



CITY OF FREDERICKSBURG

REGULAR PLANNING AND ZONING AGENDA WEDNESDAY, DECEMBER 8, 2021, ~ 5:30 P.M. LAW ENFORCEMENT CENTER – 1601 E. MAIN STREET

Janice Menking, Chair
Jim Jarreau, Member
Daryl Whitworth, Member
Jeff Lawrence, Member
Polly Rickert, Member

Emily Kirchner, Member
Jill Tabor, Member
Tim Dooley, Vice Chair
Steve Thomas, Member

The City of Fredericksburg Planning and Zoning will meet in a regular session on **Wednesday, December 8, 2021, at 5:30 p.m. The meeting will be in person at the Law Enforcement Center 1601 E. Main Street.** This meeting will be held in person and live stream on our YouTube Channel. Link to City of Fredericksburg YouTube Channel Fredericksburg, Texas USA - YouTube <https://www.youtube.com/channel/UCrhnIFjVfDS1SPBJD2pYKcQ/featured>

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MEETING MINUTES

November 2021 regular meeting minutes

4. PUBLIC COMMENTS

NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject must be limited to a proposal to place the subject on the agenda for a future meeting and any response to a question posed to the Planning and Zoning Commission is limited to either a statement of specific information or recitation of existing policy. TEX. GOV'T CODE § 551.042.

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on December 7, 2021.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to scollier@fbgtx.org

Verbal Comments:

1. Sign up in-person between 5:00 p.m. and 5:30 p.m. at the Law Enforcement Center to comment.

You will be limited to 3 minutes to speak.

The Planning and Zoning Commission (P&Z) welcomes public comments concerning items on this agenda. Each member of the public who desires to address the P&Z regarding an item on this agenda is required to sign up to speak, prior to the start of the meeting. All public comments shall be limited to discussion of items on this agenda and shall be limited to 3-minutes in duration. At the discretion of the P&Z Chair, or upon an affirmative vote of the P&Z, the public comment time limit applicable to all speakers may be lengthened or shortened as required to allow the P&Z to complete its legislative agenda. Persons addressing the P&Z are prohibited from trading time with other speakers or reserving of time.

5. PUBLIC HEARINGS

A Request #Z-2102 by the City of Fredericksburg to consider:

1. An Involuntary Annexation for Approximately 82.36 Acres of Land, Generally Located on the West and East Sides of Post Oak Road, From West Live Oak to 2,800 Feet North of South Bowie Street. This Involuntary Annexation Will Not Increase or Extend the City's Extraterritorial Jurisdiction.
- 2 Future Land Use Changes From "Rural Residential" (RR), "Low Density Residential" (LDR), "Parks and Open Space" (POS), and "Commercial (C) to "Low Density Residential" (LDR), "Medium Density Residential" (MDR) for Approximately 82.36 Acres of Land, Generally Located on the West and East Sides of Post Oak Road, From West Live Oak to 2,800 Feet North of South Bowie Street.
- 3 Proposed Zoning of "Single Family Residential" (R1), "Mixed Residential" (R2), and "Neighborhood Commercial" (C1) for Approximately 82.36 Acres of Land, Generally Located on the West and East Sides of Post Oak Road, From West Live Oak to 2,800 Feet North of South Bowie Street.

B Request #Z-2124 to Consider Proposed Amendments to Sec. 2.100 – Definitions and Sec. 7.510 – Measurements of Height, to Regulate how Building Height is Defined and Measured

C Request #Z-2125 by Kevin Spraggins to Consider:

1. A Future Land Use Change from "Low Density Residential" (LDR) to a Future Land Use Classification of "Commercial" © for Approximately 9.754 Acres of Land Described as ABS A0180 G DE Brandt #A42, 60.715 AC (Farm) Located at 162 Hollmig Lane.
- 2 A Zoning Change from "Single Family Residential" (R1) to a Zoning Classification of "Neighborhood Commercial" (C1) for Approximately 9.754 Acres of Land Described as ABS A0180 G DE Brandt #A42, 60.715 AC (Farm) Located at 162 Hollmig Lane.

- D Request #Z-2126 by Kevin Spraggins, Applicant, to Consider a Request for A Zoning Change from “Industrial Park” (M3) to a Zoning Classification of “Commercial” (C2) for Approximately 8 Acres of Land, to be Subdivided from, ABS A0002 W H Anderson #197, Tract III, 22.28 Acres Located at 11000 Friendship Lane.

APPLICATION WITHDRAWN BY THE APPLICANT

6. ACTION ITEMS

- A Discussion, Consideration, and Recommendation Regarding Request #Z-2102 (#1)
- B Discussion, Consideration, and Recommendation Regarding Request #Z-2102 (#2).
- C Discussion, Consideration, and Recommendation Regarding Request #Z-2102 (#3).
- D Discussion, Consideration, and Recommendation Regarding Request #Z-2124.
- E Discussion, Consideration, and Recommendation Regarding Request #Z-2125 (#1).
- F Discussion, Consideration, and Recommendation Regarding Request #Z-2125 (#2).
- G Discussion, Consideration, and Recommendation Regarding Request #Z-2126
WITHDRAWN.
- H Consider SP-2115 – Request by Jonathan Bursey with Urbanist USA to Consider a Site Plan for a Multi-Family Development located at 802 & 812 Friendship Lane.
- I Consider SP-2121 – Request by Kevin Spraggins with VEI to Consider a Site Plan for a Short-term rental facility located at 510 E. Creek St.
- J Consider SP-2122 – Request by Kevin Spraggins with VEI to Consider a Site Plan for a Warehouse facility located at 565 FM-2093 (Tiveydale Rd.).
- K Request SP-2127 By Stan Klein, with Stan Klein Architect, for Approval of a Site Plan for the Redevelopment of Market Square Located at 115 North Crockett Street.
- L Request P-2135 By Joshua Needham, with Seco Ventures, for Approval of a Final Plat of the Proposed Seco Subdivision for Property Located at the Southwest Corner of Friendship Lane and South Eagle Street.

7. DISCUSSION ITEMS

8. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM. on December 3, 2021, on the entrance door and bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Shelby C.

Shelby Collier,
Associate Planner



PLANNING AND ZONING COMMISSION MEMO

DATE: December 8, 2021

TO: Chairman and P&Z Commissioners

FROM: Jason Lutz

SUBJECT: Public Hearing regarding an Involuntary Annexation, Proposed Future Land Use changes and proposed Zoning categories of Area 6A & 6B of the City's Annexation Plan.

Summary:

The proposed annexation includes all properties that have frontage on Post Oak Road between Live Oak Street and Bowie Street, and those properties fronting on the Cherry Street extension to the north of Bowie Street. The attached map shows the properties in question. Resolution 2019-06R, adopted by the City Council on May 14, 2019, identified the properties in question as Area 6A and 6B. Area 6A included approximately 40.71 acres and area 6B approximately 42.62 acres, a map of the area is attached. The property is characterized by residences, vacant land, and some commercial businesses.

Once the properties are annexed into the City Limits, a zoning classification for each property must be established, based on the future land use plan. The FLUP calls out these areas as Rural Residential, Commercial, and Low Density Residential.

Staff is proposing zoning categories that would be consistent with the current land uses on the property to avoid creating existing non-conforming uses.

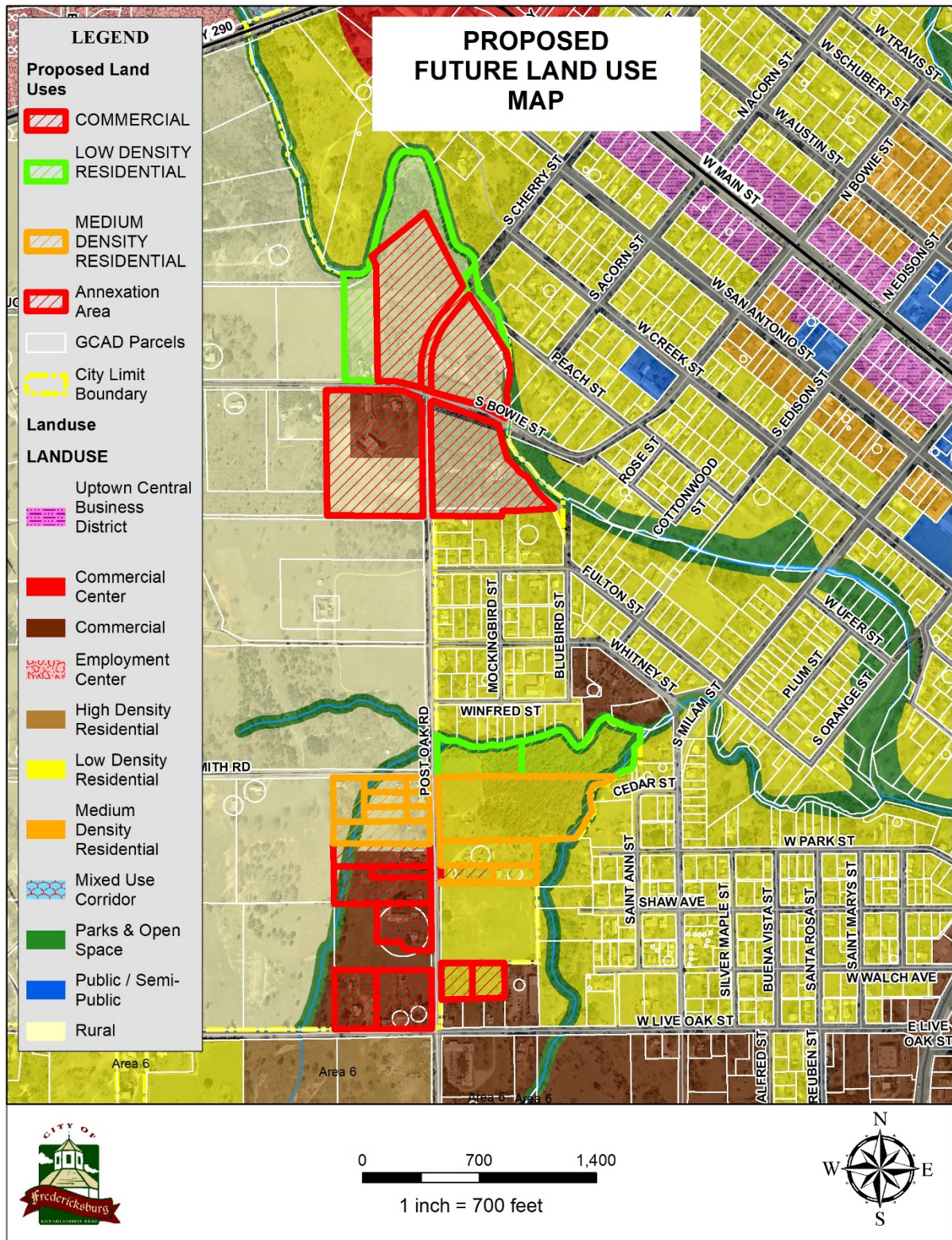
Staff is also proposing Future Land Use classifications that would also be consistent with current land uses and proposed zoning (see attached Zoning & Future land use maps).

