



City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, February 8, 2023 ~ 5:30 PM
Law Enforcement Center
1601 E. Main Street
Fredericksburg, Texas 78624

Janice Menking, Chair
Jim Jarreau, Member
Daryl Whitworth, Member
Jeff Lawrence, Member
Cindy Scroggins, Member

Tom Musselman, Member
Polly Rickert, Member
Tim Dooley, Vice Chair
Steve Thomas, Member

The City of Fredericksburg Planning and Zoning Commission will meet in a regular session on Wednesday, February 8, 2023, at 5:30 PM. Link to City of Fredericksburg YouTube Channel (Fredericksburg, Texas USA - YouTube <https://www.youtube.com/c/FredericksburgTexasUSA>).

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on February 8, 2023.
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, 1601E. Main Street, in order to comment.

You will be limited to 3 minutes to speak.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- A. January 4, 2023, Regular Meeting Minutes

4. PUBLIC HEARING

- A. REQUEST #Z-2229: BY SCOTT HORTON TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.120 TO OPERATE A STR-CONDOMINIUM IN

A R3 MULTI-FAMILY RESIDENTIAL ZONED AREA FOR PROPERTY
LOCATED AT 510 MUELLER STREET UNIT # 23

- B. REQUEST #Z-2232: BY MATT DURRETTE WITH COZI VACATION RENTALS TO CONSIDER THE FOLLOWING:
 - 1. FUTURE LAND USE CHANGE FROM LOW DENSITY RESIDENTIAL (LDR), TO MIXED USE CORRIDOR (MUC) FOR PROPERTY LOCATED AT 106 E. NIMITZ STREET.
 - 2. A ZONING CHANGE FROM (R1) SINGLE FAMILY RESIDENTIAL, TO (R2) MIXED RESIDENTIAL FOR PROPERTY LOCATED AT 106 E. NIMITZ STREET.
- C. REQUEST #Z-2235: BY SERGIO MENDEZ TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 6.110 TO ALLOW FOR EXPANSION OF A LEGAL NONCONFORMING USE FOR PROPERTY LOCATED AT 903 NORTH MILAM STREET .

5. ACTION ITEMS

- A. DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2229: BY SCOTT HORTON TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.120 TO OPERATE A STR-CONDOMINIUM IN A R3 MULTI-FAMILY RESIDENTIAL ZONED AREA FOR PROPERTY LOCATED AT 510 MUELLER STREET UNIT #23.
- B. DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2232: BY MATT DURRETTE WITH COZI VACATION RENTALS TO CONSIDER THE FOLLOWING:
 - 1. FUTURE LAND USE CHANGE FROM LOW DENSITY RESIDENTIAL (LDR), TO MIXED USE CORRIDOR (MUC) FOR PROPERTY LOCATED AT 106 E. NIMITZ STREET.
 - 2. ZONING CHANGE FROM (R1) SINGLE FAMILY RESIDENTIAL, TO (R2) MIXED RESIDENTIAL FOR PROPERTY LOCATED AT 106 E. NIMITZ STREET.
- C. DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2235: BY SERGIO MENDEZ TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 6.110 TO ALLOW FOR EXPANSION OF A LEGAL NONCONFORMING USE FOR PROPERTY LOCATED AT 903 NORTH MILAM STREET
- D. REQUEST P-2225 BY MARK SPARROW WITH HK FREDERICKSBURG TO CONSIDER A FINAL PLAT OF FRIENDSHIP OAKS SUBDIVISION PHASE 2

LOCATED ON SOUTH CREEK STREET.

- E. REQUEST P-2240 – BY CHRISTOPHER DANZE TO CONSIDER A PRELIMINARY PLAT OF 528 SOUTH MILAM SUBDIVISION LOCATED AT 528 SOUTH MILAM STREET.

6. DISCUSSION ITEMS

- A. Director's Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Shelby Collier, posted this Agenda at 12:00 p.m. on February 3, 2023, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Shelby Collier
Associate Planner

On this the 4TH day of JANUARY 2023 the PLANNING AND ZONING COMMISSION convened in regular Session at the Law Enforcement Center located at 1601 E. Main Street with the following members present to constitute a quorum:

PRESENT:

JANICE MENKING
POLLY RICKERT
JEFF LAWRENCE
JIM JARREAU
TOM MUSSELMAN
DARYL WHITWORTH
CINDY SCROGGINS
STEVE THOMAS

ABSENT:

TIM DOOLEY

ALSO, PRESENT:

GARRET BONN –
MICK MCKAMIE – Interim City Attorney
SHELBY COLLIER – Associate Planner
ANNA HUDSON - Interim Director of Development Services

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

PUBLIC COMMENTS

MINUTES

Tom Musselman made a Motion to Approve the December 2022 Meeting Minutes including corrections. Seconded by Polly Rickert. All voted in favor and the motion carried.

PUBLIC HEARING

REQUEST #Z-2230: BY JAMES REICHENAU TO CONSIDER A CONDITIONAL USE PERMIT PER SEC. 3.110 TO OPERATE A STR-UNOCCUPIED IN A R2 ZONED AREA LOCATED IN THE HISTORIC OVERLAY DISTRICT ON PROEPRTY LOCATED AT 111 EAST SCHUBERT.

Jim Jarreau made a Motion to open the public hearing. Tom Musselman seconded the motion. All voted in favor and the motion carried.

Jimmy Reichenau presented the application. He stated he wanted to obtain a STR permit.

Daryl Whitworth made a Motion to close the public hearing. Jim Jarreau seconded the motion. All voted in favor and the motion carried.

ACTION ITEM

DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2230: BY JAMES REICHENAU TO CONSIDER A CONDITIONAL USE PERMIT PER SEC. 3.110 TO OPERATE A STR-UNOCCUPIED IN A R2 ZONED AREA LOCATED IN THE HISTORIC OVERLAY DISTRICT ON PROEPRTY LOCATED AT 111 EAST SCHUBERT.

Shelby Collier, Associate Planner, stated the Applicant is requesting a Conditional Use Permit per Sec. 3.110 of the Zoning Ordinance to operate a property as a STR-Unoccupied. The subject tract resides within an R2 zoned area within the Historic District and is located on the Southwest corner of the intersection of East Schubert and North Llano. The proposed development would include a 2-bedroom short-term rental unit within the main structure. The existing guest house would not be used as a short-term rental. The applicant is providing 3 parking spaces on site which complies with Sec. 5.460 and Sec. 7.863.

The property is located in a neighborhood with a variety of uses including short term rentals, primary residences and commercial properties such as Buc's Bar & Grill. The property also abuts the creek with a shared rear property line with Hill Country Titles. The requested STR use is compatible with the varied neighborhood and its existing uses. Sec. 5.460.

Public notification, including letters being sent to property owners within 200 fee resulted in 1 letter of support and 1 letter of protest.

Staff recommends approval of the request.

Jim Jarreau made a motion to recommend approval of Z-2230. Seconded by Tom Musselman. All voted in favor and the motion carried.

REQUEST EC2022-06: BY WILIAM MAJORS TO CONSIDER ENTRY CORRIDOR DEISGN STANDARDS FOR PROPERTY LOCATED AT 1455 EAST MAIN STREET.

Jim Gallegos presented the application. He stated that their team worked closely with City Staff regarding the Entry Corridor elements and are ready to get started.

Anna Hudson, Interim Director of Development Services, stated that Staff reviewed the application and the only section the application failed to meet was moving the development closer to the street, however, given the properties limitations, that was acceptable. Staff recommends approval.

Jim Jarreau made a motion to Approve EC2022-06 as presented. Tom Musselman Seconded the motion. All voted in favor and the motion carried.

DISCUSSION ITEM

Directors Update

Joint session planned with City Council for the Comprehensive Plan on January 17th.

ADJOURN

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Jeff Lawrence. All voted in favor and the meeting was adjourned at 5:50 p.m.

PASSED AND APPROVED this 8th day of February 2023.

SHELBY COLLIER, Associate Planner

JANICE MENKING, Chairman



PLANNING AND ZONING COMMISSION AGENDA MEMO

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM:

MEETING DATE: February 8, 2023

CATEGORY: PUBLIC HEARING

CAPTION: REQUEST #Z-2232: BY MATT DURRETTE WITH COZI VACATION RENTALS TO CONSIDER THE FOLLOWING:

1. FUTURE LAND USE CHANGE FROM LOW DENSITY RESIDENTIAL (LDR), TO MIXED USE CORRIDOR (MUC) FOR PROPERTY LOCATED AT 106 E. NIMITZ STREET.
2. A ZONING CHANGE FROM (R1) SINGLE FAMILY RESIDENTIAL, TO (R2) MIXED RESIDENTIAL FOR PROPERTY LOCATED AT 106 E. NIMITZ STREET.

PRESENTATION:

SUMMARY:

The applicant is seeking a future land use classification change from Low Density Residential (LDR), to Mixed Use Corridor (MCU) and a Zoning Change from (R1) Single Family Residential, to (R2) Mixed Residential.

BACKGROUND:

106 E. Nimitz is a .639 acre property with a Single-Family Residence and several ancillary structures including barns and storage buildings.

Land uses surrounding this property include High Density Residential (HDR) to the north, Mixed Use Corridor (MUC) to the east and south across East Nimitz, and Low Density Residential (LDR) to the west.

Zoning to the north is (R2) Mixed Residential (Knopp Nursing Home), with (C1) Neighborhood Commercial to the east and south across East Nimitz (Knopp Nursing Home Offices and a STR) and (R1) Single Family Residential to the west (STR and a Primary Residence).

East Nimitz Street is an unimproved roadway with 4 properties with frontage. The Subject Tract is the only property in this neighborhood that has primary access onto East Nimitz as the other 3 properties have access onto North Llano Street. If additional development were to occur the developer would be responsible for improvements to the roadway and additional development would also require approval of Civil Construction Plans.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Given the variety of Land Uses and Zoning classifications surrounding the property and the fact that the request is for an extension of the existing R2 Zoning at 1208 N Llano(Knopp Nursing Home) Staff recommends approval of the requested land use classification change from Low Density Residential (LDR), to Mixed Use Corridor (MCU) and a Zoning Change from (R1) Single Family Residential, to (R2) Mixed Residential per Comprehensive Plan Sec. 4.B.1 – Support Existing Development Patterns.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Quality of Life Vision

ATTACHMENTS:

None

APPROVAL/REVIEW:



PLANNING AND ZONING COMMISSION AGENDA MEMO

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM:

MEETING DATE: February 8, 2023

CATEGORY: PUBLIC HEARING

CAPTION: REQUEST #Z-2235: BY SERGIO MENDEZ TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 6.110 TO ALLOW FOR EXPANSION OF A LEGAL NONCONFORMING USE FOR PROPERTY LOCATED AT 903 NORTH MILAM STREET .

PRESENTATION:

SUMMARY:

The Applicant is requesting a Conditional Use Permit per [Sec. 6.110](#) of the Zoning Ordinance to expand the use of STR-Nonconforming property located at 903 N. Milam Street. The applicant is requesting to enclose a 350 sq ft porch to create a sunroom on a property that is Zoned R1, Single Family Residential and currently has 1 STR-Nonconforming unit that consists of 3 bedrooms, 3 parking spaces onsite, and has an occupancy of 7.

BACKGROUND:

[Sec. 5.460 – Review and Evaluation Criteria](#) contains 13 items that must be considered when reviewing a Conditional Use Permit. Of these 13 items, Staff has found that the applicant has met or responded to all the requirements including adequacy and convenience of off-street parking, determination that the proposed use will not be detrimental to public safety or materially injurious to properties in the vicinity, and determination that the proposed use and site development will be compatible with existing uses in the vicinity.

The subject tract is bordered by residences on all sides and does not share a property line with a licensed STR. It is across the street from commercial uses including a convenience store (see attached Surrounding Use Map).

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

As presented, the proposed expansion of the STR-Nonconforming property in the form of an enclosed 350 sq ft sunroom meets the requirements necessary to obtain a conditional use permit [Sec. 5.460](#).

Staff recommends approval conditioned upon no increase in occupancy.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

None

APPROVAL/REVIEW:



PLANNING AND ZONING COMMISSION AGENDA MEMO

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM:

MEETING DATE: February 8, 2023

CATEGORY: ACTION ITEMS

CAPTION: DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2232: BY MATT DURRETTE WITH COZI VACATION RENTALS TO CONSIDER THE FOLLOWING:

1. FUTURE LAND USE CHANGE FROM LOW DENSITY RESIDENTIAL (LDR), TO MIXED USE CORRIDOR (MUC) FOR PROPERTY LOCATED AT 106 E. NIMITZ STREET.
2. ZONING CHANGE FROM (R1) SINGLE FAMILY RESIDENTIAL, TO (R2) MIXED RESIDENTIAL FOR PROPERTY LOCATED AT 106 E. NIMITZ STREET.

PRESENTATION:

SUMMARY:

The applicant is seeking a future land use classification change from Low Density Residential (LDR), to Mixed Use Corridor (MCU) and a Zoning Change from (R1) Single Family Residential, to (R2) Mixed Residential.

BACKGROUND:

106 E. Nimitz is a 0.639 acre property with a Single-Family Residence and several ancillary structures, including barns and storage buildings.

Land uses surrounding this property include High Density Residential (HDR) to the north, Mixed Use Corridor (MUC) to the east and south across East Nimitz, and Low Density Residential (LDR) to the west.

Zoning to the north is (R2) Mixed Residential (Knopp Nursing Home), with (C1) Neighborhood Commercial to the east and south across East Nimitz (Knopp Nursing Home Offices and a STR) and (R1) Single Family Residential to the west (STR and a Primary Residence).

East Nimitz Street is an unimproved roadway with 4 properties with frontage. The Subject Tract is the only property in this neighborhood that has primary access onto East Nimitz as the other 3 properties have access onto North Llano Street. If additional development were to occur, the developer would be responsible for improvements to the roadway and additional development would also require approval of Civil Construction Plans.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Given the variety of Land Uses and Zoning classifications surrounding the property and the fact that the request is for an extension of the existing R2 Zoning at 1208 N Llano(Knopp Nursing Home) Staff recommends approval of the requested land use classification change from Low Density Residential (LDR), to Mixed Use Corridor (MCU) and a Zoning Change from (R1) Single Family Residential, to (R2) Mixed Residential per Comprehensive Plan Sec. 4.B.I – Support Existing Development Patterns.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. Z-2232 Project Application - UPDATED
2. Z-2232 Land Use Map
3. Z-2232 Zoning Map
4. Z-2232 Public Hearing Map
5. 106_E_Nimitz_LRG-107

APPROVAL/REVIEW:



Date: February 03, 2023

Anna Hudson, Interim Director of Development Services



Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

A. Project Information (Please complete all items.)

Project Name: Zoning Change
Project Address: 106 E. Nimitz Fredericksburg, TX 78624
Tax ID Number (s):

Application Type (Check all items that apply.)

- | | | |
|---|--|---|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Minor Plat* | <input type="checkbox"/> Plat Vacation |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Replat* | <input type="checkbox"/> Annexation* |
| <input type="checkbox"/> Entry Corridor Design | <input type="checkbox"/> Amending Plat* | <input type="checkbox"/> Development Plat |
| <input type="checkbox"/> Land Use Plan Change | <input type="checkbox"/> Preliminary Plat* | |
| <input checked="" type="checkbox"/> Zoning Change | <input type="checkbox"/> Final Plat* | |

Revision of Approved Plan / Plat? Yes No Name:

Jurisdiction: City Limits ETJ Total Acres: No. of Lots:

Original Survey & Abstract No:

Legal Description:

Current Land Use Plan: STR Proposed Land Use Plan: STR

Current Zoning: R1 Proposed Zoning: R2

Location: 106 E. Nimitz Fredericksburg, TX 78624

Proposed Use(s): proposing a re-zone from R1 to R2.

Applicant's Signature

Applicant's Role: Owner Developer Other (note role):

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify I have authorization from the owner to act on his / her behalf.

Signature: Matt Durette

Printed Name: Matt Durette Date: 12/29/22

Staff Use Only Application No.: Z-2232 Date: 12/29/22

*Copy of current Title Search required with application.



Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

B. Contact Information (Please complete all items. Attach additional pages as necessary.)

I. Property Owner(s)

Firm Name (if applicable): N/A

Owner Name: Matt Durette

Address: 1303 E. Main St. Fredericksburg, TX 78624

Phone:

Fax: N/A

Email: strapp@cozivr.com

(804)-832-1408 OR (830)-541-5620

Matt@cozivr.com

II. Owner's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role: Agent Engineer Surveyor Other (note role):

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone:

Fax:

Email:

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): N/A

Applicant Name (s): Matt Durette

Address: same as above

Phone:

Fax: N/A

Email: same as above

same as above

IV. Applicant's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role: Agent Engineer Surveyor Other (note role):

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone:

Fax:

Email:



Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

C. Fee Schedule (Please attach appropriate fee to application.)

- Conditional Use Permit Application - \$400
- Site Plan Application Admin - \$300
- Site Plan Application P&Z - \$400
- Entry Corridor Design - \$100
- Application for Zoning Change - \$400
- Application for Land Use Change - \$300
- Minor Plat - \$300
- Replat - \$300 plus \$20 per lot
- Amending Plat - \$200
- Preliminary Plat - \$400 plus \$20 per lot
- Final Plat - \$500 plus \$10 per lot

D. Recording Fee Schedule

For plats, a recording fee will be collected when mylars are presented. The check should be made payable to Gillespie County Clerk and the recording fees are \$121.00 plus \$10.00 per lot.

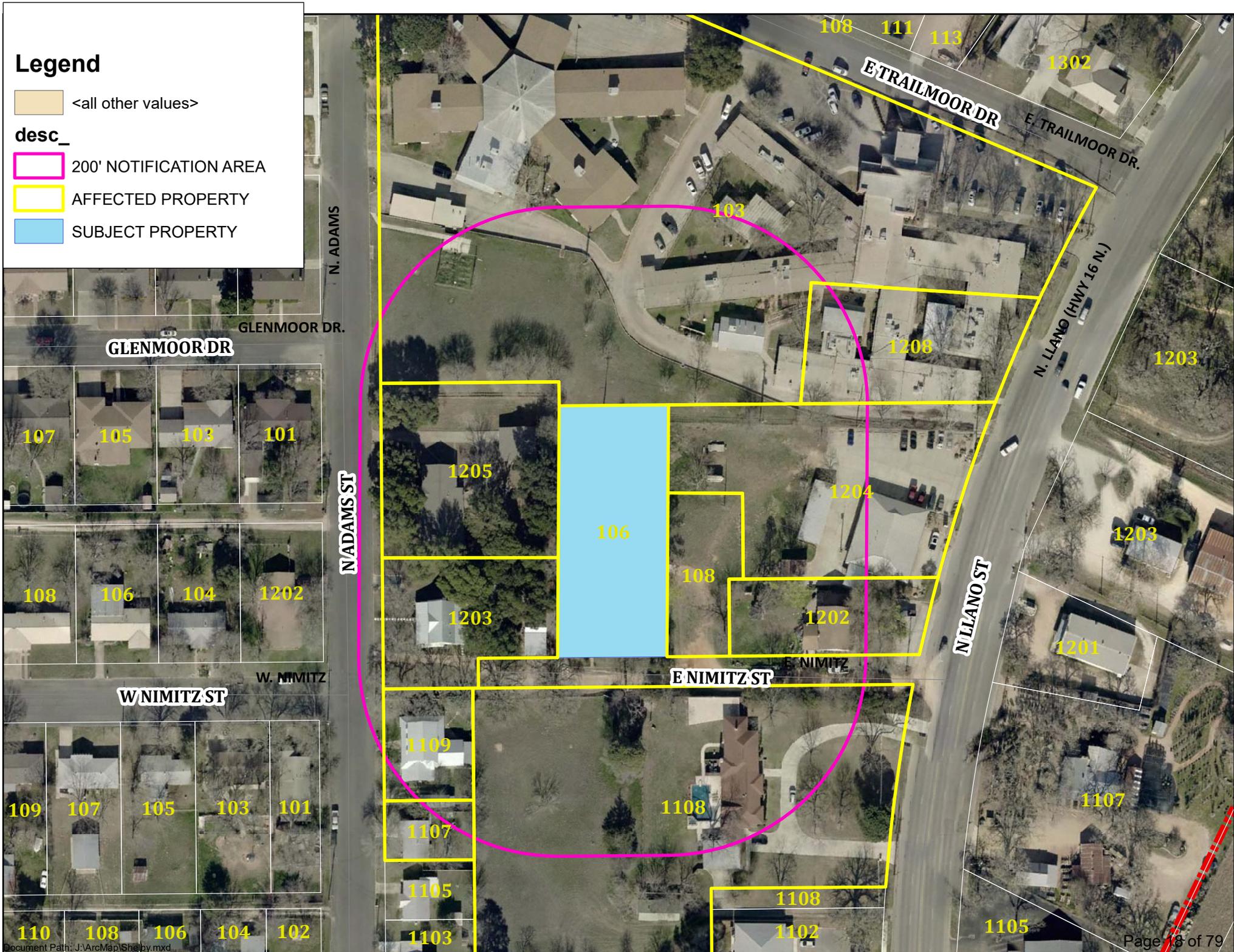
Legend

 <all other values>

desc_
 200' NOTIFICATION AREA

 AFFECTED PROPERTY

 SUBJECT PROPERTY







PLANNING AND ZONING COMMISSION AGENDA MEMO

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM:

MEETING DATE: February 8, 2023

CATEGORY: ACTION ITEMS

CAPTION: DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2235: BY SERGIO MENDEZ TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 6.110 TO ALLOW FOR EXPANSION OF A LEGAL NONCONFORMING USE FOR PROPERTY LOCATED AT 903 NORTH MILAM STREET

PRESENTATION:

SUMMARY:

The Applicant is requesting a Conditional Use Permit per [Sec. 6.110](#) of the Zoning Ordinance to expand the use of STR-Nonconforming property located at 903 N. Milam Street.

