

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 ON THE PROPERTY EITHER BY LEASE, OR OTHER EQUITABLE INTEREST, UNLESS OTHERWISE NOTED HEREIN, AND THAT I (WE) HEREBY ADOT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSNTNT, ESTABLISH THE PLAN OF SUBDIVISION AS A SUBDIVISION OR ADDITION TO THE CITY OF FREDERICKSBURG, TEXAS, AS AUTHORIZED IN SECTION 4 OF THE CITY OF FREDERICKSBURG SUBDIVISION ORDINANCE.

BY: Lechuguilla Ventures
NAME: Zachary Kornman
TITLE: Managing Partner
STATE OF Texas §
COUNTY OF Gillespie §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HE (WE), AND I, THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED, TO WIT, THE UNDERSIGNED, TO EXECUTE THE FORGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 17th DAY OF April, 2024.

(SEAL)

BY: Emily Monroe
NOTARY PUBLIC



CERTIFICATE OF FINAL PLAT APPROVAL
ADMINISTRATIVE APPROVAL
APPROVED John Johnson May 7, 2024

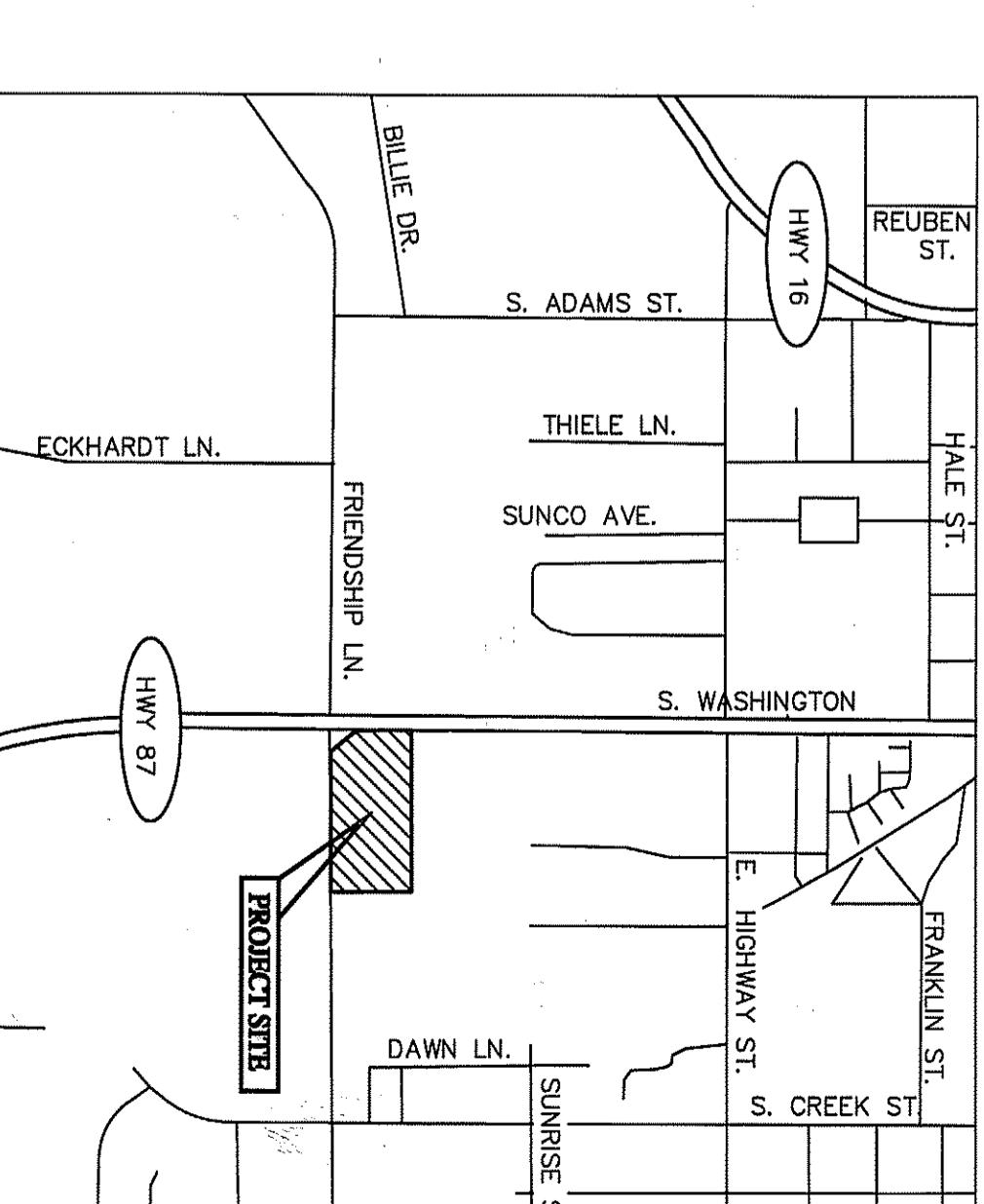
DIRECTOR OF DEVELOPMENT SERVICES
THE UNDERSIGNED, THE CITY OF FREDERICKSBURG, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF POST OAK PARK, SUBDIVISION OR ADDITION TO THE CITY OF FREDERICKSBURG, TEXAS, AS AUTHORIZED IN SECTION 4 OF THE CITY OF FREDERICKSBURG SUBDIVISION ORDINANCE.