Recommendation:

Discuss the proposed annexation, proposed future land uses, and proposed zoning and make a recommendation to City Council on all 3 items.

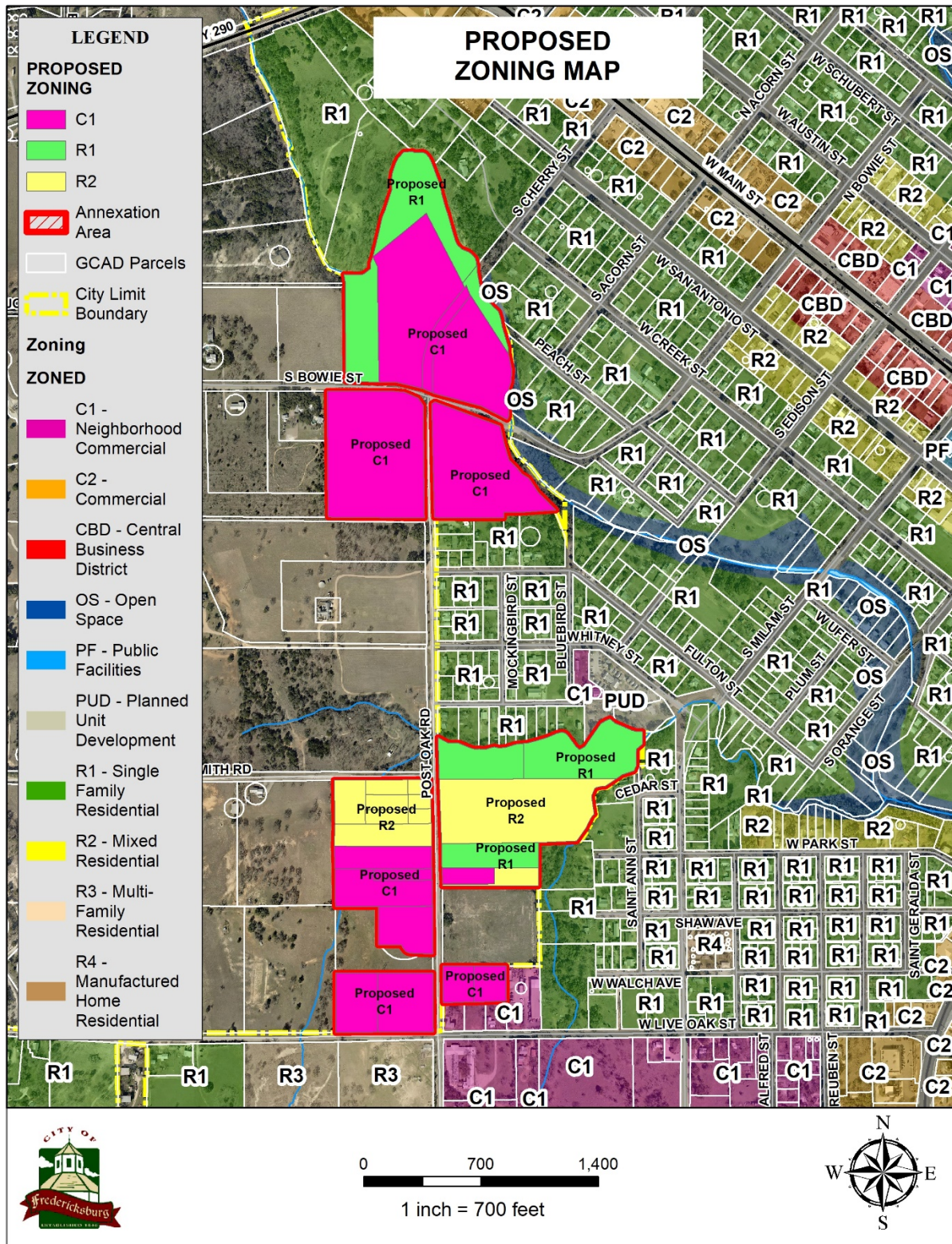
Attachments: Map of proposed annexation area, proposed Future Land Use map, and proposed Zoning categories.

The City of Fredericksburg



The City of Fredericksburg

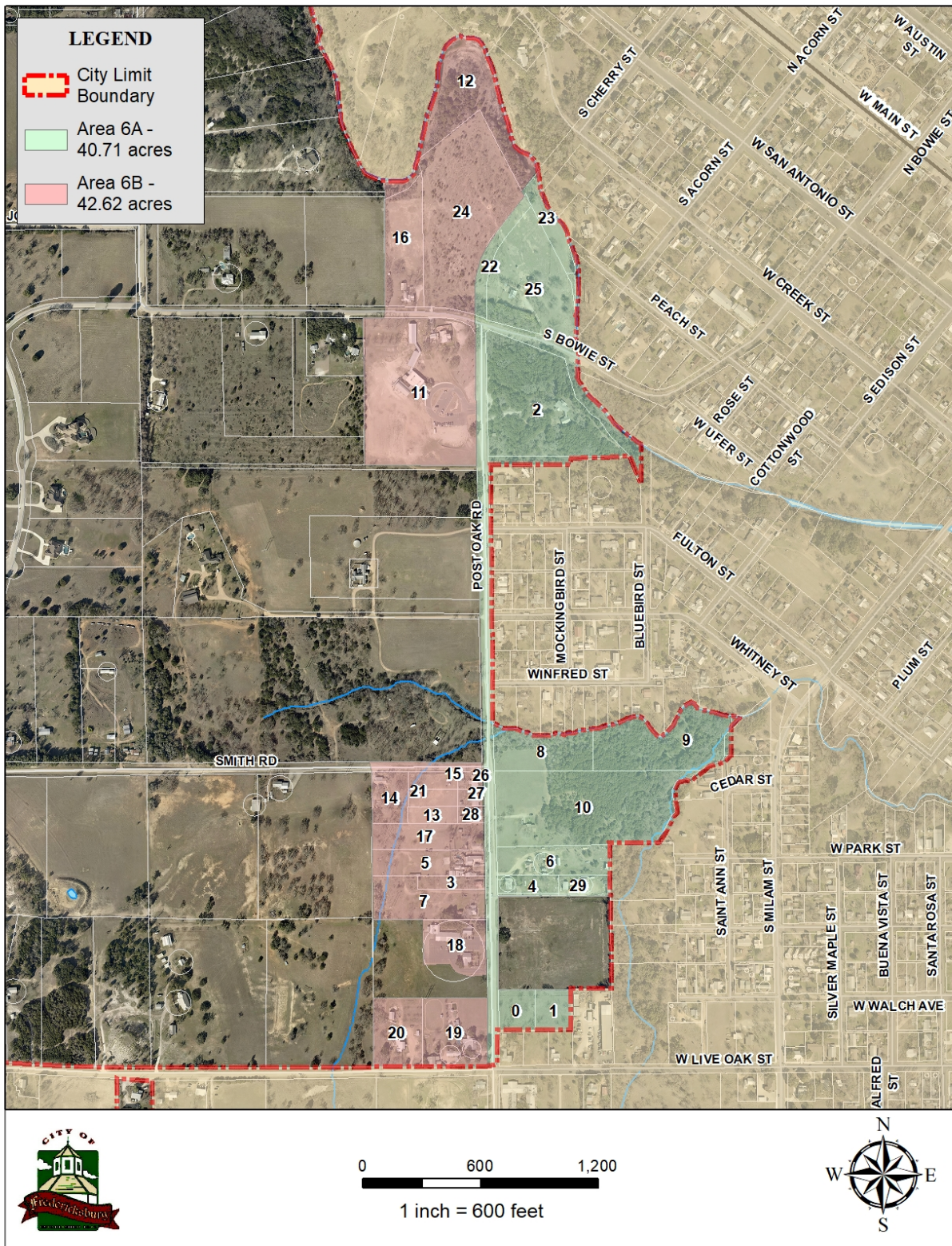
126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861



Background / Analysis:

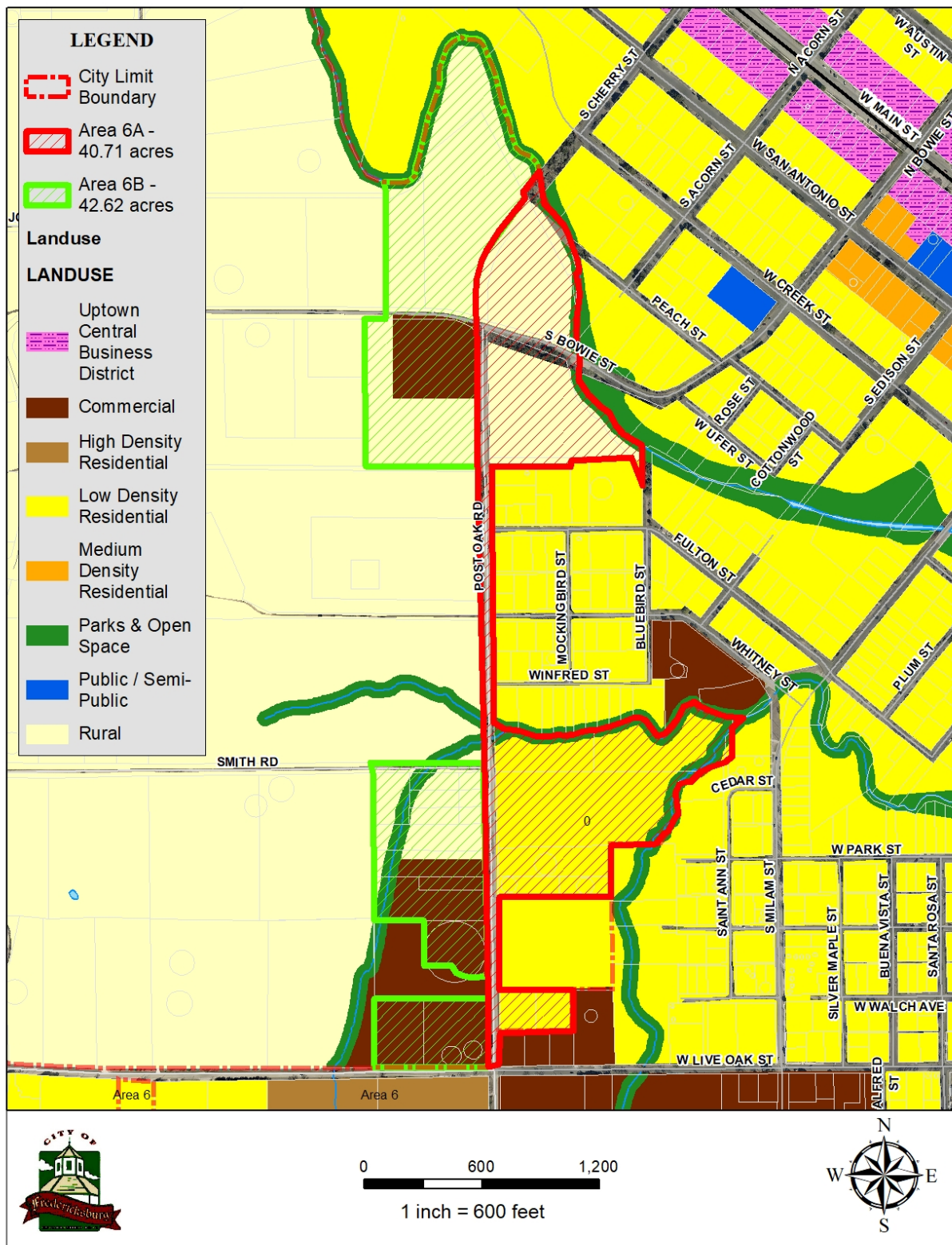
The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861



The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861



The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861



PLANNING & ZONING COMMISSION MEMO

DATE: December 8, 2021

TO: Planning & Zoning Commission

FROM: Kyle Staudt

SUBJECT: SUBJECT: Z-2124 – Approval of proposed zoning code text amendments to clarify the measurement of building heights within the City of Fredericksburg’s Code of Ordinances.

