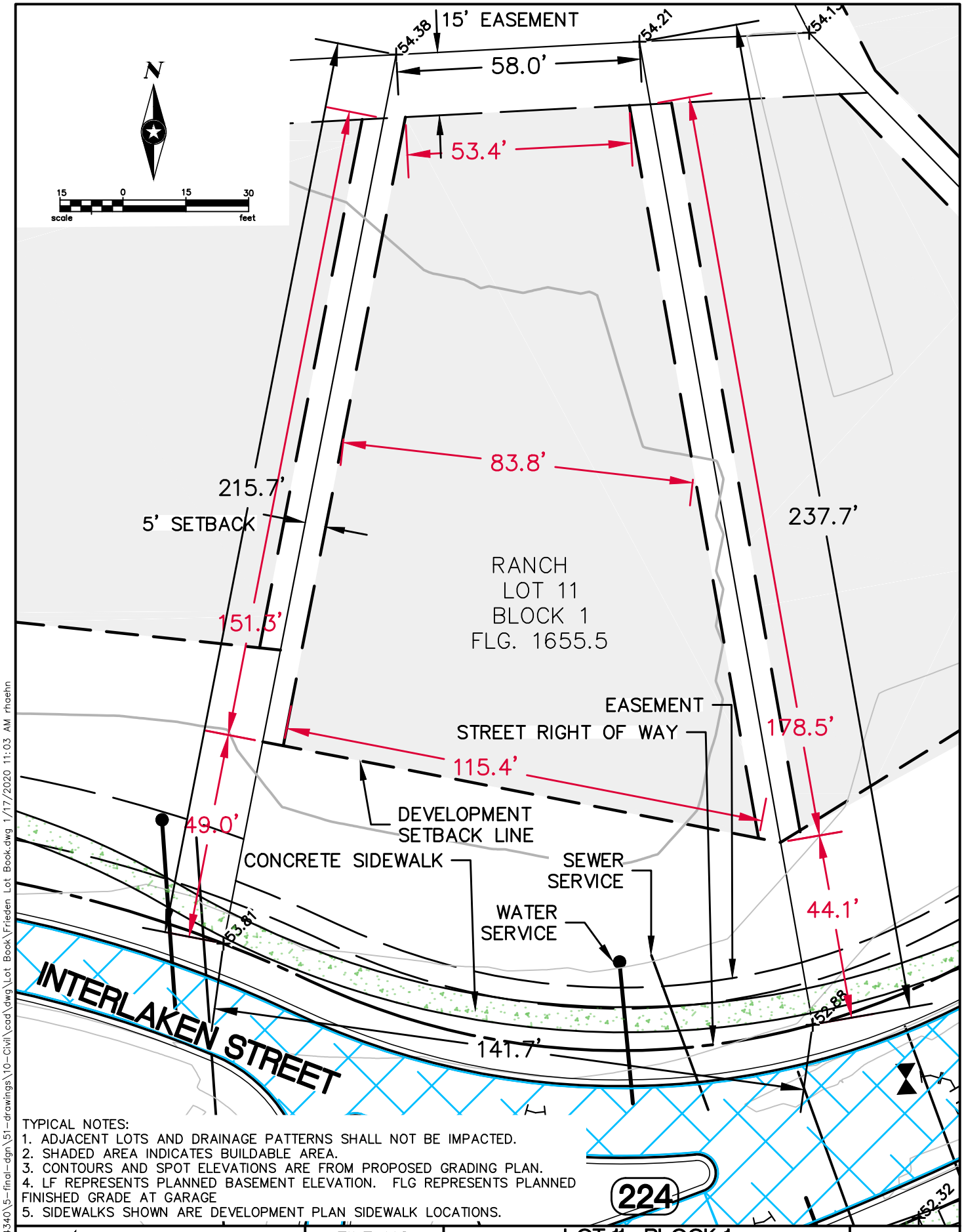

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FILE NO.
HEIRB 134340

DATE:
1/17/2020

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

EXHIBIT
LOT 11
BLOCK 1

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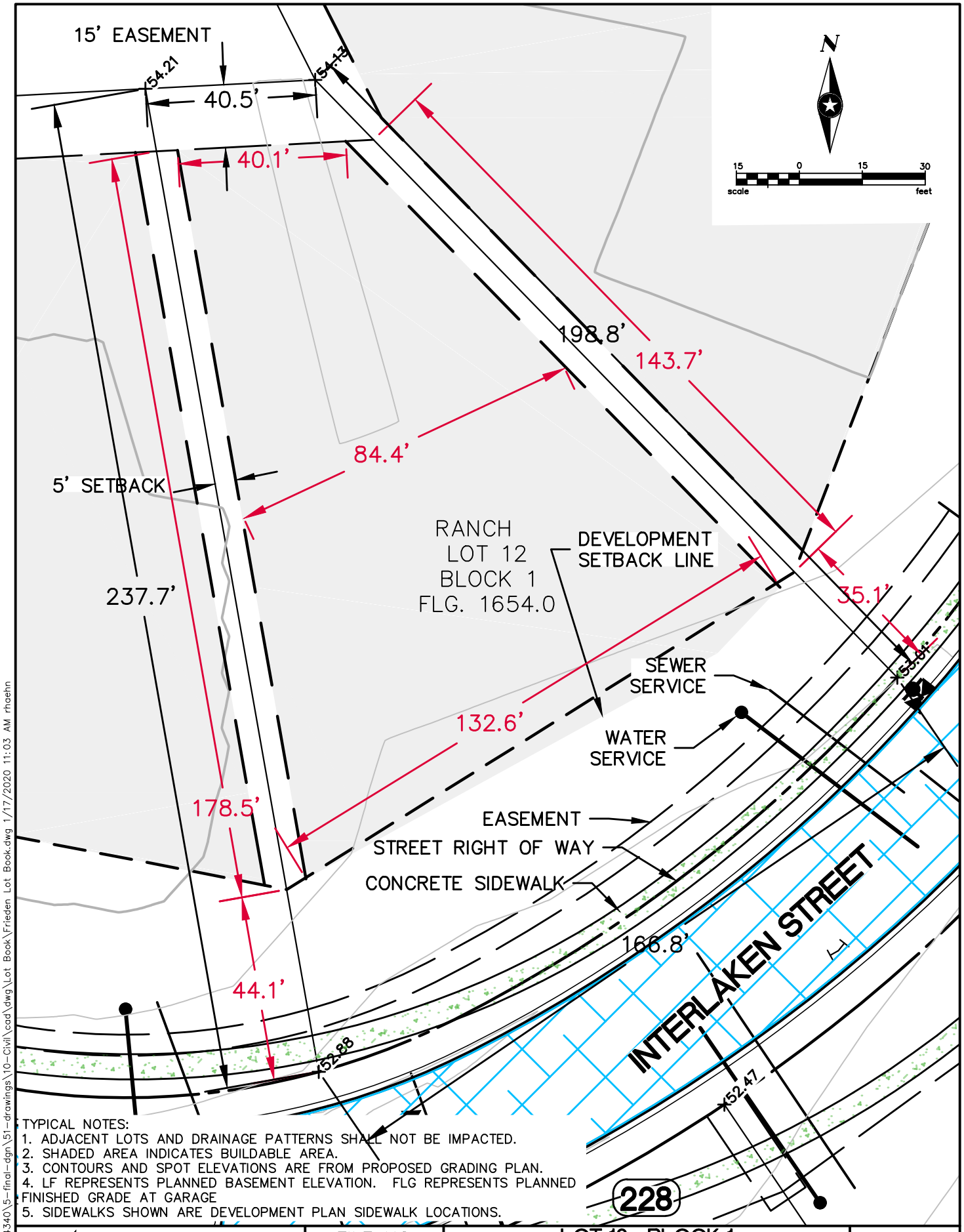

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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 12, BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 12 BLOCK 1

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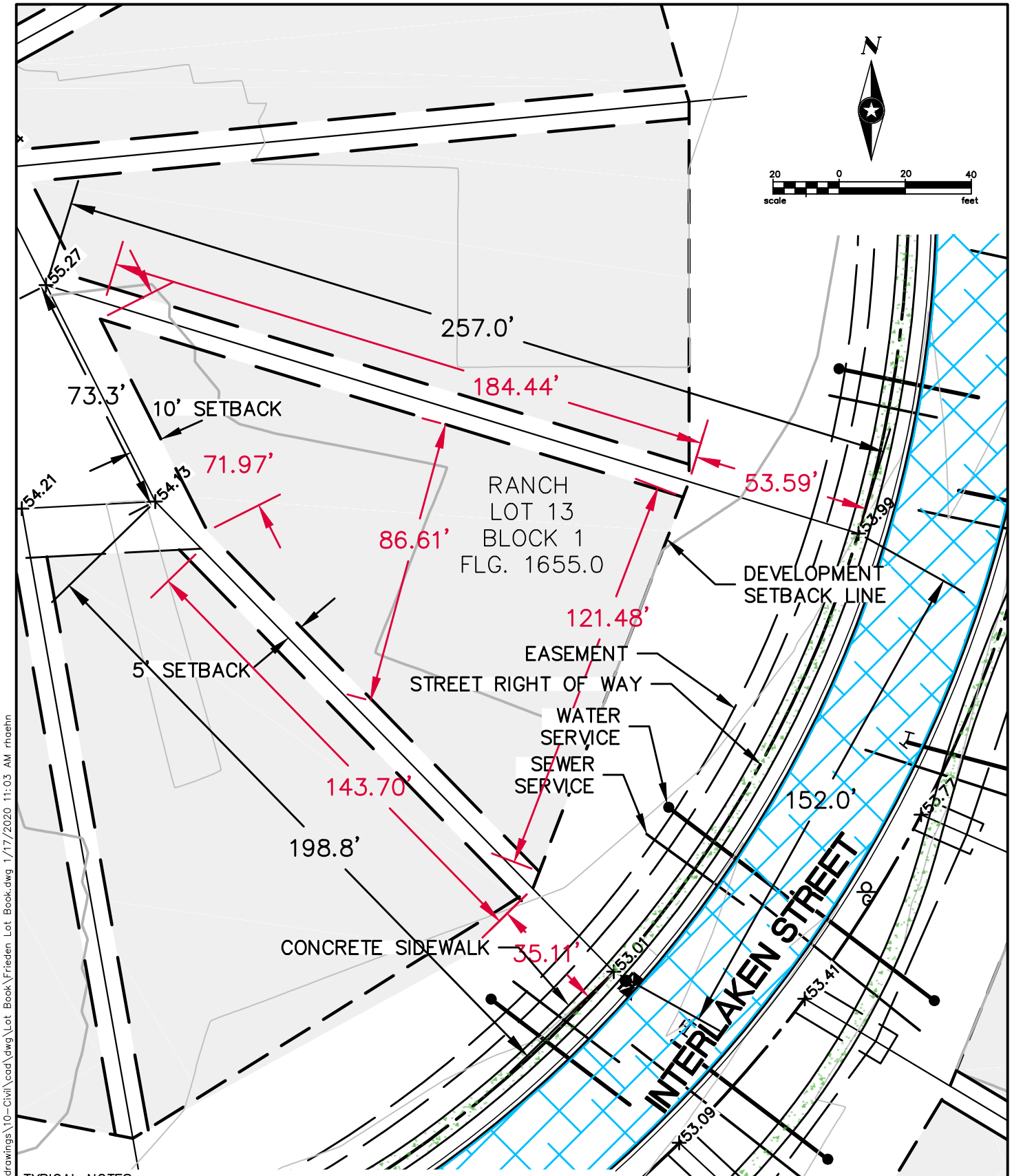

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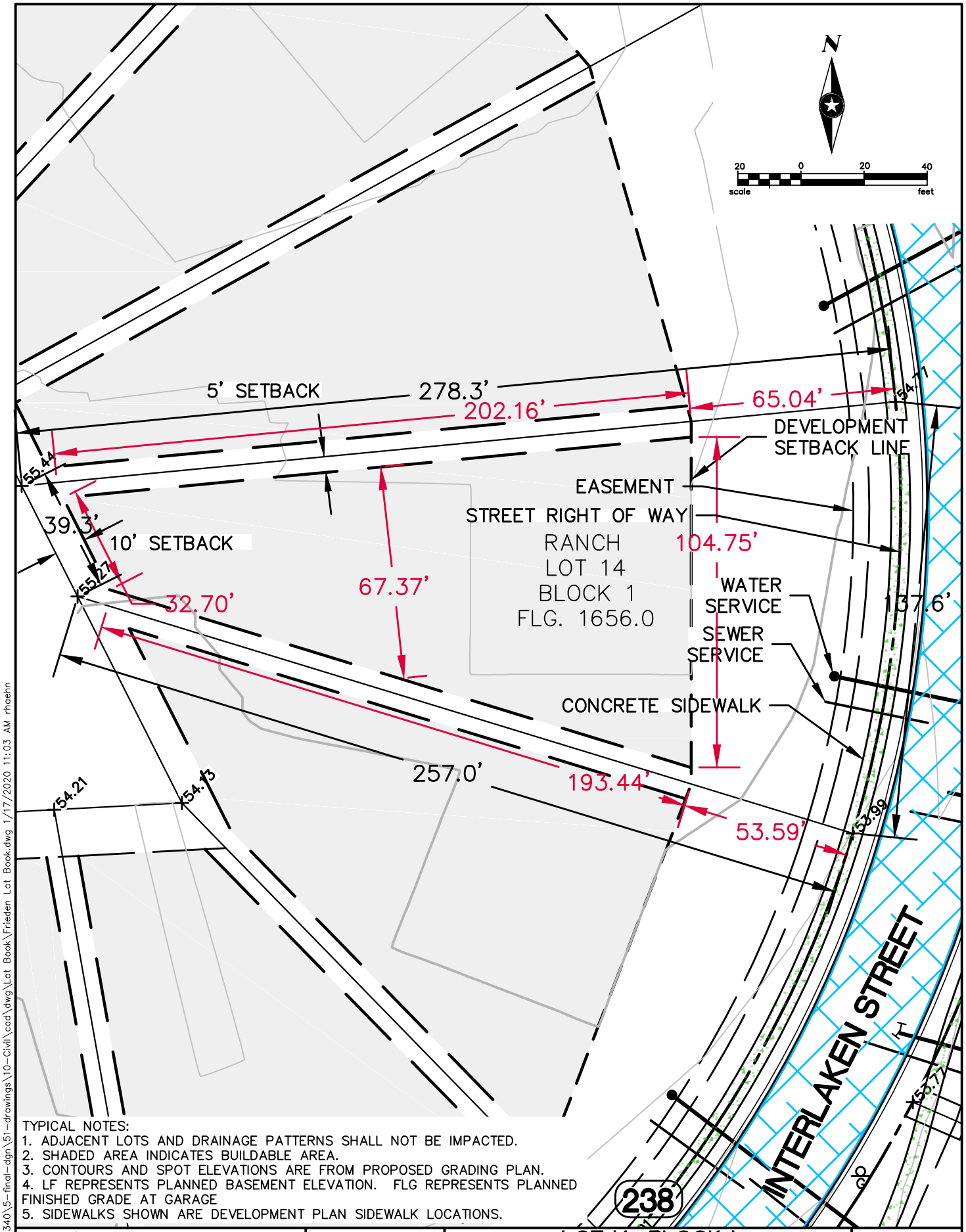
FILE NO.
HEIRB 134340

DATE:
1/17/2020

LOT 13, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 13
BLOCK 1



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FILE NO.
HEIRB 134340

DATE:
1/17/2020

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

EXHIBIT
LOT 14
BLOCK 1

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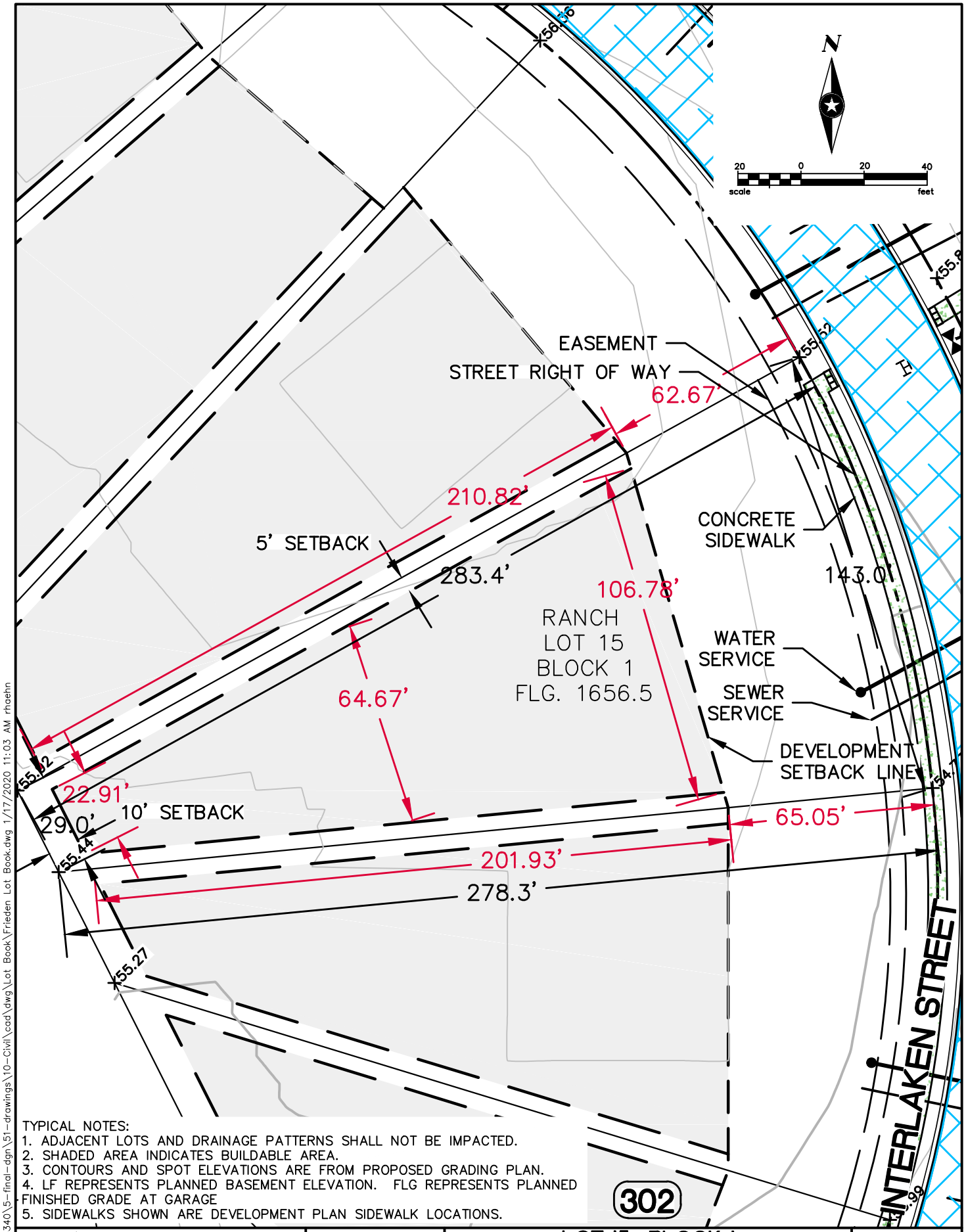

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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 15, BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 15 BLOCK 1

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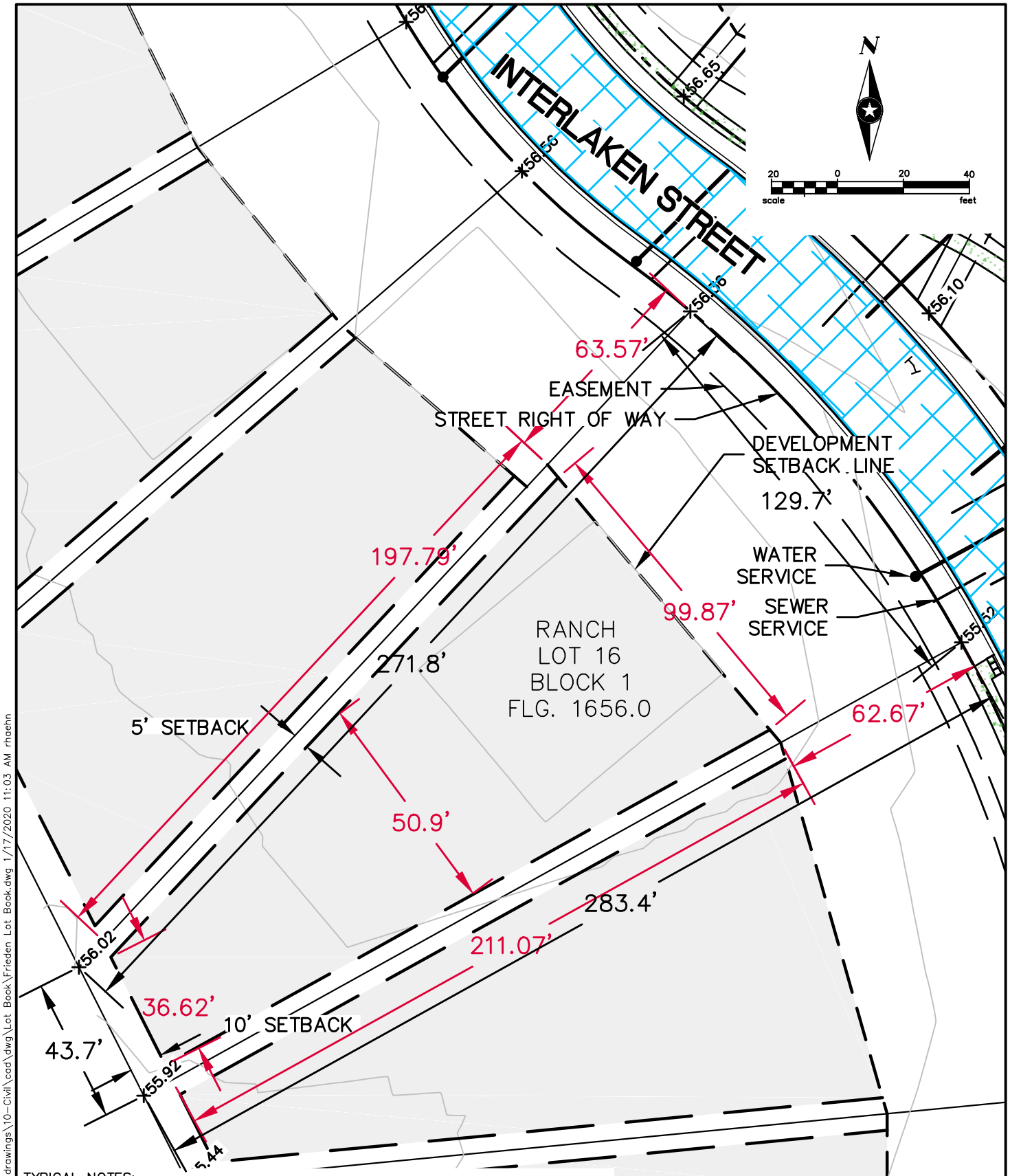

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FILE NO.
HEIRB 134340

DATE:
1/17/2020

LOT 16, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 16
BLOCK 1

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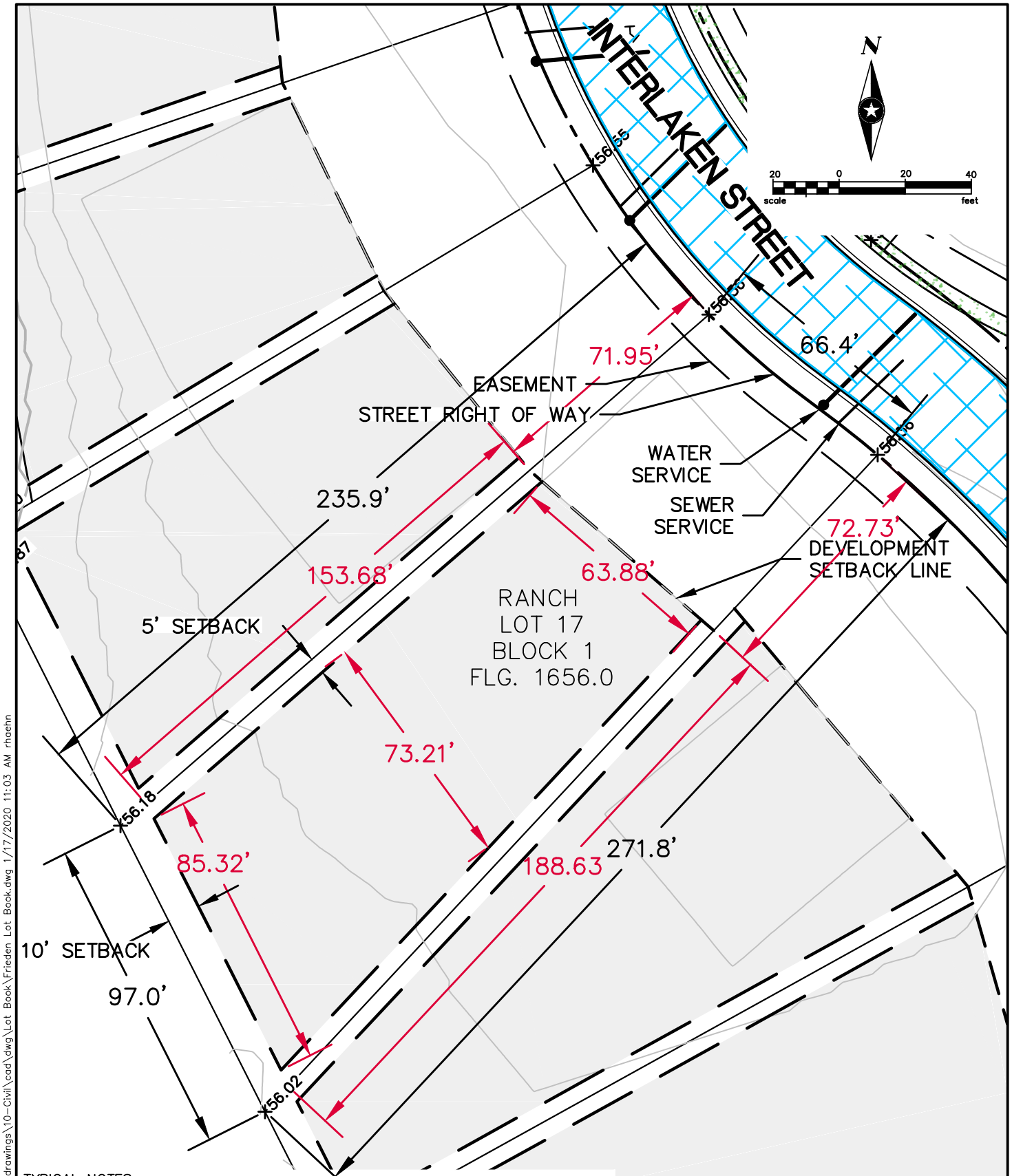

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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 17, BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 17 BLOCK 1

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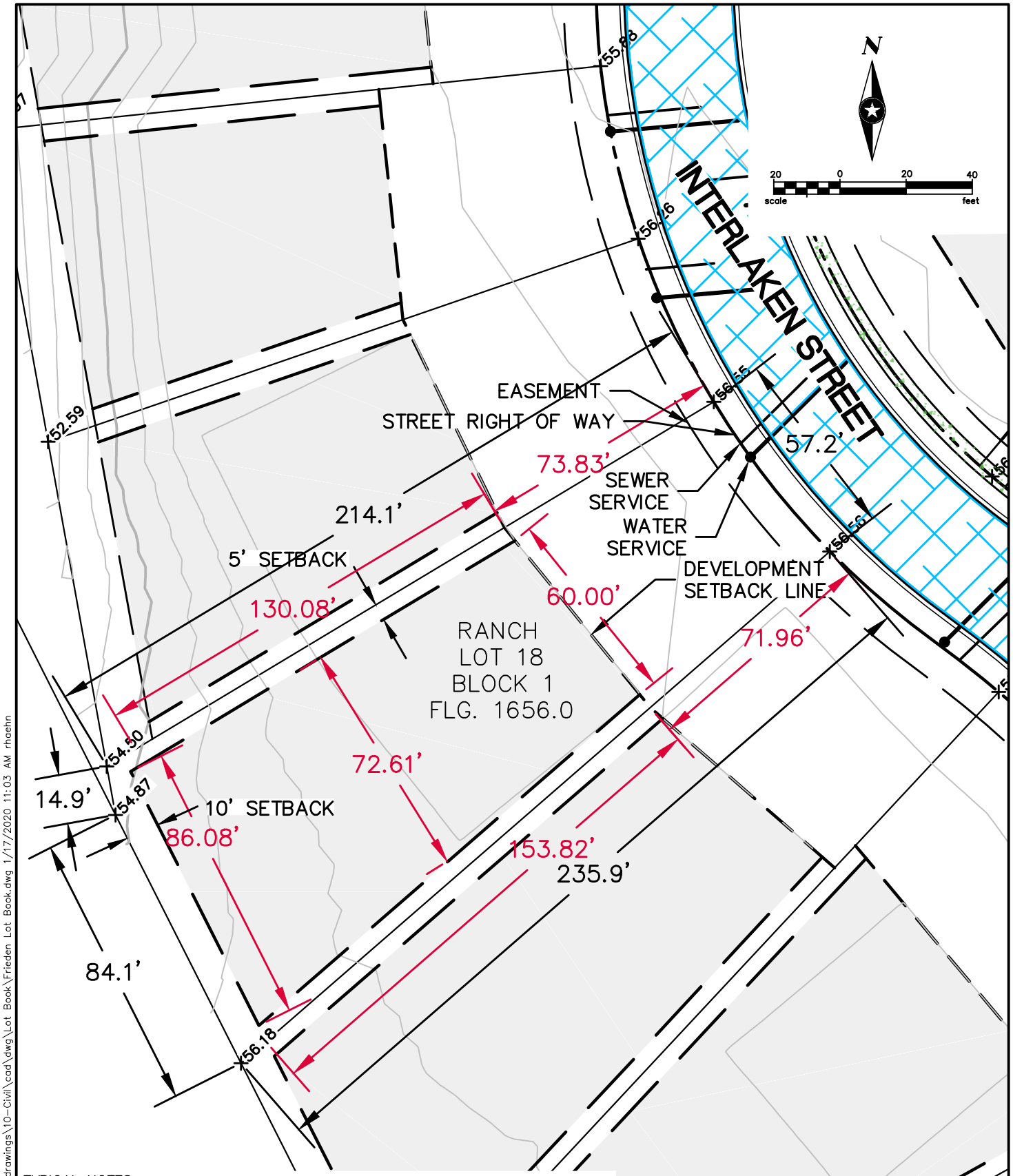

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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 18, BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 18 BLOCK 1

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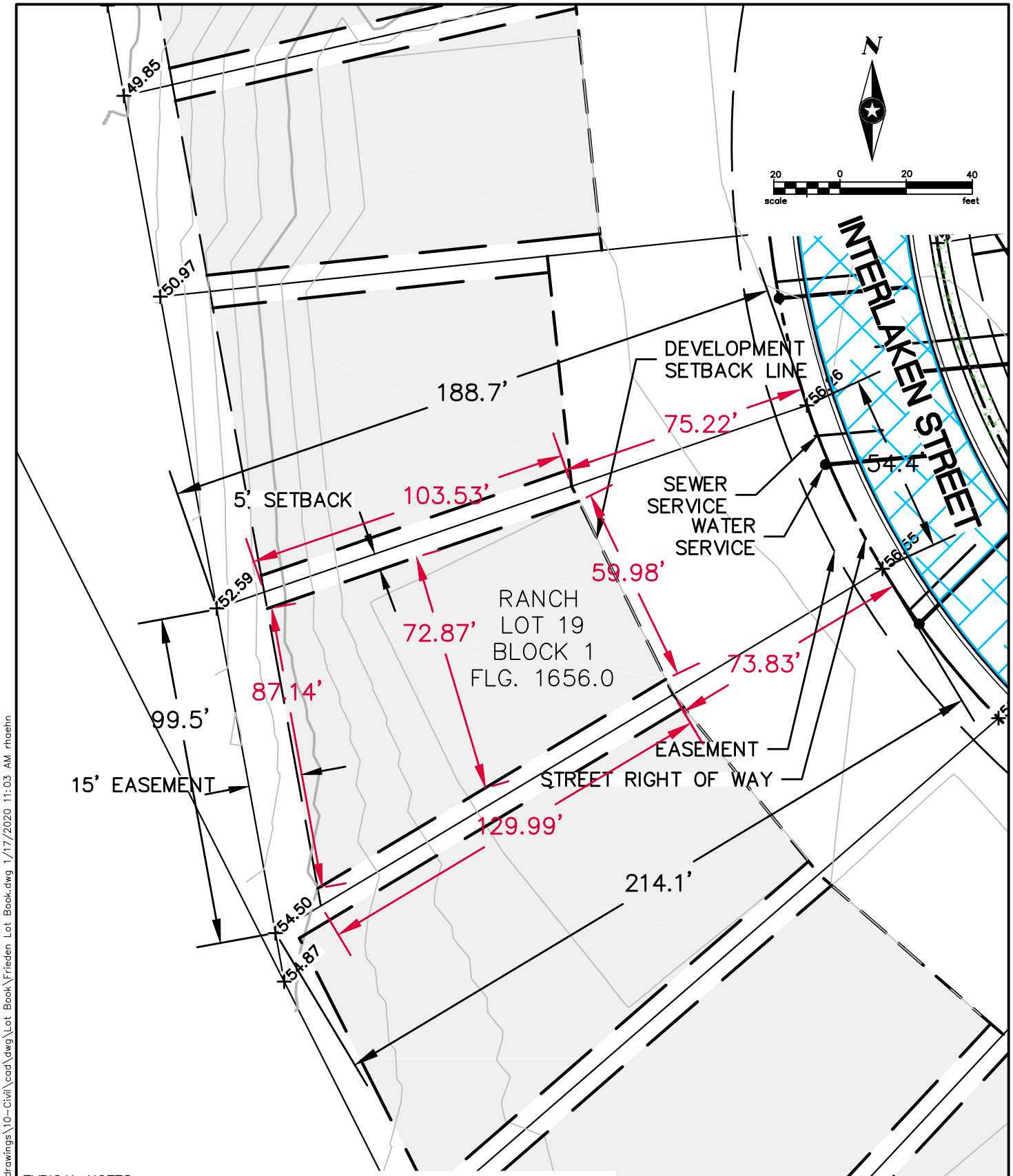

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SEH
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FILE NO.
HEIRB 134340