BACKGROUND:

The applicant is requesting to enclose a 350 sq ft porch to create a sunroom on a property that is Zoned R1, Single Family Residential and currently has 1 STR-Nonconforming unit that consists of 3 bedrooms, 3 parking spaces onsite, and has an occupancy of 7.

[Sec. 5.460 – Review and Evaluation Criteria](#) contains 13 items that must be considered when reviewing a Conditional Use Permit. Of these 13 items, Staff has found that the applicant has met or responded to all the requirements including adequacy and convenience of off-street parking, determination that the proposed use will not be detrimental to public safety or materially injurious to properties in the vicinity, and determination that the proposed use and site development will be compatible with existing uses in the vicinity.

The subject tract is bordered by residences on all sides and does not share a property line with a licensed STR. It is across the street from commercial uses including a convenience store (see attached Surrounding Use Map).

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

As presented, the proposed expansion of the STR-Nonconforming property in the form of an enclosed 350 sq ft sunroom meets the requirements necessary to obtain a conditional use permit [Sec. 5.460](#).

Staff recommends approval conditioned upon no increase in occupancy.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. Z-2235 Public Hearing Map
2. Surrounding Use Map
3. Project Application.docm_202211161345035722
4. Z-2235 Revised Site Plan
5. Narrative-903 N Milam
6. Z-2235 Updated Review Comments
7. Sec. 5.460. - CUP Review and Evaluation Criteria.
8. Z-2235 Photos

APPROVAL/REVIEW:





Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

A. Project Information (Please complete all items.)

Project Name: SunRoom Addition

Project Address: 903 N Milam St

Tax ID Number (s): N/A

Application Type (Check all items that apply.)

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Minor Plat* | <input type="checkbox"/> Plat Vacation |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Replat* | <input type="checkbox"/> Annexation* |
| <input type="checkbox"/> Entry Corridor Design | <input type="checkbox"/> Amending Plat* | <input type="checkbox"/> Development Plat |
| <input type="checkbox"/> Land Use Plan Change | <input type="checkbox"/> Preliminary Plat* | |
| <input type="checkbox"/> Zoning Change | <input type="checkbox"/> Final Plat* | |

Revision of Approved Plan / Plat? Yes No Name:

Jurisdiction: City Limits ETJ Total Acres: No. of Lots:

Original Survey & Abstract No:

Legal Description:

Current Land Use Plan: R1

Proposed Land Use Plan:

Current Zoning:

Proposed Zoning:

Location: 903 N. Milam St, Fredericksburg, TX 78624

Proposed Use(s): Create a Sunroom living area over existing Patio Slab at F

Applicant's Signature

Applicant's Role: Owner Developer Other (note role):

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify I have authorization from the owner to act on his / her behalf.

Signature: _____

Printed Name: Sergio Mendez Date: 12/27/2022

Staff Use Only Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

B. Contact Information (Please complete all items. Attach additional pages as necessary.)

I. Property Owner(s)

Firm Name (if applicable):

Owner Name: Sergio Mendez & Dana Mendez

Address: 903 N. Milam St, Fredericksburg, TX 78624

Phone: 281-380-7208

Fax:

Email: danadrago@hotmail.com

II. Owner's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role: Agent Engineer Surveyor Other (note role): Contractor / Builder

Firm Name (if applicable): Serview Home Pros

Address: 2700 NE Loop 410, Suite 250, San Antonio, TX 78217

Primary Contact Name: John Quinn

Phone: 210-988-6000

Fax:

Email: production@serviewhomepr

Secondary Contact Name:

Production@serviewhomepros.com

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable):

Applicant Name (s): Sergio Mendez & Dana Mendez

Address: 903 N Milam St

Phone: 281-380-7208

Fax:

Email:

IV. Applicant's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role: Agent Engineer Surveyor Other (note role): Contractor / Builder

Firm Name (if applicable): Serview Home Pros

Address: 2700 NE Loop 410, Suite 250, San Antonio, TX 78217

Primary Contact Name: John Quinn

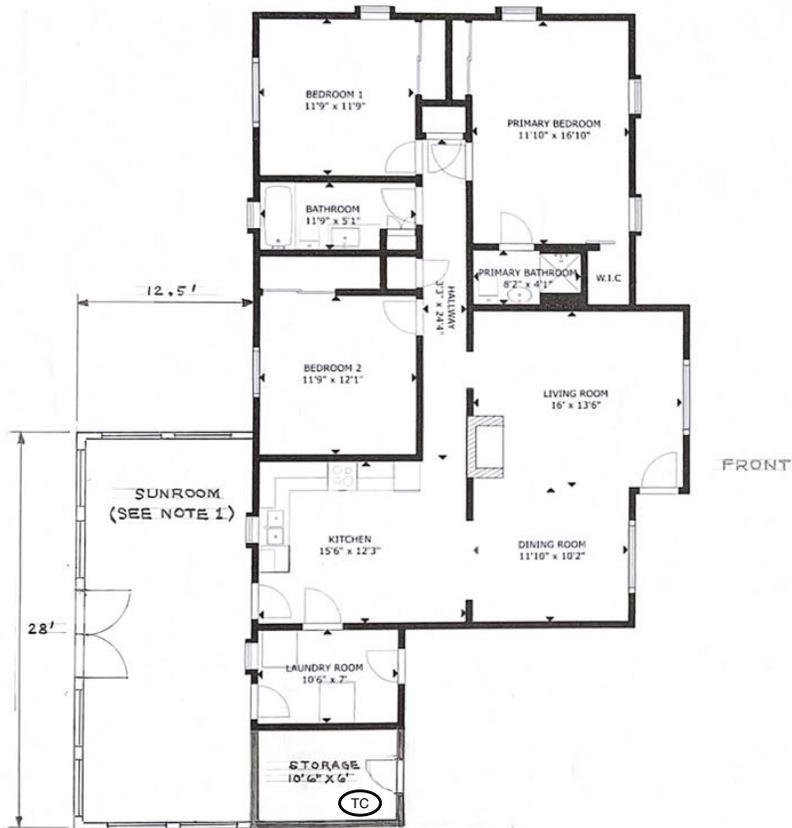
Phone: 210-988-6000

Fax:

Email: production@serviewhomepr

Production@serviewhomepros.com

**SITE PLAN FOR 903 N. MILAM ST,
FREDERICKSBURG TX 78624**



DEVELOPMENT NOTES

ADDRESS
903 N. Milam St, Fredericksburg TX 78624

ZONING R1

OWNER
Sergio Mendez and Dana Drago Mendez

Site Plan preparation by Victor Drago

INTENDED USE
Create a Sunroom living area over existing Patio Slab at rear of house
Height walls are 9' 1/2 inches and 7' 1/2 inches to accommodate existing sloped roof.
Reference Contractor's dimensional submission.

PARKING DETAILS:
Existing driveway accommodates up to 4 cars includes 1 under covered carport and 3 additional in uncovered area. No proposed improvements.

FENCING:
Existing fencing marked on survey with solid line bordering property. No proposed improvements

EXTERIOR LIGHTING
No Proposed improvements

Total Building Coverage will be 2,280 sq ft

Total Lot size: 13,772 sq ft

Project does not add any impervious coverage.

Solid waste container is located inside Storage Room, labelled on this site plan as "TC"

NOTE:

- THREE (3) WALLS CONTAINING A DOOR AND WINDOWS ARE TO BE ADDED TO THE EXISTING PATIO SLAB AND ROOFING AT THE REAR OF THE HOUSE, THUS CREATING AN ENCLOSED SUNROOM.

HOUSE PLAN LAYOUT

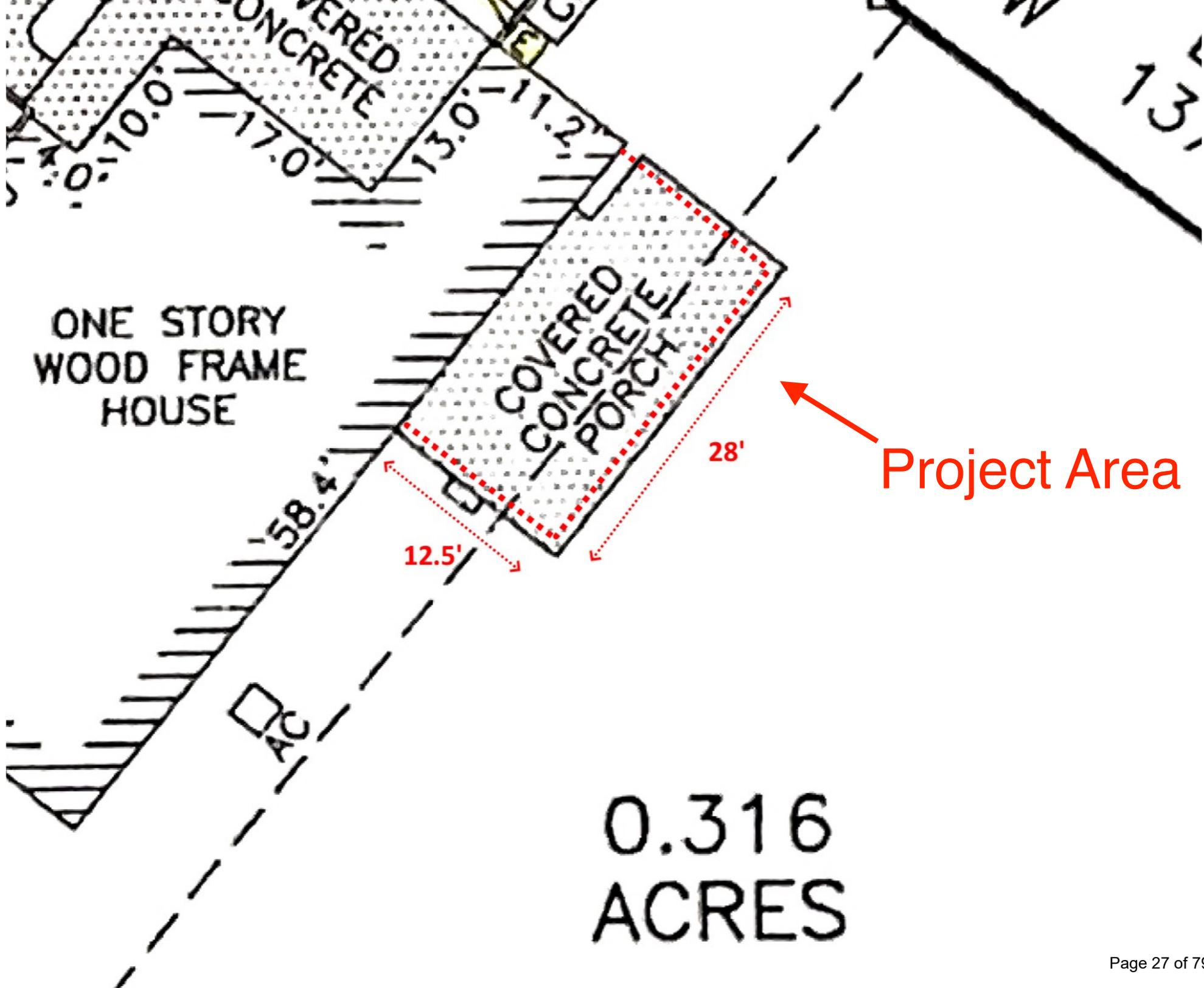
DANA AND SERGIO MENDEZ

903 NORTH MILAM STREET, FREDERICKSBURG, TEXAS 78624

SCALE: 1/4" = 1'-0"

DATE: 12/16/2022

DWG: MENDEZ-101

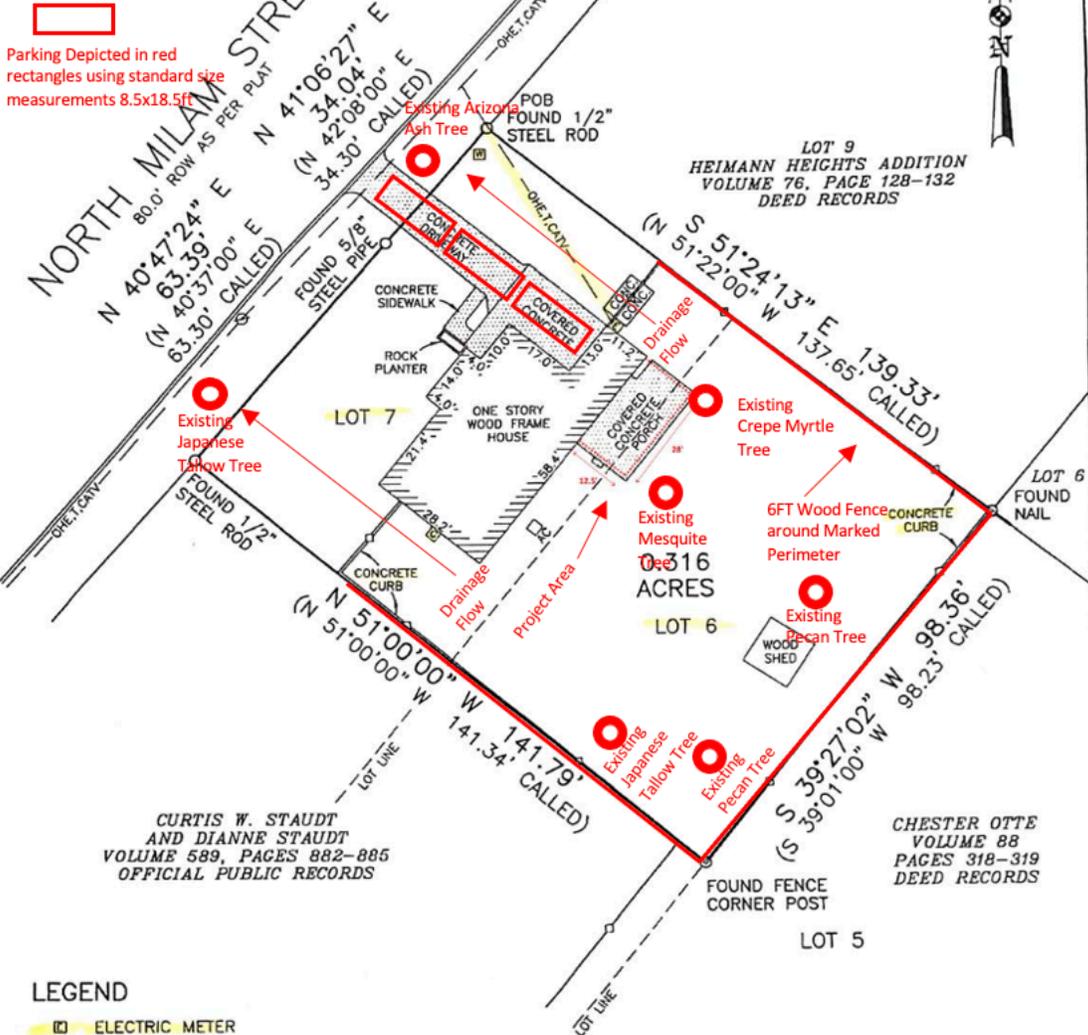


Project Area

0.316
ACRES

SM 10/18/21 1:50 PM CDT
 DDM 10/18/21 2:40 PM CDT
 dunnip verified dunnip verified

Scale: 1" = 30'



Parking Depicted in red rectangles using standard size measurements 8.5x18.5ft

CURTIS W. STAUDT AND DIANNE STAUDT
 VOLUME 589, PAGES 882-885
 OFFICIAL PUBLIC RECORDS

CHESTER OTTE
 VOLUME 88
 PAGES 318-319
 DEED RECORDS

- LEGEND**
- ELECTRIC METER
 - WATER METER
 - GAS METER
 - ⊗ POWER POLE
 - GUY WIRE
 - OHE- OVERHEAD ELECTRIC
 - OHT- OVERHEAD TELEPHONE
 - CATV- OVERHEAD CABLE TV
 - POB POINT OF BEGINNING
 - ◇ CHAINLINK FENCE

Handwritten: JKA 11.17.05

ADDRESS:
 903 NORTH MILAM STREET

NOTE:
 1) BASIS OF BEARING WAS ESTABLISHED FROM THE STREET BEARING ALONG WEST HACKBERRY STREET ON THE BELOW REFERENCED PLAT.
 2) A FIELDNOTE DESCRIPTION OF THE ABOVE SHOWN TRACT WAS PREPARED.

PLAT SHOWING: A 0.316 ACRE TRACT OF LAND OUT OF LOT 6 AND LOT 7, FRANK KNOPP ADDITION AS RECORDED IN VOLUME 68, PAGE 411, DEED RECORDS, GILLESPIE COUNTY, TEXAS, SAID 0.316 ACRE TRACT OF LAND BEING THAT CERTAIN TRACT OF LAND CONVEYED TO EDWIN A. PETSCH AND WIFE, EVELYN PETSCH BY DEED RECORDED IN VOLUME 91, PAGES 318-320, DEED RECORDS, GILLESPIE COUNTY, TEXAS.
 HILL COUNTRY LAND SURVEYING, LLC
 110 NORTH MILAM STREET
 FREDERICKSBURG, TEXAS 78624
 PHONE: (830) 990-2665



BORROWERS:
 KARLA V. ARANDA AND JESUS S. ECHARTEA

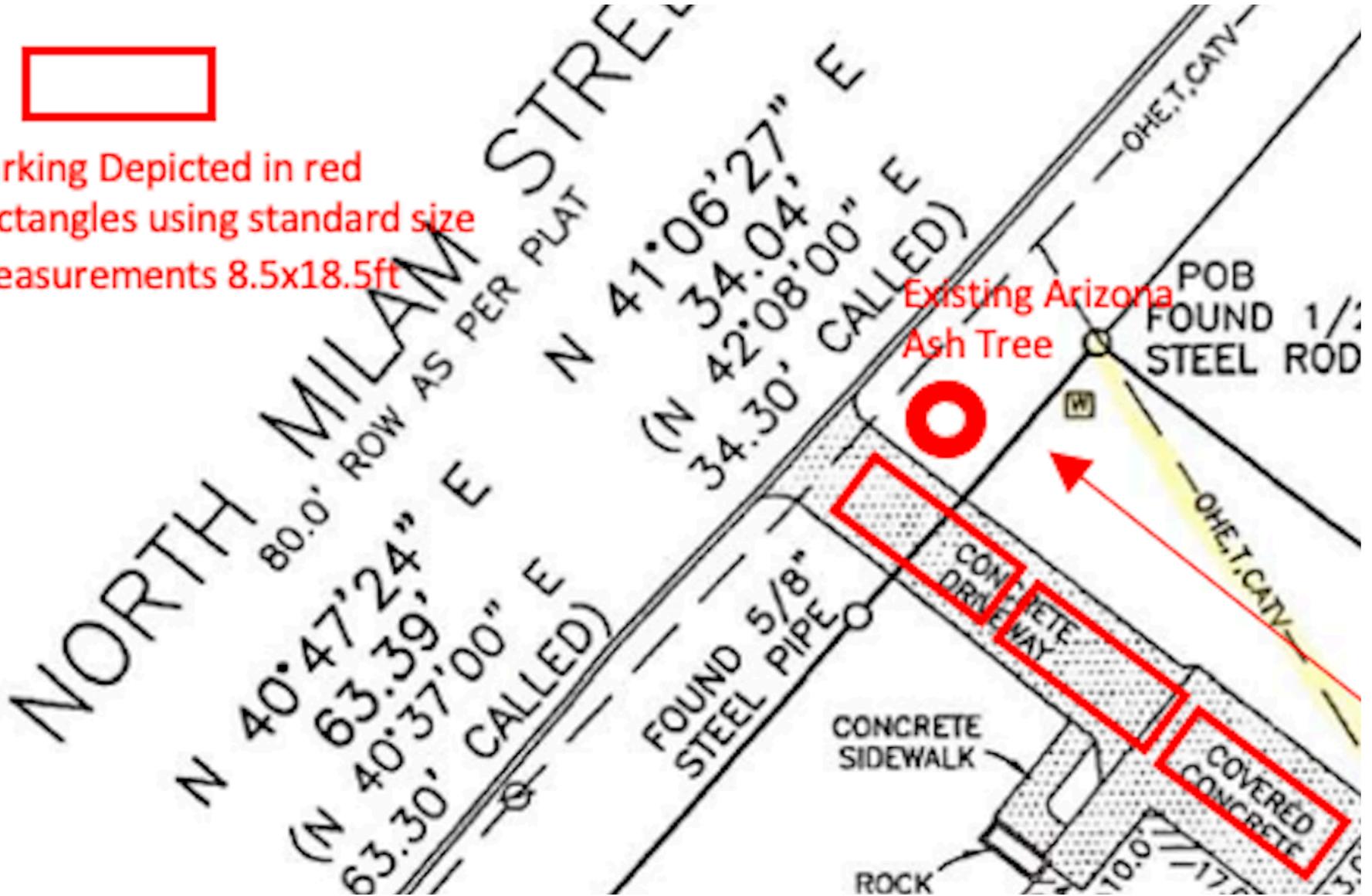
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENT OF IMPROVEMENTS EXCEPT AS SHOWN HEREON.

Signature of Brad Bryan Spentrath
 BRAD BRYAN SPENTRATH
 REGISTERED PROFESSIONAL LAND SURVEYOR
 # 5357
 TEXAS REGISTRATION NO.

