

**SURVEY NOTES:**

- 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.
- Bearings, distances, coordinates, & acreage are GFD, NAD 83 US Texas Central Zone 4203.
- A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "SEARCHERS RPLS 6275."
- The property shown hereon is located in Zone X and is not within a 100-year flood hazard area as identified by the Federal Emergency Management Agency Flood Insurance Rate Map, Panel No. 48171C0288 C Effective October 19, 2001.

# Exhibit A

**LIENHOLDER'S RATIFICATION OF PLAT DEDICATION**

STATE OF TEXAS §  
 COUNTY OF \_\_\_\_\_ §

Whereas, LAWRENCE D. ROBINSON, 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. 20243889 of the Official Public Records of Gillespie County, Texas, does hereby ratify all dedications and provisions of this plat as shown.

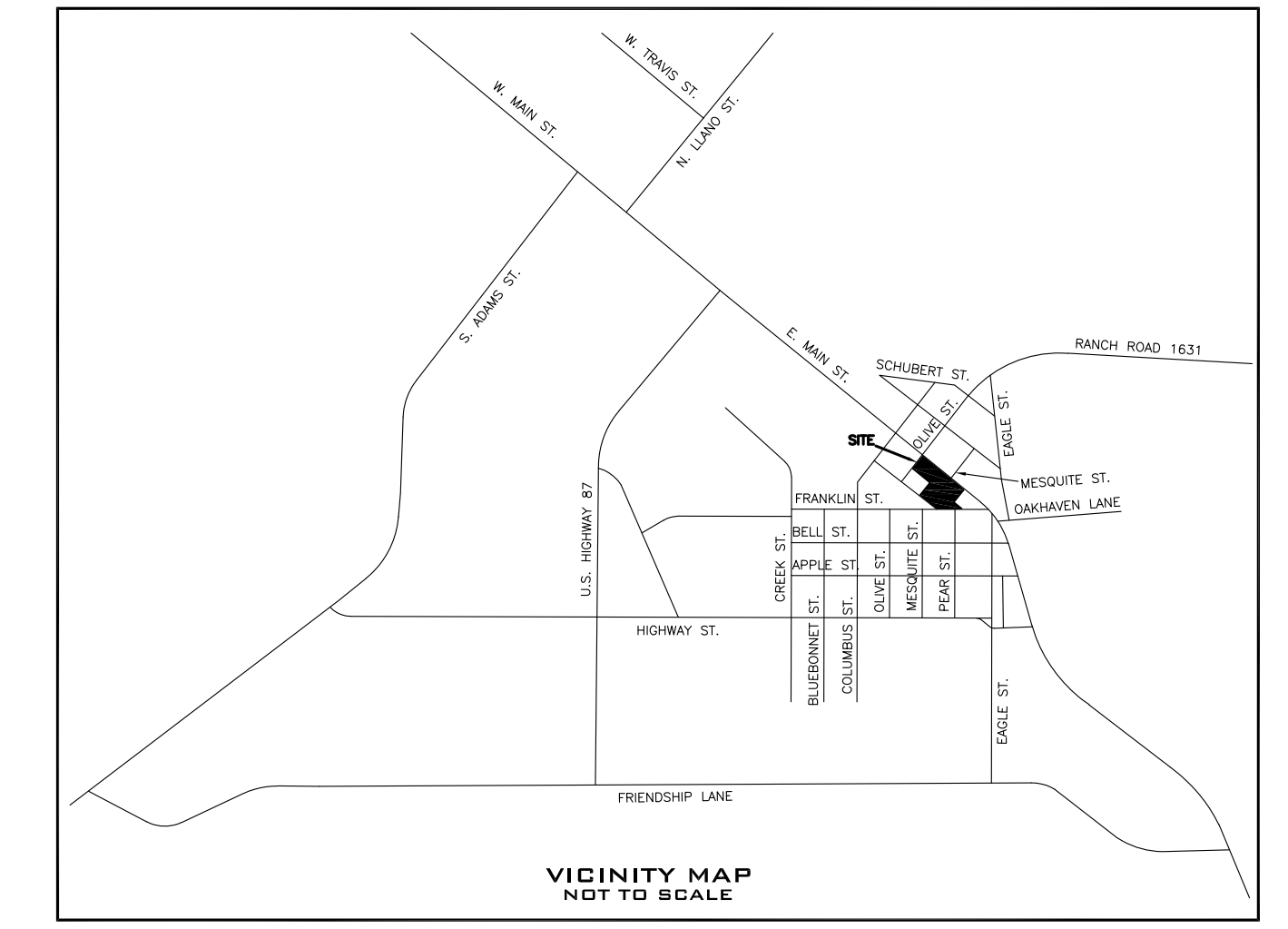
\_\_\_\_\_  
 LAWRENCE D. ROBINSON, for  
 LENNOX GRANDCHILDREN TRUST

STATE OF TEXAS §  
 COUNTY OF GILLESPIE §

Before me, the undersigned authority, personally appeared LAWRENCE D. ROBINSON, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
 Notary Public, State of Texas



**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.

\_\_\_\_\_  
 LISA LENNOX, MANAGER  
 MOD MOTEL NO. 2, LLC

THE STATE OF TEXAS §  
 COUNTY OF GILLESPIE §

Before me, the undersigned authority, on this day personally appeared LISA LENNOX, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she has 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 May, 2025.