DATE:
1/17/2020

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

EXHIBIT
LOT 19
BLOCK 1

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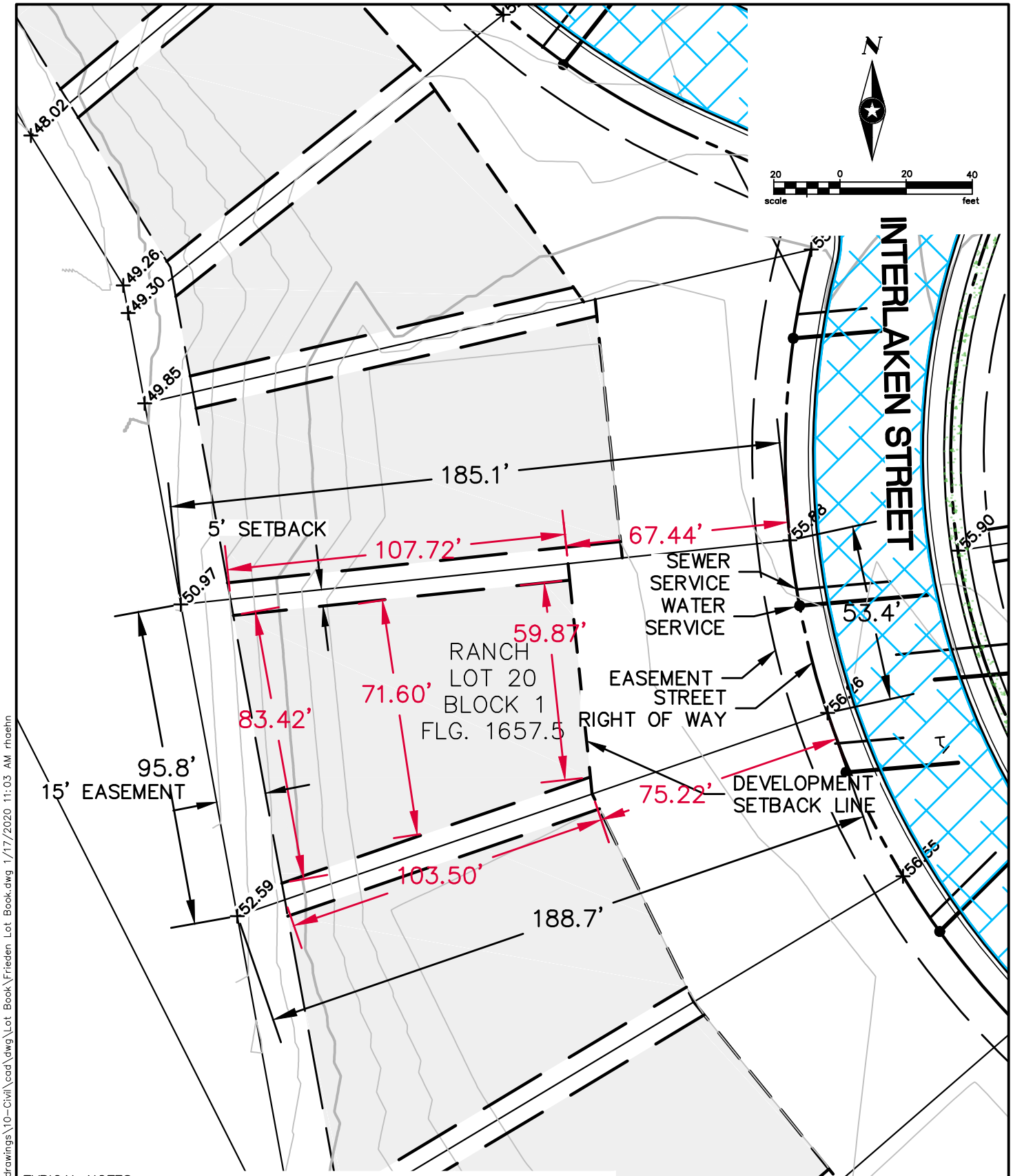

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SEH
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FILE NO.
HEIRB 134340

DATE:
1/17/2020

LOT 20, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 20
BLOCK 1

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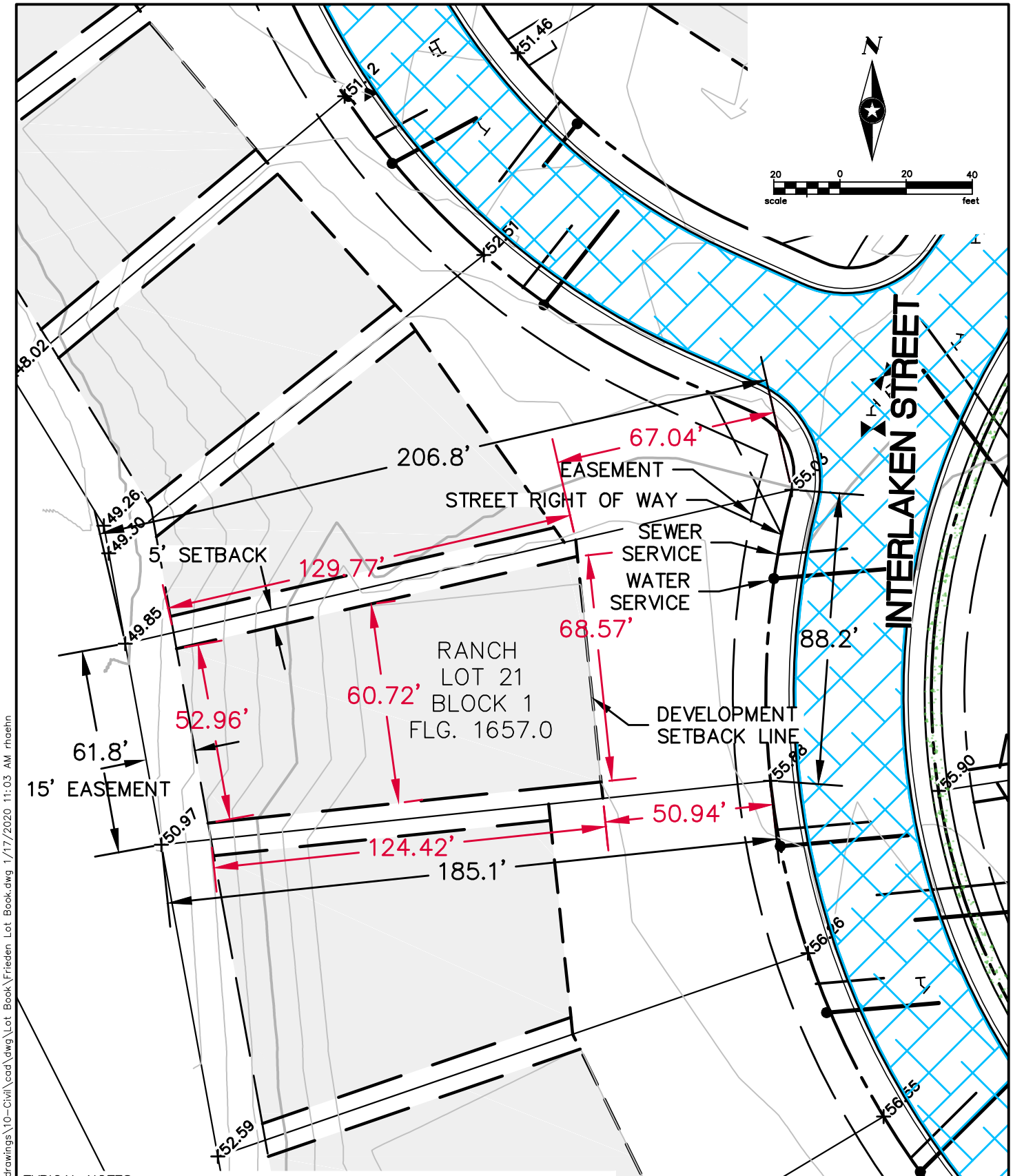

TYPICAL NOTES:
1. ADJACENT LOTS AND DRAINAGE PATTERNS SHALL NOT BE IMPACTED.
2. SHADED AREA INDICATES BUILDABLE AREA.
3. CONTOURS AND SPOT ELEVATIONS ARE FROM PROPOSED GRADING PLAN.
4. LF REPRESENTS PLANNED BASEMENT ELEVATION. FLG REPRESENTS PLANNED FINISHED GRADE AT GARAGE
5. SIDEWALKS SHOWN ARE DEVELOPMENT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

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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 21, BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 21 BLOCK 1

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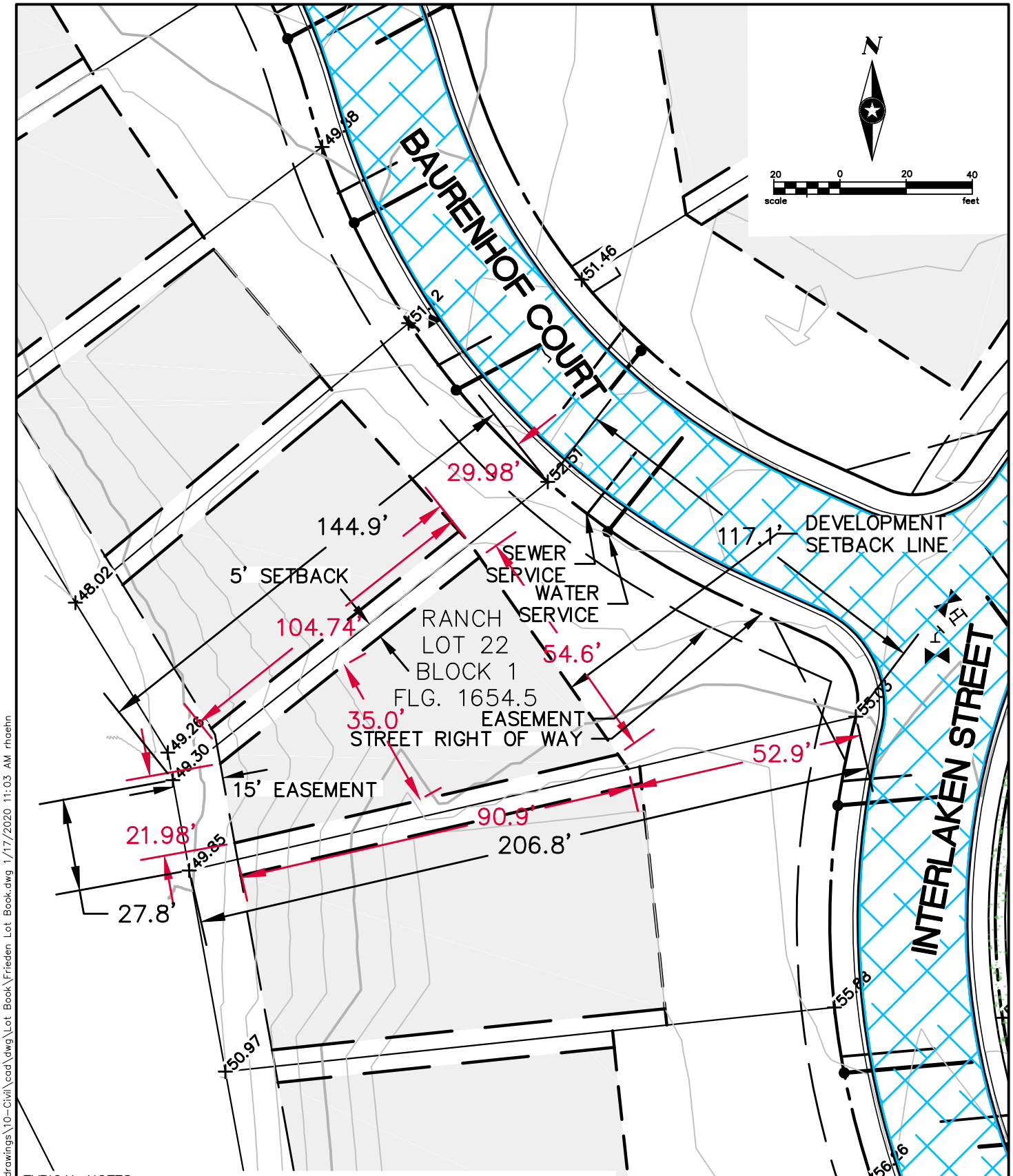

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HEIRB 134340

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LOT 22, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 22
BLOCK 1

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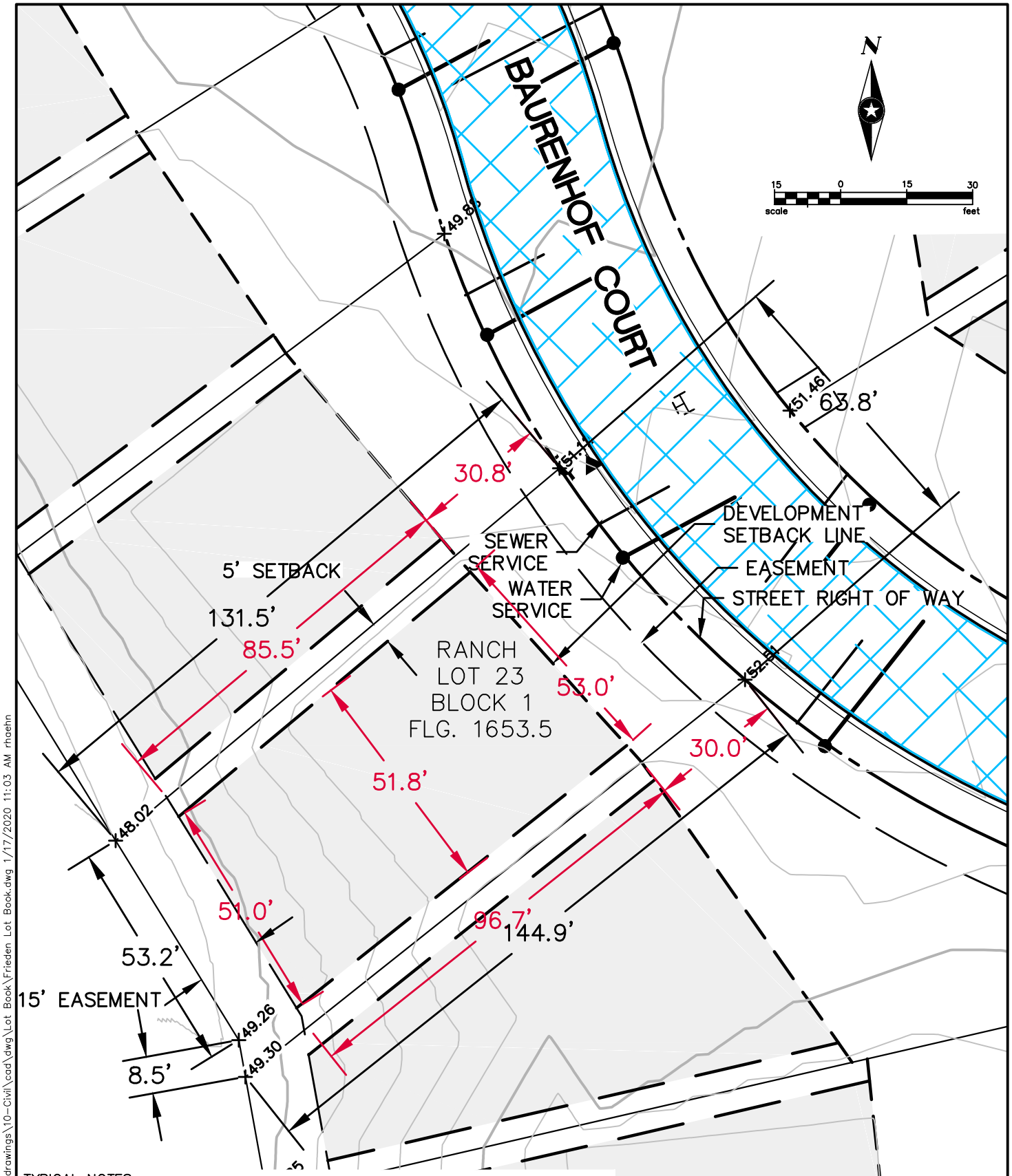

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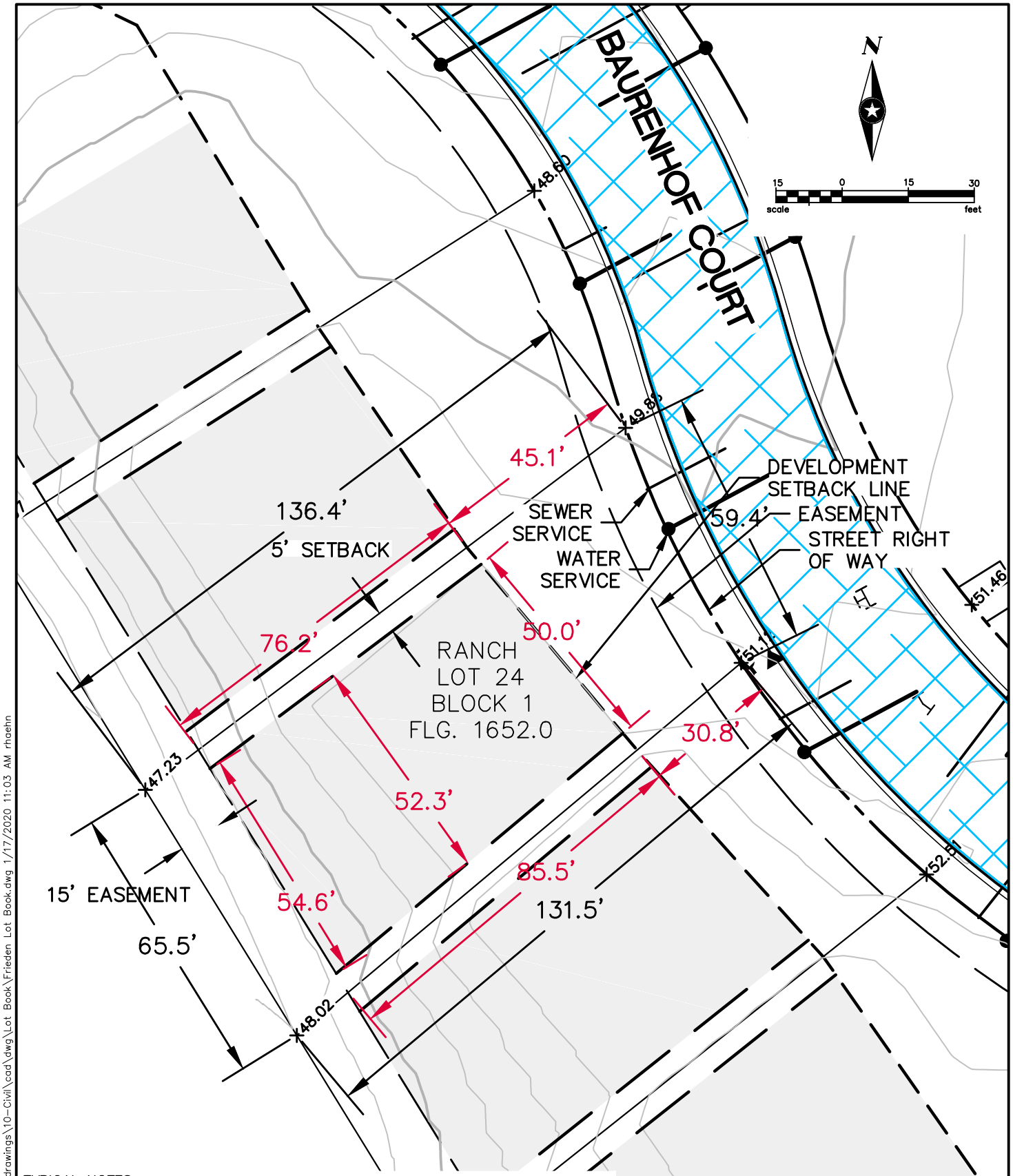
FILE NO.
HEIRB 134340

DATE:
1/17/2020

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

EXHIBIT
LOT 23
BLOCK 1



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FILE NO.
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DATE:
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LOT 24, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 24
BLOCK 1

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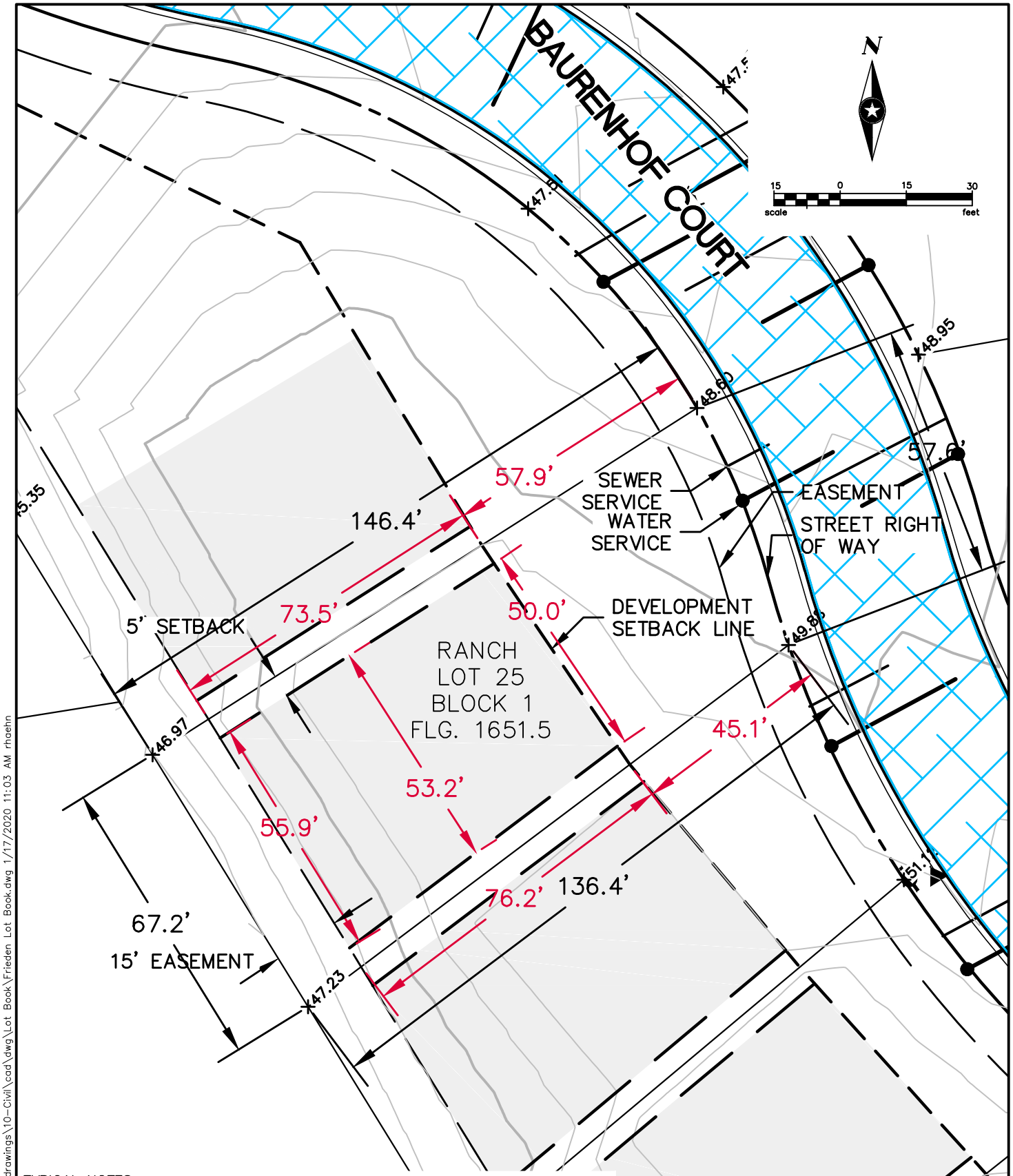

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FILE NO.
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DATE:
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LOT 25, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 25
BLOCK 1

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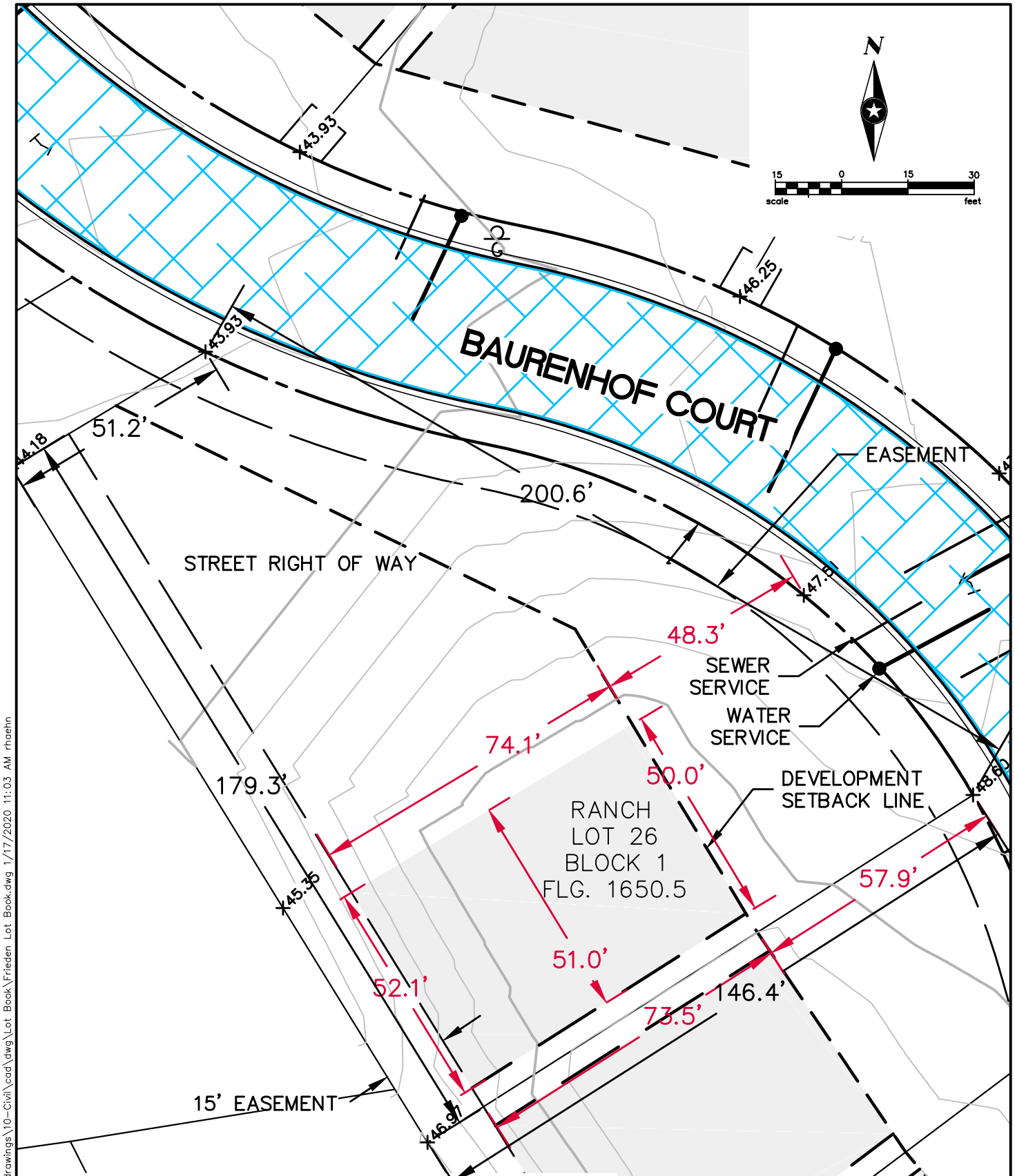

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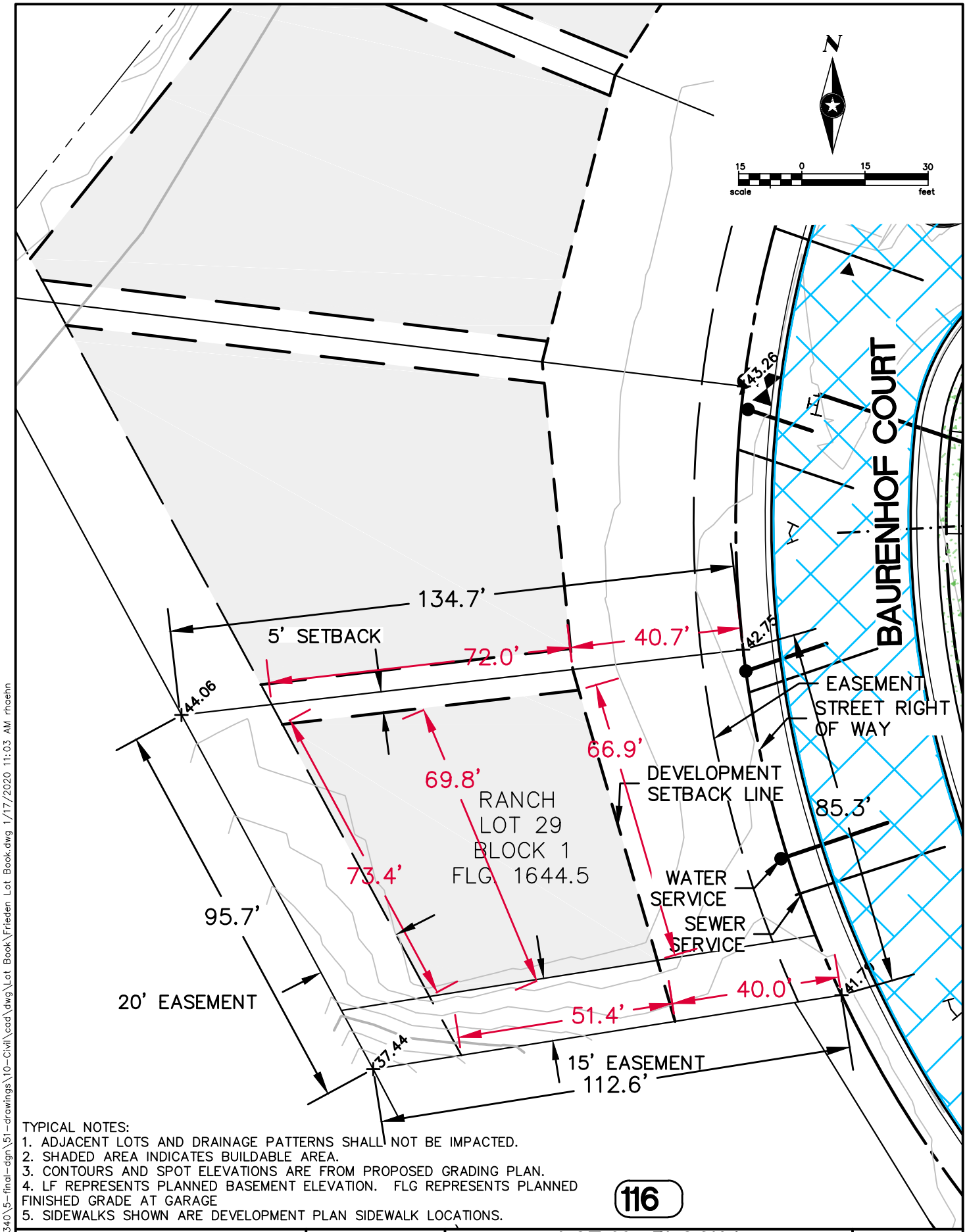
FILE NO.
HEIRB 134340

DATE:
1/17/2020

LOT 26, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 26
BLOCK 1



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FILE NO.
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DATE:
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LOT 29, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 29
BLOCK 1

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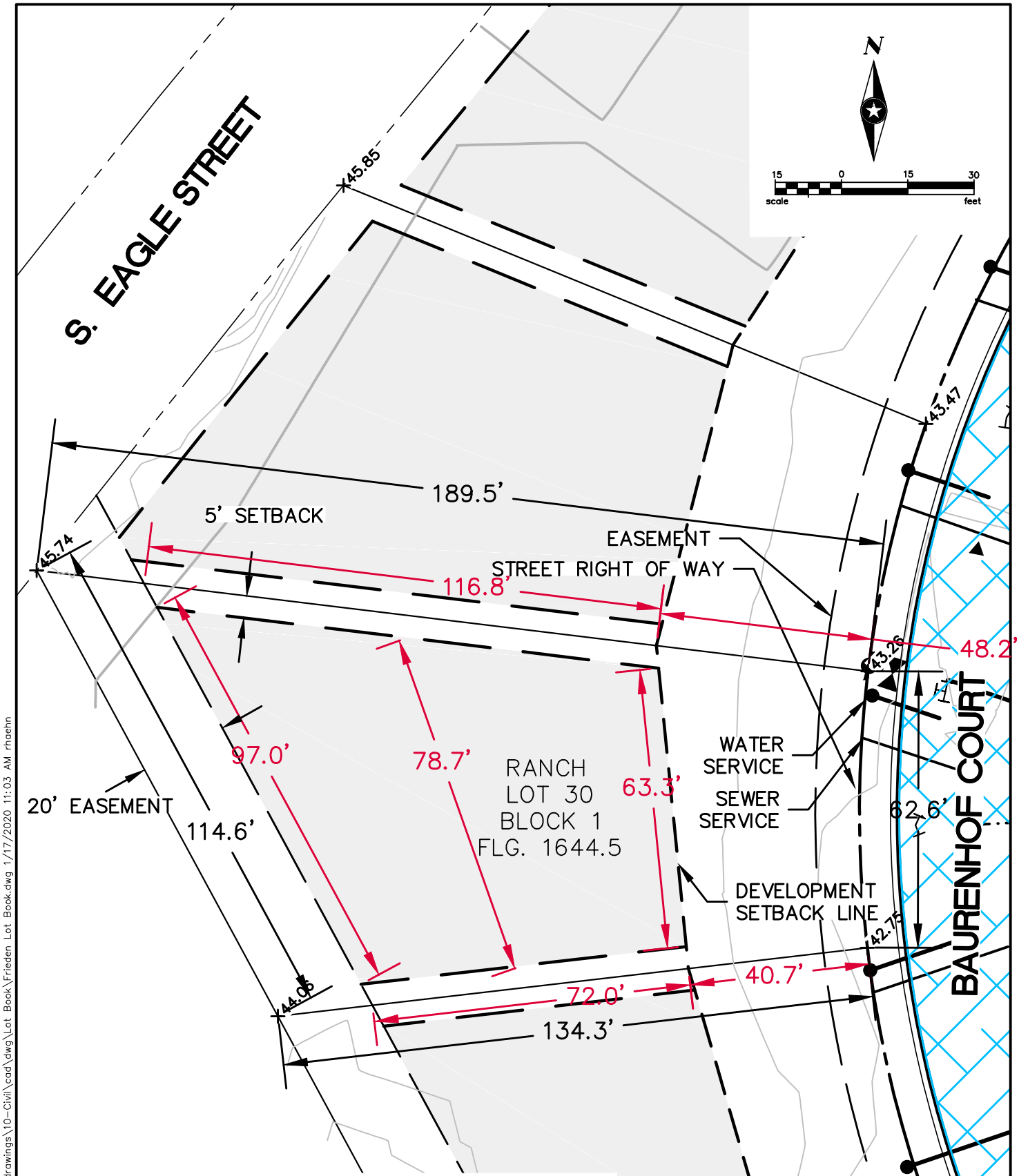

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LOT 30, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 30
BLOCK 1

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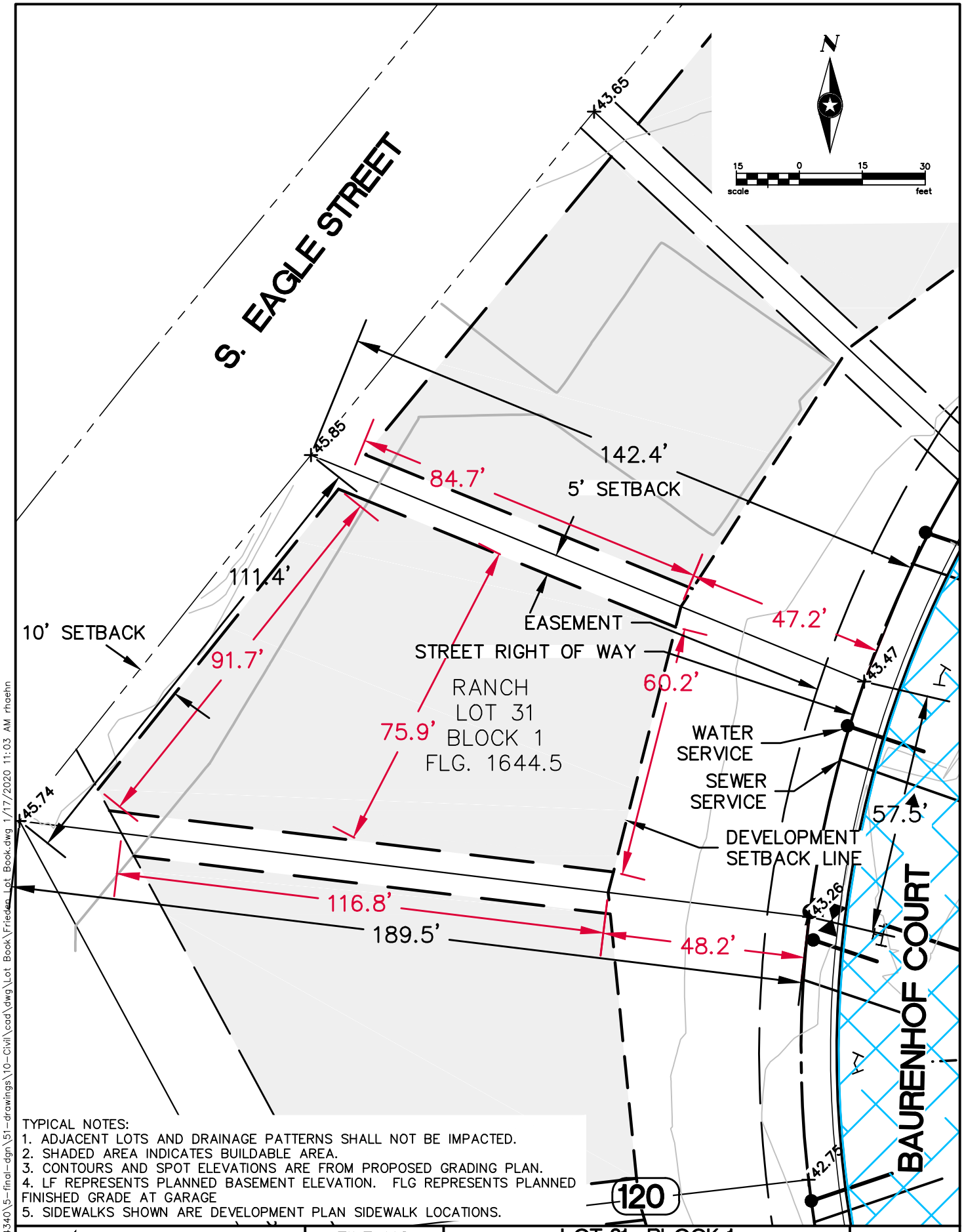

