

AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION
Wednesday, January 5, 2011
5:30 P.M.
LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order
2. Approve minutes from the December 2010 Regular Meeting

Pp 1 - 3

SITE PLAN

3. SP-1002 - Consider a Site Plan for a Holiday Inn Express located at 500 S. Washington Street

Pp 4 - 12

PLATS

4. P-1017 - Consider vacating Tract 2 of the Erna Heiner Subdivision Plat

Pp 13 - 18

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
December 8, 2010
5:30 PM

On this the 3rd day of November, 2010, 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 - Chairman
STEVE THOMAS
CHARLIE KIEHNE
JIM JARREAU
FRITZ METZGER
BRENDA SEGNER
JASON HELFRICH
RON WOELLHOF

ABSENT: GUNTHER MAENIUS

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

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

DISCUSSIONS

RECEIVE COURTESY PRESENTATION FROM THE ADMIRAL NIMITZ FOUNDATION ON PROPOSED CHANGES TO THE NAUWALD BUILDING AND COURTYARD - Mike Hagee, President and CEO of the Admiral Nimitz Foundation, gave the history of the Nauwald Building and noted the bookstore is currently located in the building. Mr. Hagee stated they want to renovate the building to make it more user friendly and attractive to visitors and also plan to modify the area referred to as Oma's Garden between the hotel and bookstore. Eric Mustard, architect for the project, was also present and stated they would like to open up the area between the new Museum of the Pacific War and Nauwald building which gets congested by pedestrian traffic. Mr. Mustard stated they will add an entry door to the side of the Nauwald Building so as people exit the hotel they can walk straight into the new visitors center entrance. Mr. Mustard also commented they would like to put a courtyard between the hotel and Nauwald Building. Mr. Mustard noted new public restrooms will be added to the rear of the building and an entrance to those will also be added to the side of the Nauwald Building. The Commission thanked the gentlemen for presenting their plans.

SITE PLANS

CONSIDER SP-0813 AN EXTENSION OF AN APPROVED SITE PLAN FOR AN OPTOMETRIC OFFICE LOCATED AT 1102 N. LLANO - Dr. Hans Oosterbahn presented the application. Dr. Oosterbahn noted he is requesting a one year extension to his previously approved site plan and no changes have been made to the approved plan.

STAFF COMMENTS

Brian Jordan, Director of Development Services, stated none of the criteria have changed that would necessitate another review of the site plan. Mr. Jordan stated there should be a requirement added to the approval that the property be replatted into one lot and noted he has no objection to approving the extension for a year from this meeting date.

Jim Jarreau moved to extend the approval of Site Plan SP-0813 for one year with the conditions set forth at the time of the original approval and the condition the property be replatted into one lot. Mr. Jordan noted the Commission could extend the approval for one year from the date of the meeting, which would be until December 8, 2011. Ron Woellhof seconded the motion. All voted in favor and the motion carried.

CONSIDER SP-1002 A SITE PLAN FOR A HOLIDAY INN EXPRESS LOCATED AT 500 S.

WASHINGTON - Matthew Mabery, project manager, and Charlie Dominguez, surveyor for the project, presented the application. Mr. Mabery stated the building will be L-shaped with the parking located in the rear and the courtyard area will have a pool, a water fountain and a gazebo. Mr. Mabery noted the front door entrance will be located on Walnut Street. The entrance to the parking area will be on Washington Street and the exit on Walnut Street. Jim Jarreau asked what type of fence will enclose the pool and Mr. Mabery stated it will be a fence with a rock bottom and decorative iron pickets.

STAFF COMMENTS

Brian Jordan, Director of Development Services, stated there is no requirement for screening, except for the dumpster area, but the applicants have chosen to enclose themselves. Jim Jarreau commented the roof on the portecochere shows to be composition shingle. Mr. Mabery stated it will be a barrel roof with standing seam metal. Mr. Jordan noted the elevations in the Commission members packets are wrong but new elevations have been given to Staff and the height of the building is shown correctly on the revisions. Mr. Jordan commented the zoning district allows a building height of 38 feet, and the height of a roof of this style is taken at the midpoint, so there will be portions of the building that will be higher than 38 feet, but by definition that is allowed. Mr. Jim Jarreau noted the entrance is at a busy intersection and Steve Thomas asked if the entrance had been approved by TXDOT. Mr. Mabery stated TXDOT gave the applicants the specs and those have been met. Brenda Segner noted the flow of traffic would work better if the entrance would be off Walnut Street. Mr. Mabery commented the entrance is a one-way drive and there will be no traffic exiting from that location. Mr. Jordan stated there are no comments on the site plan about it being a one way entrance and not an exit, and that needs to be addressed. There was much discussion regarding the entrance and a better location for vehicles to enter the property and the Commission stated they did not feel comfortable approving the site plan with the drive located where it is shown. The Commission asked for more detailed information showing all the streets in the vicinity and the impact an entrance off Washington Street would have. Mr. Thomas asked the applicants to look at the concerns the Commission has and offer another option. Mr. Mabery asked if the Commission will approve the site plan if TXDOT approves the entrance where it is shown. Members of the Commission agreed they need more information to make an informed decision and could not answer Mr. Mabery without that information. Mr. Mabery stated Mr. Kothe, the developer of the project, will require the entrance off Washington Street because the project will not work with an entrance off another street.

Jason Helfrich moved to table the application to give the applicant more time to get information together regarding the traffic flow and entrance to the property, and also give Mr. Kothe the option to waive the 45 day requirement for action to be taken on an application referred to in Section 7.130 of the Zoning Ordinance, but if Mr. Kothe does not waive the 45 day requirement, the Commission will hold a special meeting to take action on the application. Brenda Segner seconded the motion. All voted in favor and

the motion carried.

