

AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION

Wednesday, October 9, 2013

5:30 P.M.

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order
2. Approve minutes from the September 2013 Regular Meeting

Pp 1 - 5

PLATS

3. P-1313 - Preliminary Plat for Stone Ridge, Unit 8, a 15.29 acre tract of land located north of Unit 5 and west of Unit 2

Pp 6 - 10

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
September 4, 2013
5:30 P.M.

On this the 4th day of September, 2013 the PLANNING AND ZONING COMMISSION convened in regular session at the Law Enforcement Center with the following members present to constitute a quorum:

JANICE MENKING - Chair
STEVE THOMAS
BOBBY WATSON
BRENDA SEGNER
TODD WILLINGHAM
BILL PIPKIN

ABSENT: CHARLIE KIEHNE
MATT LINES
CHRIS KAISER

ALSO PRESENT: BRIAN JORDAN - Director of Development Services
PAT MCGOWAN - City Attorney
TAMMIE LOTH - Development Coordinator

Janice Menking called the meeting to order at 5:30 P.M.

SITE PLANS

CONSIDER (SP-1312) SITE PLAN FOR FAIRFIELD INN & SUITES AT 513 FRIENDSHIP LANE - Haresh Patel, owner, presented the site plan. Mr. Patel stated the project was started and approved a few years ago but because of financial reasons and the interior changes Marriott was going through, the project was put on hold. Mr. Patel noted all that has changed from the original application is the interior. Mr. Patel noted one unit has been added which makes a total of 78 rooms in the hotel. Mr. Patel commented they went through many revisions at the time of original application before final approval by both Marriott and the City. Mr. Patel added the circulation was designed for ease of fire lane as noted by the City's fire department and stated his architect is addressing the comments received from the City.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted the original site plan was approved in January, 2010 and stated there is a two year limitation on a site plan approval which is the reason the applicant has had to start the process over. Mr. Jordan added there are no new zoning or site plan requirements since the original plan was approved. Mr. Jordan noted the property is zoned commercial and is adjacent to residential zoning. Mr. Jordan commented the entrance drive on Friendship Lane will be shared with the adjoining property when that tract is developed. Mr. Jordan noted the property is approximately two acres

in size and the hotel will be a 3 story, 53,000 square foot building. Mr. Jordan stated the applicants are providing a sidewalk along Friendship Lane. Mr. Jordan explained screening is required on the eastern side and the developer had three options for screening and has chosen a living shrub that is able to reach 8 feet in height. Mr. Jordan added there are no trees on the property, but a landscape plan has been provided. Mr. Jordan noted there are a few engineering issues to be resolved, but the developers are ready to get a building permit and start construction as soon as approval is obtained.

Mr. Jordan noted Staff recommendation of approval with the following conditions:

- 1) Approval of the Landscape Plan prior to issuance of a building permit.
- 2) Approval of final civil plans prior to issuance of a building permit.
- 3) Exterior lighting to be shielded from adjoining properties and approved by Staff.

Brenda Segner asked if there is a pool inside the hotel and Mr. Patel noted there is and there is a small recreation area outside. Bill Pipkin asked if there would be any parking on the western side of the hotel and Mr. Patel stated there will not.

Bobby Watson moved to approve SP-1312 with the conditions set forth by Staff. Brenda Segner seconded the motion. All voted in favor and the motion carried.

Steve Thomas stepped down from the Commission for the consideration of SP-1313.