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1/17/2020

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

EXHIBIT
LOT 31
BLOCK 1

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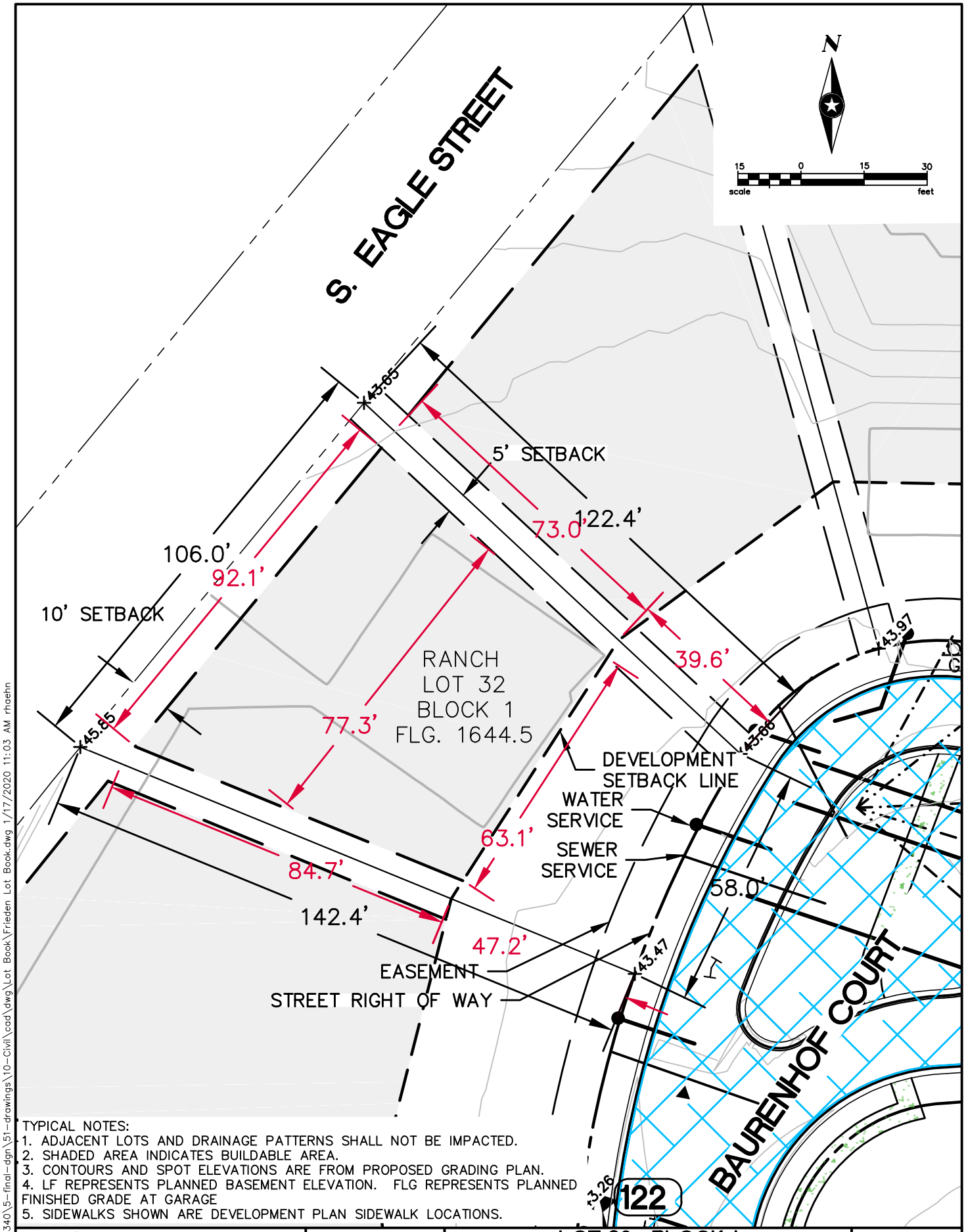

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FILE NO.
HEIRB 134340

DATE:
1/17/2020

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

EXHIBIT
LOT 32
BLOCK 1

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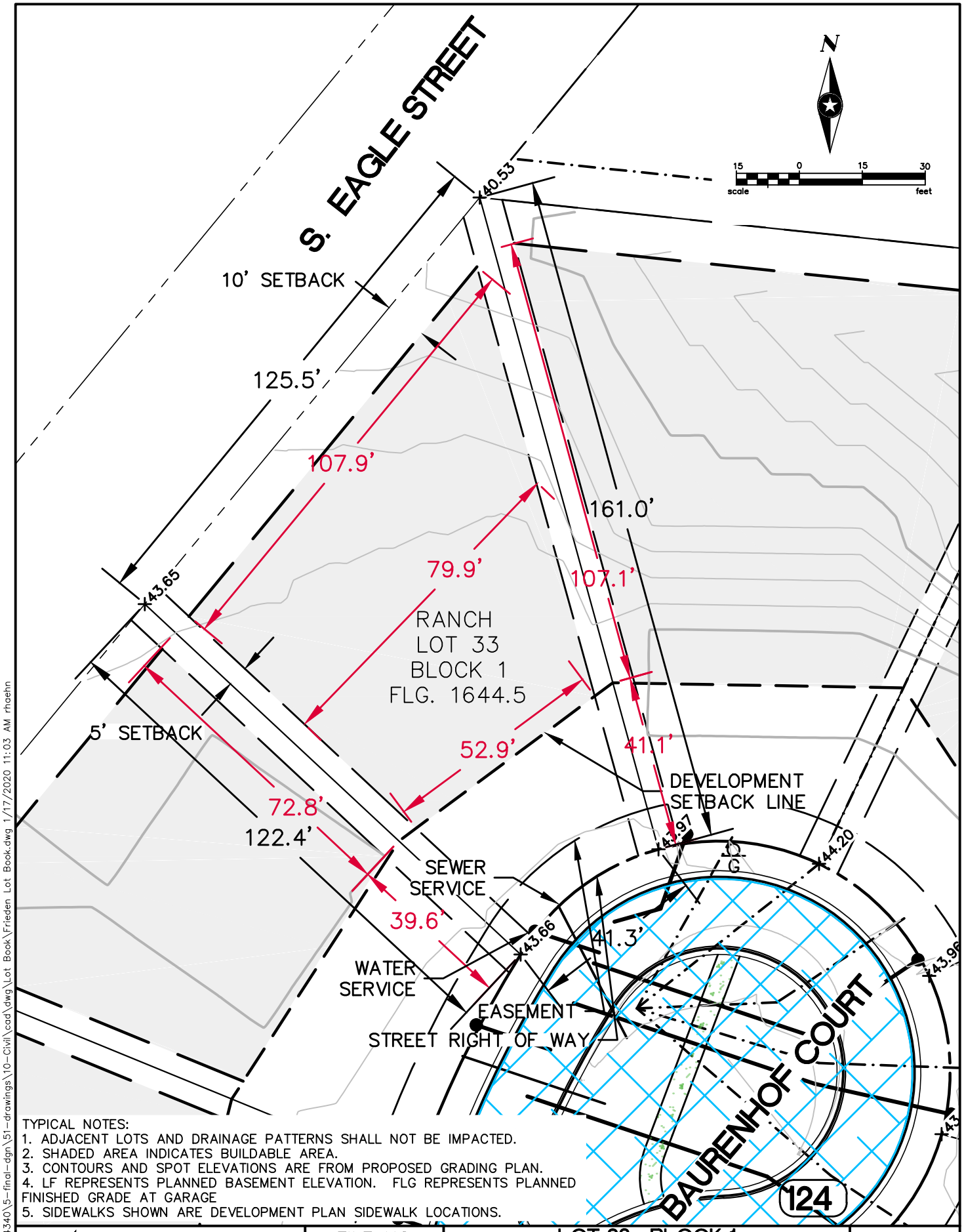

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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 33, BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 33 BLOCK 1

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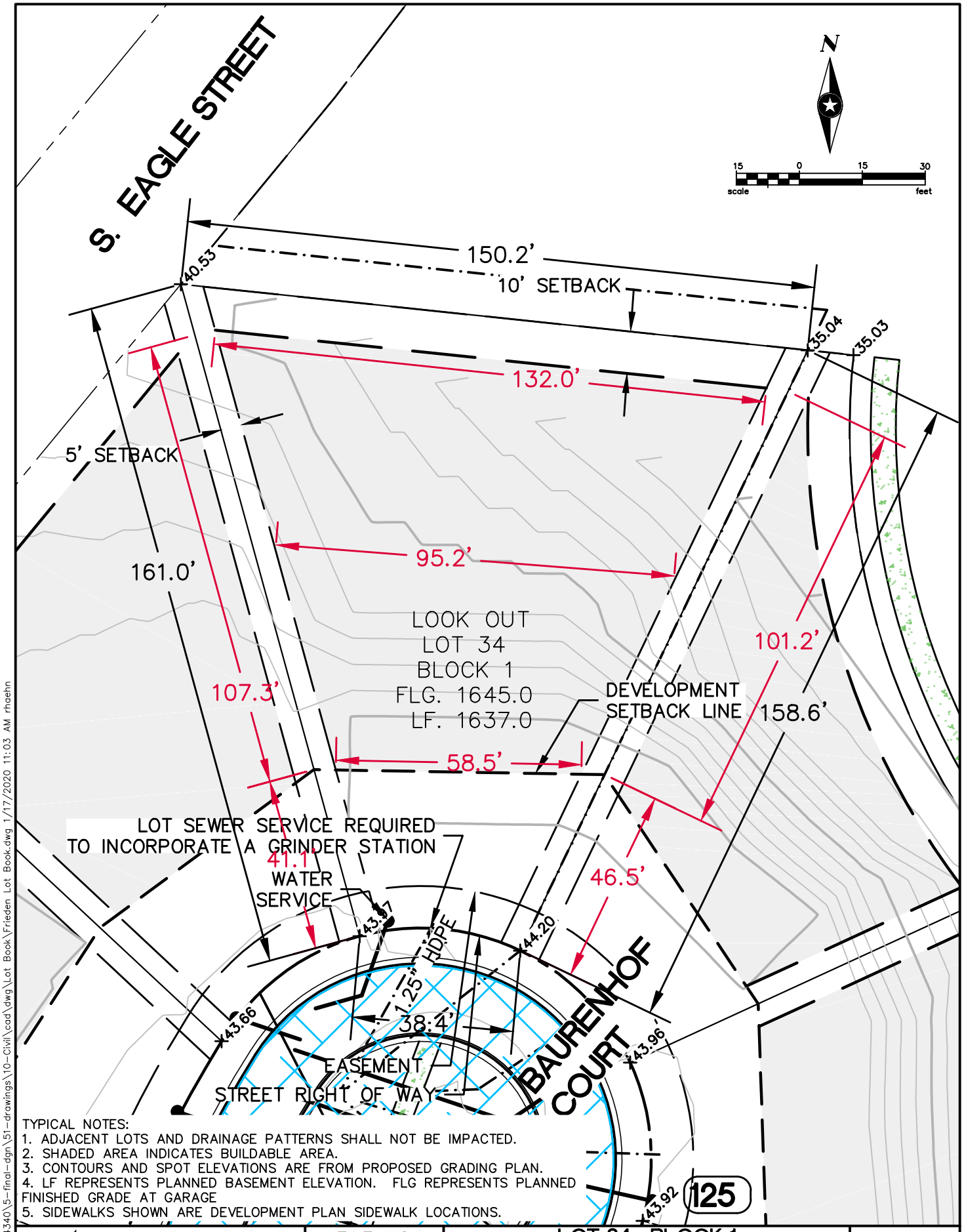

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HEIRB 134340

DATE:
1/17/2020

LOT 34, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 34
BLOCK 1

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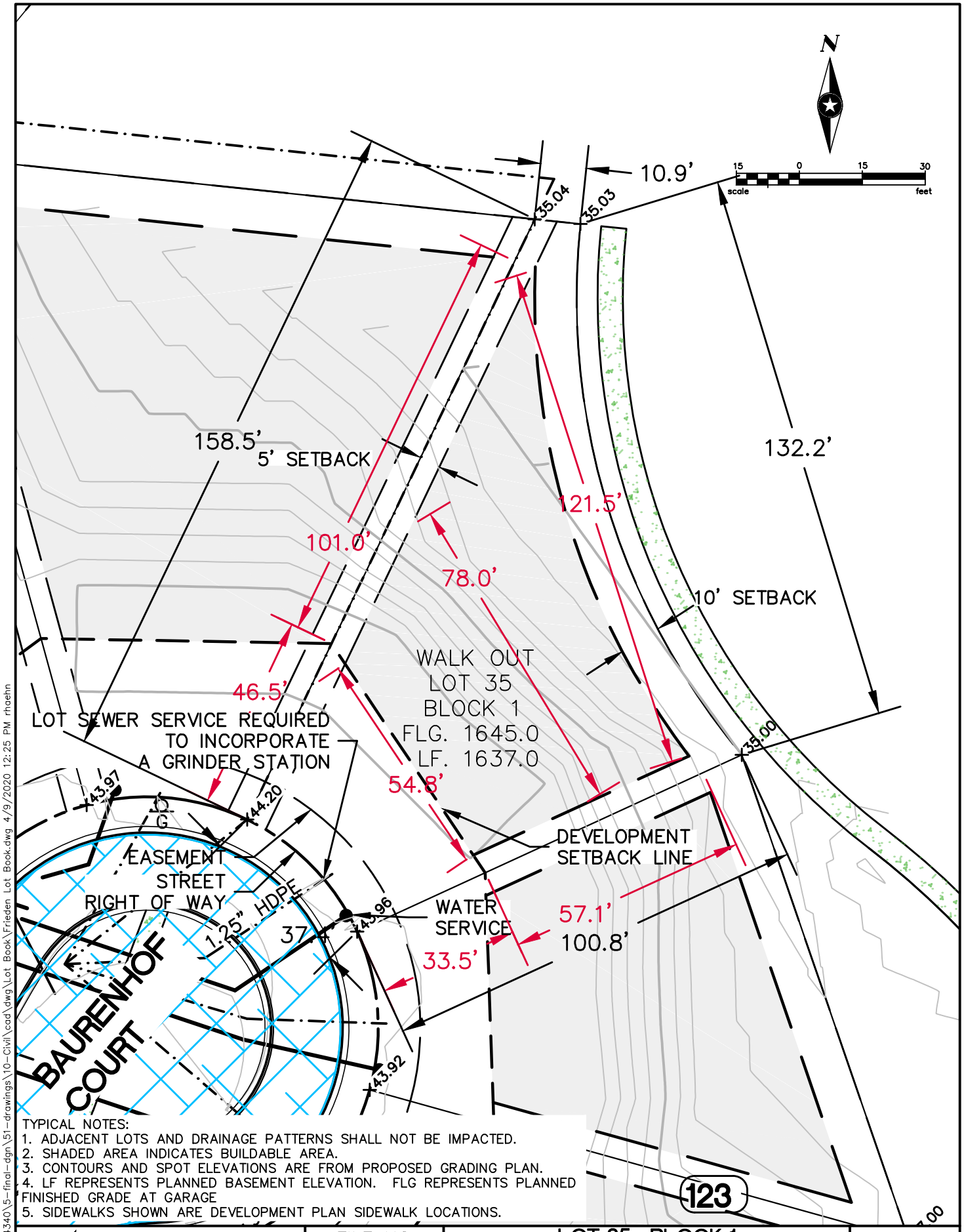

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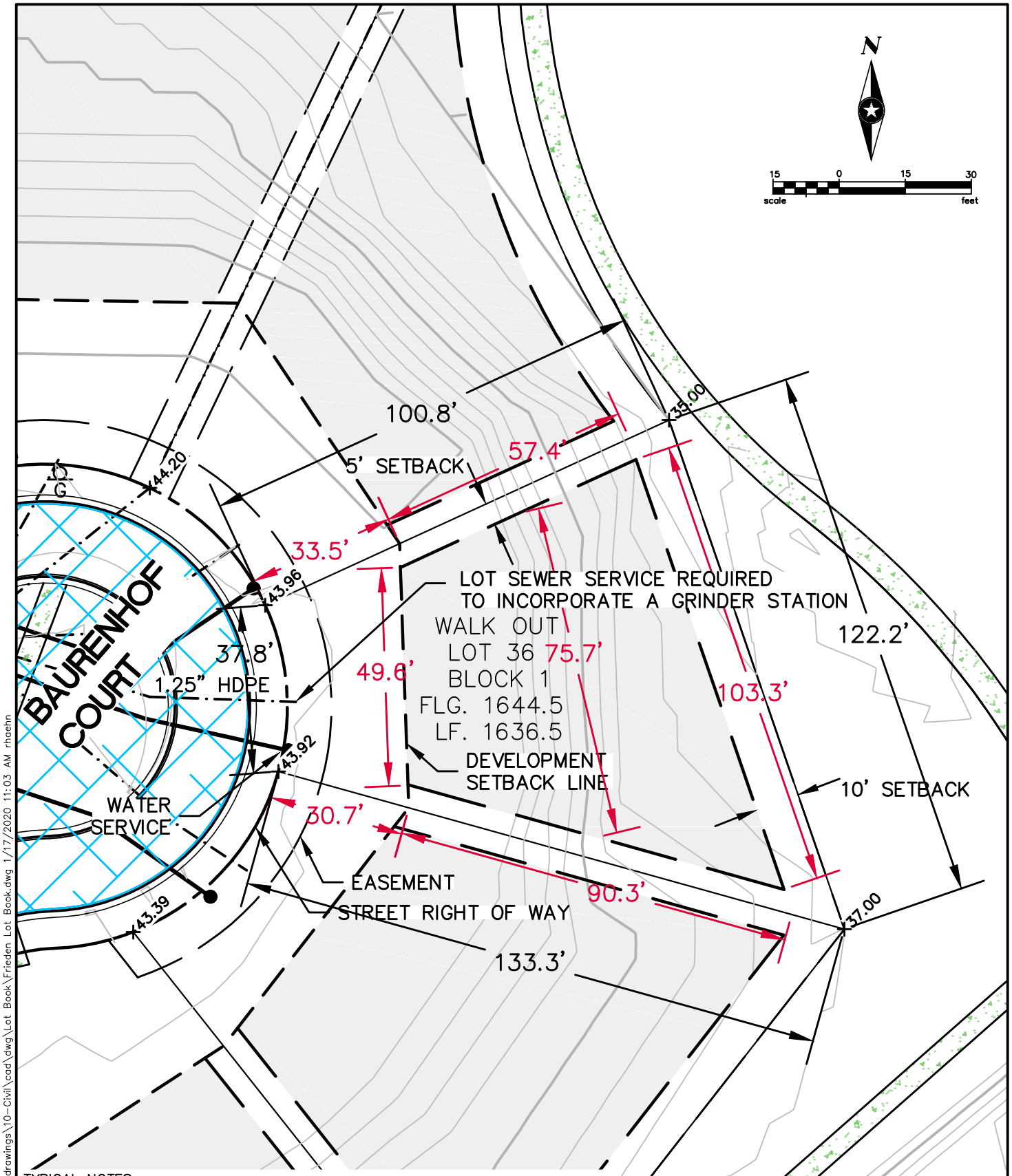
FILE NO.
HEIRB 134340

DATE:
4/09/2020

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

EXHIBIT
LOT 35
BLOCK 1



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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 36, BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 36 BLOCK 1

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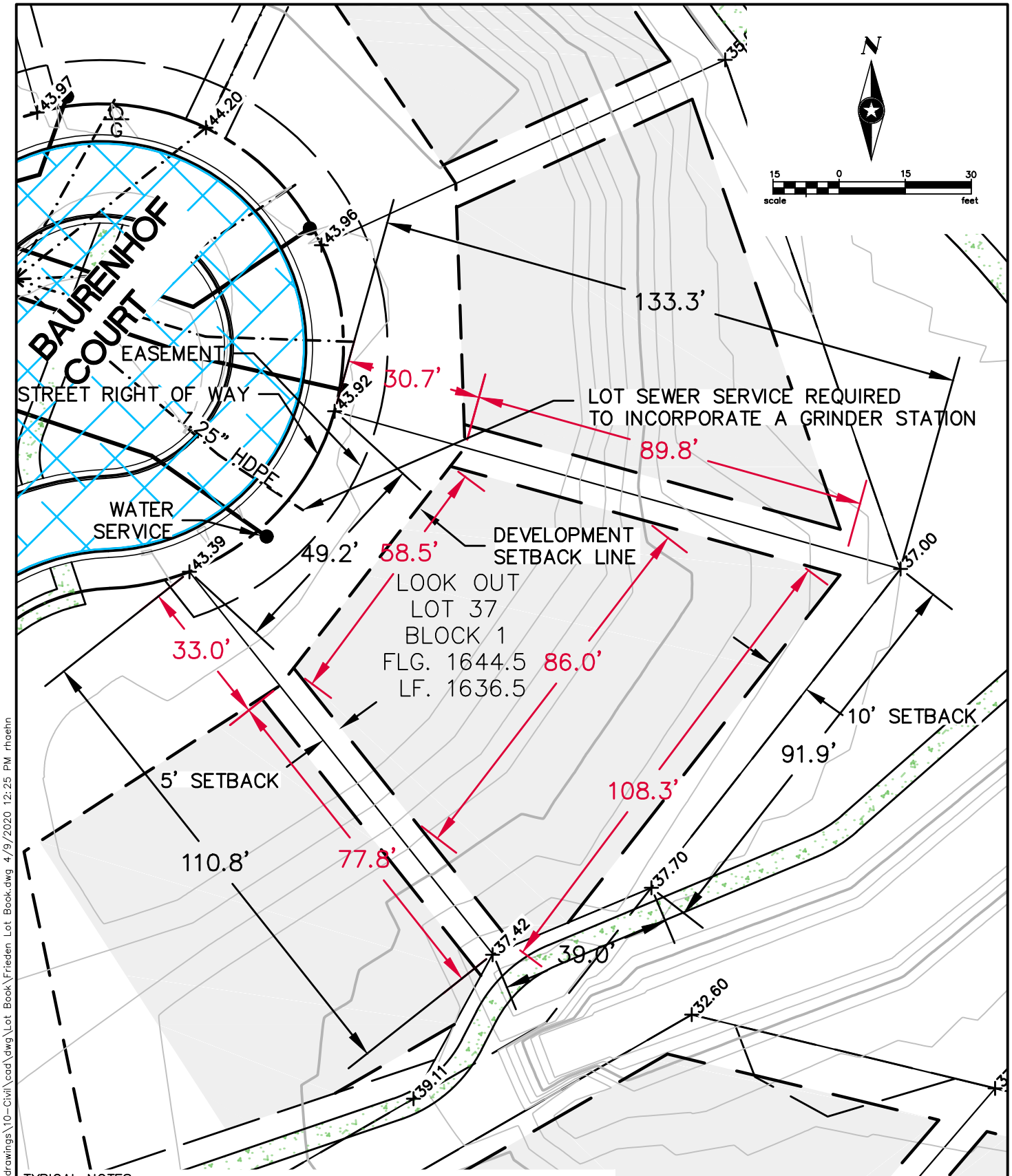

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FILE NO.
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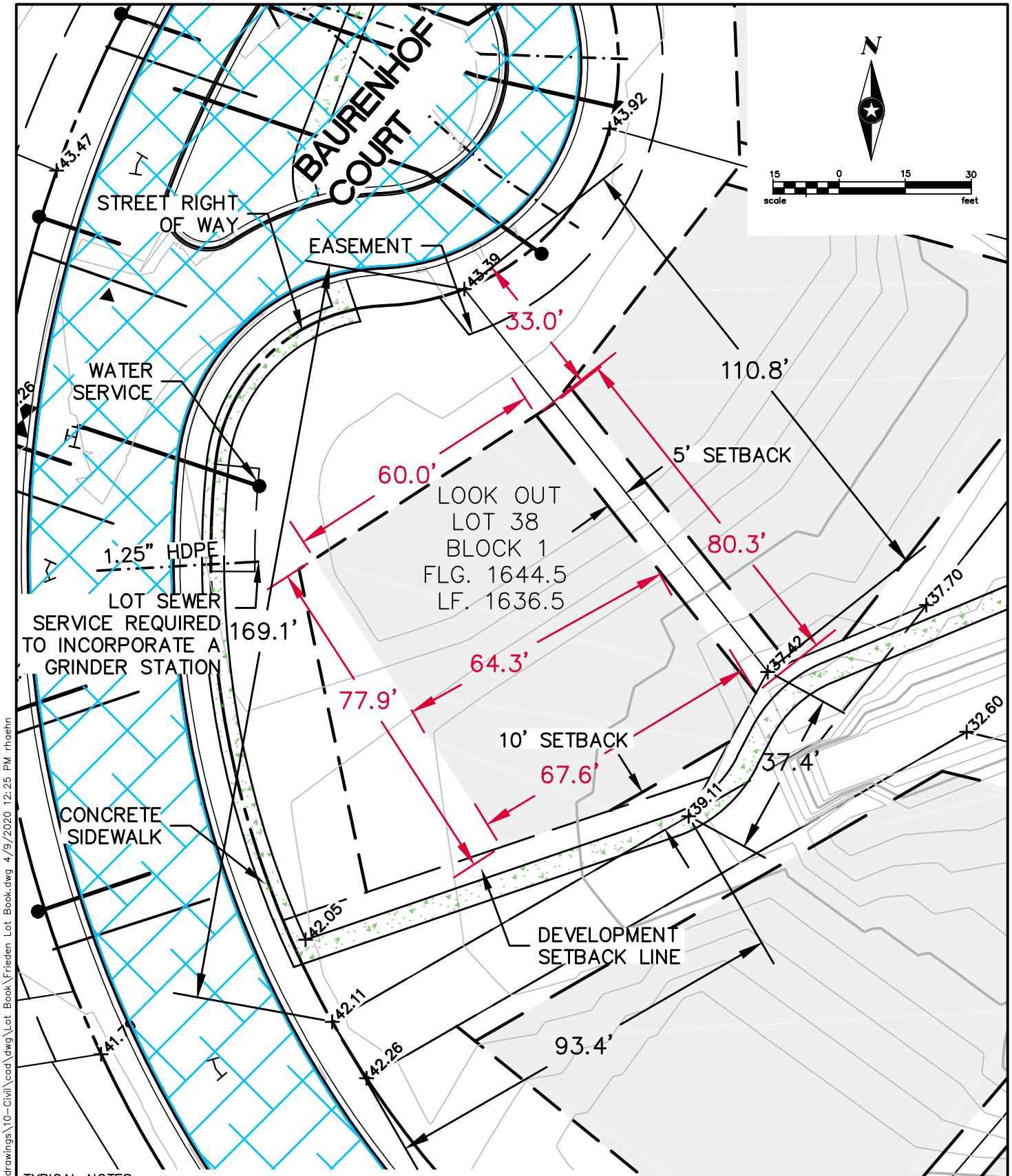
DATE:
4/09/2020

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

EXHIBIT
LOT 37
BLOCK 1



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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 4/09/2020	LOT 38, BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 38 BLOCK 1

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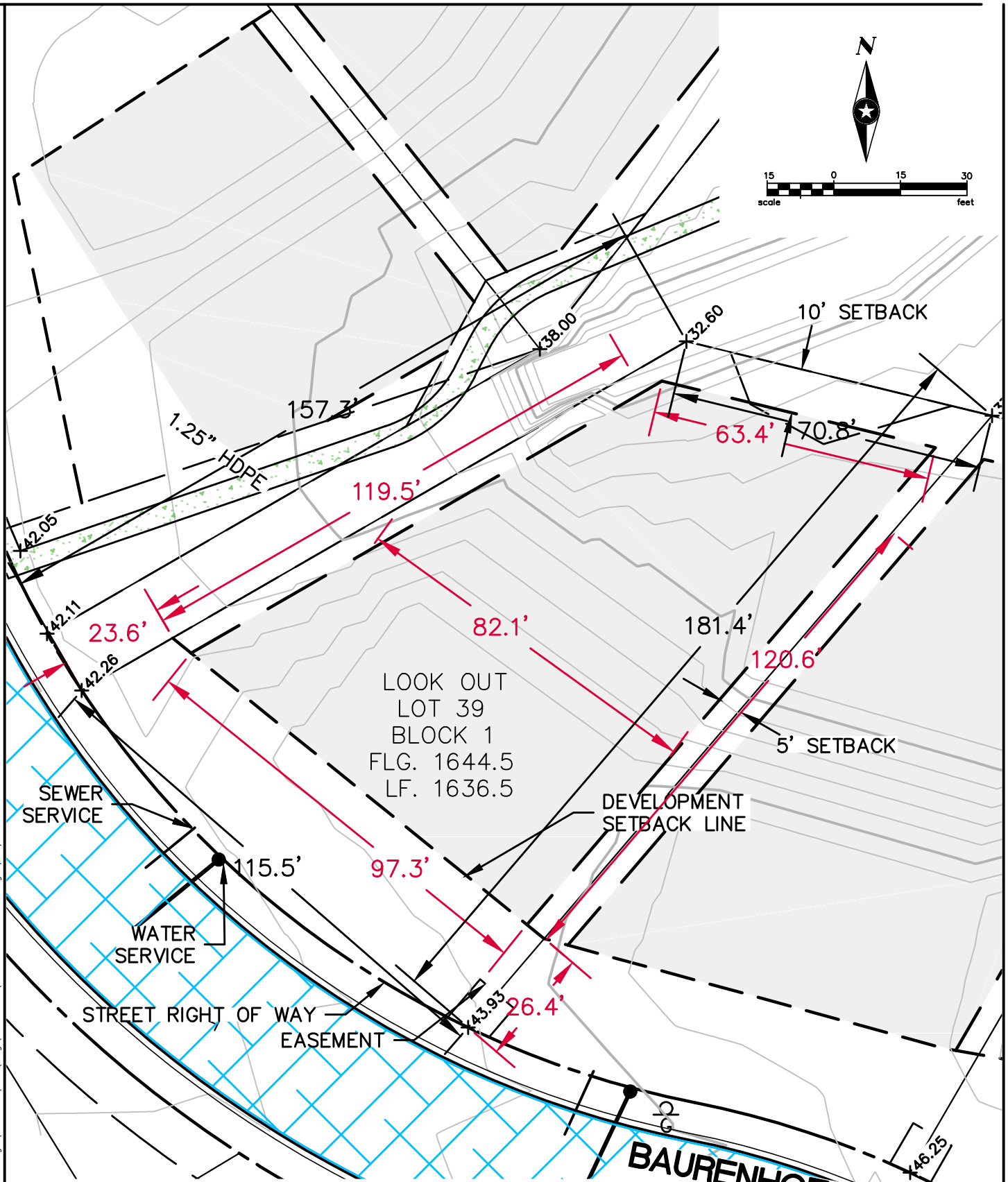

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HEIRB 134340

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1/17/2020

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

EXHIBIT
LOT 39
BLOCK 1

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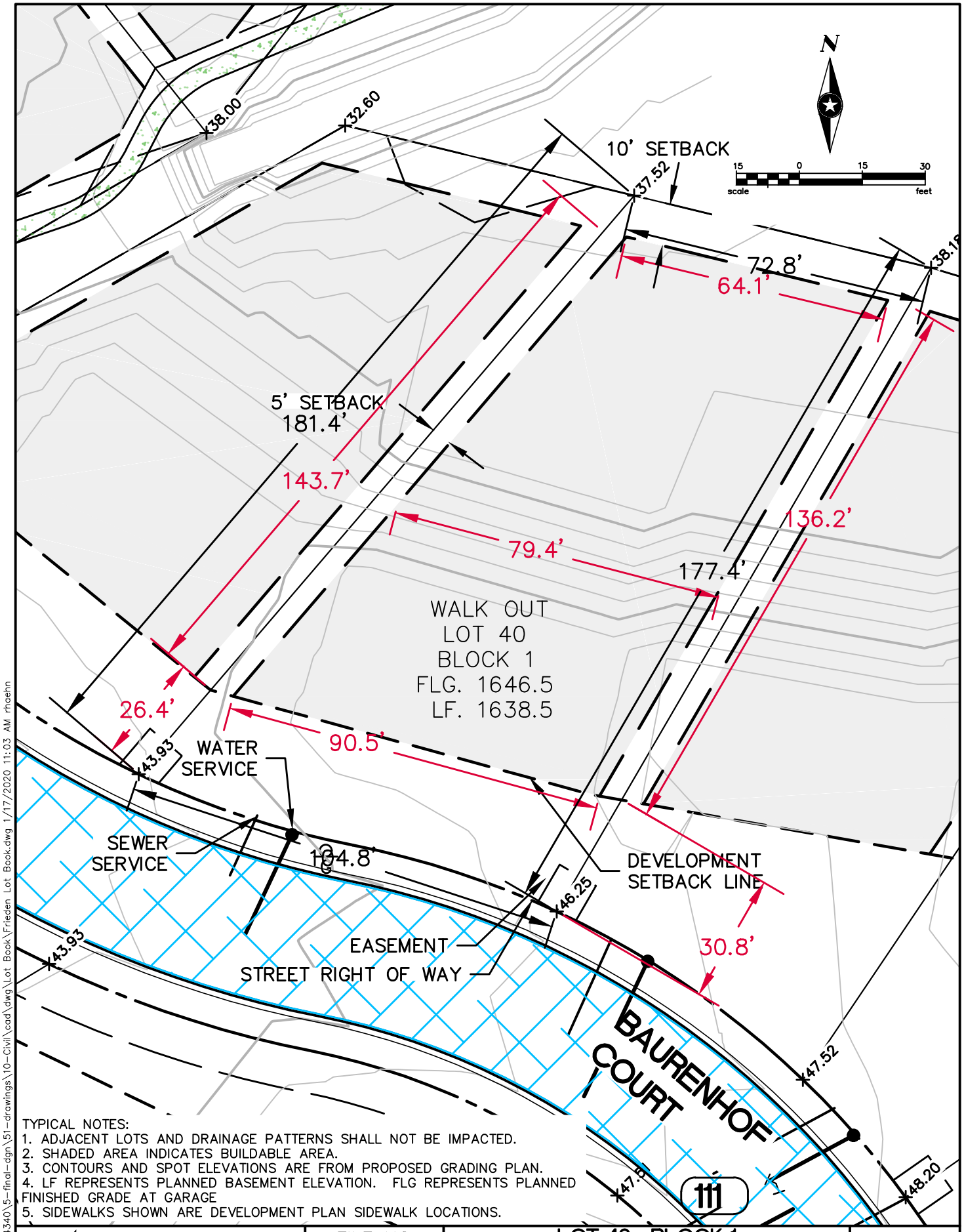

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FILE NO.
HEIRB 134340

DATE:
1/17/2020

LOT 40, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 40
BLOCK 1

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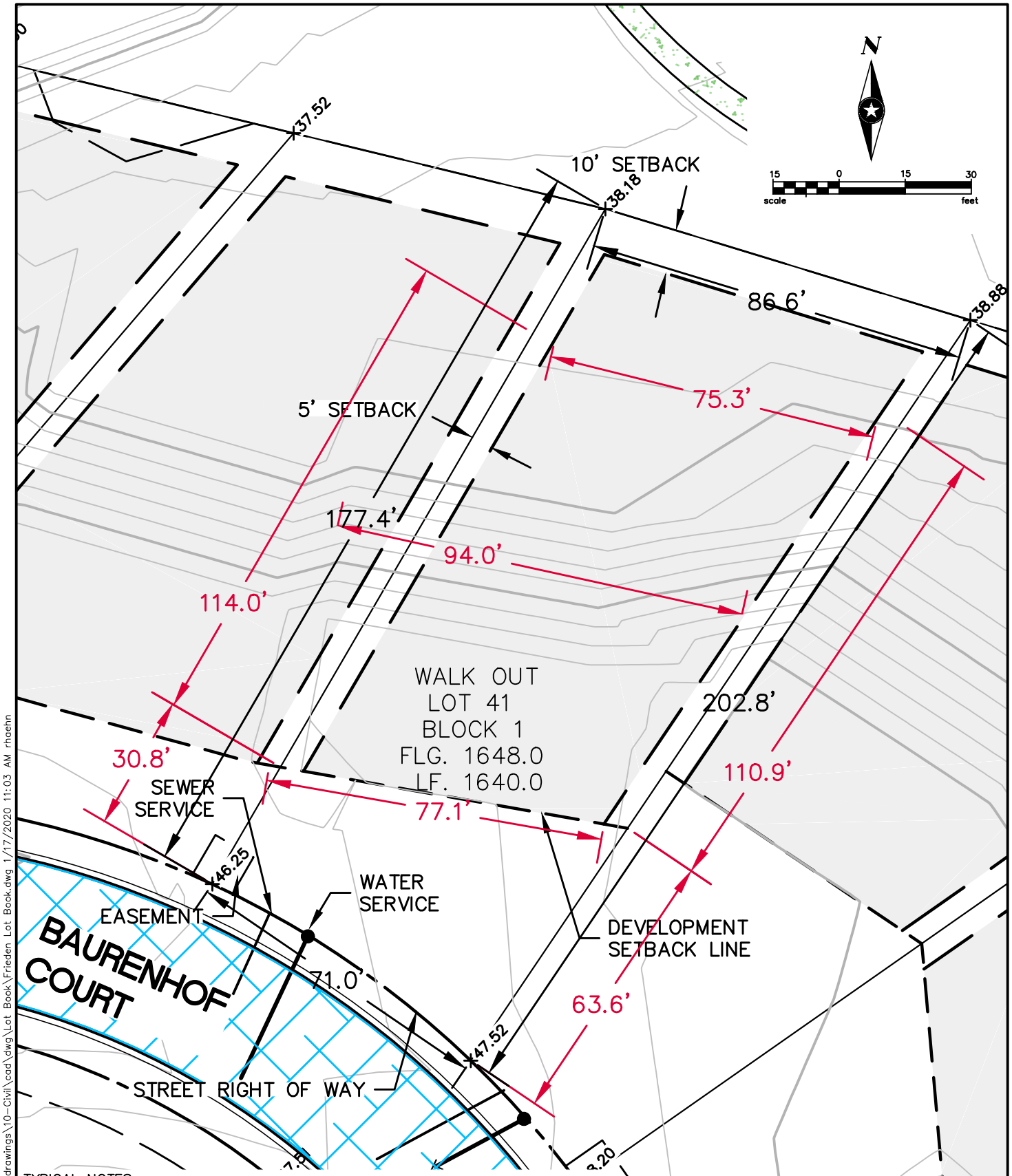

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4. LF REPRESENTS PLANNED BASEMENT ELEVATION. FLG REPRESENTS PLANNED FINISHED GRADE AT GARAGE
5. SIDEWALKS SHOWN ARE DEVELOPMENT PLAN SIDEWALK LOCATIONS.

SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 41, BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 41 BLOCK 1

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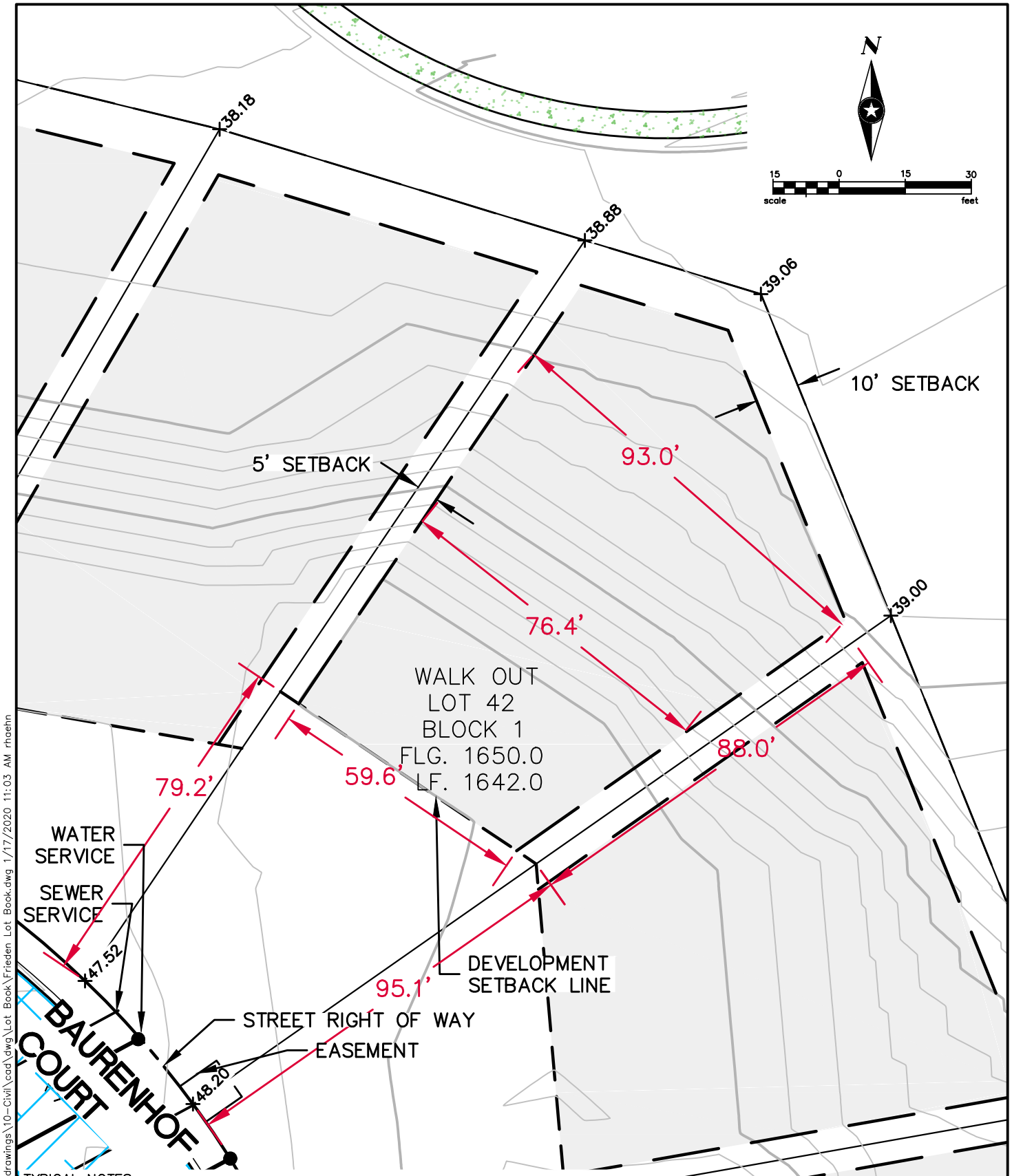

TYPICAL NOTES:
1. ADJACENT LOTS AND DRAINAGE PATTERNS SHALL NOT BE IMPACTED.
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5. SIDEWALKS SHOWN ARE DEVELOPMENT PLAN SIDEWALK LOCATIONS.

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SEH
133 OTTO ECKHART
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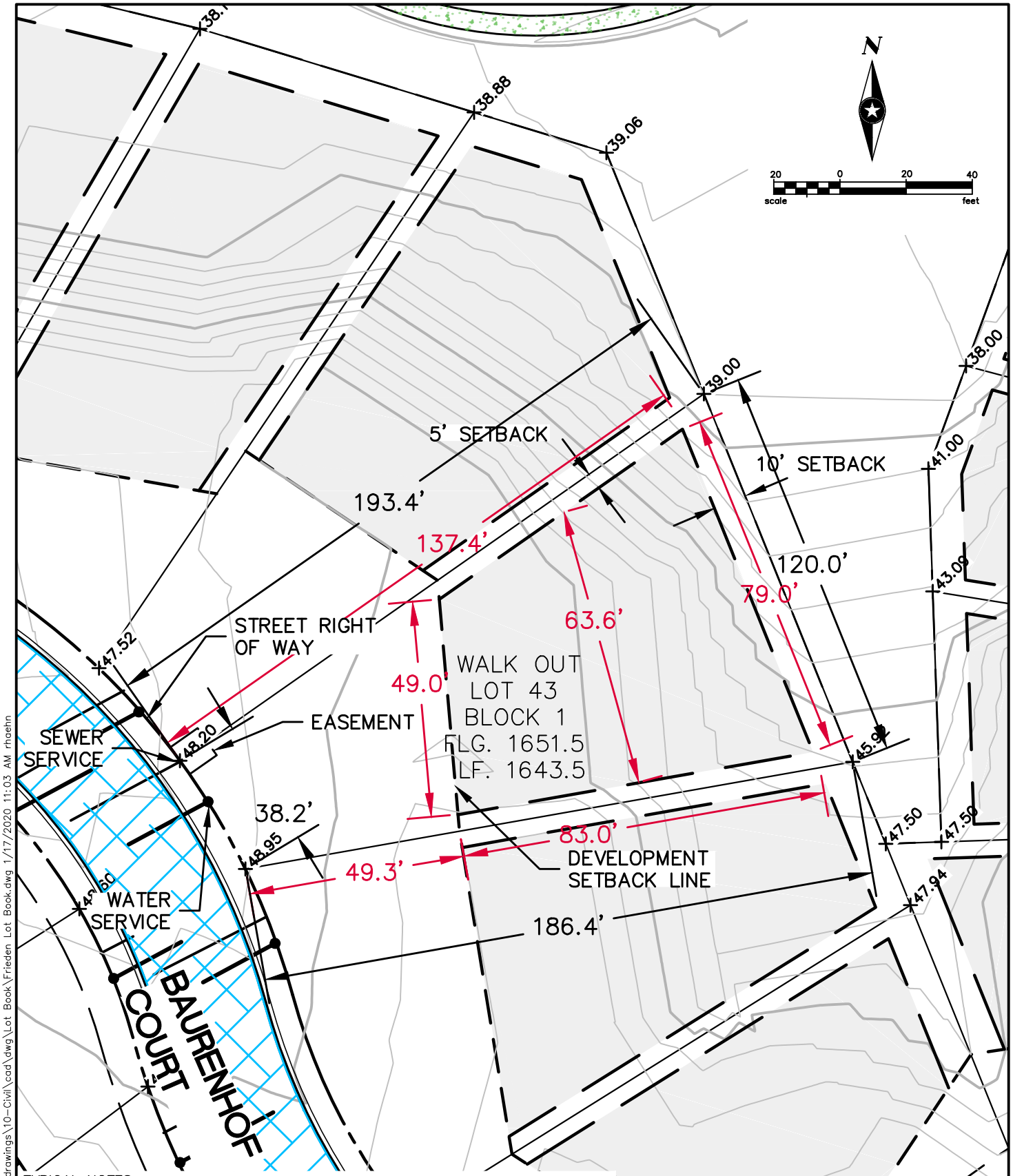
www.sehinc.com

FILE NO.
HEIRB 134340

DATE:
1/17/2020

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

EXHIBIT
LOT 42
BLOCK 1



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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 43, BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 43 BLOCK 1

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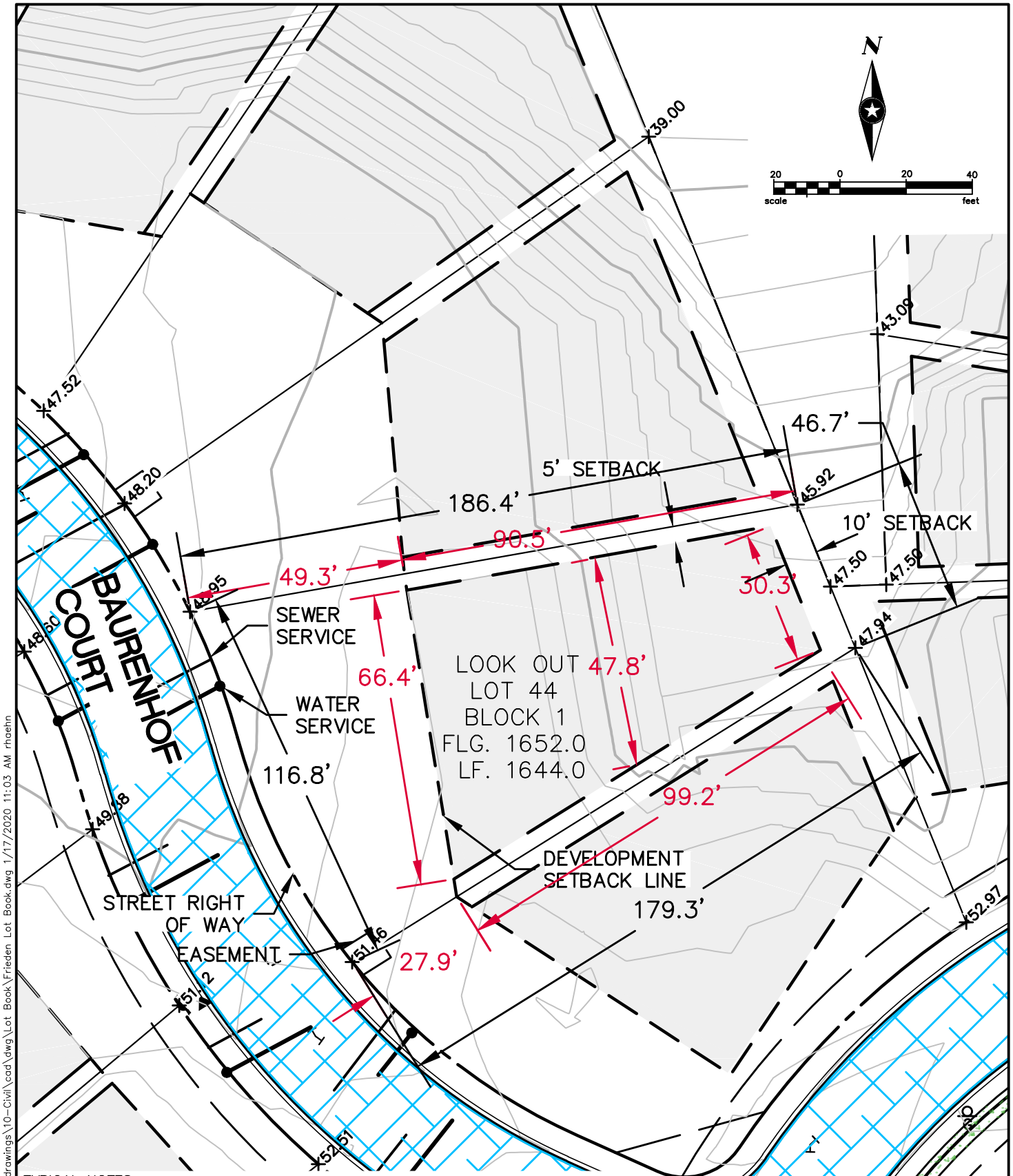

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FILE NO.
HEIRB 134340

DATE:
1/17/2020

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

EXHIBIT
LOT 44
BLOCK 1

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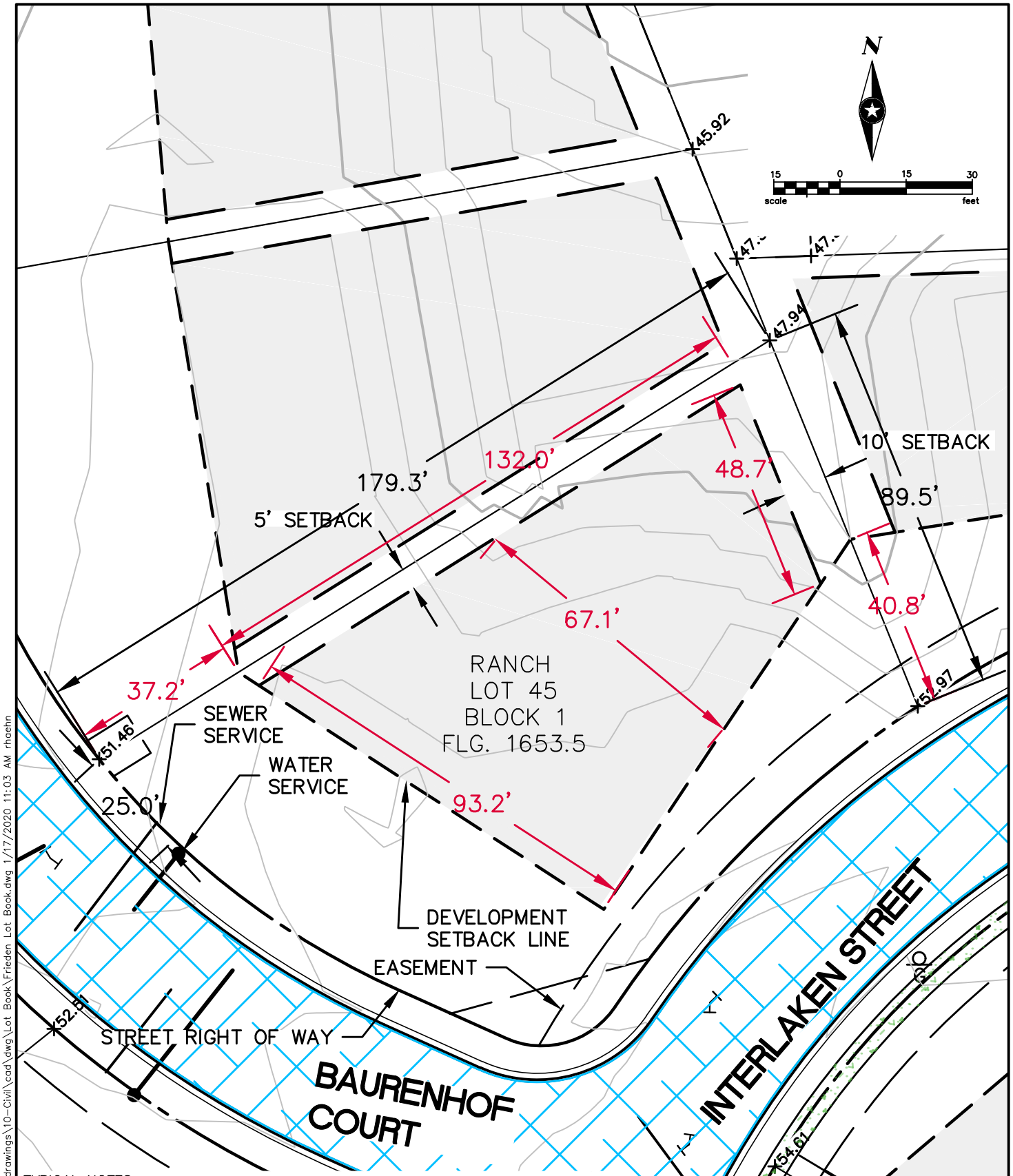

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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 45, BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 45 BLOCK 1

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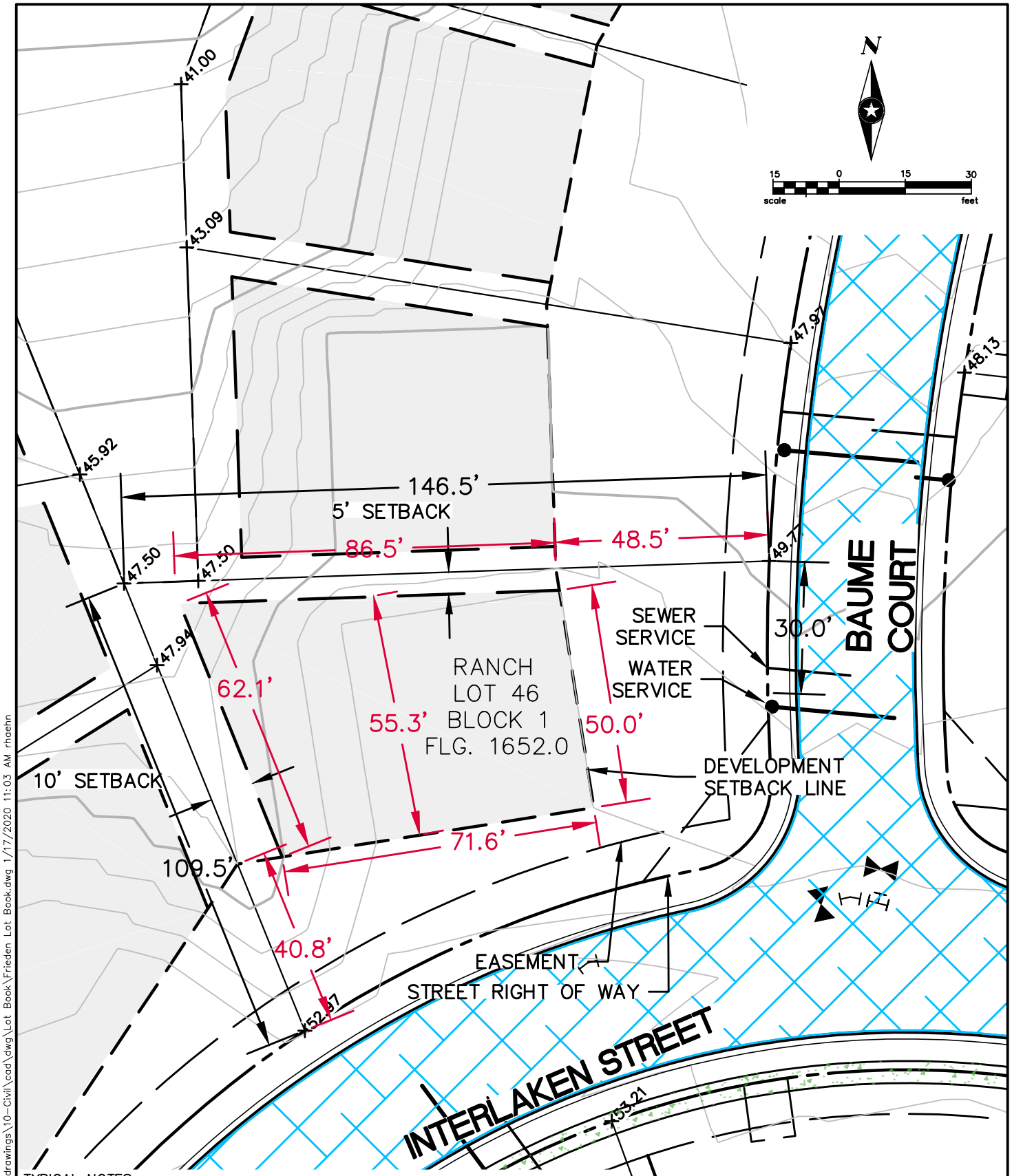

TYPICAL NOTES:
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FREDERICKSBURG, TX 78624
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FILE NO.
HEIRB 134340

DATE:
1/17/2020

LOT 46, BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 46
BLOCK 1

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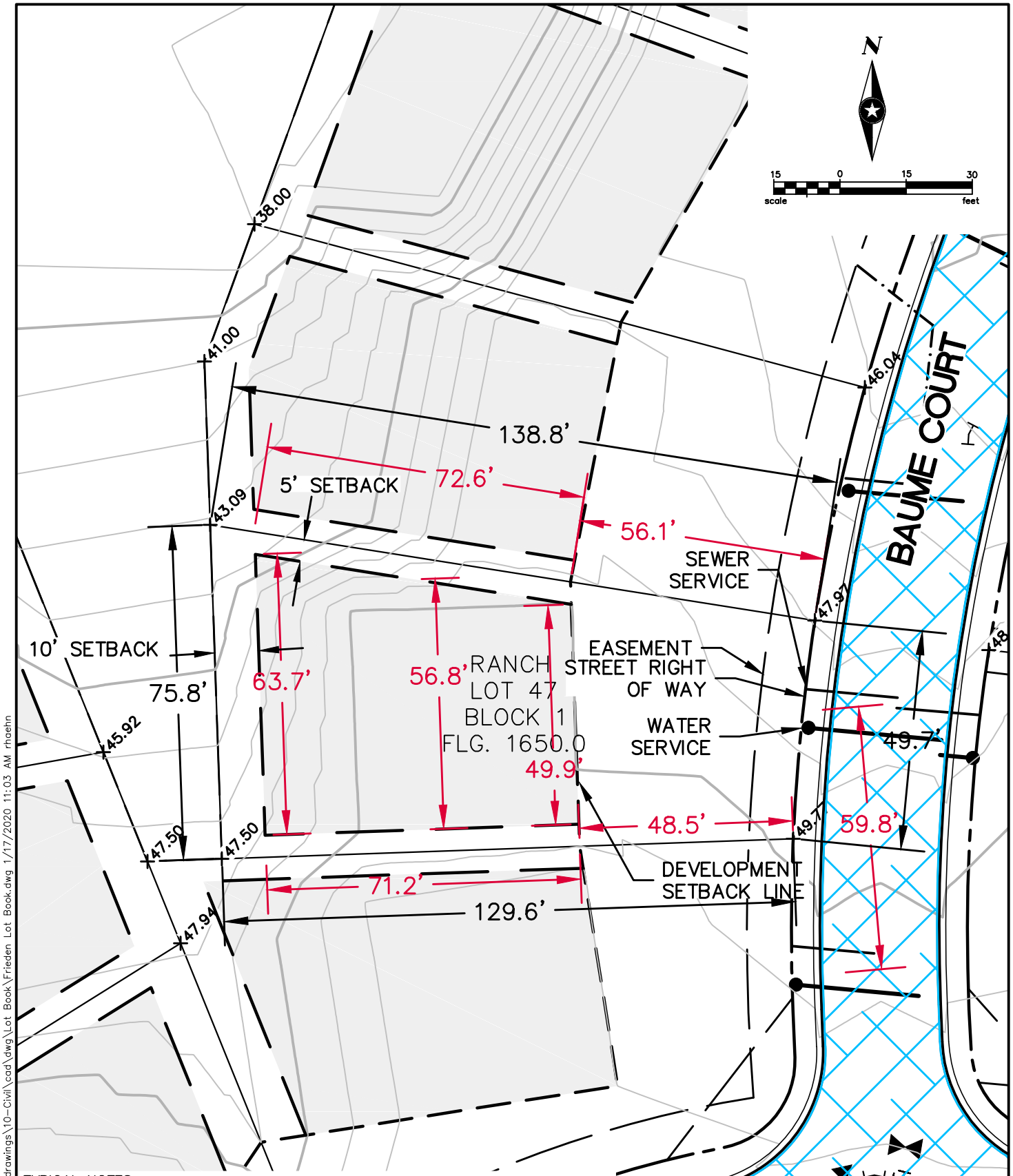

TYPICAL NOTES:
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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 47, BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 47 BLOCK 1

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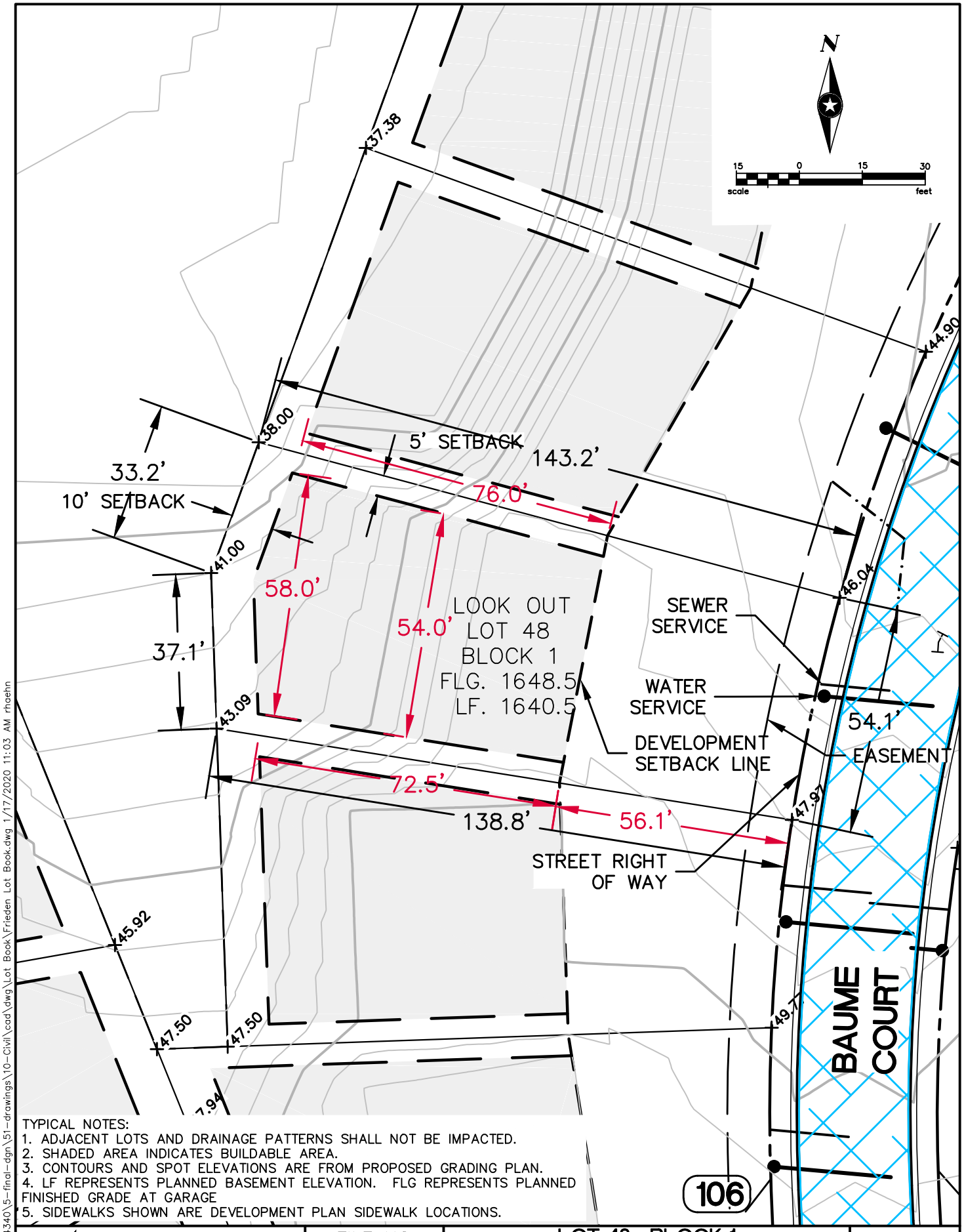

TYPICAL NOTES:
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FILE NO.
HEIRB 134340

DATE:
1/17/2020

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

EXHIBIT
LOT 48
BLOCK 1

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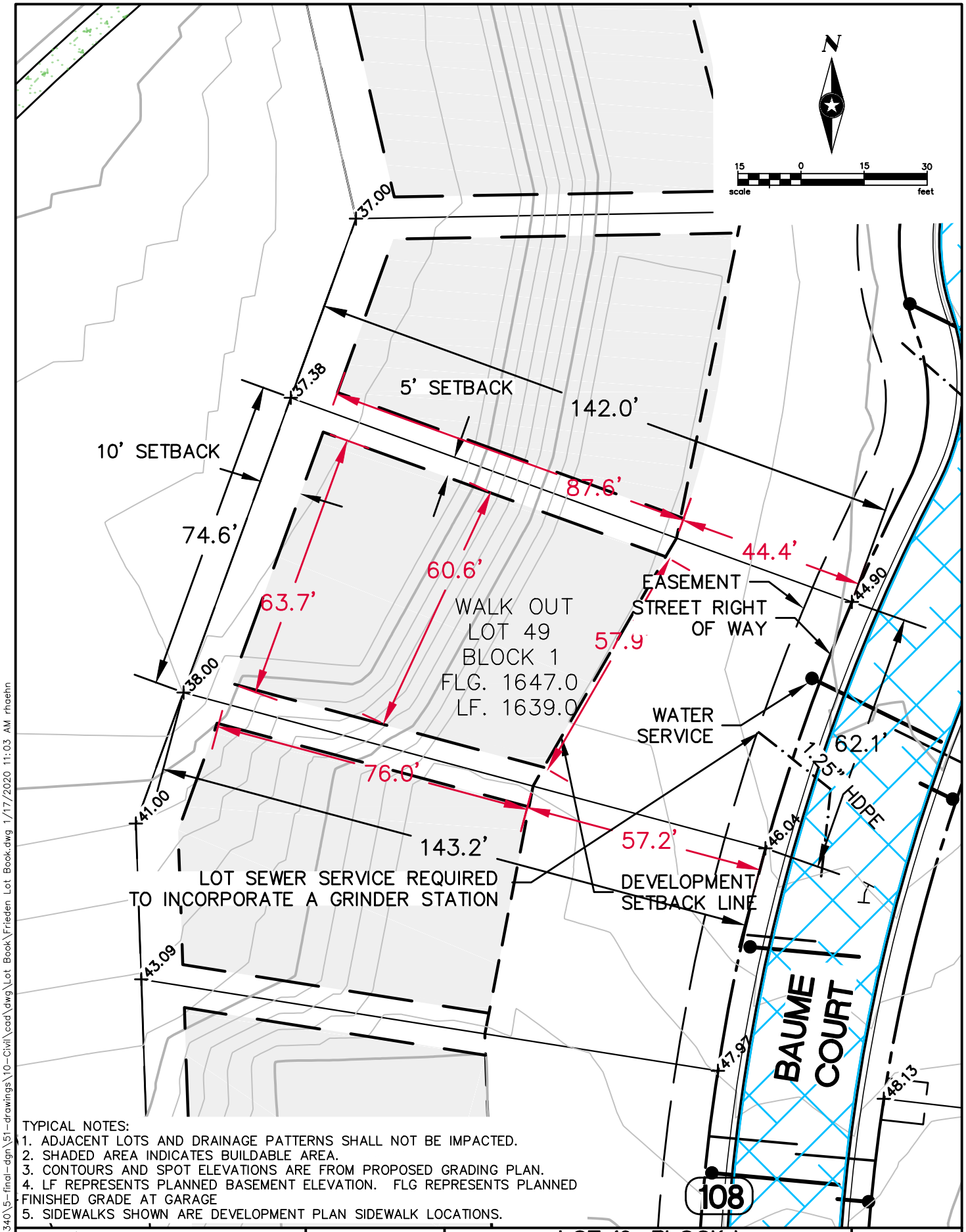

