

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §  
COUNTY OF Gilchrist §  
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 EQUIVALENT INTEREST, UNLESS OTHERWISE NOTED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BOUNDARIES, EASEMENTS, AND OTHER OPEN SPACE TO PUBLIC USE FOREVER, AND HEREBY CONVEY, BY FEE SIMPLE TITLE, ALL PUBLIC ROAD RIGHT-OF-WAY PURPOSES FOREVER AND AGREE FOR MYSELF (OURSELVES) AND MY (OUR) HEIRS AND ASSAIGNEES TO MAINTAIN, REPAIR, AND IMPROVE THE PUBLIC ROAD FOR PUBLIC ROAD RIGHT-OF-WAY PURPOSES, AND OTHER RESTRICTIONS SHOWN HEREON.

LECHUGUILLA VENTURES, LLC  
8522 BROADWAY SUITE 209  
SAN ANTONIO, TX 78217

DATE: 4/17/2024

BY: Lechugilla Ventures

NAME: Zachary Moorman

TITLE: Managing Director

STATE OF Texas §

COUNTY OF Gilchrist §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Zachary Moorman, 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 authorized to execute the foregoing instrument for the purposes and considerations therein expressed, and in the capacity therein stated.

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

(SEAL)

NOTARY PUBLIC

LENDHOLDERS ACKNOWLEDGEMENT

I (WE), Times Bank, a TEXAS STATE-CHARTERED BANK, DO HEREBY ACKNOWLEDGE THAT THE LANDS DESCRIBED BY INSTRUMENT OF RECORD IN DOCUMENT # 20180109 G.C.O.P.R. OF THE OFFICIAL PUBLIC RECORDS OF GILCHRIST COUNTY, TEXAS, DO HEREBY CONFIRM THAT I (AM WE ARE) THE PRESENT OWNER(S) OF SAID LAND(S) AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF, AND (WE) HEREBY EXECUTE THIS ACKNOWLEDGEMENT FOR THE SOLE PURPOSE OF CONFIRMING TO THE PUBLIC OF SAID PLAN.

SIGNED: G.C.R.

LENDHOLDER

PRINTED NAME: George Light, V

STATE OF TEXAS 68196

SWORN TO AND SUBSCRIBED BEFORE ME BY George Light, V

ON THE 16<sup>th</sup> DAY OF April, 2024

SIGNED: Charles B. Baker

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SIGNED: Michael Kersten

MICHAEL KERSTEN, TX REGISTRATION # 1094767

TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS

DATE: 4-24-24

STATE OF Texas §

COUNTY OF Gilchrist §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Kersten, 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 authorized to execute the foregoing instrument for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 24<sup>th</sup> DAY OF April, 2024.

(SEAL)

NOTARY PUBLIC

CERTIFICATE OF FINAL PLAT APPROVAL  
ADMINISTRATIVE APPROVAL

APPROVED: John Johnson DATE: May 3, 2024

DIRECTOR OF DEVELOPMENT SERVICES

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF FREDERICKSBURG, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF POST OAK PARK SUBDIVISION, A SUBDIVISION OF ADDITION TO THE CITY OF FREDERICKSBURG WAS SUBMITTED AND APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES ON THE 1<sup>st</sup> DAY OF May, 2024 AS AUTHORIZED IN SECTION 4 OF THE CITY OF FREDERICKSBURG SUBDIVISION ORDINANCE.

WITNESS BY MY HAND 1 DAY OF May, 2024

John Johnson CITY SECRETARY  
CITY OF FREDERICKSBURG, TEXAS

CERTIFICATE OF RECORDATION

FILED FOR RECORD AT 10:00 O'CLOCK A.M.

