



**NOTICE OF MEETING**  
**PLANNING AND ZONING COMMISSION**  
6:30 P.M. – February 5th, 2019

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30360 Cougar Bend  
Bulverde, TX 78163

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**MEETING AGENDA**

**1) CALL TO ORDER, PLEDGE OF ALLEGIANCE AND ROLL CALL**

**2) APPROVAL OF MINUTES**

- a. January 7, 2018 Planning and Zoning Commission Meeting.

**3) REGULAR AGENDA ITEMS**

- a. VR-19-02 (Sign Variance): Consider a request by Robbyn Poindexter, on behalf of Jane Wood, for a variance to Section 3.08.103 of the City of Bulverde Code of Ordinances, at 2354 Bulverde Road.
- b. ZC-19-01 (Zone Change): Hold a public hearing and consider a Zone Change from AG, Agricultural District to R-2, Residential District for two properties generally located at 24085 State Hwy 46 W, Spring Branch, TX 78070. The first property being Oak Cliff Acres 2 Subdivision Lot 102 and the second property being Oak Cliff Acres 2 Subdivision Lot 131.
- c. PC-18-32 (Final Plat): Hold a Public Hearing and consider the approval of a Final Plat for 4S Ranch, Phase 3 Unit 2B, generally located on the east side of Stahl Road at Mustang Vista.
- d. PC-18-34 (Final Plat): Hold a Public Hearing and consider the approval of a Final Plat for 4S Ranch, Phase 3 Unit 3, generally located on the east side of Stahl Road at Mustang Vista.
- e. PC-18-35 (Final Plat): Hold a Public Hearing and consider the approval of a Final Plat for 4S Ranch, Phase 3 Unit 4B, generally located on the east side of Stahl Road at Mustang Vista.
- f. PC-18-36 (Final Plat): Hold a Public Hearing and consider the approval of a Final Plat for 4S Ranch, Phase 3 Unit 4C, generally located on the east side of Stahl Road at Mustang Vista.
- g. PC-18-37 (Final Plat): Hold a Public Hearing and consider the approval of a Final Plat for 4S Ranch, Phase 3 Unit 4D, generally located on the east side of Stahl Road at Mustang Vista.
- h. PC-18-38 (Final Plat): Hold a Public Hearing and consider the approval of a Final Plat for 4S Ranch, Phase 3 Unit 5B, generally located on the east side of Stahl Road at Mustang Vista.

**4) PUBLIC COMMENTS NOT RELATED TO POSTED AGENDA ITEMS**

Persons desiring to address the Commission regarding issues not on the agenda will be received at this time. Those wishing to speak should present a completed comment form to the Chair prior to the meeting. Speakers are limited to 3 minutes and should conduct themselves in a civil manner. In accordance with the Texas Open Meetings Act, the Commission cannot take action on items not listed on the meeting agenda.

**5) REPORT BY CITY OFFICIALS AND STAFF ON ITEMS OF COMMUNITY INTEREST**

In accordance with Section 551.0415 of the Government Code, topics discussed under this item are limited to expressions of thanks, congratulations or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial or community event; and Announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

**6) ADJOURNMENT**

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations must be made 48 hours prior to the meeting. Please contact the City Secretary at 830.980.8832 or FAX 830.438.4339 for information or assistance. I, the undersigned authority, do hereby certify that the above Notice of Meeting was posted on the bulletin board in front of Bulverde City Hall, which is readily accessible to the public at all times, by \_\_\_\_\_ a.m/p.m. on \_\_\_\_\_.

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Sean Greszler, Lead Planner

## Bulverde Planning & Zoning Commission Public Hearing Policy



### GENERAL INFORMATION

- As a recommending body to the City Council, the Planning and Zoning Commission's responsibilities include review and recommendation of:
  - Master Development Plans
  - Sign Variances
  - Subdivision Variances
  - Zoning Changes, Variances and Special Use Permits
  - Planning and Zoning related ordinances and amendments
- The Planning and Zoning Commission has final decision authority on:
  - Preliminary Plats
  - Final Plats
- Action may only be taken on items which appear as action items on the agenda. A majority vote of the Commission Members at the meeting is required to approve or deny an item.
- The Commission normally meets the first Tuesday of each month at 6:30 PM in the Council Chambers in City Hall. A schedule of meetings is posted in the display case next to the main entrance of City Hall and available on the city website: [www.bulverdetx.gov](http://www.bulverdetx.gov)

### PUBLIC COMMENT RULES

- For each agenda item, the following process will be used:
  - Staff presents a brief summary to the Commission
  - Applicant presents his/her application
  - Members of the public who wish to speak will be called upon by the Commission Chair to present comments in support or opposition to the application and are limited to three (3) minutes. The Commission Chair may grant more time at his/her discretion.
  - Applicant will be allowed a brief response at the conclusion of public comment.
- All speakers shall first identify themselves by legal name and residence address (business address is acceptable if speaking on behalf of a business)
- Organized groups in attendance shall choose one or two spokespersons to present the group's comments.
- Do not be repetitious. Simply stating "I agree with [the comments] given earlier" will be sufficient to state a position on the application. The Commission Chair reserves the right to discontinue, at any time, repetitious or irrelevant comments.
- The Commission may ask questions of the speakers. There shall, however, be no cross examination or direct questioning in front of the Commission between proponents and opponents. All questions and comments shall be directed to the Commission Chair.
- The Commission Chair reserves the right to impose additional rules regarding the hearing of any item, including but not limited to, limiting the number of speakers and imposing additional time limits for comments. Any additional rules may be announced by the Chair before hearing the item.

*Note: Special requests concerning public comment (exhibits, electronic support, etc.) should be directed to City Staff by 5:00 p.m. prior to the meeting.*

These minutes have been prepared to satisfy the requirements of Section 551.021 of the Texas Government Code. Recordings of most City meetings are available at [www.bulverdetx.gov](http://www.bulverdetx.gov)

City of Bulverde Planning & Zoning Commission Minutes

Regular Commission Meeting: January 7, 2019

Meeting Duration: 6:30 p.m. to 8:18 p.m.

### **CALL TO ORDER**

**Commission Members Present:** Mike Romans, Mark Morkovsky, Jim Binkley, Tom Hackleman, Larry Sunn, Rhianna Stewart

**Commission Members Absent:** Dickie Lubel

**City Staff Present:** Sean Greszler (Lead Planner), Jason Rammel (City Attorney), Miguel Inclan (Planner I)

### **Approval of Minutes**

- a. December 4, 2018 Planning and Zoning Commission Meeting. ***Commissioner Binkley motioned and Commissioner Sunn seconded to approve the minutes.***

### **EXECUTIVE SESSION**

None

### **REGULAR AGENDA ITEMS**

- a. PC-18-11 (MDP): Consider a recommendation of approval of a Master Development Plan (MDP) for the Belle Oaks Ranch Development, generally located approximately 1.15 miles South of SH 46 on the West side of Blanco Rd. ***Commissioner Sunn motioned and Commissioner Hackleman seconded to approve the MDP. Motion passed unanimously.***
- b. CA-18-11 (Code Amendment): Hold a public hearing to consider an amendment to Section 14.03.002(d), Section 14.03.003(d), Section 14.03.004(d), Section 14.03.005(d) and Section 14.09.001 of the City of Bulverde Code of Ordinances, regarding a reduction of masonry requirements for exterior wall coverings for AG, R-1, R-2 and R-3 zoning districts. ***Commissioner Romans motioned to eliminate the current requirements, allowing the neighborhood homeowner associations and deed restrictions to be the sole arbiter of exterior finish standards, as was the case for residential properties prior to 2016. Commissioner Morkovsky seconded the motion. Motion passed unanimously.***

### **PUBLIC COMMENTS**

None.

### **ADJOURNMENT**

There being no further business to come before the Commission, the meeting adjourned. I certify that the above minutes were approved by the Commission on February 5, 2019.

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Maria Franco, City Secretary



PLANNING AND ZONING COMMISSION ITEM:  
VR-19-02  
**SIGN VARIANCE**  
2354 Bulverde Road

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**MEETING DATE:** February 5, 2019  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Sean Greszler, Lead Planner

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**REQUEST:**

Consider a request by Robbyn Poindexter, on behalf of Jane Wood, for a variance to Section 3.08.103 of the City of Bulverde Code of Ordinances, at 2354 Bulverde Road.

**APPLICANT:**

Robbyn Poindexter  
2354 Bulverde Road  
Bulverde, TX 78163

**PROPERTY INFORMATION:**

Address: 2354 Bulverde Road  
Owner: Jane Wood  
Existing Land Use: Downtown Bulverde/PDD  
Existing Zoning: PDD, Planned Development District

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**ANALYSIS:**

The subject property is in the Downtown Bulverde Planned Development District. The site is located near the southwest corner of Bulverde Road and Bulverde Lane across from the Exxon Fuel Station. This variance request is for a beauty salon called Hair in the Village.

The applicant desires to display a roof sign for a beauty salon due to low visibility of the existing overhang sign. Per the current City of Bulverde Sign Ordinance, sign placement over the roof of a building is expressly prohibited:

*Section 3.08.103(j). Roof signs. Any sign erected on a vertical framework supported by and located immediately and entirely over the roof of a building is prohibited. Any sign attached to a fascia extending above the projection of the fascia shall be prohibited*

While several existing downtown Bulverde businesses have roof signs, such as Hatch 5 immediately next door to the subject property, they have been in place at least since 2012, perhaps earlier. The Hair in the Village Sign was erected in 2018. The applicant has stated that

the contractor for the sign installation had communicated that they would be handling any and all permits. A permit was not pulled for the sign and the Code Compliance Specialist issued a notice that a roof sign is prohibited and would require a variance. Since that notice a permit has been applied for along with this variance request. A specific concern related to this roof sign is that it needs to be properly anchored/affixed not only with L-brackets but also angled bracing.

**CRITERIA FOR EVALUATION:**

The City Code has established criteria for approval of variances to the Signage Regulations. Section 3.08.072 of the City Code states:

*“In granting any variance, the city council shall determine that a literal enforcement of the sign regulations will create an unnecessary hardship or a practical difficulty on the applicant, that the situation causing the unnecessary hardship or practical difficulty is unique to the affected property and is not self-imposed, that the variance will not injure and will be wholly compatible with the use and permitted development of adjacent properties, and that the granting of the variance will be in harmony with the spirit and purpose of this article.”*

**ATTACHMENTS:**

Application  
Exhibit A, Letter  
Exhibit B, Sign Location



# Application for Variance

30360 Cougar Bend, Bulverde, TX 78163  
Telephone: 830-438-3612 - Fax: 830-438-4339  
[www.ci.bulverde.tx.us](http://www.ci.bulverde.tx.us)

Date: Jan 7 2019

Case No. 2018-1020

### Applicant Information:

Name: Robbyn Pondexter Phone: 210-415-2484  
Address: 2354 Bulverde Rd Email: Robbyn@GVTC.com  
78163

### Property Owner Information:

Name: Jane Wood Phone: 210-268-3246  
Address: 207 Bulverde Rd Email: janewood@GVTC.com  
78163

*\* If property owner is not the applicant, a letter of authorization from the owner is required with application submittal.*

### Property Identification:

Street Address: 2354 Bulverde Rd. 78163  
Legal Description: A 206 SUR 192 G-Herrera .556 Acres  
Zoning District Classification: Variance Review Fee

### Description of Request:

- Variance to Section 3.08.103(d) of the City of Bulverde Code of Ordinances, which requires:  
\_\_\_\_\_
- Variance to Section \_\_\_\_\_ of the City of Bulverde Code of Ordinances, which requires:  
\_\_\_\_\_
- Variance to Section \_\_\_\_\_ of the City of Bulverde Code of Ordinances, which requires:  
\_\_\_\_\_
- Variance to Section \_\_\_\_\_ of the City of Bulverde Code of Ordinances, which requires:  
\_\_\_\_\_
- Variance to Section \_\_\_\_\_ of the City of Bulverde Code of Ordinances, which requires:  
\_\_\_\_\_

The undersigned agrees to pay the **non refundable** application fee and any other applicable fees as outlined in the Planning and Development Fee Schedule and agrees to pay fees for any additional review requiring consultation with City Consultants, including involvement of a contract engineer in a predevelopment conference. To the extent possible, City Staff will provide the Owner/Applicant with an estimate of fees should outside consultation be required. The undersigned also acknowledges the City Staff may require additional appropriate information be submitted to aid in the review.

Robbyn Pondexter  
Signature of Owner/Applicant

Jan 7 2019  
Date

### Fees:

Zoning and Plat Variance Review Fee - \$750.00 (per Section/Provision of the Code)  
Variance Review Fee (all other Variances) - \$500.00 (per Section/Provision of the Code)  
pd / See last page

VARIANCE CRITERIA EXPLANATION FORM

(for Sign Code Variances Only)

(This Form is required with submittal of a Variance Application. If more than one variance is requested in an application, a separate Variance Criteria Explanation Form shall be required for each Variance. Please include additional pages as necessary.)

- 1) Describe how the situation causing the unnecessary hardship or practical difficulty is unique to the property and not self-imposed?

We have 4 parking spots and no other available space. The overhang on our Roof is so low that from 2011 to 2018 nobody could see the sign and hit their heads on it walking onto the porch every day.

- 2) Describe the unnecessary hardship that would result due to a literal enforcement of the regulation.

Basically the only options we have are to put it on the front wall of salon but overhang won't let it be seen from the street, or put wood wall behind the wood sign but it would be too much weight for our little salon tin roof.

- 3) Describe how the variance will not injure and will be wholly compatible with the use and permitted development of adjacent properties.

Every single business that is in downtown has their signs on the roof. I was told they were grandfathered but I opened in 2011 before any of them?

- 4) Describe how granting the variance will be in harmony with the spirit and purpose of this article.

Just trying to make the downtown area a little updated. Spent a lot of money to make it look nice yet I have to pay a fine? very confusing

**\*Note for the Board / Commission:**

The following responses were provided by the applicant and may not be consistent with the Department staff report.

City of Bulverde  
30360 Cougar Bend  
Bulverde, TX 78163

Re: Sign variance for 2354 Bulverde Road.

Dear P and Z Board,

I am so sorry this misunderstanding has happened. I thought we were grandfathered in the Village. My tenant cares about appearances and has spent monies to upgrade the building, for which I am grateful.

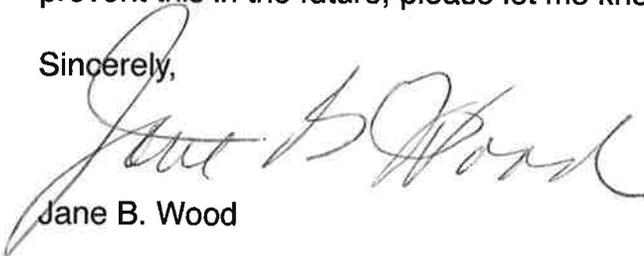
Almost all of the signs in the Village are on the roof. Most have been there for many years.