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FILE NO.
HEIRB 134340

DATE:
1/17/2020

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

EXHIBIT
LOT 49
BLOCK 1

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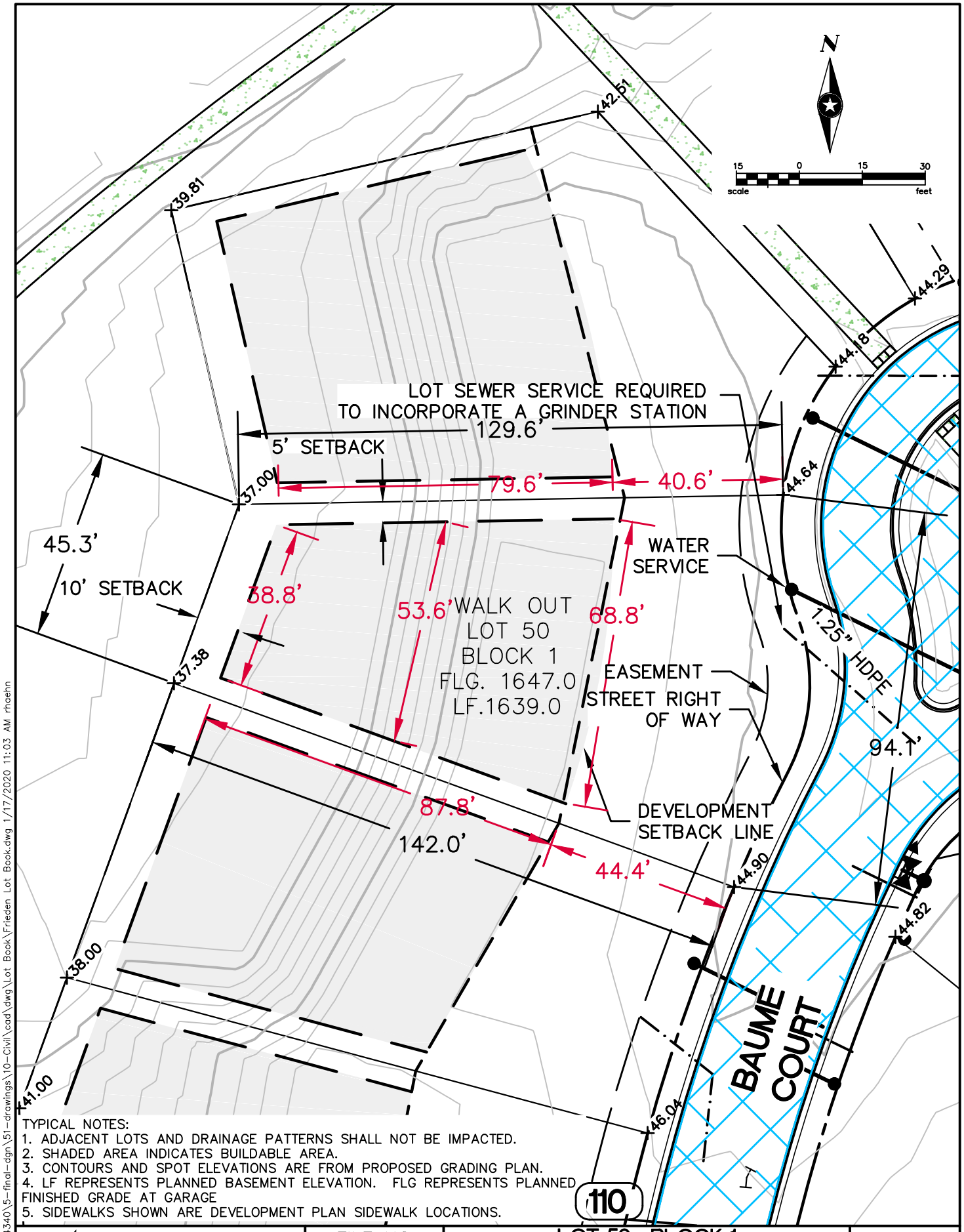

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FILE NO.
HEIRB 134340

DATE:
1/17/2020

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

EXHIBIT
LOT 50
BLOCK 1

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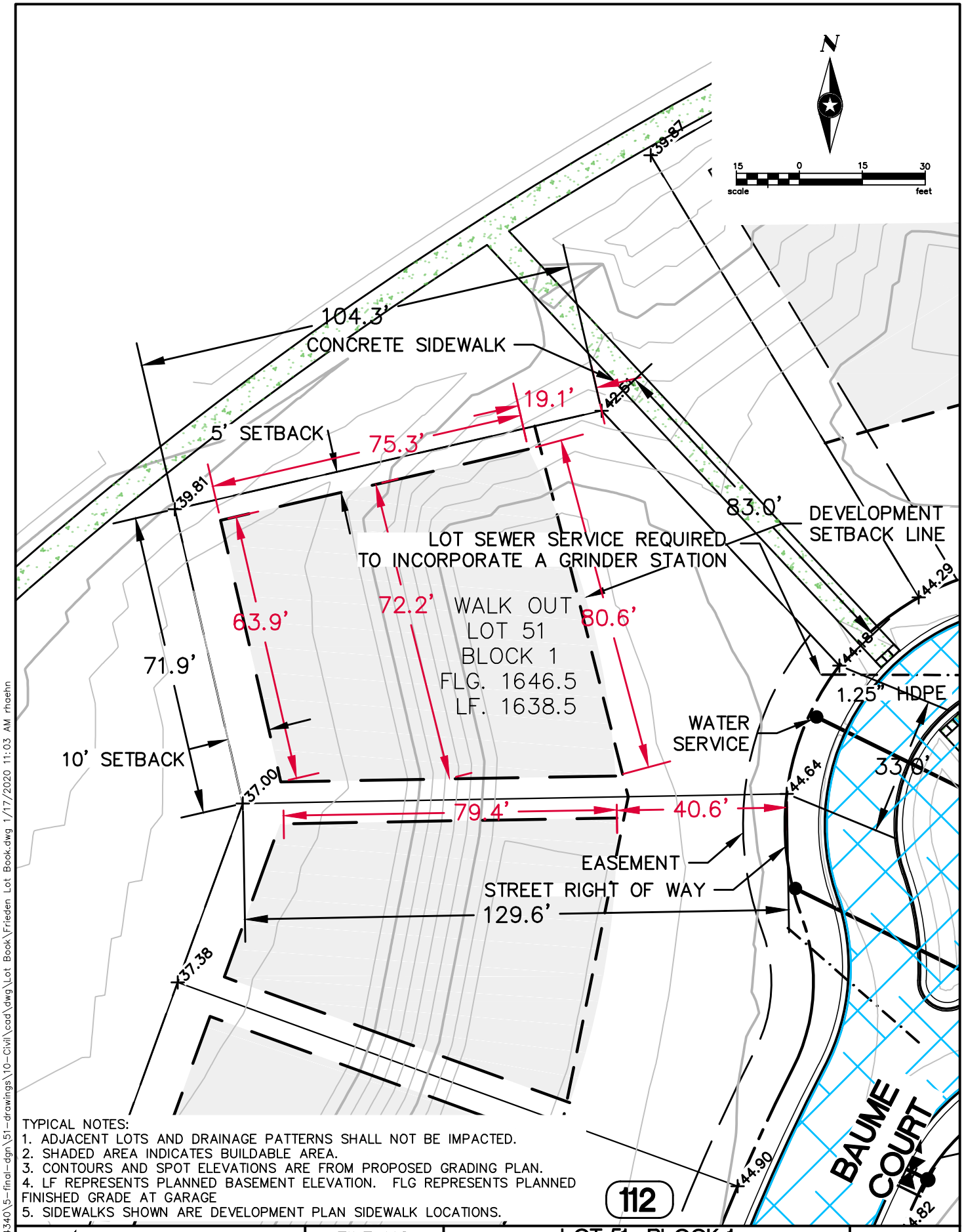

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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 51, BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 51 BLOCK 1

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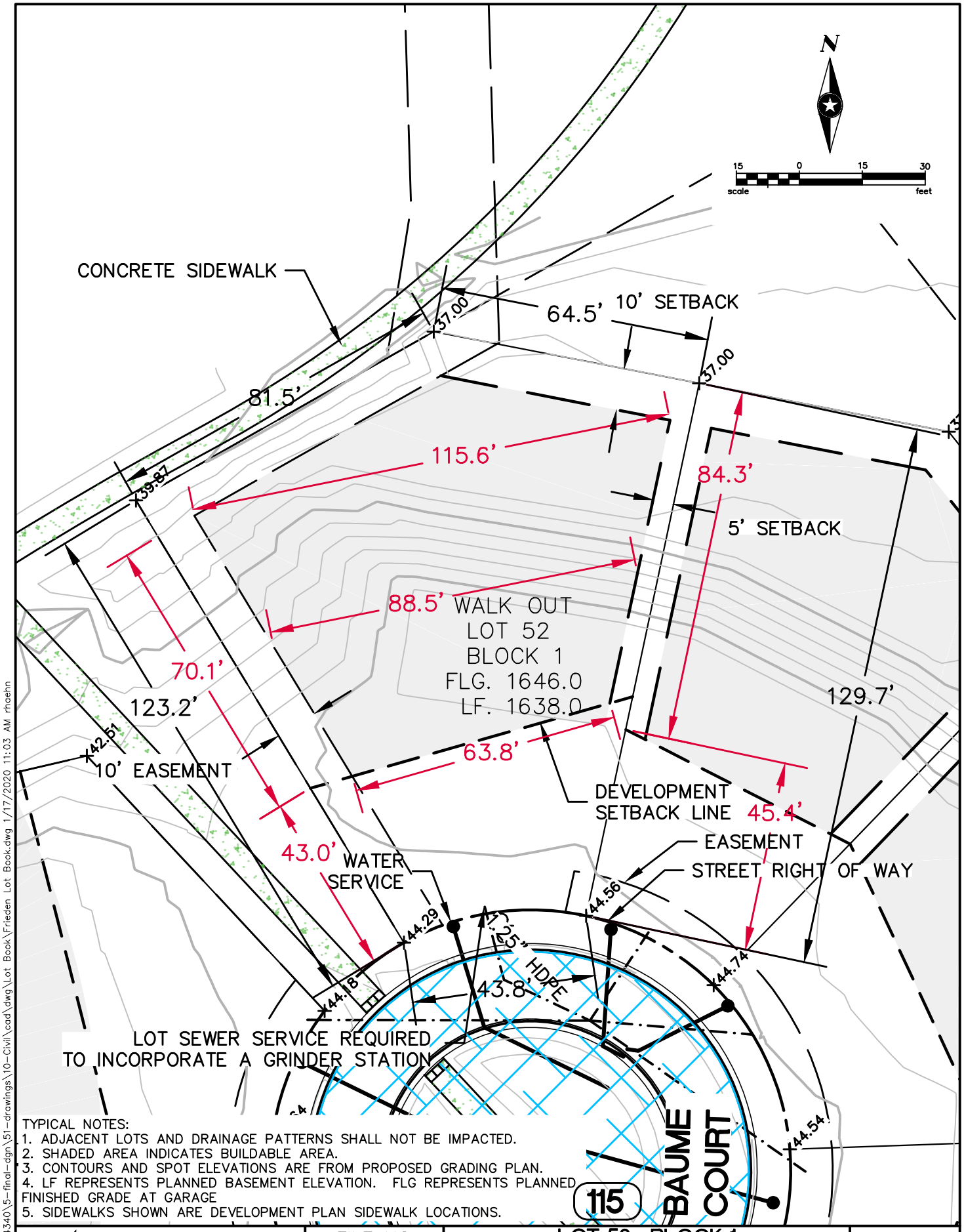

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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 52, BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 52 BLOCK 1

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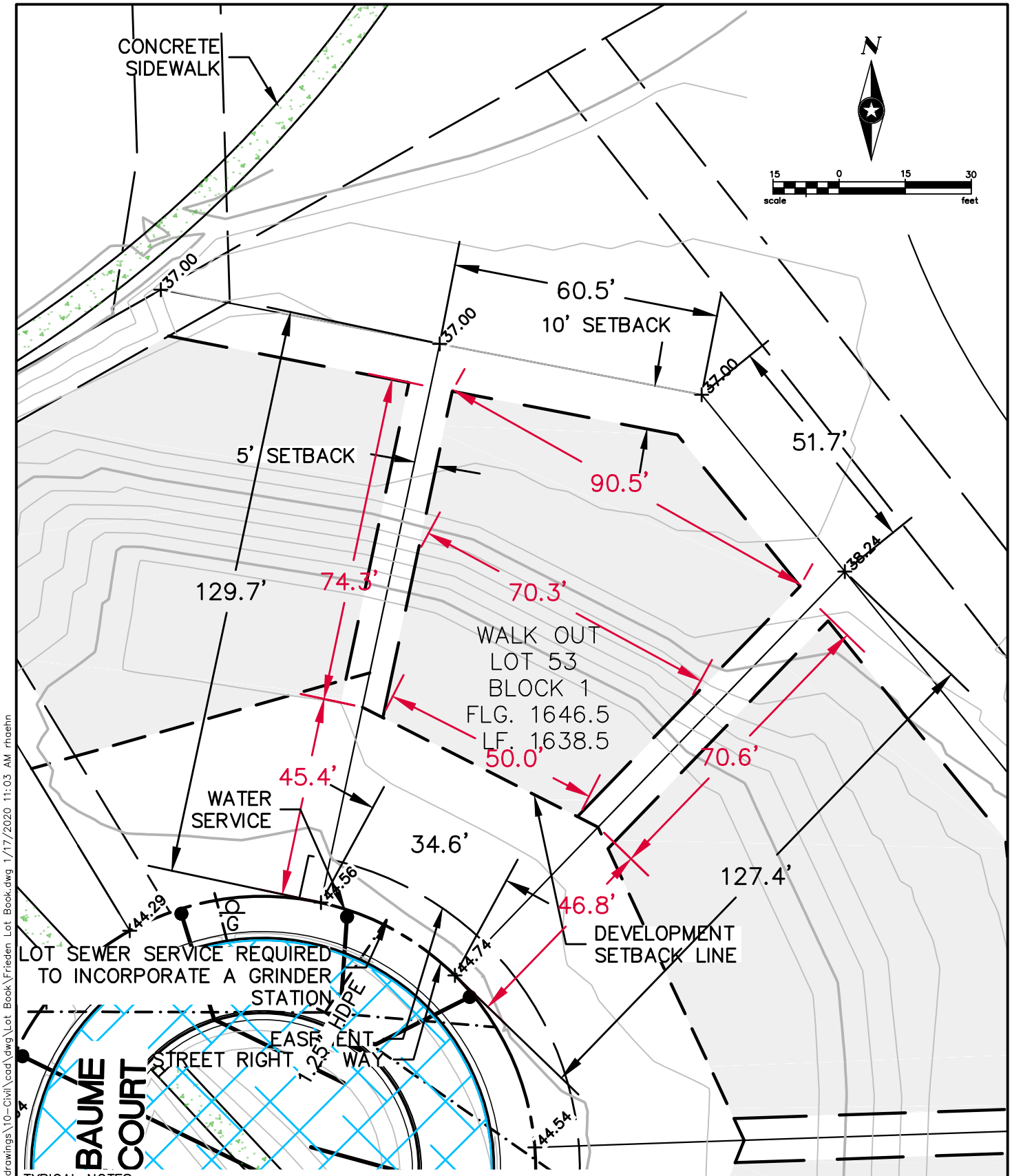

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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 53, BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 53 BLOCK 1

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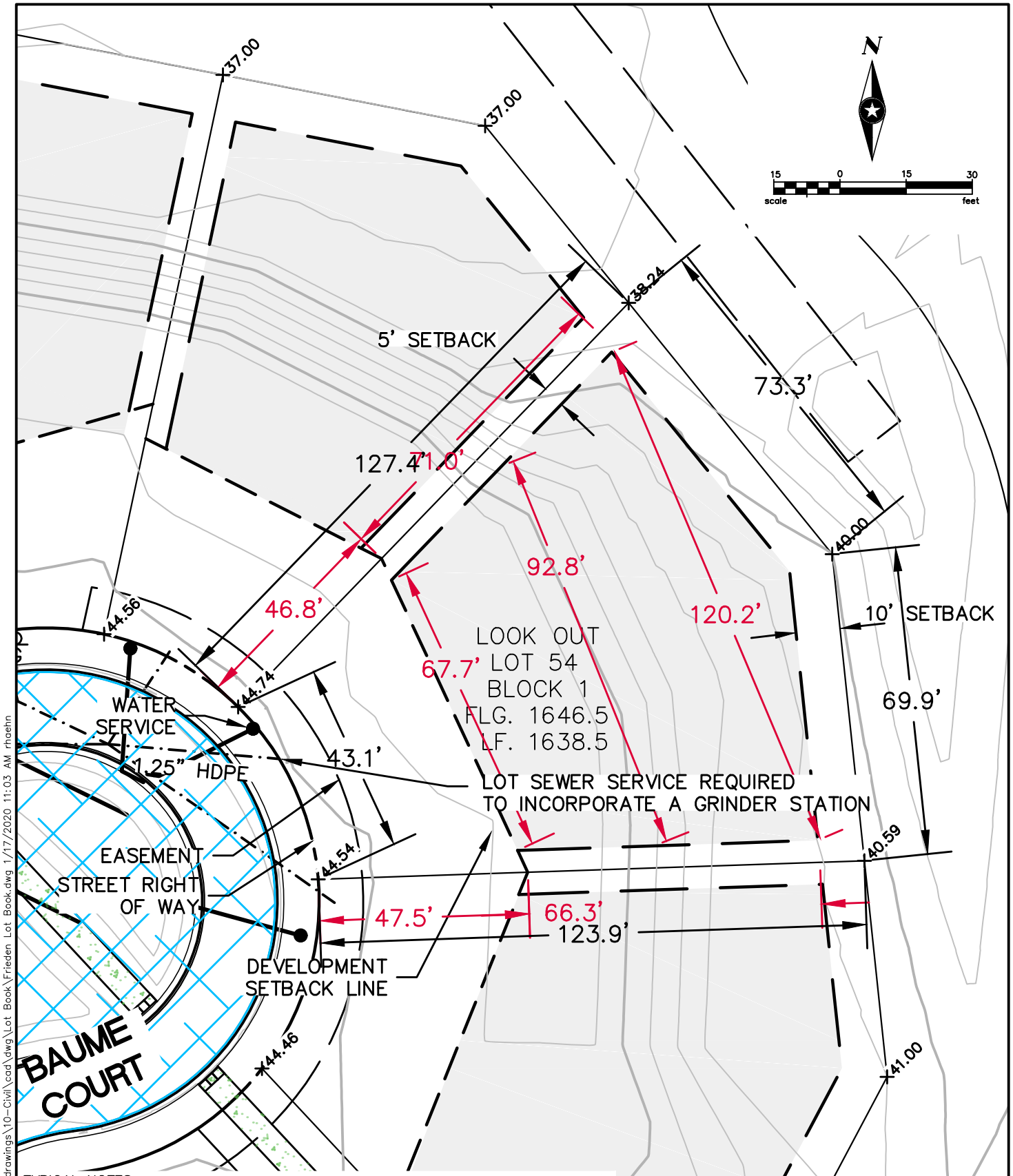

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111

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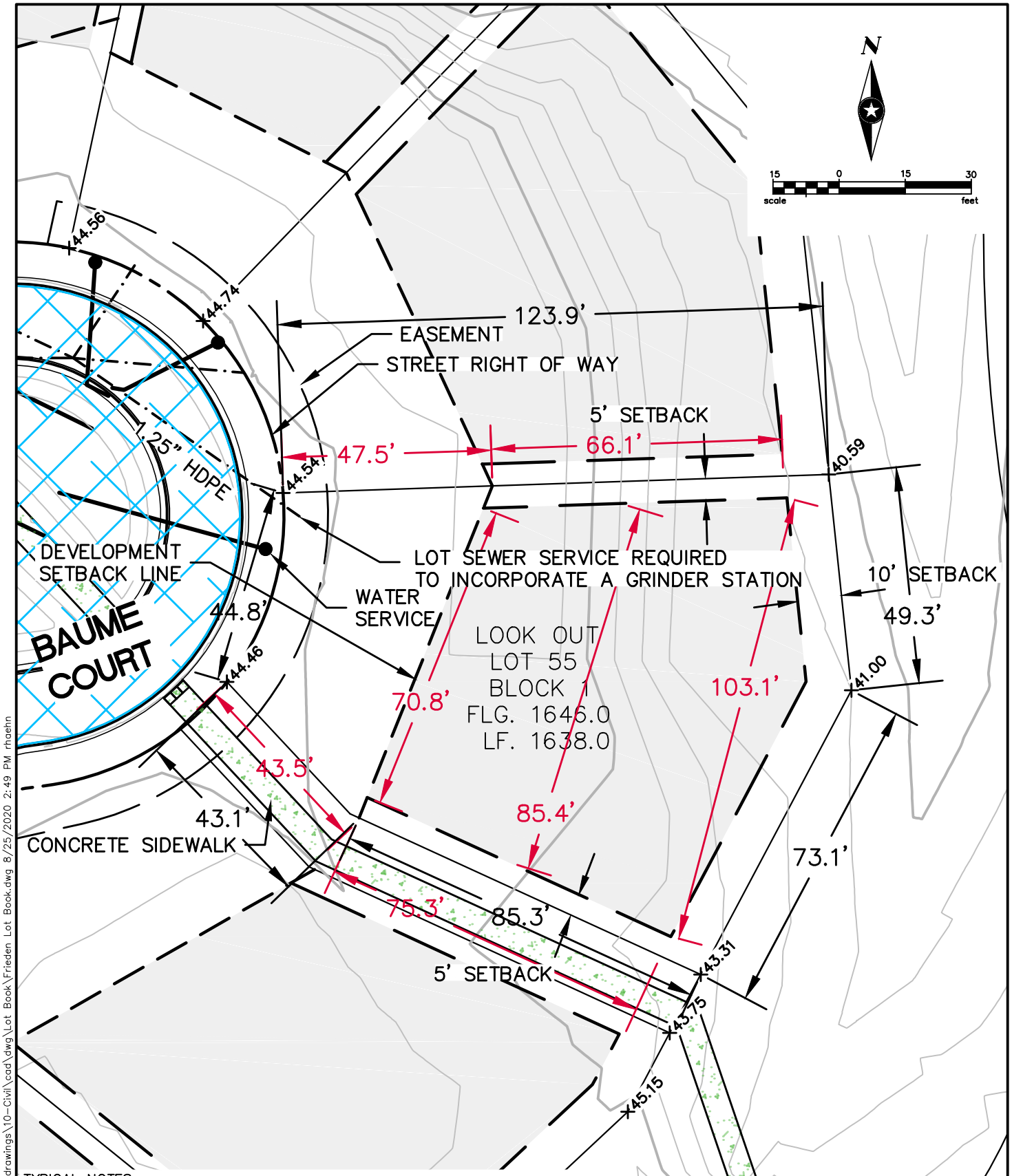
FILE NO.
HEIRB 134340

DATE:
1/17/2020

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

EXHIBIT
LOT 54
BLOCK 1



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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 8/25/2020	LOT 55, BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 55 BLOCK 1

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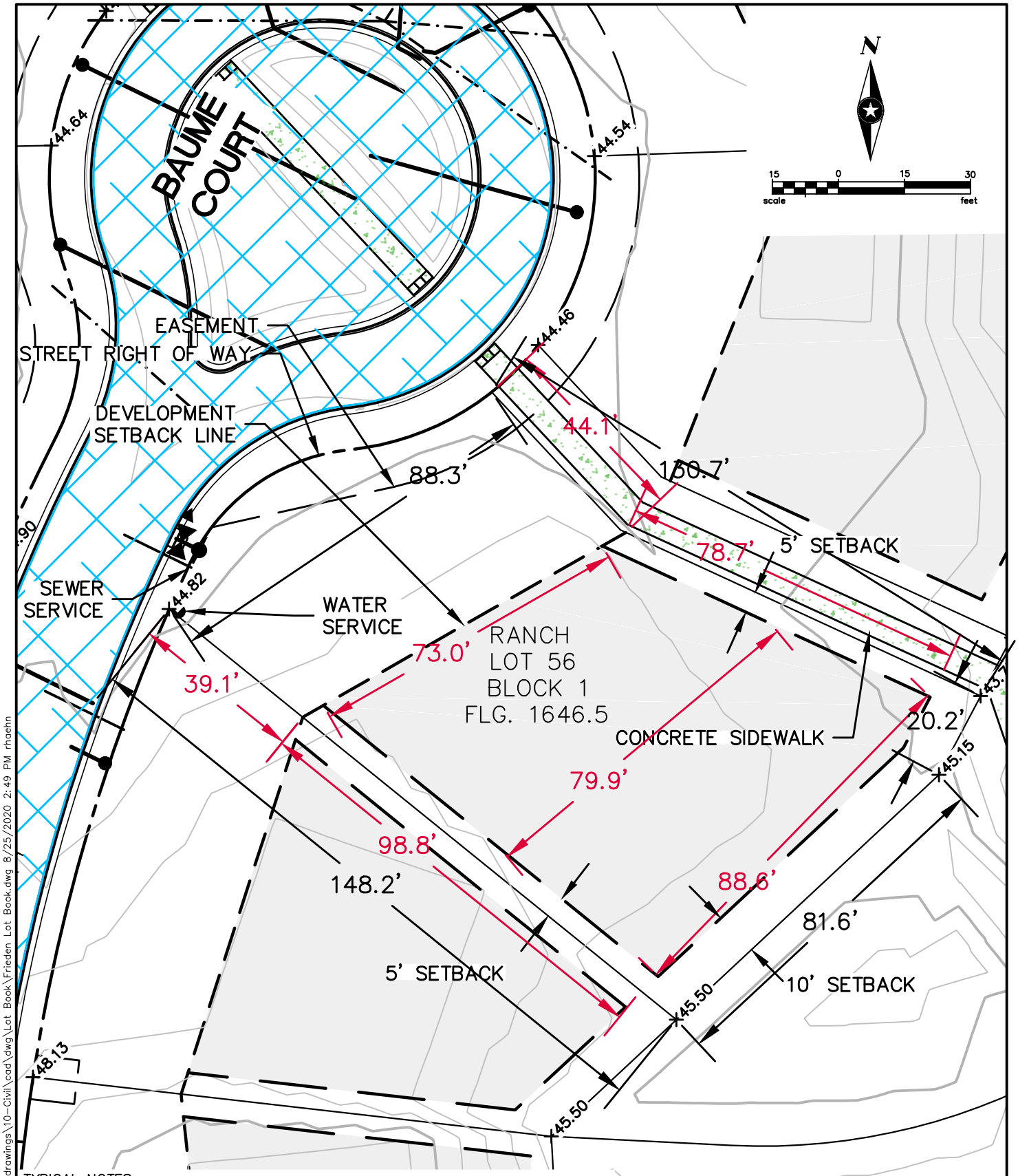

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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 8/25/2020	LOT 56 BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 56 BLOCK 1

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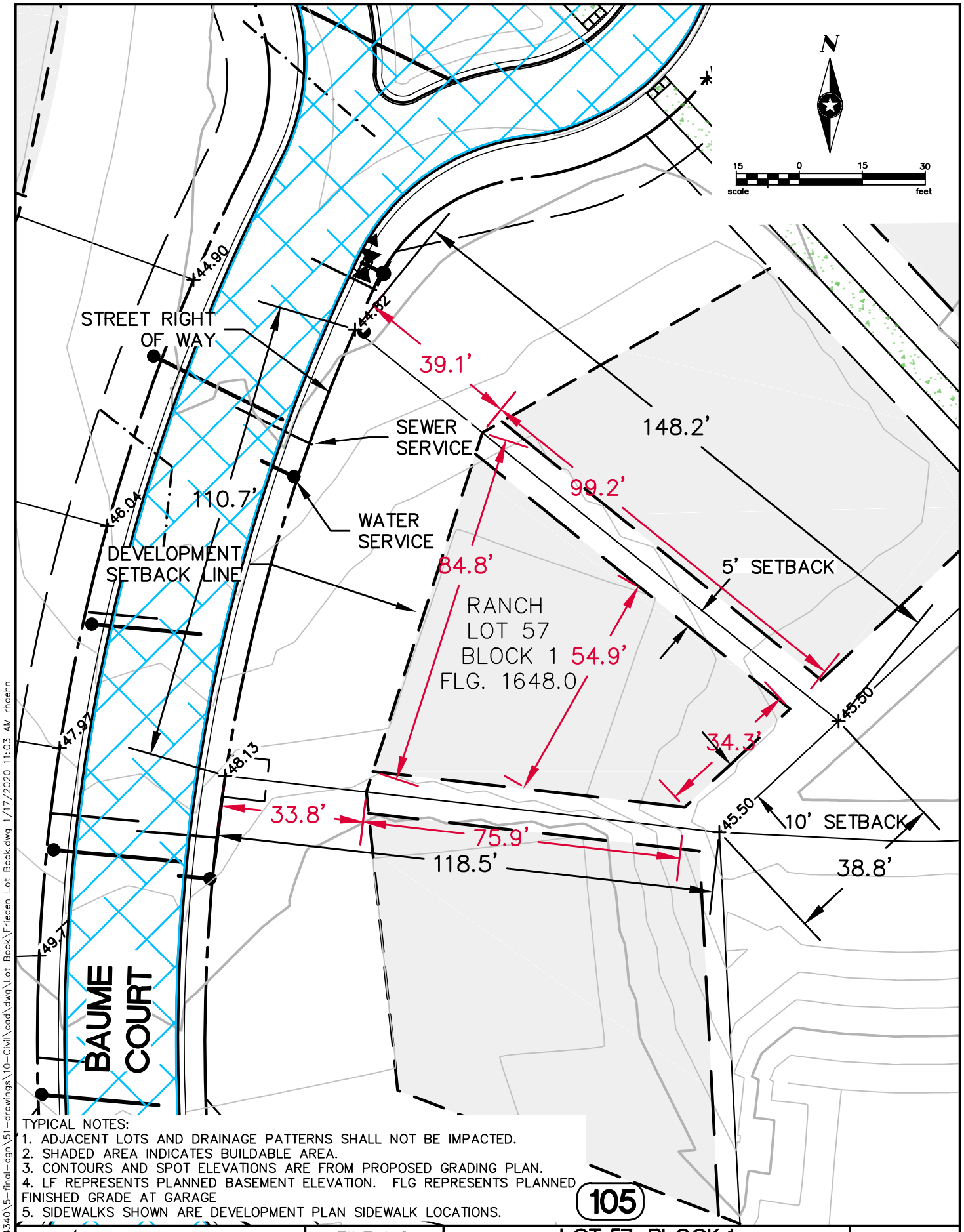

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105

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SEH
133 OTTO ECKHART
FREDERICKSBURG, TX 78624
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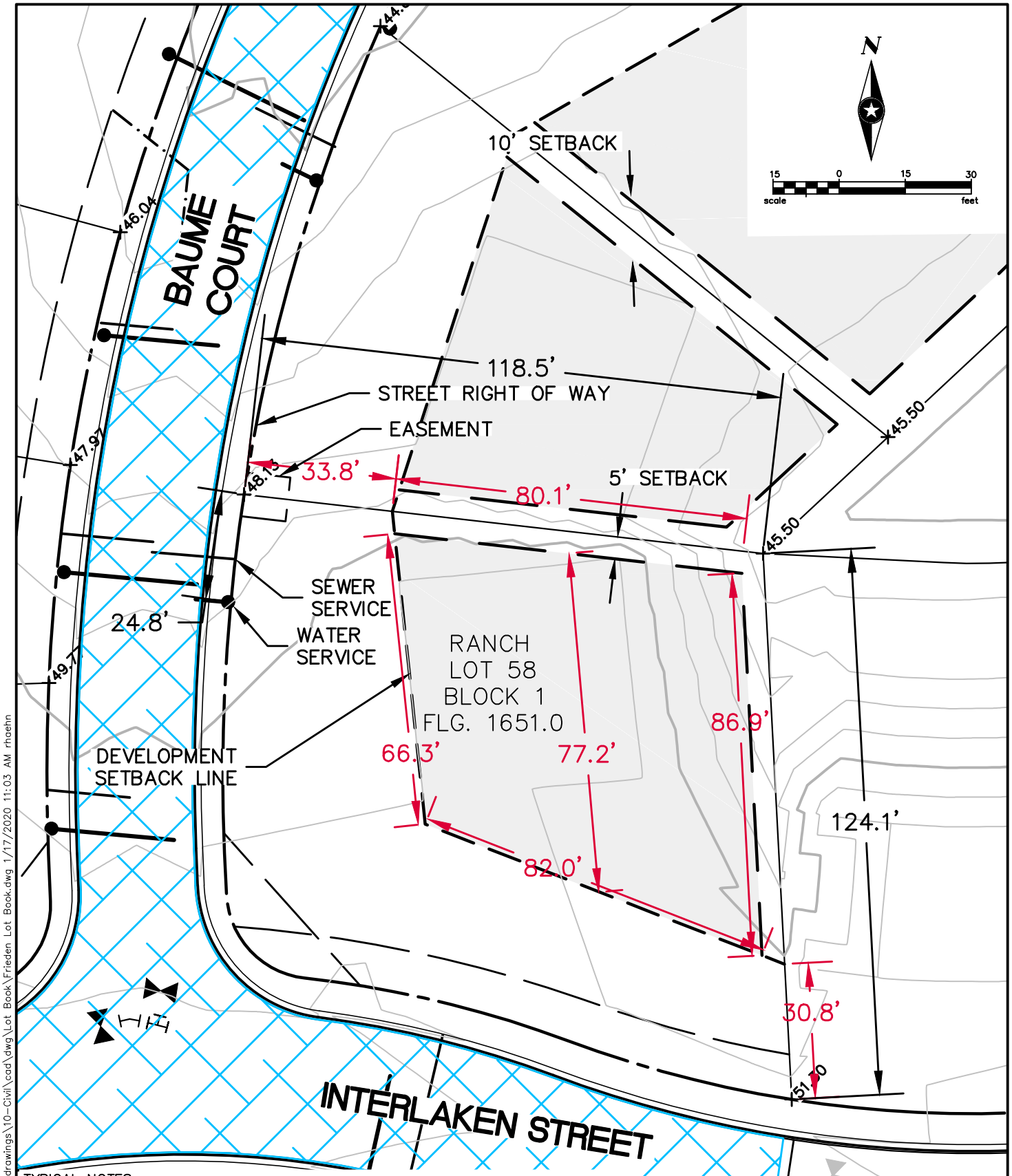
FILE NO.
HEIRB 134340

DATE:
1/17/2020

LOT 57 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 57
BLOCK 1



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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 58 BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 58 BLOCK 1

