

INFORMATION PACKET
FREDERICKSBURG, TEXAS

ACREAGE IN THE FREDERICKSBURG ETJ

LOT 2 MARIPOSA DR

9.37 acres next to Frieden, minutes from Main Street and Highway 290 East

$995,000	9.37	ETJ	290 E
LIST PRICE	ACRES	NO CITY RESTRICTIONS	EASY ACCESS

Presented by Savannah Sikes · Absolute Charm Real Estate Group · (830) 992-0101

LOT 2 MARIPOSA DR

CLOSE TO TOWN, ROOM TO SPREAD OUT

9.37	ETJ	290 E	Minutes
ACRES	NO CITY RESTRICTIONS	EASY ACCESS	TO MAIN STREET



THE 9.37 ACRES FROM ABOVE, OFF MARIPOSA DR

A rare 9.37-acre tract in the Fredericksburg ETJ with outstanding development and investment potential. It sits directly next to the Frieden subdivision, with easy access to Highway 290 East and just minutes from Main Street. With no city restrictions, the land offers flexibility for short-term rental development, residential housing (with appropriate city approvals) or long-term investment.

THE LAND

- 9.37 acres with multiple potential build sites
- Mature trees and open meadows
- Room for expansive layouts
- Native wildlife, including deer
- Survey available

THE POSSIBILITIES

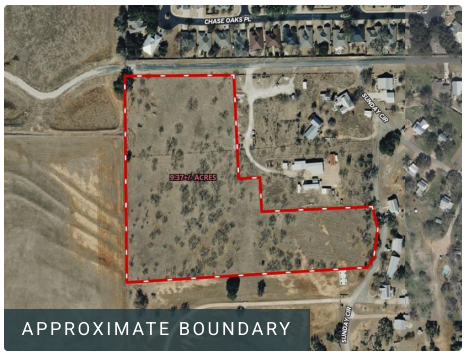
- Short-term rental development
- Residential housing project (with city approvals)
- Private estate close to town
- Long-term investment in a growing market

LOT 2 MARIPOSA DR

PROPERTY FACTS


TOWARD TOWN

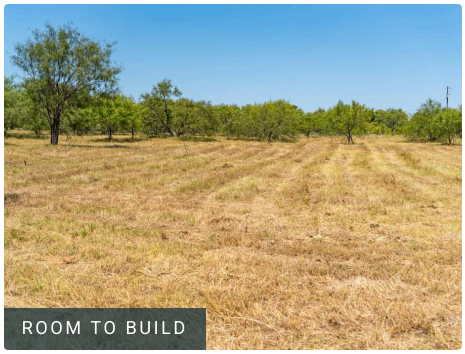

OPEN MEADOWS



APPROXIMATE BOUNDARY


MATURE TREES


NATIVE DEER


ROOM TO BUILD

OVERVIEW	
Location	Lot 2, Mariposa Dr, Fredericksburg, TX 78624
List price	**$995,000**
MLS #	L104843A
Acreage	9.37 acres (Tract 2BR survey)
Jurisdiction	Fredericksburg ETJ, no city restrictions

NEARBY	
Neighbor	Next to Frieden subdivision
Access	Easy access to Highway 290 East
Main Street	Minutes away
Documents	Survey on the website

WHY IT'S A SMART BUY

- **Location:** acreage this close to Main Street is hard to find.
- **Flexibility:** in the ETJ with no city restrictions on use.
- **Growth:** next to an established subdivision along the 290 East corridor.

LIVING IN FREDERICKSBURG

Shopping, dining, wineries and Main Street are minutes away, with the Hill Country views and space that make acreage here so sought after.