CONSIDER (SP-1313) SITE PLAN FOR TEXAS RANGERS HERITAGE CENTER AT 1618

HWY 290 EAST - Brandon Weinheimer of Stehling, Klein, Thomas Architects presented the application. Mr. Weinheimer had a detailed PowerPoint presentation and noted the project will be constructed in two phases, but they are requesting approval for the entire site at this time. Mr. Weinheimer noted there will be one main entry / exit on Hwy 290 which aligns with the drive across the highway and TXDOT plans to install a traffic light at that location. Mr. Weinheimer added the developers are also proposing a deceleration lane be provided from the east. Mr. Weinheimer stated Baron's Creek is south of the property and the flood plane covers a large portion of the site. Mr. Weinheimer added there are no buildings in the flood plane, but approximately 1/3 of the parking is located in that area. Mr. Weinheimer added they did not use the area in the flood plane for the building and impervious coverage calculations and the requirements have been met. Mr. Weinheimer explained the site will include a main exhibit/administration building consisting of approximately 20,000 square feet, a courtyard area that includes a statue, a bell tower and a memorial circle (Ring of Honor), an open air pavilion that will be located closer to the highway and a courtyard and amphitheater area. Mr. Weinheimer noted 235 parking spaces surround the site and 156 are required. Mr. Weinheimer noted there are also 6 bus parking spaces. Mr. Weinheimer commented the courtyard area is planned to be used for overflow during larger events. Mr. Weinheimer added the amphitheater will be used for viewing re-enactments that take place in the open area below. Mr. Weinheimer noted the roof will be metal and steel trusses will be used and added the steel will be exposed. Mr. Weinheimer noted the first phase of construction will include the majority of the parking, the pavilion and amphitheater, the courtyard and the statue, bell tower and ring of honor. Mr. Weinheimer added all that will be left to construct in the second phase will be the exhibit hall and the rear parking. Mr. Weinheimer noted TXDOT is installing a sidewalk approximately 1/2 of the way through the property and the developer will extend the sidewalk the rest of the way and break off from there to the interior sidewalk. Mr. Weinheimer commented they have been working with the city departments regarding utilities.

STAFF COMMENTS

Brian Jordan, Director of Development Services, stated City Staff has been working with the architects

and developers for quite some time. Mr. Jordan noted final construction plans are not complete at this time but Staff doesn't expect any major changes to what has been discussed. Mr. Jordan noted there may need to be some discussion with TXDOT regarding the sidewalk construction, but that will be determined as the plans are finalized.

Mr. Jordan noted Staff recommendation of approval with the following conditions:

- 1) Approval of a Landscape Plan prior to issuance of a building permit.
- 2) All lighting being shielded.
- 3) Approval of Construction Plans prior to issuance of a building permit.
- 4) TXDOT approval of the proposed sidewalk and entrance drive into the site.
- 5) Signage complying with current ordinance.

Bobby Watson moved to approve SP-1313 with the conditions set forth by Staff. Todd Willingham seconded the motion. All voted in favor and the motion carried.

Steve Thomas returned to the Commission.

PUBLIC HEARINGS

PUBLIC HEARING (Z-1304) BY THE CITY OF FREDERICKSBURG TO CONSIDER AN AMENDMENT TO SECTION 2.100 OF THE ZONING ORDINANCE PERTAINING TO THE DEFINITION OF BED AND BREAKFAST FACILITIES AS A PERMITTED USE AND / OR A USE SUBJECT TO CONDITIONAL USE PERMIT IN R-1, SINGLE FAMILY RESIDENTIAL, R-2, MIXED RESIDENTIAL, R-3, MULTI-FAMILY RESIDENTIAL, C-1, NEIGHBORHOOD COMMERCIAL, C-2, COMMERCIAL, AND CBD, CENTRAL BUSINESS DISTRICT - It was moved by Bobby Watson and seconded by Brenda Segner to open Public Hearing Z-1304 by the City of Fredericksburg to consider an amendment to Section 2.100 of the Zoning Ordinance pertaining to the definition of Bed and Breakfast facilities as a permitted use and / or a use subject to Conditional Use Permit in R-1, Single Family Residential, R-2, Mixed Residential, R-3, Multi-Family Residential, C-1, Neighborhood Commercial, C-2, Commercial and CBD, Central Business District. Brian Jordan, Director of Development Services, presented the application and noted this discussion started when several large bed and breakfast projects were proposed. Mr. Jordan explained he has looked at B&B uses in several cities and he and the City Attorney have taken pieces from different cities, as well as using their own experience regarding B&Bs in Fredericksburg, and come up with a guideline for bed and breakfast units in each zoning district. Mr. Jordan summarized the guidelines as follows:

R-1, Single Family Residential, will be left the same as it is now which means a principal residence can rent out rooms in their house, or if the lot consists of 10,000 square feet or more, the owner can build a separate bed and breakfast to rent out if they live in the main structure, or the primary house can be rented as one bed and breakfast.

