



## **NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BURNET, TEXAS**

This notice is posted pursuant to the Texas Local Government Code, Chapter §551 – Open Meetings.

Notice is hereby given that a **Public Hearing and Regular Meeting of the Planning and Zoning Commission** of the City of Burnet, Texas will be held on the **4<sup>th</sup> day of November, 2019**, at **6:00 p.m.**, in the City Council Chambers at 2402 South Water Street, Burnet, Texas 78611 at which time the following subjects will be discussed, to-wit:

**1. CALL TO ORDER:**

**2. ROLL CALL:**

**3. CONSENT AGENDA ITEMS:** All of the following items on the Consent Agenda are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these items unless a Commission member, staff member or citizen requests removal of the item from the consent agenda for the purpose of discussion. For removal of an item, a request must be made to the Commission when the Consent Agenda is opened for Commission action.

- 3.1) Minutes of the regular meeting of the Planning and Zoning Commission of the City of Burnet, Texas held on October 7, 2019.

**4. PUBLIC HEARINGS:**

- 4.1) The Planning & Zoning Commission of the City of Burnet, Texas will conduct a public hearing regarding a request to rezone 21.97 acres out of the Sarah Ann Guest Survey, No 150, Abstract 1525 from its current designation of Light Industrial—District I-1, to Single-family Residential—District R-1, said 21.97 acres being further described as being generally located in the southeastern quadrant of the intersection of Elm and Westfall Streets.
- 4.2) The Planning & Zoning Commission of the City of Burnet, Texas will conduct a public hearing regarding a plat vacating Blocks 9-12, 21-28 and 37-40, of the Johnson Addition City of Burnet, Burnet County, Texas, said blocks being generally located in the southeastern quadrant of the intersection of Elm and Westfall Streets.

**5. ACTION ITEMS:**

- 5.1) The Planning and Zoning Commission of the City of Burnet, Texas will discuss and consider action regarding a request to rezone 21.97 acres out of the Sarah Ann Guest Survey, No 150, Abstract 1525 from its current designation of Light Industrial—District I-1, to Single-family Residential—District R-1, said 21.97 acres being further described as being generally located in the southeastern quadrant of the intersection of Elm and Westfall Streets.
- 5.2) The Planning and Zoning Commission of the City of Burnet, Texas will discuss and consider action regarding a plat vacating Blocks 9-12, 21-28 and 37-40, of the Johnson Addition City of Burnet, Burnet County, Texas, said blocks being generally located in the southeastern quadrant of the intersection of Elm and Westfall Streets.
- 5.3) The Planning and Zoning Commission of the City of Burnet, Texas will discuss and consider action regarding the Pepper Mill, Phase One Final Plat, an 8.86-acre, a 27-lot residential subdivision located at the eastern terminations of Spicewood Drive and Applewood Drive East.
- 5.4) The Planning and Zoning Commission of the City of Burnet, will discuss and consider action regarding the Pepper Mill, Phase Two Final Plat of a 5.39, acre, 23-lot, residential subdivision located immediately north of the Heritage Valley Subdivision.

## **7. STAFF REPORTS**

## **8. REQUESTS FOR FUTURE AGENDA ITEMS**

## **9. ADJOURN**

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Burnet, is a true and correct copy of said notice and that I posted a true and correct copy of said notice on the bulletin board, in the City Hall of said City, Burnet, Texas, a place convenient and readily accessible to the general public at all times, and said notice was posted on November 1, 2019 at or before 5 o'clock p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of said meeting.

**Dated this 1<sup>st</sup> day of November, 2019**

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Kelly Dix, City Secretary

### ***NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS:***

The City Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the Development Services Department at (512) 715-3206, FAX (512) 756-8560 or e-mail at [mlewis@cityofburnet.com](mailto:mlewis@cityofburnet.com) for information or assistance.



## **PLANNING & ZONING COMMISSION MINUTES**

On this the 9<sup>th</sup> day of September, 2019, the Planning and Zoning Commission of the City of Burnet, convened in Regular Session at 6:00 p.m. at the regular meeting place thereof with the following persons present, to-wit:

### **1. CALL TO ORDER:**

The meeting was called to order at 6:00 p.m. by Vice-Chairman Gaut.

### **2. ROLL CALL:**

Members Present: Tommy Gaut, Derek Fortin, Ricky Langley, Calib Williams, and Cesar Arreaza

Members Absent: Jennifer Wind

Guests: Mary Jane Shanes, Epifania Sheppard, Juan and Maria Sheppard

Others Present: Mark Lewis, Interim Planner  
Leslie Kimbler, Development Services Admin.Tech.

### **3. ELECTION OF OFFICERS**

3.1) The Planning and Zoning Commission of the City of Burnet will elect officers from among its members.

Commissioner Williams made a motion to elect Commissioner Gaut as the Chairman for the Planning and Zoning Commission. The motion was seconded by Commissioner Arreaza, and carried by a vote of 4 to 1 with Commissioner Gaut in opposition.

Commissioner Williams then made a motion to elect Commissioner Langley as the Vice-Chairman for the Planning and Zoning Commission. The motion was seconded by Commissioner Arreaza, and carried by a vote of 5 to 0.

### **4. CONSENT AGENDA:**

4.1) Minutes of the regular meeting of the Planning and Zoning Commission of the City of Burnet, Texas held on September 9, 2019.

A motion to approve the consent agenda was made by Commissioner Fortin. The motion was seconded by Commissioner Arreaza and carried by a vote of 5 to 0.

## **5. PUBLIC HEARINGS:**

- 5.1) The Planning & Zoning Commission of the City of Burnet, Texas will hold a public hearing on a request to rezone 300 S. Water Street, which is further described as being S7150 Peter Kerr Portion Lot 1, the E 12.6 ft of lot 4, and the N 61.3 ft of Lot 2, Blk 1; Peter Kerr Portion, S7150 from its present designation of Light Commercial—District C-1 to a designation of Medium Commercial—District C-2

Mark Lewis, Interim Planner, presented staff's report regarding the request to rezone 300 S. Water Street, which is further described as being S7150 Peter Kerr Portion Lot 1, the E 12.6 ft of lot 4, and the N 61.3 ft of Lot 2, Blk 1; Peter Kerr Portion, S7150 from its present designation of Light Commercial—District C-1 to a designation of Medium Commercial—District C-2.

Chairman Gaut then opened the floor for public comment. There being no further public comment, Chairman Gaut closed the public hearing.

## **6. ACTION ITEMS:**

- 6.1) The Planning and Zoning Commission of the City of Burnet, Texas will discuss and consider action regarding a request to rezone 300 S. Water Street, which is further described as being S7150 Peter Kerr Portion Lot 1, the E 12.6 ft of lot 4, and the N 61.3 ft of Lot 2, Blk 1; Peter Kerr Portion, S7150 from its present designation of Light Commercial—District C-1 to a designation of Medium Commercial—District C-2

Commissioner Williams made a motion to approve the request to rezone 300 S. Water Street, which is further described as being S7150 Peter Kerr Portion Lot 1, the E 12.6 ft of lot 4, and the N 61.3 ft of Lot 2, Blk 1; Peter Kerr Portion, S7150 from its present designation of Light Commercial—District C-1 to a designation of Medium Commercial—District C-2. The motion was seconded by Commissioner Langley, and carried by a vote of 5 to 0.