MINUTES

Ron Woellhof moved to approve the minutes from the November 2010 meeting as presented. Jim Jarreau seconded the motion. All voted in favor and the motion carried.

With nothing further to come before the Commission, Steve Thomas moved to adjourn. Jason Helfrich seconded the motion and the meeting was adjourned at 6:17 p.m.

PASSED AND APPROVED this the 5th day of January, 2011.

SHELLEY BRITTON, City Secretary

JANICE MENKING, Chairman

Memo

To: Planning and Zoning Commission
From: Brian Jordan, AICP
Date: December 29, 2010
Re: SP – 1002 Site Plan for the proposed Holiday Inn Express, at the southwest corner of Walnut and S. Washington.

On December 8, 2010, the Commission considered the Site Plan for the proposed Holiday Inn Express, to be located at the corner of Walnut and S. Washington Street. As you will recall, there was significant discussion concerning the driveway onto S. Washington Street, and it was decided that no action would be taken on the Site Plan, to allow the applicant an opportunity to evaluate whether or not the drive could be repositioned or eliminated.

In addition, the 45-day time frame for the Commission to act on the Site Plan was discussed. Since the next regularly scheduled meeting was beyond the 45 day time limit, the applicant was given the opportunity to waive this time frame, or the Commission was willing to conduct a special meeting to accommodate the time frame. The applicant agreed to waive the 45-day time frame and requested to be on the next available meeting date in January (copy of letter attached).

To date, there has not been a revised plan submitted, and there has not been any discussion regarding the matter with the applicant. Staff has a meeting with the applicant on Tuesday, January 4, 2011. Therefore, any revisions or new information will be presented at the meeting on Wednesday.

Attached is the original package. We will wait until the meeting to discuss any new information.

**SITE PLAN
BACKGROUND INFORMATION**

File Number: SP-1002

Project Name: Holiday Inn Express (Hotel)

Address/Location: 500 S. Washington Street (Southwest corner of S. Washington Street and Walnut Street)

Site Area: 2.12 acres (92,441 square feet)

Zoning: M-1, Light Manufacturing.

Adjacent Land Uses/Zoning:

| | |
|--------|--|
| North: | Commercial, zoned M-1 |
| South: | Office/Residential, zoned M-1 |
| East: | Commercial, zoned C-2 |
| West: | Mix of Commercial and Residential, zoned M-1 |

Building Size: First Floor Footprint – 16,642 square feet.
Total all floors – Not provided
Total Number of Guest Rooms - 71

Building Height: Three stories. (Maximum height is 38', measured as the vertical distance from grade to the average height of the highest gable on a pitched, or hipped roof). Detailed information on the height has not been provided. It should be noted that a building permit will not be issued until the height of the proposed structure meets the definition established in the zoning ordinance.

Building Coverage: 18% (max. allowed - 75%)

Impervious Coverage: 64% (max allowed – 85%)

Site Access: Three separate drives are proposed. One drive off of S. Washington Street, a drive off of Walnut and a drive off of Kraupahen Street. Curbing will be provided on all adjoining streets.

Sidewalks: A sidewalk is proposed along all adjoining streets. The sidewalk proposed along S. Washington will need to be modified to avoid utility pole obstructions.

Parking Required/Provided: 76 spaces required (1.1 spaces per room for first 50 rooms, plus 1 space per additional room over 50).
79 spaces provided, including 5 handicap spaces

Screening Required:

Screening is required around trash storage areas as per Section 7.940 of the Zoning Ordinance. While not required by ordinance, the applicant is proposing a prefabricated stucco fence along the north and west side of the proposed development.

Landscape/Tree Preservation:

There are no trees located on the property. The applicant has provided a preliminary Landscape Plan for our review. Insufficient information is provided on the plan and therefore a final Landscape Plan meeting the requirements of Section 7.900 of the Zoning Ordinance, subject to staff approval, will be required prior to issuance of a building permit.

Stormwater Detention:

Engineering comments include a requirement to provide a report with drainage calculations for the existing and proposed conditions. Storm water detention needs will be based on these conditions.

Exterior Lighting:

A preliminary plan has been provided showing the location of exterior lighting. Insufficient information is provided to determine whether or not the lighting will be shielded and retained within the property.

P&Z Action:

Final approval

Recommendation:

Approval, conditioned upon the following:

1. Approval of the Landscape Plan prior to issuance of a building permit.
2. Approval of final civil plans and addressing all Engineering comments prior to issuance of a building permit.
3. Exterior lighting to be shielded from adjoining properties and approved by staff.
4. Property to be replatted prior to issuance of a building permit.