DATE: 16 NOVEMBER 2005 JOB #: 05-5424



Parking Depicted in red rectangles using standard size measurements 8.5x18.5ft



- **Sec. 5.460. - Review and Evaluation Criteria – Narrative**

Answers to each question and additional information is included in red.

The Planning and Zoning Commission and City Council shall review and evaluate Conditional Use Permit applications using the following criteria:

Conformance with applicable regulations and standards established by the Zoning Regulations. **Yes, we conform with all current regulations for R-1 STR and have no plans to expand upon this already approved use.**

Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, access and circulation features. **Yes, we are currently compatible with existing/permitted use, in all regards listed, and do not plan to change any of the above.**

Potentially unfavorable affects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site for a permitted use. **There are no potentially unfavorable impacts with this project. If anything, there will be a favorable outcome, as enclosing the back patio living space will reduce noise and increase privacy for those in the house and nearby neighbors.**

Modifications (including variance from property development regulations) to the site plan which would result in increased compatibility, would mitigate potentially unfavorable impacts, would be necessary to conform to applicable regulations and standards and would protect the public health, safety, morals and general welfare. **There is no variance or modifications from property development regulations. We are simply enclosing the existing covered patio that has been there for years, adding 3 walls and climate control.**

Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area; existing zoning and land uses in the area. **Our current existing driveway holds 4 cars. Most guests bring only 1-3 cars. We are not adding occupancy, nor have we even needed to exceed this number of cars. There will be no increase of traffic or vehicles due to this project.**

Protection of persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts. **We are Zone X, outside of the 500-year flood plain. We are not changing anything that would have impact on protection of persons and property from any of the above impacts.**

Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties. **The changes proposed will not have effect on any of the above, nor are we experiencing ill effects currently.**

Adequacy and convenience of off-street parking and loading facilities. **Our current existing driveway holds 4 cars. Most guests bring only 1-3 cars. We are not adding occupancy, nor have we even needed to exceed this number of cars. There will be no increase of traffic or vehicles due to this project.**

Determination that the proposed use is in accordance with the objectives of these Zoning Regulations and the purposes of the zone in which the site is located. **We are changing nothing, other than adding 3 walls and climate control to an existing patio, that was already approved by the city, previously.**

Determination that the proposed use will comply with each of the applicable provisions of these Zoning Regulations. **Use of this area is not changing in any way from current already approved use.**

Determination that the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted uses in the vicinity. **Use of this area is not changing in any way from current already approved use.**

Determination that any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area. **Use of this area is not changing in any way from current already approved use.**

Determination that the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. **Use of this area is not changing in any way from current already approved use and will affect any of the above.**

Additional Notes:

This is a very simple project with the only purpose being: enclosing our favorite part of the house – the existing outdoor covered patio. All we are doing is adding 3 walls to an existing covered patio. Currently, we can only enjoy this outdoor patio space about 6 months of the year, due to it being too hot/cold the rest of the year. The patio has existed for years and was approved during the STR process with the city. We are NOT adding any additional occupancy. We are NOT building additional buildings on this property. We are keeping the purpose of the room the same – a living/seating space – just climate-controlling it for year-round use. Construction will be only 1-2 weeks, and only during normal business hours. We have an existing 6ft+ privacy fence already built to protect the privacy of neighbors. We also have Ring cameras installed (and have them monitored them to ensure guests are following the quiet hours). Our backyard is very large (we are on 1/3 of an acre) and we only have 1 neighbor that is close to the house. We have this neighbor's phone number to accommodate/intervene if there are noise concerns but have never received a complaint. This closest proximity neighbor is fully supportive of our sunroom project. Based on our monitoring, guests almost always stay on the covered patio and do not wander the rest of the yard, so if anything, this project will further increase and improve upon privacy for both our neighbors and us/our guests, by containing any sounds from people enjoying the patio.

Please also note that we are not a fully booked Bnb and do not aim to be one. This house is vacant about 80% of the time. Our goal is to rent out just enough to pay our bills, so that we can afford the payments, until our daughter graduates from school. Our long-term plan is to make this our primary residence. This is not a long-term business – but our future primary home, as future permanent residents of Fredericksburg, Tx.



January 9, 2023

Dana Mendez
anadrigo@hotmail.com

RE: Z-2235 Review Comments for a Conditional Use Permit application for the Expansion of a STR-Nonconforming Property located at 903 N. Milam Street.

Dear Dana,

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed in addition to the revised Plat.

Plans will not be reviewed or considered without a response sheet.

- The Conditional Use Permit requires Planning and Zoning Approval, scheduled for February 8, 2023.
- Provide a Zoning Summary [Sec. 7.131](#)
- Please update the Zoning Summary to include Parking Calculations (STR-Unoccupied) and dimension all parking spaces to show compliance with [Sec. 7.863](#)
- Please update CUP Narrative with specific responses to each of the review and evaluation criteria noted in [Sec.5.460](#). This will be used by the Planning and Zoning Commission and City Council to make their determination.
- Add landscaping and screening requirements per [Sec. 7.920](#) and [Sec. 7.940](#) or provide a Landscape Plan
- Provide a note regarding all exterior lighting shall by night sky compliant.
- Provide photos of all elevations, North, South, East and West.
- Provide drainage flow arrows to ensure historical drainage patterns are maintained and adjacent and downstream properties are not adversely impacted.
- All parking should be on site and not encroach into the right of way.

The City of Fredericksburg

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

For information regarding these comments please contact Shelby Collier with Development Services at 830-990-2013 or scollier@fbgtx.org

Please feel free to contact me with any comments or questions, and I will be happy to assist you.

Please return the revised plans along with your written response as to how the comments have been addressed by Monday, January 23rd to ensure consideration by Planning & Zoning Commission on Wednesday, February 8th.

**Shelby
Collier**

Digitally signed by Shelby Collier
DN: cn=Shelby Collier, o=City of
Fredericksburg, ou,
email=scollier@fbgtx.org, c=US
Date: 2023.01.10 15:36:24 -06'00'

Shelby Collier
Development Review Committee (DRC)

The City of Fredericksburg

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

Sec. 5.460. Review and Evaluation Criteria.

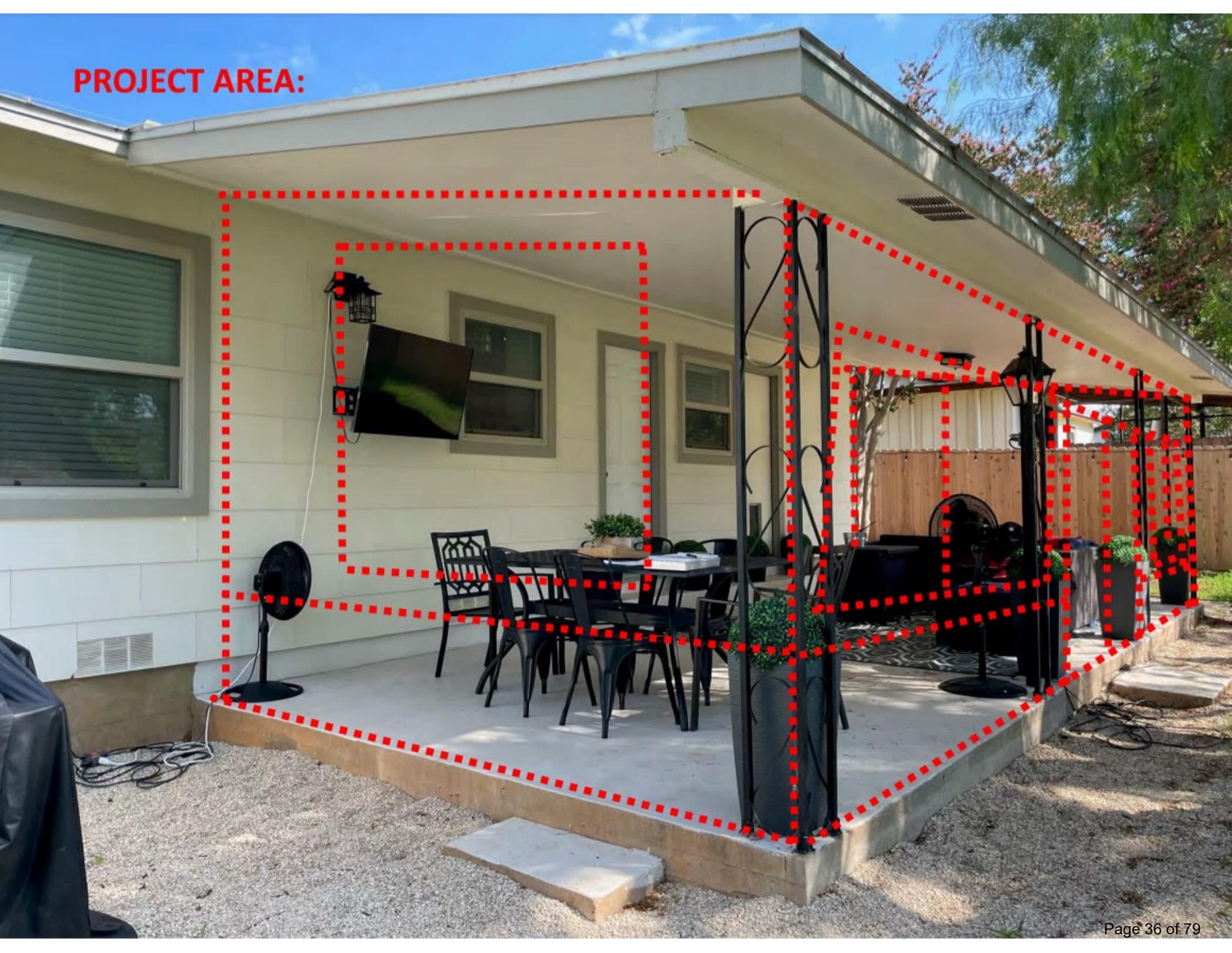
The Planning and Zoning Commission and City Council shall review and evaluate Conditional Use Permit applications using the following criteria:

- 1 Conformance with applicable regulations and standards established by the Zoning Regulations.
- 2 Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, access and circulation features.
- 3 Potentially unfavorable affects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site for a permitted use.
- 4 Modifications (including variance from property development regulations) to the site plan which would result in increased compatibility, would mitigate potentially unfavorable impacts, would be necessary to conform to applicable regulations and standards and would protect the public health, safety, morals and general welfare.
- 5 Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area; existing zoning and land uses in the area.
- 6 Protection of persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts.
- 7 Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties.
- 8 Adequacy and convenience of off-street parking and loading facilities.
- 9 Determination that the proposed use is in accordance with the objectives of these Zoning Regulations and the purposes of the zone in which the site is located.
- 10 Determination that the proposed use will comply with each of the applicable provisions of these Zoning Regulations.
- 11 Determination that the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted uses in the vicinity.
- 12 Determination that any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.
- 13 Determination that the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

903 N. Milam Street



PROJECT AREA:



PROJECT AREA:

Similar Project:



SERVIEW
HOME PROS

Similar Project:



SERVIEW
HOME PROS

TABLE 3

COLUMN TYPE	MAX ROOF SPAN S (FT)	LIVE LOAD GRAVITY (PSF)	WIND LOAD (PSF)	AVERAGE COLUMN SPACING W(FT)				
				3	4	5	6	7
3" Mod Room (Female+ Female) w/ 3x3 insert	12	20	20	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
			30	10'-0"	10'-0"	10'-0"	9'-8"	8'-9"
			40	10'-0"	10'-0"	9'-4"	8'-4"	7'-7"
		30	50	10'-0"	9'-5"	8'-4"	7'-6"	6'-10"
			20	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
			30	10'-0"	10'-0"	10'-0"	9'-2"	8'-3"
		40	40	10'-0"	10'-0"	9'-0"	8'-0"	7'-2"
			50	10'-0"	9'-2"	8'-0"	7'-1"	6'-5"
			20	10'-0"	10'-0"	10'-0"	10'-0"	9'-6"
		50	30	10'-0"	10'-0"	9'-11"	8'-9"	7'-9"
			40	10'-0"	9'-11"	8'-7"	7'-7"	6'-9"
			50	10'-0"	8'-10"	7'-8"	6'-9"	6'-0"
		50	20	10'-0"	10'-0"	10'-0"	10'-0"	9'-0"
			30	10'-0"	10'-0"	9'-6"	8'-3"	7'-3"
			40	10'-0"	9'-7"	8'-2"	7'-2"	6'-4"
50	10'-0"	8'-7"	7'-4"	6'-5"	5'-8"			

TABLE 4

COLUMN TYPE	MAX ROOF SPAN S (FT)	LIVE LOAD GRAVITY (PSF)	WIND LOAD (PSF)	AVERAGE COLUMN SPACING W(FT)				
				3	4	5	6	7
3" Thermo Mod Room (Female+ Female) w/ 3x3 insert	12	20	20	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
			30	10'-0"	10'-0"	10'-0"	9'-5"	8'-7"
			40	10'-0"	10'-0"	9'-2"	8'-3"	7'-7"
		30	50	10'-0"	9'-3"	8'-3"	7'-6"	6'-11"
			20	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
			30	10'-0"	10'-0"	10'-0"	9'-8"	8'-10"
		40	40	10'-0"	10'-0"	9'-3"	8'-5"	7'-9"
			50	10'-0"	9'-4"	8'-4"	7'-6"	7'-0"
			20	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
		50	30	10'-0"	10'-0"	10'-0"	9'-8"	9'-0"
			40	10'-0"	10'-0"	9'-3"	8'-5"	7'-9"
			50	10'-0"	9'-4"	8'-4"	7'-7"	7'-0"
		50	20	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
			30	10'-0"	10'-0"	10'-0"	9'-9"	9'-0"
			40	10'-0"	10'-0"	9'-3"	8'-5"	7'-9"
50	10'-0"	9'-4"	8'-4"	7'-7"	7'-0"			

TABLE 5

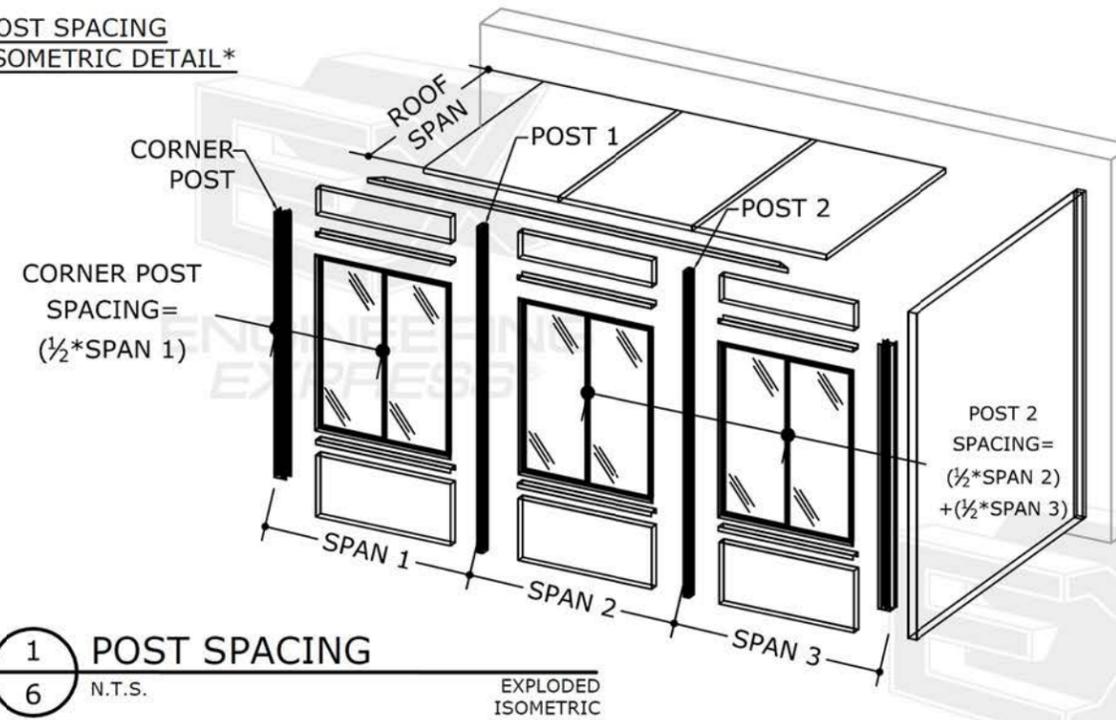
COLUMN TYPE	MAX ROOF SPAN S (FT)	LIVE LOAD GRAVITY (PSF)	WIND LOAD (PSF)	AVERAGE COLUMN SPACING W(FT)				
				3	4	5	6	7
3" Thermo Mod Room (Male+ Male W/ I Beam Insert)	12	20	20	9'-7"	8'-1"	7'-0"	6'-2"	5'-6"
			30	7'-10"	6'-7"	5'-8"	5'-0"	4'-6"
			40	6'-10"	5'-8"	5'-0"	4'-4"	-
		30	50	6'-1"	5'-1"	4'-5"	-	-
			20	9'-2"	7'-6"	6'-4"	5'-6"	4'-9"
			30	7'-6"	6'-2"	5'-2"	4'-6"	-
		40	40	6'-6"	5'-4"	4'-6"	-	-
			50	5'-9"	4'-9"	4'-0"	-	-
			20	8'-8"	7'-0"	5'-9"	4'-10"	4'-0"
		50	30	7'-1"	5'-8"	4'-8"	-	-
			40	6'-2"	5'-0"	4'-1"	-	-
			50	5'-6"	4'-5"	-	-	-
		50	20	8'-2"	6'-5"	5'-2"	4'-2"	-
			30	6'-8"	5'-3"	4'-2"	-	-
			40	5'-10"	4'-6"	-	-	-
50	5'-2"	4'-1"	-	-	-			

TABLE NOTES:

- DEFLECTION LIMIT = L/180 USED IN TABLE RESULTS.
- VALUES BELOW ALLOWABLE CEILING HEIGHT INTENDED TO BE BUILT ON KNEEWALLS OR OTHER SUPPORTING STRUCTURES (CERTIFIED BY OTHERS).
- RESULTS FOR THERMALLY BROKEN POSTS SHALL BE REDUCED BY 10% TO ACCOUNT FOR THERMAL BREAK STRENGTH LOSS.

POST HEIGHT:

POST SPACING ISOMETRIC DETAIL*



1 POST SPACING
6 N.T.S.

EXPLODED ISOMETRIC



VALID ONLY FOR ZIP CODE: 78154
VALID ONLY FOR: Serview Home Pros LLC

VALID FOR 1 PERMIT ONLY UNO
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TEAM@ENGINEERINGEXPRESS.COM
ENGINEERINGEXPRESS.COM

STRUCTALL BUILDING SYSTEMS, INC.
350 BURBANK RD
OLDSMAR FL
PH: (813) 855-2627
3IN MODULAR GLASS
GLASS ROOM MONOSLOPE ROOF
MASTER PLAN SHEET

DATE	05/29/20
DRWN	TT
CHKD	FB
TT	FB
REMARKS	2020 UPDATE

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SCALE: NTS

















PLANNING AND ZONING COMMISSION AGENDA MEMO

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM:

MEETING DATE: February 8, 2023

CATEGORY: ACTION ITEMS

CAPTION: REQUEST P-2225 BY MARK SPARROW WITH HK FREDERICKSBURG TO CONSIDER A FINAL PLAT OF FRIENDSHIP OAKS SUBDIVISION PHASE 2 LOCATED ON SOUTH CREEK STREET.

PRESENTATION:

SUMMARY:

A Final Plat application was received for Phase 2 of the Friendship Oaks Subdivision which consists of approximately 26.89 acres of land with 234 lots zoned R1-A, Single Family. The subject property is located on the south side of Friendship Lane, east of the intersection of Friendship Lane and Highway 87 South.

BACKGROUND:

This subdivision was annexed in 2018 (Z-1819) and the Planning & Zoning Commission approved the preliminary plat for the entire Friendship Oaks development on January 6, 2021 (P-2029)

Zoning: R1-A, Single Family Small Lot [Sec. 3.101](#)

Tract Size: Approximately 26.89 Acres

Number/Size of Lots: 234 Lots

Roadways: Phase 2 has access from the S. Creek Street extension and will include the creation of three (3) new streets; Darby Drive, Ellendale Place, and Fallbrook Lane. All are accessible from South Creek Street.

Utilities: Utility connections are shown to utilities that are currently under construction. Public service will not be available until utilities have been fully constructed, tested, and accepted by City staff.

Easements: Standard easements such as sight visibility, utility and drainage must be in accordance with City Subdivision Ordinance.

Stormwater Detention:
Construction Plans.

Detention will be addressed as part of the

Drainage:

See above.

Park Dedication:

The Annexation agreement (Z-1819) calls for a minimum 1.64 acre private park/recreational facility. The previously approved Preliminary Plat (P-2029) provides for a 1.69 acre park in Phase 1. In addition to the small private park, a fee in the amount of \$250 (one-half the regular rate) per lot shall be required prior to recording of the Final Plat for each phase. [Sec. 6.15](#)

Construction Plans:

Project will require civil construction plan review and approval and must be constructed in accordance with approved traffic impact analysis.