Summary: Staff is seeking approval to amend the City’s Zoning Code regarding how “Building Height” is measured. Due to a discrepancy between **Sec. 2.100. – DEFINITIONS** and **Sec. 7.510. - Measurements of Height**.

Background / Analysis:

Sec. 2.100. – DEFINITIONS defines height as “the vertical distance from "grade" to the highest point of coping of a flat roof or to the deck line of a mansard roof, or to the average height of the highest gable on a pitched, or hipped roof, or if none of the preceding, then to the highest point of a structure. As applied to a building, the height shall be measured from an elevation derived from the average of the highest and lowest grade adjacent to the building. See Section 7.510”.

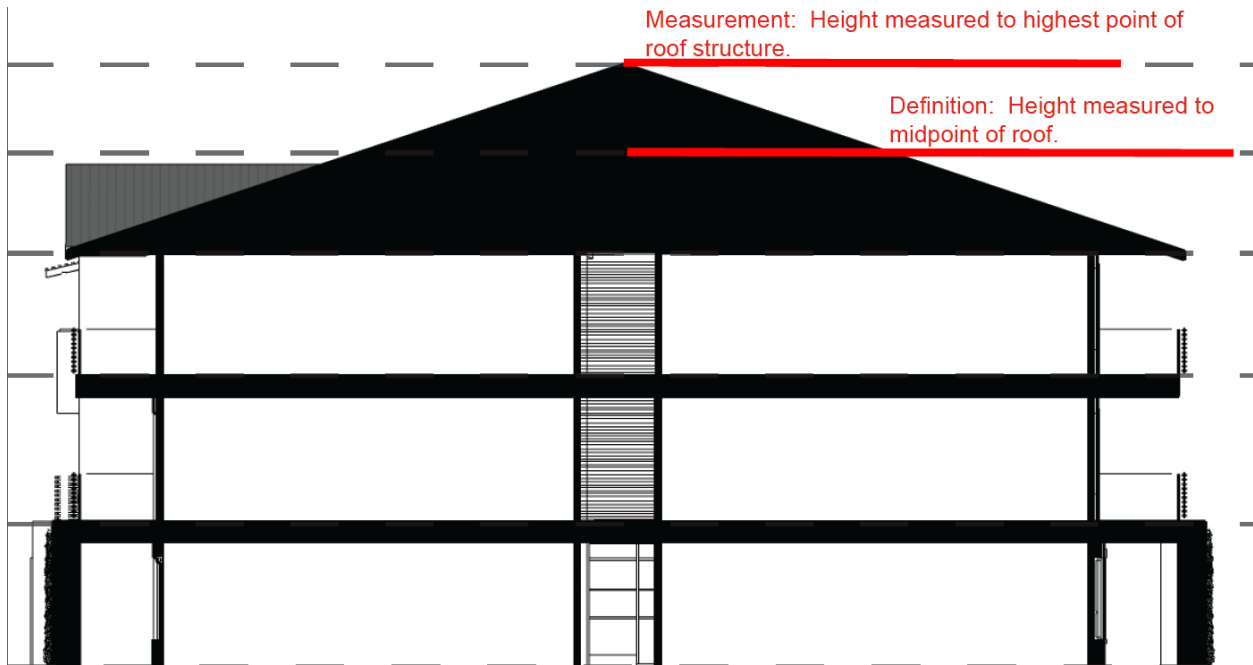
Sec. 7.510. - Measurements of Height requires that the height of a building shall be measured from the average of the highest and lowest grade adjacent to the building, to the highest point of the coping of a flat roof, deck line of a mansard roof, or to the height of the highest gable on a pitched or hipped roof.

Please notice that there is a discrepancy between the definition of height and measurement of height. Staff has been utilizing the “height definition” when approving building permits, which is the same way the adopted building codes calculate building height.

By amending **Sec. 7.510. - Measurements of Height**, city staff would have a clear and concise parameter on how to determine the maximum height. Staff is seeking approval of the proposed amendments to this section of code so that the Definition section, Measurement section, and Building Codes are all matching.

The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861



Recommendation:

1. **Approve staff's request to amend Sec. 7.510. - Measurements of Height of the City's Zoning Code to match the Definition of Building Height.**

Sec. 7.510. Measurements of Height.

Building. The height of a building shall be measured from the average of the highest and lowest grade adjacent to the building, to the highest point of coping of a flat roof or to the deck line of a mansard roof, or to the average height of the highest gable on a pitched, or hipped roof, or if none of the preceding, then to the highest point of a structure. As applied to a building, the height shall be measured from an elevation derived from the average of the highest and lowest grade adjacent to the building ~~to the highest point of the coping of a flat roof, deck line of a mansard roof, or to the height of the highest gable on a pitched or hipped roof.~~

Building Segment. The height of buildings having visually distinct segments, such as stepped or terrace construction or building segments connected by lower portions of the structure, shall be measured separately for each segment of the building.

Linear Structures and Features. The height of linear features, such as fences, wall, hedges, screen plantings or line features shall be the average height measured from grade to the highest portion of such feature at all points along the feature. For purposes of applying maximum or minimum requirements, a linear feature which has an average height for its entire length in conformity with such requirements and does not exceed the requirement by more than fifteen percent (15%) at any point shall be deemed to comply.



PLANNING & ZONING COMMISSION MEMO

DATE: December 8, 2021

TO: Planning & Zoning Commission

FROM: Jason Lutz

SUBJECT: Z-2125 – REQUEST BY KEVIN SPRAGGINS, APPLICANT, TO CONSIDER THE FOLLOWING REQUESTS:

1. TO CONSIDER A REQUEST FOR A FUTURE LAND USE CHANGE FROM “LOW DENSITY RESIDENTIAL” (LDR) TO A FUTURE LAND USE CLASSIFICATION OF “COMMERCIAL” (C) FOR APPROXIMATELY 9.754 ACRES OF LAND DESCRIBED AS ABS A0180 G DE BRANDT #42, 60.715 AC (FARM) LOCATED AT 162 HOLLMIG LANE.
2. TO CONSIDER A REQUEST FOR A ZONING CHANGE FROM “SINGLE FAMILY RESIDENTIAL” (R1) TO A ZONING CLASSIFICATION OF “NEIGHBORHOOD COMMERCIAL” (C1) FOR APPROXIMATELY 9.754 ACRES OF LAND DESCRIBED AS ABS A0180 G DE BRANDT #42, 60.715 AC (FARM) LOCATED AT 162 HOLLMIG LANE.

Summary:

The applicant is seeking a zoning change from “Single Family Residential” (R1) to a zoning classification of “Neighborhood Commercial” (C1) to construct a multi-family complex.

Analysis:

The property is currently vacant undeveloped land located on the south side of Friendship Lane approximately 1,300 ft west of Hollmig Lane.

The subject tract is surrounded by undeveloped properties.

Surrounding zoning is Multi-family Residential (R3) to the northwest, Neighborhood Commercial (C1) to the north and northeast, Single-family residential to the east and west, and unzoned property (ETJ) to the south.

The City of Fredericksburg

The Future Land Use Plan identifies the subject area as a “Low Density Residential”. The subject tract is also adjacent to Future Land Use Categories of Rural Residential (RR) to the south, Low Density Residential (LDR) to the east and west, Commercial to the north and northeast, and High Density Residential (HDR) to the northwest.

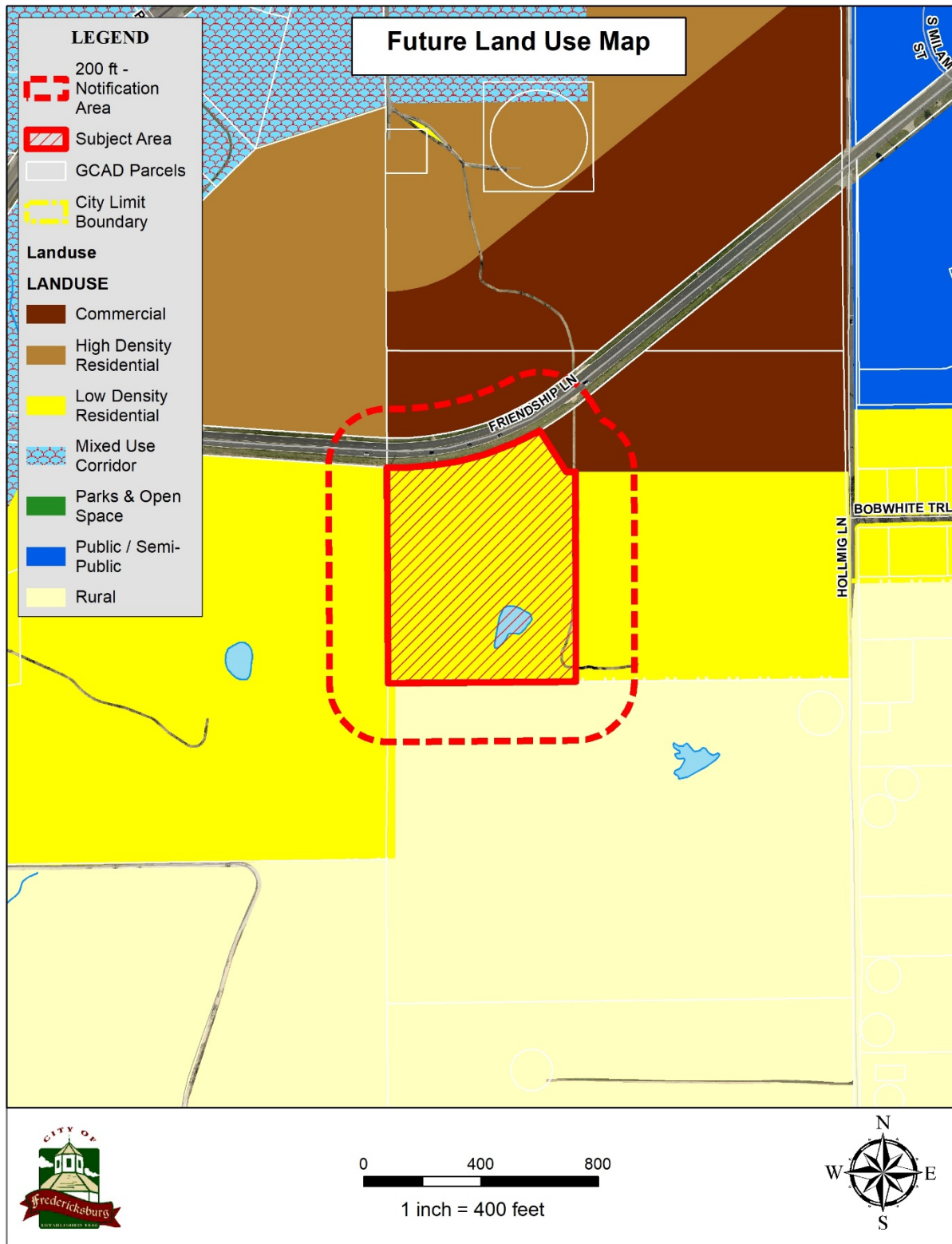
Staff can support the proposed multi-family project, land use request of commercial, and the zoning request of C1, due to the location next to existing commercial zoning and single-family residential uses. However, staff has some concerns about such a large tract being zoned C1. While C1 zoning is limited in its commercial uses, the proposed C1 would bisect two single-family areas.