APPLICATION FOR SITE PLAN REVIEW

APPLICATION IS HEREBY MADE TO THE PLANNING AND ZONING COMMISSION FOR SITE PLAN REVIEW IN THE CITY OF FREDERICKSBURG HEREINAFTER SET FORTH:

1. **APPLICANT:** Fredericksburg Enterprises, Inc.
2. **ADDRESS:** 501 E Main, Fredericksburg, Tx 78624
3. **APPLICANT TELEPHONE NUMBER:** 830-997-1189
4. **APPLICANT FAX NUMBER:** 830-997-5496
5. **OWNER (if different from applicant):** Kenneth K. Kothe
6. **ADDRESS:** 501 East Main, Fredericksburg, Tex 78624
7. **OWNER TELEPHONE NUMBER:** 830-997-1189
8. **DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:**
ADDRESS: 500 S. Washington, Fredericksburg Texas 78624
LEGAL DESCRIPTION: lot 13, 14, 15 20 21 22 23 24
LOT SIZE: _____ **LOT AREA:** 92,800
PROPOSED USE: Hospitality
USE CLASSIFICATION: Holiday Inn Express
9. **EXISTING ZONING:** C-2 DISTRICT
10. **INFORMATION TO BE PROVIDED BY THE APPLICANT:** Seven (7) copies of a site plan at least 24 x 36 inches, drawn to scale and sufficiently dimensioned as necessary to show the following:
 - A. The date, scale, north point, title, name of owner, and the name of the person preparing the site plan.
 - B. The location and dimensions of boundary lines, easements, and required yards and setbacks of all existing and proposed buildings and land improvements.
 - C. The location, height, and intended use of existing and proposed buildings on the site, and the approximate location of existing buildings on abutting site within 50 feet.
 - D. The location of existing and proposed improvements including parking and loading areas, pedestrian and vehicular access, utility or service areas, fencing and screening, and lighting.
 - E. The center line of existing water courses, drainage features and location and size of existing and proposed streets and alleys, and the 100-year flood plain.
 - F. The number of existing and proposed off-street parking and loading spaces, and a calculation of applicable minimum requirements.
 - G. For sites with an average slope greater than 10%, a plan showing existing and proposed topography and grading and proposed erosion control measures.
 - H. The location and size of proposed signs, if known.
 - I. The location and size of the existing and proposed landscaped areas.
 - J. A calculation of the impervious area (this includes buildings, paved areas, etc. other than natural ground or landscaped areas) of the site.

10. **SIGNATURE OF APPLICANT:** Kenneth K. Kothe

PRINTED NAME OF ABOVE: Kenneth K. Kothe

NOTE: If the applicant is not the legal owner of the property, a signed statement by the owner that the applicant is the authorized agent of the owner of the property, or the signature of the owner, is required:

11. **SIGNATURE OF OWNER:** Kenneth K. Kothe

PRINTED NAME OF ABOVE: Kenneth K. Kothe

DATE: 11-15-10

TITLE SEARCH: 9-10-2010

Date

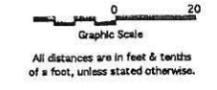
12. **CONSENT OF LIEN HOLDER:** Gary Stelling Sr. V.P.
Signature

PRINTED NAME OF ABOVE: Gary Stelling

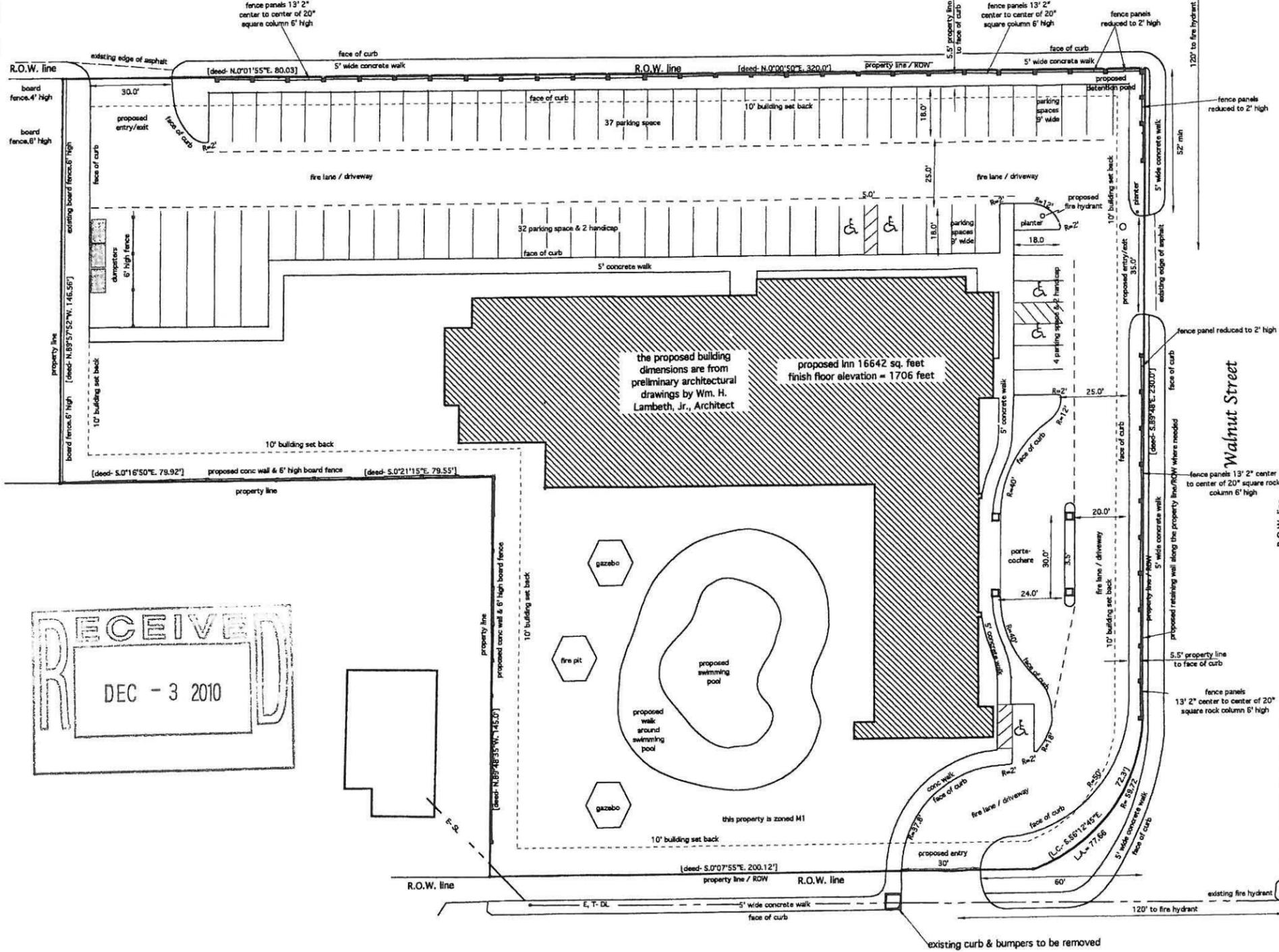
NOTE: If this property is encumbered by lien, consent of the lien holder **is required.**

