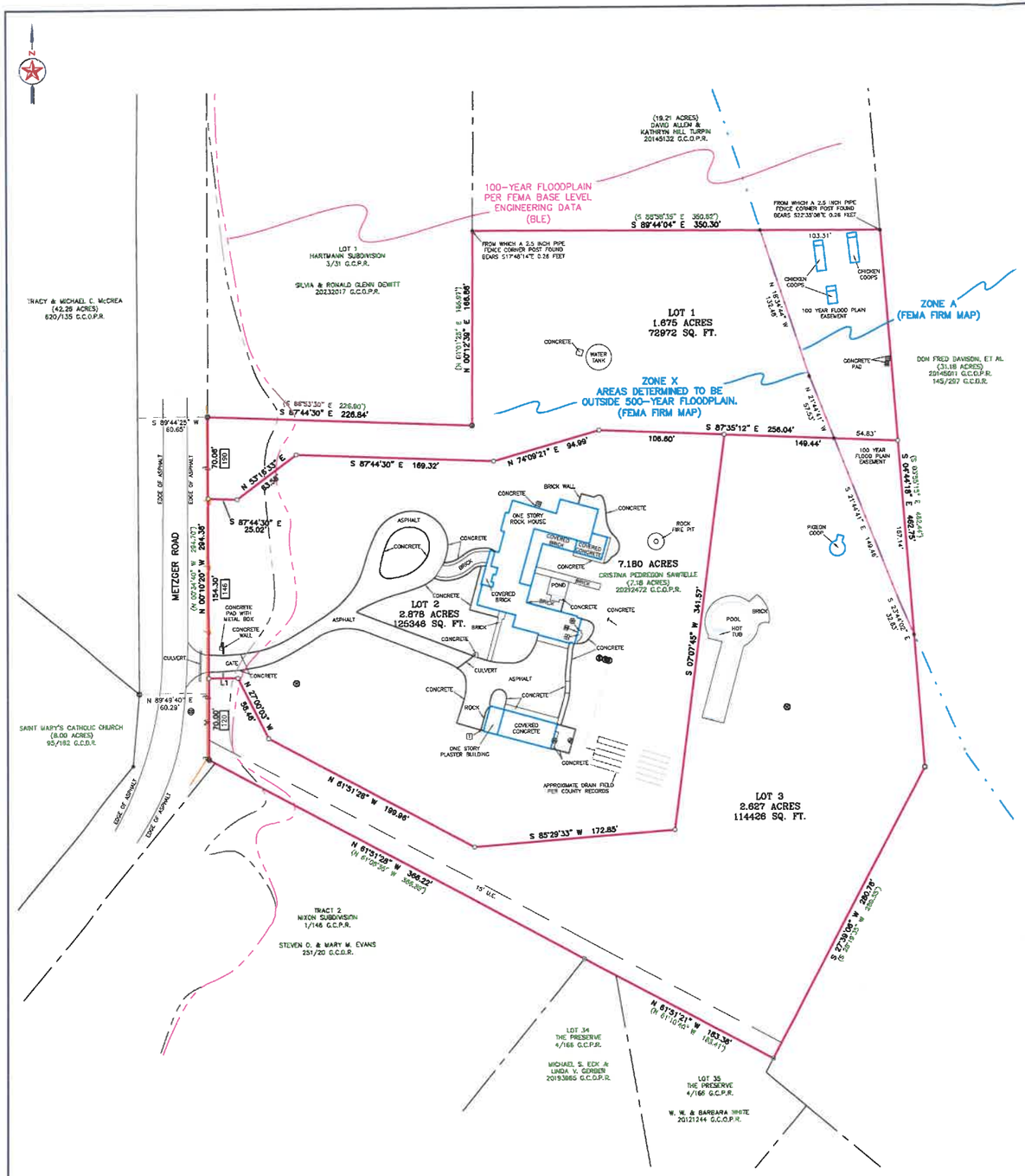


LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°59'07" W	25.00'

SEARCHERS
SURVEYORS | CONSULTANTS
MASON | FREDERICKSBURG
4295 Old Fredericksburg Road, Mason, Texas 76856
120 Mustang Street, Fredericksburg, Texas 78624
830-347-1311 | F-10193966 | SEARCHERS.NET