P&Z Action:

Final approval

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION: Staff recommends approval conditioned upon the following:

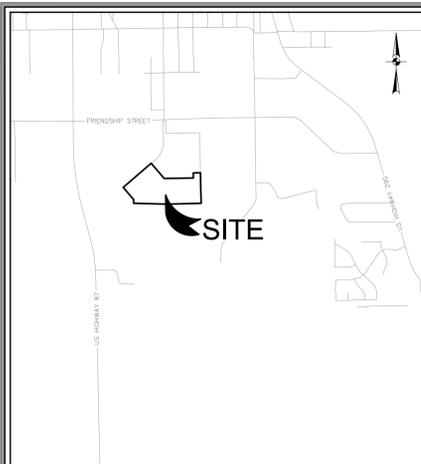
- Approval of Civil Construction Plans.
- Approved Addressing added to Final Plat prior to recordation of Plat.
- Parkland Dedication of \$250.00 Per Lot (\$58,500) for the 234 lots payable prior to recordation of the Plat.
- Responding to City Comments

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. P-2225 - Plat
2. P-2029 Approved Preliminary Plat
3. P-2225 Updated Review Comments
4. P-2225 Project Application

APPROVAL/REVIEW:



LOCATION MAP NOT-TO-SCALE

REMAINDER OF A CALLED 111.44 AC DOC 20193419 O.P.R.G.C

NOTE: SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES

PHASE 1 OF THE FRIENDSHIP OAKS SUBDIVISION DOC 202 O.P.R.G.C

REMAINDER OF A CALLED 111.44 AC DOC 20193419 O.P.R.G.C

KEVIN W. ECKHARDT ABS. 735, S.R. WILSON SURVEY #38 CALLED 52.005 ACRES VOL. 189, PG. 374, D.R.

LEGEND:
• = FND 1/2" IRON PIN
○ = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
SF = SQUARE FEET
ESMT = EASEMENT
D.E. = DRAINAGE EASEMENT
E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
ROW = RIGHT-OF-WAY
D.P.R. = DEED AND PLAT RECORDS, GILLESPIE COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS

EASEMENT NOTES:
10' UTILITY EASEMENT ALONG ALL RIGHT-OF-WAY LINE AS SHOWN
10' UTILITY EASEMENT ALONG PROPERTY LINES AS NOTED
5' DRAINAGE EASEMENT ALONG ALL PROPERTY LINES OF EACH LOT AS SHOWN
15' FRONT BUILDING SETBACK LINE (20' FOR GARAGE)
15' SIDE STREET BUILDING SETBACK LINE AS SHOWN
10' REAR BUILDING SETBACK LINE AS SHOWN
5' SIDE BUILDING SETBACK LINE
30'x30' SIGHT EASEMENT AT ALL RIGHT-OF-WAY INTERSECTIONS AS SHOWN

SITE VISIBILITY RESTRICTION:
NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE SHALL OBSTRUCT VISION FROM A HEIGHT OF TWENTY-FOUR (24) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS ETC., IN THE SIGHT VISIBILITY EASEMENT AS SHOWN ON THE PLAT. THESE SIGHT VISIBILITY EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL AND THE PROPERTY REPLATED.

NOTES:
1. THE DEVELOPER DEDICATES THE SANITARY SEWER AND WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE CITY OF FREDERICKSBURG. THE CITY FREDERICKSBURG WILL OWN AND MAINTAIN WITHIN TWO (2) YEARS OF THE ACCEPTANCE OF SAID SEWER AND WATER MAINS LOCATED WITHIN THE SUBDIVISION PLAT.

2. 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 OR 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 TO MAKE MODIFICATIONS OR IMPROVEMENTS WITHIN THE EASEMENTS FOR PUBLIC WELFARE.

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

4. NO ONE SHALL INTERFERE WITH ANY NATURAL DRAINAGE PATTERN OR CONSTRUCTED DRAINAGE SYSTEM ESTABLISHED BY THE DEVELOPMENT BY ALTERING ANY SLOPES, CONTOUR OF ANY CHANNEL, SWALE OR EMBANKMENT OR TAKING OF ANY OTHER ACTION WHICH WILL OR LIKELY TO RETARD, CHANGE OR INTERFERE WITH DRAINAGE OR CREATE EROSION WITHIN THIS AREA.

5. ALL TOPOGRAPHIC INFORMATION, BENCHMARKS, AND DRAINAGE DESIGNS WERE COMPUTED AND STAKED ON THE GROUND BY AUSTIN SPATIAL TECHNOLOGIES, LLC.

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

APPROVED
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE
CITY OF FREDERICKSBURG, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF FREDERICKSBURG, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE PHASE 2 OF THE FRIENDSHIP OAKS 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 HEREBY AUTHORIZES THE DEVELOPER TO PROCEED WITH THE CONSTRUCTION OF PUBLIC WORKS IMPROVEMENTS AND INFRASTRUCTURE AS INDICATED ON THE ACCOMPANYING CONSTRUCTION PLANS, 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

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 DOC #20193419 OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY.

AND DESIGNATED HEREIN AS THE FRIENDSHIP OAKS, PHASE 2 SUBDIVISION TO THE CITY OF FREDERICKSBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FEE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, PARKS, AND TRAILS, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, FLOODWAYS, WATER MAINS, WASTEWATER MAINS AND OTHER UTILITIES, AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE PLATTING ORDINANCES, RULES, AND REGULATIONS THEREON SHOWN FOR THE PURPOSE OF 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 AND OFFICER 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 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ___ DAY OF ___, 20___.
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 (LICENSED PROFESSIONAL ENGINEER/REGISTERED PROFESSIONAL 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.

LICENSED PROFESSIONAL ENGINEER OR REGISTERED PROFESSIONAL SURVEYOR
Date

STATE OF TEXAS §
COUNTY OF GILLESPIE §
BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION 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: ___

EASEMENT NOTE:
ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THE PLAT (OR FILED BY SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY) AND ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS. THE CITY CAN MOVE TREES OR ANY OTHER IMPROVEMENTS AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE THEM.

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.

LICENSED PROFESSIONAL ENGINEER
Date

- PLAT NOTES:
1. BENCHMARK: BRASS DISK "USGS BM 1695" IN SIDEWALK @ SOUTHWEST CORNER HWY 290 & HWY 87. ELEV = 1694.47
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 1.00015.
3. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH PLASTIC CAP STAMPED "HMT" 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: 48171C288C & 48171C0451C, EFFECTIVE OCTOBER 19, 2001; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
5. SETBACKS SHALL CONFORM TO THE CITY'S ADOPTED ZONING CODE AT THE TIME OF PERMITTING.
6. THE RECORDING OF THIS SUBDIVISION PLAT SHALL SUPERSEDE THE PREVIOUS SUBDIVISION PLAT FRIENDSHIP OAKS, RECORDED IN VOLUME 2, PAGE 148 OF THE GILLESPIE COUNTY MAP RECORDS. THE FOLLOWING ITEMS AS SHOWN ON SAID PLAT SHALL BE REMOVED: PART OF THE OUTLOT STREET PART OF TRACT 2 AND THE 75' WELL AND SEPTIC SYSTEM SETBACK LINES WITHIN THE AREA BEING PLATTED.
7. THE CTC ELECTRIC EASEMENT RECORDED IN VOL. 361, PG. 67 OF THE GILLESPIE COUNTY MAP RECORDS IS RELEASED PER DOC NO. 20216475 OF THE GILLESPIE COUNTY MAP RECORDS.
8. THE CITY OF FREDERICKSBURG BURIED UTILITY EASEMENT RECORDED IN VOL. 361, PG. 69 OF THE GILLESPIE COUNTY MAP RECORDS SHALL ALSO BE RELEASED.

CERTIFICATE OF COMPLETION, ACCEPTANCE, AND AUTHORIZATION TO FILE
APPROVED
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE
CITY OF FREDERICKSBURG, TEXAS

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 DEDICATIONS, CONVEYANCES OF LAND, IMPROVEMENTS AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE PLATTING ORDINANCES, RULES, AND REGULATIONS AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, THAT THE PUBLIC WORKS AND INFRASTRUCTURE IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CONSTRUCTION PLANS, HAVE BEEN TESTED AND HAVE BEEN ACCEPTED BY THE CITY, THAT THE FINAL PLAT IS NOW ACCEPTABLE FOR FILING WITH GILLESPIE COUNTY AND SAID COMMISSION FURTHER AUTHORIZED THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION TO NOTE THE ACCEPTANCE ON BEHALF OF THE CITY THEREOF BY SIGNING HIS/HER NAME AS HEREINABOVE SUBSCRIBED.

WITNESS BY HAND ON THIS ___ DAY OF ___, 20___.
CITY SECRETARY
CITY OF FREDERICKSBURG, TEXAS

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

DATE OF PREPARATION: 6/14/2022

A FINAL PLAT ESTABLISHING
PHASE 2 OF THE FRIENDSHIP OAKS SUBDIVISION
BEING A TOTAL OF 26.498 ACRES OF LAND LOCATED IN THE JOSE ESTEBAN BARGAS, SURVEY, A-53, GILLESPIE COUNTY, TEXAS, BEING PART OF A CALLED 111.44 ACRE TRACT, RECORDED IN DOCUMENT NO. 20193419 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.48'	S54°35'50"E
L2	67.85'	S40°30'23"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	31.42'	20.00'	090°00'00"	28.28'	N04°29'37"E
C2	154.42'	175.00'	050°33'22"	149.45'	N65°47'04"W
C3	28.08'	225.00'	007°09'04"	28.06'	N87°29'13"W
C4	30.91'	60.00'	029°30'45"	30.56'	N81°19'56"E
C5	99.78'	60.00'	095°16'44"	88.67'	N65°47'04"W
C6	30.91'	60.00'	029°30'45"	30.56'	S32°54'04"E
C7	28.08'	225.00'	007°09'04"	28.06'	S44°04'55"E
C8	154.50'	175.00'	050°34'53"	149.53'	N24°12'08"E
C9	196.64'	225.00'	050°34'53"	192.25'	N24°12'08"E
C10	154.90'	225.00'	039°26'38"	151.85'	N69°12'56"E
C11	28.08'	225.00'	007°09'04"	28.06'	S87°29'13"E
C12	99.78'	60.00'	095°16'44"	88.67'	S65°47'04"E
C13	30.91'	60.00'	029°30'45"	30.56'	N32°54'04"W
C14	28.08'	225.00'	007°09'04"	28.06'	N44°04'55"W
C15	31.42'	20.00'	090°00'00"	28.28'	N85°30'23"W
C16	31.42'	20.00'	090°00'00"	28.28'	S04°29'37"W
C17	154.42'	175.00'	050°33'22"	149.45'	S65°47'04"E
C18	120.47'	175.00'	039°26'38"	118.11'	N20°47'04"W
C19	31.42'	20.00'	090°00'00"	28.28'	N85°30'23"W
C20	31.42'	20.00'	090°00'00"	28.28'	S04°29'37"W
C21	154.90'	225.00'	039°26'38"	151.85'	S20°47'04"E
C22	120.47'	175.00'	039°26'38"	118.11'	N69°12'56"E
C23	154.42'	175.00'	050°33'22"	149.45'	N65°47'04"W
C24	28.08'	225.00'	007°09'04"	28.06'	N87°29'13"W
C25	30.91'	60.00'	029°30'45"	30.56'	N81°19'56"E
C26	99.78'	60.00'	095°16'44"	88.67'	S65°47'04"E
C27	30.91'	60.00'	029°30'45"	30.56'	N32°54'04"W
C28	28.08'	225.00'	007°09'04"	28.06'	N44°04'55"W
C29	31.42'	20.00'	090°00'00"	28.28'	N85°30'23"W
C30	131.48'	175.00'	043°02'51"	128.41'	N62°01'48"W
C31	22.93'	175.00'	007°30'31"	22.92'	N87°18'30"W
C32	7.57'	60.00'	007°13'40"	7.56'	S87°31'31"E
C33	23.34'	60.00'	022°17'05"	23.19'	N77°43'09"E
C34	24.85'	60.00'	023°44'01"	24.68'	S78°26'35"W
C35	46.45'	60.00'	044°21'38"	45.30'	N67°30'35"W
C36	28.47'	60.00'	027°11'04"	28.20'	N31°44'14"W
C37	20.11'	60.00'	019°12'09"	20.01'	S27°44'46"E
C38	10.80'	60.00'	010°18'36"	10.78'	S42°30'09"E
C39	42.12'	175.00'	013°47'22"	42.02'	N42°35'56"E
C40	71.89'	175.00'	023°32'09"	71.38'	N23°56'11"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C41	40.49'	175.00'	013°15'26"	40.40'	N05°32'23"E
C42	39.58'	225.00'	010°04'40"	39.53'	N03°57'02"E
C43	41.38'	225.00'	010°32'19"	41.33'	N14°19'34"E
C44	41.38'	225.00'	010°32'19"	41.33'	N24°47'53"E
C45	41.38'	225.00'	010°32'19"	41.33'	N35°20'12"E
C46	34.90'	225.00'	008°53'16"	34.87'	N45°02'59"E
C47	36.59'	225.00'	009°18'59"	36.55'	N54°09'07"E
C48	41.38'	225.00'	010°32'19"	41.33'	N64°04'46"E
C49	41.38'	225.00'	010°32'19"	41.33'	N74°37'05"E
C50	35.54'	225.00'	009°03'01"	35.50'	N84°24'44"E
C51	15.15'	60.00'	014°28'16"	15.11'	S88°51'11"W
C52	15.75'	60.00'	015°02'30"	15.71'	S74°05'49"W
C53	29.85'	60.00'	028°30'28"	29.55'	N80°49'48"E
C54	43.16'	60.00'	041°12'38"	42.23'	S64°18'39"E
C55	26.77'	60.00'	025°33'38"	26.55'	S30°55'31"E
C56	18.66'	60.00'	017°49'18"	18.59'	N27°03'21"W
C57	12.24'	60.00'	011°41'27"	12.22'	N41°16'43"W
C58	30.91'	60.00'	029°30'45"	30.56'	S81°19'56"W
C59	108.45'	175.00'	035°30'28"	106.72'	S87°13'35"E
C60	45.97'	175.00'	015°02'57"	45.83'	S83°32'17"E
C61	23.22'	175.00'	007°36'38"	23.20'	N04°51'48"W
C62	97.26'	175.00'	031°50'33"	96.01'	N24°35'06"W
C63	36.99'	225.00'	009°25'10"	36.95'	S35°47'48"E
C64	50.93'	225.00'	012°58'05"	50.82'	S24°36'10"E
C65	43.79'	225.00'	011°09'03"	43.72'	S12°32'36"E
C66	23.19'	225.00'	005°54'19"	23.18'	S04°00'55"E
C67	5.30'	175.00'	001°44'02"	5.30'	N88°04'14"E
C68	115.18'	175.00'	037°42'35"	113.11'	N68°20'55"E
C69	79.41'	175.00'	026°00'00"	78.73'	N53°30'23"W
C70	75.00'	175.00'	024°33'22"	74.43'	N78°47'04"W
C71	4.53'	225.00'	001°09'10"	4.53'	S89°30'50"W
C72	23.56'	225.00'	005°59'54"	23.54'	N86°54'38"W
C73	18.17'	60.00'	017°21'13"	18.10'	N87°24'42"E
C74	12.73'	60.00'	012°09'32"	12.71'	N72°39'20"E
C75	36.13'	60.00'	034°30'07"	35.59'	N83°49'37"E
C76	46.48'	60.00'	044°23'01"	45.33'	S56°43'48"E
C77	17.17'	60.00'	016°23'36"	17.11'	S26°20'30"E
C78	29.78'	60.00'	028°26'26"	29.48'	N32°21'55"W
C79	1.12'	60.00'	001°04'19"	1.12'	N47°07'17"W



290 S. CASTELL AVE., STE. 100
 NEW BRAUNFELS, TX 78130
 TBPE FIRM F-10961
 TBPLS FIRM 10153600

DATE OF PREPARATION: 6/14/2022

A FINAL PLAT
 ESTABLISHING
**PHASE 2 OF THE FRIENDSHIP
 OAKS SUBDIVISION**
 BEING A TOTAL OF 26.498 ACRES OF LAND LOCATED IN THE
 JOSE ESTEBAN BARGAS, SURVEY, A-53, GILLESPIE COUNTY,
 TEXAS, BEING PART OF A CALLED 111.44 ACRE TRACT,
 RECORDED IN DOCUMENT NO. 20193419 OF THE OFFICIAL
 PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS

PROJECT NUMBER P-2225 2 OF 2

PROJECT NAME: FRIENDSHIP OAKS
 PROJECT NUMBER: GI 15677
 PROJECT PHASE: PRELIMINARY PLAT
 PROJECT MILESTONE: 100%
 SHEET SET: FRIENDSHIP OAKS PRE-PLAT
 SHEETSET DESCRIPTION: RES. DEVELOPMENT
 AUTHOR: ---
 FILE NAME: COVER and LEGEND.dwg
 ZONING APPROVED: N/A
 CONCEPT APPROVED: N/A
 PRELIMINARY PLAT APPROVED: N/A
 CONSTRUCTION PLAN RELEASED: N/A
 ZONING SUBMITTED: N/A
 CONCEPT SUBMITTED: N/A
 PRELIMINARY PLAT SUBMITTED: N/A
 CONSTRUCTION PLANS SUBMITTED: N/A

PRELIMINARY PLAT REVISION OF FRIENDSHIP OAKS PHASES 1 - 5 CITY OF FREDERICKSBURG GILLESPIE COUNTY, TX

Approved
Preliminary Plat
P-2029

DEVELOPER: HK FREDERICKSBURG, LLC
 CONTACT: MARK SPARROW
 M: 210-722-9211

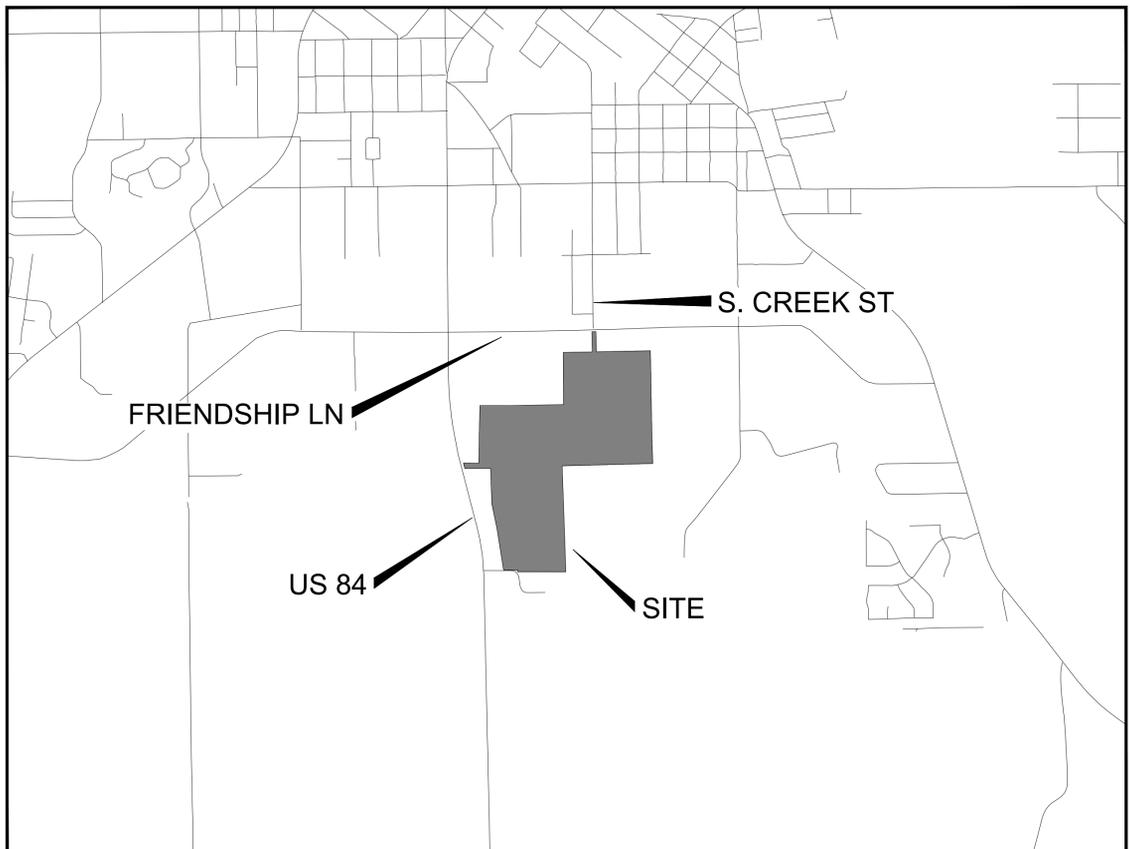
 ENGINEER: TCG ENGINEERING, INC
 CONTACT: GARRETT NORDYKE
 M: 254-228-9767

 CITY OF FREDERICKSBURG:
 CONTACT: TBD
 P: TBD

 CENTRAL TEXAS ELECTRIC COOP
 CONTACT: TBD
 M: TBD

 PHONE
 CONTACT: TBD
 M: TBD

 GENERAL CONTRACTOR: TBD
 CONTACT: TBD
 M: TBD



SHEET
 C000
 C001
 C002 - C004
 C005
 C006
 C007
 C008

DESCRIPTION:
 COVER SHEET
 LEGEND
 PRELIMINARY PLAT
 PHASING PLAN
 MASTERPLAN (1 OF 2)
 MASTERPLAN (2 OF 2)
 HYDROLOGY-EXISTING

OWNER: HK FREDERICKSBURG, LLC
 DEVELOPER: HK FREDERICKSBURG, LLC
 PROP ID: 183908
 SCHOOL: FREDERICKSBURG ISD
 FIRM PANEL: 48171C0288C & 48171C0451C
 WATER: PROVIDED BY CITY OF FREDERICKSBURG
 SANITARY: PROVIDED BY CITY OF FREDERICKSBURG
 ELECTRIC: CENTRAL TEXAS ELECTRIC COOP.
 CABLE: TBD
 PHONE: TBD