13. **RETURN COMPLETED APPLICATION TO:** Brian Jordan or Tammie Loth, City of Fredericksburg, 126 West Main St., Fredericksburg, Texas 78624.

R.O.W. line



Kraupahen Street



the proposed building dimensions are from preliminary architectural drawings by Wm. H. Lamberth, Jr., Architect

proposed Inn 16642 sq. feet
finish floor elevation = 1706 feet

Note:
Elevations not labeled are either top of asphalt, top of pavers, top of concrete or top of ground.
All dimensions are measured to face of curb, unless noted otherwise.
The location of existing underground utilities are approximate, based on available information.
The contractor shall determine the location of all existing utilities before commencing construction.
The contractor is to be responsible for any and all damages that may occur during construction.

M1 zoning requirements

| | per zoning | propose |
|-------------------|------------|---------|
| Impervious cover | 85 % | 64 % |
| building coverage | 75 % | 18 % |
| building height | 38 feet | 38 feet |

Summary:

| | |
|--|--------------------------|
| total proposed lot area | = 92441 sq. ft. |
| total existing original pervious cover areas | = 42399 sq. ft. - 45.9 % |
| total existing original impervious cover areas | = 50042 sq. ft. - 54.1 % |
| total proposed pervious cover areas | = 42399 sq. ft. - 36.1 % |
| total proposed impervious cover areas | = 59110 sq. ft. - 63.9 % |
| proposed building area | = 16642 sq. ft. |
| number of rooms in the proposed Holiday Inn | = 71 rooms |
| number of proposed parking spaces | = 73 spaces |
| number of proposed handicap parking spaces | = 5 spaces |
| Total | = 78 spaces |

parking spaces need to provide
1.1 space per first 50 rooms = 55
1 space per each additional = 21
Total needed = 76

Domingues & Assoc.
609 Sidney Baker St.
Kerrville, Texas 78028
Tel. 830/896 6900
Fax 830/896 6901
cdomingues@kcc.com
Firm No. 100934-00

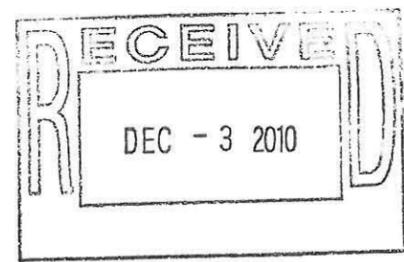
Byron R. Wilkinson, PE RPLS
PE No. 20437
Cell Tel. 210 316 0818

Job No. 6200

Holiday Inn Express Inn & Suites Fredericksburg, Texas

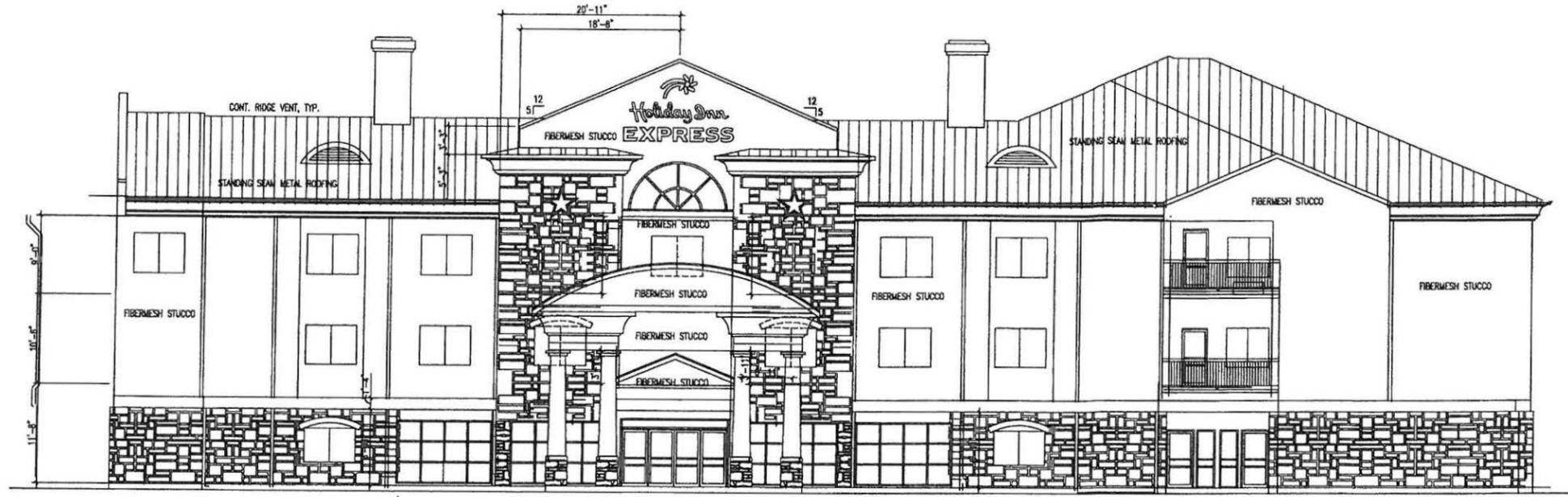
Site Plan

C 5



9

Preliminary - printed for review purposes only
this document shall not be recorded for any purpose