- 6.2) The Planning and Zoning Commission of the City of Burnet, Texas will discuss and consider action regarding the Final Plat of Delaware Springs, Section 19, Phase Two which is further described as being an 8.62 acre single-family residential subdivision located at the northern termination of Rachel Loop.

Commissioner Arreaza made a motion to approve the Final Plat of Delaware Springs, Section 19, Phase Two. The motion was seconded by Commissioner Fortin, and carried by a vote of 5 to 0.

- 6.3) The Planning and Zoning Commission of the City of Burnet, Texas will discuss and consider a recommendation to City Council regarding zoning options for Lot 2, Phase 1, Block 9, Highland Oaks, S5207.

Commissioner Fortin made a motion to suggest retaining the existing C-1 zoning for Lot 2, Phase 1, Block 9, Highland Oaks, S5207 to Council by memorandum. The motion was seconded by Commissioner Arreaza, and carried by a vote of 5 to 0.

**5. STAFF REPORTS:**

Mr. Lewis went over the new legislative updates affecting City authority relating to planning, platting and development regulation.

**6. REQUESTS FOR FUTURE AGENDA ITEMS:**

**7. ADJOURN:**

Commissioner Langley made a motion to adjourn the meeting; Commissioner Fortin seconded, and the motion carried by a vote of 5 to 0.

There being no further business, Chairperson, Tommy Gaut adjourned the meeting at 6:59 p.m.

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Tommy Gaut, Chair  
City of Burnet Planning and Zoning Commission

**Attest:** \_\_\_\_\_  
Herve Derek Fortin, Secretary



## Planning & Zoning

### ITEM 5.1

Mark Lewis  
Development Services  
(512) 715-3215  
mlewis@cityofburnet.com

### Agenda Item Brief

**Meeting Date:** November 4, 2019

**Agenda Item:** The Planning & Zoning Commission of the City of Burnet, Texas will conduct a public hearing regarding a request to rezone 21.97 acres out of the Sarah Ann Guest Survey, No 150, Abstract 1525 from its current designation of Light Industrial—District I-1, to Single-family Residential—District R-1, said 21.97 acres being further described as being generally located in the southeastern quadrant of the intersection of Elm and Westfall Streets.

**Background:** The property being considered for rezoning is a currently undeveloped tract located in the southeastern quadrant of the Westfall/Elm Streets intersection (See Exhibit A).

While the City's zoning map shows the property to already be zoned Single-family Residential—District R-1, City Zoning records indicate that the actual zoning is Light Industrial—District I-1. The zone change request is being brought forward to resolve this discrepancy and to facilitate development of the property as a single-family, residential subdivision.

**Information:** Evaluation of this request needs to begin with a review of Future Land Use Plan (FLUP) intent as it applies to the property in question. While the City's FLUP holds up well through much of the community, when applied to specific properties, the land use assumptions on which the plan is built will sometimes yield illogical results.

It is important for a city to respect its FLUP. It is equally important that the map be properly read and interpreted. In order to do this, it is critical to remember that the FLUP establishes patterns of development. The map does not establish hard lines. State law plainly states that a Land Use Map is not a zoning map.

In making zoning decisions based on FLUP intent it is important for Planning and Zoning Commissions and City Councils to either:

- Respect the land use patterns established by the FLUP, or
- Amend the FLUP as needed to eliminate conflict.

The analysis that follows will demonstrate that in the case of the subject property:

- residential zoning is more appropriate than industrial zoning; and
- Assigning residential zoning maintains FLUP integrity.

The analysis will then speak to the reasons that the requested Single-family Residential—District R-1 zoning will provide for the type of residential zoning best suited to the property in question.

**Staff Analysis:** This report will deal with the three considerations that should be applied to all zoning requests:

- Conformance to FLUP intent
- Patterns of existing development
- Best public interest

Discussion of FLUP intent will be the first issue to examine.

The FLUP shows the subject property to be located in an area intended for Industrial land use (See Exhibit B). Although assigning residential zoning to the property this would appear to be contrary to FLUP, a number of conditions specific to the property and surrounding area argue otherwise.

- Two faces of the subject property abut existing single-family neighborhood.
- Several, if not most of the City's permitted industrial uses are incompatible with residential development.
- Although the abutting residential area may have once been viewed as an area to be redeveloped, the neighborhood, which is one of the oldest in Burnet, is experiencing considerable revitalization.
- Lack of adequate road connection to Hwy 29 would push industrial traffic back through the residential neighborhood.

These conditions argue against Industrial as the most appropriate land use designation.

As to the most appropriate designation, staff would note the following:

- The subject property abuts and will serve as an extension of one of the oldest residential neighborhoods in Burnet.

- Existing street and utility infrastructure is sized and arranged to accommodate residential needs.

These considerations indicate that Residential is a more appropriate land use designation.

Interpreting the FLUP as calling for Residential use in this area is consistent with plan intent based on the following considerations.

- Residential development within the subject property shifts the boundary of land use areas without disrupting the overall land use pattern.
- The shifts in areas of use do not significantly impact the overall land use ratio within the City.

Residential development within the subject tract maintains FLUP integrity.

With issues relating to future land addressed, it is time to address the primary issue at hand—assignment of zoning.

Residential land use can take several forms. In the case of this property, Single-family Residential—District R-1 zoning, provides for the most appropriate tier of residential development. This assessment is based on the following considerations.

- R-1 zoning is consistent with FLUP intent.
- The neighborhood that borders the property is predominantly made up of single-family homes.
- The requested zoning provides for development that is compatible with the existing neighborhood
- The existing street system best suited to accommodate the traffic level generated by R-1 type development.
- Based on these considerations, assigning R-1 zoning will protect the best public interest