KEY NOTES:

SHEET NOTES:

GENERAL NOTES:

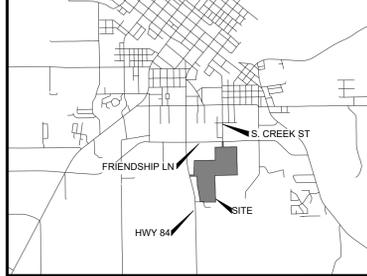
- 1) FACILITIES SHALL BE CONSTRUCTED PER FREDERICKSBURG GUIDELINES
- 2) ADJOINING PROPERTY LINES ARE APPROXIMATE
- 3) CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL EXISTING INFRASTRUCTURE
- 4) FACILITY ALIGNMENTS, PROFILES, AND SIZES ARE BASED ON PRELIMINARY ENGINEERING DESIGN
- 5) FACILITY ALIGNMENTS, PROFILES, AND SIZES MAY BE MODIFIED WITH FINAL ENGINEERING DESIGN

MAP NOTES:

EL BM: 1694.47' - BRASS DISK "USGS BM 1695" IN SIDEWALK SOUTHWEST OF HWY290 @ HWY 87

N & E GIVEN IN STATE PLANE NAD83 CENTRAL TX FOOT
 DISTANCES ARE GRID UNLESS OTHERWISE NOTED
 GRID DISTANCE = GROUND DISTANCE X CAF
 CAF = 0.9998536

DESCRIPTION	ACRES	DESCRIPTION	QTY
SF LOTS	60.64	TOTAL SF LOTS	421
FUTURE RES.	21.23	55' LOTS	0
PARK LAND	2.37	50' LOTS	0
DRAINAGE	0.86	45' LOTS	421
DETENTION	7.13	PARK TRACTS	2
ROW	19.21	MF TRACTS	2
OTHER	0	DRAINAGE TRACTS	2
TOTAL	111.44	REMAINDERS	0



DECEMBER, 2020



TCG ENGINEERING

GARRETT D. NORDYKE, PE
 16 EAST AVE. A
 SUITE 203A
 TEMPLE, TX 76501
 254-228-9767

STATE OF TEXAS
 GARRETT D. NORDYKE
 100345
 LICENSED PROFESSIONAL ENGINEER
 TCG ENGINEERING
 F-17652
 Garrett D. Nordyke, P.E.
 12/26/2020

**CITY OF FREDERICKSBURG, TX
 FRIENDSHIP OAKS
 PRELIMINARY PLAT REVISION
 COVER SHEET**



SHEET SIZE: 24" x 36" **PRINT DATE: 12/26/20**

PROJECT NAME: FRIENDSHIP OAKS
 PROJECT NUMBER: GL 16577
 PROJECT PHASE: PRELIMINARY PLAT
 PROJECT MILESTONE: 100%
 SHEET SET: FRIENDSHIP OAKS, PRE PLAT
 SHEETSET DESCRIPTION: RES. DEVELOPMENT
 AUTHOR: ---
 FILE NAME: COVER and LEGEND.dwg
 ZONING APPROVED: N/A
 CONCEPT APPROVED: N/A
 PRELIMINARY PLAT APPROVED: N/A
 CONSTRUCTION PLANS RELEASED: N/A
 ZONING SUBMITTED: N/A
 CONCEPT SUBMITTED: N/A
 PRELIMINARY PLAT SUBMITTED: N/A
 CONSTRUCTION PLANS SUBMITTED: N/A

ABBREVIATIONS	
ABS	ACRYLONITRILE-BUTADIENE-STYRENE
AC	ASPHALTIC CONCRETE
APPROX	APPROXIMATE
ARV	AIR RELEASE VALVE
ACP	ASBESTOS CEMENT PIPE
ALT	ALTERNATE
AWG	AMERICAN WIRE GAGE
BEG	BEGIN
BF	BLIND FLANGE
BFE	BASE FLOOD ELEVATION
BFV	BUTTERFLY VLAVE
BL	BASELINE OR BUILD LINE
BM	BENCH MARK
BOC	BACK OF CURB
CATV	CABLE TV
CB	CATCH BASIN
C-C	CENTER TO CENTER
CDS	CUL DE SAC
CFS	CUBIC FEET PER SECOND
CIP	CAST IRON PIPE or CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLBM	CRUSHED LIMESTONE BASE MATERIAL
CLR	CLEAR
COC	CLEANOUT
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CONST	CONSTRUCT, CONSTRUCTION
CONT	CONTINUOUS
CTB	CEMENT TREATED BASE
CV	CHECK VALVE
CY	CUBIC YARD
C&G	CURB AND GUTTER
DA	DRAINAGE AREA
DE	DRAINAGE EASEMENT
DBL	DOUBLE
DET	DETAIL
DIA	DIAMETER
DI	DUCTILE IRON
DIP	DUCTILE IRON PIPE
DN	DWN
DS	DOWNSTREAM
DWG	DRAWING
E	EAST
EA	EACH
EBM	ELEVATION BENCHMARK
EF	EACH FACE
EG	EXISTING GROUND ELEVATION
EGL	ENERGY GRADE LINE or EXISTING GRADE LINE
EL	ELEVATION
EJ	EXPANSION JOINT
ENGR	ENGINEER
EOP	EDGE OF PAVEMENT
EQ	EQUAL
ER	END RETURN
EW	EACH WAY
EXC	EXCAVATE
Ex	EXISTING
EX	EXISTING
FH	FIRE HYDRANT
FHA	FEMA FLOOD HAZARD AREA
FF	FINISHED FLOOR
FG	FINISHED GROUND ELEVATION
FL	FLOWLINE
FLE	FLOW LINE ELEVATION
FM	FORCED MAIN
FIC	FIBER OPTIC CABLE
FOC	FACE OF CURB
FT	FEET OR FOOT
FH	FIRE HYDRANT
G	GAS LINE
GA	GAUGE
GALV	GALVANIZED
GL	GUTTERLINE
GRND	GROUND
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HDWL	HEADWALL
HP	HIGH POINT OR HORSE POWER
HGL	HYDRAULIC GRADE LINE
HOA	HOMEOWNERS ASSOCIATION
HORIZ	HORIZONTAL
HW	HEADWATER
HMAC	HOT MIX ASPHALTIC CONCRETE
ID	INSIDE DIAMETER
IN	INCH
INCL	INCLUDE (D) (ING)
INSL	INSULATION or INSULATED
INV	INVERT
IP	IRON PIPE OR IRON PIN
JT	JOINT
KV	KILOVOLT
KW	KILOWATT
L	LENGTH
LE	LANDSCAPE EASEMENT
LP	LOW POINT
LF	LINEAR FOOT
LFE	LOWEST FLOOR ELEVATION
LOC	LIP OF CURB (OR GUTTER)
LSS	LIME STABILIZED SUBGRADE
LT	LEFT
LTOC	LEFT TOP OF CURB
MTL	MATERIAL
MAX	MAXIMUM
MBGF	METAL BEAM GUARD FENCE
MED	MEDIUM
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MOTOR OPERATED
MP	MIDPOINT
N	NORTH
NAD	NORTH AMERICAN DATUM
NC	NORMALLY CLOSED
NFV	NOT FIELD VERIFIED
NG	NATURAL GROUND or NATURAL GAS
NGE	NATURAL GROUND ELEVATION
NTS	NOT TO SCALE
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
O/S	OFFSET
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OD	OUTSIDE DIAMETER
OHE	OVERHEAD ELECTRIC
OHU	OVERHEAD UTILITY
OPNG	OPENING
OPP	OPPOSITE
OSSF	ON SITE SEPTIC FACILITY
PC	POINT OF CURVATURE or PRECAST
PC	PROPERTY CORNER
PG	PROPOSED GROUND
PGE	PROPOSED GROUND ELEVATION
PGL	PLAN GRADE LINE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
POA	PROPERTY OWNERS ASSOCIATION
POB	POINT OF BEGINNING
PP	POWER POLE
Pr	PROPOSED
PRC	POINT OF REVERSE CURVATURE
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE or POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INFLECTION
PVMT	PAVEMENT
PVT	POINT OF VERTICAL TANGENCY
PCC	POINT OF COMPOUND CURVATURE
Q	FLOWRATE, CUBIC FEET PER SECOND
R	RADIUS
RAB	ROUNDABOUT
ROW	RIGHT OF WAY
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
REF	REFERENCE OR REFER
REINF	REINFORCE (D)
REQD	REQUIRED
REV	REVISION
RT	RIGHT
RTOC	RIGHT TOP OF CURB
RP	RADIUS POINT
S	SOUTH (or SLOPE)
SB	SETBACK
SCH	SCHEDULE
SD	STORM DRAIN
SDB	STORM DRAINAGE BASIN
SDFLD	STORM DRAIN FLOW LINE DEPTH
SDFLE	STORM DRAIN FLOW LINE ELEVATION
SE	SHEET
SF	SQUARE FOOT
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS	SANITARY SEWER
SSFLD	SANITARY SEWER FLOW LINE DEPTH
SSFLE	SANITARY SEWER FLOW LINE ELEVATION
SSS	SANITARY SEWER SERVICE
STA	STATION
STD	STANDARD
STR	STRUCTURAL
SWB	SOUTHWESTERN BELL TELEPHONE CO.
SY	SQUARE YARD
SYS	SYSTEM
TBM	TEMPORARY BENCHMARK
TEL	TELEPHONE
TEMP	TEMPORARY
THK	THICK
TOEB	TOE OF BANK (or BERM)
TOPB	TOP OF BANK (or BERM)
TOC	TOP OF CURB
TOG	TOP OF GRATE
TOW	TOP OF WALL
TP	TOP OF PAVEMENT
TW	TAILWATER
TYP	TYPICAL
UE	UNDERGROUND ELECTRIC
UE	UTILITY EASEMENT
US	UPSTREAM
UNO	UNLESS NOTED OTHERWISE
V	VELOCITY
VC	VERTICAL CURVE
VERT	VERTICAL
W	WEST
WL	WATERLINE
WLS	WATERLINE SERVICE
W/	WITH
W/O	WITHOUT
WM	WATER METER
WSEL	WATER SURFACE ELEVATION
WT	WEIGHT
WWF	WELDED WIRE FABRIC
WW	WASTE WATER

SYMBOLS	
	SANITARY SEWER (Ex)
	SANITARY SEWER (Pr)
	FORCED MAIN (Ex)
	FORCED MAIN (Pr)
	STORM DRAIN (Ex)
	STORM DRAIN (Pr)
	WATER (Ex)
	WATER (Pr)
	GAS (Ex)
	GAS (Pr)
	ELECTRIC (Ex)
	ELECTRIC (Pr)
	CENTERLINE (Ex)
	CENTERLINE (Pr)
	CABLE / DATA (Ex)
	CABLE / DATA (Pr)
	FIBER (Ex)
	FIBER (Pr)
	TELEPHONE (Ex)
	TELEPHONE (Pr)
	DUCT BANK (Ex)
	DUCT BANK (Pr)
	RIGHT OF WAY (Ex)
	RIGHT OF WAY (Pr)
	CENTERLINE OF ROAD
	EASEMENT
	PRIVACY FENCE
	CATCHMENT or BASIN
	FEMA FLOODPLAIN OR FLOODWAY
	ROCK LAYER
	TREE LINE
	RIPRAP
	BARBED WIRE FENCE
	BERM
	SANITARY METER (Ex)
	SANITARY METER (Pr)
	SANITARY MANHOLE (Ex)
	SANITARY MANHOLE (Pr)
	SANITARY SERVICE (Ex)
	SANITARY SERVICE (Pr)
	PUMP STATION (Ex)
	PUMP STATION (Pr)
	WATER METER (Ex)
	WATER METER (Pr)
	VALVE (Ex)
	VALVE (Pr)
	WATER SERVICE (Ex)
	WATER SERVICE (Pr)
	FIRE HYDRANT (Ex)
	FIRE HYDRANT (Pr)
	ELECTRIC METER (Ex)
	ELECTRIC METER (Pr)
	2-HEAD LIGHT (Ex or Pr)
	3-HEAD LIGHT (Ex or Pr)
	SINGLE HEAD LIGHT
	UTILITY POLE WITH GUY
	UTILITY POLE (Ex or Pr)
	SHOEBOX LIGHT (Pr)
	TRANSFORMER
	ELECTRIC CABINET
	DRY UTILITY SERVICE (Pr)
	BORE HOLE LOCATION
	CONTROL - HORIZONTAL
	CONTROL - VERTICAL
	COMMUNITY BOX UNIT
	SIGN
	IRRIGATION HEAD
	DATUM

OWNER: HK FREDERICKSBURG, LLC
 DEVELOPER: HK FREDERICKSBURG, LLC
 PROP ID: 183908
 SCHOOL: FREDERICKSBURG ISD
 FIRM PANEL: 48171C0288C & 48171C0451C
 WATER: PROVIDED BY CITY OF FREDERICKSBURG
 SANITARY: PROVIDED BY CITY OF FREDERICKSBURG
 ELECTRIC: CENTRAL TEXAS ELECTRIC COOP.
 CABLE: TBD
 PHONE: TBD

KEY NOTES:
 1) FACILITIES SHALL BE CONSTRUCTED PER FREDERICKSBURG GUIDELINES
 2) ADJOINING PROPERTY LINES ARE APPROXIMATE
 3) CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL EXISTING INFRASTRUCTURE
 4) FACILITY ALIGNMENTS, PROFILES, AND SIZES ARE BASED ON PRELIMINARY ENGINEERING DESIGN
 5) FACILITY ALIGNMENTS, PROFILES, AND SIZES MAY BE MODIFIED WITH FINAL ENGINEERING DESIGN

SHEET NOTES:

GENERAL NOTES:
 1) FACILITIES SHALL BE CONSTRUCTED PER FREDERICKSBURG GUIDELINES
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MAP NOTES:
 EL BM: 1694.47' - BRASS DISK "USGS BM 1695" IN SIDEWALK SOUTHWEST OF HWY290 @ HWY 87
 N & E GIVEN IN STATE PLANE NAD83 CENTRAL TX FOOT DISTANCES ARE GRID UNLESS OTHERWISE NOTED
 GRID DISTANCE = GROUND DISTANCE X CAF
 CAF = 0.9998536

DESCRIPTION	ACRES	DESCRIPTION	QTY
SF LOTS	60.64	TOTAL SF LOTS	421
FUTURE RES.	21.23	55' LOTS	0
PARK LAND	2.37	50' LOTS	0
DRAINAGE	0.86	45' LOTS	421
DETENTION	7.13	PARK TRACTS	2
ROW	19.21	M/F TRACTS	2
OTHER	0	DRAINAGE TRACTS	2
TOTAL	111.44	REMAINDERS	0

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 TEMPLE, TX 76501
 254-228-9767
 LICENSED PROFESSIONAL ENGINEER
 100345
 STATE OF TEXAS
 GARRETT D. NORDYKE
 12/26/2020

CITY OF FREDERICKSBURG, TX
FRIENDSHIP OAKS
PRELIMINARY PLAT REVISION
LEGEND

SHEET SIZE: 24" x 36"
 PRINT DATE: 12/26/20
 C001

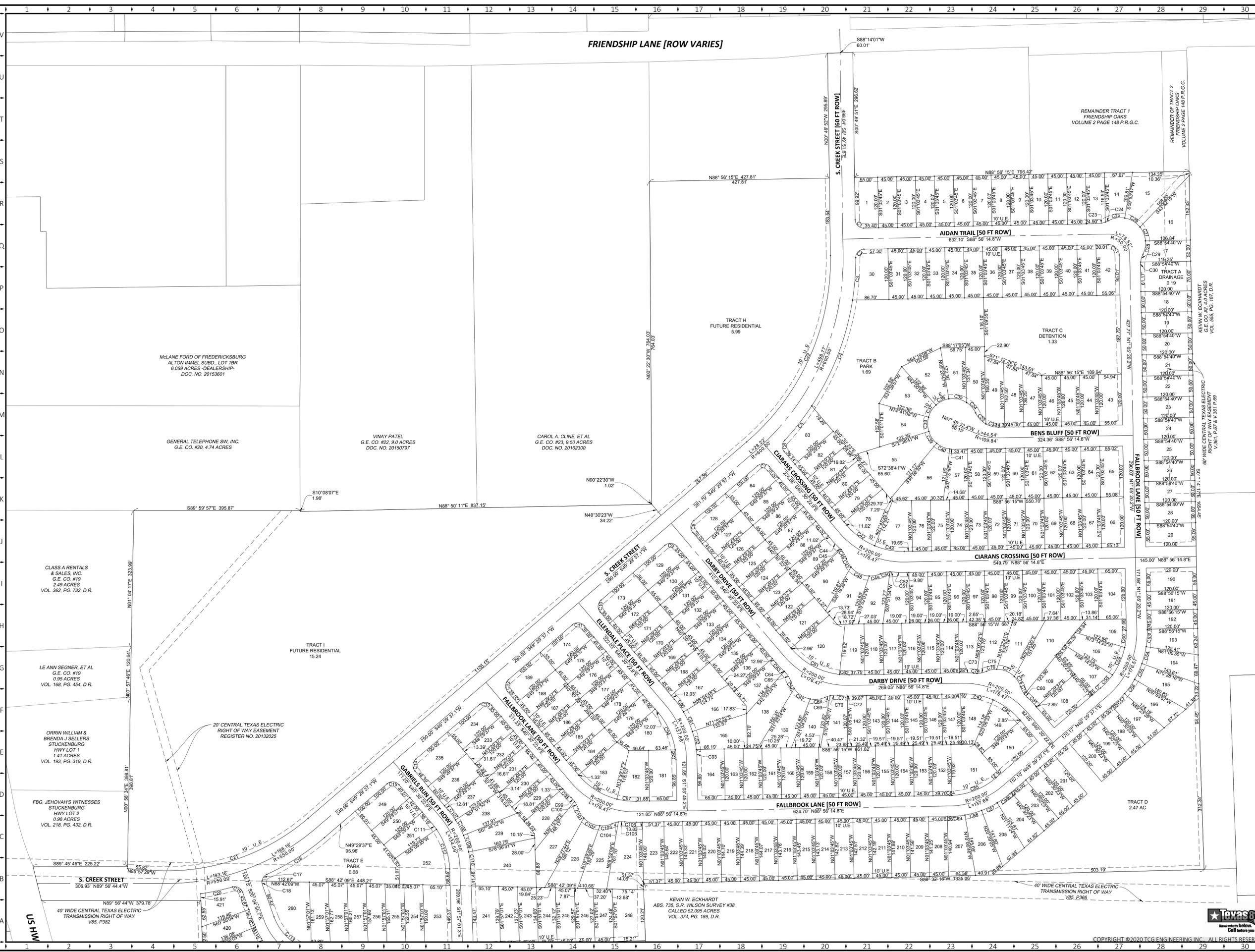
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PROJECT NAME: FRIENDSHIP OAKS
 PROJECT NUMBER: GL 15677
 PROJECT PHASE: PRELIMINARY PLAT
 PROJECT MILESTONE: 100%

SHEET SET: FRIENDSHIP OAKS PRE PLAT
 SHEETSET DESCRIPTION: RES. DEVELOPMENT
 AUTHOR: ---
 FILE NAME: PLAT.dwg

ZONING APPROVED: N/A
 CONCEPT APPROVED: N/A
 PRELIMINARY PLAT APPROVED: N/A
 CONSTRUCTION PLAN RELEASED: N/A

ZONING SUBMITTED: N/A
 CONCEPT SUBMITTED: N/A
 PRELIMINARY PLAT SUBMITTED: N/A
 CONSTRUCTION PLANS SUBMITTED: N/A



OWNER: HK FREDERICKSBURG, LLC
 DEVELOPER: HK FREDERICKSBURG, LLC
 PROP ID: 183908
 SCHOOL: FREDERICKSBURG ISD
 FIRM PANEL: 48171C0288C & 48171C0451C
 WATER: PROVIDED BY CITY OF FREDERICKSBURG
 SANITARY: PROVIDED BY CITY OF FREDERICKSBURG
 ELECTRIC: CENTRAL TEXAS ELECTRIC COOP.
 CABLE: TBD
 PHONE: TBD

KEY NOTES:

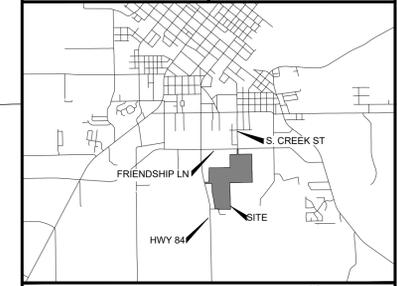
LEGEND:
 B BLOCK NUMBER
 C CURVE NUMBER
 L LENGTH, LINE NUMBER OR LOT NUMBER
 P U.E. PUBLIC UTILITY EASEMENT
 R RADIUS
 ROW RIGHT OF WAY
 U.E. UTILITY EASEMENT

GENERAL NOTES:
 1) FACILITIES SHALL BE CONSTRUCTED PER FREDERICKSBURG GUIDELINES
 2) ADJOINING PROPERTY LINES ARE APPROXIMATE
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MAP NOTES:
 EL BM: 1694.47' - BRASS DISK "USGS BM 1695" IN SIDEWALK SOUTHWEST OF HWY 290 @ HWY 87