NORTH ELEVATION 1/8" = 1'-0"



WEST ELEVATION 1/8" = 1'-0"

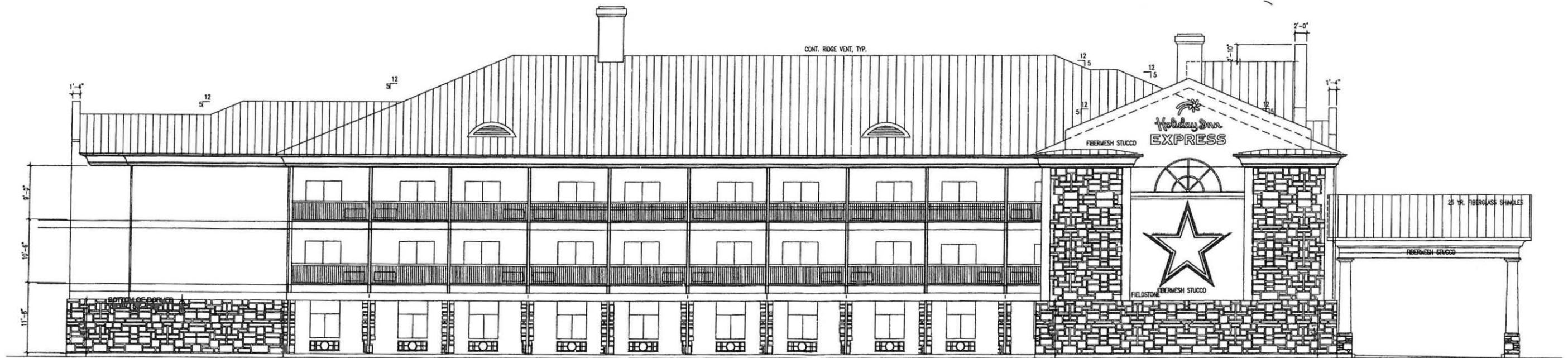
FINISHED FLOOR
ELEV. 0.00'

A5

RECEIVED
DEC - 3 2010



SOUTH ELEVATION $1/8'' = 1'-0''$



EAST ELEVATION $1/8'' = 1'-0''$

11

A6



SP-1002



12

**VACATING A PORTION OF A PLAT – ERNA HEINER SUBDIVISION
BACKGROUND INFORMATION
December, 2010**

File Number: P-1017

Subdivision Name: Erna Heiner Subdivision, Lot 2

Owner: Roy Heiner, Kenneth Heiner, JoAnn Koch

Original Surveyor: Charles Ottmers

Zoning: Property is located in the ETJ and is not zoned.

Location: Upper Live Oak Road, north of FM 2093 (Tivydale Road)

Tract Size: 28.5 acres

Purpose of Request: This property originally contained 29.9 acres. In 1990, the property was subdivided into 2 tracts, with Lot 1 containing 1.4 acres and Lot 2 containing 28.5 acres. A plat was required because the property was within the ETJ, and the smaller tract did not contain enough acreage to be exempt from our subdivision regulations. Lot 1 was conveyed to the daughter and Lot 2 was held by Ms. Heiner. The parents are deceased, and the 3 children would like to divide Lot 2 amongst themselves. In order to accomplish this without having the burden of normal subdivision requirements, they would like to vacate Lot 2, and then divide their interests among the 3 children. As long as each of the tracts being conveyed is 5 acres or greater with frontage on a public road, they can accomplish this without requiring a subdivision plat.

Adjacent Roadways: This property has considerable frontage on Upper Live Oak Road, currently a County Road. No information has been provided on the width of the adjoining roadway. Staff has spoken with Carey Bonn, surveyor currently working with the family, who intends to verify the current right-of-way width of Upper Live Oak Road prior to the meeting.

ROW Dedications/Abandonment: If Lot 2 of the plat is to be vacated, staff would like to confirm the existing right-of-way width to determine if there should be some dedication. At a minimum, 50' right-of-way should be reserved for Upper Live Oak Road. Based on the information provided by Mr. Bonn, it may necessary to dedicate a portion of right-of-way along the frontage of this property.

Utilities: No city utilities presently available.

Easements:

NA.

Stormwater Detention:

NA.

Floodplain:

Floodplain does not affect this property.

Access:

Upper Live Oak Road.

Staff Recommendation:

Staff does not have an objection to the vacation of the Lot 2 portion of this plat since they are not intending to develop the property. However, we would be interested in assuring that a minimal amount (50') of right-of-way is secured for Upper Live Oak Road.

APPLICATION FOR PLAT APPROVAL

DATE: 12-16-10

NAME OF SUBDIVISION: Erna Heiner Subdivision

ACREAGE: 28.5 Acres

NUMBER OF LOTS: Vacating Only Tract 2

TYPE OF APPROVAL REQUESTED AND FEE:

(Please provide seven (7) copies of plat)

PRELIMINARY PLAT: \$100 plus \$10 per lot \$ _____

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: Ag Use PROPOSED USE: Ag Use

OWNER(S): NAME: Roy Heiner, Kenneth Heiner, JoAnn Koch

ADDRESS: 1433 Upper Liveoak Rd. Fredericksburg TX 78624

TELEPHONE: (830) 997-2880 cell FAX: 830-998-0112

LIEN HOLDER: NAME: None ADDRESS: _____

SURVEYOR: Carey Bonn PHONE: 997-3884

ENGINEER: _____ PHONE: _____

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.

