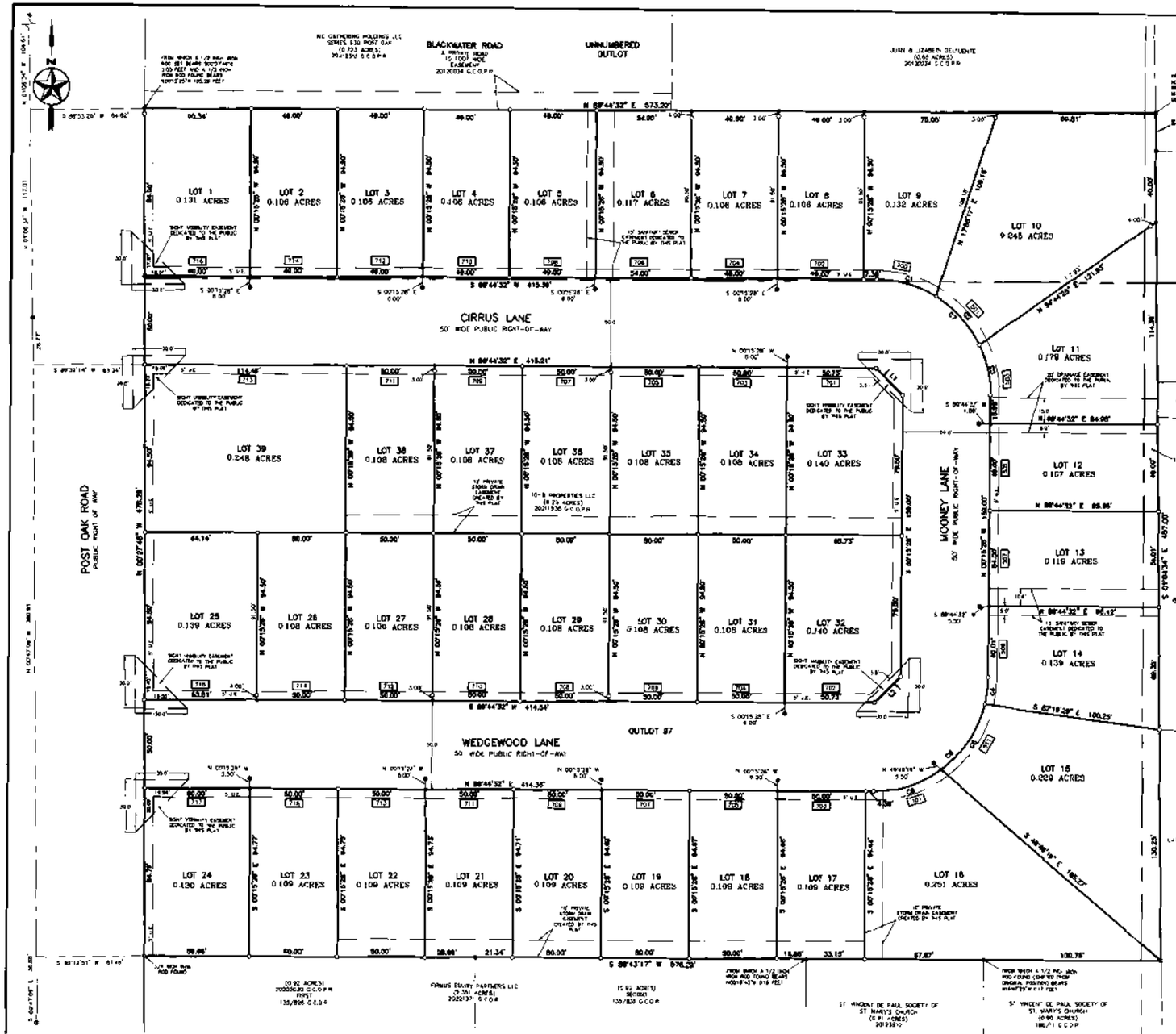
2022010035

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OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §

COUNTY OF GILLESPIE §

I (We) hereby certify, that I am (we are) the owner(s) of the property shown and described hereon, that no other person or entity has any interest in the property either by lien, lease, or other equitable interest, unless otherwise noted hereon, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building setback lines, and dedicate all alleys, walks, parks, water courses, easements, and other open spaces to public use forever and hereby convey and dedicate, by the simple fee title public road right-of-way, as shown hereon to the City of Fredericksburg for public road right-of-way purposes forever and agree for myself (ourselves) and my (our) heirs and assigns to abide forever by all lines, dedications, conveyances for road right of way purposes, and other restrictions shown hereon.

JACOB GRANT, Managing Member
10-8 PROPERTIES, LLC

STATE OF TEXAS §

COUNTY OF GILLESPIE §

Before me, the undersigned authority, on this day personally appeared JACOB GRANT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they have executed 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 10 day of June 2022.

