

**OWNERS ACKNOWLEDGEMENT AND DEDICATION**

STATE OF TEXAS \$  
 COUNTY OF GILLESPIE \$

I hereby certify that I am the owner of the land shown on this plat, that we hereby adopt this plat of HOMESTEAD 24, and with our free consent dedicate to the public forever all utility easements and the 0.215 acre right-of-way strip shown hereon and dedicated to the owners hereon, and the private streets shown hereon. All streets shown hereon shall remain private and shall be maintained at the expense of the owners.

PV HILL COUNTRY LLC  
 BY: WOODMONT MANAGEMENT LLC, MANAGER  
 OF PV HILL COUNTRY LLC

STATE OF TEXAS \$  
 COUNTY OF GILLESPIE \$

Before me, the undersigned authority, on this day personally appeared JOHN A. HAY III, the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 14th day of November, 2022.

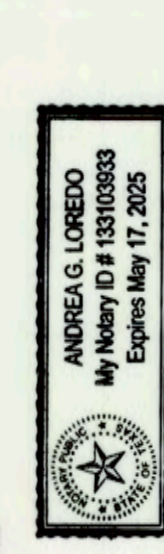
Notary Public, State of Texas

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS \$  
 COUNTY OF GILLESPIE \$

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, have examined the survey of the property made under the supervision of the ground and completed on October 28, 2022.

Josh W. Leamons  
 Registered Professional Land Surveyor, #6276  
 November 14, 2022

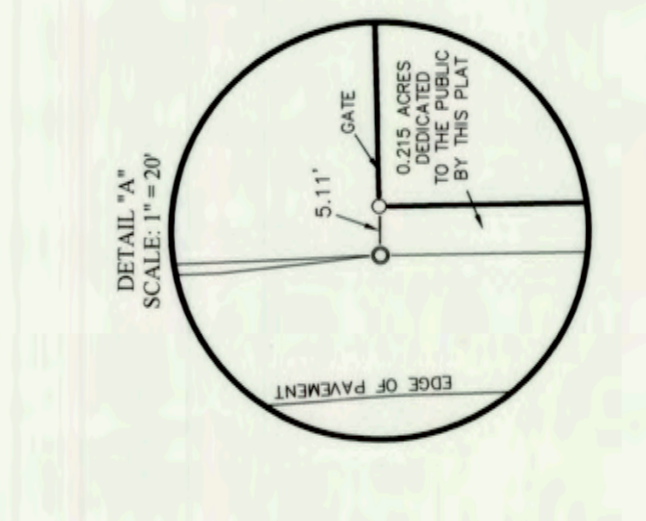
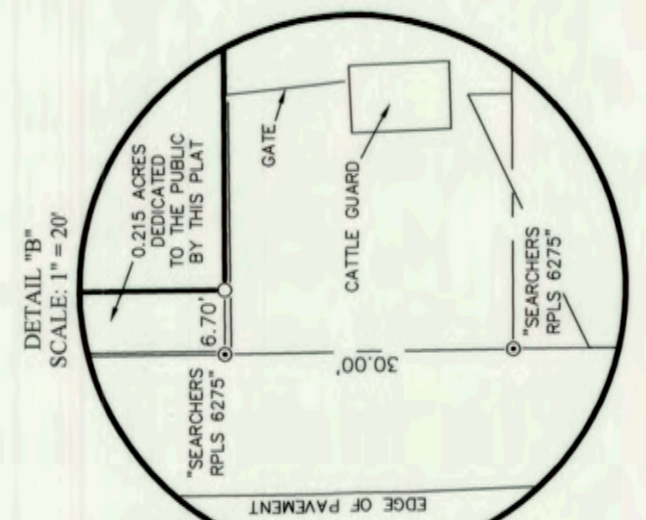
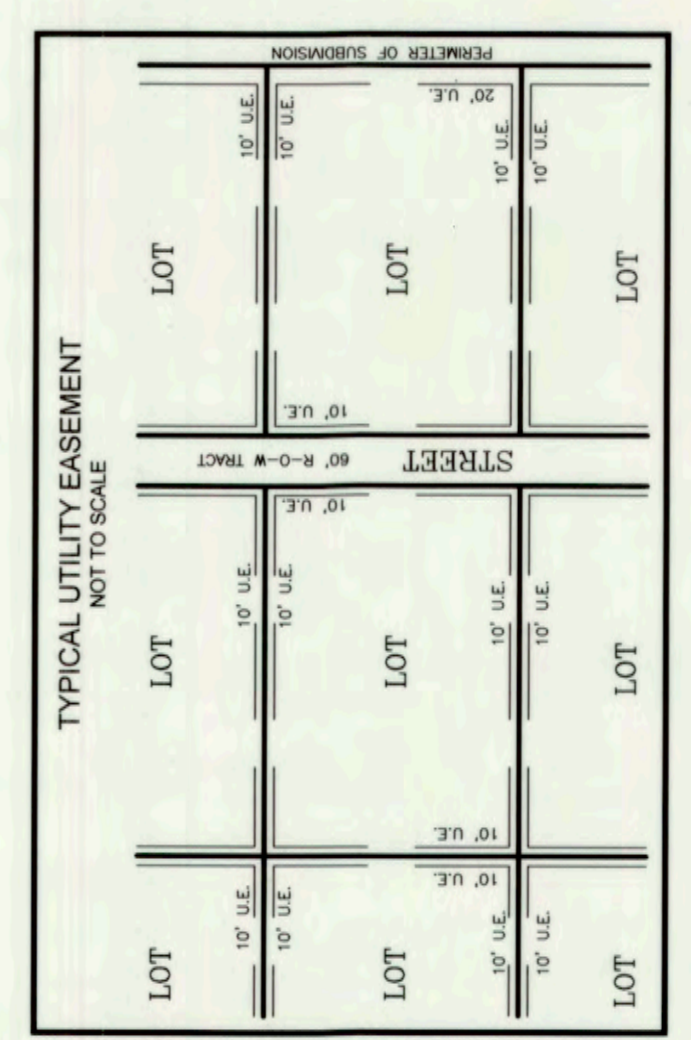