Kenneth Heiner, Jo Ann Koch, Roy Heiner 12-12-10
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.

PRELIMINARY

This document shall not be recorded for any purpose.
It is for review only.
Date: 12-29-10

SURVEY MAP SHOWING
TRACT NO. 2, ERNA HEINER SUBDIVISION, SITUATED IN GILLESPIE
COUNTY, TEXAS, PLAT FOUND OF RECORD IN VOLUME 1, PAGE 187 OF
THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.
SURVEY MADE AT THE REQUEST OF
KENNETH HEINER, ET AL.

JERRY W. TAYLOR, ET UX
5.49 AC. TRACT
VOL. 363, PG. 266-269 R.P.R.

DAN J. HARTMANN, ET UX
24.0 AC. TRACT
VOL. 155, PG. 563-569 D.R.

JANET BECKMANN
16.42 AC. TRACT
VOL. 212, PG. 46-47 R.P.R.

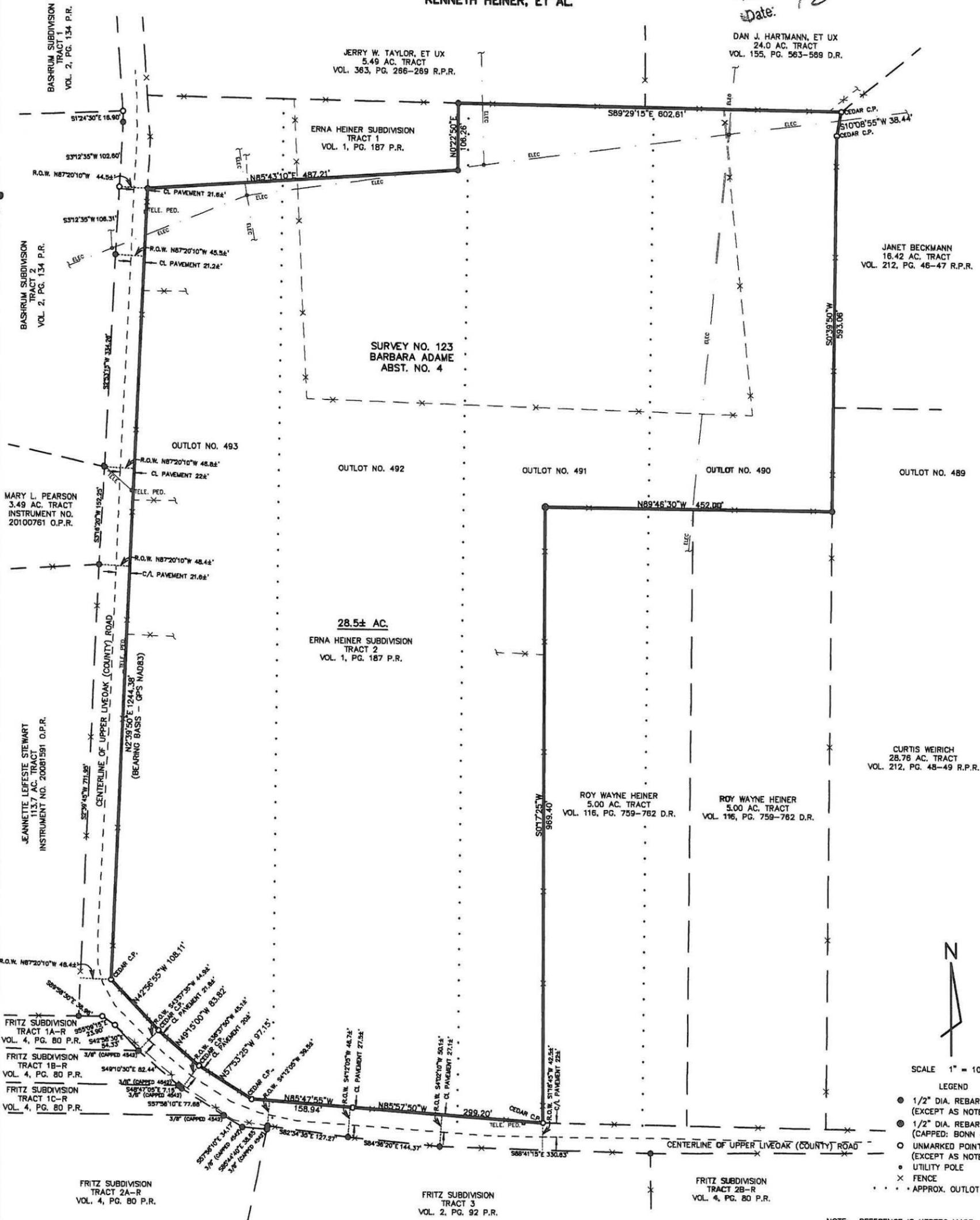
SURVEY NO. 123
BARBARA ADAME
ABST. NO. 4

28.5± AC.
ERNA HEINER SUBDIVISION
TRACT 2
VOL. 1, PG. 187 P.R.

ROY WAYNE HEINER
5.00 AC. TRACT
VOL. 116, PG. 759-762 D.R.