She certainly has my permission to leave the sign on the roof where it is most visible.

We are all Mom and Pops down here, but we strive to keep the charm and feel of a village.

Thank you for your consideration. If there is action I should take to prevent this in the future, please let me know.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jane B. Wood".

Jane B. Wood

HAIR in the village





PLANNING AND ZONING COMMISSION ITEM:  
ZC-19-01

## **ZONE CHANGE**

5.12 Acres, Oak Cliff Acres 2 Lot 102 and Lot  
131

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**MEETING DATE:** February 5<sup>th</sup>, 2019

**DEPARTMENT:** Planning & Development

**PRESENTED BY:** Sean Greszler, Lead Planner

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### **REQUEST:**

Hold a public hearing and consider a Zone Change from AG, Agricultural District to R-2, Residential District for two properties generally located at 24085 State Hwy 46 W, Spring Branch, TX 78070. The first property being Oak Cliff Acres 2 Subdivision Lot 102 and the second property being Oak Cliff Acres 2 Subdivision Lot 131.

Public Notice: January 19, 2019

Personal Notice: January 18, 2019

As of January 30<sup>th</sup>, 2019, Staff has received no letters of opposition.

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### **SUMMARY:**

The subject area is approximately 5.12 Acres, being comprised of Lot 2 and Lot 131 of the Oak Cliff Acres Subdivision. These two lots front on SH 46 and were recently annexed along with an approximate 42-acre property. This is a City initiated Zone Change to bring the two lots into alignment with the Future Land Use Plan.

### **ANALYSIS:**

When considering the establishment of permanent zoning on areas proposed for annexation, primary elements to be considered are: conformance with the City's Future Land Use Plan compatibility with existing surrounding uses and zoning classifications; and any specific requests for existing property owners and established businesses.

While the Oak Cliff Acres subdivision lies outside of current City Limits, save the two subject property lots, Lot sizes within the subdivision range from 1 to 4.99 acres in size. This is consistent with the R-2 Zoning District classification.

Lot 102 is currently undeveloped and Lot 131 serves as the primary driveway access off SH 46 to a separate adjacent lot owned by the same property owner for a residential structure.

When areas are newly annexed into the City, the default zoning classification is that of AG, Agricultural District. This area is currently indicated on the Future Land Use Plan as large lot

residential, so a Zoning Change is necessary. The City has provided proper noticing for potential R-2 zoning.

**ATTACHMENTS:**

Exhibit A – Map





PLANNING AND ZONING COMMISSION ITEM:  
PC-18-32  
**FINAL PLAT**  
4S RANCH, UNIT 2B

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**MEETING DATE:** February 5<sup>th</sup>, 2019  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Sean Greszler, Lead Planner

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**REQUEST:**

Hold a Public Hearing and consider the approval of a Final Plat for 4S Ranch, Phase 3 Unit 2B, generally located on the east side of Stahl Road at Mustang Vista.

**APPLICANT:**

Lennar Homes  
1922 Dry Creek Way, Ste. 101  
San Antonio, TX 78259

**PROPERTY INFORMATION:**

Owner: Lennar Homes  
Legal Descrp: N/A  
Size: 10.713 acres; 44 lots  
Existing Land Use: Undeveloped  
Existing Zoning: Extraterritorial Jurisdiction (ETJ)  
Proposed Land-Use: Single Family Residential

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**SUMMARY:**

This is a proposed Final plat for Phase 3 Unit 2B of 4S Ranch. It is one of six currently proposed Final plats for Phase 3 of the 4S Ranch Development, for which a Development Agreement was approved in 2014 and Master Development Plan (MDP) subsequently approved in 2015. Unit/Phase 1 and the Amenity Center Area has already received final plat approval and is under construction. Phase 2 preliminary plats were considered and approved with conditions before Planning and Zoning Commission on August 1, 2017 and Phase 2 Final Plats were approved at the October 4<sup>th</sup>, 2018 P&Z meeting. 4S Ranch Phase 3 Preliminary Plats were approved by Planning and Zoning Commission on August 6, 2018.

Traffic Impact Analysis issues were eventually resolved with TxDOT providing concurrence documentation that stipulates signalizations along 281 from Mustang Vista and places the responsibility on the developer and TxDOT to construct such improvements. With this resolution both 4S Ranch Phase 2 Final Plats and 4S Ranch Phase 3 Plats can move forward for Planning and Zoning Commission consideration.

It should be noted that the detention pond in 4S Ranch Phase 3 Unit 4D will need to be constructed first, prior to any other construction in Phase 3. With this in mind, Phase 3 infrastructure can be constructed but no lots will be sold or plats recorded until the US 281/Mustang Vista improvements are completed and accepted by the City.

This proposed Final Plat is for approximately 10.713 acres of vacant property and establishes 44 single family residential lots. The plat also establishes 2 new roadway segments.

**ANALYSIS:**

The proposed subdivision lies completely outside the City Limits. No portion of this proposed Final plat lies within the 100-yr floodplain. Water will be provided by Canyon Lake Water Service Company through a central water system. Sewer service will be provided by a central sewer system to be platted and constructed with Unit 7, being considered concurrently.

The City Staff has reviewed the proposed Final plat and related required documents including a drainage analysis and along with the resolution of the traffic impact analysis issue has determined that the submittal generally meets the requirements in the Subdivision Ordinance and the approved Development Agreement.

Therefore, Staff recommends **approval**.

**ATTACHMENTS:**

Final Plat  
Application  
Engineer Review Comments  
4S Ranch MDP

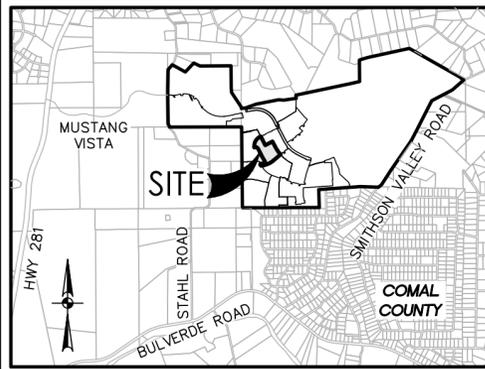


**SUBDIVISION PLAT  
OF  
4S RANCH UNIT-2B**

BEING 10.713 ACRES OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE D. LEWIS SURVEY NUMBER 347, ABSTRACT 367, IN COMAL COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: October 23, 2018



**LOCATION MAP**  
NOT-TO-SCALE

**C.P.S. NOTES:**

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE ENERGY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

**GBRA NOTES:**

- GBRA [GUADALUPE-BLANCO RIVER AUTHORITY] IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED SANITARY SEWER FACILITIES AND APPURTENANCES.
- TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GBRA SHALL HAVE THE RIGHT TO REMOVE SAID LANDS OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF, THE FACILITIES AND APPURTENANCES.
- OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN 10 FEET OF GBRA UTILITIES.
- DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBRA EASEMENTS OR GBRA UTILITIES MUST BE APPROVED IN WRITING BY GBRA AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GBRA.
- MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE PROPERTY OWNER MUST INSTALL 16 FOOT GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.
- CUSTOMER SANITARY SEWER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.

**SURVEYOR'S NOTES:**

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON".
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE (SCALE FACTOR = 0.99983002889).
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

**MISCELLANEOUS NOTE:**

- FUTURE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE CODE OF ORDINANCES.
- CONTOURS SHOWN ARE BASED OFF OF AN ON THE GROUND SURVEY, THE DATUM USED TO GENERATE THE CONTOURS IS THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- TOTAL LENGTH OF ROADWAY DEDICATION IN 4S RANCH UNIT-2B IS 1,450 LINEAR FEET.
- 4S RANCH UNIT-2B LIES WITHIN THE CITY OF BULVERDE'S ETJ AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

STATE OF TEXAS  
COUNTY OF COMAL

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE CODE OF ORDINANCES, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF BULVERDE PLANNING COMMISSION.

EUGENE H. DAWSON III  
LICENSED PROFESSIONAL ENGINEER  
PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TEXAS 78213

STATE OF TEXAS  
COUNTY OF BEXAR

I, THE UNDERSIGNED JOHN NOEL NICHOLLS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

JOHN NOEL NICHOLLS  
REGISTERED PROFESSIONAL LAND SURVEYOR, #4402  
PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TEXAS 78213

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N22°24'31"E	50.00'
L2	N62°49'43"E	50.00'
L3	S27°30'33"E	62.39'
L4	S29°47'08"E	64.79'
L5	S32°24'13"E	64.79'
L6	S35°01'19"E	64.79'
L7	S40°57'10"E	72.06'
L8	S50°08'51"W	50.01'
L9	S50°24'46"W	50.02'
L10	N32°03'59"W	64.68'
L11	N29°30'37"W	64.68'
L12	N27°24'05"W	61.94'
L13	N34°35'12"W	53.64'
L14	N54°34'34"W	51.73'
L15	S82°03'46"W	77.67'
L16	N40°55'42"W	13.07'
L17	S40°55'42"E	14.01'
L18	S49°44'39"W	113.94'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	375.00'	23°58'00"	N4°02'46"E	155.72'	156.86'
C2	15.00'	96°22'46"	N64°13'08"E	22.36'	25.23'
C3	15.00'	96°22'46"	N19°24'06"W	22.36'	25.23'
C4	375.00'	34°02'26"	N45°48'30"E	219.53'	222.79'
C5	15.00'	89°19'39"	N85°35'32"W	21.09'	23.39'
C6	15.00'	90°40'21"	S42°42'28"W	21.34'	23.74'
C7	15.00'	88°51'03"	N85°49'50"W	21.00'	23.26'
C8	15.00'	91°04'51"	S41°12'14"W	21.41'	23.84'
C9	325.00'	40°25'12"	S47°22'53"E	224.55'	229.27'
C10	275.00'	40°25'12"	N47°22'53"W	190.00'	194.00'
C11	1275.00'	14°14'01"	S34°17'18"E	315.93'	316.74'
C12	1325.00'	14°09'54"	N34°15'14"W	326.74'	327.58'
C13	975.00'	13°45'25"	S34°03'00"E	233.54'	234.10'
C14	1025.00'	13°45'25"	N34°03'00"W	245.51'	246.11'
C15	975.00'	1°37'51"	N27°59'13"W	27.75'	27.75'
C16	975.00'	3°55'44"	N30°46'00"W	66.84'	66.86'
C17	975.00'	3°55'44"	N34°41'44"W	66.84'	66.86'
C18	975.00'	4°16'06"	N38°47'39"W	72.62'	72.64'
C19	1025.00'	2°31'20"	S39°40'02"E	45.12'	45.12'
C20	1025.00'	3°17'23"	S36°45'40"E	58.84'	58.85'
C21	1025.00'	3°17'23"	S33°28'17"E	58.84'	58.85'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C22	1025.00'	3°17'23"	S30°10'54"E	58.84'	58.85'
C23	1025.00'	1°21'56"	S27°51'15"E	24.43'	24.43'
C24	1275.00'	2°59'57"	N39°54'20"W	66.73'	66.74'
C25	1275.00'	3°17'23"	N36°45'40"W	73.20'	73.21'
C26	1275.00'	3°17'23"	N33°28'17"W	73.20'	73.21'
C27	1275.00'	3°17'23"	N30°10'54"W	73.20'	73.21'
C28	1275.00'	1°21'56"	N27°51'15"W	30.39'	30.39'
C29	325.00'	8°36'40"	N31°28'37"W	48.80'	48.84'
C30	325.00'	9°57'52"	N40°45'53"W	56.45'	56.52'
C31	325.00'	9°57'52"	N50°43'45"W	56.45'	56.52'
C32	325.00'	9°57'52"	N60°41'37"W	56.45'	56.52'
C33	325.00'	1°54'55"	N66°38'01"W	10.86'	10.86'
C34	275.00'	1°40'57"	S66°45'00"E	8.08'	8.08'
C35	275.00'	2°11'54"	S55°16'40"E	101.47'	102.05'
C36	275.00'	1°28'32"	S35°54'33"E	83.55'	83.88'
C37	1325.00'	1°03'39"	S27°42'07"E	24.53'	24.53'
C38	1325.00'	2°33'21"	S29°30'37"E	59.10'	59.11'
C39	1325.00'	2°33'21"	S32°03'59"E	59.10'	59.11'
C40	1325.00'	2°33'21"	S34°37'20"E	59.10'	59.11'
C41	1325.00'	2°33'21"	S37°10'41"E	59.10'	59.11'
C42	1325.00'	2°52'50"	S39°53'47"E	66.60'	66.61'

STATE OF TEXAS  
COUNTY OF COMAL

KNOWN ALL MEN BY THESE PRESENTS:

THE OWNERS OF THE LAND SHOWN ON THIS PLAT WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER, COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER: BRIAN BARRON  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TEXAS 78259

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN BARRON 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ OF COMAL COUNTY, IN BOOK/DOC # \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COUNTY CLERK, COMAL COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ 4S RANCH UNIT-2B \_\_\_\_\_ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, YEAR \_\_\_\_\_

BY: \_\_\_\_\_  
CHAIRPERSON

BY: \_\_\_\_\_  
SECRETARY

BY: \_\_\_\_\_, DEPUTY

# SUBDIVISION PLAT OF 4S RANCH UNIT-2B

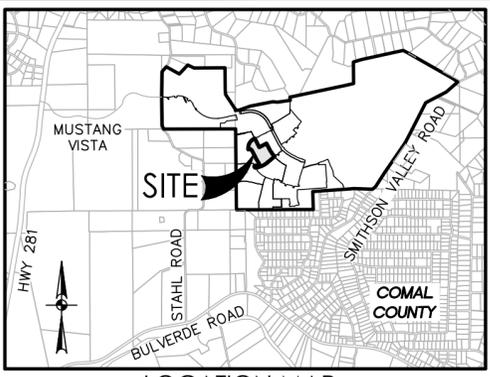
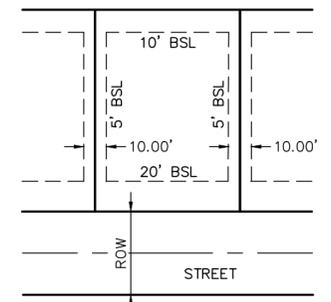
BEING 10.713 ACRES OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE D. LEWIS SURVEY NUMBER 347, ABSTRACT 367, IN COMAL COUNTY, TEXAS.