BOUNDARY LINE · ADJOINER'S LINE · APPROX. OUTLOT LINE · OVERHEAD UTILITY LINE · FENCE · PIPE FENCE CORNER POST FOUND · WOOD FENCE CORNER POST FOUND · POINT · 1/2" IRON ROD FOUND · 1/2" IRON ROD SET · 3/8" IRON ROD FOUND · IRON PIPE FOUND · MAG NAIL FOUND · MAG NAIL SET · PEDESTAL · GUY · UTILITY POLE · ELECTRIC METER · SEWER CLEANOUT · AIR CONDITIONER · WATER METER · FIRE HYDRANT · ADDRESS

U.E. – UTILITY EASEMENT
B.L. – BUILDING SETBACK LINE
(BRG.-DIST.) – RECORD CALL
G.C.P.R. – GILLESPIE COUNTY PLAT RECORDS
G.C.D.R. – GILLESPIE COUNTY DEED RECORDS
G.C.O.P.R. – GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS
G.C.R.P.R. – GILLESPIE COUNTY REAL PROPERTY RECORDS

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 space to public use forever and hereby convey, by fee simple title, all 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.

_____
Cristina Pedregon Sawtelle

STATE OF TEXAS §

COUNTY OF GILLESPIE §

Before me, the undersigned authority, on this day personally appeared CRISTINA PEDREGON SAWTELLE, 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 _____ day of _____, 2024.

_____
Notary Public, State of Texas

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF TEXAS §

COUNTY OF GILLESPIE §

Whereas, First United Bank and Trust Co., 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. 20230584 of the Official Public Records of Gillespie County, Texas, does hereby ratify all dedications and provisions of this plat as shown.

_____
_____ for
First United Bank and Trust Co.

STATE OF TEXAS §

COUNTY OF GILLESPIE §

Before me, the undersigned authority, personally appeared _____ known to me to be the person and officer whose name is subscribed above, and that she/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 ____ day of _____, 2024.

_____
Notary Public, State of Texas

PLAT NOTES:

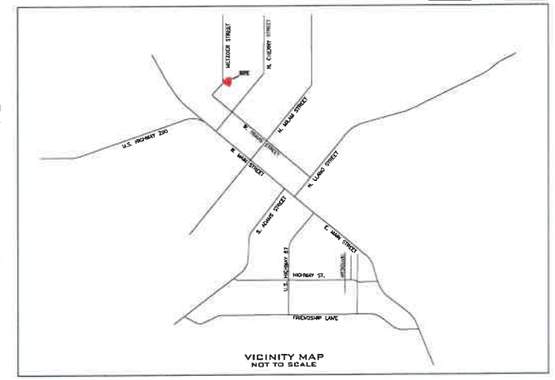
1. Any public utility, including the City, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements 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.
2. Property is located in the ETJ of the City of Fredericksburg
3. 100 YEAR FLOODPLAIN EASEMENT RESTRICTION: 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 of 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.

FILED FOR RECORD AT _____ O'CLOCK ___M. THIS THE _____ DAY OF _____, 2024

ON VOLUME _____, PAGE _____ OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS

_____
COUNTY CLERK, GILLESPIE COUNTY, TEXAS

VOLUME _____, PAGE _____



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF FINAL PLAT APPROVAL
ADMINISTRATIVE APPROVAL

Approved

_____ _____, 20__
Director of Development Services Date

The undersigned, the City Secretary of the City of Fredericksburg, hereby certifies that the foregoing minor plat establishing C.P. Sawtelle Estates, a Subdivision or Addition to The City of Fredericksburg was submitted and approved by the Director of Development Services on the _____, day of _____, 2024 as authorized in Section 4 of the City of Fredericksburg Subdivision Ordinance.

Witness by my hand _____ day of _____, 2024

_____
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 _____, 20__.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
Josh W. Leamons 9/9/2024
Registered Professional Land Surveyor, 6276

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 _____ day of _____, 20__.