**DEVELOPER:**  
 PV HILL COUNTRY LLC  
 611 W. 5th St, Ste. 300  
 Austin TX 78701

**SURVEYOR:**  
 Searchers Surveying & Engineering LLC  
 738 Mustang St., Unit D  
 Fredericksburg TX 78624  
 800-385-1211



**HOMESTEAD 24**  
 A SUBDIVISION OUT OF THE LOUISA RAMOS SURVEY NO. 21, ABSTRACT NO. 573 IN GILLESPIE COUNTY, TEXAS.



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 88°27'11" E	1695.99'
L2	S 00°43'34" W	779.82'
L3	N 01°12'25" W	745.56'
L4	N 01°12'25" W	717.11'
L5	S 00°43'34" W	779.82'
L6	N 01°12'25" W	745.56'
L7	N 01°12'25" W	717.11'
L8	S 00°43'34" W	779.82'
L9	N 01°12'25" W	745.56'
L10	N 01°12'25" W	717.11'
L11	S 00°43'34" W	779.82'
L12	N 01°12'25" W	745.56'
L13	N 01°12'25" W	717.11'
L14	S 00°43'34" W	779.82'
L15	N 01°12'25" W	745.56'
L16	N 01°12'25" W	717.11'
L17	S 00°43'34" W	779.82'
L18	N 01°12'25" W	745.56'
L19	N 01°12'25" W	717.11'
L20	S 00°43'34" W	779.82'
L21	N 01°12'25" W	745.56'
L22	N 01°12'25" W	717.11'
L23	S 00°43'34" W	779.82'
L24	N 01°12'25" W	745.56'
L25	N 01°12'25" W	717.11'

**CURVE TABLE**

CURVE	BEARING	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	N 88°27'11" E	1695.99'	N 88°27'11" E	1695.99'	0°00'00"
C2	S 00°43'34" W	779.82'	S 00°43'34" W	779.82'	0°00'00"
C3	N 01°12'25" W	745.56'	N 01°12'25" W	745.56'	0°00'00"
C4	N 01°12'25" W	717.11'	N 01°12'25" W	717.11'	0°00'00"
C5	S 00°43'34" W	779.82'	S 00°43'34" W	779.82'	0°00'00"
C6	N 01°12'25" W	745.56'	N 01°12'25" W	745.56'	0°00'00"
C7	N 01°12'25" W	717.11'	N 01°12'25" W	717.11'	0°00'00"
C8	S 00°43'34" W	779.82'	S 00°43'34" W	779.82'	0°00'00"
C9	N 01°12'25" W	745.56'	N 01°12'25" W	745.56'	0°00'00"
C10	N 01°12'25" W	717.11'	N 01°12'25" W	717.11'	0°00'00"
C11	S 00°43'34" W	779.82'	S 00°43'34" W	779.82'	0°00'00"
C12	N 01°12'25" W	745.56'	N 01°12'25" W	745.56'	0°00'00"
C13	N 01°12'25" W	717.11'	N 01°12'25" W	717.11'	0°00'00"
C14	S 00°43'34" W	779.82'	S 00°43'34" W	779.82'	0°00'00"
C15	N 01°12'25" W	745.56'	N 01°12'25" W	745.56'	0°00'00"
C16	N 01°12'25" W	717.11'	N 01°12'25" W	717.11'	0°00'00"
C17	S 00°43'34" W	779.82'	S 00°43'34" W	779.82'	0°00'00"
C18	N 01°12'25" W	745.56'	N 01°12'25" W	745.56'	0°00'00"
C19	N 01°12'25" W	717.11'	N 01°12'25" W	717.11'	0°00'00"
C20	S 00°43'34" W	779.82'	S 00°43'34" W	779.82'	0°00'00"
C21	N 01°12'25" W	745.56'	N 01°12'25" W	745.56'	0°00'00"
C22	N 01°12'25" W	717.11'	N 01°12'25" W	717.11'	0°00'00"
C23	S 00°43'34" W	779.82'	S 00°43'34" W	779.82'	0°00'00"
C24	N 01°12'25" W	745.56'	N 01°12'25" W	745.56'	0°00'00"
C25	N 01°12'25" W	717.11'	N 01°12'25" W	717.11'	0°00'00"