R-2, Mixed Residential, bed and breakfast units will be allowed as a permitted use, regulated by the density requirements in R-2 zoning.

R-3, Multi-Family Residential, bed and breakfast units will be allowed and governed by the density

restrictions in the R-3 zoning district.

C-1, Neighborhood Commercial, will allow bed and breakfast units, with the maximum number of 8 on one contiguous property being permitted. Density will be regulated by R-3 density requirements.

C-2, Commercial, will consider B&Bs as a permitted use.

CBD, Central Business District, B&Bs will be allowed as a permitted use with the density requirements of the R-3 zoning district. A maximum of eight units on one contiguous property will be allowed and a larger number will require a Conditional Use Permit.

Mr. Jordan also noted he and the City Attorney have established some standards for a bed and breakfast and explained those. Mr. Jordan noted there has been discussion since the shopping district is critical to the viability and the walk-ability of the community, perhaps the ground floor of a building fronting on Main Street should be limited to retail use. Bobby Watson suggested if the ground floor is large enough, the front of the building be retained for retail and B&Bs be allowed in the rear. Mr. Jordan suggested a specific percentage or square footage be retained for retail and letting that serve as the standard.

Joe Cloud, a citizen and owner of multiple bed and breakfast developments, noted changes to the B&B industry are needed and he is in agreement with most everything that has been suggested. Mr. Cloud stated he does question the 30 day time frame established in the requirements because there are many B&B owners that rent their properties to snowbird couples from January through March. Mr. Cloud added he is a huge fan of requiring a bed and breakfast license or permit because it allows the city to track what is in town and also insures the owners are abiding by the requirements set forth.

Steve Thomas suggested adding the number of units allowed as a permitted use in the bed and breakfast definition. There then followed discussion about the 30 day time frame requirement and it was determined that should be removed. There was a suggestion the bottom floor of a historic building be required to retain the historic use of the building. Pat McGowan, City Attorney, suggested any B&B in the shopping district must obtain a Conditional Use Permit to have B&B units on the first floor.

Bobby Watson moved to close Public Hearing Z-1304. Todd Willingham seconded the motion. All voted in favor and the motion carried.

Mr. Jordan then went over the changes the Board made to the stated definition, allowed uses and requirements. Pat McGowan added all B&B operators should be required to obtain a license or permit, regardless if they are opening a new B&B or own an existing B&B.

It was moved by Bobby Watson and seconded by Brenda Segner to recommend approval of Z-1304, Bed and Breakfast Amendment, with the changes noted. All voted in favor and the motion carried.

MINUTES

Brenda Segner moved to approve the minutes from the August, 2013 meeting. Todd Willingham seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

Brian Jordan, Director of Development Services, stated the APA Conference is being held in Galveston October 3-4 and invited any Commission members that would like to attend to get in contact with City Staff to make the arrangements.

ADJOURN

With nothing further to come before the Commission, Bobby Watson moved to adjourn. Steve Thomas seconded the motion. All voted in favor and the meeting was adjourned at 7:00 p.m.

PASSED AND APPROVED this 9th day of October, 2013.

SHELLEY BRITTON, Secretary

JANICE MENKING, Chairman

The first part of the paper discusses the importance of the research and the objectives of the study. It then presents a literature review of the existing research on the topic. The second part of the paper describes the methodology used in the study, including the data collection and analysis techniques. The third part of the paper presents the results of the study, and the fourth part discusses the conclusions and implications of the findings.

The research was conducted using a quantitative approach, and the data was collected from a sample of participants. The results of the study indicate that there is a significant relationship between the variables being studied. The findings suggest that the research has important implications for the field, and further research is needed to explore the topic in more detail.

In conclusion, the study has provided valuable insights into the research topic, and the findings have important implications for the field. The research was conducted using a rigorous methodology, and the results are reliable and valid. The findings suggest that the research has important implications for the field, and further research is needed to explore the topic in more detail.

