

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

ADDITIONAL TRAIL EASEMENTS WITH A TOTAL ACREAGE OF 0.113 ACRES

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 DRGCT DEED RECORDS, GILLESPIE COUNTY, TX PRGCT PLAT RECORDS, GILLESPIE COUNTY, TX BOUNDARY LINE -- -- BUILDING SETBACK LINE 

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

(502) STREET ADDRESS

**J**PEN RANGE. FIELD SERVICES, LLC.

CERTIFICATE OF SURVEYOR

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

TBPELS FIRM NO. 10194069

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. mull W. ANDREW McLAUGHLIN REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6473 JOB #ORFSB-1000-308 W. ANDREW McLAUGHLIN 3/4/2024 6473

STATE OF TEXAS § 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.

March NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS Theresa Reck THERESA PECK

≦ Notery Public, State of Texas PRINT NOTARY'S NAME Comm. Expires 08-18-2026 Notary ID 125365282

FINAL PLAT ESTABLISHING FRIEDEN SUBDIVISION - PHASE 2

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

> A TOTAL OF 17.163 ACRES LOT 91 FRIEDEN SUBDIVISION — PHASE VOLUME 6, PAGES 29-33 PRGCT

OVERALL CURVES FOR THE RIGHT-OF-WAY OF INTERLAKEN STREET SCALE: 1" = 200' FRIEDEN SUBDIVISION - PHASE 1 LOT 55 VOLUME 6, PAGES 29-33 **RIGHT-OF-WAY** PRGCT 3.971 ACRES V 82'30'11" W /S 73'23'31" E ~ 178.27" INTERLAKEN STREET

(50' R.O.W., R1) 501 LOT 103 0.369 ACRES LOT 102 0.452 ACRES LOT 101 0.462 ACRES

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. 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

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.

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 OR PROCURING THE PERMISSION OF ANYONE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE EASEMENT.

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR GILLESPIE COUNTY, TEXAS, MAP NUMBER 48171C0451C, EFFECTIVE DATE OCTOBER 19, 2001, THIS PROPERTY LIES IN ZONE X, WHICH IS DEFINED AS AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD. THE NFIP FIRM IS FOR USE IN ADMINISTERING THE NFIP; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOFT SMALL SIZE, OR FLOOD FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOFT SMALL SIZE, OR FLOOD FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOFT SMALL SIZE, OR FLOOD FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOFT SMALL SIZE, OR FLOOD FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOFT SMALL SIZE, OR FLOOD FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOFT SMALL SIZE, OR FLOOD FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOFT SMALL SIZE, OR FLOOD FLOODING, PARTICULARLY FOR STATES OF SMALL SIZE, OR FLOOD FLOODING, PARTICULARLY FOR SMALL SIZE, OR FLOODING, PARTICULARLY FOR SMALL S THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE, THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

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 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 CASE OF ALL NATURAL DRAINAGE CHANNEL AS IN THE CASE OF ALL NATURAL DRAINAGE CHANNELS ARE SUBJECT TO STORM WATER OVEREIOW AND MATURAL BRAIN EDGESON. THE CITY 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.

Lindsey Brown, County Clerk Gillespie County Texas April 23, 2024 03:38:58 PM FEE: \$411.00 JCOSTON

Tinasy Brown