SCALE: 1" = 100'  
0' 100' 200' 300'



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: October 23, 2018

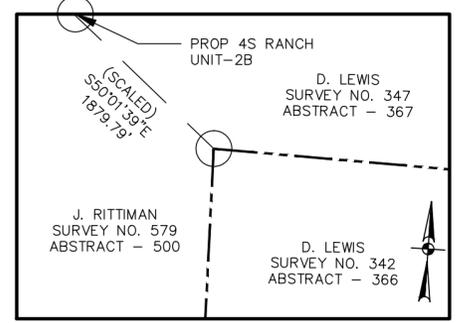
**TYPICAL BUILDING SET-BACKS**  
FOR HIGH DENSITY CLASS LOTS SERVED BY BOTH A CENTRAL WATER SYSTEM AND CENTRAL SEWER SYSTEM IN THE CITY'S ETJ, THE MINIMUM SIDE SETBACK SHALL BE 5 FEET, THE MINIMUM FRONT SETBACK SHALL BE 20 FEET AND MINIMUM REAR SETBACK SHALL BE 10 FEET.



**LOCATION MAP**  
NOT-TO-SCALE

### LEGEND

AC	ACRE(S)	VOL	VOLUME
CB	COUNTY BLOCK	PG	PAGE(S)
BLK	BLOCK	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER	VAR WD	VARIABLE WIDTH
ESMT	EASEMENT		REPETITIVE BEARING
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION		AND/OR DISTANCE
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF COMAL COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
		○	SET 1/2" IRON ROD (FD)
		○	SET 1/2" IRON ROD (FD)-ROW
---	1140	---	EXISTING CONTOURS
---	---	---	CENTERLINE
---	---	---	ORIGINAL SURVEY/COUNTY LINE
⑤	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	④	10' GETCTV EASEMENT (4S RANCH, UNIT 3, PLATTED CONCURRENTLY)
④	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	③	10' GETCTV EASEMENT (4S RANCH, UNIT 5B, PLATTED CONCURRENTLY)
③	10' GETCTV EASEMENT (4S RANCH, UNIT 5A, PLATTED CONCURRENTLY)	②	10' GETCTV EASEMENT (4S RANCH, UNIT 2A, PLATTED CONCURRENTLY)
②	10' GETCTV EASEMENT (4S RANCH, UNIT 2A, PLATTED CONCURRENTLY)	①	10' GETCTV EASEMENT (4S RANCH, UNIT 2A, PLATTED CONCURRENTLY)
①	10' GETCTV EASEMENT (4S RANCH, UNIT 2A, PLATTED CONCURRENTLY)	①	10' SANITARY SEWER EASEMENT (4S RANCH, UNIT 3, PLATTED CONCURRENTLY)



**DETAIL "A"**  
NOT-TO-SCALE

4S RANCH UNIT-2B  
Civil Job No. 8547-30; Survey Job No. 8547-30  
Date: Oct. 23, 2018, 10:48am User: ID: G0222  
File: C:\Users\vgarza\AppData\Local\Temp\AspPublish\_3116\PL854730.dwg



**Halff Associates, Inc.**  
300 East Sonterra Blvd, Suite 230  
San Antonio, Texas 78258  
(210) 798-1895  
Fax (210) 798-1896

## **REVIEW MEMORANDUM**

**TO:** Bruna Spengler, P.E., CFM  
[BSpengler@pape-dawson.com](mailto:BSpengler@pape-dawson.com)  
Pape-Dawson Engineering, Inc.  
2000 NW Loop 410  
San Antonio, TX 78213

**FROM:** Sam Edwards, PE, CFM  
[sedwards@halff.com](mailto:sedwards@halff.com)

**SUBJECT:** 4S Ranch Unit 2B Final Plat Acceptance

**DATE:** November 11, 2018

---

Halff Associates, on behalf of the City of Bulverde, has performed a review on the 4S Ranch Unit 2B Final Plat, dated October 23, 2018 and supporting documents. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated December 31, 2014 (between the City of Bulverde and STAHL LANE, LTD.). Based on our review of the referenced documents, Halff Associates has no comments and recommends approval of the 4S Ranch Unit 2B Final Plat.

**NOTES:**

- OWNERS:  
LENNAR HOMES OF TEXAS  
LAND AND CONSTRUCTION, LTD  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TEXAS 78259
- ENGINEER/SURVEYOR:  
PAPE-DAWSON ENGINEERS  
2000 NW Loop 410  
SAN ANTONIO, TEXAS 78213
- CONTOURS SHOWN ARE SCALED FROM A USGS MAP  
AND ARE NOT FROM AN ACTUAL ON THE GROUND  
SURVEY.
- WATER SERVICE TO BE PROVIDED BY CANYON LAKE  
WATER SERVICE COMPANY.
- SANITARY SEWER SERVICE IS PROPOSED FROM A  
FUTURE PRIVATE SANITARY SEWER PACKAGE PLANT.
- DENSITY CLASSIFICATION IS HIGH DENSITY.
- THIS PROPERTY LIES WITHIN THE EDWARDS AQUIFER  
CONTRIBUTING ZONE.
- FEMA 100 YEAR FLOOD PLAIN SHOWN REFLECTS MAP  
PANEL 48091C0220F DATED SEPTEMBER 2, 2009.
- DETENTION BASINS SHOWN ON THIS MASTER PLAN  
ARE CONCEPTUAL AND SUBJECT TO CHANGE
- RIGHTS-OF-WAY SHALL BE DEDICATED ALONG ALL  
STAHL ROAD FRONTAGE TO THE EXTENT NECESSARY  
TO ACHIEVE 66'-FEET OF WIDTH FOR STAHL ROAD,  
AS REQUIRED BY THE CITY'S APPROVED  
TRANSPORTATION MASTER PLAN. THE 66'  
RIGHT-OF-WAY FOR STAHL LANE WILL BE DEDICATED  
FROM ADJACENT PROPERTIES.

**HOMEOWNER INFORMATION:**

- DUDZIKOWSKI  
LOT 26, BLOCK 3  
32070 STAHL LANE  
BULVERDE, TX 78163
- SYMCHYCH-GRODMAN  
LOT 80, BLOCK 1
- PETTIT  
LOT 14, BLOCK 7

LAND USE SUMMARY (4S RANCH)	
USE	ACRES
RESIDENTIAL	396.50
AMENITY CENTER (2)	27.01
OPEN SPACE/LANDSCAPE	295.20
ON-SITE DETENTION	26.46
MINOR ARTERIAL (THOROUGHFARE) R.O.W.	28.57
WASTEWATER TREATMENT PLANT	2.15
COMAL COUNTY SCHOOL SITE	4.11
APPROXIMATE TOTAL:	780.00

FEMA FLOOD PLAIN COMMUNITY  
PANEL NUMBER 48091C0385F  
MAP REVISED SEPTEMBER 2, 2009

ENTIRE BOUNDARY OF DEVELOPMENT  
IS WITHIN THE EDWARDS AQUIFER  
CONTRIBUTING ZONE

# 4S RANCH

## CITY OF BULVERDE COMAL COUNTY, TEXAS

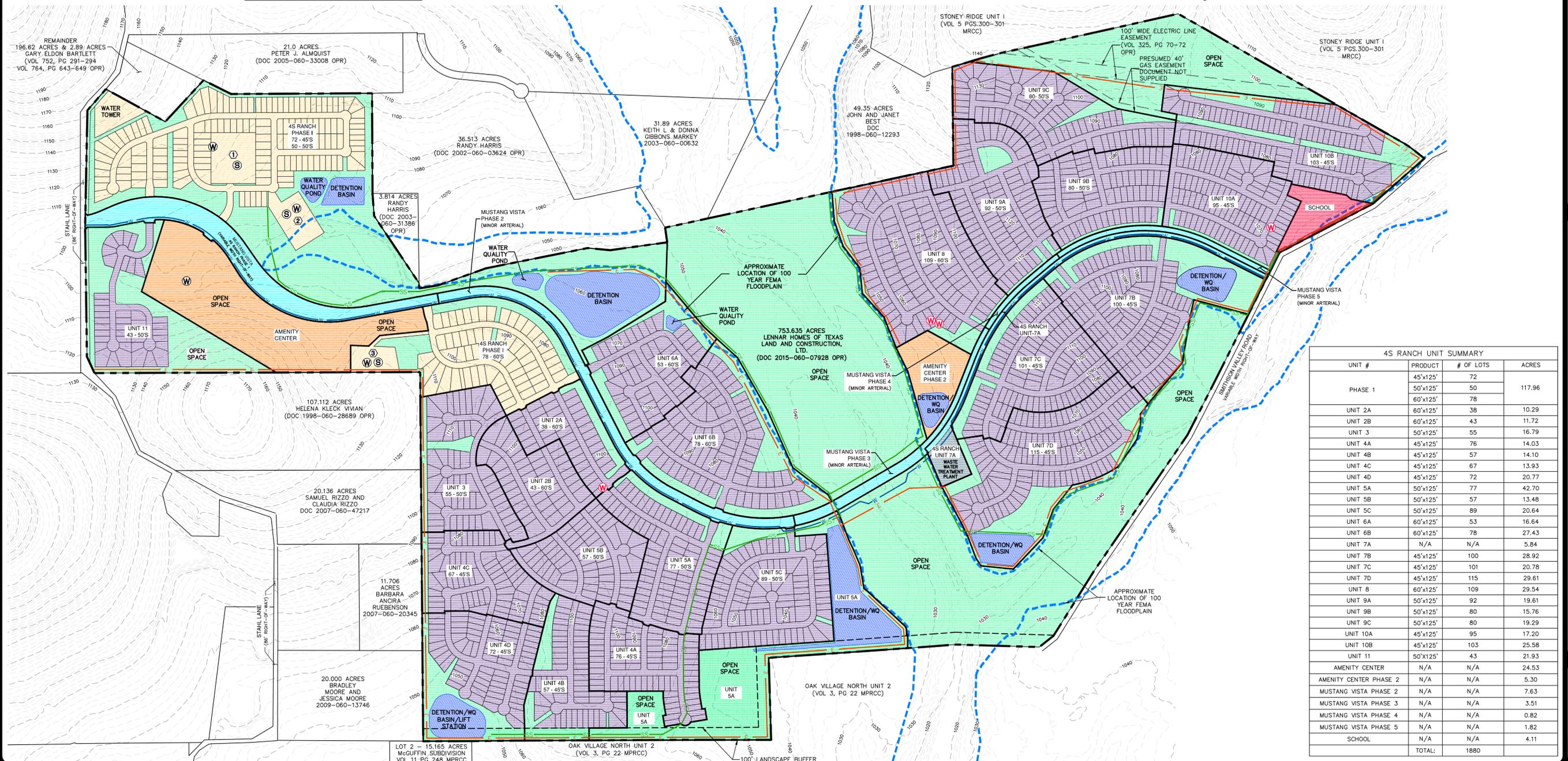
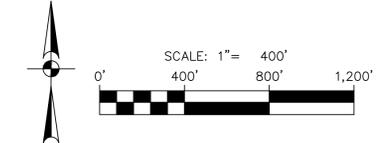
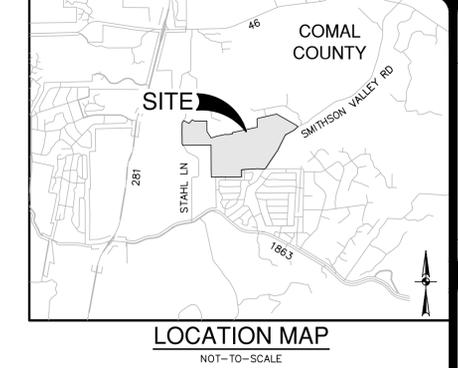
### MASTER DEVELOPMENT PLAN

**PROPERTY LEGAL DESCRIPTION:**

A 779.991 ACRE TRACT OF LAND OUT OF THE JOHN KADERLI SURVEY 449, ABSTRACT 308, 391.500 ACRES OUT OF THE D. LEWIS SURVEY 347, ABSTRACT 367, 2.328 ACRES OUT OF THE D. LEWIS SURVEY 342, ABSTRACT 366, 4.365 ACRES OUT OF THE E. FOERSTER SURVEY 850, ABSTRACT 879, 227.845 ACRES OUT OF THE M. JAMISON SURVEY 697, ABSTRACT 298, AND 24.662 ACRES OUT OF THE J. BYLAND SURVEY 438, ABSTRACT 50, ALL IN COMAL COUNTY, TEXAS.

**LEGEND:**

- MDP BOUNDARY
- PHASE/JUNIT BOUNDARY
- 4S RANCH PHASE - I
- AMENITY CENTER
- WASTEWATER TREATMENT PLANT
- OPEN SPACE
- SINGLE-FAMILY RESIDENTIAL
- RIGHT-OF-WAY
- SCHOOL
- OVERHEAD ELECTRIC
- WATER MAIN
- SANITARY SEWER MAIN
- EXISTING WATER WELL
- EXISTING WATER WELL TO BE REMOVED
- EXISTING SEPTIC SYSTEM



4S RANCH UNIT SUMMARY			
UNIT #	PRODUCT	# OF LOTS	ACRES
PHASE 1	45'x125'	72	117.96
	50'x125'	50	
	60'x125'	78	
UNIT 2A	60'x125'	38	10.29
UNIT 2B	60'x125'	43	11.72
UNIT 3	50'x125'	55	16.79
UNIT 4A	45'x125'	76	14.03
UNIT 4B	45'x125'	57	14.10
UNIT 4C	45'x125'	67	13.93
UNIT 4D	45'x125'	72	20.77
UNIT 5A	50'x125'	77	42.70
UNIT 5B	50'x125'	57	13.48
UNIT 5C	50'x125'	89	20.64
UNIT 6A	60'x125'	53	16.64
UNIT 6B	60'x125'	78	27.43
UNIT 7A	N/A	N/A	5.84
UNIT 7B	45'x125'	100	28.92
UNIT 7C	45'x125'	101	20.78
UNIT 7D	45'x125'	115	29.61
UNIT 8	60'x125'	109	29.54
UNIT 9A	50'x125'	92	19.61
UNIT 9B	50'x125'	80	15.76
UNIT 9C	50'x125'	80	19.29
UNIT 10A	45'x125'	95	17.20
UNIT 10B	45'x125'	103	25.58
UNIT 11	50'x125'	43	21.93
AMENITY CENTER	N/A	N/A	24.53
AMENITY CENTER PHASE 2	N/A	N/A	5.30
MUSTANG VISTA PHASE 2	N/A	N/A	7.63
MUSTANG VISTA PHASE 3	N/A	N/A	3.51
MUSTANG VISTA PHASE 4	N/A	N/A	0.82
MUSTANG VISTA PHASE 5	N/A	N/A	1.82
SCHOOL	N/A	N/A	4.11
<b>TOTAL:</b>		<b>1880</b>	

Date: Sep 11, 2017 8:07am User ID: B5646467  
 File: P:\85147\5\Design\450\Map\MPPR654200.dwg  
 THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. IMAGERY PROVIDED BY GOOGLE/US UNLESS OTHERWISE NOTED. 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© 1942, © 1941, © 1940, © 1939, © 1938, © 1937, © 1936, © 1935, © 1934, © 1933, © 1932, © 1931, © 1930, © 1929, © 1928, © 1927, © 1926, © 1925, © 1924, © 1923, © 1922, © 1921, © 1920, © 1919, © 1918, © 1917, © 1916, © 1915, © 1914, © 1913, © 1912, © 1911, © 1910, © 1909, © 1908, © 1907, © 1906, © 1905, © 1904, © 1903, © 1902, © 1901, © 1900, © 1999, © 1998, © 1997, © 1996, © 1995, © 1994, © 1993, © 1992, © 1991, © 1990, © 1989, © 1988, © 1987, © 1986, © 1985, © 1984, © 1983, © 1982, © 1981, © 1980, © 1979, © 1978, © 1977, © 1976, © 1975, © 1974, © 1973, © 1972, © 1971, © 1970, © 1969, © 1968, © 1967, © 1966, © 1965, © 1964, © 1963, © 1962, © 1961, © 1960, © 1959, © 1958, © 1957, © 1956, © 1955, © 1954, © 1953, © 1952, © 1951, © 1950, © 1949, © 1948, © 1947, © 1946, © 1945, © 1944, © 1943, © 1942, © 1941, © 1940, © 1939, © 1938, © 1937, © 1936, © 1935, © 1934, © 1933, © 1932, © 1931, © 1930, © 1929, © 1928, © 1927, © 1926, © 1925, © 1924, © 1923, © 1922, © 1921, © 1920, © 1919, © 1918, 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PLANNING AND ZONING COMMISSION ITEM:  
PC-18-34  
**FINAL PLAT**  
4S RANCH, UNIT 3

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**MEETING DATE:** February 5<sup>th</sup>, 2019  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Sean Greszler, Lead Planner

---

**REQUEST:**

Hold a Public Hearing and consider the approval of a Final Plat for 4S Ranch, Phase 3 Unit 3, generally located on the east side of Stahl Road at Mustang Vista.