**PRELIMINARY PLAT
BACKGROUND INFORMATION
October, 2013**

File Number:	P-1313
Subdivision Name:	Stone Ridge – Unit 8
Annexation:	Annexation of this tract is running concurrent with the Plat, and is scheduled to be complete in November.
Location:	North of Stone Ridge Unit 5, west of unit 2 (see attached map)
Tract Size:	15.29 acres
Number/Size of Lots:	33 lots, (lot sizes generally consistent with previous phases), bringing the total number of lots in Stone Ridge to 310.
Roadways:	Short extension of Ellebracht Drive and an extension of Stone Meadow (see overall plan).
Right-of-way Dedications:	All proposed streets – 50’.
Utilities:	Water and Sewer lines will be extended to serve each lot.
Easements:	Variable width drainage easements. Final details on the size and designation of easements to be determined and approved by the City prior to approval of the Final Plat. Various utility easements Standard electric easements (CTEC), each lot
Easements Abandoned:	NA
Stormwater Detention:	Drainage from this addition will flow into the detention pond constructed as part of Phase 5 to the southeast of this phase.
Drainage:	See above.
Staff Comments:	The approval of the Preliminary Plat will allow the submittal of the Final Plat and Construction Plans for this development.
P&Z Action:	Final approval
Staff Recommendation:	Approval
Conditions:	Engineering comments being addressed prior to submittal of the Final Plat.

APPLICATION FOR PLAT APPROVAL

DATE: 8/26/13NAME OF SUBDIVISION: Stone Ridge, Unit VIIIACREAGE: 15.29NUMBER OF LOTS: 33

TYPE OF APPROVAL REQUESTED AND FEE:

(Please provide seven (7) copies of plat)

- ☒ PRELIMINARY PLAT: \$100 plus \$10 per lot \$ 430⁰⁰
- ☐ VARIANCE REQUEST: \$50 per item \$ _____
(Requests for variance on design or construction standards MUST be submitted in writing with Preliminary Plat submission. The request MUST specifically state item, section, subsection, or standards that the variance relates to.)
- ☐ MINOR PLAT: \$100** \$ _____
- ☐ REPLAT (RE-SUBDIVISION): \$100 plus \$10 per lot (over 2 lots)** \$ _____
- ☐ FINAL PLAT FOR CONSTRUCTION/CONSTRUCTION PLAN REVIEW:** \$250 plus \$5 per lot \$ _____
- ☐ PARKS FEE: The dedication of park land, or cash payment for park acquisition, and a park development fee as defined in Ordinance 17-017
- ☐ VACATING PLAT: \$100**

EXISTING LAND USE: Pasture PROPOSED USE: ResidentialOWNER(S): NAME: Stone Ridge Development Co. Inc. - Levi EllebrachtADDRESS: 8498 N. State Hwy. 16 Fredericksburg, Tx

TELEPHONE: _____ FAX: _____

LIEN HOLDER: NAME: _____ ADDRESS: _____

SURVEYOR: Civil Engineering Consultants (Dion Albertson) PHONE: 210 641 9999ENGINEER: Civil Engineering Consultants (Jesse Cantu) PHONE: 210 641 9999 jcantu@cectexas.com

I certify that the information concerning the proposed subdivision is true and correct that I am the record owner(s) of the above described property.