N & E GIVEN IN STATE PLANE NAD83 CENTRAL TX FOOT
 DISTANCES ARE GRID UNLESS OTHERWISE NOTED
 GRID DISTANCE = GROUND DISTANCE X CAF
 CAF = 0.9998536

DESCRIPTION	ACRES	DESCRIPTION	QTY
SF LOTS	60.64	TOTAL SF LOTS	421
FUTURE RES.	21.23	55' LOTS	0
PARK LAND	2.37	50' LOTS	0
DRAINAGE	0.86	45' LOTS	421
DETENTION	7.13	MF TRACTS	2
ROW	19.21	DRAINAGE TRACTS	2
OTHER	0	REMAINDERS	0
TOTAL	111.44		



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STATE OF TEXAS
 GARRETT D. NORDYKE
 LICENSED PROFESSIONAL ENGINEER
 100345
 TCE ENGINEERING
 17652

Garrett D. Nordyke, P.E.
 12/26/2020

CITY OF FREDERICKSBURG, TX
 FRIENDSHIP OAKS
 PRELIMINARY PLAT REVISION
 PLAT (1 OF 3)

SHEET SIZE: 24" x 36"
 PRINT DATE: 12/26/20
 C002

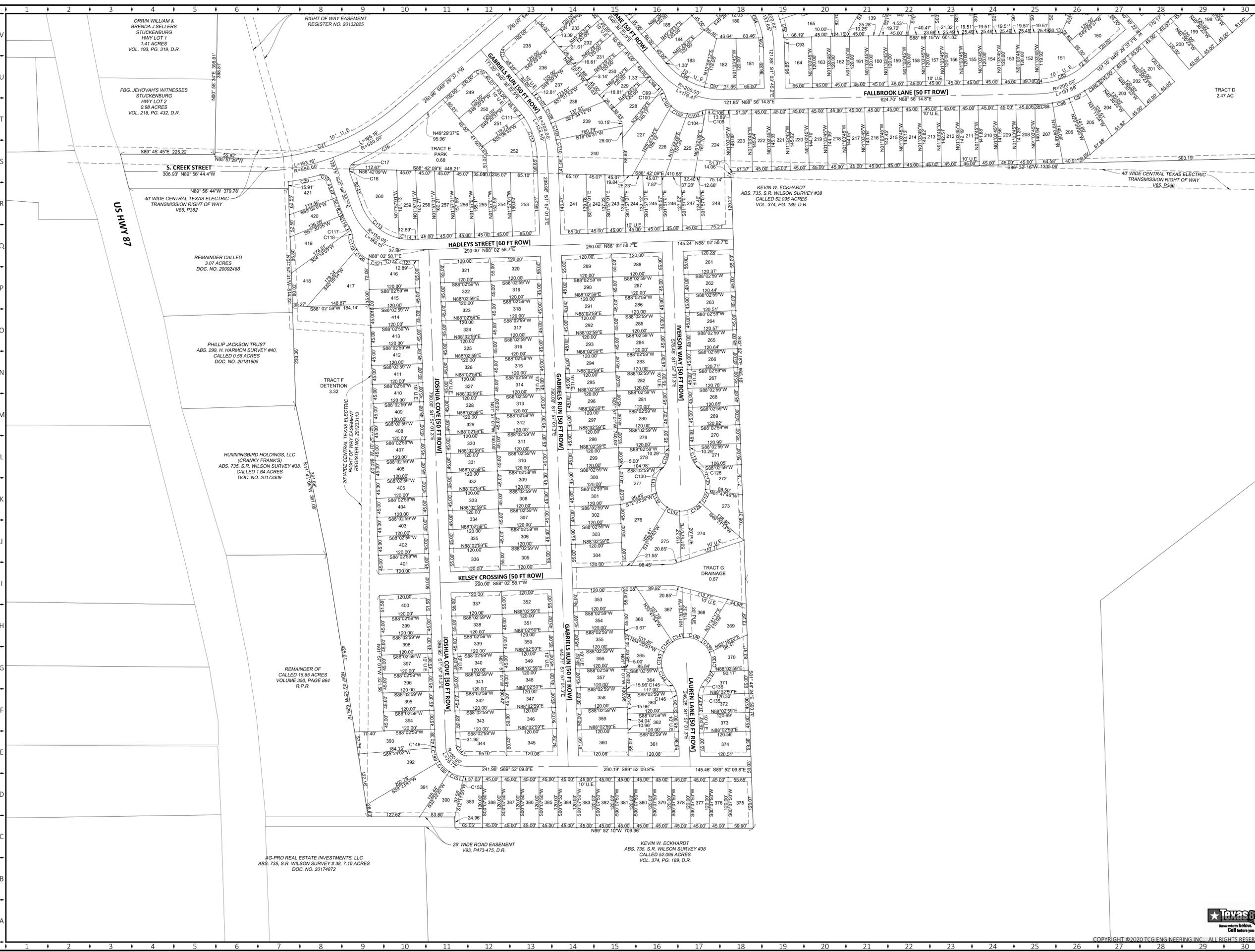
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PROJECT NAME: FRIENDSHIP OAKS
 PROJECT NUMBER: GL 16577
 PROJECT PHASE: PRELIMINARY PLAT
 PROJECT MILESTONE: 100%

SHEET SET: FRIENDSHIP OAKS PRE PLAT
 SHEETSET DESCRIPTION: RES. DEVELOPMENT
 AUTHOR: ---
 FILE NAME: PLAT.dwg

ZONING APPROVED: N/A
 CONCEPT APPROVED: N/A
 PRELIMINARY PLAT APPROVED: N/A
 CONSTRUCTION PLAN RELEASED: N/A

ZONING SUBMITTED: N/A
 CONCEPT SUBMITTED: N/A
 PRELIMINARY PLAT SUBMITTED: N/A
 CONSTRUCTION PLANS SUBMITTED: N/A



OWNER: HK FREDERICKSBURG, LLC
 DEVELOPER: HK FREDERICKSBURG, LLC
 PROP ID: 183908
 SCHOOL: FREDERICKSBURG ISD
 FIRM PANEL: 48171C0288C & 48171C0451C
 WATER: PROVIDED BY CITY OF FREDERICKSBURG
 SANITARY: PROVIDED BY CITY OF FREDERICKSBURG
 ELECTRIC: CENTRAL TEXAS ELECTRIC COOP.
 CABLE: TBD
 PHONE: TBD

KEY NOTES:

LEGEND:

B BLOCK NUMBER
 C CURVE NUMBER
 L LENGTH, LINE NUMBER OR LOT NUMBER
 P.U.E. OR P.U.E. PUBLIC UTILITY EASEMENT
 R RADIUS
 ROW RIGHT OF WAY
 U.E. OR U.E. UTILITY EASEMENT

GENERAL NOTES:

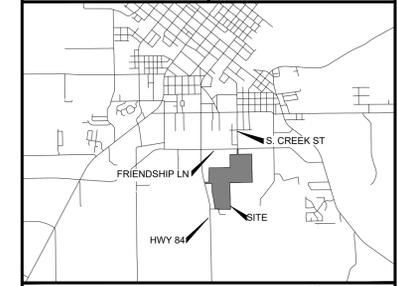
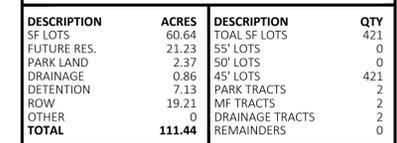
- 1) FACILITIES SHALL BE CONSTRUCTED PER FREDERICKSBURG GUIDELINES
- 2) ADJOINING PROPERTY LINES ARE APPROXIMATE
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MAP NOTES:

EL BM: 1694.47' - BRASS DISK "USGS BM 1695" IN SIDEWALK SOUTHWEST OF HWY290 @ HWY 87

N & E GIVEN IN STATE PLANE NAD83 CENTRAL TX FOOT DISTANCES ARE GRID UNLESS OTHERWISE NOTED
 GRID DISTANCE = GROUND DISTANCE X CAF
 CAF = 0.9998536

DESCRIPTION	ACRES	DESCRIPTION	QTY
SF LOTS	60.64	TOTAL SF LOTS	421
FUTURE RES.	21.23	55' LOTS	0
PARK LAND	2.37	50' LOTS	0
DRAINAGE	0.86	45' LOTS	421
DETENTION	7.13	PARK TRACTS	2
ROW	19.21	MF TRACTS	2
OTHER	0	DRAINAGE TRACTS	2
TOTAL	111.44	REMAINDERS	0



TCG ENGINEERING

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 254-228-9767

STATE OF TEXAS
 GARRETT D. NORDYKE
 100345
 LICENSED PROFESSIONAL ENGINEER
 TCE ENGINEERING
 17652

Garrett Nordyke, P.E.
 12/26/2020

CITY OF FREDERICKSBURG, TX
FRIENDSHIP OAKS
PRELIMINARY PLAT REVISION
PLAT (2 OF 3)

SHEET SIZE: 24" x 36"
 PRINT DATE: 12/26/20
 C003

TEXAS
 Know what's below.
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PROJECT NAME: FRIENDSHIP OAKS
PROJECT NUMBER: GL 16577
PROJECT PHASE: PRELIMINARY PLAT
PROJECT MILESTONE: 100%
SHEET SET: FRIENDSHIP OAKS PRE-PLAT
CONCEPT APPROVED: N/A
PRELIMINARY PLAT APPROVED: N/A
CONSTRUCTION PLANS RELEASED: N/A
ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: N/A
PRELIMINARY PLAT SUBMITTED: N/A
CONSTRUCTION PLANS SUBMITTED: N/A

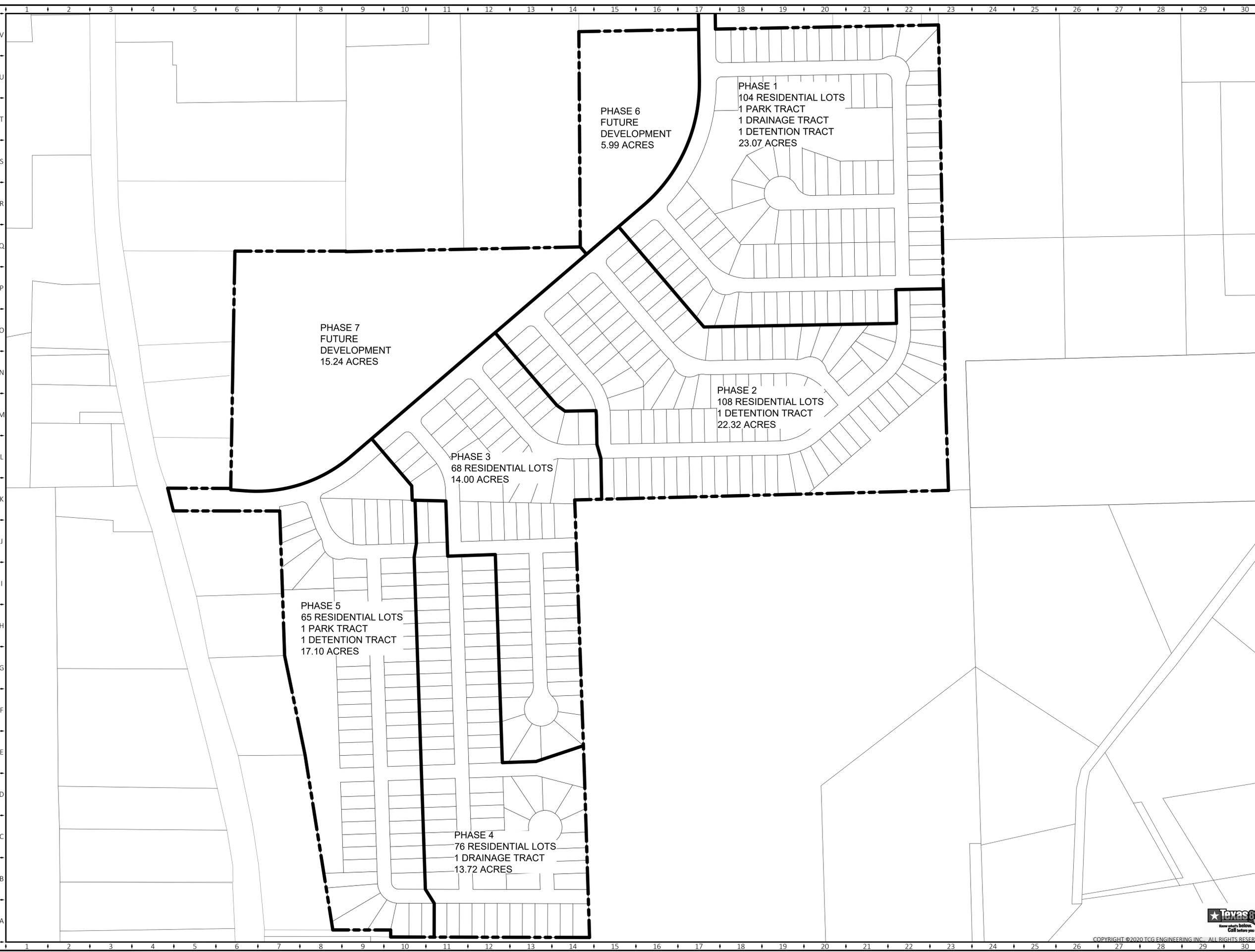
CURVE TABLE					CURVE TABLE					LOT TABLE		LOT TABLE		LOT TABLE		LOT TABLE		LOT TABLE			
C#	L (FT)	R (FT)	DELTA	CHORD BEARING	CHORD LENGTH	C#	L (FT)	R (FT)	DELTA	CHORD BEARING	CHORD LENGTH	LOT #	AREA (SF)	LOT #	AREA (SF)						
C1	31.50	20.00	090°13'54"	N45° 56' 48"W	28.34	C81	28.08	225.00	007°09'04"	N44° 04' 55"W	28.08	1	6542.44	86	5400.00	171	5400.00	256	7037.26	341	5400.00
C2	31.15	20.00	089°13'39"	N44° 19' 25"E	28.09	C82	75.00	175.00	024°33'22"	S78° 47' 04"E	74.43	2	5400.00	87	5400.00	172	5400.00	257	7152.17	342	5400.00
C3	100.82	630.00	009°10'08"	N4° 17' 40"E	100.71	C83	79.41	175.00	026°00'00"	S53° 30' 23"E	78.73	3	5400.00	88	5400.00	173	6514.16	258	7267.08	343	6000.00
C4	271.11	630.00	024°39'23"	N21° 12' 25"E	269.02	C84	5.30	175.00	001°44'02"	S88° 04' 14"W	5.30	4	5400.00	89	5428.40	174	6514.16	259	7337.40	344	6865.99
C5	104.36	630.00	009°29'29"	N38° 16' 51"E	104.24	C85	115.18	175.00	037°42'35"	S68° 20' 55"W	113.11	5	5400.00	90	7751.51	175	5400.00	260	13023.01	345	7512.41
C6	29.16	20.00	083°31'58"	N1° 15' 36"E	26.64	C86	36.59	225.00	009°18'59"	N54° 09' 07"E	36.55	6	5400.00	91	7620.84	176	5400.00	261	6617.89	346	6000.00
C7	31.42	20.00	090°00'00"	S85° 30' 23"E	28.28	C87	41.38	225.00	010°32'19"	N64° 04' 46"E	41.33	7	5400.00	92	7020.25	177	5400.00	262	5418.09	347	5400.00
C8	31.42	20.00	090°00'00"	N4° 29' 37"E	28.28	C88	41.38	225.00	010°32'19"	N74° 37' 05"E	41.33	8	5400.00	93	6579.94	178	5400.00	263	5421.21	348	5400.00
C9	31.42	20.00	090°00'00"	S85° 30' 23"E	28.28	C89	35.54	225.00	009°03'01"	N84° 24' 44"E	35.50	9	5400.00	94	5400.00	179	5400.00	264	5424.32	349	5400.00
C10	31.42	20.00	090°00'00"	N4° 29' 37"E	28.28	C90	36.99	225.00	009°25'10"	N35° 47' 48"W	36.95	10	5400.00	95	5400.00	180	8012.15	265	5427.43	350	5400.00
C11	31.42	20.00	090°00'00"	S85° 30' 23"E	28.28	C91	50.93	225.00	012°58'05"	N24° 36' 10"W	50.82	11	5400.00	96	5400.00	181	7788.15	266	5430.54	351	5400.00
C12	31.42	20.00	090°00'00"	N4° 29' 37"E	28.28	C92	43.79	225.00	011°09'03"	N12° 32' 36"W	43.72	12	5400.00	97	5400.00	182	7437.43	267	5433.65	352	6600.00
C13	31.42	20.00	090°00'00"	S85° 30' 23"E	28.28	C93	23.19	225.00	005°54'19"	N4° 00' 55"W	23.18	13	5377.05	98	5400.00	183	8745.22	268	5436.76	353	6600.00
C14	31.42	20.00	090°00'00"	N4° 29' 37"E	28.28	C94	97.26	175.00	031°50'33"	S24° 35' 06"E	96.01	14	6179.65	99	5400.00	184	5400.00	269	5439.87	354	5400.00
C15	31.42	20.00	090°00'00"	S85° 30' 23"E	28.28	C95	23.22	175.00	007°36'05"	S4° 51' 48"E	23.20	15	11405.01	100	5400.00	185	5400.00	270	5442.98	355	5400.00
C16	163.34	580.00	016°08'09"	S57° 33' 42"W	162.80	C96	108.45	175.00	035°30'25"	N58° 15' 35"W	106.72	16	10780.81	101	5400.00	186	5400.00	271	5863.80	356	5400.00
C17	20.64	20.00	059°06'59"	S36° 04' 16"W	19.73	C97	45.97	175.00	015°02'57"	N83° 32' 17"W	45.83	17	5584.98	102	5400.00	187	5400.00	272	5740.78	357	5400.00
C18	9.28	20.00	026°35'42"	S6° 47' 05"E	9.20	C98	28.08	225.00	007°09'04"	S44° 04' 55"E	28.06	18	6000.00	103	5400.00	188	5400.00	273	6899.31	358	6000.00
C19	29.91	20.00	085°41'09"	N62° 55' 30"W	27.20	C99	12.24	60.00	011°41'27"	S41° 48' 43"E	12.22	19	6000.00	104	7803.32	189	6514.16	274	12101.09	359	6000.00
C20	77.39	580.00	007°38'43"	S78° 03' 16"W	77.33	C100	18.66	60.00	017°49'18"	S27° 03' 21"E	18.59	20	6000.00	105	5527.18	190	6600.00	275	9726.57	360	7653.66
C21	404.31	620.00	044°32'54"	S71° 46' 04"W	394.20	C101	26.77	60.00	025°33'38"	S30° 55' 31"E	26.55	21	6000.00	106	7128.41	191	5400.00	276	11211.89	361	6861.62
C22	500.65	670.00	050°19'29"	S24° 19' 53"W	484.71	C102	43.16	60.00	041°12'38"	S64° 18' 39"E	42.23	22	6000.00	107	6133.55	192	5400.00	277	6480.33	362	5400.00
C23	20.50	60.00	019°34'23"	S78° 09' 03"W	20.40	C103	29.85	60.00	028°30'28"	N80° 49' 48"E	29.55	23	6000.00	108	7800.00	193	6359.07	278	5812.40	363	5981.43
C24	80.61	60.00	007°38'55"	S65° 32' 24"W	8.00	C104	15.75	60.00	015°02'30"	N74° 05' 49"E	15.71	24	6000.00	109	6332.82	194	7156.04	279	5400.00	364	5598.71
C25	39.88	60.00	038°10'50"	S80° 48' 22"W	39.25	C105	15.15	60.00	014°28'15"	N88° 51' 11"E	15.11	25	6000.00	110	11446.55	195	8206.28	280	5400.00	365	5451.82
C26	43.14	60.00	041°11'36"	N58° 30' 25"W	42.21	C106	28.08	225.00	007°09'04"	S87° 29' 13"E	28.06	26	6000.00	111	7666.41	196	7026.21	281	5400.00	366	9768.97
C27	35.67	60.00	034°03'34"	N21° 52' 50"W	35.14	C107	29.60	225.00	007°32'16"	N36° 44' 15"W	29.58	27	6000.00	112	6617.26	197	6226.05	282	5400.00	367	8945.33
C28	32.45	60.00	030°59'01"	N10° 38' 27"E	32.05	C108	41.38	225.00	010°32'19"	N27° 41' 58"W	41.33	28	6000.00	113	6244.56	198	5400.00	283	5400.00	368	8829.46
C29	19.65	60.00	018°45'36"	N16° 45' 10"E	19.56	C109	41.38	225.00	010°32'19"	N17° 09' 39"W	41.33	29	6603.32	114	5400.00	199	5400.00	284	5400.00	369	7997.00
C30	8.86	60.00	008°27'42"	N3° 08' 31"E	8.85	C110	39.04	225.00	009°56'28"	N6° 55' 15"W	38.99	30	9525.86	115	5400.00	200	5400.00	285	5400.00	370	5691.78
C31	39.26	25.00	089°58'25"	S46° 04' 33"E	35.35	C111	17.15	175.00	005°36'58"	S37° 41' 54"E	17.15	31	5400.00	116	5400.00	201	5400.00	286	5400.00	371	5910.80
C32	32.13	60.00	030°40'42"	N75° 43' 24"W	31.74	C112	100.61	175.00	032°56'24"	S18° 25' 13"E	99.23	32	5400.00	117	5400.00	202	5400.00	287	5400.00	372	5432.34
C33	36.33	60.00	034°41'50"	N43° 02' 08"W	35.78	C113	124.32	125.00	056°58'56"	N48° 34' 24"W	119.26	33	5400.00	118	5400.00	203	5400.00	288	6600.00	373	5428.46
C34	32.95	60.00	031°27'54"	N41° 25' 10"W	32.54	C114	32.48	125.00	014°53'09"	N84° 30' 27"W	32.38	34	5400.00	119	6337.44	204	6273.78	289	6600.00	374	6891.39
C35	44.19	60.00	042°11'40"	N78° 14' 57"W	43.19	C115	7.38	175.00	002°24'59"	S21° 17' 25"E	7.38	35	5400.00	120	10631.25	205	7071.50	290	5400.00	375	6944.99
C36	34.21	60.00	032°40'11"	S64° 19' 08"W	33.75	C116	31.15	175.00	010°11'54"	S27° 35' 52"E	31.11	36	5400.00	121	6600.00	206	8156.53	291	5400.00	376	5400.00
C37	34.21	60.00	032°40'11"	S31° 38' 57"W	33.75	C117	9.41	60.00	008°59'17"	S28° 12' 11"E	9.40	37	5400.00	122	5400.00	207	7547.98	292	5400.00	377	5400.00
C38	34.21	60.00	032°40'11"	S11° 01' 13"E	33.75	C118	19.39	60.00	018°31'02"	S14° 27' 01"E	19.31	38	5400.00	123	5400.00	208	6349.18	293	5400.00	378	5400.00
C39	34.21	60.00	032°40'11"	S33° 41' 24"E	33.75	C119	28.54	60.00	027°15'16"	S18° 49' 08"E	28.27	39	5400.00	124	5400.00	209	6363.30	294	5400.00	379	5400.00
C40	34.30	60.00	032°40'11"	S66° 24' 07"E	33.83	C120	36.58	60.00	034°55'48"	S49° 54' 40"E	36.01	40	5400.00	125	5400.00	210	6377.42	295	5400.00	380	5400.00
C41	8.68	60.00	008°17'04"	S86° 55' 16"E	8.67	C121	41.33	60.00	039°27'53"	S87° 06' 31"E	40.52	41	5400.00	126	5400.00	211	6391.55	296	5400.00	381	5400.00
C42	82.11	175.00	026°52'56"	N53° 56' 51"W	81.36	C122	28.80	60.00	027°30'19"	N86° 54' 42"E	28.53	42	6469.34	127	5400.00	212	6405.67	297	5400.00	382	5400.00
C43	72.31	175.00	023°40'26"	N78° 13' 32"W	71.79	C123	38.53	175.00	012°38'54"	S85° 38' 35"E	38.45	43	5400.00	128	6514.16	213	6419.79	298	5400.00	383	5400.00
C44	28.08	225.00	007°09'04"	S44° 04' 55"E	28.06	C124	43.39	60.00	041°26'02"	N22° 40' 02"E	42.45	44	5400.00	129	6514.16	214	6433.91	299	5400.00	384	5400.00
C45	5.99	60.00	005°43'18"	S44° 47' 48"E	5.99	C125	57.65	60.00	055°03'18"	N19° 19' 24"W	55.46	45	5400.00	130	5400.00	215	6448.03	300	5400.00	385	5400.00
C46	24.91	60.00	023°47'27"	S30° 02' 28"E	24.74	C126	3.63	60.00	003°28'00"	N45° 07' 03"W	3.63	46	5400.00	131	5400.00	216	6462.15	301	5400.00	386	5400.00
C47	23.08	60.00	022°02'25"	S29° 09' 55"E	22.94	C127	33.97	60.00	032°26'33"	N24° 25' 31"E	33.52	47	5400.00	132	5400.00	217	6476.28	302	5400.00	387	5400.00
C48	49.63	60.00	047°23'51"	S63° 55' 02"E	48.23	C128	54.65	60.00	052°11'01"	N66° 44' 17"E	52.78	48	5400.00	133	5400.00	218	6490.40	303	5400.00	388	5400.00
C49	27.06	60.00	025°50'28"	N79° 29' 48"E	26.83	C129	43.39	60.00	041°26'02"	S18° 46' 00"W	42.45	49	7144.99	134	5400.00	219	6504.52	304	6600.00	389	6878.55
C50	23.90	60.00	022°49'16"	N77° 59' 12"E	23.74	C130	3.63	60.00	003°28'00"	S41° 13' 01"W	3.63	50	7111.38	135	5400.00	220	6518.64	305	6600.00	390	6177.64
C51	7.01	60.00	006°41'29"	S87° 15'																	