_____
Notary Public, State of Texas

SURVEY NOTES:

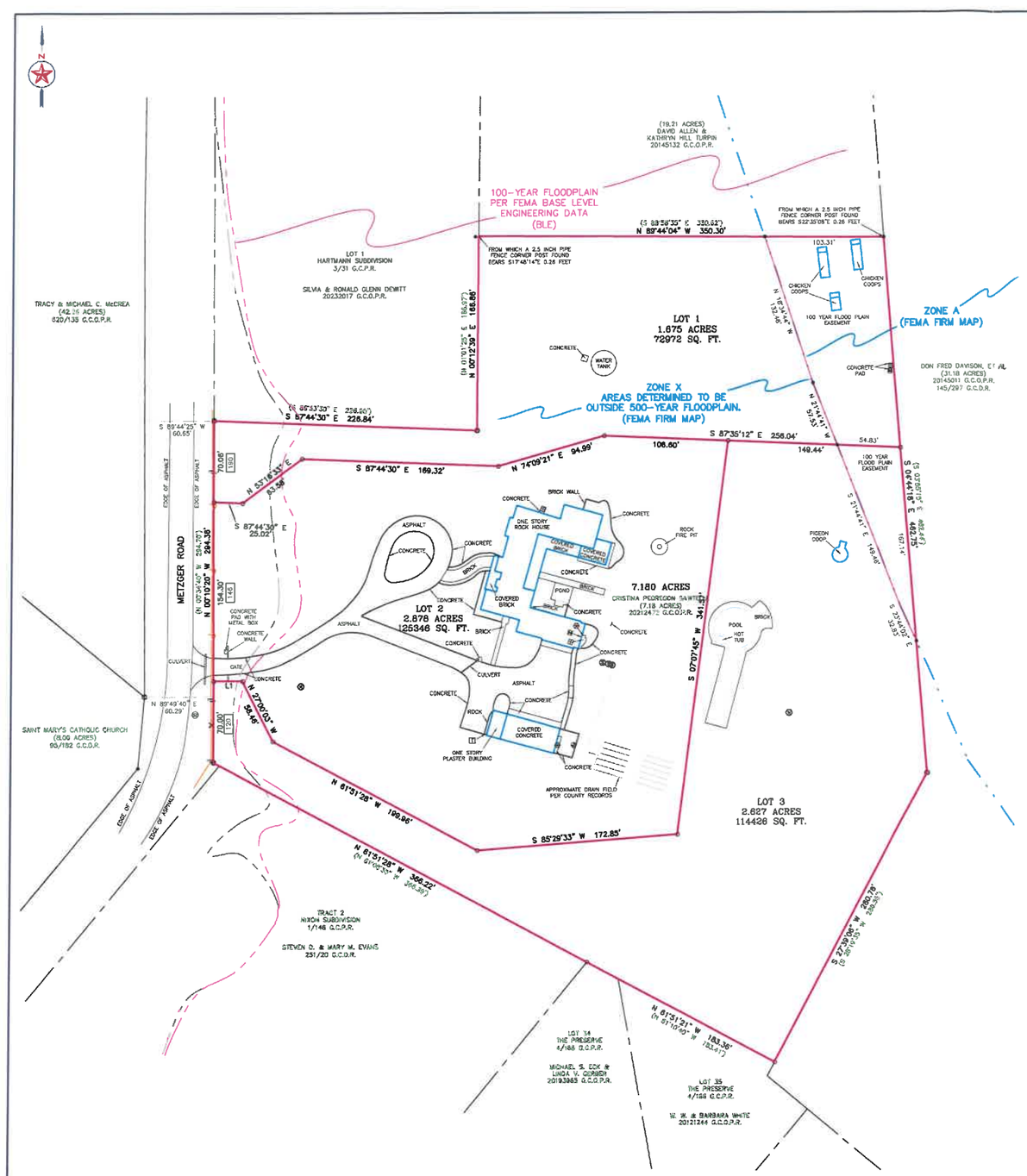
1. This survey was prepared without the benefit of a current title report/commitment. There may be easements, restrictions, and/or covenants affecting this property, not shown hereon.
2. Bearings, distances, coordinates, & acreage are Grid, NAD 83 US Texas Central Zone 4203.
3. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "SEARCHERS RPLS 6275."
4. The property shown hereon is located in Zone X and Zone A, and a portion the property is within a 100-year flood hazard area as identified by the Federal Emergency Management Agency Flood Insurance Rate Map, Panel No. 48171C0267 C Effective October 19, 2001.