Recommendation:

Staff recommends approval of a Future Land Use change to Medium Density Residential (MDR) or High Density Residential (HDR) and a zoning change to Mixed Residential (R2) or Multi-family Residential (R3) instead of C1. This would allow the proposed development, while also ensuring commercial uses do not encroach too far into existing single-family areas.

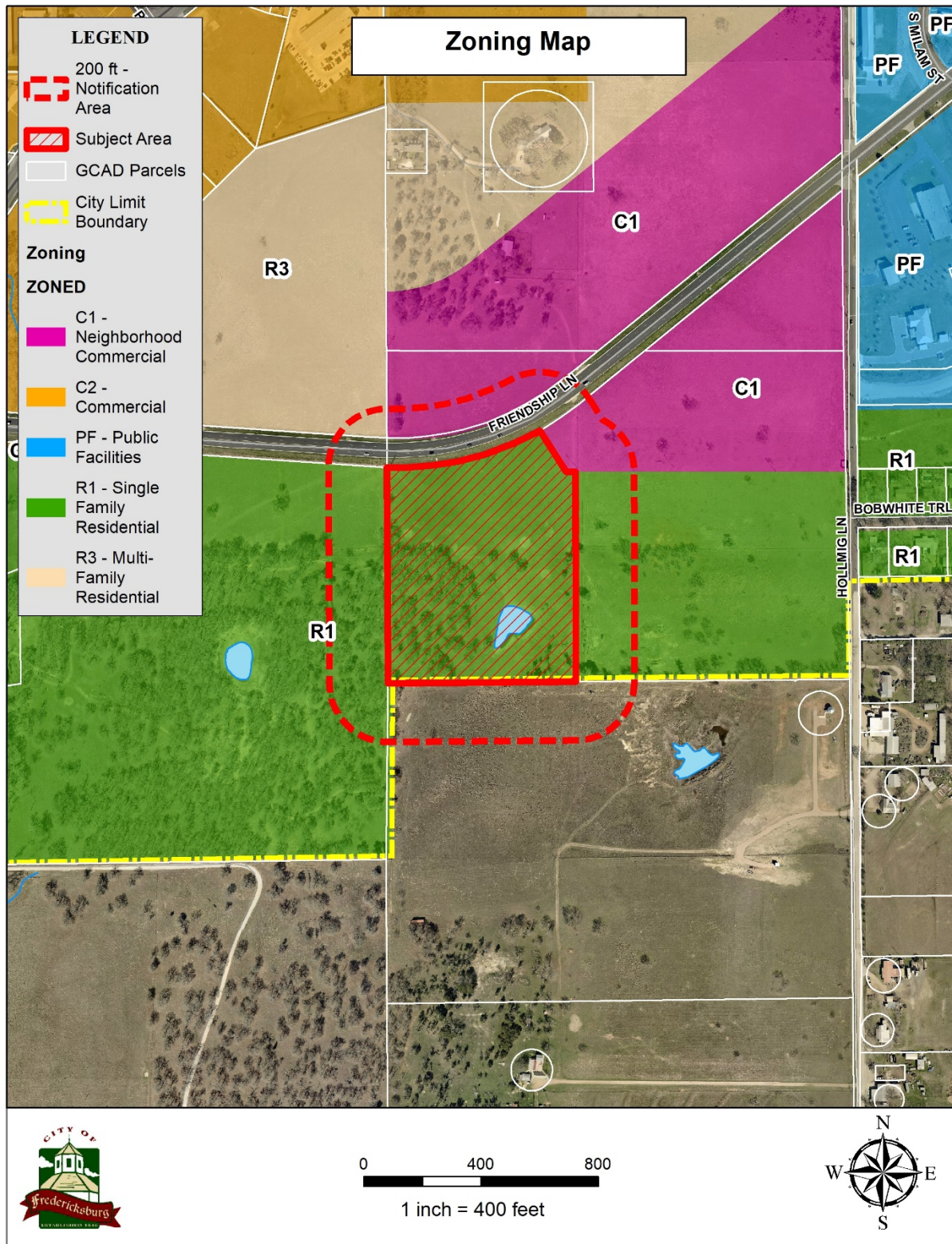
Attachments:

Location/Zoning Map, Future Land Use Map, & Concept Plan



The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861



The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861



BARBON COMPANIES

FRIENDSHIP ROAD DEVELOPMENT

SITE PLAN: 1" = 200'



g s r | a n d r a d e
ARCHITECTS

The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861



PLANNING & ZONING COMMISSION MEMO

DATE: September 8, 2021

TO: Planning and Zoning Commission

FROM: Jason Lutz

SUBJECT: Consider SP-2115 – Request by Jonathan Bursey with Urbanist USA to Consider a Site Plan for a Multi-Family Development located at 802 & 812 Friendship Lane.

Summary: A Site Plan has been submitted to consider a multi-family development located at 802 Friendship Lane. The site is currently zoned R2, which would allow the proposed use. This multi-family project differs from others as the product units are designed as single-family homes vs. multiple buildings housing multiple units.

Site Plan Background information:

- | | |
|------------------------|--|
| 1. File Number | SP-2115 |
| 2. Applicant | Kevin Spraggins |
| 3. Project Description | Multi-family Project |
| 4. Site Area | 13.74 acres |
| 5. Building | 148 residential units (114 one-bedrooms & 34 two-bedroom units)
One Amenity Center and Pool |

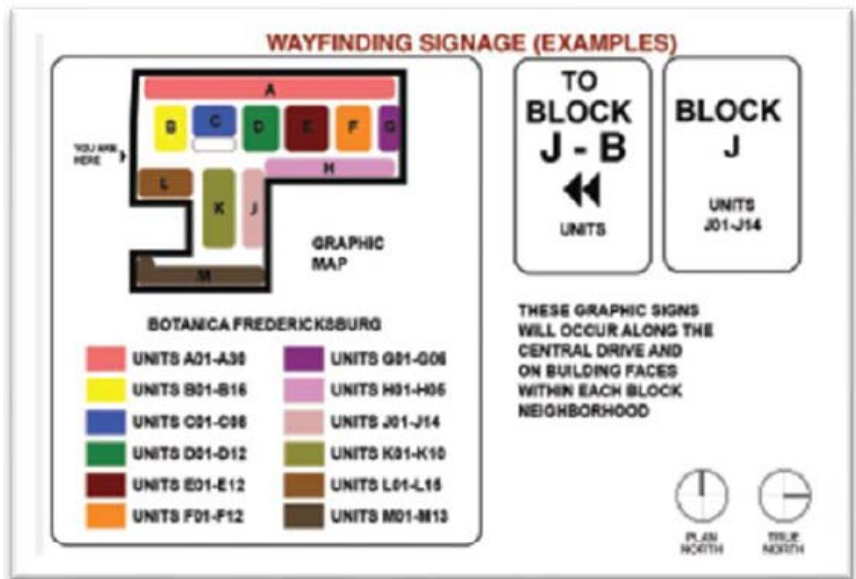
- | | |
|------------------------|---------------------------|
| 6. Building Height | TBD (28 feet max by code) |
| 7. Building Coverage | 35.91% (Max 55%) |
| 8. Impervious Coverage | 61.5% (Max 65%) |

The 61.5% is met using pervious pavers. The utilization of pervious pavers would be approved via the civil review process and be based on the specifications of the pavers. Engineering can support the use of this type of pervious pavers provided that a maintenance plan is provided to ensure they operate as intended.

The City of Fredericksburg

- | | |
|-------------|--|
| 9. Density | The proposed density meets the R2 regulations |
| 10. Parking | 392 spaces provided (239 Required) |
| 11. Streets | <p>None Provided</p> <p>Technically the applicant is not providing or dedicating any public streets.</p> |

The proposed streets shown are considered as circulation or drive aisles found in standard apartment complexes. The applicant is proposing wayfinding and building signage to assist in address location.