#### **Recommendation:**

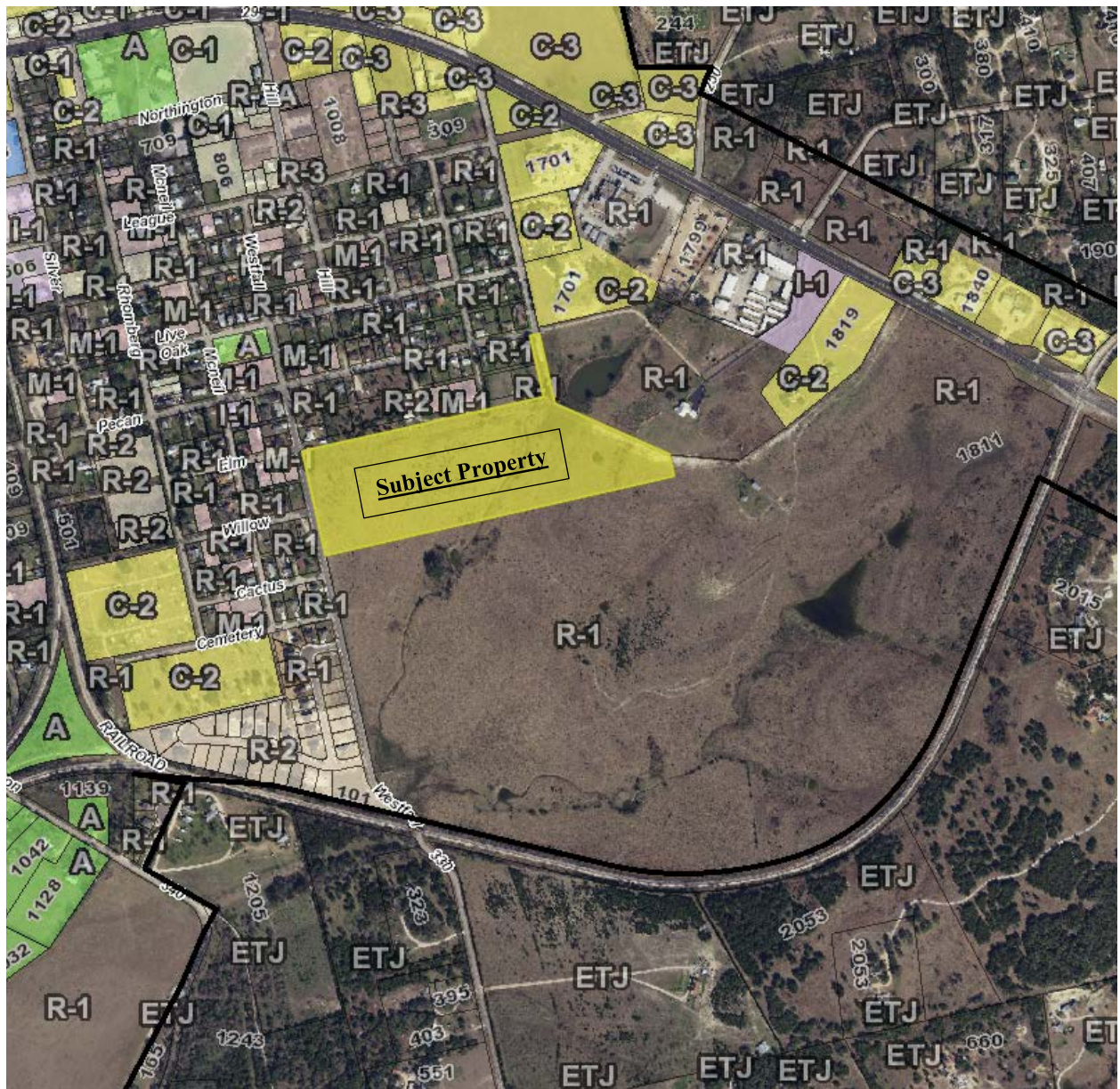
- Find the requested Single-family Residential—District R-1 zoning to be consistent with Future Land Use Plan intent.
- Find the requested zoning to be consistent with existing patterns of development
- Find the requested zoning to be in the best public interest

Should the Commission agree with these findings, the appropriate action will be to recommend that City



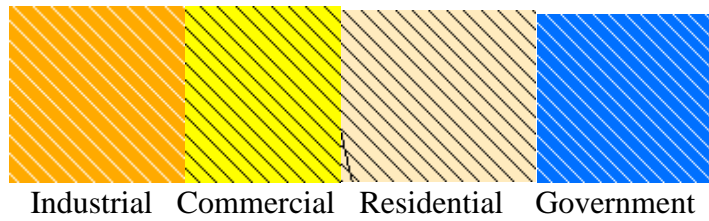
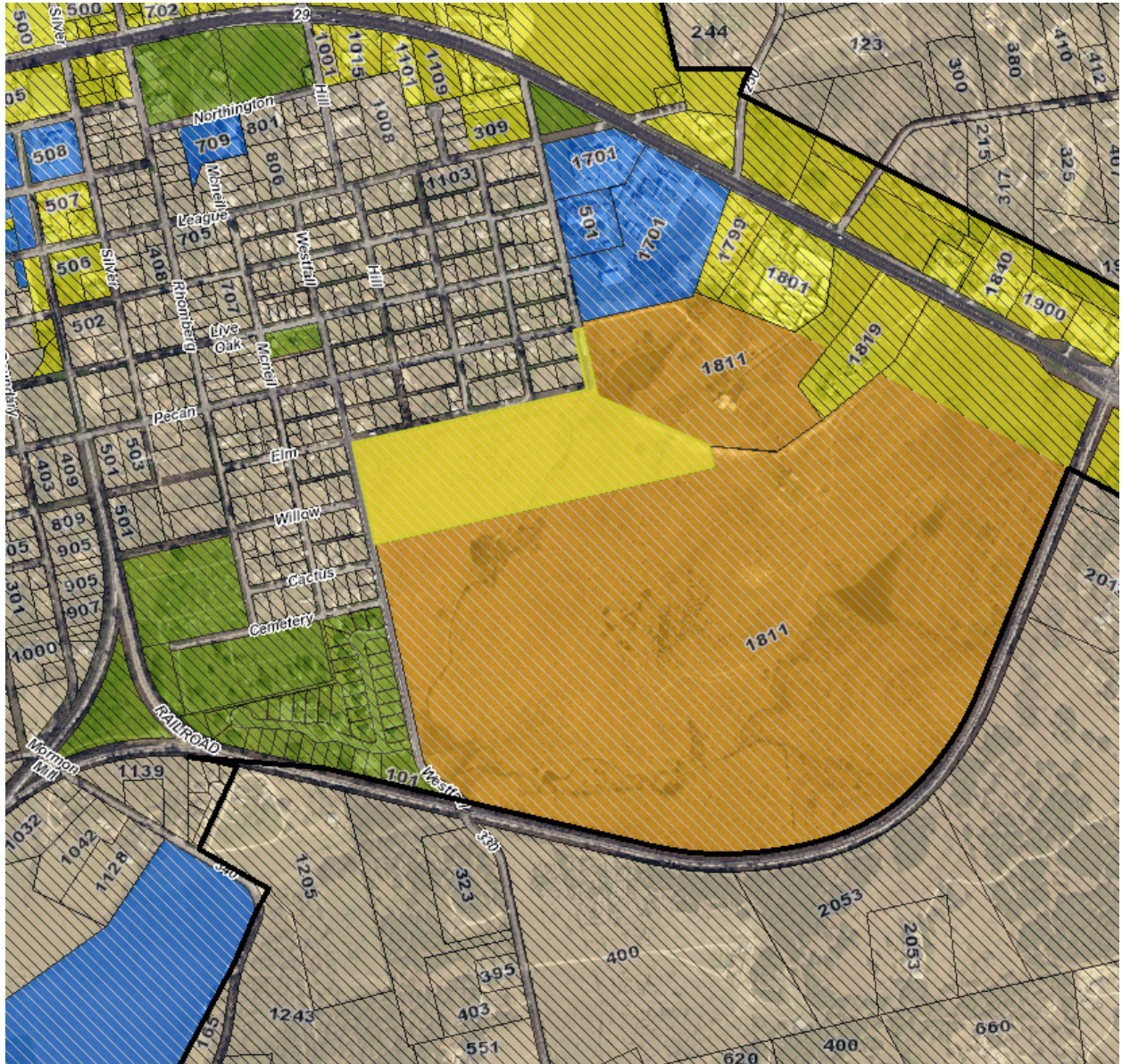
Council rezone 21.97 acres out of the Sarah Ann Guest Survey, No 150, Abstract 1525 from its current designation of Light Industrial—District I-1, to Single-family Residential—District R-1