MINOR PLAT ESTABLISHING THE C.P. SAWTELLE ESTATES

BEING A PORTION OF OUTLOT NO. 314, A PORTION OF OUTLOT 608, AND A PORTION OF AN UNNUMBERED OUTLOT AS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY IN GILLESPIE COUNTY, TEXAS.

DRAWN BY: JDL
JOB NO. 24-7221

P-2420



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°59'07" W	25.00'

0' 40' 80' 120'
SCALE: 1" = 40'

SEARCHERS
SURVEYORS | CONSULTANTS
MASON | FREDERICKSBURG
4589 OLD PONTOTOC ROAD, MASON, TEXAS 76856
750 MUSTANG STREET, FREDERICKSBURG, TEXAS 78624
830-383-1211 | F-10193956 | SEARCHERS.NET

BOUNDARY LINE
ADJOINER LINE
APPROX. OUTLOT LINE
INVISIBLE UTILITY LINE
FENCE
PIPE FENCE CORNER POST FOUND
WOOD FENCE CORNER POST FOUND
POINT
1/2" IRON ROD FOUND
1/2" IRON ROD SET
3/8" IRON ROD FOUND
IRON PIPE FOUND
MAG NAIL FOUND
MAG NAIL SET
PEDESTAL
CAP
UTILITY POLE
ELECTRIC METER
SERVICE TELEPHONE
AIR CONDITIONER
WATER METER
ADDRESS
FIRE HYDRANT
U.E. – UTILITY EASEMENT
B.L. – BUILDING SETBACK LINE
(REC.-DIST.) – RECORD CALL
G.C.P.R. – GILLESPIE COUNTY PLAT RECORDS
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G.C.R.P.R. – GILLESPIE COUNTY REAL PROPERTY RECORDS

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STATE OF TEXAS §

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_____
Cristina Pedregon Sawtelle

STATE OF TEXAS §

COUNTY OF GILLESPIE §

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GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

_____
Notary Public, State of Texas

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STATE OF TEXAS §

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_____
_____ for
First United Bank and Trust Co.

STATE OF TEXAS §

COUNTY OF GILLESPIE §

Before me, the undersigned authority, personally appeared _____ known to me to be the person and officer whose name is subscribed above, and that she/he is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

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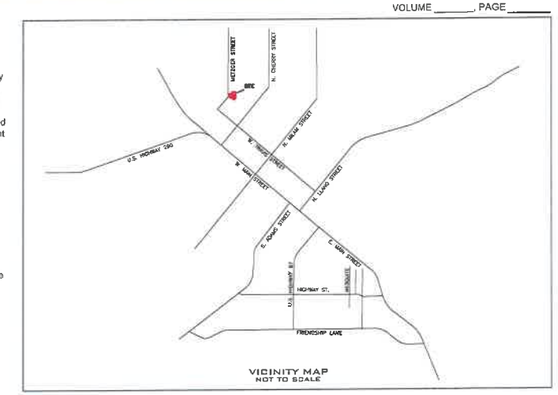
FILED FOR RECORD AT _____ O'CLOCK __M, THIS THE _____ DAY OF _____, 2024

ON VOLUME _____, PAGE _____ OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS

_____
COUNTY CLERK, GILLESPIE COUNTY, TEXAS

VOLUME _____, PAGE _____



CERTIFICATE OF FINAL PLAT APPROVAL
ADMINISTRATIVE APPROVAL

Approved

_____ _____, 20__
Director of Development Services Date

The undersigned, the City Secretary of the City of Fredericksburg, hereby certifies that the foregoing minor plat establishing C.P. Sawtelle Estates, a Subdivision or Addition to The City of Fredericksburg was submitted and approved by the Director of Development Services on the _____, day of _____, 2024 as authorized in Section 4 of the City of Fredericksburg Subdivision Ordinance.

Witness by my hand _____ day of _____, 2024

_____
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 _____, 20__.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____ 9/9/2024
Josh W. Leamons
Registered Professional Land Surveyor, 6276

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.

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_____
Notary Public, State of Texas

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DRAWN BY: JL
JOB NO. 24-7231
P-2420