- | | |
|---------------------|--|
| 12. Landscaping | Shall be reviewed as part of the building permit application |
| 13. Sidewalk | Required and provided along Sunrise St. |
| 14. Screening | 8' Privacy Provided |
| 15. Lighting | Shall meet City Regulations |
| 16. Utilities | Shall be reviewed as part of the civil construction plan review process |
| 17. Detention | Shall be reviewed as part of the civil construction plan review process |
| 18. Park Dedication | Fee shall be required for each dwelling unit at \$500 per unit and paid as part of the final plat. |

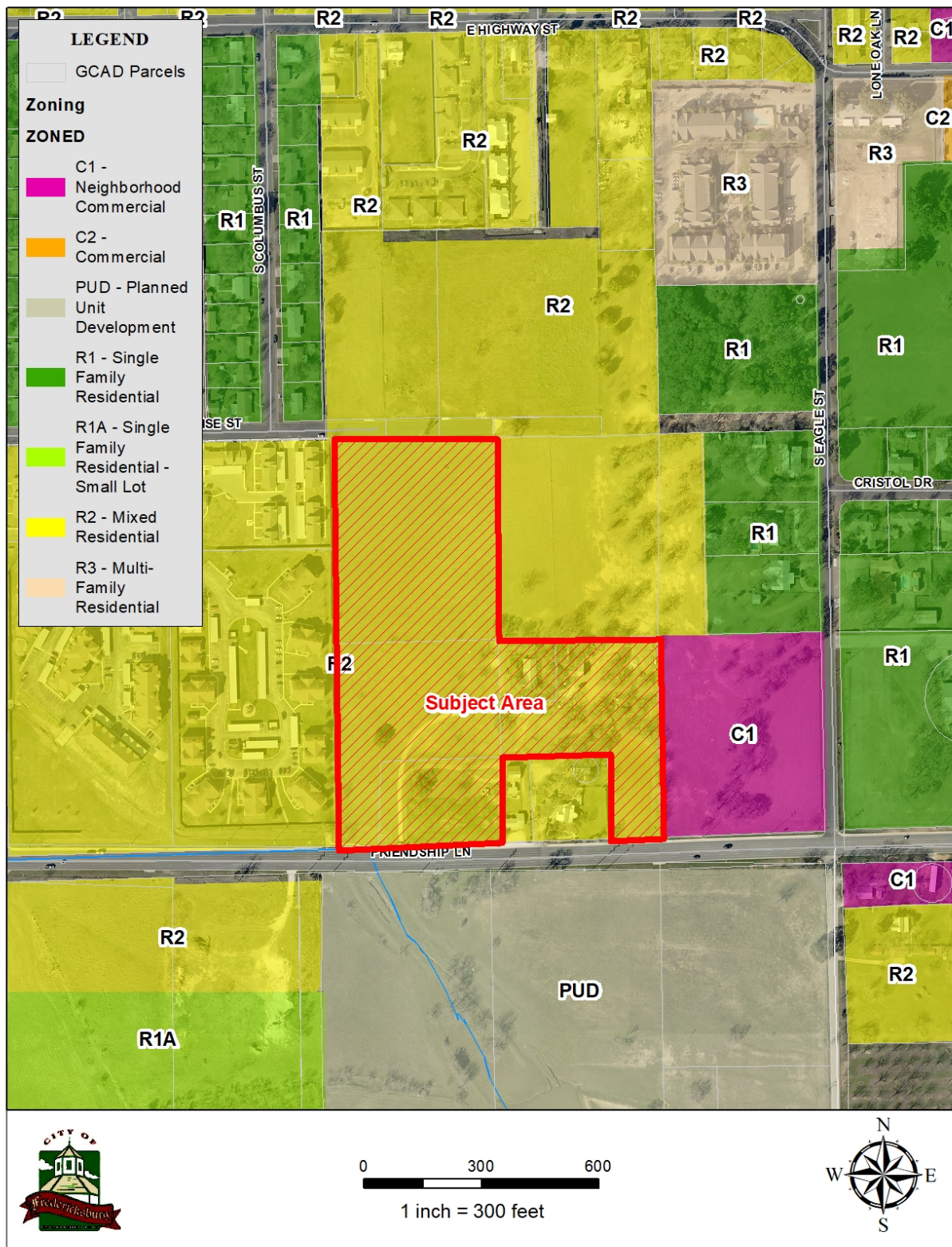
Recommendation: Staff recommends approval of the proposed site plan with the conditions that Engineering approve the pervious pavers and civil construction plans are approved.

Attachments: Location Map & Site Plan Submittal Packet

The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861

Location Map



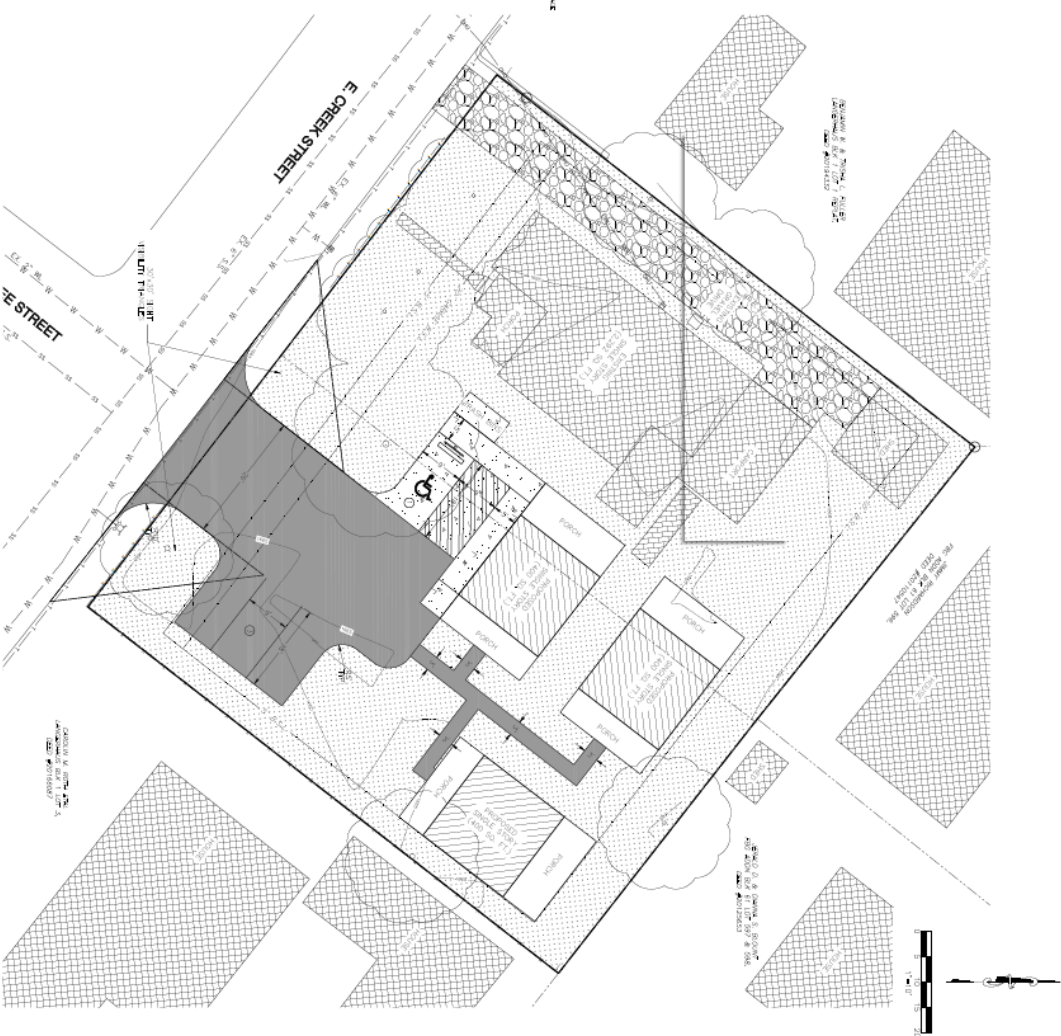
The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861

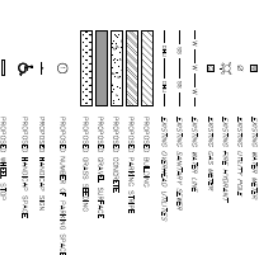
**SITE PLAN
BACKGROUND INFORMATION
December 8, 2021**

File Number:	SP-2121
Applicant:	Kevin Spraggins with VEI Consulting Engineers.
Project Description:	Short-term rental facility.
Site Area:	Approximately 0.36 acres
Zoning:	R2, Mixed Residential
Building:	Existing Single-family home Proposed 3 new STR structures (400 sq. ft. each)
Building Height:	1 story
Building Coverage:	22% (50% maximum)
Impervious Coverage:	41% (70% maximum)
Parking Required:	6 spaces required (6 spaces provided)
Landscaping:	Landscaping will be reviewed and approved as part of the permitting documents.
Sidewalk:	Not required.
Screening:	None required.
Lighting:	Exterior lighting to be ordinance compliant.
Utilities:	Water and sanitary sewer are available to serve the site.
Detention:	N/A.
Park Dedication Ordinance:	N/A.
Recommendation:	Staff recommends approval of the proposed site plan.

1. **What is the difference between a *function* and a *method*?**
2. **What is the difference between a *function* and a *method*?**
3. **What is the difference between a *function* and a *method*?**
4. **What is the difference between a *function* and a *method*?**
5. **What is the difference between a *function* and a *method*?**
6. **What is the difference between a *function* and a *method*?**
7. **What is the difference between a *function* and a *method*?**
8. **What is the difference between a *function* and a *method*?**
9. **What is the difference between a *function* and a *method*?**
10. **What is the difference between a *function* and a *method*?**

[illegible][illegible]

PROPERTY BOUNDARY
ADJACENT PROPERTY LINE
EXISTING CONTIGUOUS
EXISTING DRIVE OR ROAD
EXISTING BUILDING
EXISTING DRIVE OR ROAD
EXISTING DRIVE SIDEWALK/PATHWAY



510 E. CREEK STREET

[illegible]

SITE PLAN
BACKGROUND INFORMATION
December 8, 2021

File Number:	SP-2122
Applicant:	Kevin Spraggins with VEI Consulting Engineers.
Project Description:	Office, Storage, Warehouse Space.
Site Area:	2 acres
Zoning:	M2, Medium Manufacturing
Building:	53,580 sq. ft. storage/warehouse facility
Building Height:	1 story
Building Coverage:	62% (80% maximum)
Impervious Coverage:	85% (85% maximum)
Parking Required:	27 spaces required (32 spaces provided)
Landscaping:	Landscaping will be reviewed and approved as part of the permitting documents.
Sidewalk:	Not required.
Screening:	None required.
Lighting:	Exterior lighting to be ordinance compliant.
Utilities:	Water and sanitary sewer are available to serve the site.
Detention:	Reviewed/approved through civil construction process
Park Dedication Ordinance:	N/A.
Recommendation:	Staff recommends approval of the proposed site plan.