**PLAT NOTES:**

- All vehicles and/or personnel of Gillespie County, when on official business, may use the private streets of HOMESTEAD 24 for any purpose, and may remove any and all obstructions, of any type, in the private streets and assess the cost of removal to the owner or owners of the obstruction.
- The streets shown on this plat are private streets and are also designated as drainage, electric, gas, telephone, cable TV, water, and sanitary sewer easements. Such areas shall be deemed to have been dedicated to the public for such easements and private streets. Gillespie County shall not be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces. The property owners in this subdivision shall be responsible for the maintenance of private streets, roads, drives, emergency access easements, recreation areas, and open spaces, and said owners agree to indemnify and save harmless Gillespie County from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.
- PV HILL COUNTRY LLC, by filing this plat of record, and all future owners of property within this subdivision by purchasing such property, acknowledge and agree that Gillespie County shall have no obligation whatsoever to repair or accept maintenance of the roads in this subdivision until and unless PV HILL COUNTRY LLC and/or the property owners in the subdivision have improved the roadways to the then current standards required by Gillespie County and the roads have been accepted for maintenance by formal, written action of the Gillespie County Commissioners Court and the roadway has been dedicated by the owners thereof, and accepted by PV HILL COUNTRY LLC as a public road. PV HILL COUNTRY LLC and all future owners of property within this subdivision shall look solely to PV HILL COUNTRY LLC, the property owners in the subdivision, and/or the Homeowners Association for future maintenance and repair of the roads shown on this subdivision plat.
- Property owners are advised that they are responsible for the maintenance of dedicated easements on their property and may not utilize these easements for any purpose detrimental to their intended use (i.e. no structures, septic tank fields, etc.). grantees of said dedicated easements reserve the right of access to such easements.
- The flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited. The existing easements, and any improvements, shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage easement. Gillespie County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Gillespie County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- The owners hereby dedicate a perpetual utility easement for the installation and maintenance of utility lines and all necessary appurtenances thereto, whether installed in the air, upon the surface, or underground, along and within ten (10) feet of the rear, front and side lines of all lots and/or tracts, ten (10) feet along the boundaries of all streets when the lots and/or tracts extend to the centerline of said street, twenty (20) feet along the entire perimeter of this subdivision, and within all streets and alleys. The dedication of this easement includes the authority to place, construct, operate, maintain, relocate, and replace utility lines and installations, the right of ingress and egress to and from said utility easement, and the right to clear, cut, and trim trees, shrubbery, undergrowth, and obstructions that may interfere with the operation of utility lines and installations. The landowners shall be responsible for removal of obstructions that may interfere with the operation of utility lines and installations. Nothing that may damage or interfere with installation and maintenance of utilities shall be placed or permitted to remain within the easement. The easement shall be maintained by the landowners.
- GILLESPIE COUNTY AND THE HILL COUNTRY UNDERGROUND WATER CONSERVATION DISTRICT MAKE NO REPRESENTATION OR GUARANTEE AS TO WATER QUALITY OR THAT A PRESENT OR FUTURE ADEQUATE WATER SUPPLY EXISTS.
- Sewer will be provided by On-Site Sewer Facilities.
- Subdivision contains 24 lots.

**FLOOD NOTE:**

THE 100 YEAR "BLE FLOOD LINE" SHOWN HEREON ARE DERIVED FROM THE BASE LEVEL ENGINEERING (BLE) DATA DOWNLOADED FROM WEBAPPS.USGS.GOV/INFRM/EST/BE/ IN AUGUST 2021.

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022, ON VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS

**SEARCHERS**  
 SURVEYING & ENGINEERING LLC  
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 P.O. Box 1000 Fredericksburg, TX 78603 (512) 331-1211

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**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS  
 Gillespie County, Texas  
 December 19, 2022 02:14:39 PM  
 FEE \$351.00 JUSTICE  
 2022010061

County Clerk, Gillespie County, Texas