**Exhibit "A"**  
**Location & Zoning Map**





**Exhibit "B"**  
**Future Land Use Map (FLUM)**





## Planning & Zoning

### ITEM

Mark S. Lewis  
Community Development Director  
(512)-715-3215  
mlewis@cityofburnet.com

## Agenda Item Brief

**Meeting Date:** November 4, 2019

**Agenda Item:** The Planning & Zoning Commission of the City of Burnet, Texas will conduct a public hearing regarding a plat vacating Blocks 9-12, 21-28 and 37-40, of the Johnson Addition City of Burnet, Burnet County, Texas, said blocks being generally located in the southeastern quadrant of the intersection of Elm and Westfall Streets.

**Background:** The sixteen block portion of the Johnson Addition plat that is to be abandoned is located in the southeastern quadrant of the intersection of Elm and Westfall Streets (See Exhibit A).

The north section of the property is owned by Langley Homes, Inc. The southern portion is owned by CGG Holdings III, LLC. Both property owners are participating in the plat vacation. The property itself is undeveloped. The undeveloped street and alley rights-of-way that cross the property are owned by the City. No public utilities extend onto the property.

Plat vacation is used when there is a need to create a “clean slate.” That is the case with the portion of the Johnson Addition under consideration.

This action is being taken as a means of facilitating development of a portion of the property. A preliminary plat establishing a new development plan for that portion of the property will be forwarded to the Planning and Zoning Commission at an upcoming meeting.

**Information:** Authority to vacate a plat is established by state law. The City of Burnet, by means of local ordinance, has affirmed its authority to vacate plats in accordance with, and subject to the limitations imposed by Chapter 212 of the State of Texas Local Government

Code. Code of Ordinances Section 98-27—"Vacation of undeveloped subdivision" states:

*When no lots on a plat or subdivision have been sold, the developer may request the vacation of the plat prior to the time that the improvements covered by the guarantees are installed, and when such plat is vacated; all fiscal sureties shall be returned to the developer.*

No fiscal sureties guaranteeing utility construction were ever posted for any of the blocks to be abandoned.

The Short Form Final Plat attached to this report will serve as the vacation plat for the subject blocks. The plat, as submitted, complies with applicable provisions both local ordinance and State law.

**Recommendation:** Forward the Vacation Plat of Blocks 9-12 and 37-40, Johnson Addition to the City Council with a recommendation that it be approved as presented.



**EXHIBIT A**  
Property Location



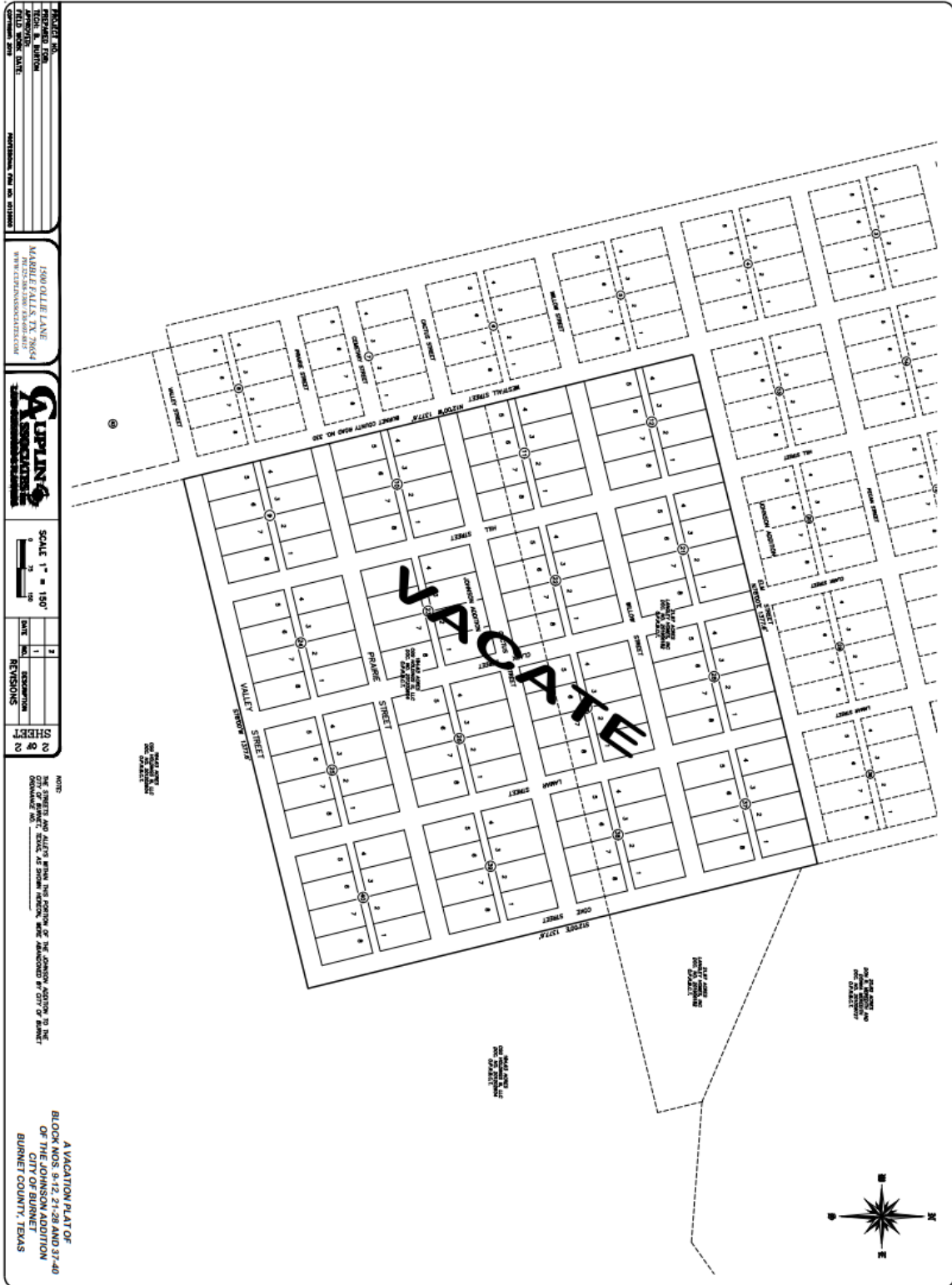
## EXHIBIT B 1 of 2

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# EXHIBIT B

## 2 of 2







## Planning & Zoning Commission

### ITEM 5.3

Mark S. Lewis  
Development Services  
(512)-715-3215  
mlewis@cityofburnet.com

### Agenda Item Brief

**Meeting Date:** November 4, 2019

**Agenda Item:** The Planning and Zoning Commission of the City of Burnet, Texas will discuss and consider action regarding the Pepper Mill, Phase One Final Plat, an 8.86-acre, 27-lot residential subdivision located at the eastern terminations of Spicewood Drive and Applewood Drive East.