SIGNATURE OF OWNER

DATE

SIGNATURE OF APPLICANT, if applicant is NOT owner

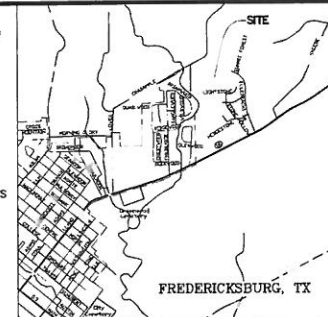
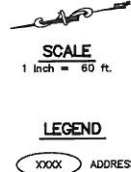
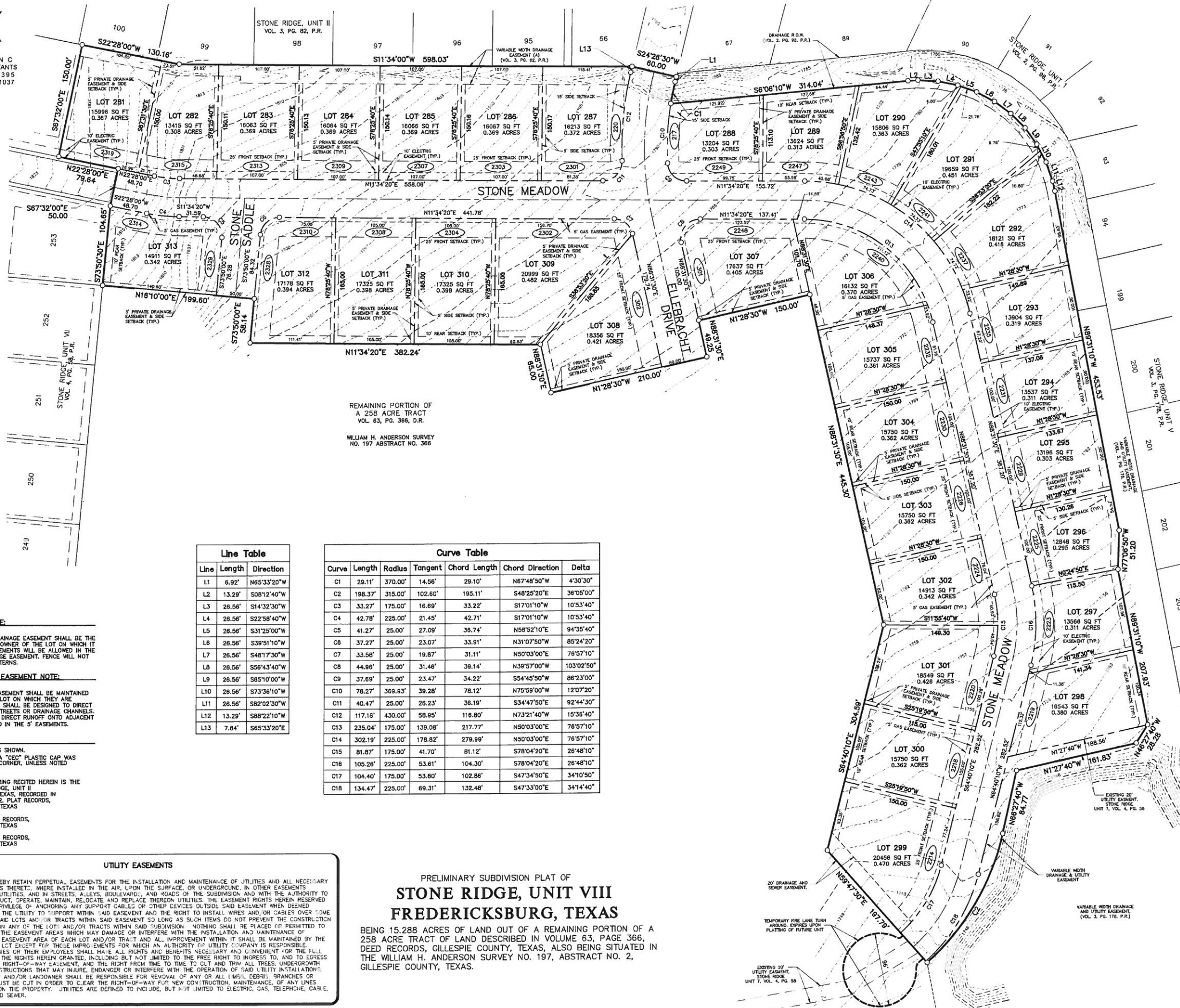
DATE

*NOTE: A copy of a CURRENT Title search MUST be submitted to the City Secretary before plat can be recorded.

**Note: Administrative Fees Only-Additional Fees will be required to record documents with the County of Gillespie. A separate check made payable to "Gillespie County Clerk" must be submitted prior to filing. County fees are as follows: Base fee for filing plat-\$100; plus \$10 per lot; plus \$6 Preservation Fee and Courthouse Security Fee. If more than 1 page, additional \$25 per page.



DON DURDEN, INC.
d.b.a. CIVIL ENGINEERING CONSULTANTS
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
TEL: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-2214



LOCATION MAP
N.T.S.