\_\_\_\_\_  
 Notary Public, State of Texas

**CERTIFICATE OF FINAL PLAT APPROVAL  
 ADMINISTRATIVE APPROVAL**

Approved \_\_\_\_\_

\_\_\_\_\_  
 Director of Development Services

Date \_\_\_\_\_, 2025

The undersigned, the City Secretary of the City of Fredericksburg, hereby certifies that the foregoing Replat establishing MOD MOTEL ADDITION, a Subdivision of Addition to The City of Fredericksburg was submitted and approved by the Director of Development Services on the \_\_\_\_ day of \_\_\_\_\_, 2025 as authorized in Section 4 of the City of Fredericksburg Subdivision Ordinance.

Witness by my hand \_\_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
 City Secretary  
 City of Fredericksburg, Texas

**CERTIFICATE OF SURVEYOR**

THE 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 August 12, 2024.

\_\_\_\_\_  
 Josh W. Leamons May 15, 2025  
 Registered Professional Land Surveyor, 6276



THE 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.

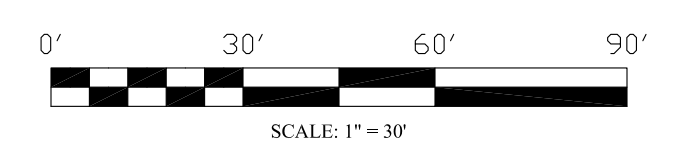
GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
 this 15th day of May, 2025.

\_\_\_\_\_  
 Notary Public, State of Texas

**MINOR PLAT ESTABLISHING THE  
 MOD MOTEL ADDITION**  
 A REPLAT OF LOTS 1, 2, 3, 8, & 9 AND PART OF  
 LOT 7, BLOCK 19 AND LOTS 7 & 8, BLOCK 20,  
 SOUTH HEIGHTS ADDITION AS SHOWN ON THE  
 PLAT RECORDED IN VOLUME 18, PAGE 301 OF  
 THE DEED RECORDS OF GILLESPIE COUNTY,  
 TEXAS, LOT 1R BLOCK 20, SOUTH HEIGHTS  
 ADDITION AS SHOWN ON THE PLAT RECORDED  
 IN VOLUME 3, PAGE 92 OF THE PLAT RECORDS  
 OF GILLESPIE COUNTY, TEXAS, AND THE 0.344  
 ACRE ABANDONED PORTION OF MESQUITE  
 STREET DESCRIBED IN INSTRUMENT NO.  
 20251936 OF THE OFFICIAL PUBLIC RECORDS  
 OF GILLESPIE COUNTY, TEXAS.

**PLAT NOTES:**

- Setbacks shall be in accordance with the City's adopted zoning code at the time of permitting.
- 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.
- 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, walks, 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 replatted.
- Current zoning: C2 - Commercial
- Proposed Use: Motel/Restaurant/Store



**LEGEND:**

● POINT	○ 1/2" IRON ROD FOUND	□ PEDESTAL	▨ ADDRESS
— BOUNDARY LINE	○ 1/2" IRON ROD SET	□ UTILITY EASEMENT	▨ 30' X 30' UTILITY EASEMENT
- - - ADJOINING LINE	○ 3/8" IRON ROD FOUND	□ UTILITY POLE	▨ BL. - BUILDING SETBACK LINE
— ORIGINAL LOT LINE	○ IRON PIPE FOUND	□ ELECTRIC METER	▨ (DRG-1003) - RECORD DIAL
— FENCE	○ WOOD NAIL FOUND	□ SEWER CLEANOUT	▨ G.C.P.R. - GILLESPIE COUNTY PLAT RECORDS
○ PIPE FENCE CORNER POST FOUND	○ WAG NAIL SET	□ WATER METER	▨ G.C.P.R. - GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS
○ WOOD FENCE CORNER POST FOUND	○ WAG NAIL SET	□ 1/2" DRILL HOLE FOUND IN CONCRETE	▨ G.C.P.R. - GILLESPIE COUNTY REAL PROPERTY RECORDS

**SEARCHERS CONSULTANTS**  
**MASON | FREDERICKSBURG**  
 4555 OLD PONTIAC ROAD, MASON, TEXAS 76856  
 720 MUSTANG STREET, FREDERICKSBURG, TEXAS 76824  
 800-393-1211 | F-1193966 | SEARCHERS.NET

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M. THIS THE \_\_\_\_ DAY  
 OF \_\_\_\_\_, 2024 IN INSTRUMENT NO. \_\_\_\_\_  
 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS

\_\_\_\_\_  
 COUNTY CLERK, GILLESPIE COUNTY, TEXAS