[illegible][illegible][illegible]

**TIVYDALE
COMMERCIAL**

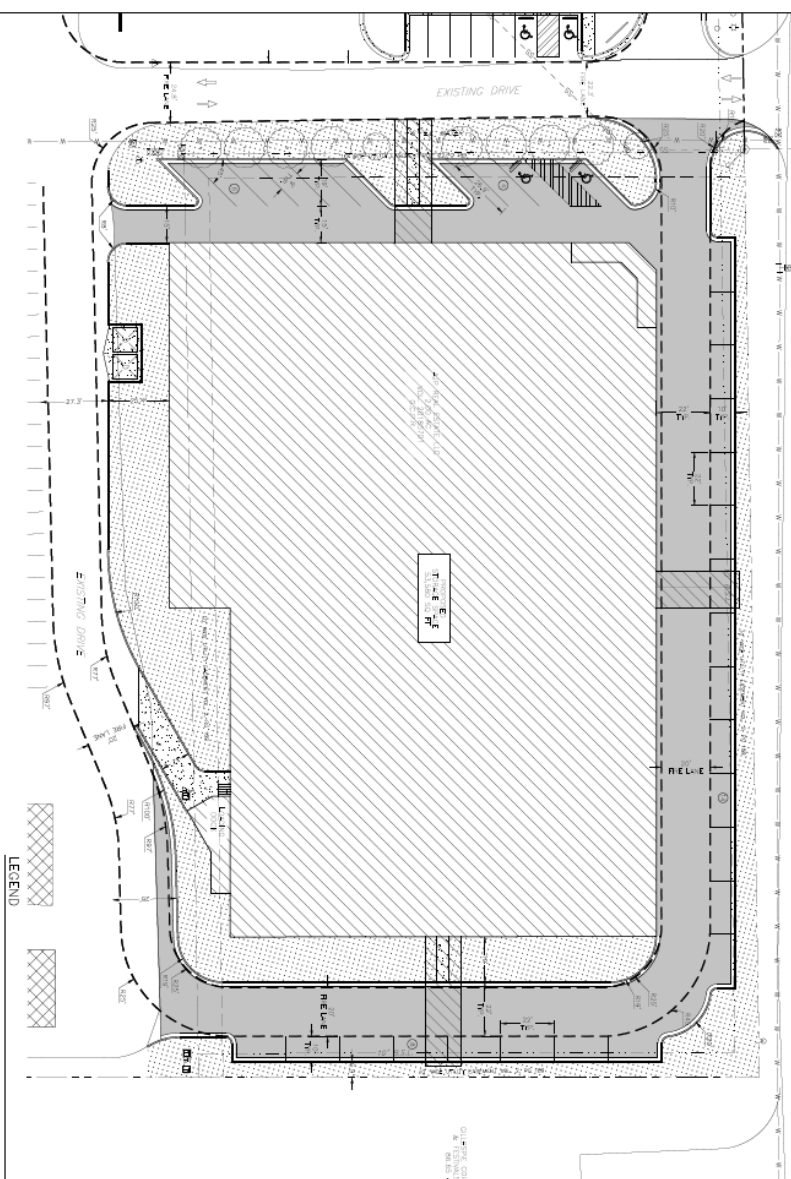
CONCRETE CONCRETE, ASSOCIATES
TIWYDALE BUSINESS PARK, LLC. OWNER
CONTACT: LE HENRY
P.O. BOX 8228
(325) 456-2750

VIA CONSULTING ENGINEERS ENGINEER

CONTACT TECH. & SPECIALISTS
300-2 E. HIGHWAY 37
P.O. BOX 1000, TULSA, OK 74101-1000
(918) 482-1744
FAX: (918) 482-1667
TOLL FREE: 1-800-441-1744

DATE: 10/18/2021

SIDRY: SP 0089

[illegible]



PLANNING & ZONING COMMISSION MEMO

DATE: December 8, 2021
TO: Planning and Zoning Commission
FROM: Jason Lutz
SUBJECT: Z-2127 - Approval of a Site Plan for the Redevelopment of Market Square Located at 115 North Crockett Street.

Summary: A Site Plan has been submitted to consider redevelopment of a portion of Market Square to include demolition of the existing interior drive thru equipment, vehicle lanes, concrete, asphalt paving, curbs, and old banking infrastructure. New work includes conversion of existing drive thru into a multi-use meeting space, the addition of new public restrooms, ss well as the addition of several site improvements such as sidewalks.

Given the current use of the existing structure as Office Space for the City's Parks and Health Departments, the site no longer needs the drive thru element and believes the demolition of the current drive thru will improve the function of the site.

Recommendation:

Staff recommends approval of the proposed site plan.

Attachments:

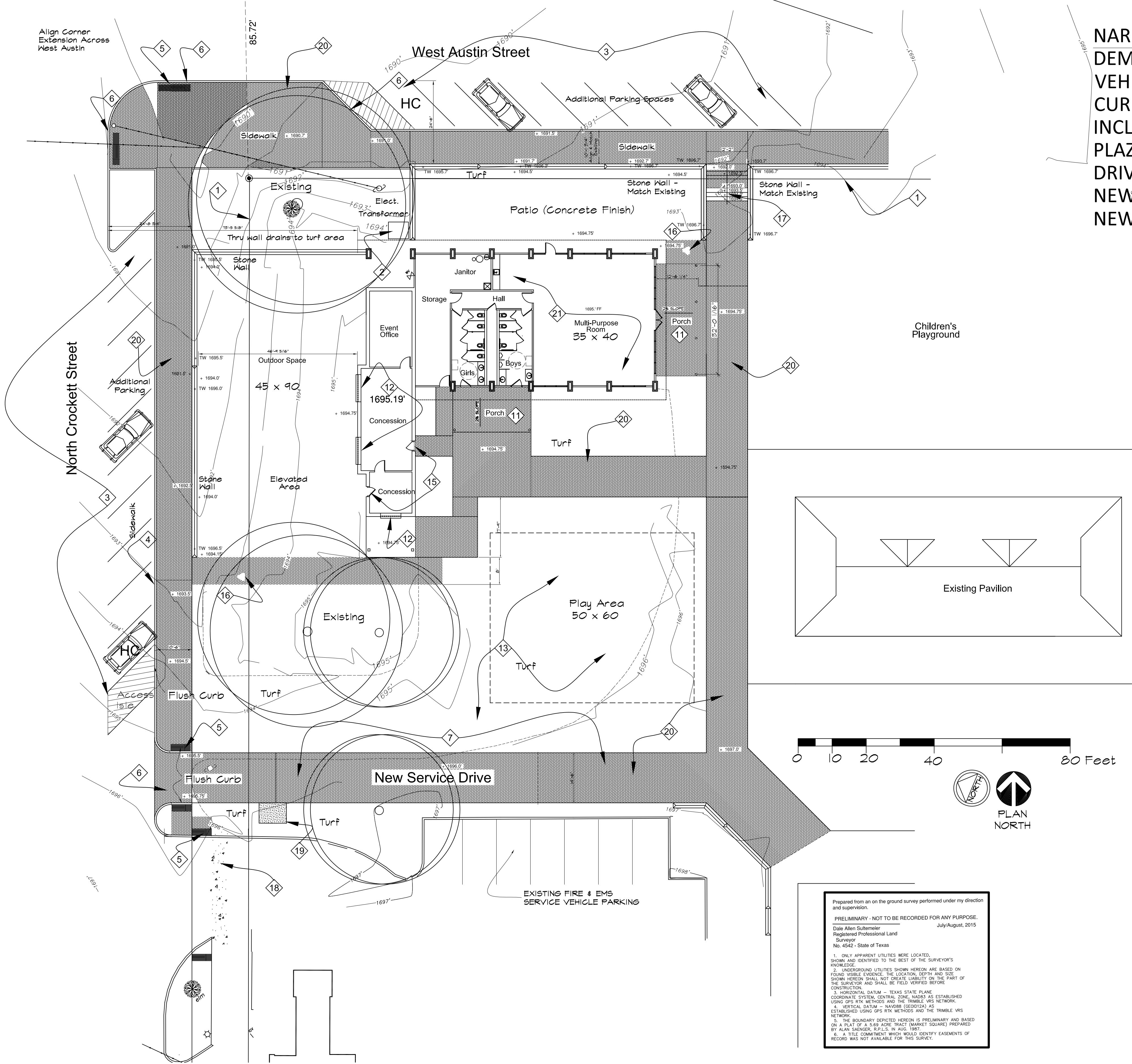
Proposed Site Plan

The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861

MARKET SQUARE REDEVELOPMENT COMMISSION
SITE DEVELOPMENT AND ADAPTIVE REUSE OF DRIVE-THRU BANK

115 N. CROCKETT STREET, FREDERICKSBURG, TEXAS



NARRATIVE DESCRIPTION: THE SCOPE OF WORK INCLUDES DEMOLITION OF EXISTING INTERIOR DRIVE THRU CONCRETE VEHICLE LANES, EQUIPMENT, CONCRETE & ASPHALT PAVING, CURBS AND OLD BANKING INFRASTRUCTURE. NEW WORK INCLUDES NEW SITE SIDEWALKS, STONE WALLS, CONCRETE PLAZAS, STEPS, NEW PUBLIC RESTROOMS, CONVERSION OF DRIVE THRU SPACE INTO MULTI-USE MEETING SPACE WITH NEW GLASS AND PLASTER WALL ENCLOSURES, CITY STORAGE, NEW MECHANICAL, ELECTRICAL & PLUMBING SERVICE.

GENERAL NOTES

OWNER: CITY OF FREDERICKSBURG
ZONING: PUBLIC FACILITY
SITE DESIGN: ALL REQUIREMENTS AS SET FORTH BY THE TEXAS ACCESSIBILITY STANDARDS.

KEYED NOTES

- SITE PLAN ONLY
- PROPERTY LINE.
 - EXISTING ELECTRICAL SERVICE & PAD MOUNTED TRANSFORMER.
 - NEW DIAGONAL PARKING.
 - NEW CONCRETE CURB
 - RAISED TRUCATED DOMES
 - FLUSH CURB ACCESS TO SIDEWALK & SERVICE DRIVE.
 - NEW SERVICE DRIVE W/ CONCRETE SUB BASE AND PAVER SURFACE.
 - NEW PAVER SIDEWALKS W/ SLOPE NO GREATER THAN 5% MAX.
 - NEW STONE WALL W/ PITCHED GAP TO MATCH EXISTING ON MARKET SQUARE.
 - NEW STEPS W/ STEEL PAINTED HAND RAIL TO MATCH EXISTING HANDRAIL AT NORTHEAST CORNER OF SQUARE.
 - NEW CONCRETE PORCH W/ HIP METAL ROOF AND STEEL COLUMNS.
 - NEW CONCESSION WINDOW W/ LOCKING OVERHEAD ACCORDIAN DOORS.
 - NEW TURF AREA.
 - NEW CONCRETE 6' X 6' CONCRETE DUMPSTER PAD.
 - NEW ACCESS DOOR TO CONCESSION AREA.
 - KIOSK
 - NEW PAINTED STEEL HANDRAIL AND STEPS TO MATCH EXISTING AT EAST END OF THE LARGE PAVILLION.
 - EXISTING SERVICE DRIVE.
 - NEW CONCRETE PAD FOR DUMPSTER.
 - NEW CONCRETE PAVERS TO MATCH EXISTING - TYPICAL
 - EXISTING DRIVE THRU BANK BUILDING CONVERTED INTO NEW USE.