THE STATE OF TEXAS
COUNTY OF GILLESPIE

I hereby certify that I am the owner of the property shown and described herein, that no other person or entity has any interest in the property either by lien, lease, or other equitable interest, and that I hereby adopt this plan of subdivision with my free consent, establish the minimum set-back lines, and dedicate all public streets, alleys, walks, parks, water courses, easements, and other open space to public use forever and agree for myself and my heirs and assigns to abide forever by all line dedications, and other restrictions shown herein.

Date: _____ OWNER: Stone Ridge Development Co., Inc.
Levi Elebracht President
8496 N. State Hwy. 16
Fredericksburg, Texas
78624

The State of Texas
County of Gillespie
This instrument was acknowledged before me on the _____ day of _____, 2013 by Levi Elebracht President in his capacity as President of Stone Ridge Development Co., Inc.

Notary Public in and for the State of Texas
My Commission Expires: _____

Printed Name of Notary _____

LENDER: American Bank of Texas

The State of Texas
County of Gillespie
This instrument was acknowledged before me on the _____ day of _____, 2013 by: _____

Notary Public in and for the State of Texas
My Commission Expires: _____

Printed Name of Notary _____

Engineer's Certificate
I, the undersigned, (a Registered Professional Engineer) in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey on the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision, and further certify that proper engineering consideration has been given to this plat, and that all aspects are in accordance to the City of Fredericksburg Subdivision Ordinance.

Registered Professional Engineer
Surveyor's Certificate

I, the undersigned, (a Registered Professional Land Surveyor) in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey on the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision, and further certify that proper engineering consideration has been given to this plat, and that all aspects are in accordance to the City of Fredericksburg Subdivision Ordinance.

Registered Professional Land Surveyor

I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations for the City of Fredericksburg, Texas, with the exceptions of such variances, if any, as are noted on this plat and that it has been approved for recording in the office of the County Clerk.

Date: _____ Chairperson, City Planning and Zoning Commission

Filed for record at _____ o'clock _____ m. this _____ day of _____, A.D. on Page _____ Volume _____ of the Plat Records of Gillespie County, Texas.

Deputy Clerk, County Court
Gillespie County, Texas

Line Table		
Line	Length	Direction
L1	6.92'	N65°33'20"W
L2	13.29'	S08°12'40"W
L3	26.56'	S14°32'30"W
L4	26.56'	S22°58'40"W
L5	26.56'	S31°25'00"W
L6	26.56'	S39°51'10"W
L7	26.56'	S48°17'30"W
L8	26.56'	S56°43'40"W
L9	26.56'	S65°10'00"W
L10	26.56'	S73°36'10"W
L11	26.56'	S82°02'30"W
L12	13.29'	S88°22'10"W
L13	7.84'	S65°33'20"E

Curve Table						
Curve	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	29.11'	370.00'	14.56'	29.10'	N67°46'50"W	4°30'30"
C2	198.37'	315.00'	102.60'	195.11'	S48°25'20"E	36°05'00"
C3	33.27'	175.00'	16.69'	33.22'	S17°01'10"W	10°53'40"
C4	42.78'	225.00'	21.45'	42.71'	S17°01'10"W	10°53'40"
C5	41.27'	25.00'	27.09'	36.74'	N58°52'10"E	94°35'40"
C6	37.27'	25.00'	23.07'	33.91'	N31°07'50"W	85°24'20"
C7	33.58'	25.00'	19.87'	31.11'	N50°03'00"E	76°57'10"
C8	44.96'	25.00'	31.46'	39.14'	N39°57'00"W	103°02'50"
C9	37.69'	25.00'	23.47'	34.22'	S54°45'50"W	86°23'00"
C10	78.27'	369.93'	39.28'	78.12'	N75°59'00"W	12°07'20"
C11	40.47'	25.00'	26.23'	36.19'	S34°47'50"E	92°44'30"
C12	117.16'	430.00'	58.95'	116.80'	N73°21'40"W	15°36'40"
C13	235.04'	175.00'	139.08'	217.77'	N50°03'00"E	76°57'10"
C14	302.19'	225.00'	178.82'	279.99'	N50°03'00"E	76°57'10"
C15	81.87'	175.00'	41.70'	81.12'	S78°04'20"E	26°48'10"
C16	105.28'	225.00'	53.61'	104.30'	S78°04'20"E	26°48'10"
C17	104.40'	175.00'	53.80'	102.86'	S47°34'50"E	34°10'50"
C18	134.47'	225.00'	69.31'	132.48'	S47°33'00"E	34°14'40"