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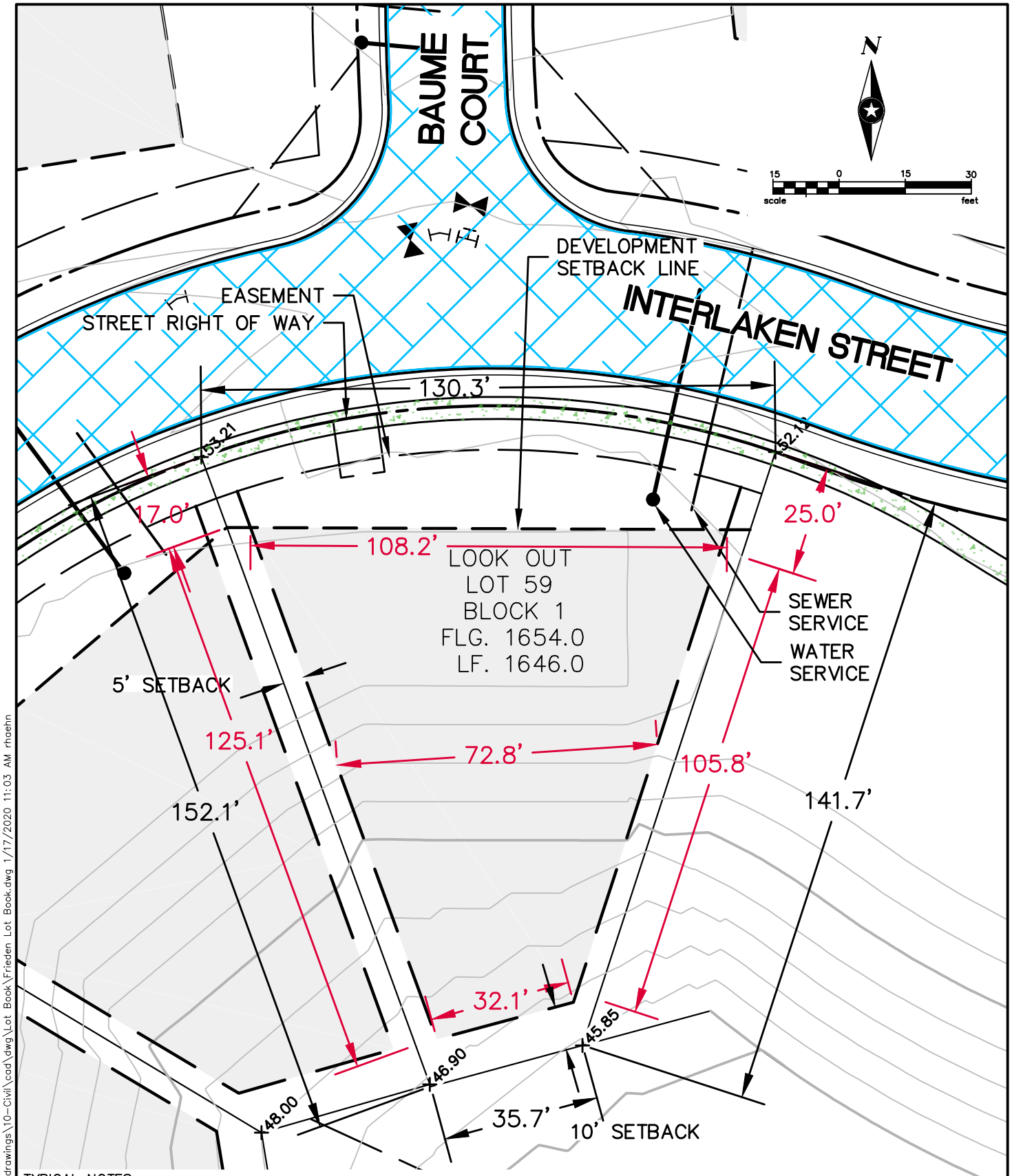

TYPICAL NOTES:
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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 59 BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 59 BLOCK 1

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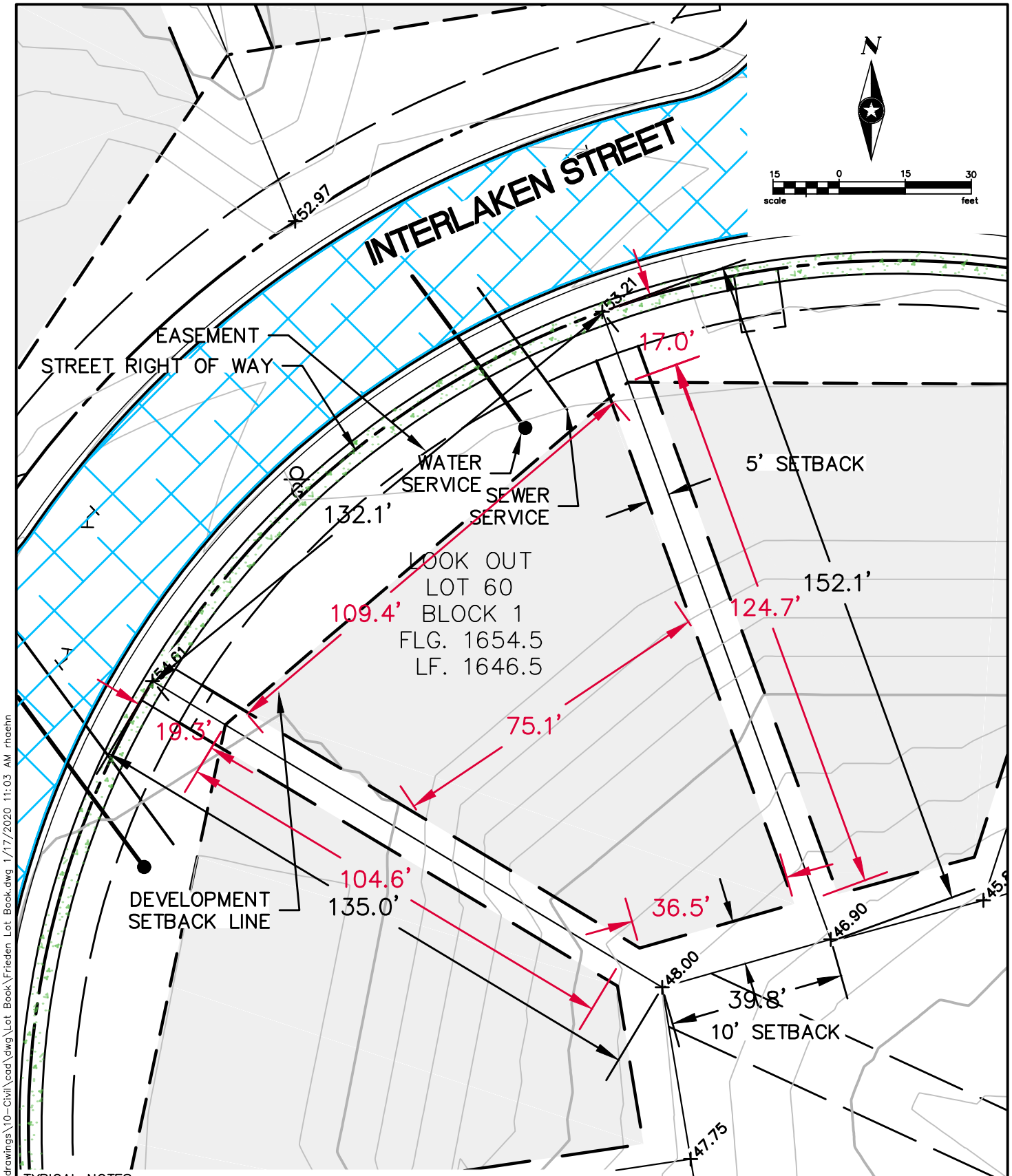

TYPICAL NOTES:
1. ADJACENT LOTS AND DRAINAGE PATTERNS SHALL NOT BE IMPACTED.
2. SHADED AREA INDICATES BUILDABLE AREA.
3. CONTOURS AND SPOT ELEVATIONS ARE FROM PROPOSED GRADING PLAN.
4. LF REPRESENTS PLANNED BASEMENT ELEVATION. FLG REPRESENTS PLANNED FINISHED GRADE AT GARAGE
5. SIDEWALKS SHOWN ARE DEVELOPMENT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

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SEH
133 OTTO ECKHART
FREDERICKSBURG, TX 78624
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FILE NO.
HEIRB 134340

DATE:
1/17/2020

LOT 60 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 60
BLOCK 1

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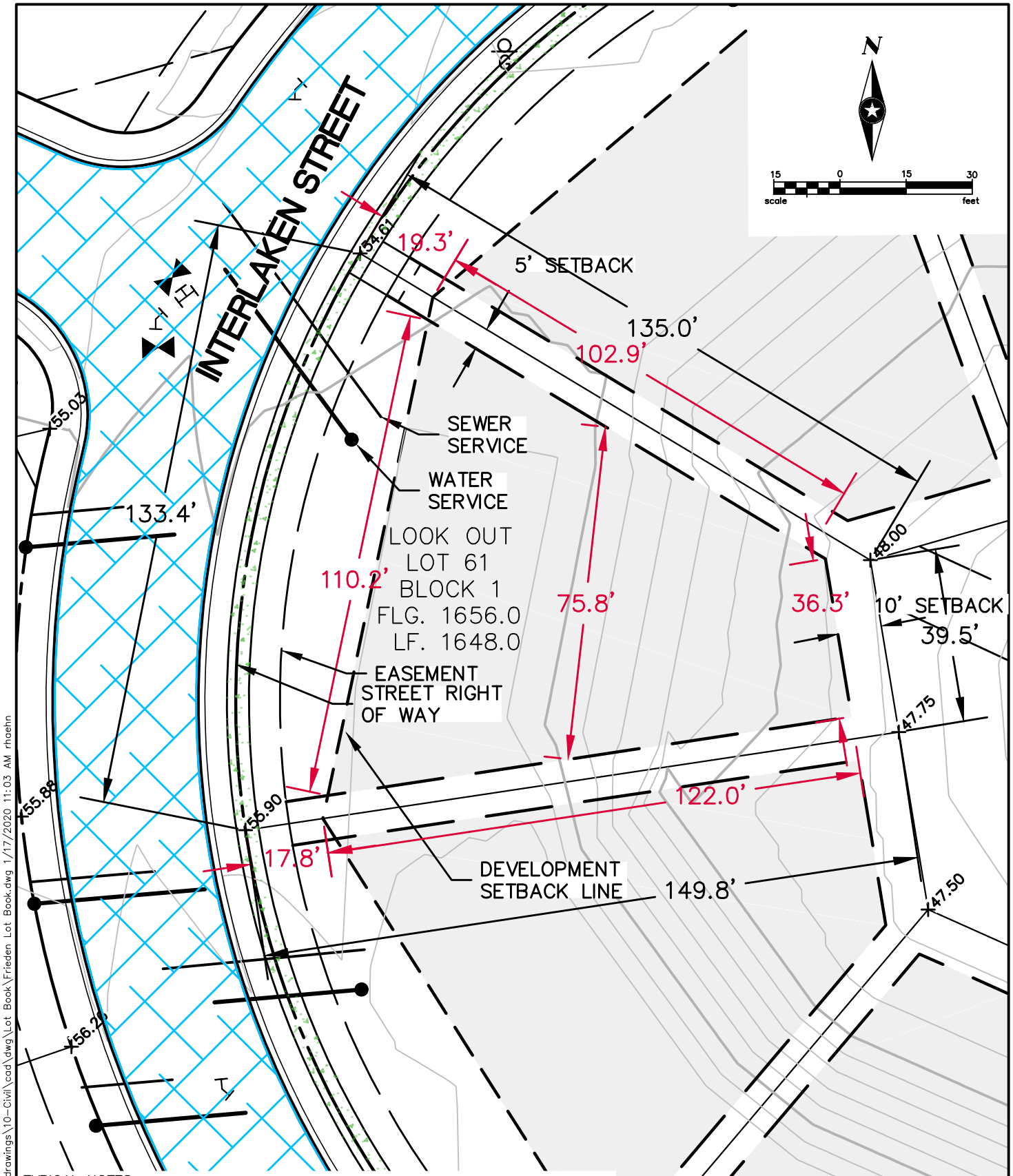

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311

SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 61 BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 61 BLOCK 1

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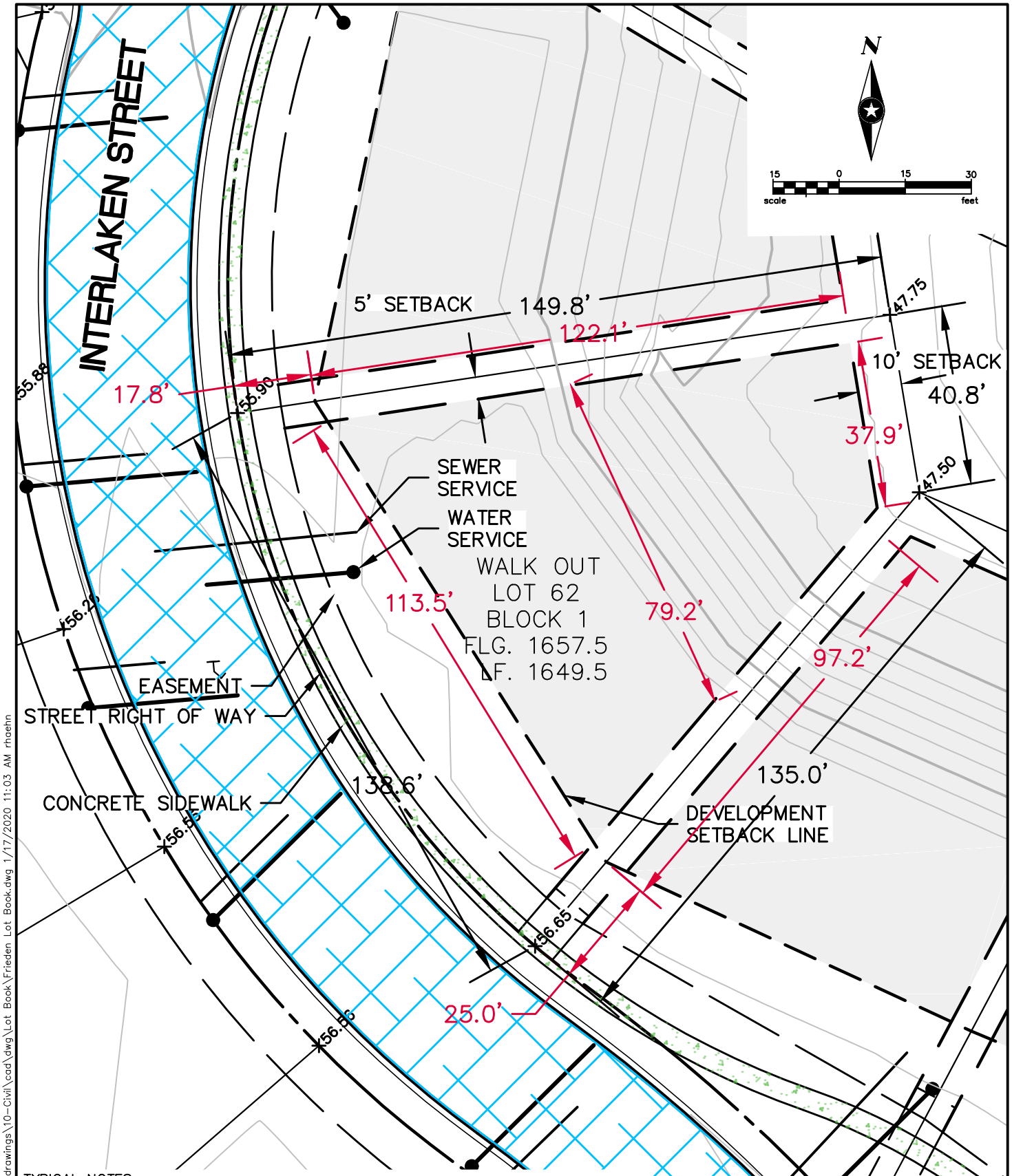

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309

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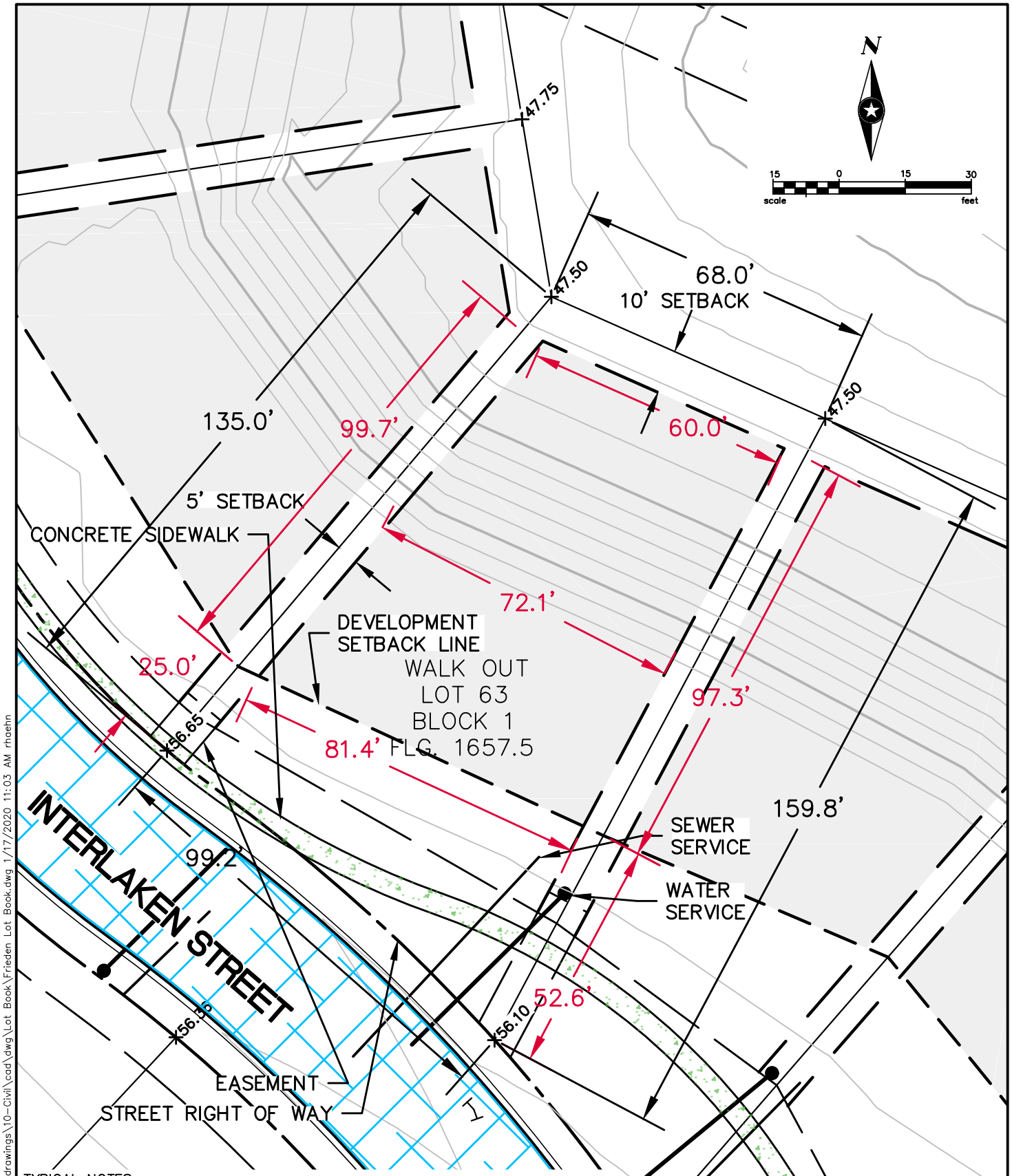
FILE NO.
HEIRB 134340

DATE:
1/17/2020

LOT 62 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 62
BLOCK 1



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FILE NO.
HEIRB 134340

DATE:
1/17/2020

LOT 63 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 63
BLOCK 1

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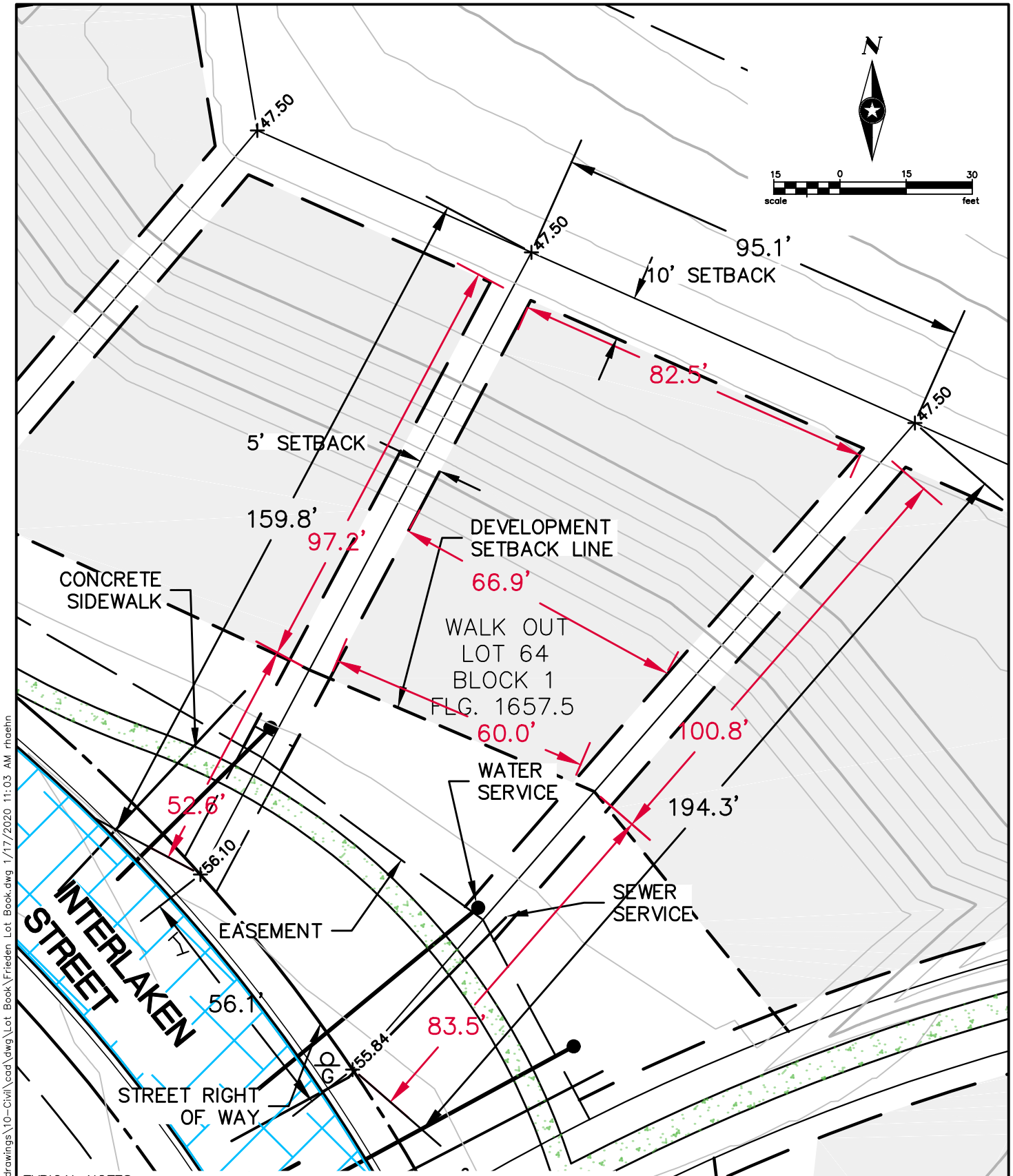

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FILE NO.
HEIRB 134340

DATE:
1/17/2020

LOT 64 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 64
BLOCK 1

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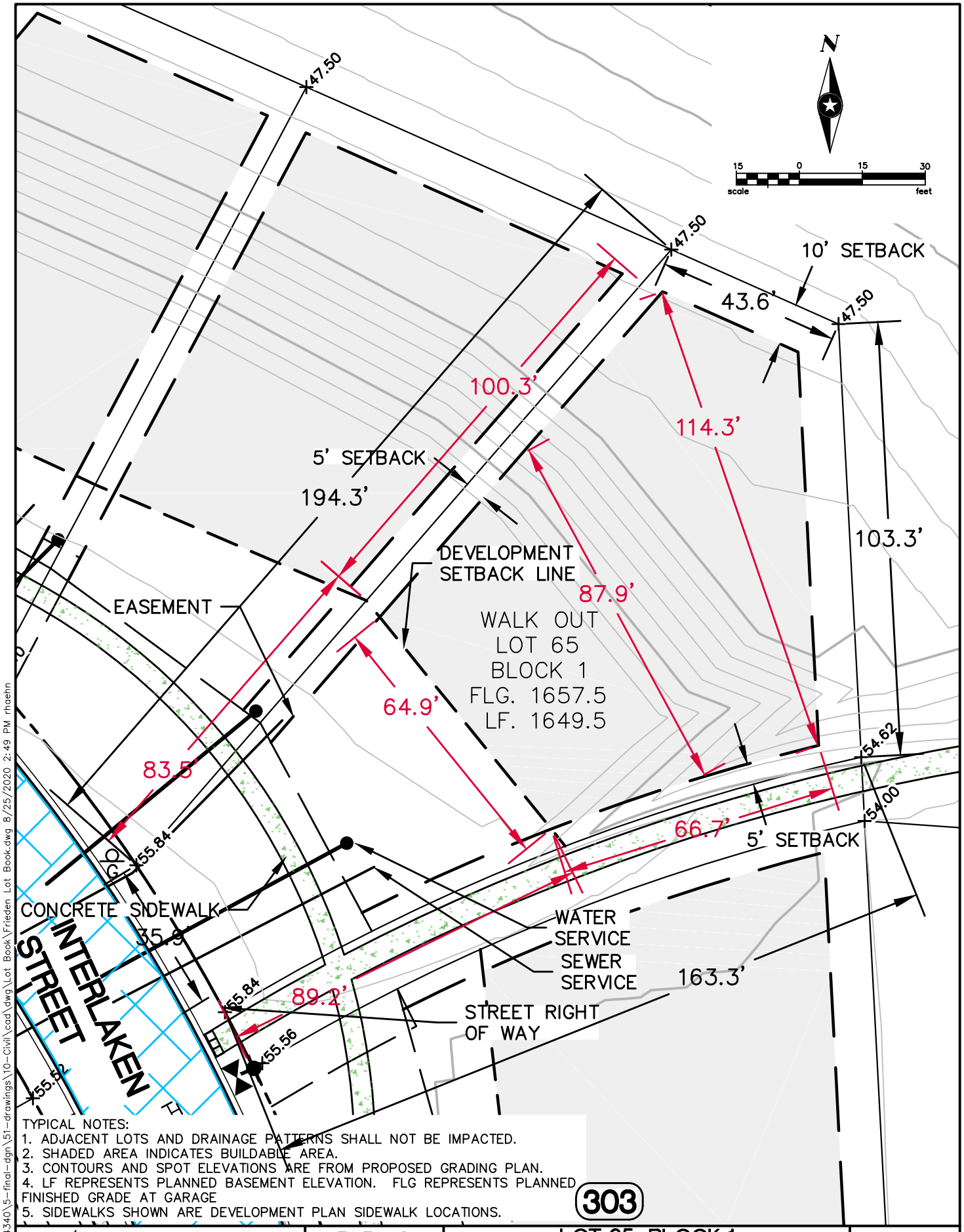

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303

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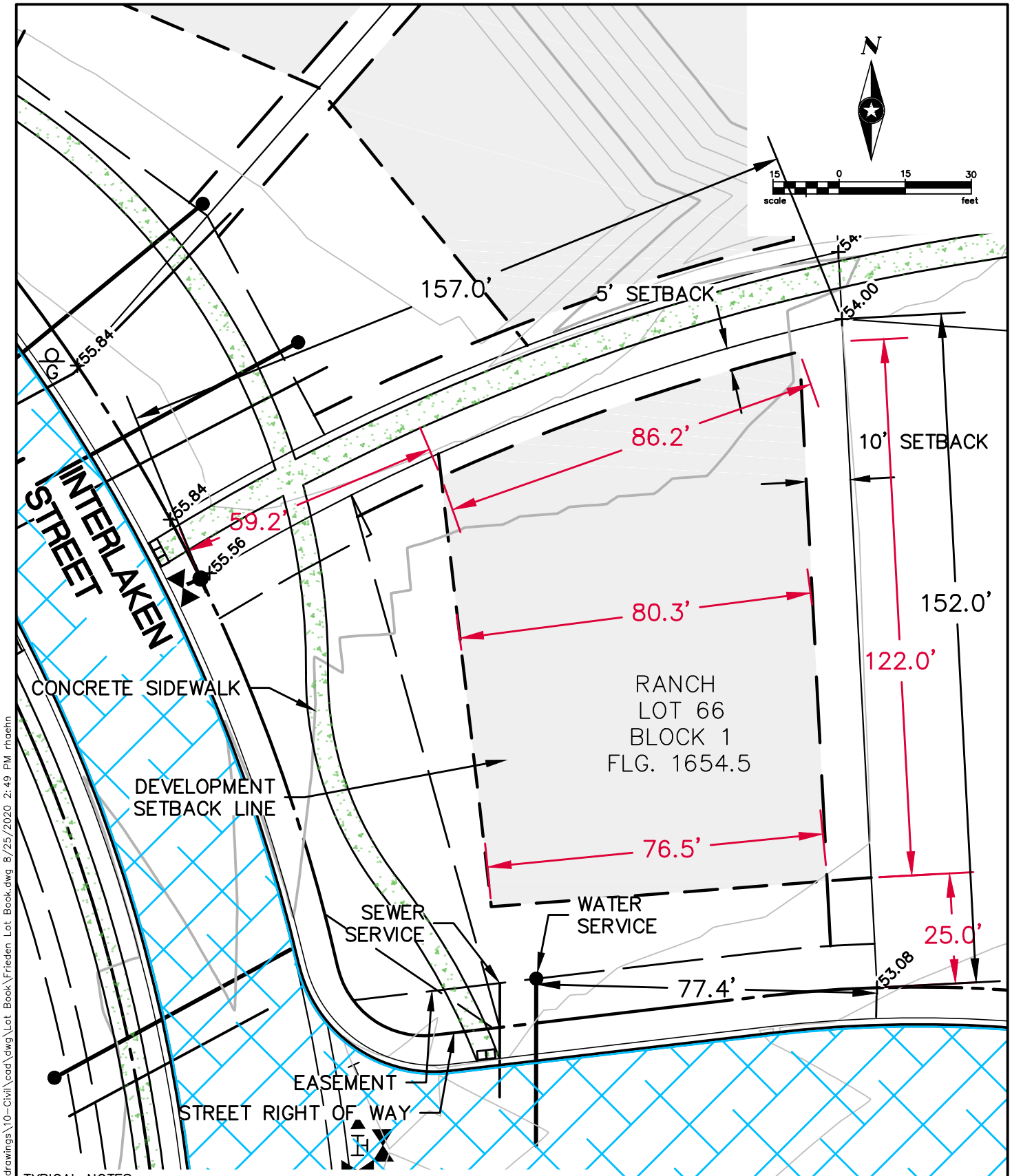
FILE NO.
HEIRB 134340

DATE:
8/25/2020

LOT 65 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 65
BLOCK 1



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301 102

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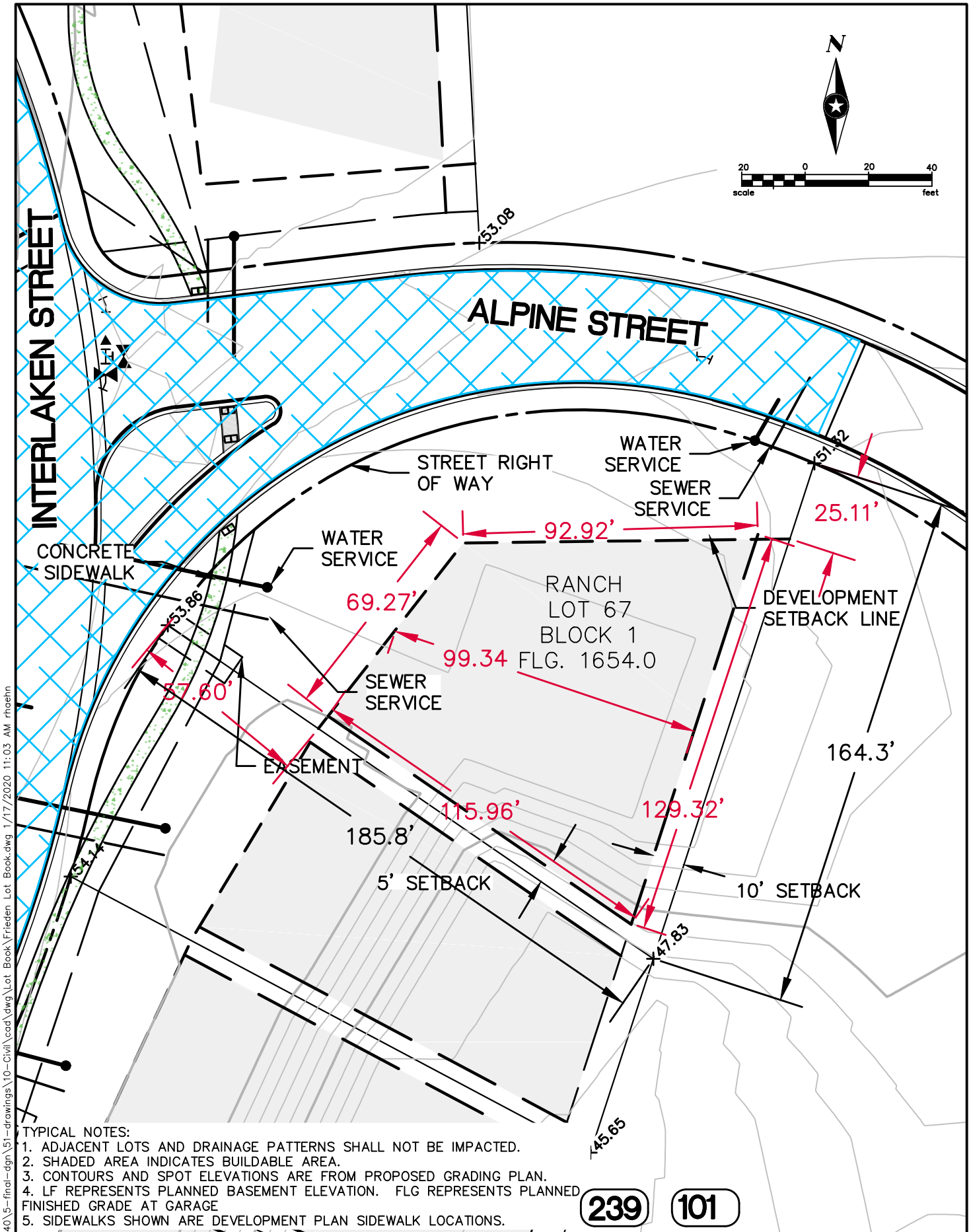
FILE NO.
HEIRB 134340

DATE:
8/25/2020

LOT 66 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 66
BLOCK 1



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239 101

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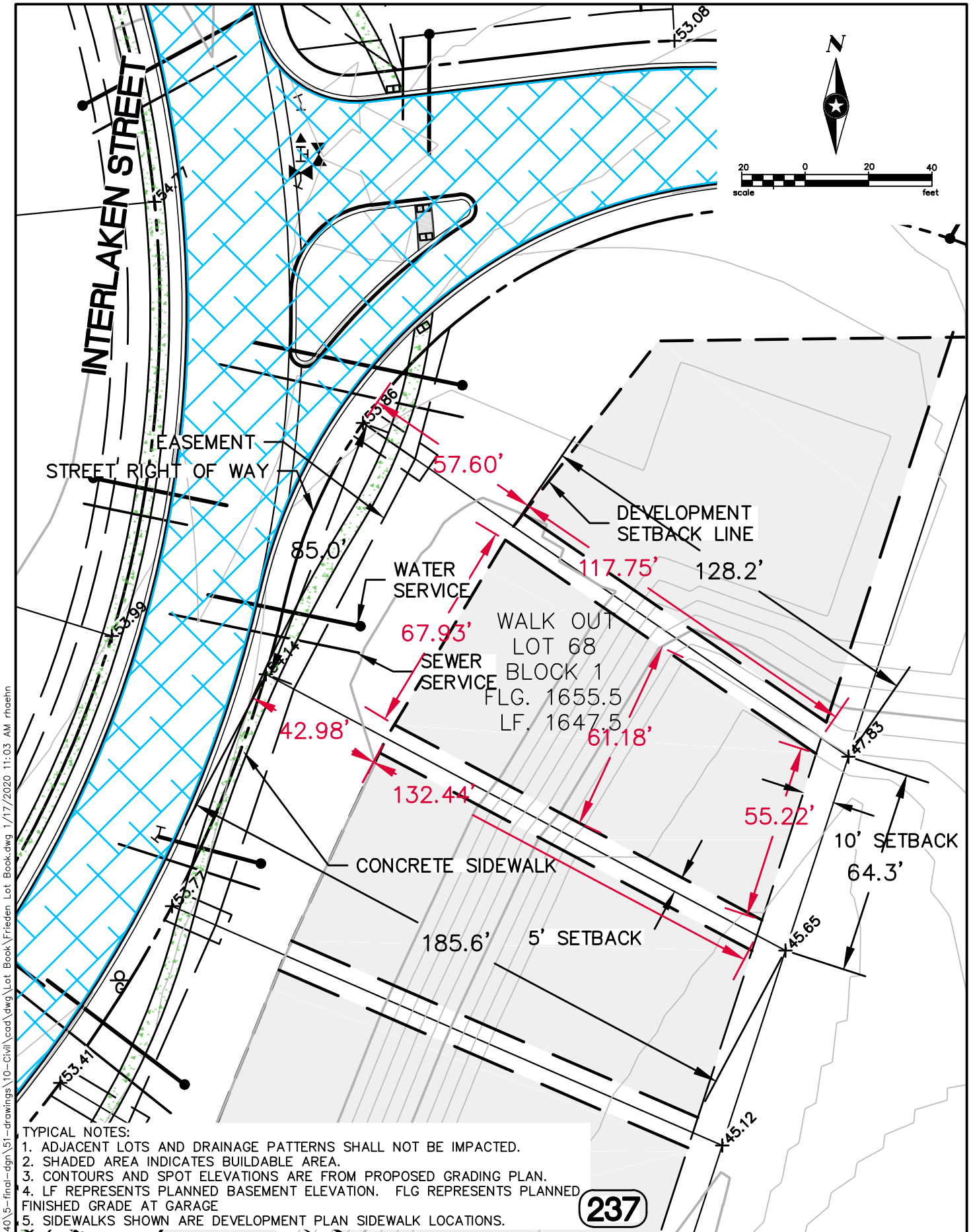
FILE NO.
HEIRB 134340