Notary Public, State of Texas

SHELBY COLLIER
Notary ID 131272863
My Commission Expires
September 25, 2022

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF TEXAS §

COUNTY OF GILLESPIE §

Whereas, FIRSTCAPITAL BANK OF TEXAS, acting by and through the undersigned, its duly authorized agent, holds a lien on the property shown hereon as secured by a Deed of Trust recorded in Instrument No. 20218809 of the Official Public Records of Gillespie County, Texas, does hereby ratify all dedications and provisions of this plat as shown.

MARCUS VIDRINE

STATE OF TEXAS §

COUNTY OF GILLESPIE §

Before me, the undersigned authority, personally appeared MARCUS VIDRINE, known to me to be the person and officer whose name is subscribed above, and that he 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 17 day of June, 2022

Notary Public, State of Texas

STEPHANIE N. JEPSEN
Notary Public State of Texas
Comm. Expires 09-24-2025
Notary ID 133173002

CERTIFICATE OF FINAL PLAT APPROVAL

(FOR FINAL PLATS WITH REQUIRED PUBLIC IMPROVEMENTS INSTALLED AFTER APPROVAL)

Janice Mersking
Chairperson, Planning and Zoning Commission
City of Fredericksburg, Texas

7/6 Date 2022

The undersigned, the City Secretary of the City of Fredericksburg, Texas, hereby certifies that the foregoing Final Plat of Post Oak Village, a Subdivision or Addition to the City of Fredericksburg, was submitted to the Planning and Zoning Commission on the 6th day of July 2022, 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 authorized the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by my hand on this 6th day of July 2022

City Secretary
City of Fredericksburg, Texas

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 of the property made under my supervision on the ground. Field work completed on June 7, 2022

Josh W. Leamons
Registered Professional Land Surveyor, 6278

June 8, 2022

STATE OF TEXAS §

COUNTY OF GILLESPIE §

Before me, the undersigned authority, on this day personally appeared Josh W Leamons, known to me to be the person whose name is subscribed above.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this 9th day of June, 2022.

Notary Public, State of Texas

ANDREA G. LOREDO
My Notary ID # 13133888
Expires May 17, 2025

PLAT NOTES:

1. Proposed Zoning: R1A - Residential.
2. Proposed Use: Single Family Residential
3. Setbacks shall be in accordance with the City's adopted zoning code at the time of permitting.
4. 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 filed by separate instrument that is associated with said property); and 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 and does not have the responsibility to replace them.
5. SIGHT VISIBILITY RESTRICTION: No structure, object, or plant of any type may obstruct vision from a height of twenty-four (24) inches to a height of ten (10) feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc. In the 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 replaced.

SURVEY NOTES:

1. This survey was prepared without the benefit of a current title report/commitment. There may be easements, restrictions, and/or covenants affecting this property, not shown hereon.
2. Bearings, distances, coordinates, & acreage are Grid, NAD 83 US Texas Central Zone 4203
3. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "SEARCHERS RPLS 6278."
4. The property shown hereon is located in Zone X (unshaded) as identified by the Federal Emergency Management Agency Flood Insurance Rate Map, Panel No. 48171C0276C Effective October 19, 2009 as amended by Letter of Map Amendment Case Number 22-06-0606A dated January 13, 2022.

0' 30' 60' 90'
SCALE: 1" = 30'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 45°15'28" E	21.21'
L2	S 44°44'32" W	21.21'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	65.00'	35.23'	N 74°47'50" W	34.80'	31°03'16"
C2	65.00'	37.43'	N 42°42'23" W	36.91'	32°58'37"
C3	65.00'	29.44'	N 13°14'02" W	29.19'	25°57'03"
C4	65.00'	13.65'	N 06°38'24" E	13.61'	12°01'45"
C5	65.00'	45.27'	N 33°29'21" E	44.36'	39°54'06"
C6	65.00'	41.19'	N 71°35'28" E	40.50'	36°18'07"
C7	65.00'	102.10'	N 45°15'28" W	91.92'	90°00'00"
C8	65.00'	102.10'	S 44°44'32" W	91.92'	90°00'00"

LEGEND:

SEARCHERS
SURVEYING & ENGINEERING LLC
MASON | FREDERICKSBURG
243 Bus. 87N Mason, TX 76856 | P.O. Box 419 Fredericksburg, TX 78624
830-743-4318 Fax: 8307437998
www.searchersllc.com

FILED FOR RECORD AT 1:52 O'CLOCK P.M. THIS THE 7th DAY OF July 2022 ON VOLUME 6 PAGE 157 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS

Mary Lynn Rusche by: Lindsey Brown Deputy
COUNTY CLERK, GILLESPIE COUNTY, TEXAS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Mary Lynn Rusche
Mary Lynn Rusche, County Clerk
Gillespie County Texas
July 07, 2022 01:52:51 PM
Fee: 35.00 LBROWN
2022010035

A FINAL PLAT ESTABLISHING POST OAK VILLAGE

A SUBDIVISION OUT OF OUTLOT 97, OUTLOT 96, AND AN UNNUMBERED OUTLOT AS SHOWN ON THE MAP OF FREDERICKSBURG AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS.

P-2228