LOTS 281-287 NOTE:

THE VARIABLE WIDTH DRAINAGE EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT ON WHICH IT IS LOCATED. NO IMPROVEMENTS WILL BE ALLOWED IN THE VARIABLE WIDTH DRAINAGE EASEMENT. FENCE WILL NOT PROHIBIT DRAINAGE PATTERNS.

PRIVATE DRAINAGE EASEMENT NOTE:

5' PRIVATE DRAINAGE EASEMENT SHALL BE MAINTAINED BY THE OWNER OF THE LOT ON WHICH THEY ARE LOCATED. LOT DRAINAGE SHALL BE DESIGNED TO DIRECT RUNOFF TO ADJACENT STREETS OR DRAINAGE CHANNELS. NO IMPROVEMENTS WITH DIRECT RUNOFF ONTO ADJACENT LOTS SHALL BE ALLOWED IN THE 5' EASEMENTS.

NOTES:

- MONUMENTATION AS SHOWN.
A 2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH LOT CORNER, UNLESS NOTED OTHERWISE.
- THE BASIS OF BEARING RECITED HEREIN IS THE PLAT OF STONE RIDGE, UNIT II, FREDERICKSBURG, TEXAS, RECORDED IN VOLUME 3, PAGE 82, PLAT RECORDS, GILLESPIE COUNTY, TEXAS.
- P.R. DENOTES PLAT RECORDS, GILLESPIE COUNTY, TEXAS.
D.R. DENOTES DEED RECORDS, GILLESPIE COUNTY, TEXAS.

UTILITY EASEMENTS

GRANTORS HEREBY RETAIN PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THEREON, WHERE INSTALLED IN THE AIR, UPON THE SURFACE, OR UNDERGROUND, IN OTHER EASEMENTS DEDICATED TO UTILITIES, AND IN STREETS, ALLEYS, BOULEVARDS, AND ROADS OF THE SUBDIVISION AND WITH THE AUTHORITY TO PLACE, CONSTRUCT, OPERATE, MAINTAIN, RELOCATE AND REPLACE THEREON UTILITIES. THE EASEMENT RIGHTS HEREIN RESERVED INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER SOME PORTIONS OF SAID LOTS AND/OR TRACTS WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS WITHIN SAID SUBDIVISION. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND/OR TRACT AND ALL IMPROVEMENTS THEREON SHALL BE MAINTAINED BY THE OWNER OF THE LOT EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH AN AUTHORITY OF UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL RIGHTS AND PRIVILEGES NECESSARY AND CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT TO INGRESS TO, AND TO EGRESS FROM THE SAID RIGHT-OF-WAY EASEMENT, AND THE RIGHT FROM TIME TO TIME TO CUT AND TRIM ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY INSTALLATION. THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR REMOVAL OF ANY OR ALL LIMBS, DEBRIS, BRANCHES OR BRUSH THAT MUST BE CUT IN ORDER TO CLEAR THE RIGHT-OF-WAY FOR NEW CONSTRUCTION, MAINTENANCE, OF ANY LINES CONSTRUCTED ON THE PROPERTY. UTILITIES ARE DEFINED TO INCLUDE, BUT NOT LIMITED TO, ELECTRIC, GAS, TELEPHONE, CABLE, T.V., WATER AND SEWER.

PRELIMINARY SUBDIVISION PLAT OF
STONE RIDGE, UNIT VIII
FREDERICKSBURG, TEXAS

BEING 15.288 ACRES OF LAND OUT OF A REMAINING PORTION OF A 258 ACRE TRACT OF LAND DESCRIBED IN VOLUME 63, PAGE 366, DEED RECORDS, GILLESPIE COUNTY, TEXAS, ALSO BEING SITUATED IN THE WILLIAM H. ANDERSON SURVEY NO. 197, ABSTRACT NO. 2, GILLESPIE COUNTY, TEXAS.