**Background:** The Pepper Mill Phase, One, Final Plat is generally located between the Woodlands and Hills of Shady Grove subdivisions. It is part of the Pepper Mill Preliminary Plat which was approved by City Council on September 21, 2018 (See Exhibit A).

The Phase One, Final Plat consists of 27 lots and is generally located along Spicewood Drive and Pepper Mill Loop (See Exhibit B). The full Pepper Mill, Phase One Final Plat is attached as Exhibit C to this report.

**Information:** Phase One construction plans (streets, utilities, drainage) were approved by staff on March 19, 2019. Installation of the improvements covered by these plans are nearing completion.

The Pepper Mill, Phase One, Final Plat has been reviewed for conformance with Chapter 98 of the City of Burnet Code of Ordinances, and has been found to comply with all requirements relating to form and content.

Because the Phase One plat has been found to comply with City ordinance, staff recommends that it be approved. However, because the improvements outlined above have not yet been accepted by the City, staff recommends that the plat be approved with condition. Specifically:

*"The Pepper Mill, Phase One, Final Plat shall not be recorded until all improvements have been accepted by the City, or until the City has been provided with a surety instrument in a form specified by Code of Ordinances, Chapter 98, Sec. 98-61 – Assurances for completion of improvements."*

Satisfaction of the condition will be determined by staff. There will be no need to bring the plat back to the Planning and Zoning Commission, or City Council.

**Recommendation:** Forward the Pepper Mill, Phase One Final Plat to City Council with a recommendation that the plat be approved subject to the following condition.

“The Pepper Mill, Phase One, Final Plat shall not be recorded until all improvements have been accepted by the City, or until the City has been provided with a surety instrument in a form specified by Code of Ordinances, Chapter 98, Sec. 98-61 – Assurances for completion of improvements.”

**EXHIBIT "A"**  
**Location**  
**(1 of 2)**

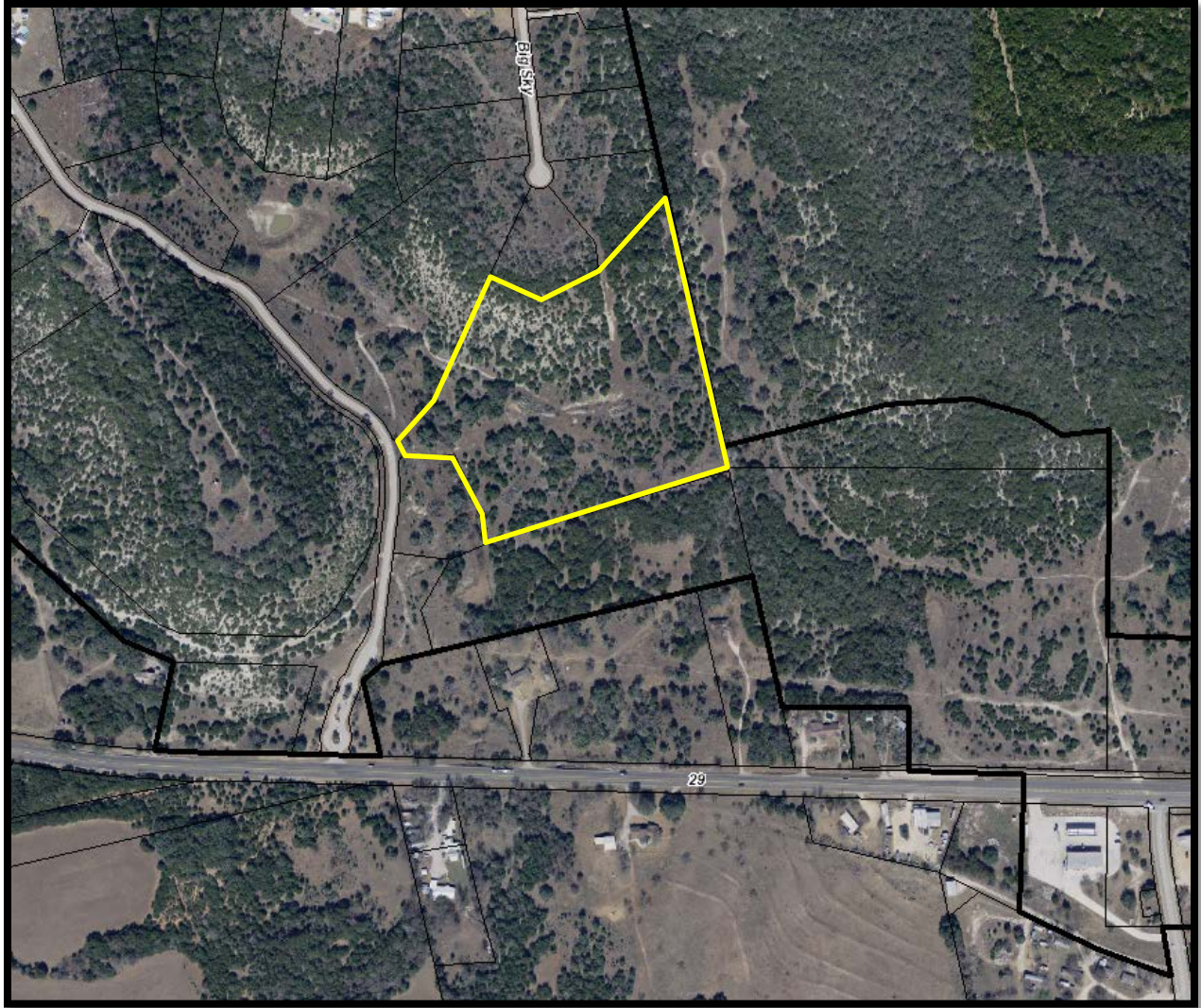
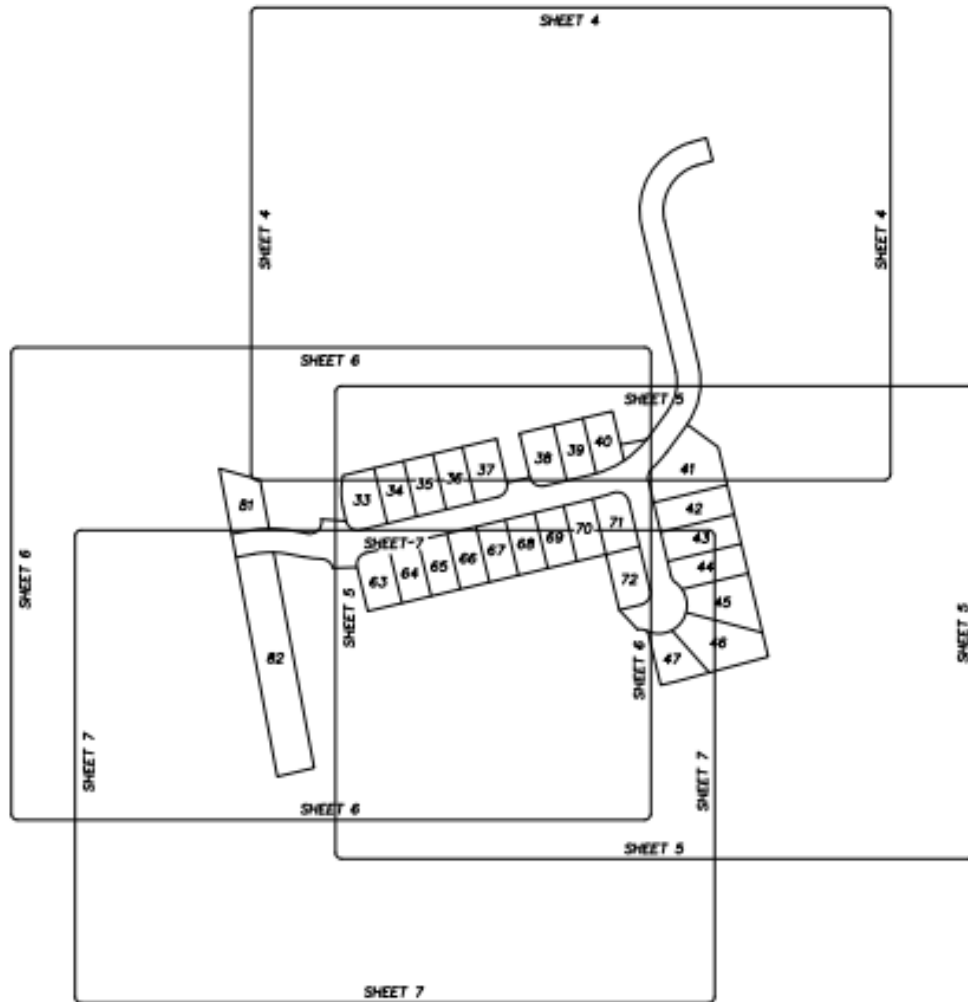