SEE MORE

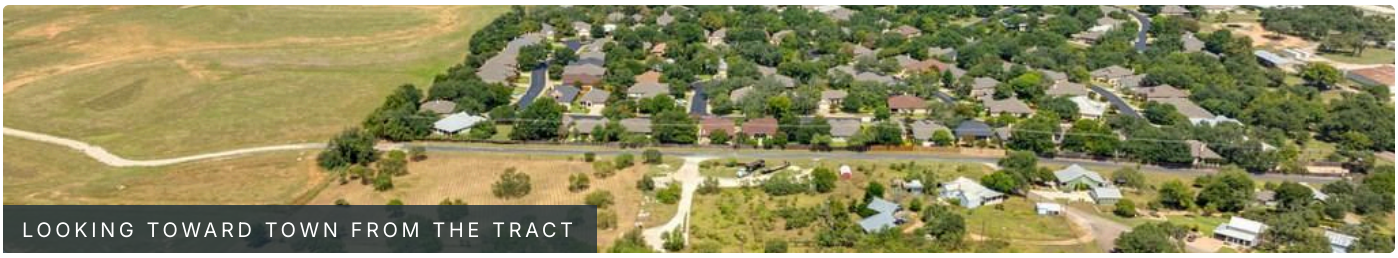
Aerial photos and the survey: savannahsikesrealtor.com/listings/lot-2-mariposa-dr/. Call or text (830) 992-0101 to walk the property.

Information is deemed reliable but not guaranteed and should be independently verified by the buyer, including permits, zoning, taxes, acreage, square footage and condition. Development uses may require city, county and utility approvals.

DEVELOPMENT OPTIONS

WHAT WORKS HERE

Lot 2 sits in **Gillespie County**, inside the **City of Fredericksburg's ETJ**. That gives a buyer two paths: build under county rules today, or ask the city to annex the land for city zoning and higher density.



LOOKING TOWARD TOWN FROM THE TRACT

PATH 1 · AS-IS

Gillespie County / ETJ

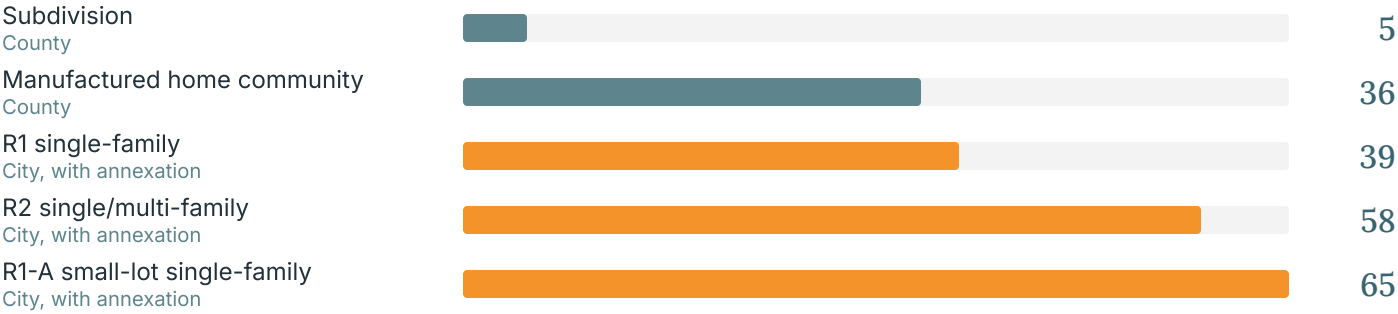
- **Manufactured home community**
  Up to 36 units, for rent or to own
- **Single-family residential**
  A private estate or homes close to town
- **Multi-family / apartments**
  Rental housing near Main Street
- **Subdivision**
  Up to 5 lots
- **Short-term rental development**
  Guest cottages in a sought-after location

PATH 2 · WITH ANNEXATION

City of Fredericksburg

- **2024 Comprehensive Plan**
  Future place type: "Neighborhood Residential"
- **Recommended uses**
  Townhomes, cottage courts and single-family detached homes
- **Recommended zoning**
  R1, R1-A, R2, R5 (patio home) and C1 (neighborhood commercial)
- **Up to 65 lots**
  Under R1-A single-family small lot zoning
- **About 75 days**
  For annexation, land use and zoning

HOW MANY HOMES COULD FIT



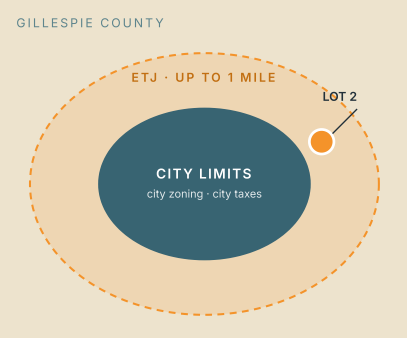
Estimated lot and unit counts from the Mariposa Development Analysis. Final counts depend on approvals, streets, utilities and setbacks.