**APPLICANT:**

Lennar Homes  
1922 Dry Creek Way, Ste. 101  
San Antonio, TX 78259

**PROPERTY INFORMATION:**

Owner: Lennar Homes  
Legal Descrp: N/A  
Size: 17.175 acres; 59 lots  
Existing Land Use: Undeveloped  
Existing Zoning: Extraterritorial Jurisdiction (ETJ)  
Proposed Land-Use: Single Family Residential

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**SUMMARY:**

This is a proposed Final plat for Phase 3 Unit 3 of 4S Ranch. It is one of six currently proposed Final plats for Phase 3 of the 4S Ranch Development, for which a Development Agreement was approved in 2014 and Master Development Plan (MDP) subsequently approved in 2015. Unit/Phase 1 and the Amenity Center Area has already received final plat approval and is under construction. Phase 2 preliminary plats were considered and approved with conditions before Planning and Zoning Commission on August 1, 2017 and Phase 2 Final Plats were approved at the October 4<sup>th</sup>, 2018 P&Z meeting. 4S Ranch Phase 3 Preliminary Plats were approved by Planning and Zoning Commission on August 6, 2018.

Traffic Impact Analysis issues were eventually resolved with TxDOT providing concurrence documentation that stipulates signalizations along 281 from Mustang Vista and places the responsibility on the developer and TxDOT to construct such improvements. With this resolution both 4S Ranch Phase 2 Final Plats and 4S Ranch Phase 3 Plats can move forward for Planning and Zoning Commission consideration.

It should be noted that the detention pond in 4S Ranch Phase 3 Unit 4D will need to be constructed first, prior to any other construction in Phase 3. With this in mind, Phase 3 infrastructure can be constructed but no lots will be sold or plats recorded until the US 281/Mustang Vista improvements are completed and accepted by the City.

This proposed Final Plat is for approximately 17.175 acres of vacant property and establishes 59 single family residential lots. The plat also establishes 4 new roadway segments.

**ANALYSIS:**

The proposed subdivision lies completely outside the City Limits. No portion of this proposed Final plat lies within the 100-yr floodplain. Water will be provided by Canyon Lake Water Service Company through a central water system. Sewer service will be provided by a central sewer system to be platted and constructed with Unit 7, being considered concurrently.

The City Staff has reviewed the proposed Final plat and related required documents including a drainage analysis and along with the resolution of the traffic impact analysis issue has determined that the submittal generally meets the requirements in the Subdivision Ordinance and the approved Development Agreement.

Therefore, Staff recommends **approval**.

**ATTACHMENTS:**

Final Plat  
Application  
Engineer Review Comments



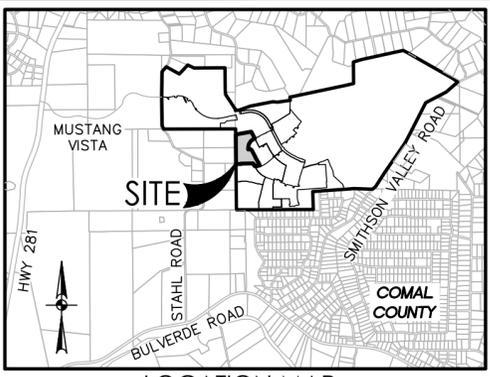


SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPCE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: November 27, 2018

SUBDIVISION PLAT OF 4S RANCH UNIT-3

BEING 17.207 ACRES OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE D. LEWIS SURVEY NUMBER 347, ABSTRACT 367, IN COMAL COUNTY, TEXAS.

MINIMUM FINISHED FLOOR ELEVATION NOTE: THE MAXIMUM WATER SURFACE ELEVATION DURING THE 100-YEAR STORM EVENT SHALL BE NO LESS THAN TWO FEET BELOW THE FINISHED FLOOR ELEVATION OF ADJACENT RESIDENTIAL DWELLING AND PUBLIC, COMMERCIAL, AND INDUSTRIAL BUILDINGS.
DETENTION AND RETENTION FACILITIES NOTE: THE 100-YEAR WATER SURFACE ELEVATION IN THE STORAGE AREAS SHALL BE AT LEAST TWO FEET BELOW THE LOWEST FINISHED FLOOR ELEVATION IN THE AREAS TRIBUTARY TO THE STORMWATER DETENTION AND RETENTION FACILITIES.



LOCATION MAP NOT-TO-SCALE LEGEND

C.P.S. NOTES:

- 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE ENERGY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES...
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

GBRA NOTES:

- 1) GBRA (GUADALUPE-BLANCO RIVER AUTHORITY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED SANITARY SEWER FACILITIES AND APPURTENANCES.
2) TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GBRA SHALL HAVE THE RIGHT TO REMOVE SAID LANDS OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF, THE FACILITIES AND APPURTENANCES.
3) OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN 10 FEET OF GBRA UTILITIES.
4) DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBRA EASEMENTS OR GBRA UTILITIES MUST BE APPROVED IN WRITING BY GBRA AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GBRA.
5) MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
6) THE PROPERTY OWNER MUST INSTALL 16 FOOT GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.
7) CUSTOMER SANITARY SEWER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.

OPEN SPACE NOTE:

LOT 909, BLOCK 25 AND LOT 902, BLOCK 31 ARE DESIGNATED AS OPEN SPACE AND AS DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

SURVEYOR'S NOTES:

- 1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON".
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE (SCALE FACTOR = 0.99983002889).
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

MISCELLANEOUS NOTE:

- 1. FUTURE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE CODE OF ORDINANCES.
2. CONTOURS SHOWN ARE BASED OFF OF AN ON THE GROUND SURVEY. THE DATUM USED TO GENERATE THE CONTOURS IS THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
3. TOTAL LENGTH OF ROADWAY DEDICATION IN 4S RANCH UNIT-3 IS 2,498 LINEAR FEET.
4. 4S RANCH UNIT-3 LIES WITHIN THE CITY OF BULVERDE'S ETJ AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

STATE OF TEXAS COUNTY OF COMAL

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE CODE OF ORDINANCES, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF BULVERDE PLANNING COMMISSION.

EUGENE H. DAWSON III LICENSED PROFESSIONAL ENGINEER PAPE-DAWSON ENGINEERS, INC. 2000 NW LOOP 410 SAN ANTONIO, TEXAS 78213

STATE OF TEXAS COUNTY OF BEKAR

I, THE UNDERSIGNED JOHN NOEL NICHOLLS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

JOHN NOEL NICHOLLS REGISTERED PROFESSIONAL LAND SURVEYOR, #4402 PAPE-DAWSON ENGINEERS, INC. 2000 NW LOOP 410 SAN ANTONIO, TEXAS 78213

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L1 to L10.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L11 to L20.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L21 to L29.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C1 to C25.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C26 to C50.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C51 to C75.

STATE OF TEXAS COUNTY OF COMAL

KNOWN ALL MEN BY THESE PRESENTS:

THE OWNERS OF THE LAND SHOWN ON THIS PLAT WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER, COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER: BRIAN BARRON LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD 1922 DRY CREEK WAY, SUITE 101 SAN ANTONIO, TEXAS 78259

STATE OF TEXAS COUNTY OF BEKAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN BARRON 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY PUBLIC, BEKAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF COMAL

I, \_\_\_\_\_, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ OF COMAL COUNTY, IN BOOK/DOC # \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_ COUNTY CLERK, COMAL COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

THIS PLAT OF 4S RANCH UNIT-3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, YEAR \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRPERSON

BY: \_\_\_\_\_ SECRETARY





**Half Associates, Inc.**  
300 East Sonterra Blvd, Suite 230  
San Antonio, Texas 78258  
(210) 798-1895  
Fax (210) 798-1896

## **REVIEW MEMORANDUM**

**TO:** Bruna Spengler, P.E., CFM  
[BSpengler@pape-dawson.com](mailto:BSpengler@pape-dawson.com)  
Pape-Dawson Engineering, Inc.  
2000 NW Loop 410  
San Antonio, TX 78213

**FROM:** Sam Edwards, PE, CFM  
[sedwards@half.com](mailto:sedwards@half.com)

**SUBJECT:** 4S Ranch Phase 3 Final Plats Review/Acceptance    **DATE:** January 9, 2019

---

Half Associates, on behalf of the City of Bulverde, has performed a review on the final plats and supporting documents for 4S Ranch Phase 3 as follows:

- 4S Ranch Unit-2B dated 10/23/2018.
- 4S Ranch Unit-3 dated 11/27/2018.
- 4S Ranch Unit-4B dated 7/9/2018.
- 4S Ranch Unit-4C dated 7/9/2018.
- 4S Ranch Unit-4D dated 7/6/2018.
- 4S Ranch Unit-5B dated 7/9/2018.

The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated December 31, 2014 (between the City of Bulverde and STAHL LANE, LTD.). Based on our review of the referenced documents, Half Associates has no comments and recommends approval of these 4S Ranch Phase 3 final plats at the next available P&Z meeting.



PLANNING AND ZONING COMMISSION ITEM:  
PC-18-35  
**FINAL PLAT**  
4S RANCH, UNIT 4B

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**MEETING DATE:** February 5<sup>th</sup>, 2019  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Sean Greszler, Lead Planner

---

**REQUEST:**

Hold a Public Hearing and consider the approval of a Final Plat for 4S Ranch, Phase 3 Unit 4B, generally located on the east side of Stahl Road at Mustang Vista.

**APPLICANT:**

Lennar Homes  
1922 Dry Creek Way, Ste. 101  
San Antonio, TX 78259

**PROPERTY INFORMATION:**

Owner: Lennar Homes  
Legal Descrp: N/A  
Size: 10.960 acres; 52 lots  
Existing Land Use: Undeveloped  
Existing Zoning: Extraterritorial Jurisdiction (ETJ)  
Proposed Land-Use: Single Family Residential

---

**SUMMARY:**

This is a proposed Final plat for Phase 3 Unit 4B of 4S Ranch. It is one of six currently proposed Final plats for Phase 3 of the 4S Ranch Development, for which a Development Agreement was approved in 2014 and Master Development Plan (MDP) subsequently approved in 2015. Unit/Phase 1 and the Amenity Center Area has already received final plat approval and is under construction. Phase 2 preliminary plats were considered and approved with conditions before Planning and Zoning Commission on August 1, 2017 and Phase 2 Final Plats were approved at the October 4<sup>th</sup>, 2018 P&Z meeting. 4S Ranch Phase 3 Preliminary Plats were approved by Planning and Zoning Commission on August 6, 2018.

Traffic Impact Analysis issues were eventually resolved with TxDOT providing concurrence documentation that stipulates signalizations along 281 from Mustang Vista and places the responsibility on the developer and TxDOT to construct such improvements. With this resolution both 4S Ranch Phase 2 Final Plats and 4S Ranch Phase 3 Plats can move forward for Planning and Zoning Commission consideration.

It should be noted that the detention pond in 4S Ranch Phase 3 Unit 4D will need to be constructed first, prior to any other construction in Phase 3. With this in mind, Phase 3 infrastructure can be constructed but no lots will be sold or plats recorded until the US 281/Mustang Vista improvements are completed and accepted by the City.

This proposed Final Plat is for approximately 10.960 acres of vacant property and establishes 52 single family residential lots. The plat also establishes 2 new roadway segments.

**ANALYSIS:**

The proposed subdivision lies completely outside the City Limits. No portion of this proposed Final plat lies within the 100-yr floodplain. Water will be provided by Canyon Lake Water Service Company through a central water system. Sewer service will be provided by a central sewer system to be platted and constructed with Unit 7, being considered concurrently.

The City Staff has reviewed the proposed Final plat and related required documents including a drainage analysis and along with the resolution of the traffic impact analysis issue has determined that the submittal generally meets the requirements in the Subdivision Ordinance and the approved Development Agreement.

Therefore, Staff recommends **approval**.

**ATTACHMENTS:**

Final Plat  
Application  
Engineer Review Comments



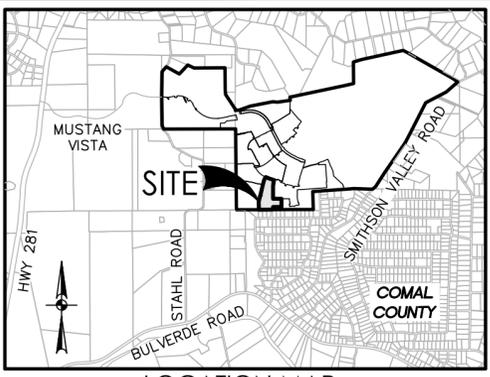


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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: July 9, 2018

## SUBDIVISION PLAT OF 4S RANCH UNIT-4B

BEING 10.940 ACRES OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE D. LEWIS SURVEY NUMBER 347, ABSTRACT 367, IN COMAL COUNTY, TEXAS.