EXHIBIT "A"  
Location  
(2 of 2)



**EXHIBIT B**  
**Pepper Mill, Phase One**





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# EXHIBIT C

## Pepper Mill, Phase One

### Full Plat

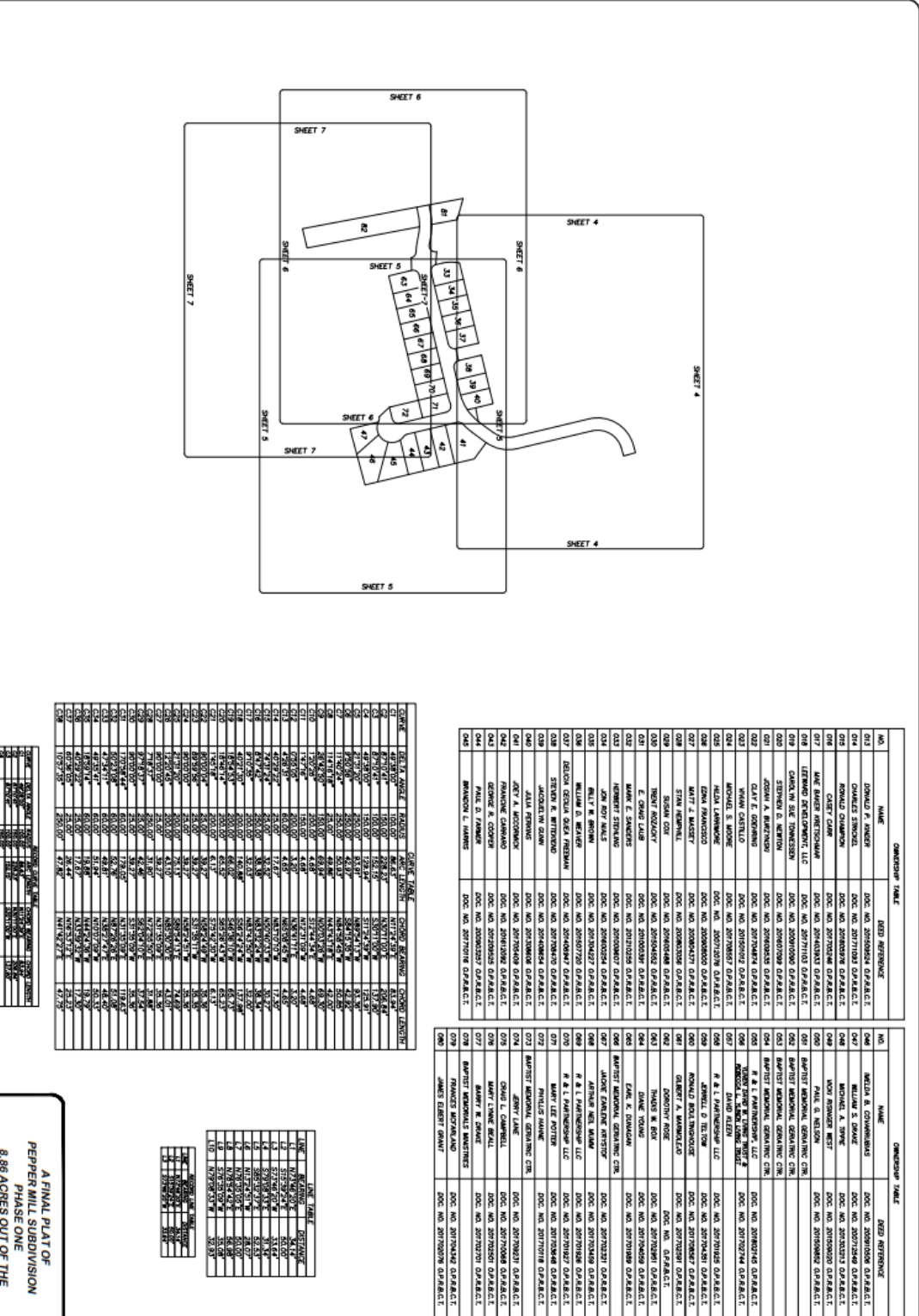
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PROJECT NO. 1805	1500 OLLIE LANE
PROPOSED FOR: SHAW DALLARD	1500 OLLIE LANE
DATE: 12/11/2013	1500 OLLIE LANE
APPROVED BY: SHAW	1500 OLLIE LANE
DATE: 12/11/2013	1500 OLLIE LANE
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DATE: 12/11/2013	1500 OLLIE LANE
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NO.	NAME	DEED REFERENCE
013	DONALD R. HENDER	DOC. NO. 200700004 G.P.A.B.C.T.
014	CHARLES STINCH	DOC. NO. 200700003 G.P.A.B.C.T.
015	RONALD CHAMBER	DOC. NO. 200700002 G.P.A.B.C.T.
016	CLAYTON	DOC. NO. 200700001 G.P.A.B.C.T.
017	DAVID R. HENDER	DOC. NO. 200700000 G.P.A.B.C.T.
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045	DAVID R. HENDER	DOC. NO. 200700000 G.P.A.B.C.T.