DATE:
1/17/2020

LOT 67 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 67
BLOCK 1



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237

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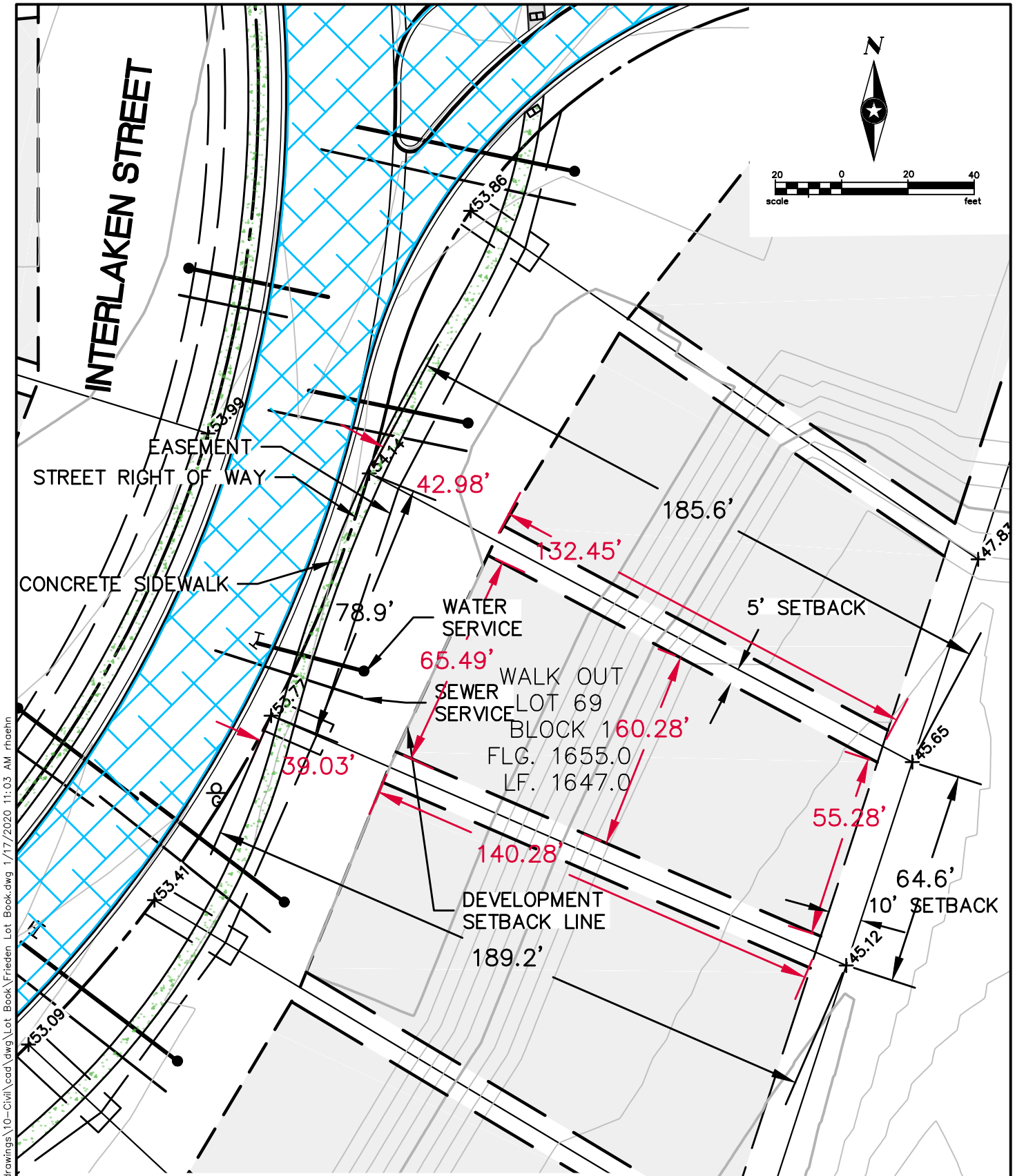
SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 68 BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 68 BLOCK 1



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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 69 BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 69 BLOCK 1

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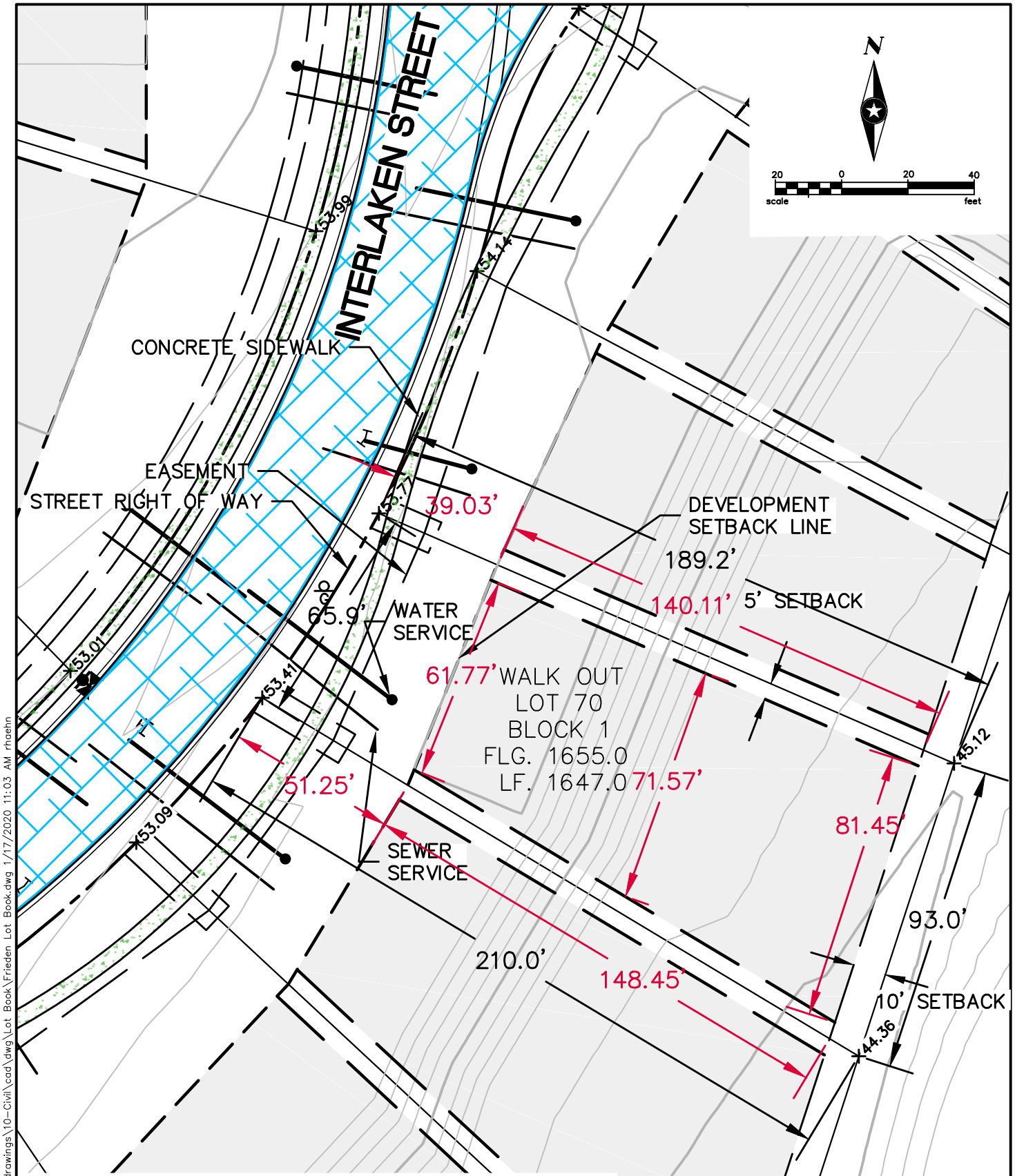

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233

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SEH
133 OTTO ECKHART
FREDERICKSBURG, TX 78624
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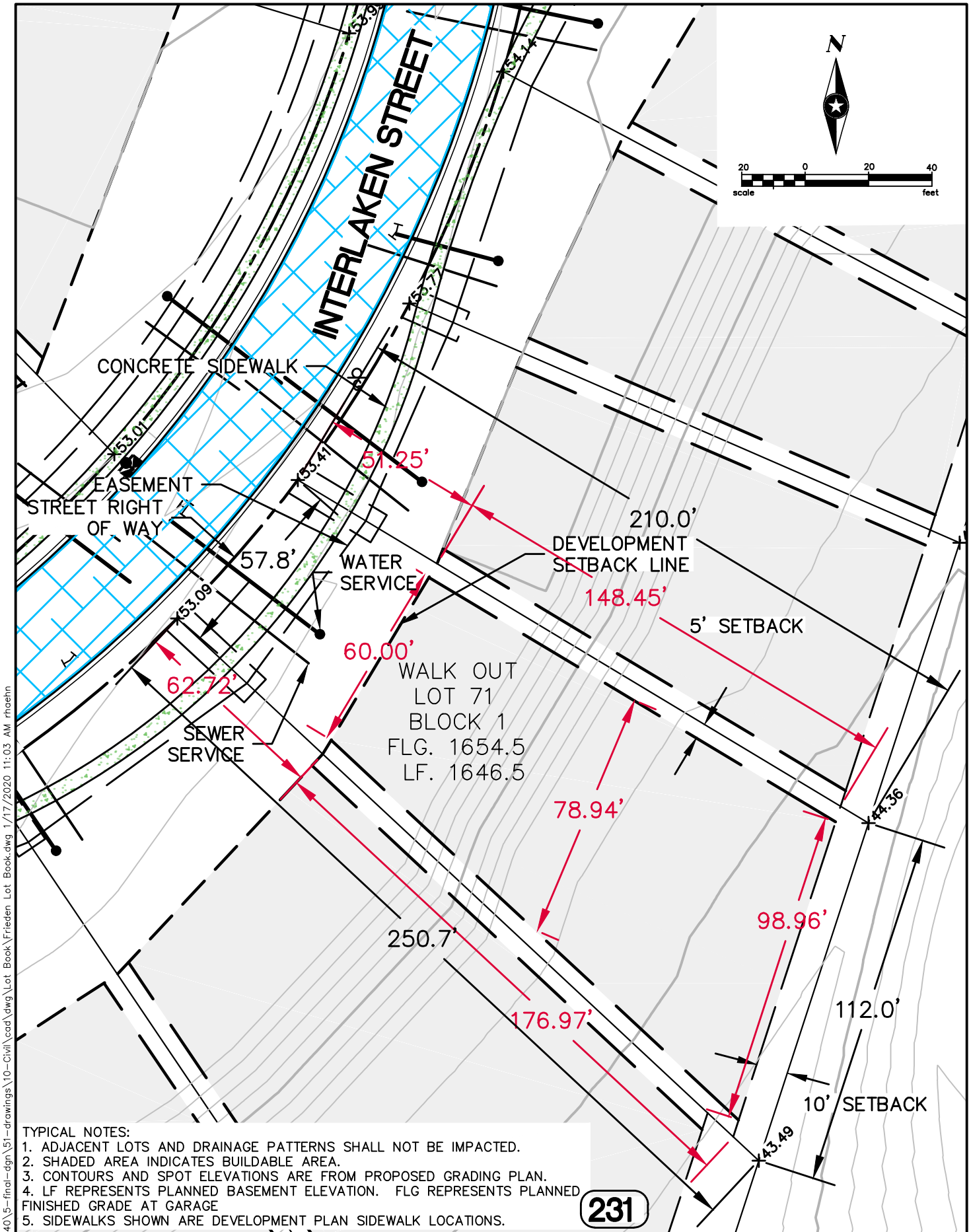
FILE NO.
HEIRB 134340

DATE:
1/17/2020

LOT 70 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 70
BLOCK 1



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231

SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 71 BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 71 BLOCK 1

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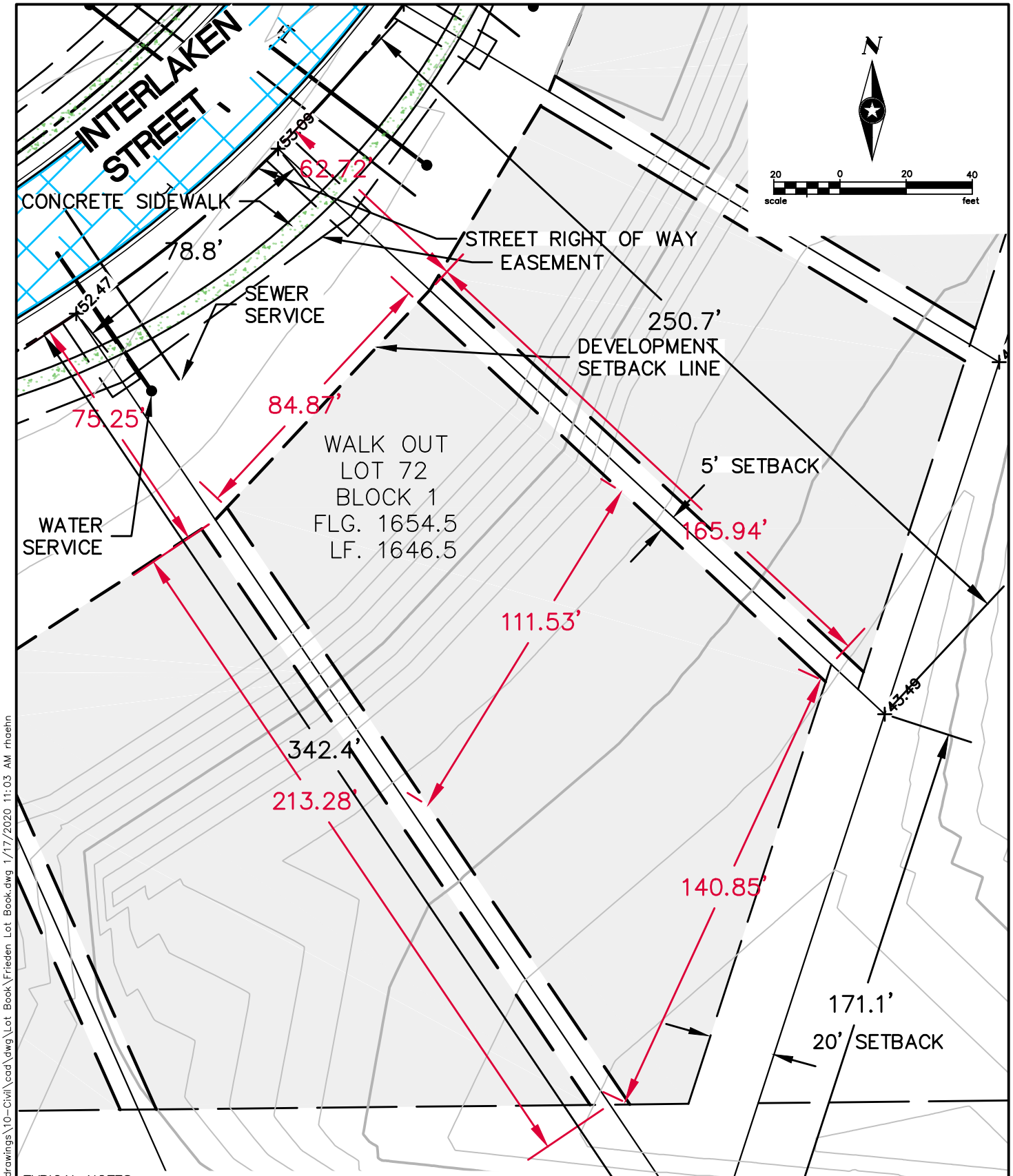

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229

SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 72 BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 72 BLOCK 1

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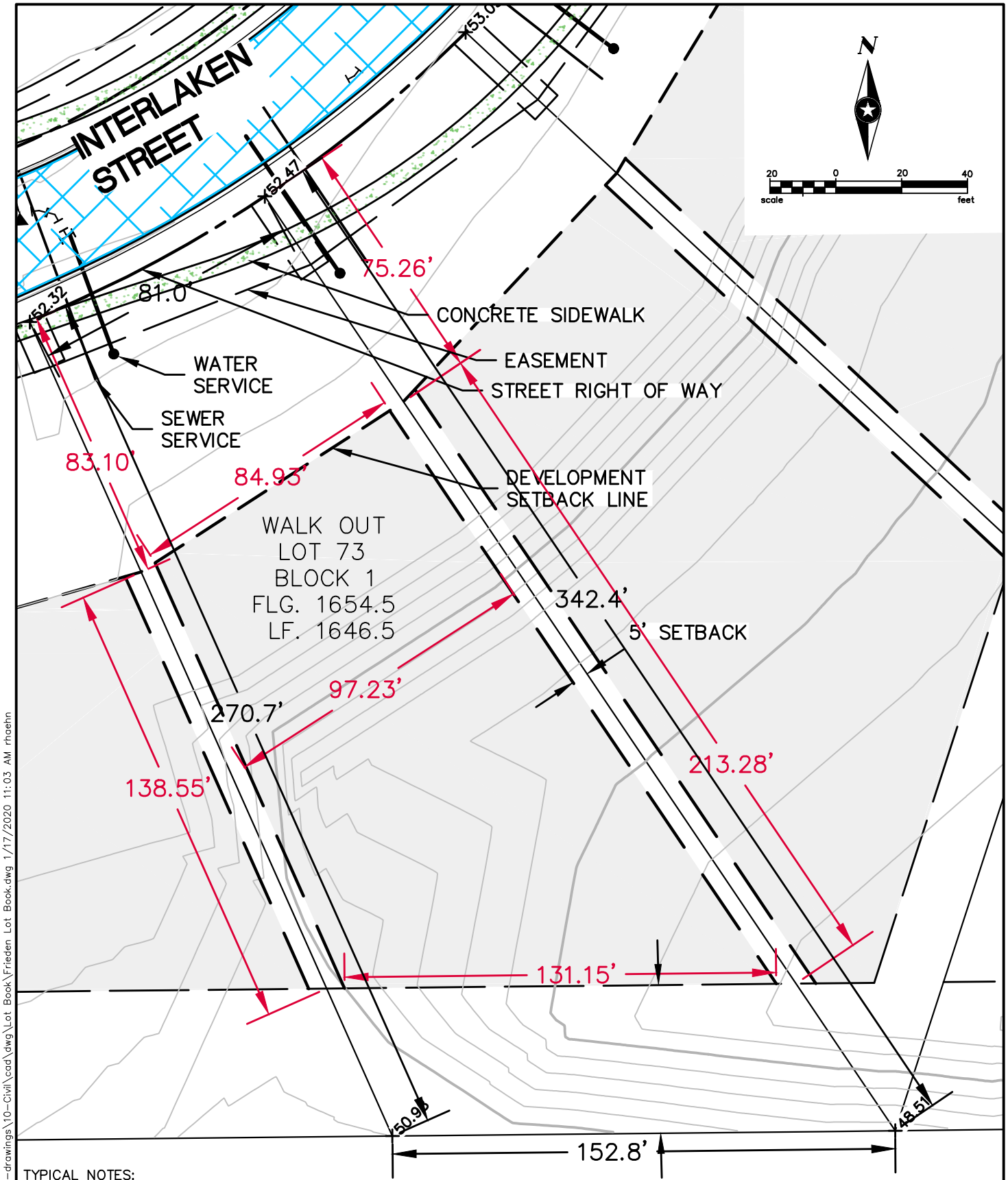

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227

SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 73 BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 73 BLOCK 1

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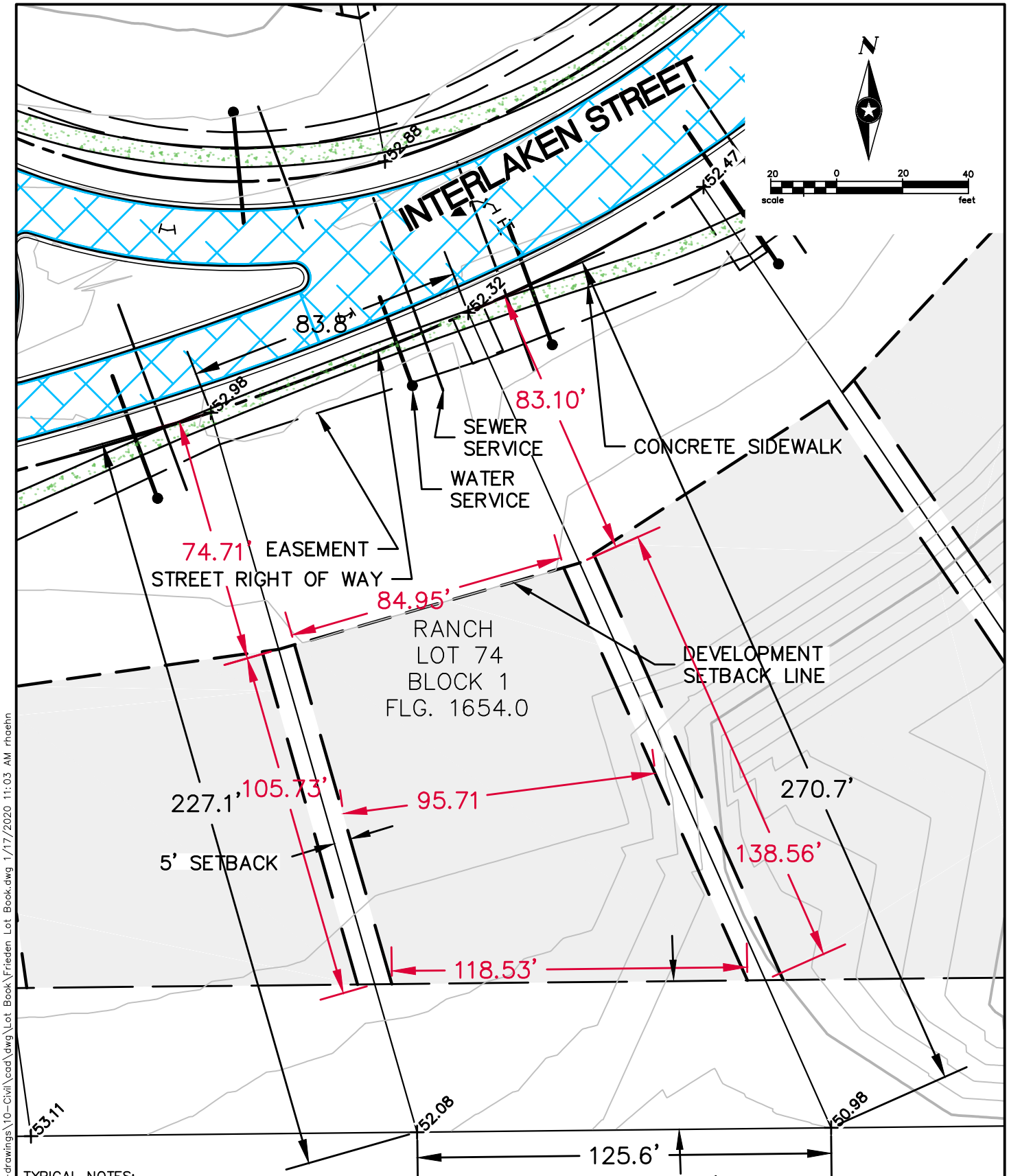

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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 74 BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 74 BLOCK 1

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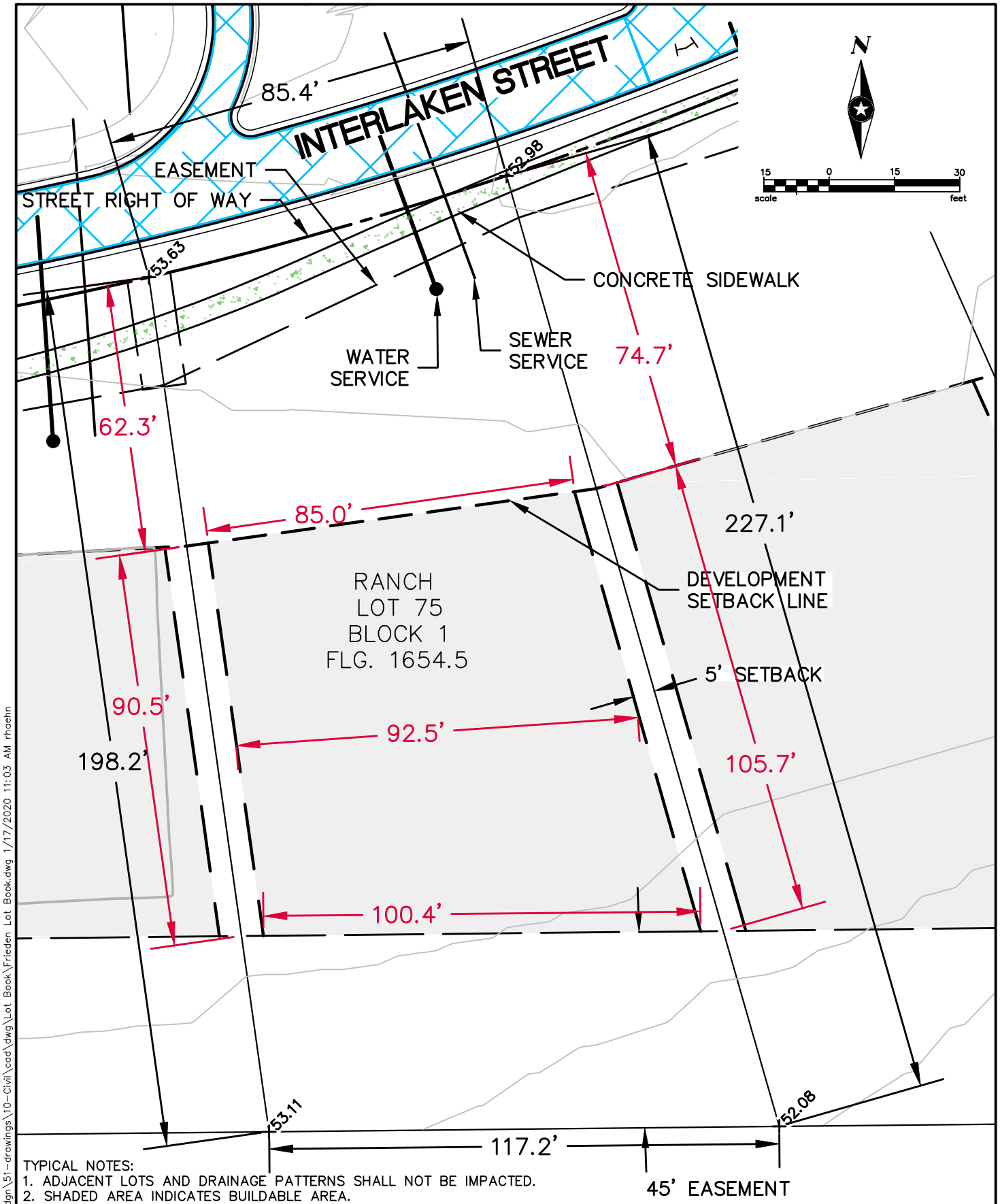

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223

SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 75 BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 75 BLOCK 1

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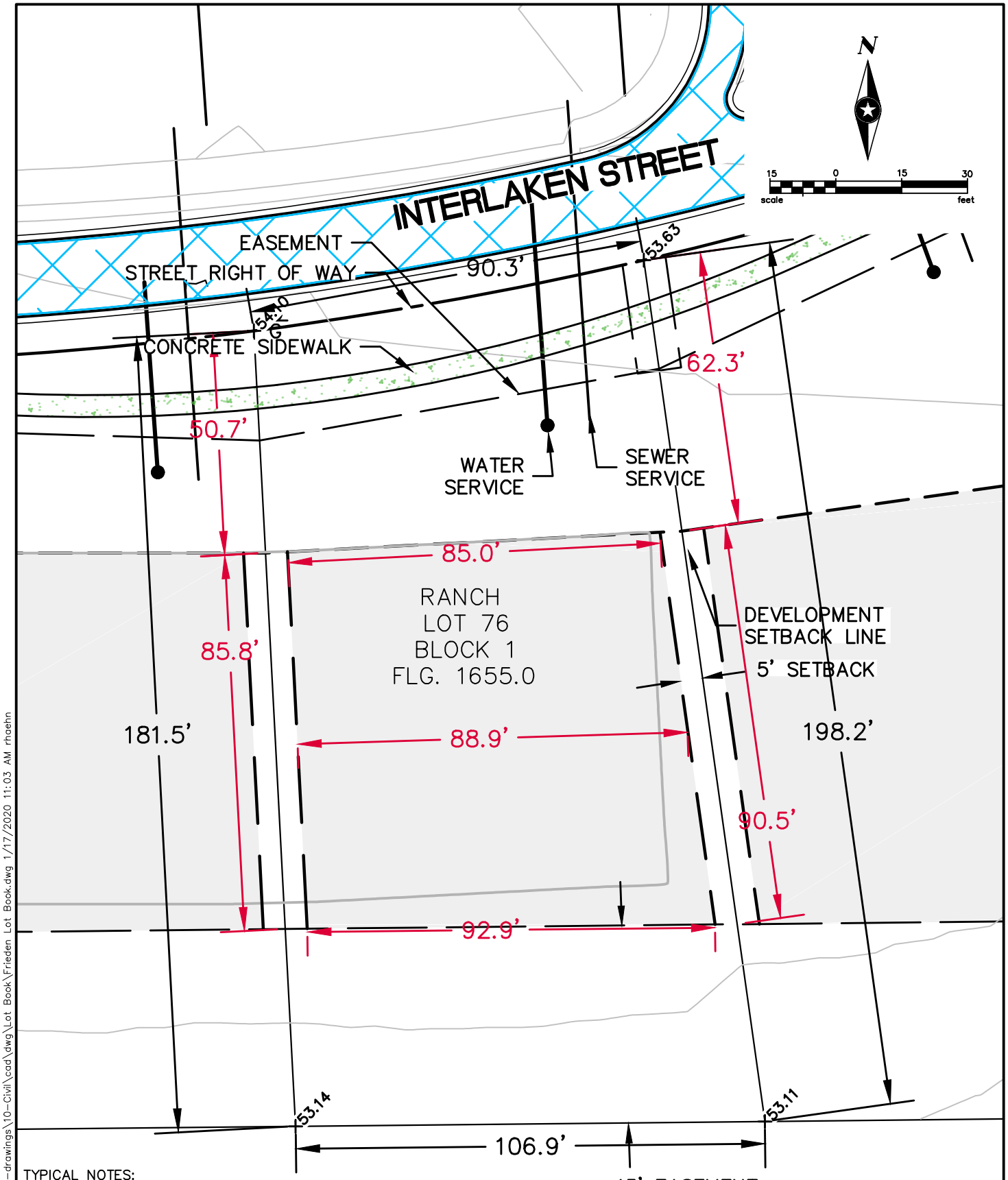

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FILE NO.
HEIRB 134340

DATE:
1/17/2020

LOT 76 BLOCK 1
LOT LAYOUT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
LOT 76
BLOCK 1

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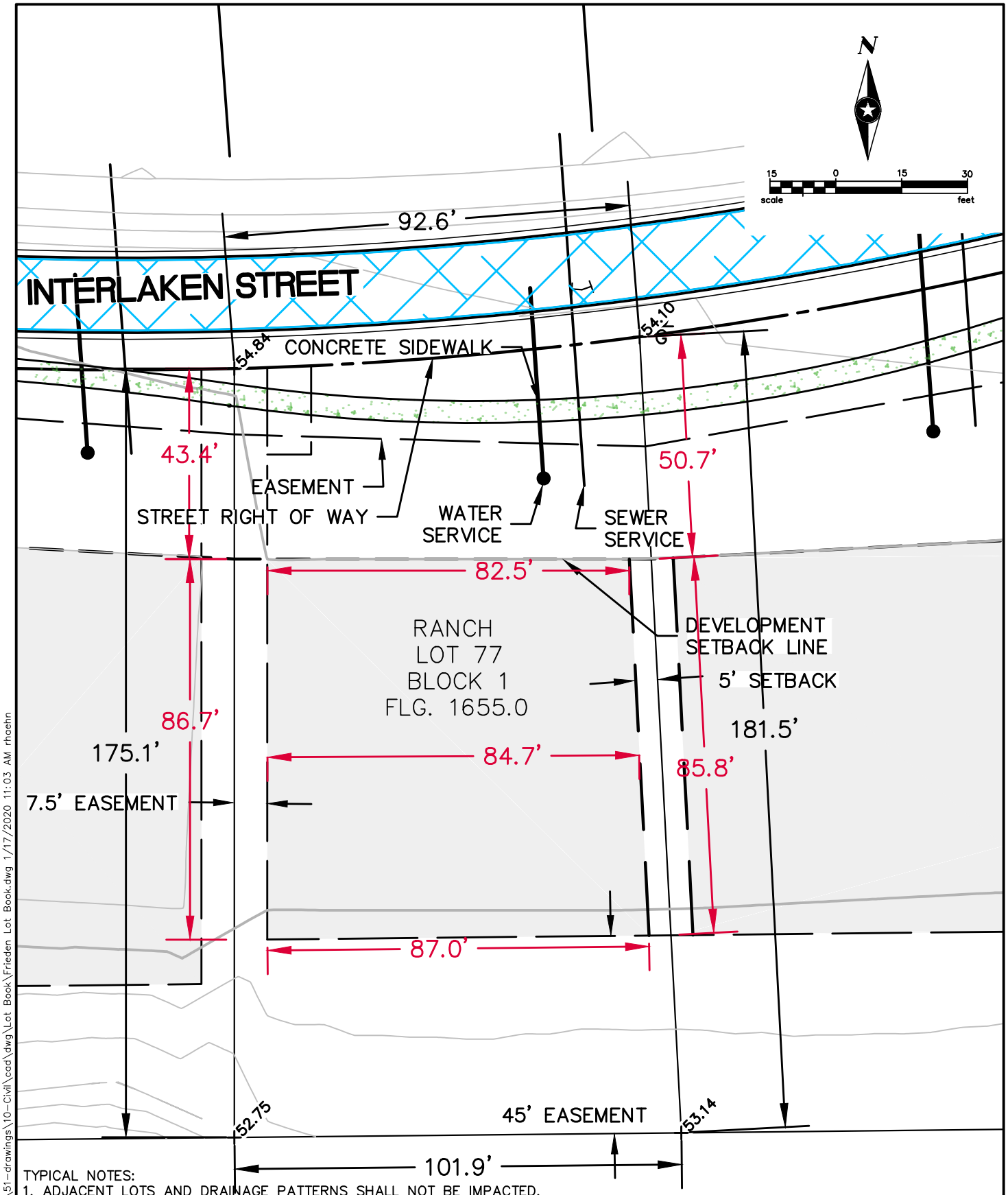