THIS THE 8<sup>TH</sup> DAY

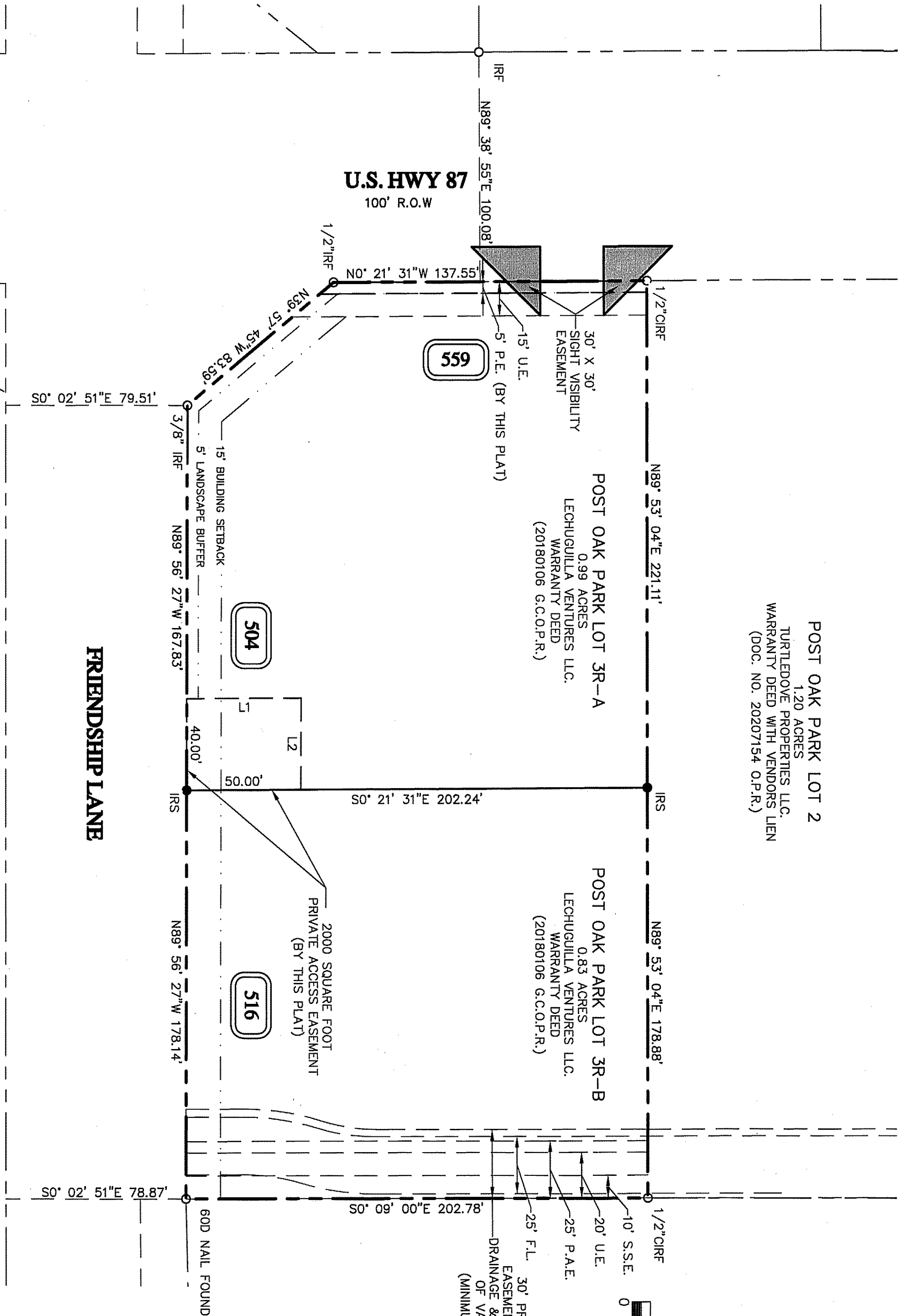
OF MAY, 2024, A.D. ON

PAGE 58 VOLUME 7 OF THE PLAT

RECORDS OF GILCHRIST COUNTY, TEXAS.