Information is deemed reliable but not guaranteed and should be independently verified by the buyer, including permits, zoning, annexation, utilities, taxes and acreage. Development uses may require city, county and utility approvals.

COUNTY LAND, CITY NEXT DOOR

THE ETJ, EXPLAINED

The **ETJ (extraterritorial jurisdiction)** is the band of land just outside Fredericksburg's city limits. For a city Fredericksburg's size, Texas law sets it at **up to one mile** past the city line. Land in the ETJ is in the county, not the city, so it gets more freedom with the city right next door.



Simplified illustration, not to scale. Lot 2 is in the ETJ, next to the Frieden subdivision.

No city zoning
The city's zoning map doesn't control what is built here today. County rules apply.

No city property tax
ETJ land pays county and school taxes, but not city property tax.

The city still reviews plats
Dividing the land into lots goes through the city's subdivision and plat process (about 30 days).

Annexation is optional
An owner can ask the city to annex the land to get city zoning, city services and higher density.

ON THE GROUND (SURVEY & COUNTY RECORDS)

391 ft
of frontage on Mariposa Dr, a 60-ft-wide city street

Utilities
Fire hydrants, a water valve and a sanitary sewer line are shown along Mariposa Dr

Easements
The survey shows utility easements, including a 10-ft waterline easement to the city

75 ft
Water well setback line (typ.), 4-household maximum per well

5 / 10 / 15 ft
Septic setbacks, per State of Texas rules by system type

1 Known Restriction
To the best of our knowledge: no new water well in the setback area near Mariposa Dr. It doesn't limit land use.

How to confirm 100%: a title company's title commitment lists every recorded restriction, easement and plat note on the tract. A buyer can request one from a title company (or receive it under contract) and review it with their attorney during the option period.

CITY PATH TIMELINE

75 days	45 days	30 days
Annexation, land use and zoning	Site plan (multi-family)	Plat (subdivision)

Mariposa Development Analysis, prepared by Shelby. It's on the next page: it compares the county and city paths, recommended zoning, lot counts and infrastructure setbacks for this tract (Parcel ID 187238).

Tract 2BR, Kinman Subdivision (plat Vol. 6, Pg. 120). Survey: Waymaker Surveyors of Land, issued 12-28-2021. Known deed restriction: Well Site Setback Easement (Vol. 344, Pg. 29-30); it and the recorded replat are at the end of this packet. To the best of our knowledge; not a title search. Timelines and counts are estimates from the Development Analysis. Buyer to verify zoning, annexation, utility availability, easements and any restrictions with the City of Fredericksburg, Gillespie County and a title company.

Mariposa Dr
Fredericksburg, TX 78624

Parcel ID: I87238



A 9.37 Acre property uniquely located in both Gillespie County and the ETJ of the City of Fredericksburg Texas.

The lot is ideal for development and would allow for Manufactured Housing (for rent/or to own), Single-Family Residential and Multi-Family development.

City of Fredericksburg- ETJ

2024 Comprehensive Plan identifies this parcel with a future place type of "Neighborhood Residential" which recommends Single-Family Residential uses such as Townhomes, Cottage Courts and, Single-Family Detached Units.

Recommended Zoning categories are RI, RI-A, R2, R5 (Patio Home) and CI, Neighborhood Commercial.

- RI = Single Family Residential - 39 Lots
- RI-A = Single Family Small Lot - 65 Lots
- R2 = Single/Multi-Family Residential - 58 Lots
- R5 = Single Family Residential (shared lot line)

DEVELOPMENT TIMELINE IS AS FOLLOWS:

- Annexation/LandUse/Zoning = 75 Days
- Site Plan (Mulit-Family) = 45 Days
- Plat (Subdivision) = 30 Days