SITE DEVELOPMENT PLAN
SCALE: 1/16" = 1'-0"

Joint Venture

SK ARCHITECTS
JOHN WM. KLEIN, PROJECT ARCHITECT
STEEHLING KLEIN THOMAS ARCHITECTS, PLLC
300 C West Main St.
Fredericksburg, Texas 78624 | 833-997-0383

Stan Klein Architect, LLC
Architect & Preservation Consultant
P.O. Box 209, 405 W. Live Oak Rd.
Fredericksburg, Texas 78624
PAPER: 189-195020

PRELIMINARY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
STAN KLEIN
PROJECT ARCHITECT
NUMBER 9757

MARKET SQUARE REDEVELOPMENT COMMISSION
SITE DEVELOPMENT AND & ADAPTIVE
REUSE OF DRIVE THRU BANK
115 N. CROCKETT STREET, FREDERICKSBURG, TX



PROJECT # 19-17

DATE 11-24-21

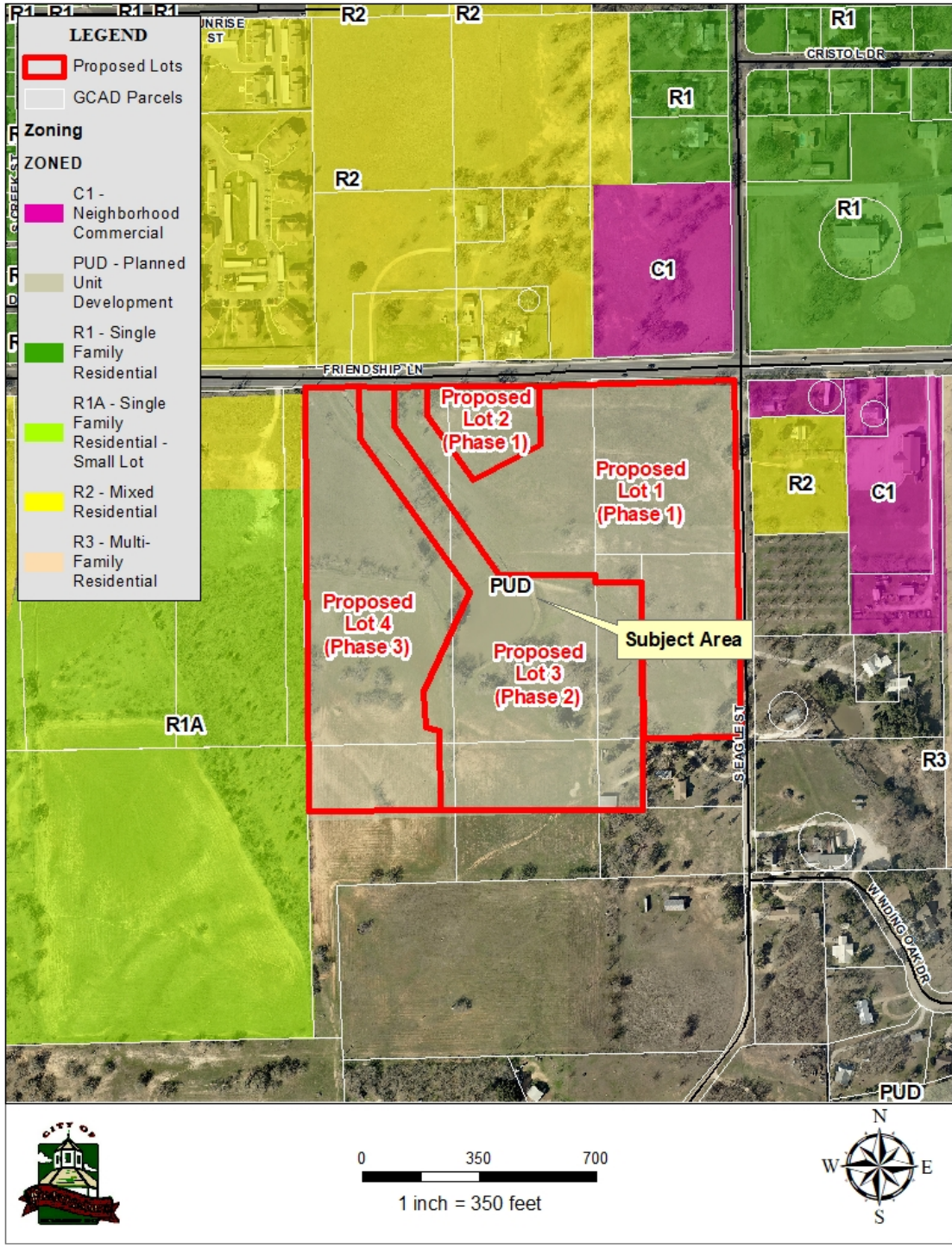
REVISION

**FINAL PLAT
BACKGROUND INFORMATION
December 8, 2021**

File Number:	P-2135
Subdivision Name:	Fredericksburg Mixed Use – Final Plat.
Location:	SW corner of the Friendship Lane and S. Eagle St. intersection. (see attached map).
Zoning:	Planned Unit Development (PUD) Mixed Use
Tract Size:	Approximately 32.54 acres
Number/Size of Lots:	4 Mixed Use lots.
Roadways:	No new public roads are dedicated.
Right-of-way:	N/A
Utilities:	Utilities are available to serve this property and extension of existing infrastructure will be extended, at the developer's expense to serve the property.
Easements:	Standard easements and cross access easements.
Easements Abandoned:	NA
Stormwater Detention:	Detention will be addressed as part of the Civil Construction Plans.
Drainage:	See above.
Park Dedication:	The applicant shall pay parkland dedication fees (full rate) based on the overall density of the development. Parkland fees shall be paid prior to recordation of each phase of the project.
Construction Plans:	All development will be subject to approval of the Construction Plans.
Screening Plan:	None required
P&Z Action:	Final approval
Staff Recommendation:	Staff recommends approval of the Final Plat with conditions to be satisfied prior to recordation.

Staff Conditions:

1. Correct wording in Note 1 to read: "No landscaping or other modifications..."
2. Show right of way ties for Friendship Lane and S. Eagle Street.
3. Provide shared access easement based on latest agreement with adjacent property to the west.
4. Add all notes from the preliminary plat that were not included on the final plat.
5. Provide escrow for required public improvements, to include an engineer's cost summary.
 - a. Parkland Dedication fees shall be paid as part of the building permit process for each phase of the development.
6. Remove the phases from the lot labels.
7. Provide a plat note establishing an HOA or other entity that will be responsible for ownership and maintenance of all private infrastructure within the development.
8. Show access easements over all roadways crossing property lines.



FREDERICKSBURG MIXED FINAL PLAT

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A 32.541 ACRE TRACT OF LAND, MORE OR LESS SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING PART OF THE FOLLOWING OUTLOTS; OUTLOT NO. 9, OUTLOT NO. 8, OUTLOT NO. 7, OUTLOT NO. 2, OUTLOT NO. 1, AND AN UNNUMBERED OUTLOT LYING EAST OF OUTLOT NO. 1, SAID OUTLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVISONS, BY THE GERMAN EMIGRATION COMPANY, AND BEING A PORTION OF A 4.915 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO SV FRIENDSHIP LANE MU, LP, A TEXAS LIMITED PARTNERSHIP, DATED APRIL 13, 2021, OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS (O.P.R.G.C.T.X), ALSO BEING A PORTION OF A 27.620 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO REVEXCO LLC, A TEXAS LIMITED LIABILITY COMPANY, DATED MAY 20, 2021, FOUND OF RECORD IN INSTRUMENT 20213839 (O.P.R.G.C.T.X), BEING LOCATED IN THE JOSE ESTEBAN BARGAS SURVEY, ABSTRACT NO. 53, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "BONN 4447" HAVING A GRID COORDINATE VALUE OF NORTHING: 10,059,417.00 AND A EASTING: 2,762,342.805, LOCATED AT THE SOUTHWEST CORNER OF SAID 5.001 ACRE TRACT OF LAND, ALSO BEING THE NORTHEAST CORNER OF A 5.13 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BRENDA L. SENER, ET AL, DATED JUNE 3, 2004, FOUND OF RECORD IN VOLUME 555, PAGE 212 (O.P.R.G.C.T.X) ACRE TRACT OF LAND, ALSO BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF THE SOUTH EAGLE STREET (COUNTY ROAD),

1.) THENCE: SOUTH 88 DEGREES 55 MINUTES 51 SECONDS WEST, 295.61 FEET WITH THE NORTH LINE OF SAID 5.13 ACRE TRACT AND SOUTH LINE OF SAID 5.001 ACRE TRACT TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BONN 4447" FOUND FOR THE NORTHWEST CORNER OF THE SAID 5.13 ACRE TRACT;
2.) THENCE: SOUTH 01 DEGREES 04 MINUTES 08 SECONDS EAST, 756.24 FEET WITH THE WEST LINE OF THE SAID 5.13 ACRE TRACT TO A 4-INCH PIPE FENCE CORNER, FOR THE SOUTHWEST CORNER OF THE SAID 5.13 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
3.) THENCE: SOUTH 87 DEGREES 50 MINUTES 25 SECONDS WEST, 999.36 FEET OVER AND ACROSS SAID 44.435 ACRE TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT IN THE WEST LINE OF SAID 44.435 ACRE TRACT, ALSO BEING IN THE EAST LINE OF A CALLED 111.40 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HK FREDERICKSBURG, LLC., RECORDED IN DOCUMENT NUMBER 20193419 (O.P.R.G.C.T.X);
4.) THENCE: NORTH 01 DEGREES 06 MINUTES 11 SECONDS WEST, 777.33 FEET PASSING THE NORTHEAST CORNER OF THE SAID 111.40 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND BEING THE REMAINDER OF TRACT 1 OF FRIENDSHIP OAKS RECORDED IN VOLUME 2 PAGE 148 OF THE PLAT RECORDS OF GILLESPIE COUNTY, FOR A TOTAL DISTANCE OF 1283.59 FEET, TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF FRIENDSHIP LANE, ALSO BEING THE NORTHWEST CORNER OF SAID 44.435 ACRE TRACT, FROM WHICH POINT A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "MDS" BEARS NORTH 74 DEGREES 51 MINUTES 18 SECONDS EAST, 0.35 FEET;
5.) THENCE: SOUTH 88 DEGREES 51 MINUTES 28 SECONDS EAST, 226.66 FEET, WITH THE SOUTH LINE OF SAID FRIENDSHIP LANE TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR AN ANGLE POINT;
6.) THENCE: NORTH 88 DEGREES 32 MINUTES 01 SECONDS EAST, 645.72 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF FRIENDSHIP LANE TO A MAG NAIL FOUND ON THE WEST LINE OF SAID 5.001 ACRE TRACT AND FOR THE SOUTHWEST CORNER OF A 3.735 SQUARE FOOT TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF FREDERICKSBURG IN DOCUMENT NUMBER 20065959 (O.P.R.G.C.T.X) THAT BEARS NORTH 37 DEGREES 11 MINUTES 15 SECONDS EAST, 0.24 FEET;
7.) THENCE: NORTH 88 DEGREES 31 MINUTES 45 SECONDS EAST, 423.55 FEET WITH THE SOUTH LINE OF SAID 3.735 SQUARE FOOT TRACT OF LAND TO A 4-INCH PIPE FENCE POST FOUND FOR THE AS-FENCED WEST LINE OF SOUTH EAGLE STREET AND THE AS-FENCED SOUTH LINE OF FRIENDSHIP LANE, ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
8.) THENCE: SOUTH 01 DEGREES 03 MINUTES 59 SECONDS EAST, 432.35 FEET WITH THE AS-FENCED WEST LINE OF SOUTH EAGLE STREET TO A FOUND MAG NAIL (CALLED PIPE POST) FOR ANGLE POINT;
9.) THENCE: SOUTH 01 DEGREES 56 MINUTES 49 SECONDS EAST, 74.68 FEET WITH THE AS-FENCED WEST LINE OF SOUTH EAGLE STREET TO THE PLACE OF BEGINNING, CONTAINING 32.541 ACRES, MORE OR LESS.