PROJECT NAME: FRIENDSHIP OAKS
 PROJECT NUMBER: GI 16577
 PROJECT PHASE: PRELIMINARY PLAT
 PROJECT MILESTONE: 100%

SHEET SET: FRIENDSHIP OAKS PRE PLAT
 SHEETSET DESCRIPTION: RES. DEVELOPMENT
 AUTHOR: ---
 FILE NAME: PHASING.dwg

ZONING APPROVED: N/A
 CONCEPT APPROVED: N/A
 PRELIMINARY PLAT APPROVED: N/A
 CONSTRUCTION PLAN RELEASED: N/A

ZONING SUBMITTED: N/A
 CONCEPT SUBMITTED: N/A
 PRELIMINARY PLAT SUBMITTED: N/A
 CONSTRUCTION PLANS SUBMITTED: N/A



OWNER: HK FREDERICKSBURG, LLC
 DEVELOPER: HK FREDERICKSBURG, LLC
 PROP ID: 183908
 SCHOOL: FREDERICKSBURG ISD
 FIRM PANEL: 48171C0288C & 48171C0451C
 WATER: PROVIDED BY CITY OF FREDERICKSBURG
 SANITARY: PROVIDED BY CITY OF FREDERICKSBURG
 ELECTRIC: CENTRAL TEXAS ELECTRIC COOP.
 CABLE: TBD
 PHONE: TBD

KEY NOTES:

SHEET NOTES:

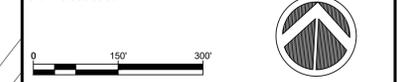
GENERAL NOTES:

- 1) FACILITIES SHALL BE CONSTRUCTED PER FREDERICKSBURG GUIDELINES
- 2) ADJOINING PROPERTY LINES ARE APPROXIMATE
- 3) CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL EXISTING INFRASTRUCTURE
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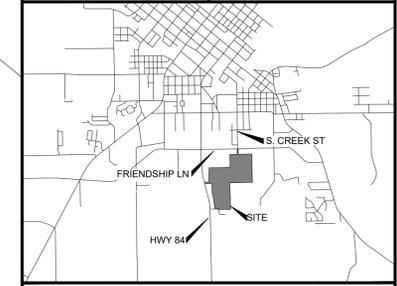
MAP NOTES:

EL BM: 1694.47' - BRASS DISK "USGS BM 1695" IN SIDEWALK SOUTHWEST OF HWY290 @ HWY 87

N & E GIVEN IN STATE PLANE NAD83 CENTRAL TX FOOT
 DISTANCES ARE GRID UNLESS OTHERWISE NOTED
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DESCRIPTION	ACRES	DESCRIPTION	QTY
SF LOTS	60.64	TOTAL SF LOTS	421
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PARK LAND	2.37	50' LOTS	0
DRAINAGE	0.86	45' LOTS	421
DETENTION	7.13	PARK TRACTS	2
ROW	19.21	MF TRACTS	2
OTHER	0	DRAINAGE TRACTS	0
TOTAL	111.44	REMAINDERS	0



TCG ENGINEERING

GARRETT D. NORDYKE, PE
 100345
 LICENSED PROFESSIONAL ENGINEER
 TCG ENGINEERING
 17652

Garrett D. Nordyke, P.E.
 12/26/2020

CITY OF FREDERICKSBURG, TX
FRIENDSHIP OAKS
PRELIMINARY PLAT REVISION
PHASING PLAN

SHEET SIZE: 24" x 36"
 PRINT DATE: 12/26/20
 C005

PROJECT NAME: FRIENDSHIP OAKS
 PROJECT NUMBER: GL 15677
 PROJECT PHASE: PRELIMINARY PLAT
 PROJECT MILESTONE: 100%
 SHEET SET: FRIENDSHIP OAKS PRE PLAT
 SHEETSET DESCRIPTION: RES. DEVELOPMENT
 AUTHOR: ---
 FILE NAME: UTIL-MASTERPLAN.dwg
 ZONING APPROVED: N/A
 CONCEPT APPROVED: N/A
 PRELIMINARY PLAT APPROVED: N/A
 CONSTRUCTION PLAN RELEASED: N/A
 ZONING SUBMITTED: N/A
 CONCEPT SUBMITTED: N/A
 PRELIMINARY PLAT SUBMITTED: N/A
 CONSTRUCTION PLANS SUBMITTED: N/A



OWNER: HK FREDERICKSBURG, LLC
 DEVELOPER: HK FREDERICKSBURG, LLC
 PROP ID: 183908
 SCHOOL: FREDERICKSBURG ISD
 FIRM PANEL: 48171C0288C & 48171C0451C
 WATER: PROVIDED BY CITY OF FREDERICKSBURG
 SANITARY: PROVIDED BY CITY OF FREDERICKSBURG
 ELECTRIC: CENTRAL TEXAS ELECTRIC COOP.
 CABLE: TBD
 PHONE: TBD

KEY NOTES:

SHEET NOTES:

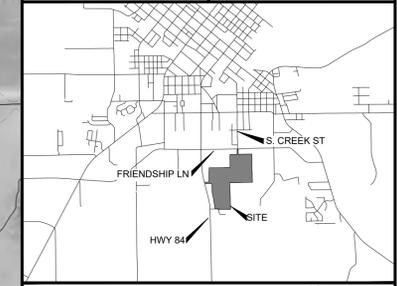
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MAP NOTES:
 EL BM: 1694.47' - BRASS DISK "USGS BM 1695" IN SIDEWALK SOUTHWEST OF HWY290 @ HWY 87
 N & E GIVEN IN STATE PLANE NAD83 CENTRAL TX FOOT
 DISTANCES ARE GRID UNLESS OTHERWISE NOTED
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 CAF = 0.9998536

0 100' 200'

DESCRIPTION	ACRES	DESCRIPTION	QTY
SF LOTS	60.64	TOTAL SF LOTS	421
FUTURE RES.	21.23	55' LOTS	0
PARK LAND	2.37	50' LOTS	0
DRAINAGE	0.86	45' LOTS	421
DETENTION	7.13	PARK TRACTS	2
ROW	19.21	M/F TRACTS	2
OTHER	0	DRAINAGE TRACTS	2
TOTAL	111.44	REMAINDERS	0

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TCG ENGINEERING
 GARRETT D. NORDYKE, PE
 16 EAST AVE. A
 SUITE 203A
 TEMPLE, TX 76501
 254-228-9767

 Garrett D. Nordyke, PE
 12/26/2020

CITY OF FREDERICKSBURG, TX
 FRIENDSHIP OAKS
 PRELIMINARY PLAT REVISION
 MASTERPLAN (1 OF 2)
 SHEET SIZE: 24" x 36"
 PRINT DATE: 12/26/20
 C006

PROJECT NAME: FRIENDSHIP OAKS
 PROJECT NUMBER: GI 16577
 PROJECT PHASE: PRELIMINARY PLAT
 PROJECT MILESTONE: 100%
 SHEET SET: FRIENDSHIP OAKS PRE PLAT
 SHEETSET DESCRIPTION: RES. DEVELOPMENT
 AUTHOR: ---
 FILE NAME: UTIL-MASTERPLAN.dwg
 ZONING APPROVED: N/A
 CONCEPT APPROVED: N/A
 PRELIMINARY PLAT APPROVED: N/A
 CONSTRUCTION PLAN RELEASED: N/A
 ZONING SUBMITTED: N/A
 CONCEPT SUBMITTED: N/A
 PRELIMINARY PLAT SUBMITTED: N/A
 CONSTRUCTION PLANS SUBMITTED: N/A



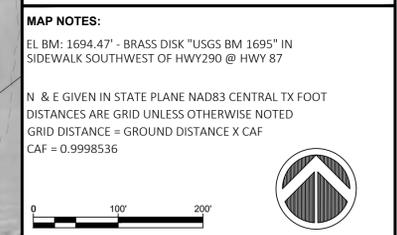
OWNER: HK FREDERICKSBURG, LLC
 DEVELOPER: HK FREDERICKSBURG, LLC
 PROP ID: 183908
 SCHOOL: FREDERICKSBURG ISD
 FIRM PANEL: 48171C0288C & 48171C0451C
 WATER: PROVIDED BY CITY OF FREDERICKSBURG
 SANITARY: PROVIDED BY CITY OF FREDERICKSBURG
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 CABLE: TBD
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KEY NOTES:

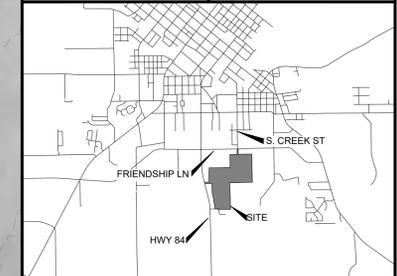
SHEET NOTES:

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TOTAL	111.44	REMAINDERS	0



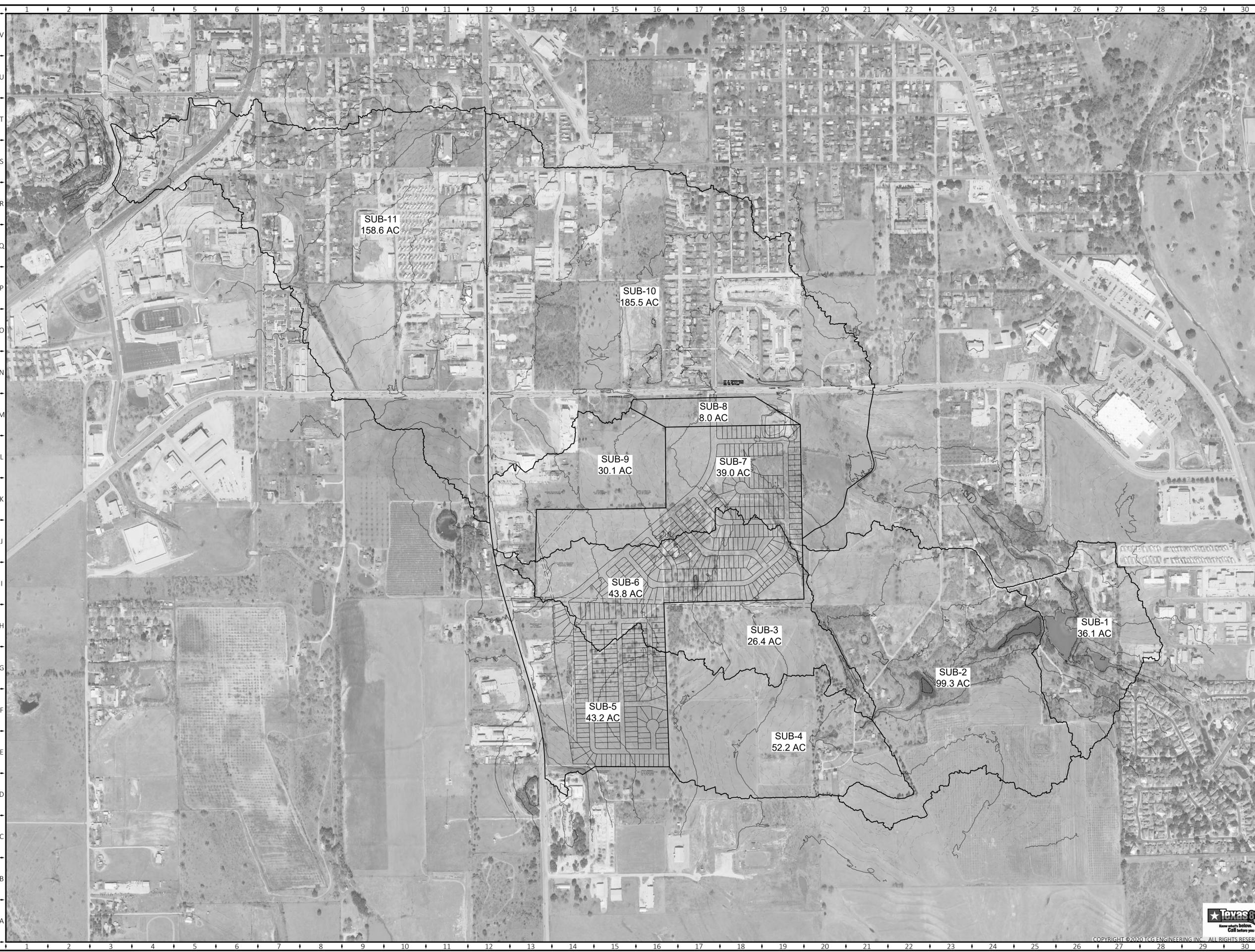
TCG ENGINEERING
 GARRETT D. NORDYKE, PE
 16 EAST AVE. A
 SUITE 203A
 TEMPLE, TX 76501
 254-228-9767

Garrett Nordyke, P.E.
12/26/2020

CITY OF FREDERICKSBURG, TX
 FRIENDSHIP OAKS
 PRELIMINARY PLAT REVISION
 MASTERPLAN (2 OF 2)

SHEET SIZE: 24" x 36"	PRINT DATE: 12/26/20	C007
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PROJECT NAME: FRIENDSHIP OAKS
 PROJECT NUMBER: GL 16077
 PROJECT PHASE: PRELIMINARY PLAT
 PROJECT MILESTONE: 100%
 SHEET SET: FRIENDSHIP OAKS PRE PLAT
 SHEETSET DESCRIPTION: RES. DEVELOPMENT
 AUTHOR: ---
 FILE NAME: HYDR_CTOCH_PRE.dwg
 ZONING APPROVED: N/A
 CONCEPT APPROVED: N/A
 PRELIMINARY PLAT APPROVED: N/A
 CONSTRUCTION PLAN RELEASED: N/A
 ZONING SUBMITTED: N/A
 CONCEPT SUBMITTED: N/A
 PRELIMINARY PLAT SUBMITTED: N/A
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 PROP ID: 183908
 SCHOOL: FREDERICKSBURG ISD
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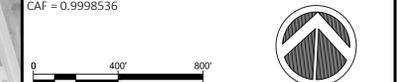
KEY NOTES:

SHEET NOTES:

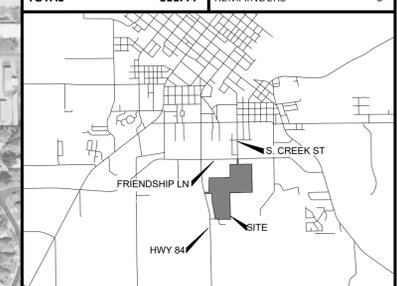
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N & E GIVEN IN STATE PLANE NAD83 CENTRAL TX FOOT DISTANCES ARE GRID UNLESS OTHERWISE NOTED
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Garrett D. Nordyke, PE
12/26/2020

CITY OF FREDERICKSBURG, TX
 FRIENDSHIP OAKS
 PRELIMINARY PLAT REVISION
 HYDROLOGY - EXISTING

SHEET SIZE: 24" x 36"
 PRINT DATE: 12/26/20
 C008



January 3, 2023

HMT Engineering & Surveying

Via email

plats@hmtnb.com: Billb@hmtnb.com

RE: P-2225 – Final Plat for Friendship Oaks Phase II.

Dear HMT,

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed in addition to the revised Plat. Plans will not be reviewed or considered without a response sheet.

Engineering

- There is a note for 10' utility easement along all property lines. This need to be clarified. The 5' drainage easement along all property lines and 10' utility easement along the right of way line is acceptable. But 10' UE on all property lines should be removed or explained further.

Development:

- Requires Planning and Zoning Commission Approval, scheduled for Wednesday, February 8th 2023.
- Provide Addressing for review.
- Ensure all lots have the minimum 45' of frontage. Specific reference, lots 205 & 206.
- Parkland dedication fee of \$500.00 (per lot) must be paid prior to recordation of the plat.
- Add Project Number, P-2225, to Plat.
- Modify the signature block for the Plat Approval requiring Public Improvements (see below)
 - [4.05. - Final Plat | Code of Ordinances | Fredericksburg, TX | Municode Library](#)

The City of Fredericksburg

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

- Provide location to accommodate for delivery of mail.

Please feel free to contact me with any comments or questions, and I will be happy to assist you. Please return the revised plans along with your written response as to how the comments have been addressed by Monday, January 23rd to ensure consideration by Planning & Zoning Commission on Wednesday, February 8th.

Shelby Collier
Associate Planner
Development Review Committee (DRC)



Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

A. Project Information (Please complete all items)

Project Name: Phase 2 of the Friendship Oaks Subdivision
Project Address: Near SE corner of US 87 & Friendship Lane
Tax ID Number (s): 183908

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

- Conditional Use Permit
- Site Plan
- Zoning Change
- Land Use Plan Change
- Minor Plat*
- Replat*
- Amending Plat*
- Preliminary Plat*
- Plat Vacation
- Annexation*
- Final Plat*

Revision of Approved Plan / Plat? Yes No Name:

Jurisdiction: City Limits ETJ Total Acres: No. of Lots:

Original Survey & Abstract No: Jose Esteban Bargas, Survey A-53

Legal Description:

Current Land Use Plan: MDR Proposed Land Use Plan: MDR

Current Zoning: R1A & R-2 Proposed Zoning: R1A & R-2

Location: Near SE corner of US 87 & Friendship Lane

Proposed Use(s):

Applicant's Signature

Applicant's Role: Owner Developer Other (note role):

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify that I have authorization from the owner to act on his / her behalf.