**CPS/SAWS/COSA UTILITY:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARYSEWER EASEMENT" AND/OR "RECYCLEDWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITORY ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.  
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.  
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.  
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.  
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



**LOCATION MAP**  
NOT-TO-SCALE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S72°03'42"E	42.43'
L2	S69°46'52"E	50.29'
L3	S72°03'42"E	109.24'
L4	S14°06'51"W	58.84'
L5	S12°05'34"W	53.40'
L6	S8°55'09"W	52.60'
L7	S5°44'46"W	52.60'
L8	S2°34'23"W	52.60'
L9	S0°01'32"W	49.01'
L10	S0°13'17"E	3.49'
L11	N89°46'43"E	185.00'
L12	S0°13'20"E	50.00'
L13	N89°46'43"E	9.96'

LINE TABLE		
LINE #	BEARING	LENGTH
L14	N0°13'17"W	124.73'
L15	N89°36'27"E	90.00'
L16	N0°13'17"W	89.22'
L17	N21°44'17"E	50.00'
L18	S14°06'51"W	82.46'
L19	N11°18'28"E	50.00'
L20	N14°06'51"E	87.81'
L21	S86°47'57"E	104.62'
L22	N86°47'57"W	104.62'
L23	N89°46'43"E	81.95'
L24	S89°46'43"W	81.95'
L25	S0°13'17"E	69.35'
L26	N0°13'17"W	70.10'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	825.00'	4°47'55"	S69°39'44"E	69.08'	69.10'
C2	15.00'	86°10'33"	S28°58'26"E	20.49'	22.56'
C3	15.00'	93°49'27"	N61°01'34"E	21.91'	24.56'
C4	125.00'	8°59'37"	N72°45'31"W	19.60'	19.62'
C5	125.00'	5°21'06"	N81°22'05"W	11.67'	11.68'
C6	825.00'	8°11'02"	N10°01'20"E	117.74'	117.84'
C7	15.00'	87°16'14"	N49°33'55"E	20.70'	22.85'
C8	75.00'	8°06'26"	S82°44'45"E	10.60'	10.61'
C9	125.00'	8°06'26"	N82°44'45"W	17.67'	17.69'
C10	15.00'	87°16'14"	N43°09'50"W	20.70'	22.85'
C11	825.00'	0°41'33"	N0°07'30"E	9.97'	9.97'
C12	15.00'	90°00'00"	N44°46'43"E	21.21'	23.56'
C13	75.00'	21°57'34"	S79°14'30"E	28.57'	28.74'
C14	125.00'	21°57'34"	N79°14'30"W	47.62'	47.91'
C15	15.00'	90°00'00"	N45°13'17"W	21.21'	23.56'
C16	15.00'	90°00'00"	N44°46'43"E	21.21'	23.56'
C17	14.00'	52°27'20"	N63°59'37"W	12.37'	12.82'
C18	50.00'	194°54'41"	S44°46'43"W	99.15'	170.09'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C19	14.00'	52°27'20"	S26°26'57"E	12.37'	12.82'
C20	25.00'	90°00'00"	N44°46'43"E	35.36'	39.27'
C21	15.00'	90°00'00"	S45°13'17"E	21.21'	23.56'
C22	775.00'	14°20'07"	S6°56'47"W	193.40'	193.90'
C23	825.00'	1°37'01"	S13°18'20"W	23.28'	23.28'
C24	825.00'	3°11'38"	S10°54'01"W	45.98'	45.99'
C25	825.00'	3°22'23"	S7°37'00"W	48.56'	48.57'
C26	775.00'	2°25'13"	N12°54'14"E	32.74'	32.74'
C27	775.00'	3°49'11"	N9°47'02"E	51.66'	51.67'
C28	775.00'	3°49'11"	N5°57'51"E	51.66'	51.67'
C29	775.00'	3°49'11"	N2°08'40"E	51.66'	51.67'
C30	775.00'	0°27'21"	N0°00'24"E	6.17'	6.17'
C31	50.00'	15°27'06"	N44°57'04"W	13.44'	13.48'
C32	50.00'	49°18'22"	N12°34'20"W	41.71'	43.03'
C33	50.00'	35°37'00"	N29°53'20"E	30.58'	31.08'
C34	50.00'	31°25'57"	N63°24'49"E	27.09'	27.43'
C35	50.00'	21°54'21"	S89°55'03"E	19.00'	19.12'
C36	50.00'	41°11'56"	S58°21'54"E	35.18'	35.95'

**OPEN SPACE NOTE:**  
LOT 905, BLOCK 25 AND LOT 906, BLOCK 25 ARE DESIGNATED AS OPEN SPACE AND AS DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

- GBRA NOTES:**
- 1) GBRA (GUADALUPE-BLANCO RIVER AUTHORITY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED SANITARY SEWER FACILITIES AND APPURTENANCES.
  - 2) TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GBRA SHALL HAVE THE RIGHT TO REMOVE SAID LANDS OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF, THE FACILITIES AND APPURTENANCES.
  - 3) OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN 10 FEET OF GBRA UTILITIES.
  - 4) DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBRA EASEMENTS OR GBRA UTILITIES MUST BE APPROVED IN WRITING BY GBRA AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GBRA.
  - 5) MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
  - 6) THE PROPERTY OWNER MUST INSTALL 16 FOOT GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.
  - 7) CUSTOMER SANITARY SEWER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.

- SURVEYOR'S NOTES:**
1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON".
  2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
  3. DIMENSIONS SHOWN ARE SURFACE (SCALE FACTOR = 0.99983002889).
  4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

- MISCELLANEOUS NOTE:**
1. FUTURE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE CODE OF ORDINANCES.
  2. CONTOURS SHOWN ARE BASED OFF OF AN ON THE GROUND SURVEY, THE DATUM USED TO GENERATE THE CONTOURS IS THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
  3. TOTAL LENGTH OF ROADWAY DEDICATION IN 4S RANCH UNIT-4B IS 1.817 LINEAR FEET.
  4. 4S RANCH UNIT-4B LIES WITHIN THE CITY OF BULVERDE'S ETJ AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

STATE OF TEXAS  
COUNTY OF COMAL

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE CODE OF ORDINANCES, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF BULVERDE PLANNING COMMISSION.

EUGENE H. DAWSON III  
LICENSED PROFESSIONAL ENGINEER  
PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TEXAS 78213

STATE OF TEXAS  
COUNTY OF BEXAR

I, THE UNDERSIGNED JOHN NOEL NICHOLLS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

JOHN NOEL NICHOLLS  
REGISTERED PROFESSIONAL LAND SURVEYOR, #4402  
PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TEXAS 78213

THIS PLAT OF 4S RANCH UNIT-4B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, YEAR \_\_\_\_\_

BY: \_\_\_\_\_  
CHAIRPERSON

BY: \_\_\_\_\_  
SECRETARY

STATE OF TEXAS  
COUNTY OF COMAL

KNOWN ALL MEN BY THESE PRESENTS:  
THE OWNERS OF THE LAND SHOWN ON THIS PLAT WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER, COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER: BRIAN BARRON  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TEXAS 78259

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN BARRON 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

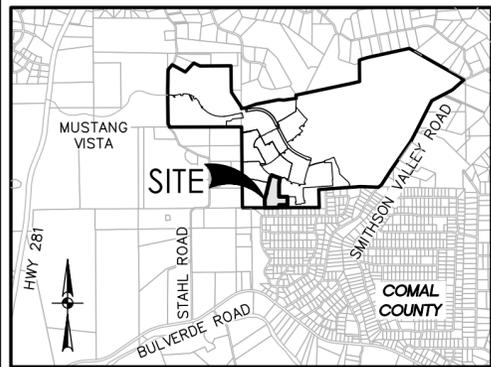
\_\_\_\_\_  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ OF COMAL COUNTY, IN BOOK/DOC # \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
COUNTY CLERK, COMAL COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY



LOCATION MAP  
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME PAGE(S)
CB	COUNTY BLOCK	PG	RIGHT-OF-WAY
BLK	BLOCK	ROW	VARIABLE WIDTH
DOC	DOCUMENT NUMBER	VAR	REPETITIVE BEARING AND/OR DISTANCE
ESMT	EASEMENT		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION		SET 1/2" IRON ROD (FD)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		SET 1/2" IRON ROD (FD) ~ 201806003527
---	1140 EXISTING CONTOURS		
---	CENTERLINE		
---	ORIGINAL SURVEY/COUNTY LINE		
---	SANITARY SEWER MAIN ON 900 SERIES LOT		
Ⓢ	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	Ⓢ	10' GETCTV EASEMENT (4S RANCH, UNIT 5B, PLATTED CONCURRENTLY)
		Ⓢ	10' GETCTV EASEMENT (4S RANCH, UNIT 4C, PLATTED CONCURRENTLY)
		Ⓢ	10' GETCTV EASEMENT (4S RANCH, UNIT 4D, PLATTED CONCURRENTLY)
		Ⓢ	10' GETCTV EASEMENT (4S RANCH, UNIT 4A, PLATTED CONCURRENTLY)
		Ⓢ	VARIABLE WIDTH ELECTRIC, TELEPHONE, CABLE, AND TV EASEMENT (DOC# 201806003527)

SUBDIVISION PLAT  
OF  
4S RANCH UNIT-4B

BEING 10.940 ACRES OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE D. LEWIS SURVEY NUMBER 347, ABSTRACT 367, IN COMAL COUNTY, TEXAS.

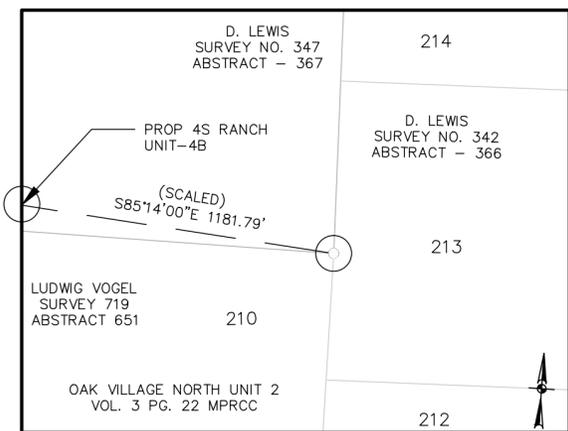
SCALE: 1" = 100'  
0' 100' 200' 300'



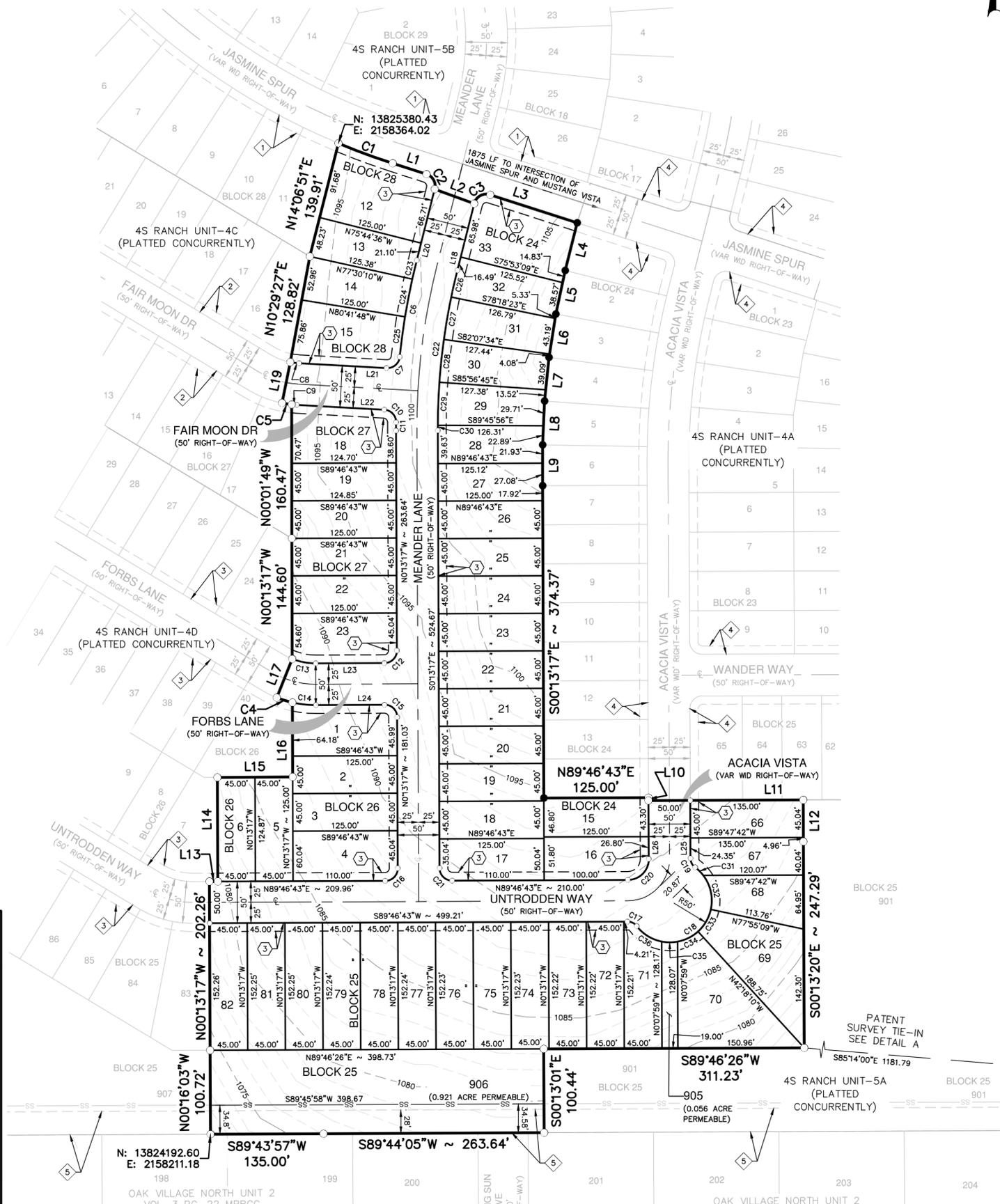
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9800  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: July 9, 2018

TYPICAL BUILDING SET-BACKS  
FOR HIGH DENSITY CLASS LOTS SERVED BY BOTH A CENTRAL WATER SYSTEM AND CENTRAL SEWER SYSTEM IN THE CITY'S ETJ, THE MINIMUM SIDE SETBACK SHALL BE 5 FEET, THE MINIMUM FRONT SETBACK SHALL BE 20 FEET AND MINIMUM REAR SETBACK SHALL BE 10 FEET.