Gillespie County

Manufactured Home Community
- 36 Units

Single Family Residential

Multi-Family/Apartments

Subdivision
- 5 Lots

Infrastructure Requirements
- Well Setback - 75 Ft
  - 4 Household Max
- Septic Setback - 5/10/15 Ft

savannah@absolutecharm.com +830-992-0101 www.absolutecharmrealestate.com



MATURE TREES ACROSS THE TRACT



LET'S TALK ABOUT LOT 2 MARIPOSA DR

SAVANNAH SIKES

REALTOR® · Absolute Charm Real Estate Group · eXp Realty
Lic. #695288

PHONE	(830) 992-0101
EMAIL	savannah@absolutecharm.com
LISTING PAGE	savannahsikesrealtor.com/listings/lot-2-mariposa-dr
MLS	#L104843A

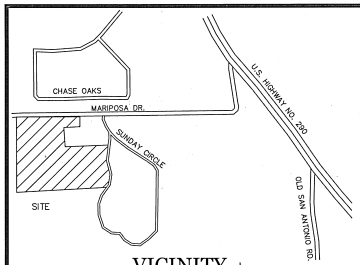
The following pages: survey of Tract 2BR (9.37 ac.), Kinman Subdivision; the recorded replat (Plat Vol. 6, Pg. 120, Plat Records of Gillespie County); and the Well Site Setback Easement (Vol. 344, Pg. 29-30, Real Property Records), both provided by Select Title 11-9-26. Information is deemed reliable but not guaranteed and should be independently verified by the buyer, including permits, zoning, taxes, acreage, square footage and condition. Development uses may require city, county and utility approvals.

1 PG P 2021010055

Vol. 6, Page 120

REPLAT OF TRACT 2, KINMAN SUBDIVISION,

SITUATED IN GILLESPIE COUNTY, TEXAS,
AS SHOWN ON A ORIGINAL PLAT FOUND OF RECORD IN
VOLUME 2, PAGE 127 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS,
INTO
TRACTS 2AR, AND 2BR, KINMAN SUBDIVISION.



VICINITY MAP
(NOT TO SCALE)

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 IT'S 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 SETBACKS ARE SUBJECT TO CHANGES IN PROPERTY ZONING.
2. EXISTING PRIVATE WATER WELLS (IF ANY) CANNOT BE INTERCONNECTED TO THE CITY OF FREDERICKSBURG PUBLIC WATER SYSTEM.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN IN ZONE "X" AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD BOUNDARY MAP, PANEL NO. 48171C0451C, EFFECTIVE OCTOBER 19, 2001.
4. BEARING BASIS: THE SOUTH LINE OF EXISTING TRACT 2, AS SHOWN HEREON AND NOTED BY CONTROLLING MONUMENTS (C.M.).
5. 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.

ZONING:

COMMERCIAL (EJT)

PROPOSED USE:

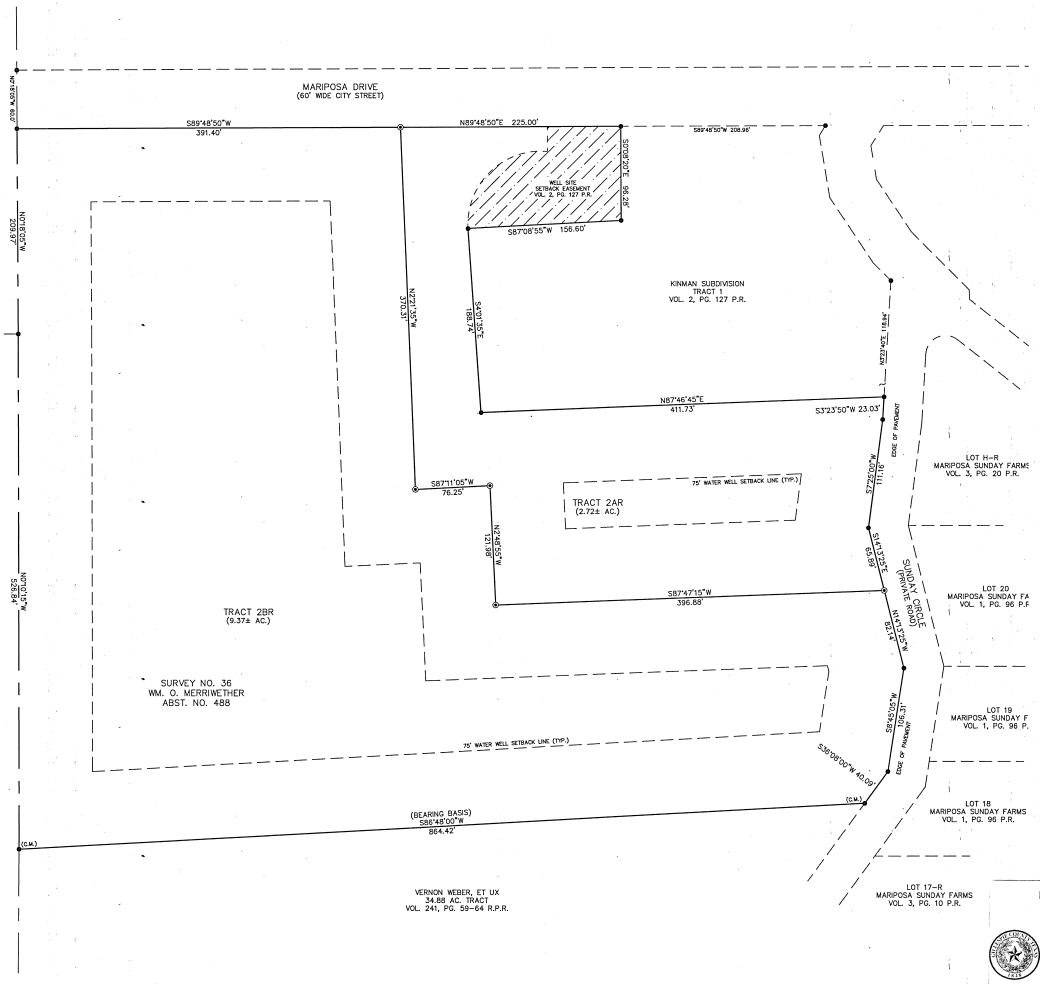
COMMERCIAL (ETJ)

LEGEND & ABBREVIATIONS:

- ● 1/2" DIA. REBAR BAR FOUND (BF) (AS NOTED)
- ⊗ 1/2" DIA. REBAR SET (CAPPED: RPLS 6454)
- ● UTILITY POLE
- X FENCE
- —— — —— APPROX. PATENT SURVEY LINE

P.O.B.	PLACE OF BEGINNING
B.S.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
ESMT.	RECORD EASEMENT
C.M.	CONTROLLING MONUMENT
R.P.R.	REAL PROPERTY RECORDS
O.P.R.	OFFICIAL PUBLIC RECORDS
D.R.	DEED RECORDS
P.R.	PLAT RECORDS
R.O.W.	RIGHT-OF-WAY
C.P.	CORNER POST (FENCED)
(N--'--'--"E XXX')	RECORD BEARING AND DISTANCE

60' 30' 0 30' 60'
1" = 60'



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: John L Webber DATE: 12/01/2021

OWNER: _____ DATE: _____

THE STATE OF TEXAS *
COUNTY OF GILLESPIE *

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR Gillespie COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED John Webber KNOWN TO ME TO BE THE PERSON(S) AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND

ACKNOWLEDGE TO ME THAT HE/SHE IS _____ AND THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE, THIS THE 1 DAY OF December, 2021

Paula Palmer
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Paulton Palmer
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES: 01-20-2025

CERTIFICATE OF FINAL PLAT APPROVAL ADMINISTRATIVE APPROVAL

APPROVED

DIRECTOR OF DEVELOPMENT SERVICES

December 2nd, 2021
DATE

THE UNDERSIGNED, THE CITY SECRETARY AND THE CITY OF FREDERICKSBURG, TEXAS, CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE KINMAN SUBDIVISION OR ADDITION TO THE CITY OF FREDERICKSBURG WAS SUBMITTED AND APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES ON THE 2nd DAY OF December 2021 AS AUTHORIZED IN SECTION 4 OF THE CITY OF FREDERICKSBURG SUBDIVISION ORDINANCE.

WITNESS BY MY HAND ON THIS 7th DAY OF December 2021.