ROY WAYNE HEINER
5.00 AC. TRACT
VOL. 116, PG. 759-762 D.R.

CURTIS WEIRICH
28.76 AC. TRACT
VOL. 212, PG. 48-49 R.P.R.



SCALE 1" = 100'

LEGEND

- 1/2" DIA. REBAR FOUND (EXCEPT AS NOTED)
- ⊙ 1/2" DIA. REBAR SET (CAPPED: BONN 4447)
- UNMARKED POINT (EXCEPT AS NOTED)
- ⊕ UTILITY POLE
- × FENCE
- APPROX. OUTLOT LINE

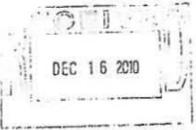
NOTE: REFERENCE IS HERETO MADE TO ACCOMPANYING FIELD NOTES OF EVEN DATE.

SURVEYED DECEMBER 27, 2010

CAREY BONN
REG. PROF. LAND SURVEYOR NO. 4447

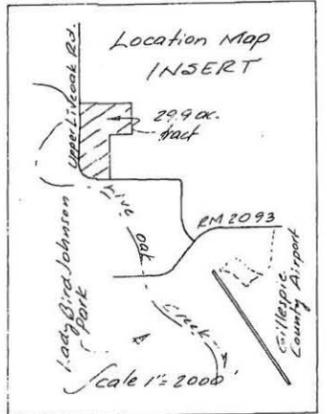
BONN SURVEYING
503 LONGHORN ST.
FREDERICKSBURG, TX 78624
PHONE: 830-997-3884
FAX: 830-997-0972
EMAIL: bonnsurveying@beecreek.net

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I (We) hereby certify that, I am (We are) the owner(s) of the property shown and described hereon and that I (We) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all public streets, alleys, walks, parks, water courses, easements and other open space to public use forever.

3-19-90 Erna Heiner
OWNER

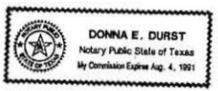


ERNA HEINER SUBDIVISION

Comprising parts of German Emigration Company OUTLOTS No. 490, 491, 492 & 493 as shown on the Map of Fredericksburg, Texas & Environs, and laid out on the Barbara Adame Survey No 123, Abst No. 4

Being 29.9 acres of land, part of that "FOURTH": 35.00 acre TRACT "B" to Erna Heiner by Partition Deed dated August 14, 1975, found of record in Vol. 113, p. 759-766, Deed Records of Gillespie County, Texas.

THE STATE OF TEXAS,
COUNTY OF GILLESPIE
This instrument was acknowledged before me on this the 19th day of MARCH, 1990, by ERNA HEINER.



Donna E. Durst
Notary Public in and for
The State of Texas.

My Commission Expires: 8-4-91

Printed Name of Notary

I, the undersigned, a Registered Public Surveyor, 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.

March 1, 1990 [Signature]
Registered Public Surveyor No. 1818

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

3-21-90 Mike West
Chairman, City Planning and Zoning Commission

THE STATE OF TEXAS,
COUNTY OF GILLESPIE.
The attached plat, after having been duly presented to the Commissioners Court of Gillespie County, Texas, and by said Court duly considered and found to comply with the Statutes and laws of the State of Texas, and was approved for filing in the Plat Records of Gillespie County, Texas. To certify which the undersigned, as County Judge of Gillespie County, Texas, hereby affixes his hand, attested by the Seal of the County Clerk of Gillespie County, Texas, this 26th day of March, A.D. 1990.

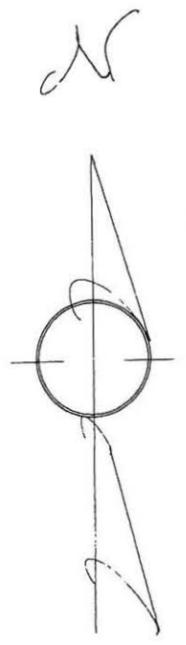
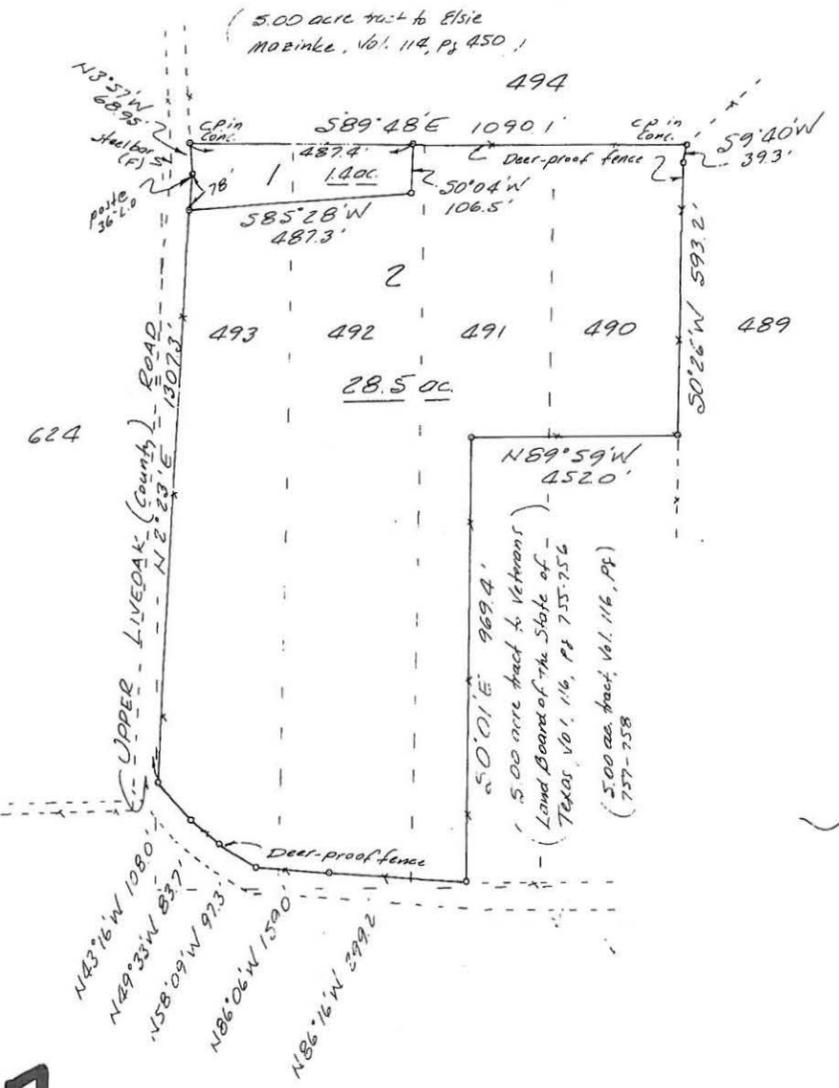
Jay Weinheimer
County Judge,
Gillespie County, Texas