DETAIL "A"  
NOT-TO-SCALE





**Half Associates, Inc.**  
300 East Sonterra Blvd, Suite 230  
San Antonio, Texas 78258  
(210) 798-1895  
Fax (210) 798-1896

## **REVIEW MEMORANDUM**

**TO:** Bruna Spengler, P.E., CFM  
[BSpengler@pape-dawson.com](mailto:BSpengler@pape-dawson.com)  
Pape-Dawson Engineering, Inc.  
2000 NW Loop 410  
San Antonio, TX 78213

**FROM:** Sam Edwards, PE, CFM  
[sedwards@half.com](mailto:sedwards@half.com)

**SUBJECT:** 4S Ranch Phase 3 Final Plats Review/Acceptance    **DATE:** January 9, 2019

---

Half Associates, on behalf of the City of Bulverde, has performed a review on the final plats and supporting documents for 4S Ranch Phase 3 as follows:

- 4S Ranch Unit-2B dated 10/23/2018.
- 4S Ranch Unit-3 dated 11/27/2018.
- 4S Ranch Unit-4B dated 7/9/2018.
- 4S Ranch Unit-4C dated 7/9/2018.
- 4S Ranch Unit-4D dated 7/6/2018.
- 4S Ranch Unit-5B dated 7/9/2018.

The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated December 31, 2014 (between the City of Bulverde and STAHL LANE, LTD.). Based on our review of the referenced documents, Half Associates has no comments and recommends approval of these 4S Ranch Phase 3 final plats at the next available P&Z meeting.



PLANNING AND ZONING COMMISSION ITEM:  
PC-18-36  
**FINAL PLAT**  
4S RANCH, UNIT 4C

---

**MEETING DATE:** February 5<sup>th</sup>, 2019  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Sean Greszler, Lead Planner

---

**REQUEST:**

Hold a Public Hearing and consider the approval of a Final Plat for 4S Ranch, Phase 3 Unit 4C, generally located on the east side of Stahl Road at Mustang Vista.

**APPLICANT:**

Lennar Homes  
1922 Dry Creek Way, Ste. 101  
San Antonio, TX 78259

**PROPERTY INFORMATION:**

Owner: Lennar Homes  
Legal Descrp: N/A  
Size: 13.393 acres; 64 lots  
Existing Land Use: Undeveloped  
Existing Zoning: Extraterritorial Jurisdiction (ETJ)  
Proposed Land-Use: Single Family Residential

---

**SUMMARY:**

This is a proposed Final plat for Phase 3 Unit 4C of 4S Ranch. It is one of six currently proposed Final plats for Phase 3 of the 4S Ranch Development, for which a Development Agreement was approved in 2014 and Master Development Plan (MDP) subsequently approved in 2015. Unit/Phase 1 and the Amenity Center Area has already received final plat approval and is under construction. Phase 2 preliminary plats were considered and approved with conditions before Planning and Zoning Commission on August 1, 2017 and Phase 2 Final Plats were approved at the October 4<sup>th</sup>, 2018 P&Z meeting. 4S Ranch Phase 3 Preliminary Plats were approved by Planning and Zoning Commission on August 6, 2018.

Traffic Impact Analysis issues were eventually resolved with TxDOT providing concurrence documentation that stipulates signalizations along 281 from Mustang Vista and places the responsibility on the developer and TxDOT to construct such improvements. With this resolution both 4S Ranch Phase 2 Final Plats and 4S Ranch Phase 3 Plats can move forward for Planning and Zoning Commission consideration.

It should be noted that the detention pond in 4S Ranch Phase 3 Unit 4D will need to be constructed first, prior to any other construction in Phase 3. With this in mind, Phase 3 infrastructure can be constructed but no lots will be sold or plats recorded until the US 281/Mustang Vista improvements are completed and accepted by the City.

This proposed Preliminary Plat is for approximately 13.393 acres of vacant property and establishes 64 single family residential lots. The plat also establishes 3 new roadway segments.

**ANALYSIS:**

The proposed subdivision lies completely outside the City Limits. No portion of this proposed Final plat lies within the 100-yr floodplain. Water will be provided by Canyon Lake Water Service Company through a central water system. Sewer service will be provided by a central sewer system to be platted and constructed with Unit 7, being considered concurrently.

The City Staff has reviewed the proposed Final plat and related required documents including a drainage analysis and along with the resolution of the traffic impact analysis issue has determined that the submittal generally meets the requirements in the Subdivision Ordinance and the approved Development Agreement.

Therefore, Staff recommends **approval**.

**ATTACHMENTS:**

Final Plat  
Application  
Engineer Review Comments





SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

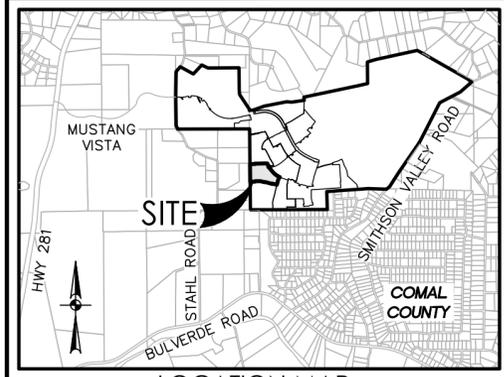
DATE OF PREPARATION: July 9, 2018

### SUBDIVISION PLAT OF 4S RANCH UNIT-4C

BEING 13.393 ACRES OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE D. LEWIS SURVEY NUMBER 347, ABSTRACT 367, IN COMAL COUNTY, TEXAS.

#### CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARYSEWER EASEMENT" AND/OR "RECYCLEWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.  
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.  
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.  
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.  
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



LOCATION MAP  
NOT-TO-SCALE

#### OPEN SPACE NOTE:

LOT 908, BLOCK 25, LOT 901, BLOCK 28, LOT 902, BLOCK 27, AND LOT 901, BLOCK 31 ARE DESIGNATED AS OPEN SPACE AND AS DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

#### GBRA NOTES:

- 1) GBRA (GUADALUPE-BLANCO RIVER AUTHORITY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED SANITARY SEWER FACILITIES AND APPURTENANCES.
- 2) TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GBRA SHALL HAVE THE RIGHT TO REMOVE SAID LANDS OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF, THE FACILITIES AND APPURTENANCES.
- 3) OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN 10 FEET OF GBRA UTILITIES.
- 4) DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBRA EASEMENTS OR GBRA UTILITIES MUST BE APPROVED IN WRITING BY GBRA AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GBRA.
- 5) MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 6) THE PROPERTY OWNER MUST INSTALL 16 FOOT GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.
- 7) CUSTOMER SANITARY SEWER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.

#### SURVEYOR'S NOTES:

- 1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON".
- 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- 3. DIMENSIONS SHOWN ARE SURFACE (SCALE FACTOR = 0.99983002889).
- 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

#### MISCELLANEOUS NOTE:

- 1. FUTURE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE CODE OF ORDINANCES.
- 2. CONTOURS SHOWN ARE BASED OFF OF AN ON THE GROUND SURVEY. THE DATUM USED TO GENERATE THE CONTOURS IS THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 3. TOTAL LENGTH OF ROADWAY DEDICATION IN 4S RANCH UNIT-4C IS 1993 LINEAR FEET.
- 4. 4S RANCH UNIT-4C LIES WITHIN THE CITY OF BULVERDE'S ETJ AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

STATE OF TEXAS  
COUNTY OF COMAL

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE CODE OF ORDINANCES, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF BULVERDE PLANNING COMMISSION.

EUGENE H. DAWSON III  
LICENSED PROFESSIONAL ENGINEER  
PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TEXAS 78213

STATE OF TEXAS  
COUNTY OF BEXAR

I, THE UNDERSIGNED JOHN NOEL NICHOLLS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

JOHN NOEL NICHOLLS  
REGISTERED PROFESSIONAL LAND SURVEYOR, #4402  
PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TEXAS 78213

THIS PLAT OF 4S RANCH UNIT-4C HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, YEAR \_\_\_\_\_

BY: \_\_\_\_\_  
CHAIRPERSON

BY: \_\_\_\_\_  
SECRETARY

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89°31'11"W	52.00'
L2	S0°28'36"E	6.07'
L3	N89°30'53"E	50.00'
L4	N62°49'43"E	102.76'
L5	S27°10'17"E	108.57'
L6	S26°34'20"E	50.45'

LINE TABLE		
LINE #	BEARING	LENGTH
L7	S27°10'17"E	18.62'
L8	S11°18'28"W	50.00'
L9	N61°02'24"W	60.08'
L10	N87°56'36"W	52.06'
L11	N0°28'36"W	21.06'
L12	S62°49'43"W	18.71'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	87°23'03"	S16°31'14"W	20.72'	22.88'
C2	15.00'	89°24'02"	S71°52'18"E	21.10'	23.41'
C3	825.00'	6°05'41"	S30°13'07"E	87.71'	87.76'
C4	825.00'	5°47'51"	S36°09'53"E	83.44'	83.48'
C5	125.00'	5°21'06"	S81°22'05"E	11.67'	11.68'
C6	15.00'	90°03'02"	S45°30'07"E	21.22'	23.58'
C7	425.00'	29°15'36"	N74°50'34"E	214.69'	217.04'
C8	475.00'	26°38'39"	S76°09'03"W	218.90'	220.89'
C9	15.00'	89°56'58"	S44°29'53"W	21.20'	23.55'
C10	15.00'	90°03'02"	S45°30'07"E	21.22'	23.58'
C11	425.00'	31°38'22"	S74°42'27"E	231.72'	234.69'
C12	75.00'	19°48'16"	N68°47'24"W	25.80'	25.92'
C13	125.00'	19°48'16"	N68°47'24"W	42.99'	43.21'
C14	375.00'	31°38'22"	N74°42'27"W	204.46'	207.08'
C15	15.00'	89°56'58"	S44°29'53"W	21.20'	23.55'
C16	425.00'	2°16'52"	S88°19'56"W	16.92'	16.92'
C17	425.00'	11°26'38"	S81°28'11"W	84.75'	84.89'
C18	425.00'	8°33'06"	S71°28'19"W	63.37'	63.43'
C19	425.00'	6°59'01"	S63°42'16"W	51.77'	51.80'
C20	825.00'	1°47'15"	S28°03'55"E	25.74'	25.74'
C21	475.00'	10°20'14"	N67°59'50"E	85.58'	85.70'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C22	825.00'	3°09'31"	S30°32'18"E	45.48'	45.48'
C23	825.00'	1°08'54"	S32°41'31"E	16.54'	16.54'
C24	825.00'	1°29'43"	S34°00'49"E	21.53'	21.53'
C25	825.00'	4°18'08"	S36°54'45"E	61.93'	61.95'
C26	475.00'	3°41'41"	N75°00'47"E	30.62'	30.63'
C27	475.00'	6°22'00"	N80°02'38"E	52.76'	52.78'
C28	475.00'	5°25'54"	N85°56'35"E	45.01'	45.03'
C29	475.00'	0°48'50"	N89°03'57"E	6.75'	6.75'
C30	425.00'	5°00'54"	N88°01'11"W	37.19'	37.20'
C31	425.00'	6°33'46"	N82°13'51"W	48.65'	48.68'
C32	425.00'	6°33'46"	N75°40'05"W	48.65'	48.68'
C33	425.00'	6°33'46"	N69°06'19"W	48.65'	48.68'
C34	425.00'	6°11'03"	N62°43'54"W	45.85'	45.87'
C35	425.00'	0°45'07"	N59°15'49"W	5.58'	5.58'
C36	125.00'	11°38'20"	S72°52'22"E	25.35'	25.39'
C37	125.00'	8°09'56"	S62°58'14"E	17.80'	17.81'
C38	375.00'	0°55'08"	S59°20'50"E	6.01'	6.01'
C39	375.00'	11°20'01"	S65°28'24"E	74.06'	74.18'
C40	375.00'	11°34'05"	S76°55'27"E	75.58'	75.71'
C41	375.00'	7°49'08"	S86°37'04"E	51.14'	51.18'

STATE OF TEXAS  
COUNTY OF COMAL

KNOWN ALL MEN BY THESE PRESENTS:

THE OWNERS OF THE LAND SHOWN ON THIS PLAT WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER, COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER: BRIAN BARRON  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TEXAS 78259

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN BARRON 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

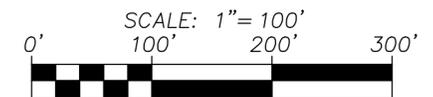
STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ OF COMAL COUNTY, IN BOOK/DOC # \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COUNTY CLERK, COMAL COUNTY, TEXAS

# SUBDIVISION PLAT OF 4S RANCH UNIT-4C

BEING 13.393 ACRES OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE D. LEWIS SURVEY NUMBER 347, ABSTRACT 367, IN COMAL COUNTY, TEXAS.

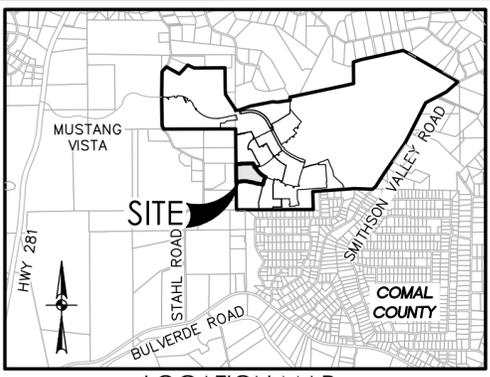
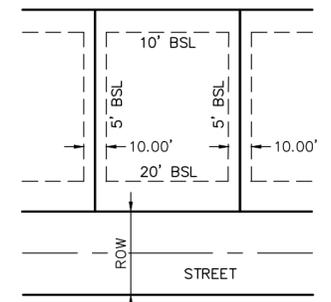


## PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: July 9, 2018

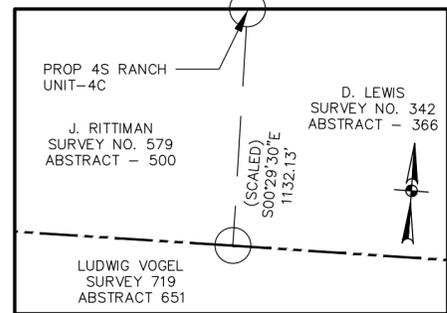
**TYPICAL BUILDING SET-BACKS**  
FOR HIGH DENSITY CLASS LOTS SERVED BY BOTH A CENTRAL WATER SYSTEM AND CENTRAL SEWER SYSTEM IN THE CITY'S ETJ, THE MINIMUM SIDE SETBACK SHALL BE 5 FEET, THE MINIMUM FRONT SETBACK SHALL BE 20 FEET AND MINIMUM REAR SETBACK SHALL BE 10 FEET.