NO.	NAME	DEED REFERENCE
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080	DAVID R. HENDER	DOC. NO. 200700000 G.P.A.B.C.T.

LINE	BEARING	DISTANCE
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2	S 89° 15' 00" E	1.00
3	N 89° 15' 00" E	1.00
4	S 89° 15' 00" E	1.00
5	N 89° 15' 00" E	1.00
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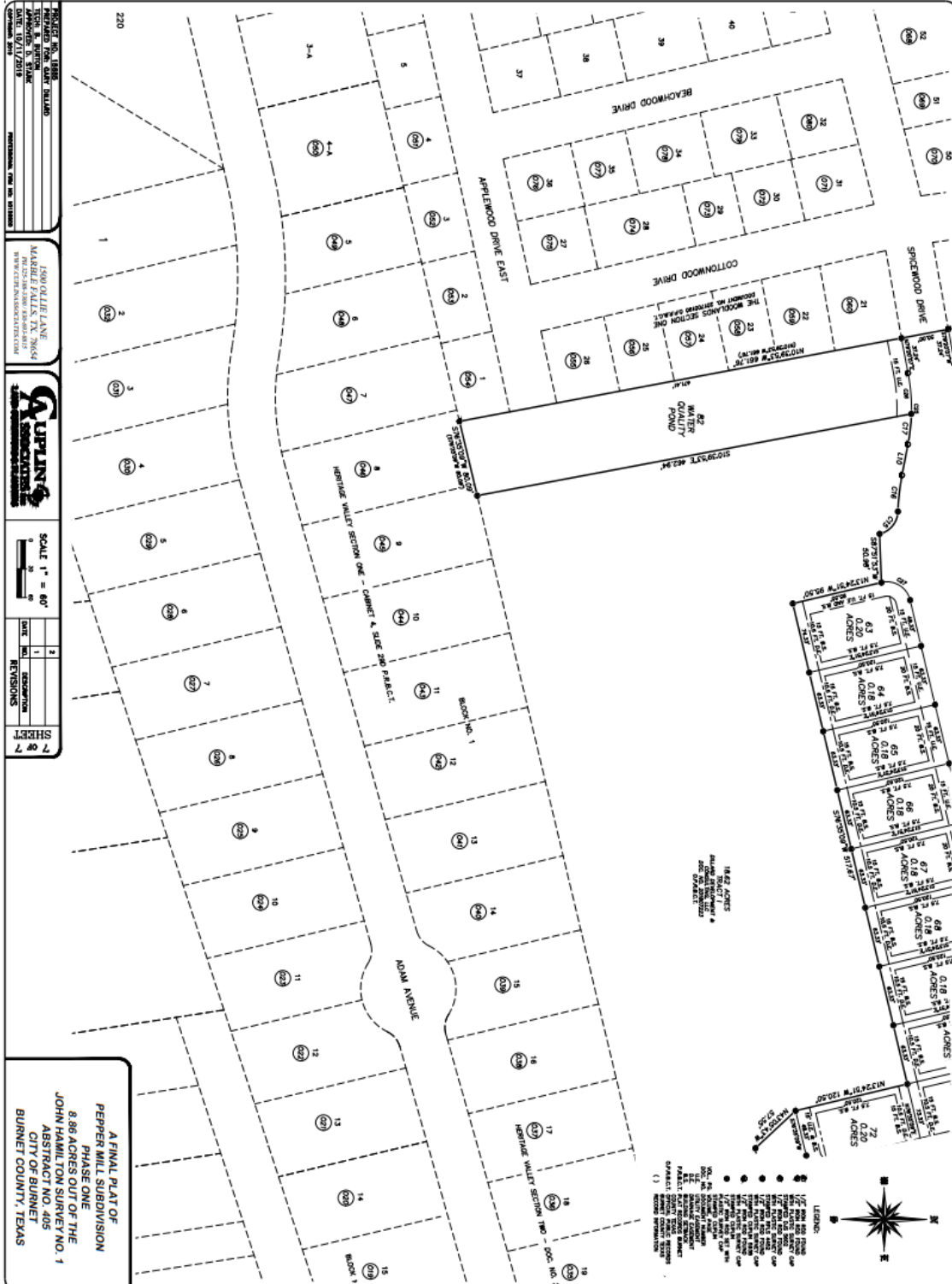
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# EXHIBIT C Pepper Mill, Phase One Full Plat (7 of 7)





## Planning & Zoning Commission

### ITEM 5.4

Mark S. Lewis  
Development Services  
(512)-715-3215  
mlewis@cityofburnet.com

### Agenda Item Brief

**Meeting Date:** November 4, 2019

**Agenda Item:** The Planning and Zoning Commission of the City of Burnet, will discuss and consider action regarding the Pepper Mill, Phase Two Final Plat of a 5.39, acre, 23-lot, residential subdivision located immediately north of the Heritage Valley Subdivision.

**Background:** The Pepper Mill, Phase Two, Final Plat is generally located between the Woodlands and Hills of Shady Grove subdivisions. It is part of the Pepper Mill Preliminary Plat which was approved by City Council on September 21, 2018 (See Exhibit A).

The Phase Two, Final Plat consists of 23-lots and is generally located along the southern and western legs of Pepper Mill Loop. The full Pepper Mill, Phase Two Final Plat is attached as Exhibit B to this report.

**Information:** Phase Two construction plans (streets, utilities, drainage) were approved by staff on March 19, 2019. Installation of the improvements covered by these plans are nearing completion.

The Pepper Mill, Phase Two, Final Plat has been reviewed for conformance with Chapter 98 of the City of Burnet Code of Ordinances, and has been found to comply with all requirements relating to form and content.