Attest:
County Clerk, Gillespie County, Texas

Filed for record at 1:11 o'clock P.M., this the 26th day of March, 1990, A.D., and recorded on page 187 of Volume 1 of the Plat Records of Gillespie County, Texas.

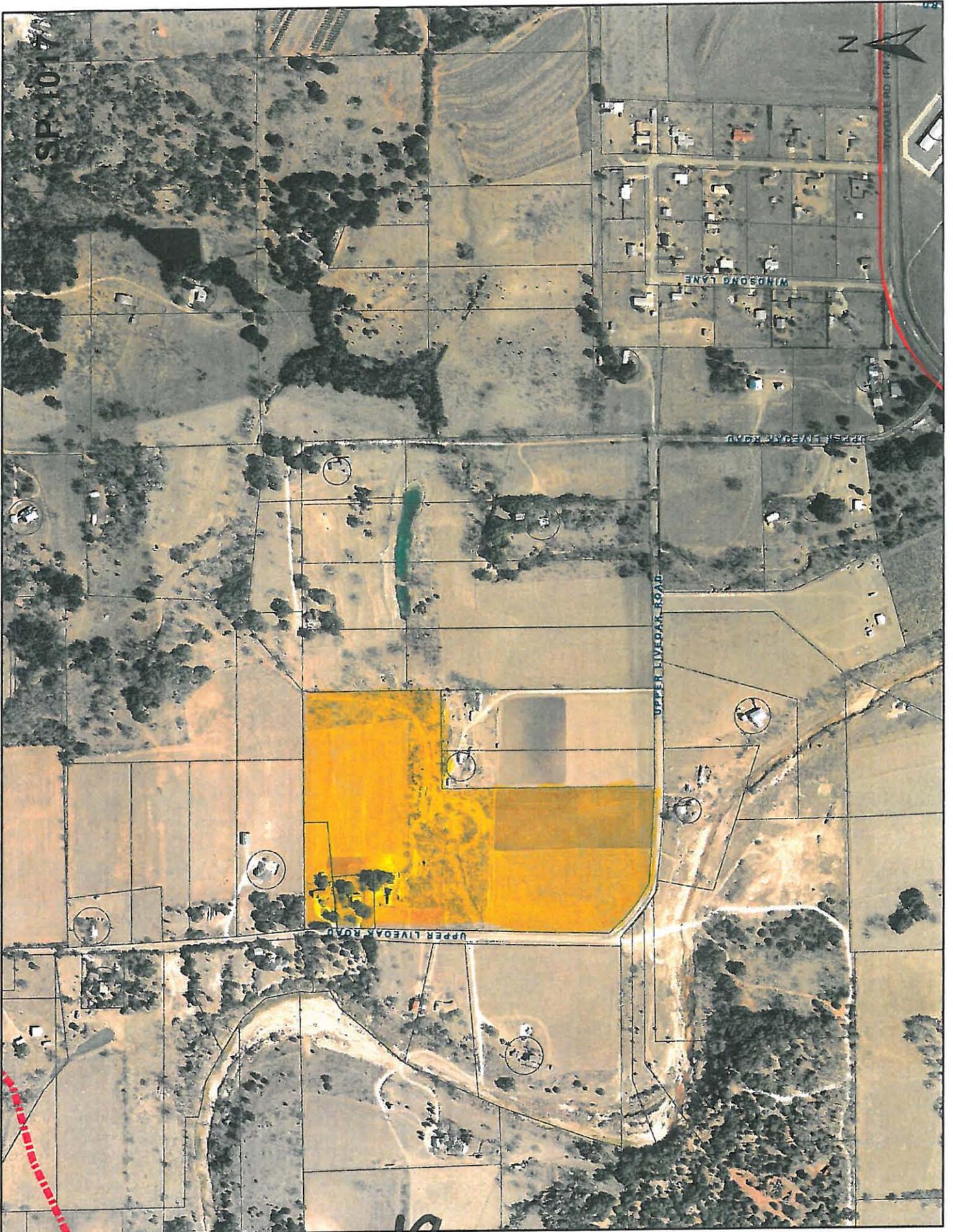
[Signature]
Deputy
Clerk, County Court
Gillespie County, Texas

SURVEY No. 123
Barbara Adame
Abst. No. 4



Scale 1" = 200'

17



81