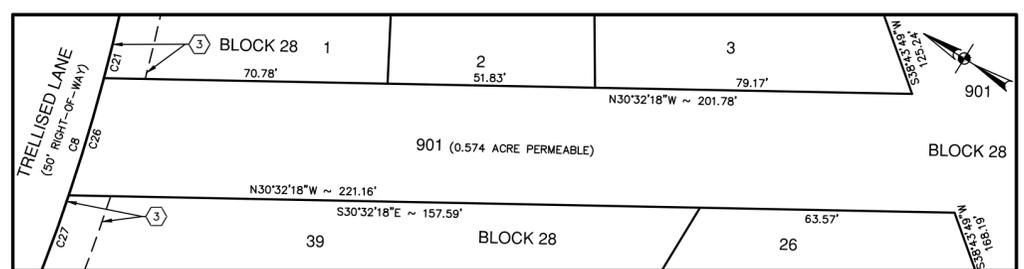
LOCATION MAP  
NOT-TO-SCALE

### LEGEND

- |        |   |                 |  |
|--------|---|-----------------|--|
| AC     | ACRE(S)   | VOL             | VOLUME   |
| CB     | COUNTY BLOCK  | PG              | PAGE(S)  |
| BLK    | BLOCK   | ROW             | RIGHT-OF-WAY   |
| DOC    | DOCUMENT NUMBER   | VAR             | VARIABLE WIDTH   |
| ESMT   | EASEMENT  | REP             | REPETITIVE BEARING   |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION                   | AND/OR DISTANCE |  |
| OPR    | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS | FOUND           | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)                                   |
|        |   | SET             | SET 1/2" IRON ROD (FD)   |
|        |   | SET             | SET 1/2" IRON ROD (FD)   |
| 1140   | EXISTING CONTOURS   |                 |  |
| —      | CENTERLINE  |                 |  |
| ---    | ORIGINAL SURVEY/COUNTY LINE                                     |                 |  |
| SS     | SANITARY SEWER MAIN ON 900 SERIES LOT                           |                 |  |
| 3      | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT              | 4               | 10' GETCTV EASEMENT (4S RANCH, UNIT 3, PLATTED CONCURRENTLY)                   |
| 4      | 10' GETCTV EASEMENT (4S RANCH, UNIT 5B, PLATTED CONCURRENTLY)   | 5               | 10' GETCTV EASEMENT (4S RANCH, UNIT 4B, PLATTED CONCURRENTLY)                  |
| 5      | 10' GETCTV EASEMENT (4S RANCH, UNIT 4D, PLATTED CONCURRENTLY)   | 6               | VARIABLE WIDTH ELECTRIC, TELEPHONE, CABLE, AND TV EASEMENT (DOC# 201806003527) |



DETAIL "A"  
NOT-TO-SCALE



DETAIL "B"  
SCALE: 1:30

20.136 ACRES  
OWNER: SAMUEL & CLAUDIA RIZZO  
(DOC 2007-060-47217 OPR)

J. RITTIMAN  
SURVEY NUMBER 579  
ABSTRACT - 500

11.696 ACRES  
OWNER: ANCIRA TRUST  
(DOC 2014-060-34501 OPR)

TO A 36" LIVE OAK AT THE  
SOUTHWEST CORNER OF  
THE D. LEWIS SURVEY 347,  
ABSTRACT 366.

N: 13824906.90  
E: 2158308.28



**Half Associates, Inc.**  
300 East Sonterra Blvd, Suite 230  
San Antonio, Texas 78258  
(210) 798-1895  
Fax (210) 798-1896

## **REVIEW MEMORANDUM**

**TO:** Bruna Spengler, P.E., CFM  
[BSpengler@pape-dawson.com](mailto:BSpengler@pape-dawson.com)  
Pape-Dawson Engineering, Inc.  
2000 NW Loop 410  
San Antonio, TX 78213

**FROM:** Sam Edwards, PE, CFM  
[sedwards@half.com](mailto:sedwards@half.com)

**SUBJECT:** 4S Ranch Phase 3 Final Plats Review/Acceptance    **DATE:** January 9, 2019

---

Half Associates, on behalf of the City of Bulverde, has performed a review on the final plats and supporting documents for 4S Ranch Phase 3 as follows:

- 4S Ranch Unit-2B dated 10/23/2018.
- 4S Ranch Unit-3 dated 11/27/2018.
- 4S Ranch Unit-4B dated 7/9/2018.
- 4S Ranch Unit-4C dated 7/9/2018.
- 4S Ranch Unit-4D dated 7/6/2018.
- 4S Ranch Unit-5B dated 7/9/2018.

The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated December 31, 2014 (between the City of Bulverde and STAHL LANE, LTD.). Based on our review of the referenced documents, Half Associates has no comments and recommends approval of these 4S Ranch Phase 3 final plats at the next available P&Z meeting.



PLANNING AND ZONING COMMISSION ITEM:  
PC-18-37  
**FINAL PLAT**  
4S RANCH, UNIT 4D

---

**MEETING DATE:** February 5<sup>th</sup>, 2019  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Sean Greszler, Lead Planner

---

**REQUEST:**

Hold a Public Hearing and consider the approval of a Final Plat for 4S Ranch, Phase 3 Unit 4D, generally located on the east side of Stahl Road at Mustang Vista.

**APPLICANT:**

Lennar Homes  
1922 Dry Creek Way, Ste. 101  
San Antonio, TX 78259

**PROPERTY INFORMATION:**

Owner: Lennar Homes  
Legal Descrp: N/A  
Size: 23.208 acres; 79 lots  
Existing Land Use: Undeveloped  
Existing Zoning: Extraterritorial Jurisdiction (ETJ)  
Proposed Land-Use: Single Family Residential

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**SUMMARY:**

This is a proposed Final plat for Phase 3 Unit 4D of 4S Ranch. It is one of six currently proposed Final plats for Phase 3 of the 4S Ranch Development, for which a Development Agreement was approved in 2014 and Master Development Plan (MDP) subsequently approved in 2015. Unit/Phase 1 and the Amenity Center Area has already received final plat approval and is under construction. Phase 2 preliminary plats were considered and approved with conditions before Planning and Zoning Commission on August 1, 2017 and Phase 2 Final Plats were approved at the October 4<sup>th</sup>, 2018 P&Z meeting. 4S Ranch Phase 3 Preliminary Plats were approved by Planning and Zoning Commission on August 6, 2018.

Traffic Impact Analysis issues were eventually resolved with TxDOT providing concurrence documentation that stipulates signalizations along 281 from Mustang Vista and places the responsibility on the developer and TxDOT to construct such improvements. With this resolution both 4S Ranch Phase 2 Final Plats and 4S Ranch Phase 3 Plats can move forward for Planning and Zoning Commission consideration.

It should be noted that the detention pond in 4S Ranch Phase 3 Unit 4D will need to be constructed first, prior to any other construction in Phase 3. With this in mind, Phase 3 infrastructure can be constructed but no lots will be sold or plats recorded until the US 281/Mustang Vista improvements are completed and accepted by the City.

This proposed Preliminary Plat is for approximately 23.208 acres of vacant property and establishes 79 single family residential lots. The plat also establishes 2 new roadway segments. This Plat also establishes the detention pond for all of Phase 3 on an approximate 8.9-acre tract of land.

**ANALYSIS:**

The proposed subdivision lies completely outside the City Limits. No portion of this proposed Final plat lies within the 100-yr floodplain. Water will be provided by Canyon Lake Water Service Company through a central water system. Sewer service will be provided by a central sewer system to be platted and constructed with Unit 7, being considered concurrently.

The City Staff has reviewed the proposed Final plat and related required documents including a drainage analysis and along with the resolution of the traffic impact analysis issue has determined that the submittal generally meets the requirements in the Subdivision Ordinance and the approved Development Agreement.

Therefore, Staff recommends **approval**.

**ATTACHMENTS:**

Final Plat  
Application  
Engineer Review Comments





SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: July 6, 2018

## SUBDIVISION PLAT OF 4S RANCH UNIT-4D

BEING 23.208 ACRES OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE D. LEWIS SURVEY NUMBER 347, ABSTRACT 367, IN COMAL COUNTY, TEXAS.

**CPS/SAWS/COSA UTILITY:**

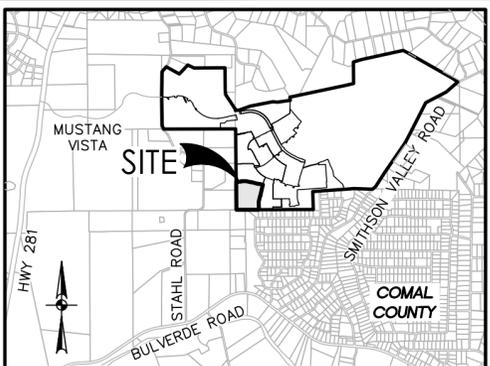
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARYSEWER EASEMENT" AND/OR "RECYCLEDWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



**LOCATION MAP**  
NOT-TO-SCALE

**OPEN SPACE NOTE:**  
LOT 907, LOT 97, BLOCK 25, LOT 901, BLOCK 26, AND LOT 901, BLOCK 27 ARE DESIGNATED AS OPEN SPACE AND AS DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

- GBRA NOTES:**
- GBRA (GUADALUPE-BLANCO RIVER AUTHORITY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED SANITARY SEWER FACILITIES AND APPURTENANCES.
  - TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GBRA SHALL HAVE THE RIGHT TO REMOVE SAID LANDS OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF, THE FACILITIES AND APPURTENANCES.
  - OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN 10 FEET OF GBRA UTILITIES.
  - DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBRA EASEMENTS OR GBRA UTILITIES MUST BE APPROVED IN WRITING BY GBRA AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GBRA.
  - MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
  - THE PROPERTY OWNER MUST INSTALL 16 FOOT GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.
  - CUSTOMER SANITARY SEWER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.

- SURVEYOR'S NOTES:**
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON".
  - COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
  - DIMENSIONS SHOWN ARE SURFACE (SCALE FACTOR = 0.99983002889).
  - BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

**MISCELLANEOUS NOTE:**

- FUTURE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE CODE OF ORDINANCES.
- CONTOURS SHOWN ARE BASED OFF OF AN ON THE GROUND SURVEY, THE DATUM USED TO GENERATE THE CONTOURS IS THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- TOTAL LENGTH OF ROADWAY DEDICATION IN 4S RANCH UNIT-4D IS 2,254 LINEAR FEET.
- 4S RANCH UNIT-4D LIES WITHIN THE CITY OF BULVERDE'S ETJ AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

STATE OF TEXAS  
COUNTY OF COMAL

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE CODE OF ORDINANCES, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF BULVERDE PLANNING COMMISSION.

EUGENE H. DAWSON III  
LICENSED PROFESSIONAL ENGINEER  
PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TEXAS 78213

STATE OF TEXAS  
COUNTY OF BEXAR

I, JOHN NOEL NICHOLLS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

JOHN NOEL NICHOLLS  
REGISTERED PROFESSIONAL LAND SURVEYOR, #4402  
PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TEXAS 78213

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°31'11"E	52.00'
L2	S0°28'36"E	21.10'
L3	N89°26'47"E	95.44'
L4	S87°58'05"E	52.06'
L5	S61°02'24"E	60.08'
L6	S21°44'17"W	50.00'
L7	S01°3'17"E	89.22'
L8	S89°36'27"W	90.00'
L9	S89°46'43"W	9.96'
L10	N89°28'22"E	98.53'
L11	S89°28'22"W	98.60'
L12	N89°46'43"E	20.14'
L13	S89°46'43"W	20.14'
L14	S31°06'44"W	38.53'
L15	S89°46'08"W	33.59'
L16	N58°53'16"W	16.00'
L17	N31°01'19"E	15.17'
L18	S45°14'58"E	20.00'
L19	S89°46'05"W	60.00'
L20	S89°46'26"W	45.48'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	125.00'	8°59'37"	S72°45'31"E	19.60'	19.62'
C2	15.00'	90°03'02"	S45°30'07"E	21.22'	23.58'
C3	125.00'	31°38'22"	S74°42'27"E	68.15'	69.03'
C4	75.00'	9°22'27"	S63°34'29"E	12.26'	12.27'
C5	125.00'	9°22'27"	N63°34'29"W	20.43'	20.45'
C6	15.00'	89°56'58"	S44°29'53"W	21.20'	23.55'
C7	75.00'	58°24'40"	S29°40'56"E	73.19'	76.46'
C8	75.00'	31°20'01"	S74°33'16"E	40.51'	41.02'
C9	125.00'	31°20'01"	N74°33'16"W	67.51'	68.36'
C10	125.00'	58°24'40"	N29°40'56"W	121.99'	127.43'
C11	125.00'	17°04'31"	S9°00'52"E	37.11'	37.25'
C12	125.00'	18°53'17"	S26°59'46"E	41.02'	41.21'
C13	125.00'	18°53'17"	S45°53'02"E	41.02'	41.21'
C14	125.00'	3°33'35"	S57°06'28"E	7.76'	7.77'
C15	125.00'	1°19'56"	S59°33'14"E	2.91'	2.91'
C16	125.00'	18°58'48"	S69°42'35"E	41.22'	41.41'
C17	125.00'	11°01'18"	S84°42'38"E	24.01'	24.05'
C18	125.00'	17°44'47"	N67°45'39"W	38.56'	38.72'
C19	125.00'	13°53'36"	N83°34'50"W	30.24'	30.31'
C20	75.00'	31°38'22"	N74°42'27"W	40.89'	41.42'
C21	50.00'	90°21'21"	S45°10'40"E	70.93'	78.85'
C22	25.00'	89°49'10"	N13°58'41"W	35.30'	39.19'
C23	31.00'	90°00'00"	N13°53'16"W	43.84'	48.69'

STATE OF TEXAS  
COUNTY OF COMAL

KNOWN ALL MEN BY THESE PRESENTS:

THE OWNERS OF THE LAND SHOWN ON THIS PLAT WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER, COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER: BRIAN BARRON  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TEXAS 78259

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN BARRON 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ OF COMAL COUNTY, IN BOOK/DOC # \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
COUNTY CLERK, COMAL COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

THIS PLAT OF 4S RANCH UNIT-4D HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, YEAR \_\_\_\_\_

BY: \_\_\_\_\_  
CHAIRPERSON

BY: \_\_\_\_\_  
SECRETARY

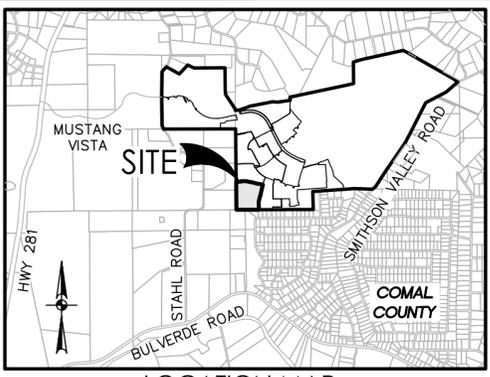
# SUBDIVISION PLAT OF 4S RANCH UNIT-4D

BEING 23.208 ACRES OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE D. LEWIS SURVEY NUMBER 347, ABSTRACT 367, IN COMAL COUNTY, TEXAS.