AND DESIGNATED HEREIN AS A 0.1320 ACRE EAGLE STREET RIGHT OF WAY TO THE CITY OF FREDERICKSBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE PUBLIC USE FOREVER BY FREE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, FLOODWAYS, WATER MAINS, WATERSWATER MAINS AND OTHER UTILITIES, AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: _____

DATE: _____

STATE OF TEXAS §
COUNTY OF GILLESPIE §

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR _____ COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE IS _____ AND 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 ____ DAY OF _____,

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I, THE UNDERSIGNED, A 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____,

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

ENGINEERS CERTIFICATE

I, THE UNDERSIGNED, A (LICENSED PROFESSIONAL ENGINEER/REGISTERED PROFESSIONAL SURVEYOR) IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT; AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE TO THE CITY OF FREDERICKSBURG'S SUBDIVISION ORDINANCES. EXCEPT FOR ANY VARIANCES GRANTED BY THE CITY COUNCIL.

CHARLES R. HAGER V
LICENSED PROFESSIONAL ENGINEER

DATE: 09/17/2021

CERTIFICATE OF FINAL PLAT APPROVAL
(FOR FINAL PLATS WITH REQUIRED PUBLIC IMPROVEMENTS INSTALLED AFTER APPROVAL)

APPROVED _____

CHAIRMAN, PLANNING AND ZONING COMMISSION
CITY OF FREDERICKSBURG, TEXAS

DATE _____

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF FREDERICKSBURG, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE SUBDIVISION OR ADDITION TO THE CITY OF FREDERICKSBURG WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, AND THE COMMISSION, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE FINAL PLAT AND PUBLIC WORKS IMPROVEMENTS AND INFRASTRUCTURE, AND SAID COMMISSION FURTHER AUTHORIZES THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS/HER NAME AS HEREINAbove SUBSCRIBED.

WITNESS BY HAND THIS ____ DAY OF _____, 20____.

CITY SECRETARY
CITY OF FREDERICKSBURG, TEXAS

CERTIFICATE OF COMPLETION, ACCEPTANCE, AND AUTHORIZATION TO FILE

APPROVED _____

CHAIRMAN, PLANNING AND ZONING COMMISSION
CITY OF FREDERICKSBURG, TEXAS

DATE _____

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF FREDERICKSBURG, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE SUBDIVISION OR ADDITION TO THE CITY OF FREDERICKSBURG WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, AND THE COMMISSION, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE FINAL PLAT AND PUBLIC WORKS IMPROVEMENTS AND INFRASTRUCTURE, AND SAID COMMISSION FURTHER AUTHORIZES THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS/HER NAME AS HEREINAbove SUBSCRIBED.

WITNESS BY HAND THIS ____ DAY OF _____, 20____.

CITY SECRETARY
CITY OF FREDERICKSBURG, TEXAS

Line Table		
Line #	Length	Direction
L1	74.68'	S00° 56' 49"E
L2	47.70'	N79° 51' 11"W
L3	103.42'	N01° 06' 11"W
L4	158.20'	N00° 00' 00"E
L5	125.54'	S00° 00' 00"W
L6	24.01'	S00° 15' 02"W
L7	132.05'	S89° 44' 58"E
L8	122.28'	N42° 44' 54"E
L9	33.71'	N01° 04' 08"W

GRAPHIC SCALE IN FEET

0 50 100 150 200

SCALE: 1" = 100'

NOTES:

1. DAMAGE BY ANY UTILITY COMPANY TO ANY STRUCTURES, FENCES, WALLS OR LANDSCAPING OF ANY KIND PLACED WITHIN THE LIMITS OF THE EASEMENTS SHOWN ON THIS PLAT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO LANDSCAPING OF OTHER MODIFICATIONS ALTERING THE CROSS-SECTION OF DRAINAGE EASEMENTS ARE ALLOWED WITHOUT APPROVAL BY THE CITY OF FREDERICKSBURG. THE CITY OF FREDERICKSBURG SHALL HAVE THE RIGHT TO REQUIRE THE PROPERTY OWNERS TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE PRIVATE DRAINAGE EASEMENTS AND THE RIGHT TO REQUIRE THE PROPERTY OWNERS MAKE MODIFICATIONS OR IMPROVEMENTS WITHIN THE EASEMENTS FOR PUBLIC WELFARE.

2. DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY PROPERTY OWNERS AND ACCESS TO BE GIVEN TO DEVELOPER OR AUTHORIZED PERSON FOR ANY ADDITIONAL CONSTRUCTION, MAINTENANCE, OR REPAIR OF ANY STRUCTURE WITHIN ANY DRAINAGE EASEMENT.

3. ALL TOPOGRAPHIC INFORMATION, BENCHMARKS, AND DRAINAGE DESIGNS WERE COMPUTED AND STAKED ON THE GROUND BY LJA SURVEYING, INC.

4. ANY DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO THE ANEXATION AGREEMENT APPROVED ON APRIL 19, 2021 FOR THE SUBJECT PROPERTY (OR AS SUBSEQUENTLY AMENDED / REVISED WITH CITY APPROVAL)

LEANHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

WHEREAS, _____, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE LEANHOLDER OF THE PROPERTY DESCRIBED HEREON, DOSE HEREBY RATIFY ALL DEDICATIONS AND PROVISIONS OF THIS PLAT AS SHOWN.

LEANHOLDER: _____

DATE: _____

STATE OF TEXAS §
COUNTY OF GILLESPIE §

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR _____ COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE IS _____ AND THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

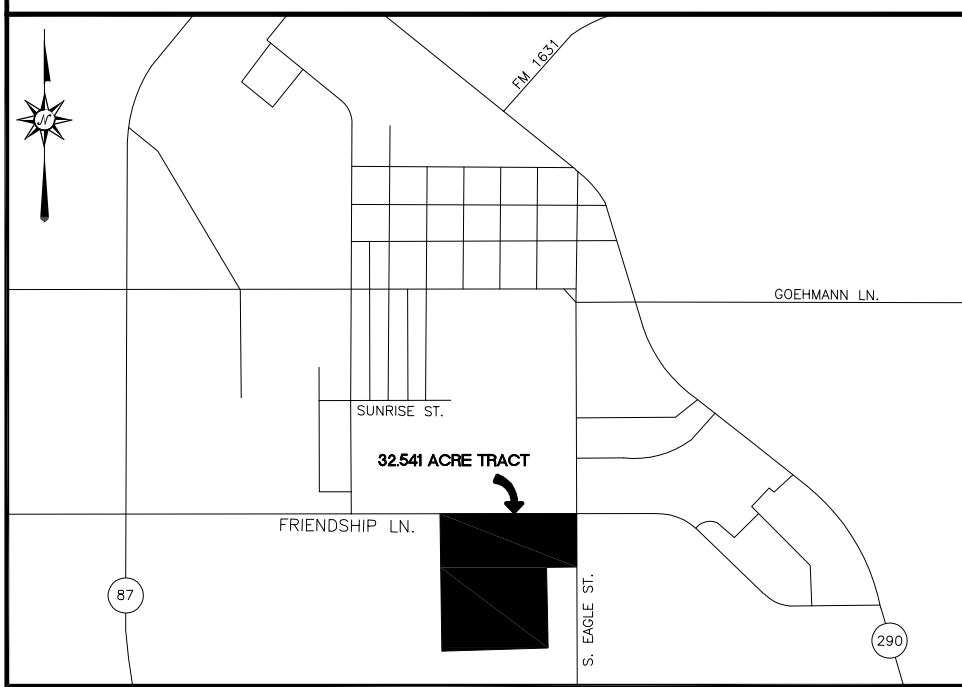
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____,

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

VICINITY MAP (NOT TO SCALE)



PLAT NOTES:

1. BENCHMARK: BRASS DISK "XX" IN SIDEWALK SOUTHWEST CORNER HWY XX & HWY XX. ELEV = XXXX.XX'

2. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. GRID DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00012.

3. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 5/8-INCH IRON RODS WITH PLASTIC CAP STAMPED "LJA SURVEYING" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.

4. AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100-YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 4817C288C EFFECTIVE OCTOBER 19, 2001; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

PRIVATE FACILITY NOTE:

ALL ON-SITE UTILITIES AND DRAINAGE IMPROVEMENTS PROPOSED WITHIN THIS SUBDIVISION SHALL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED OR CONTAINED WITHIN A PUBLIC UTILITY AND/OR DRAINAGE EASEMENT. MAINTENANCE, REPAIR, AND REPLACEMENT OF PRIVATE WATER MAINS, STORM DRAINS, SEWERS, LIFT STATIONS, WATER SPRINKLER SYSTEMS, CABLE, GAS MAINS, ELECTRIC IMPROVEMENTS, AND OTHER SHARED FACILITIES NECESSARY FOR THE ORDERLY DEVELOPMENT AND OPERATION OF ALL LOTS WITHIN THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF ALL LOT OWNERS AND HIS/HER ASSIGNS.

LEGEND

- 1/2" IRON ROD FOUND W/ "BONN 4477" CAP (UNLESS NOTED)
- 5/8" IRON ROD SET W/ "LJA SURVEYING" CAP (UNLESS NOTED)
- ⊙ IRON PIPE FOUND
- ▲ PK/MAG NAIL FOUND
- PROP. PROPOSED
- TEMP. TEMPORARY
- WML WASTEWATER LINE
- DOC. DOCUMENT
- No. NUMBER
- AC ACRES
- WL WATER LINE
- ROW RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS
- ESMT EASEMENT
- YARD SETBACK LINE (DISTANCE AS NOTED)
- EASEMENT LINE FOR PURPOSE AS NOTED
- LOT LINE

A FINAL PLAT OF FREDERICKSBURG MIXED USE 32.541 ACRES OUT OF THE

JOSE ESTEBAN BARGAS SURVEY, ABSTRACT NO. 53
IN THE
CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

OWNER/DEVELOPER: SV FRIENDSHIP LANE MU, LP AND
REVEXCO LLC

1700 STONERIDGE TERRACE
AUSTIN, TEXAS 78751
PHONE 512-439-4700

ENGINEER/SURVEYOR:

LJA Surveying, Inc.

1100 NORTHEAST LOOP 410

Suite 850

San Antonio, Texas 78209

Phone 210.503.2700

T.B.P.L.S. Firm No. 10194533

THIS PLAT FILED IN _____

SEPTEMBER 2021