Signature: Richard Mott

Printed Name: Richard Mott VP of Land Date: 5/17/2022

Staff Use Only Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

B. Contact Information (Please complete all items. Attach additional pages as necessary.)

I. Property Owner(s)

Firm Name (if applicable): Lennar Homes of Texas Land and Construction, LTD.

Owner Name:

Address: 100 NE Loop 410, Suite 1155 San Antonio, TX 78216

Phone: 210.403.6200

Fax:

Email: josh.scates@lennar.com

II. Owner's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role: Agent Engineer Surveyor Other (note role):

Firm Name (if applicable): HMT Engineering & Surveying

Address: 290 S Castell Ave New Braunfels, TX 78130

Primary Contact Name:

Phone: 830.625.8555

Fax:

Email: billb@hmtnb.com

Secondary Contact Name:

Phone:

Fax:

Email: plats@hmtnb.com

III. Applicant

Firm Name (if applicable): HMT Engineering & Surveying

Applicant Name (s):

Address: 290 S Castell Ave New Braunfels, TX 78130

Phone: 830.625.8555

Fax:

Email: plats@hmtnb.com

IV. Applicant's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role: Agent Engineer Surveyor Other (note role):

Firm Name (if applicable): HMT Engineering & Surveying

Address: 290 S Castell Ave New Braunfels, TX 78130

Primary Contact Name:

Phone: Fax:

Email: 830.625.8555

billb@hmtnb.com



Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

C. Fee Schedule (Please attach appropriate fee to application.)

- Conditional Use Permit Application - \$400
- Site Plan Application Admin - \$300
- Site Plan Application P&Z - \$400
- Application for Zoning Change - \$400
- Application for Land Use Change - \$300
- Minor Plat - \$300
- Amending Plat - \$300
- Replat - \$300 plus \$20 per lot
- Preliminary Plat - \$400 plus \$20 per lot
- Final Plat - \$500 plus \$10 per lot

D. Recording Fee Schedule

For plats, a recording fee will be collected when mylars are presented. The check should be made payable to Gillespie County Clerk and the recording fees are \$121.00 for a single lot plat. Each additional lot will increase the recording fee by \$10.00.

May 5, 2022

City of Fredericksburg

Development Services Department

126 W. Main St.,

Fredericksburg, TX 78624

RE: Friendship Oaks Phase 2 Final Plat - Certification of no change from preliminary plat

To Whom It May Concern:

Please accept this letter as a certification that no change will occur from the Friendship Oaks Phase 2 Final plat and the approved preliminary plat for Friendship Oaks. Attached is the approved preliminary plat as a reference for the Friendship Oaks Phase 2 Final plat submittal

Please contact me if you have any questions or comments.

Thank you,

A handwritten signature in cursive script that reads "Josh Scates".

Josh Scates

Lennar Homes of Texas Land and Construction LTD

100 NE Loop 410, Suite 1155

San Antonio, TX 78216



PLANNING AND ZONING COMMISSION AGENDA MEMO

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM:

MEETING DATE: February 8, 2023

CATEGORY: ACTION ITEMS

CAPTION: REQUEST P-2240 – BY CHRISTOPHER DANZE TO CONSIDER A PRELIMINARY PLAT OF 528 SOUTH MILAM SUBDIVISION LOCATED AT 528 SOUTH MILAM STREET.

PRESENTATION:

SUMMARY:

The subject property is a 2.42 Acre tract located at 528 S. Milam Street. As proposed it will have residential lots fronting on West Walch Avenue and commercial lots fronting West Live Oak Street.

BACKGROUND:

This property was partially rezoned to C1 in 2022 (Z-2210) and the property has since sold with the intent to further develop 6 lots. Lots 1 – 4 retain R1 zoning and front Walsh Avenue. Lots 5 & 6 have C1 zoning - Neighborhood Commercial and front on West Live Oak Street.

Zoning:

Neighborhood Commercial [Sec. 3.220](#)

R1, Single Family Residential [Sec. 3.100](#) and C1,

Tract Size:

Approximately 2.42 Acres

Number/Size of Lots:

6 lots

Roadways:

Live Oak Road

Lots have access on West Walch Avenue and West

Utilities:

extension of existing infrastructure will be extended, at the developer's

Utilities are available to serve this property and

expense to serve the property.

Easements:

Easements.

Standard easements such as Right of Way and Utility

Stormwater Detention:

Construction Plans.

Detention will be addressed as part of the

Drainage:

See above.

Park Dedication: The applicant shall pay parkland dedication fees (full rate) based on the overall density of the development at \$500 per new lot (5) for a total of \$2,500.00. Parkland fees shall be paid prior to recordation of each phase of the project. [Sec. 6.15](#)

Construction Plans: Construction Plans will be required as part of the Final Plat. All development will be subject to approval of the Construction Plans.

P&Z Action: Final approval

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary plat application conditioned upon the following:

- Parkland Dedication of \$500.00 per new lot (5) for a total of \$2,500 paid prior to recordation of the Plat. [Sec. 6.15](#)
- Addressing Staff Comments.
- Approval of the Final Plat
- Approval of Civil Construction Plans

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. P-2240 - Plat
2. P-2240 Review Comments
3. aerial maps
4. P-2240 Project Application and Checklist

APPROVAL/REVIEW:

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

THE STATE OF TEXAS *
COUNTY OF GILLESPIE *

I (WE) HEREBY CERTIFY, THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT NO OTHER PERSON OR ENTITY HAS ANY INTEREST IN THE PROPERTY BY LIEN, LEASE, OR OTHER EQUITABLE INTEREST, UNLESS OTHERWISE NOTED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SET-BACK LINES, AND DEDICATE ALL ALLEYS, WALKS, PARKS, WATERCOURSES, EASEMENTS AND OTHER OPEN SPACE TO THE PUBLIC USE FOREVER AND AGREE FOR MYSELF (OURSELVES) AND MY (OUR) HEIRS AND ASSIGN TO ABIDE FOREVER BY ALL LINES, DEDICATIONS AND OTHER RESTRICTIONS SHOWN HEREON.

OWNER: _____ DATE: _____

THE STATE OF TEXAS *
COUNTY OF GILLESPIE *

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY _____

NOTARY'S PUBLIC SIGNATURE _____

CERTIFICATE OF COMPLETION, ACCEPTANCE, AND AUTHORIZATION TO FILE

APPROVED _____

CHAIRPERSON, PLANNING AND ZONING COMMISSION DATE _____
CITY OF FREDERICKSBURG, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY AND THE CITY OF FREDERICKSBURG, TEXAS, 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 _____, 20____, AND THE COMMISSION, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATIONS, CONVEYANCES OF LAND, IMPROVEMENTS, AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE PLATTING ORDINANCES, RULES, AND REGULATIONS AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, THAT THE PUBLIC WORKS AND INFRASTRUCTURE IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CONSTRUCTION PLANS, AND HAVE BEEN TESTED AND ACCEPTED BY THE CITY, THAT THE FINAL PLAT IS NOW ACCEPTABLE FOR FILING WITH GILLESPIE COUNTY AND SAID COMMISSION FURTHER AUTHORIZED THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION TO NOTE THE ACCEPTANCE ON BEHALF OF THE CITY THEREOF BY SIGNING HIS/HER NAME AS HEREINAbove SUBSCRIBED.

WITNESS BY MY HAND ON THIS _____ DAY OF _____, 20____. _____
CITY SECRETARY, CITY OF FREDERICKSBURG, TEXAS

CERTIFICATION OF SURVEYOR

THE STATE OF TEXAS *
COUNTY OF GILLESPIE *

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6454 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND SEPTEMBER 22, 2022.

DATE _____ CODY J. MUSICK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6454

THE STATE OF TEXAS *
COUNTY OF GILLESPIE *

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY _____

NOTARY'S PUBLIC SIGNATURE _____

FILED FOR RECORD AT _____ O'CLOCK _____ M, THIS THE _____ DAY OF _____, 2022.

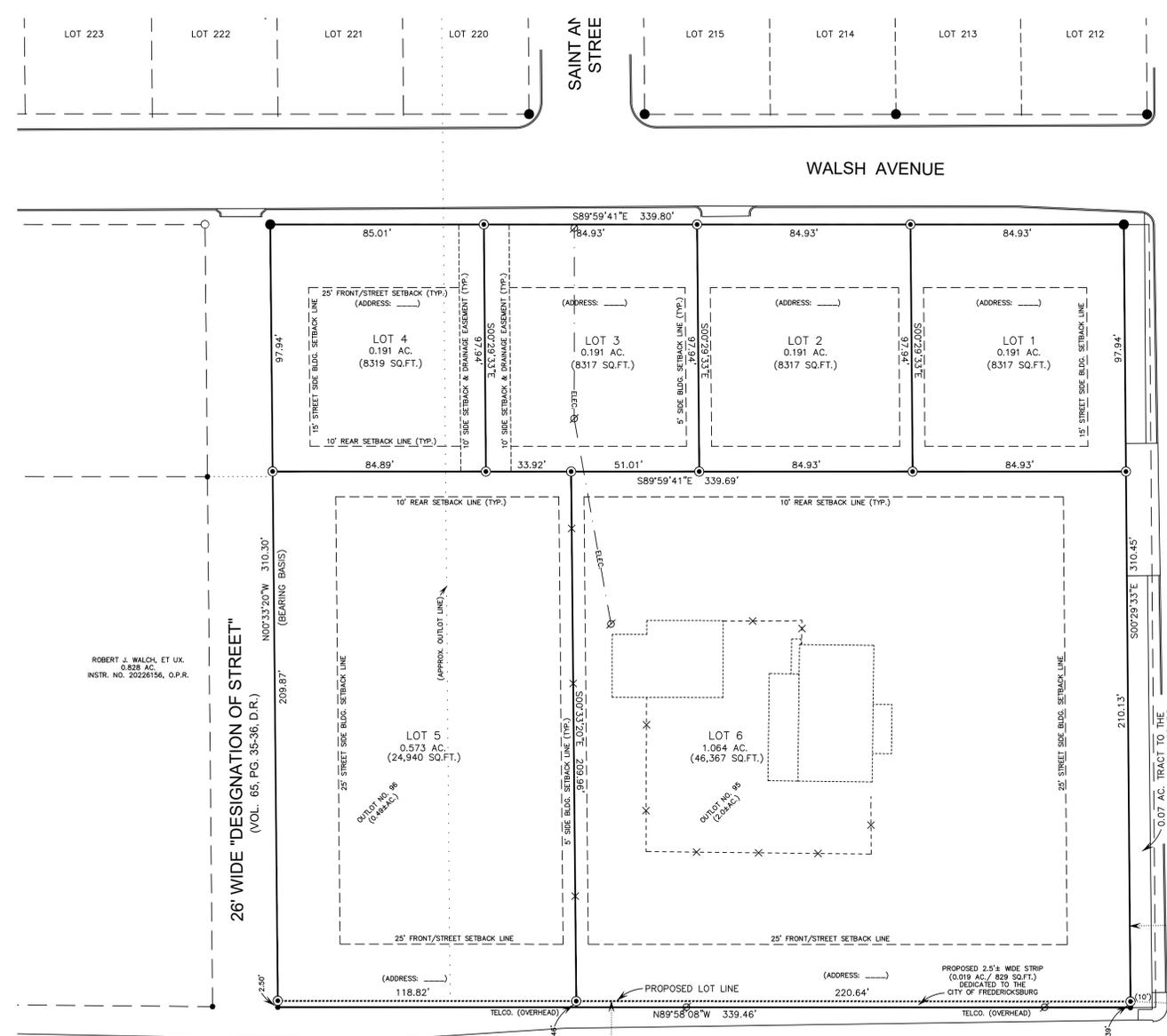
ON PAGE _____, VOLUME _____, OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

DEPUTY COUNTY CLERK, GILLESPIE COUNTY, TEXAS

528 SOUTH MILAM DEVELOPMENT
FREDERICKSBURG, TEXAS
GILLESPIE COUNTY, TEXAS. SHEET 1 OF 1

528 SOUTH MILAM DEVELOPMENT
FREDERICKSBURG, TEXAS
GILLESPIE COUNTY, TEXAS.

SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, AND BEING OUT OF THAT 2.42 ACRE TRACT OF LAND COMPRISED OF PART OF OUTLOT NO. 95 (1.93 AC.) AND PART OF OUTLOT NO. 96 (0.49 AC.) AS SAID OUTLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN EMIGRANT COMPANY, AND BEING PART OF THAT 2.49 ACRE TRACT OF LAND DESCRIBED IN A CONVEYANCE TO CHRISTOPHER P. DANZE, ET UX., BY BRENDA BURRIER, DATED OCTOBER 5, 2022, FOUND OF RECORD IN INSTRUMENT NO. 20226928 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.



RIGHT OF WAY EASEMENT / UTILITY EASEMENT

GRANTED UNTO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC. A CORPORATION WHOSE POST OFFICE ADDRESS IS P.O. BOX 553, FREDERICKSBURG, TEXAS, 78624, AND ITS SUCCESSORS OR ASSIGNS AN EASEMENT AS FOLLOWS:

GRANTORS HEREBY DEDICATE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN FEET (10) OF THE BOUNDARIES OF ALL TRACT LINES, STREETS, BOULEVARDS, LANES, DRIVES, AND ROADS, AND TWENTY FEET (20) ALONG THE ENTIRE PERIMETER (BOUNDARY) OF SAID SUBDIVISION AND WITH THE AUTHORITY TO PLACE, CONSTRUCT, OPERATE, MAINTAIN, RELOCATE AND REPLACE THEREON AN ELECTRIC DISTRIBUTION LINE OR SYSTEM. THE EASEMENT RIGHTS HEREIN DEDICATED INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER SOME PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS OR TRACTS OF THIS SUBDIVISION. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND/OR TRACTS AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL THE RIGHTS AND BENEFITS 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 SAID RIGHT-OF-WAY AND EASEMENTS, 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 INSTALLATIONS. 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. OR MAINTENANCE OF ANY LINES CONSTRUCTED ON THE PROPERTY.

NOTES:

- 1. BUILDING SETBACK LINES SHOWN HEREON REFLECT PROPOSED ZONING FOR THIS PROPERTY AS OF THE DATE OF THIS PLAT.
- 2. ALL FUTURE CONSTRUCTION MUST ADHERE TO SETBACKS SHOWN OR THE CURRENT ZONING AT THE TIME OF PERMIT APPLICATION.
- 3. EXISTING PRIVATE WATER WELLS (IF ANY) CANNOT BE INTERCONNECTED TO THE CITY OF FREDERICKSBURG PUBLIC WATER SYSTEM.
- 4. ABOVE GROUND STRUCTURES AND UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEM AND HEADS, VALVES, HAND-HOLES, PEDESTALS, AND OTHER IMPROVEMENTS THAT MAY EXIST, ARE NOT SHOWN HEREON.
- 5. NO DETERMINATION WAS MADE DURING THE PROGRESS OF THIS SURVEY AS TO WHETHER OR NOT ANY PORTION OF THE SUBJECT TRACT OR ANY OF THE IMPROVEMENTS SHOWN HEREON ARE ABOVE FLOOD ELEVATION.
- 6. THIS PROPERTY SHOWN HEREON APPEARS TO BE LOCATED WITHIN IN ZONE "X", NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD MAP, PANEL NO. 48171C0269C, WITH AN EFFECTIVE DATE OCTOBER 19, 2001.
- 7. DISTANCES AND AREA SHOWN HEREON ARE "GROUND" DERIVED FROM GPS POSITIONING AND REPORTED IN THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE OF THE NORTH AMERICAN DATUM 1983 (NAD83), THE BASIS OF BEARING IS SHOWN HEREON.

ZONING:
R1 SINGLE FAMILY RESIDENTIAL AND
C1 NEIGHBORHOOD COMMERCIAL
PROPOSED USE:
MIXED USE, AS SHOWN.

LEGEND & ABBREVIATIONS:

- 1/2" DIA. REBAR BAR FOUND (EXCEPT AS NOTED)
- 1/2" DIA. REBAR SET (CAPPED: WAYMAKER 6454)
- UTILITY POLE
- × FENCE
- AS NOTED
- APPROX. PATENT SURVEY LINE
- - - - - OUTLOT LINES
- - - - - CONTOUR ELEVATION LINE
- PLACE OF BEGINNING
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- RECORD EASEMENT
- CONTROLLING MONUMENT
- REAL PROPERTY RECORDS
- OFFICIAL PUBLIC RECORDS
- DEED RECORDS
- PLAT RECORDS
- RIGHT-OF-WAY
- P.O.B.
- B.S.L.
- U.E.
- ESMT
- C.M.
- R.P.R.
- O.P.R.
- D.R.
- P.R.
- R.O.W.

LOCATION MAP



PLAN NUMBER: PROJECT NO. 2204-20



January 3, 2023

Cody Musick, RPLS
Waymaker Surveyors of Land
cody@waymaker.land

RE: P-2240 – Preliminary Plat 528 South Milam Development.

Dear Mr. Musick,

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed in addition to the revised Plat.

Plans will not be reviewed or considered without a response sheet.

Engineering

- Existing access along S. Milam frontage spans across proposed lot lines. A shared access easement should be dedicated, or the access should be relocated prior to the development of the lots in accordance with the City's access management ordinance.
- Please provide a brief description of the stormwater management plan for the subdivision for compliance with the City stormwater control ordinance.

Development:

- Requires Planning and Zoning Commission Approval, scheduled for Wednesday, February 8th 2023.
- Provide Addressing for review.
- Parkland dedication fee of \$500.00 (per lot) must be paid prior to recordation of the plat.
- Add Project Number, P-2240, to Plat.
- Remove all references and depictions of structures, fences, street pavement sections and other information not needed for recording of the plat.

The City of Fredericksburg

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

Please feel free to contact me with any comments or questions, and I will be happy to assist you. Please return the revised plans along with your written response as to how the comments have been addressed by Monday, January 23rd to ensure consideration by Planning & Zoning Commission on Wednesday, February 8th.

Shelby
Collier

A digital signature consisting of a red scribble that overlaps the text "Shelby Collier".

Digitally signed by Shelby Collier
DN: cn=Shelby Collier, o=City of
Fredericksburg, ou,
email=ocollier@fbgtx.org, c=US
Date: 2023.01.10 09:17:56 -0600

Shelby Collier
Associate Planner
Development Review Committee (DRC)



GCAD Prop # 21652

GCAD Prop # 216521

Legal Des: G E CO #96 0.49

Legal Description: AG E CO #95 2., -M/H HOMESITE
- HUD# TEX0490402;HUD#2 TEX0490403;TITLE #
REAL

0.49 ac 21,344.00 sf



Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

A. Project Information (Please complete all items)

Project Name: 528 South Milam Development
Project Address: 528 S. Milam St., Fredericksburg, TX 78624
Tax ID Number (s):

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

- | | | |
|---|---|--|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Minor Plat* | <input type="checkbox"/> Plat Vacation |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Replat* | <input type="checkbox"/> Annexation* |
| <input type="checkbox"/> Zoning Change | <input type="checkbox"/> Amending Plat* | <input type="checkbox"/> Final Plat* |
| <input type="checkbox"/> Land Use Plan Change | <input checked="" type="checkbox"/> Preliminary Plat* | |

Revision of Approved Plan / Plat? Yes No Name:

Jurisdiction: City Limits ETJ Total Acres: 2.42 No. of Lots: 6

Original Survey & Abstract No: Outlot No. 95 PT & Outlot No. 96 PT

Legal Description: 1.93ac. part of Outlot No. 96 & 0.49ac. part of Outlot No.96

Current Land Use Plan: Single Family Residential Proposed Land Use Plan: Mixed Use Lots

Current Zoning: Ord.No. 2022-26 & 2022-27 Proposed Zoning: C-1 & R-1

Location: 528 South Milam St.(at the intersection of W. Live Oak St.)

Proposed Use(s): C-1 (Ordinance No. 2022-26 & 2022-27)

Applicant's Signature

Applicant's Role: Owner Developer Other (note role):

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify I have authorization from the owner to act on his / her behalf.

Signature:
Printed Name: Christopher P. Danze Date: 12/28/2022
Danze

Staff Use Only Application No.: P-2240 Date: 12/28/22

*Copy of current Title Search required with application.



Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

B. Contact Information (Please complete all items. Attach additional pages as necessary.)

I. Property Owner(s)

Firm Name (if applicable):

Owner Name: *Chris Danze*

Address: *P.O. Box 3427 - ALSO - 206 S. Bowie St. Fredericksburg*

Phone: *512-784-6131*

Fax:

Email: *cdanze@yahoo.com*

II. Owner's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role: Agent Engineer Surveyor Other (note role):

Firm Name (if applicable): *Cornett Engineering*

Address: *1174 Funf Kinder, Fredericksburg, TX 78624*

Primary Contact Name: *Mark Cornett (Engineer)*

Phone: *210-213-1195*

Fax:

Email: *mark@cornettengineering.com*

Secondary Contact Name: *Cody J. Musick (Surveyor)*

Phone: *830-997-3884*

Fax:

Email:

III. Applicant

Firm Name (if applicable):

Applicant Name (s):

Address:

Phone:

Fax:

Email:

IV. Applicant's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role: Agent Engineer Surveyor Other (note role):

Firm Name (if applicable): *Waymaker | surveyors of land*

Address: *1788 W. Live Oak St., Fredericksburg, Texas 78624*

Primary Contact Name: *Cody J. Musick, RPLS*

Phone: Fax:

Email: *cody@waymaker.land* (o: 830-997-3884) (c: 830-431-1905)