Because the Phase Two plat has been found to comply with City ordinance, staff recommends that it be approved. However, because the improvements outlined above have not yet been accepted by the City, staff recommends that the plat be approved with condition. Specifically:

*"The Pepper Mill, Phase Two, Final Plat shall not be recorded until all improvements have been accepted by the City, or until the City has been provided with a surety instrument in a form specified by Code of Ordinances, Chapter 98, Sec. 98-61 – Assurances for completion of improvements."*

Satisfaction of the condition will be determined by staff. There will be no need to bring the plat back to the Planning and Zoning Commission, or City Council.

**Recommendation:** Forward the Pepper Mill, Phase Two, Final Plat to City Council with a recommendation that the plat be approved subject to the following condition.

*“The Pepper Mill, Phase Two, Final Plat shall not be recorded until all improvements have been accepted by the City, or until the City has been provided with a surety instrument in a form specified by Code of Ordinances, Chapter 98, Sec. 98-61 – Assurances for completion of improvements.”*



**EXHIBIT "A"**  
**Location**  
**(1 of 2)**



**LEGEND**

- EXISTING STRUCTURE
- EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- EXISTING UTILITY
- EXISTING FENCE
- EXISTING DRIVE
- EXISTING ROAD
- EXISTING RAILROAD
- EXISTING CANAL
- EXISTING DITCH
- EXISTING CULVERT
- EXISTING BRIDGE
- EXISTING TOWER
- EXISTING MONUMENT
- EXISTING CORNER
- EXISTING SURVEY
- EXISTING PLAT
- EXISTING DEED
- EXISTING CONTRACT
- EXISTING AGREEMENT
- EXISTING ORDER
- EXISTING DECREE
- EXISTING JUDGMENT
- EXISTING VERDICT
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- EXISTING PROCESS
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- EXISTING WAIVER
- EXISTING ASSIGNMENT
- EXISTING TRANSFER
- EXISTING CONVEYANCE

**SCALE 1" = 60'**

**DATE 11/1/2011**

**SHEET 1 OF 1**

**PEPPER MILL SUBDIVISION PHASE TWO**

**5.39 ACRES OUT OF THE JOHN HAMILTON SURVEY NO. 1**

**CITY OF BURNET, TEXAS**



**(1 of 5)**

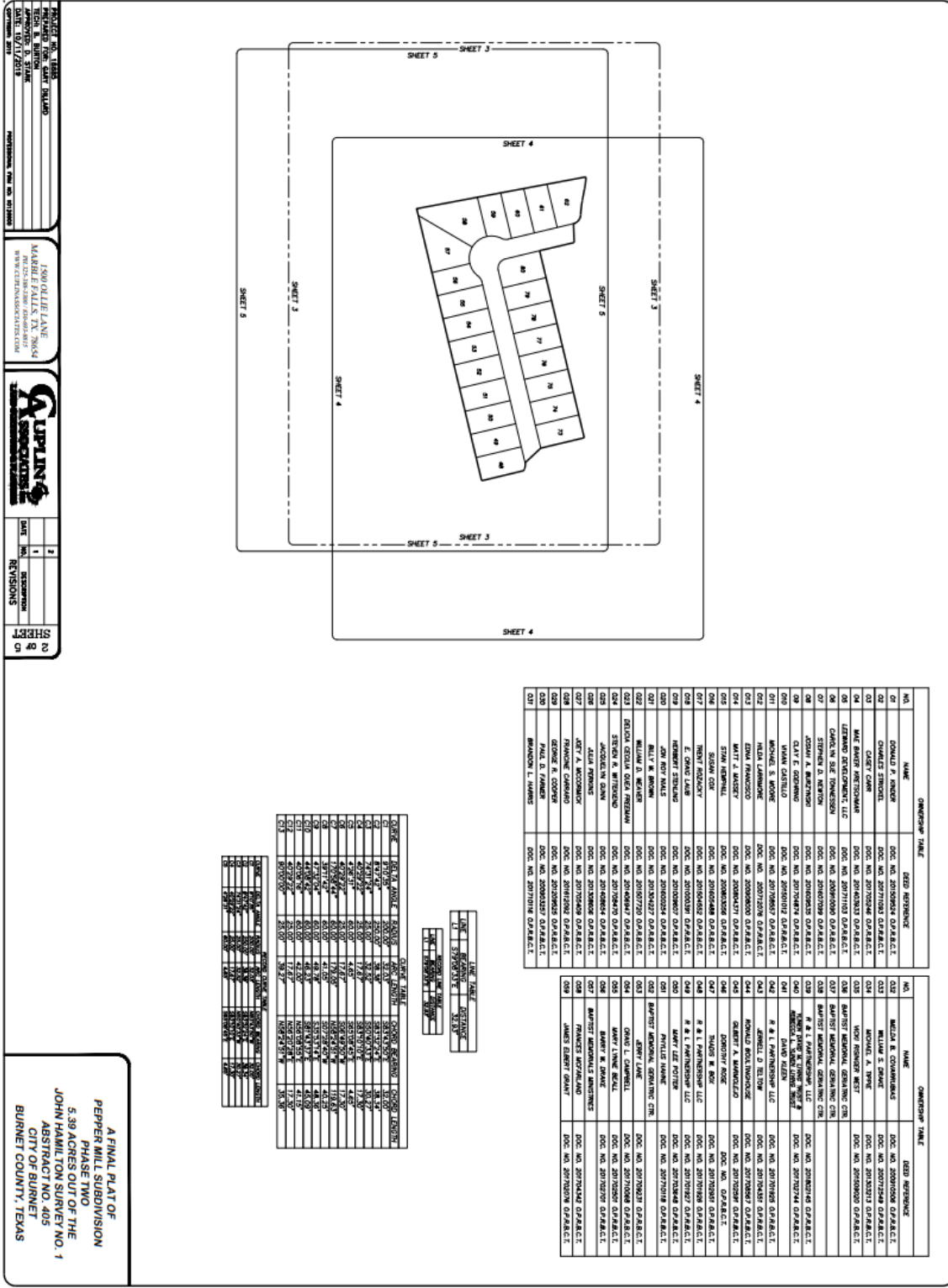
**A FINAL PLAT OF  
PEPPER MILL SUBDIVISION  
PHASE TWO  
5.39 ACRES OUT OF THE  
JOHN HAMILTON SURVEY NO. 1  
ABSTRACT NO. 405  
CITY OF BURNET  
BURNET COUNTY, TEXAS**

# EXHIBIT B

## Pepper Mill, Phase Two

### Full Plat

#### (2 of 5)



A FINAL PLAT OF  
PEPPER MILL SUBDIVISION  
PHASE TWO  
5.39 ACRES OUT OF THE  
JOHN HAMILTON SURVEY NO. 1  
ABSTRACT NO. 405  
CITY OF BURNET  
BURNET COUNTY, TEXAS

**LEGEND:**

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- 1/8" = 15' (SEE SCALE)
- 1/16" = 7.5' (SEE SCALE)
- 1/32" = 3.75' (SEE SCALE)
- 1/64" = 1.875' (SEE SCALE)
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**PEPPER MILL SUBDIVISION - PHASE ONE - DOCUMENT NO. 04-04-01-01**

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