DEPUTY

Shirley Brown CLERK, COUNTY CLERK, GILCHRIST COUNTY, TEXAS



Line Table		
Line #	Length	Direction
L1	50.00'	S0°21'31"E
L2	40.00'	N89°56'27"W

EASEMENT NOTE

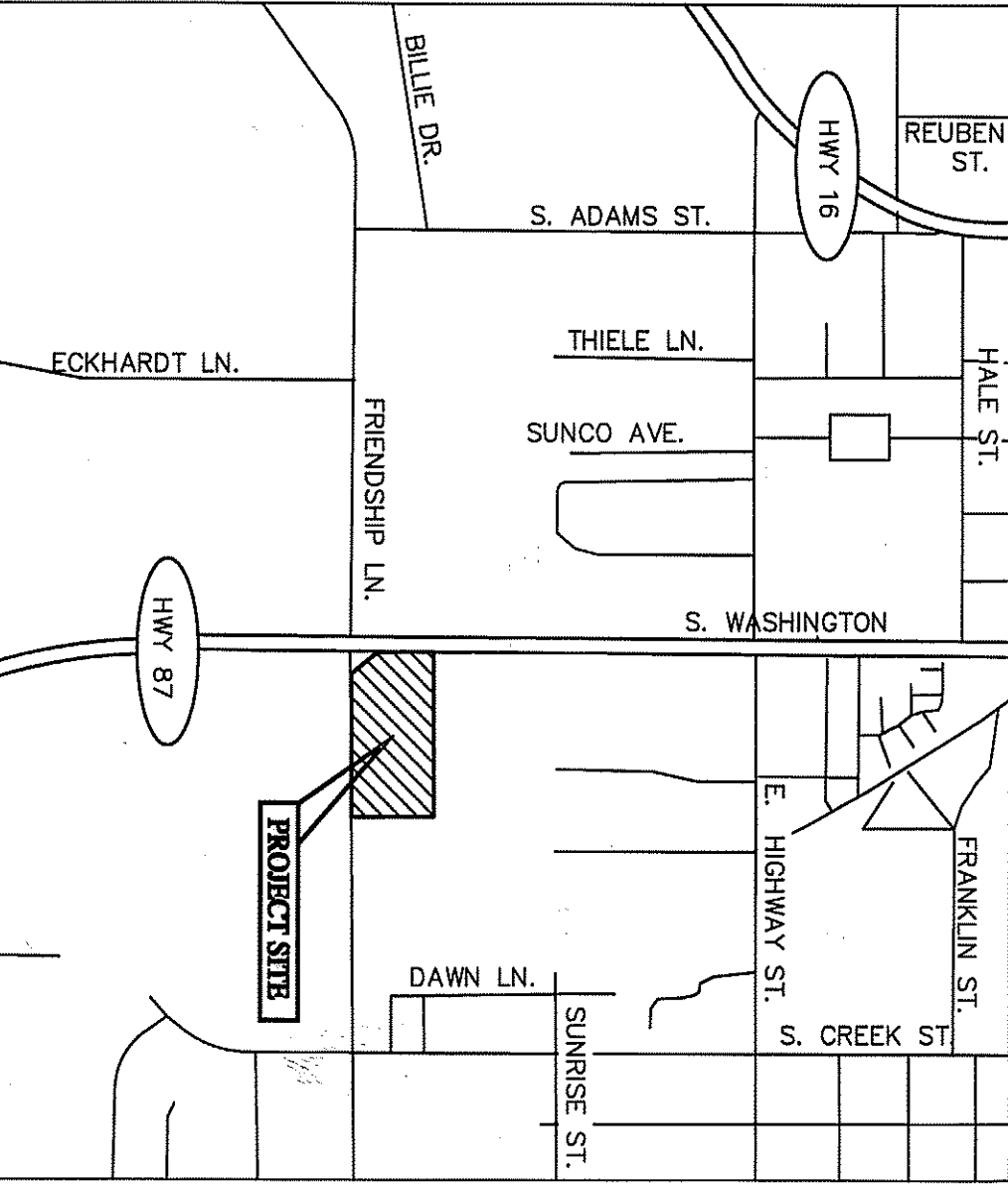
EASEMENTS: ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, TENGES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS UTILITY. SUCH EASEMENTS SHALL BE GRANTED TO THE CITY BY THE CITY COUNCIL 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, OR MAINTENANCE OF ANY PUBLIC UTILITY. THE CITY SHALL HAVE THE RIGHT OF 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 TAKE THE RESPONSIBILITY TO REPLACE THEM.

NOTES

1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD BOUNDARY MAP, PANEL NO. 48120282C, EFFECTIVE DATE 08/19/2001.
2. ANY AND/OR SPRINKLER HEADS THAT MAY EXIST ARE NOT SHOWN HEREON.
3. BEARINGS, DISTANCES AND ACREAGE ARE GRID, NAD 83 US TEXAS CENTRAL ZONE 4203.
4. NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION ALONG THE RIGHT-OF-WAY OF ANY PUBLIC ROAD OR HIGHWAY.
5. ALL CORNERS 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "PRLS 6677" UNLESS OTHERWISE NOTED.



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
Shirley Brown  
Lindsey Brown, County Clerk  
Gilchrist County, Texas  
May 06, 2024 10:08:45 AM  
FEE \$191.00 JCSOSTON 2024010058



LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- UTILITY EASEMENT
- PEDESTRIAN EASEMENT
- SANITARY SEWER EASEMENT
- PRIVATE ACCESS EASEMENT
- P.A.E.
- FIRE LANE
- 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- 1/2" IRON ROD SET
- 30' X 30' SIGHT VISIBILITY EASEMENT
- LOT ADDRESS

A  
REPLAT  
FOR

POST OAK  
PARK

516 FRIENDSHIP LANE, FREDERICKSBURG, GILCHRIST COUNTY, TEXAS.

LECHUGUILLA VENTURES LLC. OWNER

CONTACT: ZACHARY MOORMAN 8522 BROADWAY SUITE 209 SAN ANTONIO, TX 78217 (210) 860-4132

CHISOLM TRAIL LAND SURVEYING, LLC SURVEYOR

CONTACT: MICHAEL KERSTEN 1700 THORNDALE CT. CORINTH, TX 76210 (940) 367-7188 TBP'S FIRM NO. 10194767

VBI CONSULTING ENGINEERS ENGINEER

ENGINEERING CONTACT: KEVIN W. SPRAGANS 507 E. HIGHWAY ST., SUITE D FREDERICKSBURG, TX 78624 (830) 997-4744 FAX: (830) 997-6967 Texas Registration # T-165

DATE: 04/02/2024 FILE NO: 24001 PROJECT NO: P-2407 SHEET: RP (OF 1)