WITNESS BY MY HAND John Johnson DAY OF May, 2024

John Johnson SECRETARY
POST OAK PARK, SUBDIVISION, FREDERICKSBURG, TEXAS

CERTIFICATE OF RECORDATION
FILED FOR RECORD AT 10:00 O'CLOCK A.M.
THIS THE 27th DAY OF May, 2024
ON PAGE 58 VOLUME 7 OF THE PLAT
RECORDS OF GILLESPIE COUNTY, TEXAS.

Jessica Brown CLERK, COUNTY COURT GILLESPIE COUNTY, TEXAS



LOCATION MAP
1"=1000'

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- UTILITY EASEMENT
- P.E.
- PEDESTRIAN EASEMENT
- S.S.E.
- SANITARY SEWER EASEMENT
- PRIVATE ACCESS EASEMENT
- F.L.
- FIRE LANE
- O
- 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)

LENHOLDER'S ACKNOWLEDGEMENT
I (WE) Travis Peas Bank A TEAMS STATE-CHARTERED BANK
OWNER(S) AND HOLDER(S) OF A LENS AGAINST THE PROPERTY DESCRIBED
WITHIN THE PLAT, SAID LENS, BEING ENDORSED BY INSTRUMENT OF RECORD IN
DOCUMENTS OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE
COUNTY, TEXAS, DO HEREBY CONFIRM THAT I (AM WE ARE) THE PRESENT
OWNER(S) OF SAID LENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART
THEREOF, AND I (WE) HEREBY EXCUTE THIS ACKNOWLEDGEMENT FOR THE SOLE
PURPOSE OF CONSENTING TO THE FILING OF SAID PLAT.

SIGNED:
Travis Peas Bank
LENDER
PRINTED NAME

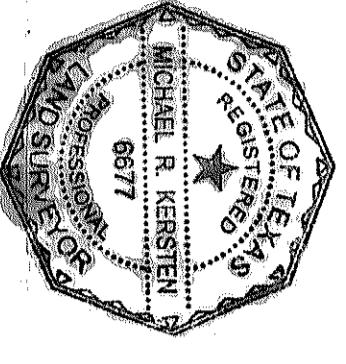
STATE OF TEXAS 6th Apr
COUNTY OF 6th Apr
SHOWN TO AND SUBSCRIBED BEFORE ME BY Michael Kersten, V

ON THE 10th DAY OF April, 2024.

SIGNED:
Michael Kersten
NOTARY PUBLIC IN TX AND FOR THE STATE OF TEXAS

DATE 4-24-24

CERTIFICATE OF SURVEYOR
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL 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.



Line Table	
Line #	Length Direction
L1	50.00' S021°31'E
L2	40.00' N089°56'27"W

STATE OF Texas §
NOTARY PUBLIC IN TX AND FOR THE STATE OF TEXAS
MICHAEL R. KERSTEN
TEXAS BOARD OF PROFESSIONAL LAND SURVEYOR
DATE 4-24-24

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