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 SEPT. 14, 2021

12/01/2021
DATE

CODY J. MUSICK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6454

CODY J. MUSICK 6454 REGISTERED PROFESSIONAL LAND SURVEYOR

BEFORE ME, T HE 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 CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE, THIS THE 1 DAY OF December, 2021.

Paula Palmer
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Paulton Palmer
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES: 01-20-2025

WAYMAKER
SURVEYORS OF LAND
503 Longhorn Street | Fredericksburg, Texas 78624
830-997-3884 | TBPELS Firm No. 10194626

FILED FOR RECORD AT 2:55 O'CLOCK P.M. THIS THE 8th DAY OF December, 2021, ON PAGE 120 VOLUME 6, OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

DEPUTY COUNTY CLERK, GILLESPIE COUNTY, TEXAS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Mary Lynn Rusche, County Clerk
Gillespie County Texas
December 08, 2021 02:55:39 PM
FEE: $141.00 LMOOSE 2021010055
P

KINMAN SUBDIVISION
TRACTS 2AR AND 2BR
A REPLAT OF TRACT 2

SHEET 1 OF 1

****

TITLE PAGE

Filed 14th day of April A.D. 1998 at 3:56 o'clock P.M.

and recorded 15th day of April A.D. 1998 at 10:30 o'clock A.M.

in Volume 344 , Pages 29-30 , Official Public Records of Real Property.
DORIS LANGE, CLERK COUNTY COURT, GILLESPIE COUNTY, TEXAS.

Filmed by Kathy Contreras, Deputy.
Kathy Contreras

CJB/emh/RE8

SALLY E. KINMAN TO THE PUBLIC

WELL SITE SETBACK EASEMENT

981485

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GILLESPIE §

THAT, SALLY E. KINMAN, being the owner of that certain real property situated in Gillespie County, Texas and known as Tract No. 1 and Tract No. 2 of the Kinman Subdivision, as said tracts are shown, designated and delineated on the Plat of said Subdivision, recorded at Volume 2, Page 127 of the Plat Records of Gillespie County, Texas, does hereby declare a part of such property bound by the hereinafter set out restrictions and covenants and agrees that the purchasers and subsequent owners of the property or parts thereof shall comply with the same. These covenants are to run with the land and shall be binding on the Grantor, her successors, heirs and assigns and all persons claiming under them from the date of these covenants.

Enforcement shall be by proceedings at law or in equity either to restrain violation or to recover damages against any person or persons violating or attempting to violate any covenant.

The invalidation of any one of these covenants by judgment or court order shall not in anywise affect any of the other provisions which shall remain in full force and effect.

Such restrictions and covenants are as follows:

1. The Well Site Setback Easement shall be upon all of that area of land which is more particularly described as the Well Site Setback on the Plat of the Kinman Subdivision, recorded at Volume 2, Page 127 of the Plat Records of Gillespie County, Texas and which is out of a portion of Tract No. 2 of such Subdivision. Within the area of the Well Site Setback Easement no water well shall be drilled, maintained, constructed or operated.

IN WITNESS WHEREOF the said SALLY E. KINMAN has executed this instrument the 13th day of APRIL, 1998.

Sally E. Kinman
SALLY E. KINMAN

STATE OF TEXAS §

COUNTY OF GILLESPIE §

This instrument was acknowledged before me on this the 13 day of April, 1998, by SALLY E. KINMAN.

Sharon K. Jung
Notary Public, State of Texas

SHARON K. JUNG
Notary Public
STATE OF TEXAS
My Comm. Exp. 03/11/2001

CERTIFICATE OF LEGALITY AND AUTHENTICITY

I, certify that the discrete numbered microfilm images between the Title Page and the Certificate of Legality and Authenticity have been made in strict accordance with Article 1941 (a) V.T.C.S., and that each image is a true, correct, and exact copy of the page or pages of the identified instrument of writing, legal document, paper, or record which had been filed for record on the date and at the time stamped on each; that no microfilm image or images were substituted for any original discrete microfilm image or images between that Title Page and this Certificate. Official Public Records of Real Property. Volume 344 Page 29-30 , filmed on the 15th day of April , A.D. 1998 .

DORIS LANGE, Clerk, by Kathy Contreras Deputy

Kathy Contreras

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