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219

SEH 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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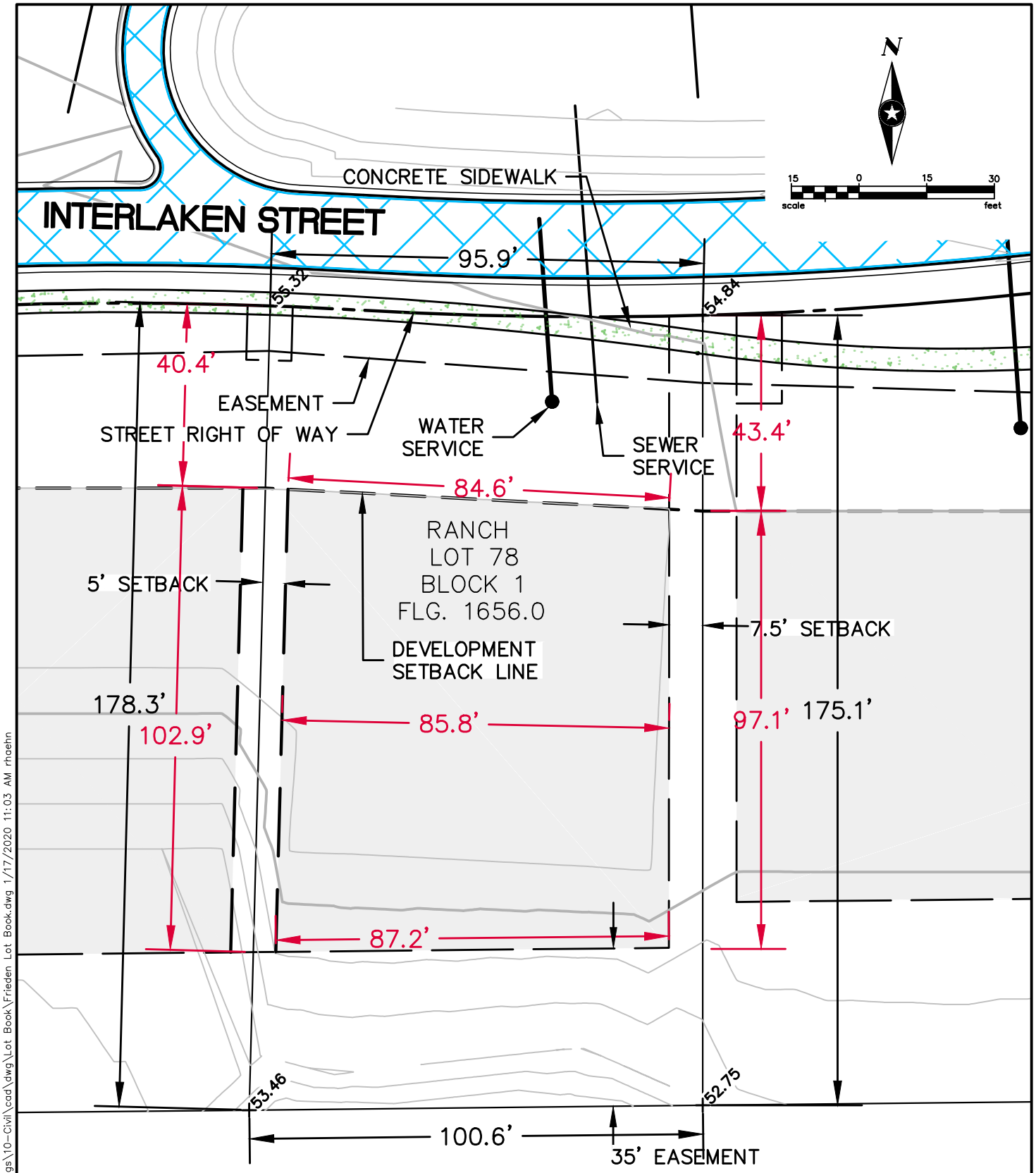

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217

SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 78 BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 78 BLOCK 1

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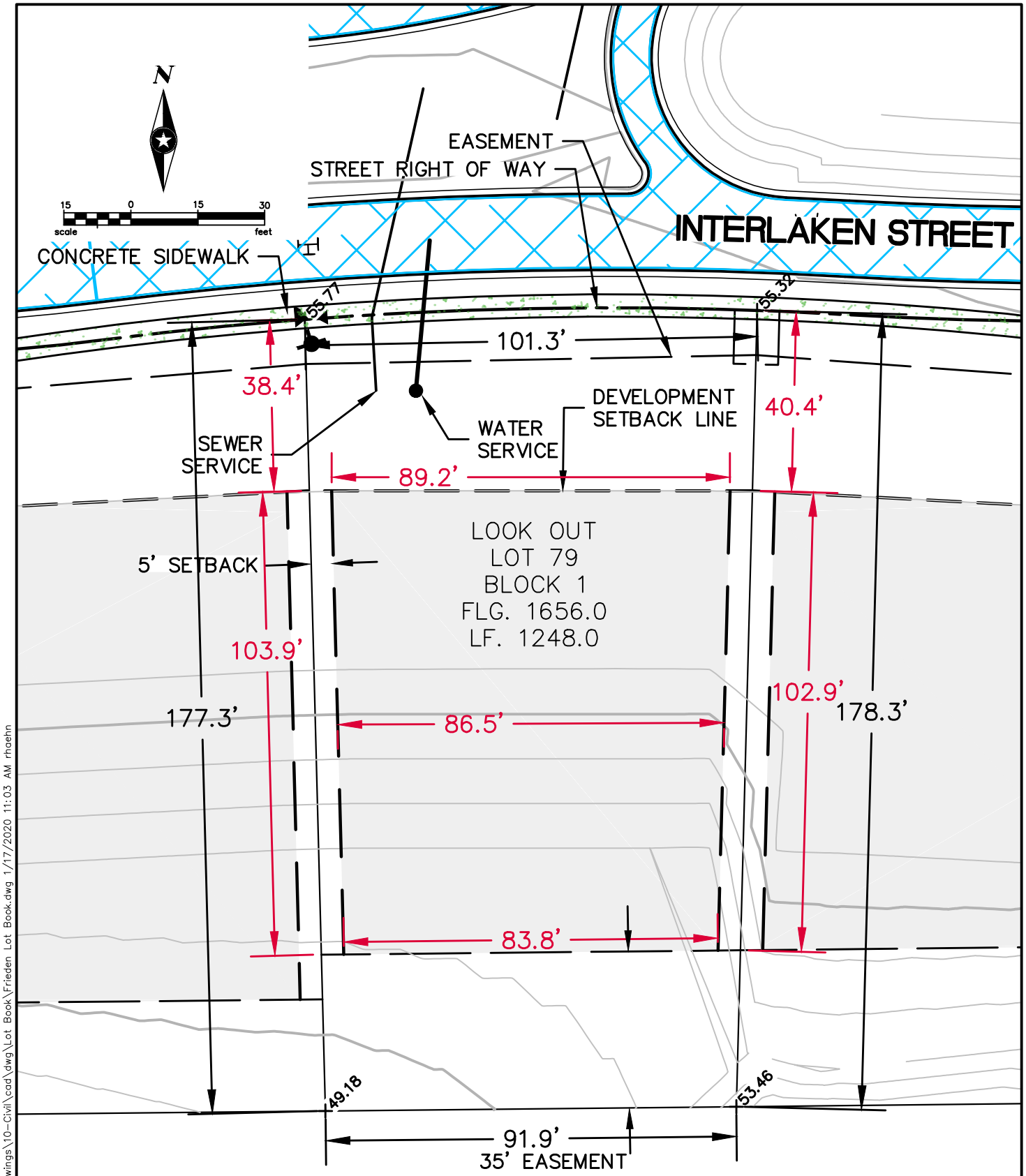

TYPICAL NOTES:
1. ADJACENT LOTS AND DRAINAGE PATTERNS SHALL NOT BE IMPACTED.
2. SHADED AREA INDICATES BUILDABLE AREA.
3. CONTOURS AND SPOT ELEVATIONS ARE FROM PROPOSED GRADING PLAN.
4. LF REPRESENTS PLANNED BASEMENT ELEVATION. FLG REPRESENTS PLANNED FINISHED GRADE AT GARAGE
5. SIDEWALKS SHOWN ARE DEVELOPMENT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

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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 79, BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 79 BLOCK 1

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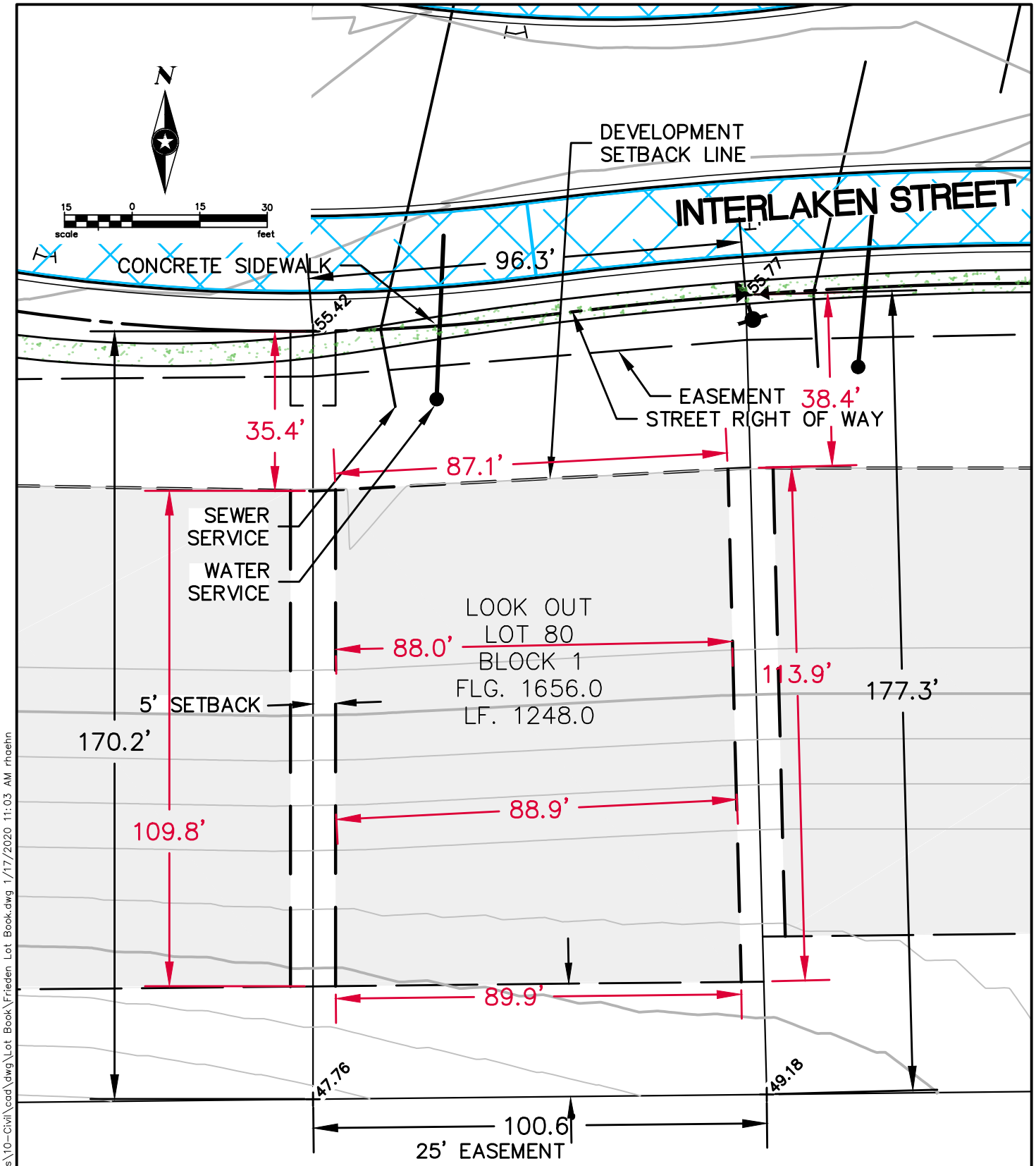

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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 80, BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 80 BLOCK 1

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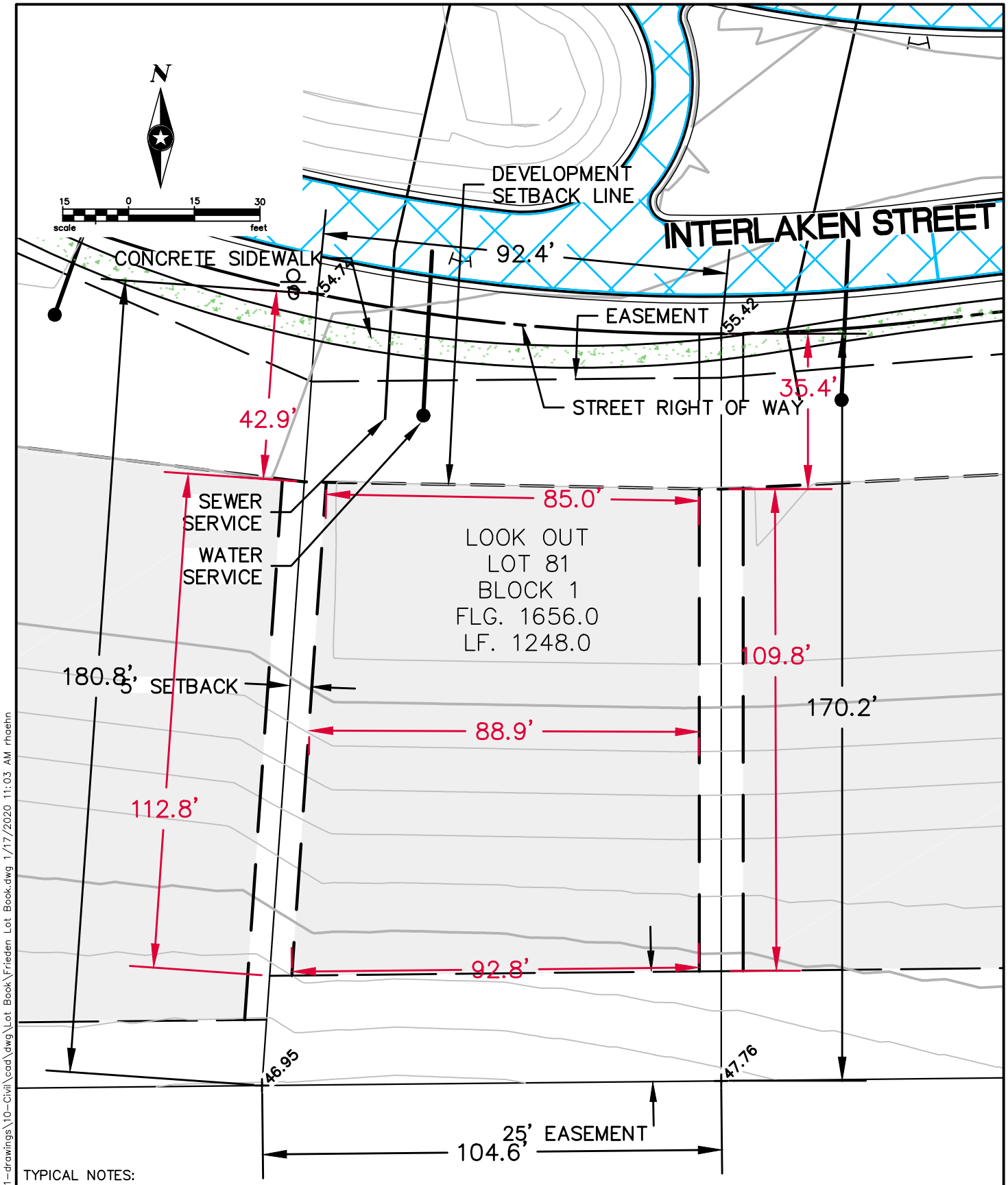

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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 81, BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 81 BLOCK 1

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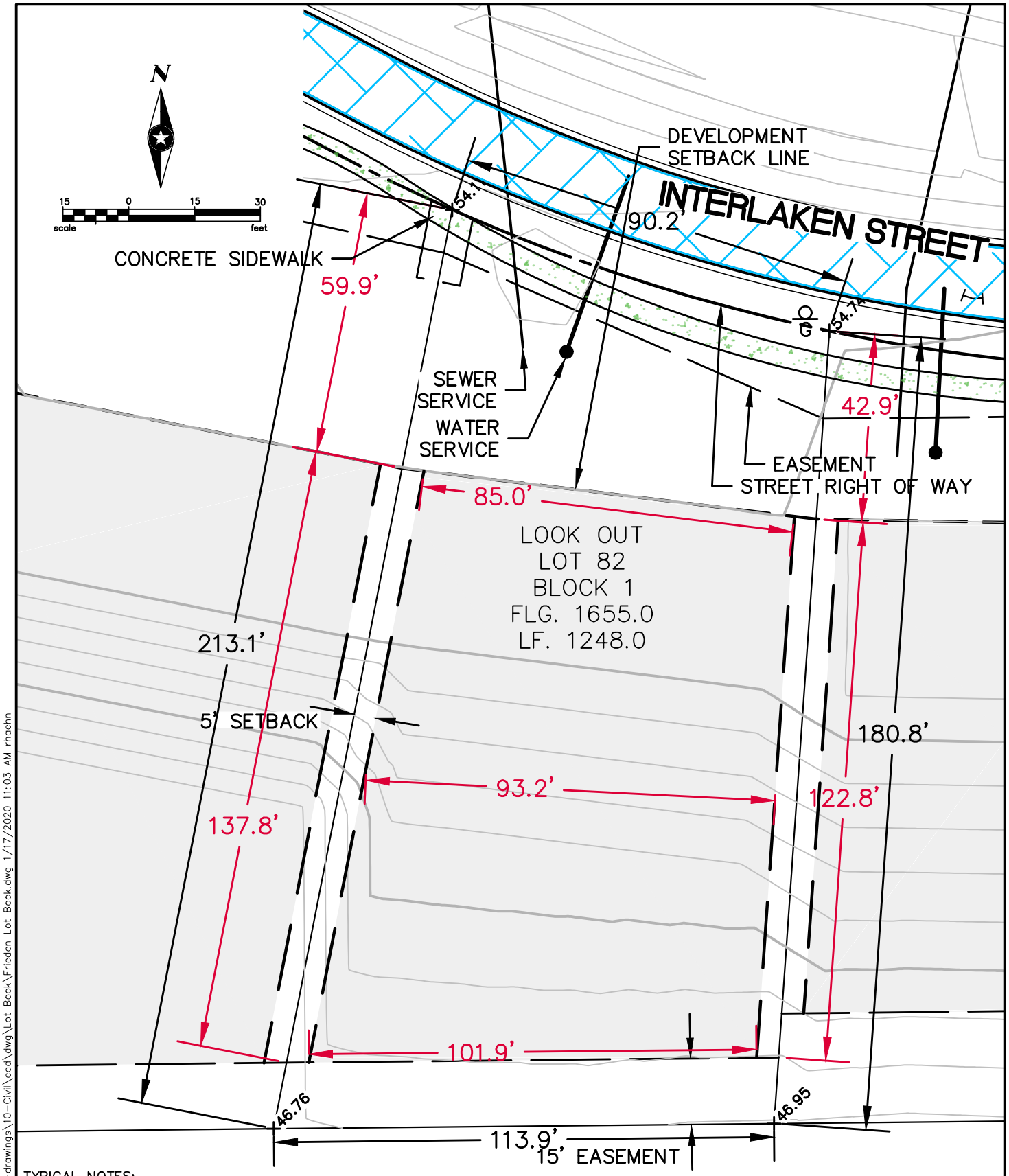

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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 82, BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 82 BLOCK 1

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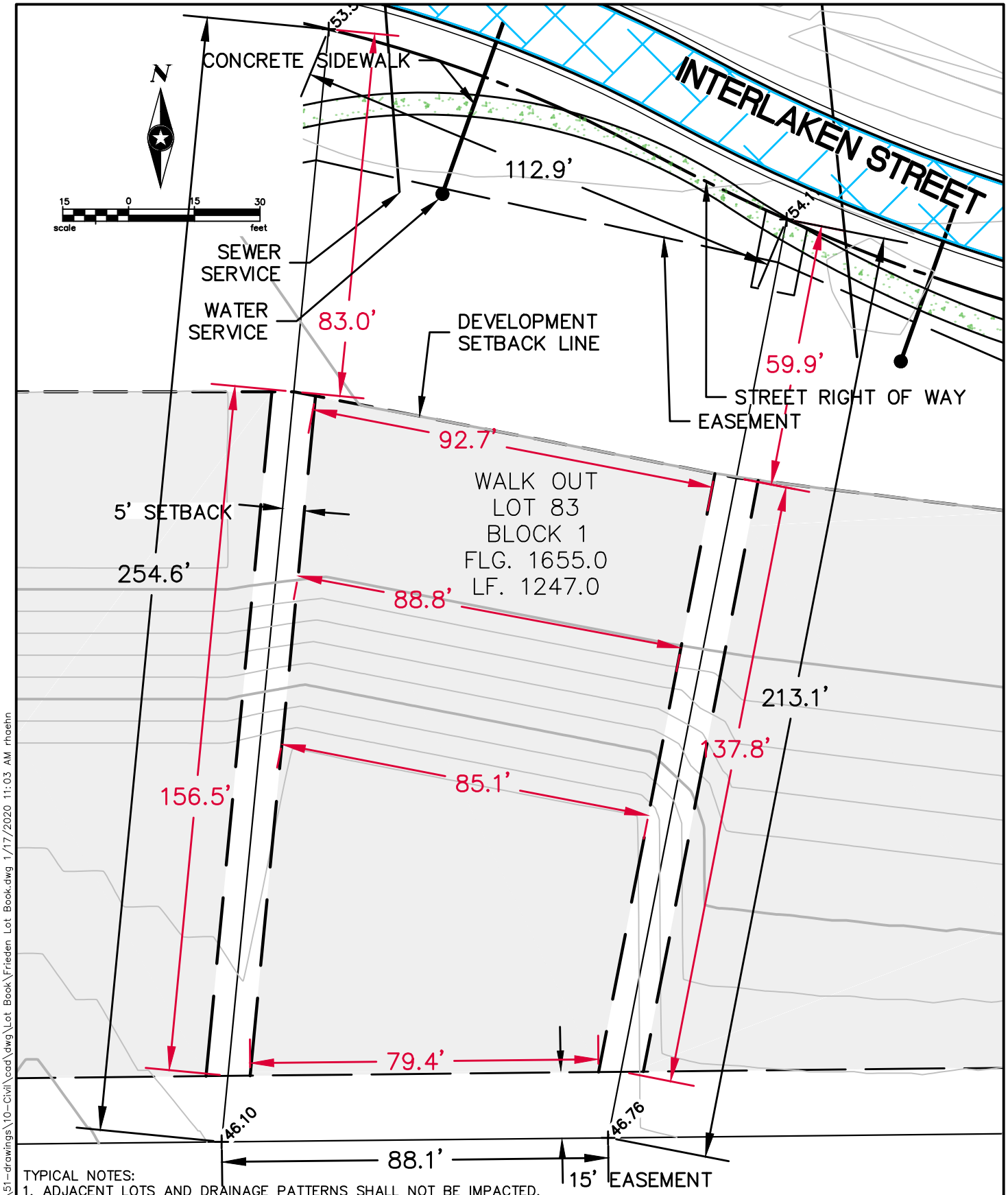

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207

SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. 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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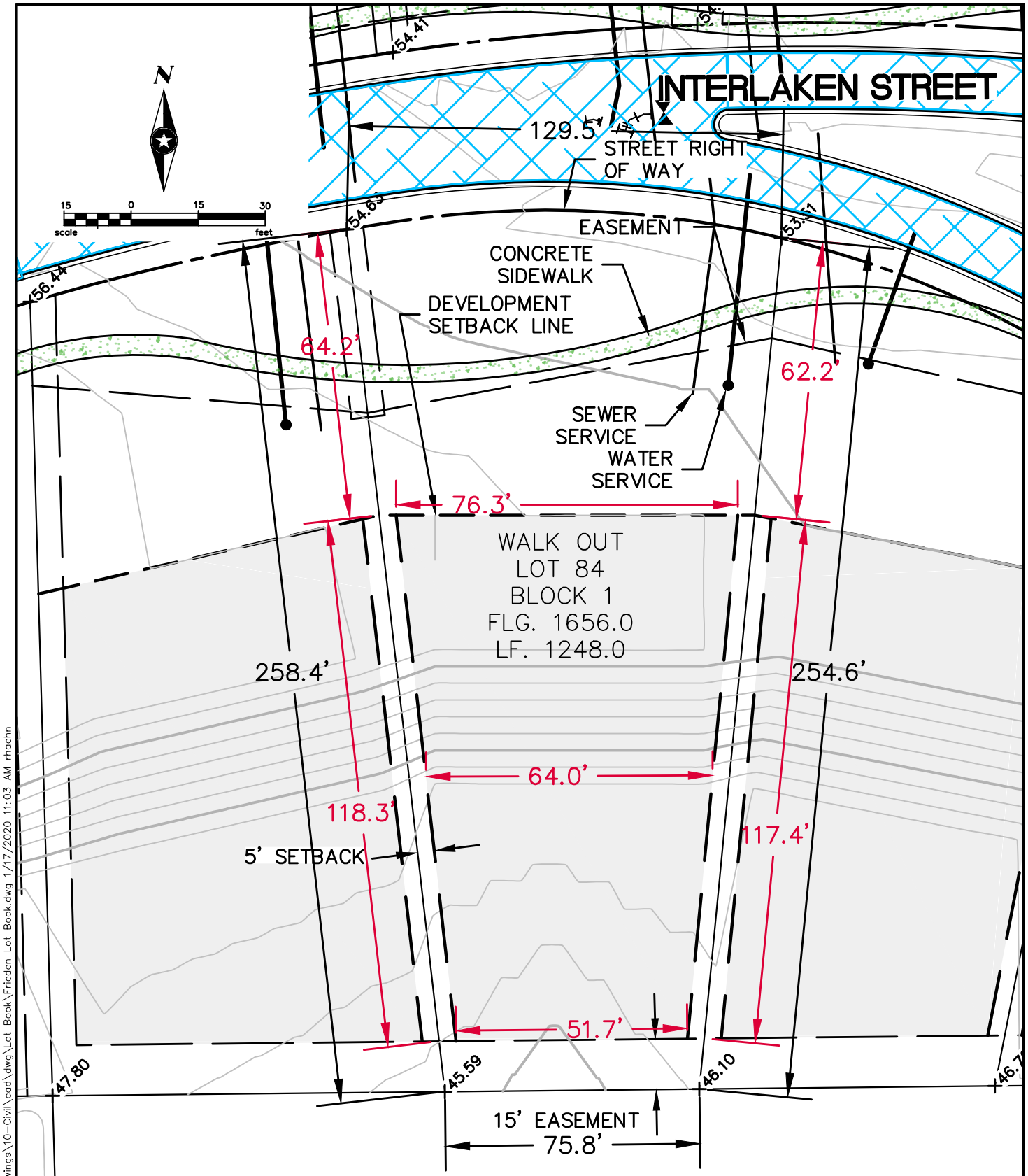

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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 84, BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 84 BLOCK 1

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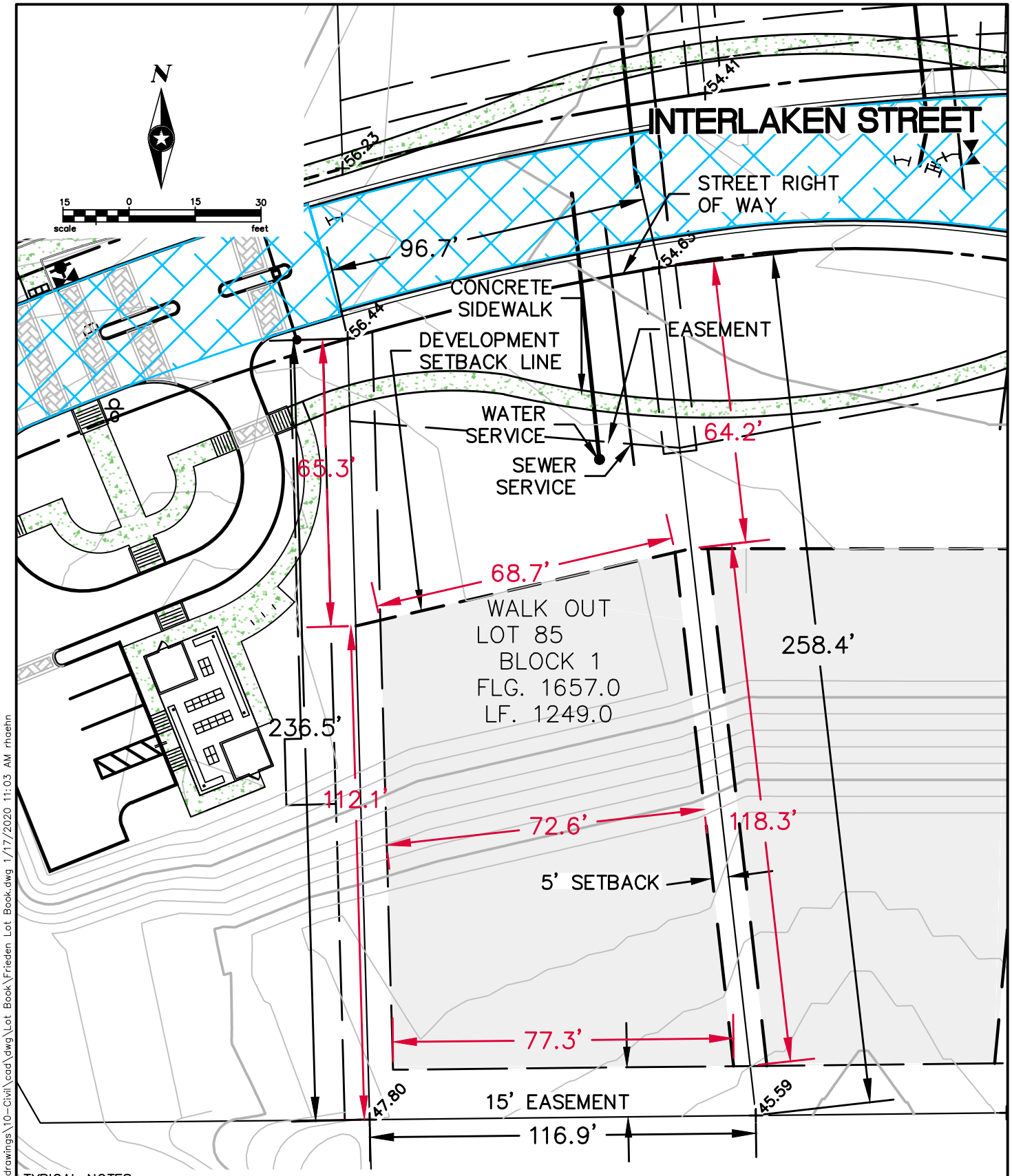

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SEH 133 OTTO ECKHART FREDERICKSBURG, TX 78624 www.sehinc.com	FILE NO. HEIRB 134340 DATE: 1/17/2020	LOT 85, BLOCK 1 LOT LAYOUT FRIEDEN DEVELOPMENT FREDERICKSBURG, TEXAS	EXHIBIT LOT 85 BLOCK 1

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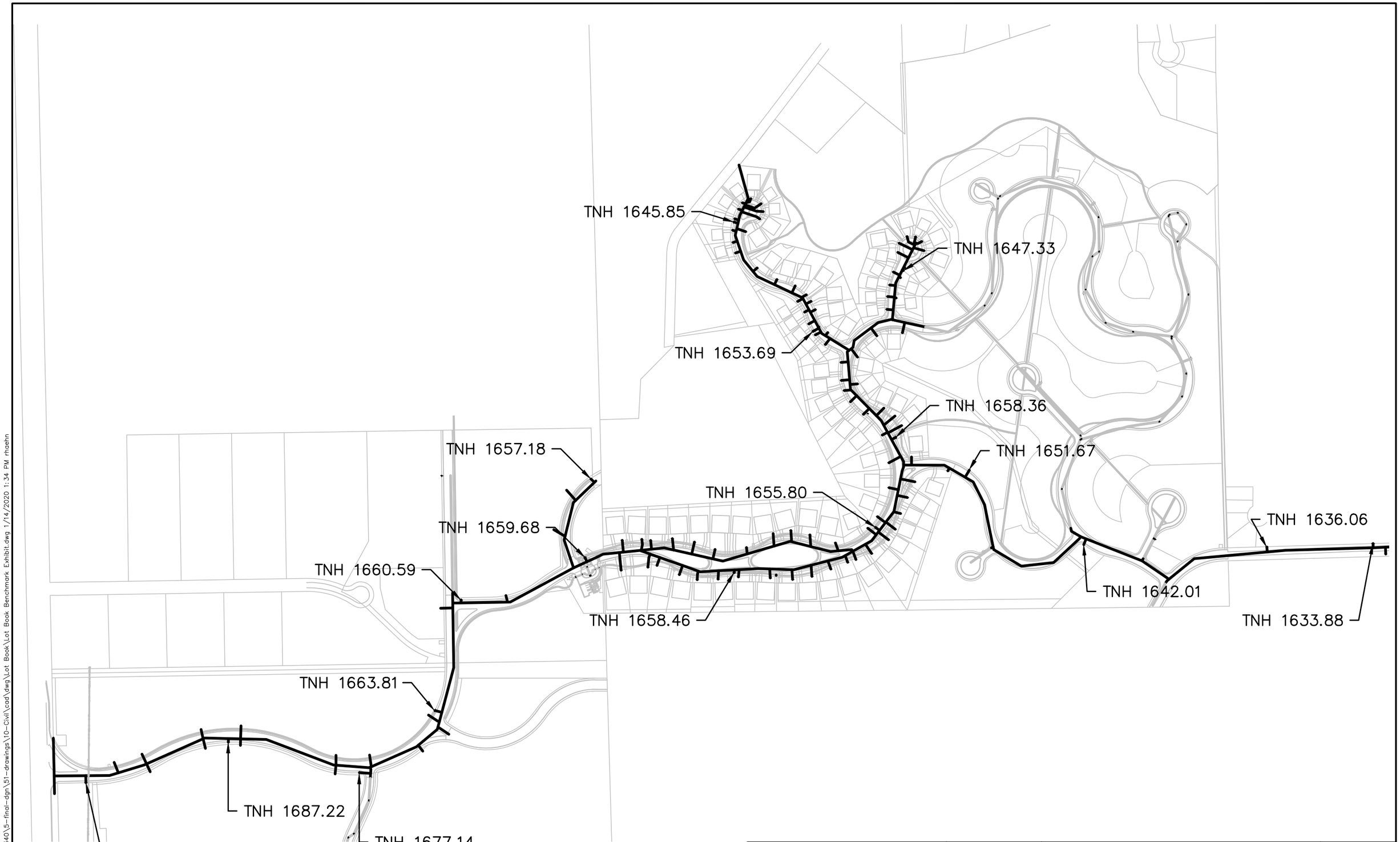

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ST. CLOUD, MN 56302-1717
www.sehinc.com

FILE NO.
HEIRB134340

DATE:
01/14/2020

BENCHMARK EXHIBIT
FRIEDEN DEVELOPMENT
FREDERICKSBURG, TEXAS

EXHIBIT
NO. 1