SCALE: 1" = 100'  
0' 100' 200' 300'

**PAPE-DAWSON  
ENGINEERS**

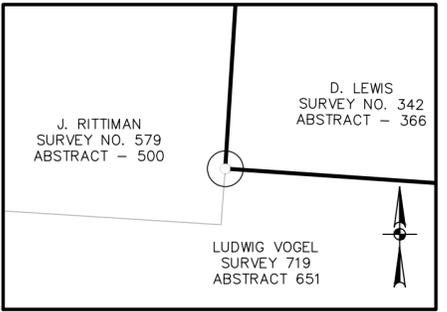
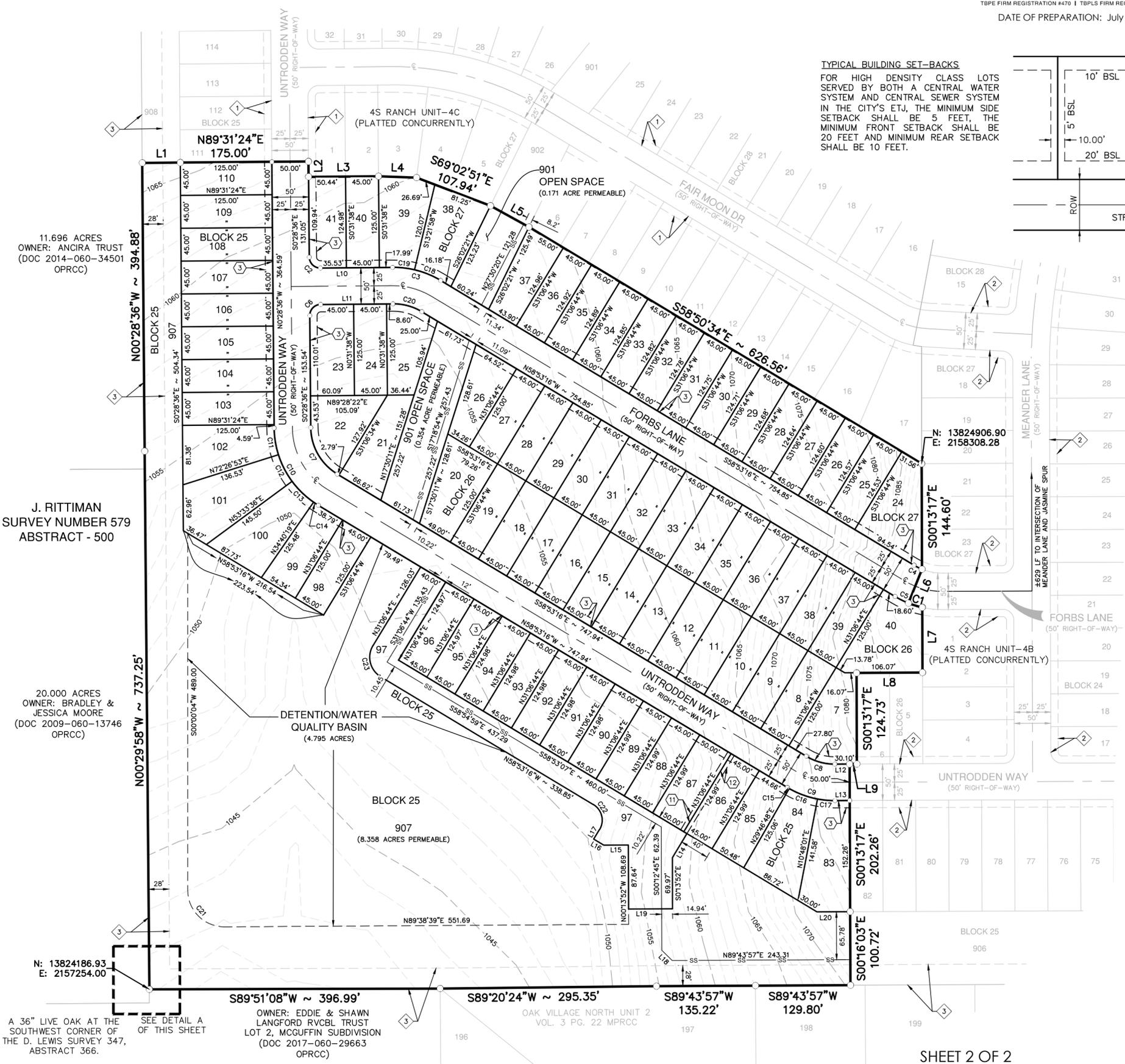
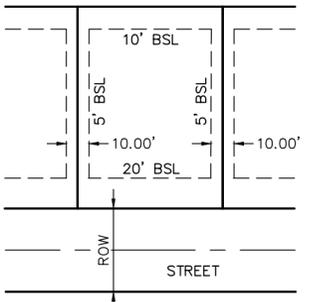
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: July 6, 2018



### LEGEND

- |        |   |     |  |
|--------|---|-----|--|
| AC     | ACRE(S)   | VOL | VOLUME PAGE(S)   |
| CB     | COUNTY BLOCK  | PG  | RIGHT-OF-WAY   |
| BLK    | BLOCK   | ROW | VARIABLE WIDTH   |
| DOC    | DOCUMENT NUMBER   | VAR | REPETITIVE BEARING AND/OR DISTANCE   |
| ESMT   | EASEMENT  | WD  | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)                                   |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION                   |     | ○ SET 1/2" IRON ROD (FD)   |
| OPR    | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS |     | ○ SET 1/2" IRON ROD (FD)-ROW   |
| ---    | 1140 EXISTING CONTOURS  |     |  |
| ---    | ε CENTERLINE  |     |  |
| ---    | ORIGINAL SURVEY/COUNTY LINE                                     |     |  |
| ---    | SS SANITARY SEWER MAIN ON 900 SERIES LOT                        |     |  |
| ⊙      | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT              | ⊙   | 10' GETCTV EASEMENT (4S RANCH, UNIT 4C, PLATTED CONCURRENTLY)                  |
| ⊙      | 5' WATER EASEMENT   | ⊙   | 10' GETCTV EASEMENT (4S RANCH, UNIT 4B, PLATTED CONCURRENTLY)                  |
| ⊙      | 5' GETCTV EASEMENT  | ⊙   | VARIABLE WIDTH ELECTRIC, TELEPHONE, CABLE, AND TV EASEMENT (DOC# 201806003527) |

**TYPICAL BUILDING SET-BACKS**  
FOR HIGH DENSITY CLASS LOTS SERVED BY BOTH A CENTRAL WATER SYSTEM AND CENTRAL SEWER SYSTEM IN THE CITY'S ETJ, THE MINIMUM SIDE SETBACK SHALL BE 5 FEET, THE MINIMUM FRONT SETBACK SHALL BE 20 FEET AND MINIMUM REAR SETBACK SHALL BE 10 FEET.



N: 13824186.93  
E: 2157254.00

A 36" LIVE OAK AT THE SOUTHWEST CORNER OF THE D. LEWIS SURVEY 347, ABSTRACT 366.

OWNER: EDDIE & SHAWN LANGFORD RVCBL TRUST  
LOT 2, MCGUFFIN SUBDIVISION  
(DOC 2017-060-29663 OPRCC)



**Half Associates, Inc.**  
300 East Sonterra Blvd, Suite 230  
San Antonio, Texas 78258  
(210) 798-1895  
Fax (210) 798-1896

## **REVIEW MEMORANDUM**

**TO:** Bruna Spengler, P.E., CFM  
[BSpengler@pape-dawson.com](mailto:BSpengler@pape-dawson.com)  
Pape-Dawson Engineering, Inc.  
2000 NW Loop 410  
San Antonio, TX 78213

**FROM:** Sam Edwards, PE, CFM  
[sedwards@half.com](mailto:sedwards@half.com)

**SUBJECT:** 4S Ranch Phase 3 Final Plats Review/Acceptance      **DATE:** January 9, 2019

---

Half Associates, on behalf of the City of Bulverde, has performed a review on the final plats and supporting documents for 4S Ranch Phase 3 as follows:

- 4S Ranch Unit-2B dated 10/23/2018.
- 4S Ranch Unit-3 dated 11/27/2018.
- 4S Ranch Unit-4B dated 7/9/2018.
- 4S Ranch Unit-4C dated 7/9/2018.
- 4S Ranch Unit-4D dated 7/6/2018.
- 4S Ranch Unit-5B dated 7/9/2018.

The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated December 31, 2014 (between the City of Bulverde and STAHL LANE, LTD.). Based on our review of the referenced documents, Half Associates has no comments and recommends approval of these 4S Ranch Phase 3 final plats at the next available P&Z meeting.



PLANNING AND ZONING COMMISSION ITEM:  
PC-18-38  
**FINAL PLAT**  
4S RANCH, UNIT 5B

---

**MEETING DATE:** February 5<sup>th</sup>, 2019  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Sean Greszler, Lead Planner

---

**REQUEST:**

Hold a Public Hearing and consider the approval of a Final Plat for 4S Ranch, Phase 3 Unit 5B, generally located on the east side of Stahl Road at Mustang Vista.

**APPLICANT:**

Lennar Homes  
1922 Dry Creek Way, Ste. 101  
San Antonio, TX 78259

**PROPERTY INFORMATION:**

Owner: Lennar Homes  
Legal Descrp: N/A  
Size: 15.363 acres; 64 lots  
Existing Land Use: Undeveloped  
Existing Zoning: Extraterritorial Jurisdiction (ETJ)  
Proposed Land-Use: Single Family Residential

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**SUMMARY:**

This is a proposed Final plat for Phase 3 Unit 5B of 4S Ranch. It is one of six currently proposed Final plats for Phase 3 of the 4S Ranch Development, for which a Development Agreement was approved in 2014 and Master Development Plan (MDP) subsequently approved in 2015. Unit/Phase 1 and the Amenity Center Area has already received final plat approval and is under construction. Phase 2 preliminary plats were considered and approved with conditions before Planning and Zoning Commission on August 1, 2017 and Phase 2 Final Plats were approved at the October 4<sup>th</sup>, 2018 P&Z meeting. 4S Ranch Phase 3 Preliminary Plats were approved by Planning and Zoning Commission on August 6, 2018.

Traffic Impact Analysis issues were eventually resolved with TxDOT providing concurrence documentation that stipulates signalizations along 281 from Mustang Vista and places the responsibility on the developer and TxDOT to construct such improvements. With this resolution both 4S Ranch Phase 2 Final Plats and 4S Ranch Phase 3 Plats can move forward for Planning and Zoning Commission consideration.

It should be noted that the detention pond in 4S Ranch Phase 3 Unit 4D will need to be constructed first, prior to any other construction in Phase 3. With this in mind, Phase 3 infrastructure can be constructed but no lots will be sold or plats recorded until the US 281/Mustang Vista improvements are completed and accepted by the City.

This proposed Preliminary Plat is for approximately 15.363 acres of vacant property and establishes 64 single family residential lots. The plat also establishes 4 new roadway segments.

**ANALYSIS:**

The proposed subdivision lies completely outside the City Limits. No portion of this proposed Final plat lies within the 100-yr floodplain. Water will be provided by Canyon Lake Water Service Company through a central water system. Sewer service will be provided by a central sewer system to be platted and constructed with Unit 7, being considered concurrently.

The City Staff has reviewed the proposed Final plat and related required documents including a drainage analysis and along with the resolution of the traffic impact analysis issue has determined that the submittal generally meets the requirements in the Subdivision Ordinance and the approved Development Agreement.

Therefore, Staff recommends **approval**.

**ATTACHMENTS:**

Final Plat  
Application  
Engineer Review Comments



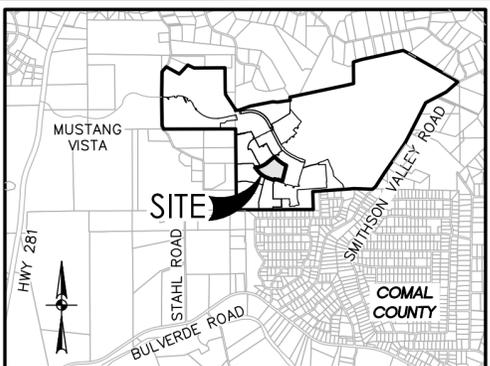


SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: July 9, 2018

### SUBDIVISION PLAT OF 4S RANCH UNIT-5B

BEING 15.363 ACRES OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE D. LEWIS SURVEY NUMBER 347, ABSTRACT 367, IN COMAL COUNTY, TEXAS.

**CPS/SAWS/COSA UTILITY:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARYSEWER EASEMENT AND/OR RECYCLEDWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.  
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.  
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.  
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.  
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



LOCATION MAP  
NOT-TO-SCALE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S39°31'18"E	50.00'
L2	S40°15'21"E	75.44'
L3	S45°24'30"E	54.00'
L4	S47°35'25"E	54.00'
L5	S49°46'20"E	54.00'
L6	S51°57'14"E	54.00'
L7	S54°08'09"E	54.00'
L8	S56°19'04"E	54.00'
L9	S58°29'59"E	54.00'
L10	S60°27'15"E	54.00'
L11	S62°46'06"E	41.45'

LINE TABLE		
LINE #	BEARING	LENGTH
L12	N72°03'42"W	111.25'
L13	N14°06'51"E	5.35'
L14	N75°53'09"W	50.00'
L15	N72°03'42"W	105.90'
L16	S17°56'18"W	50.00'
L17	N72°03'42"W	109.24'
L18	N69°46'52"W	50.29'
L19	N72°03'42"W	42.43'
L20	N56°44'02"E	50.00'
L21	N50°24'46"E	50.02'
L22	N50°08'51"E	50.01'

LINE TABLE		
LINE #	BEARING	LENGTH
L23	S70°58'18"W	3.22'
L24	N70°58'18"E	5.89'
L25	S14°06'51"W	57.46'
L26	N14°06'51"E	57.46'
L27	S14°06'51"W	42.76'
L28	S72°03'42"E	37.08'
L29	N14°06'51"E	37.41'
L30	N22°00'32"W	44.03'
L31	N40°55'42"W	18.96'
L32	N30°50'15"W	23.75'
L33	N22°34'26"W	26.78'

LINE TABLE		
LINE #	BEARING	LENGTH
L34	S14°06'51"W	65.14'
L35	S10°13'54"W	60.94'
L36	S2°13'02"W	64.85'
L37	S6°02'47"E	64.85'
L38	S14°18'36"E	64.85'
L39	S22°34'26"E	64.85'
L40	S30°50'15"E	64.85'
L41	S38°37'49"E	60.64'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	86°10'33"	N28°58'26"W	20.49'	22.56'
C2	15.00'	93°49'27"	S61°01'34"W	21.91'	24.56'
C3	15.00'	93°49'27"	S61°01'34"W	21.91'	24.56'
C4	15.00'	86°10'33"	N28°58'26"W	20.49'	22.56'
C5	825.00'	4°47'55"	N69°39'44"W	69.08'	69.10'
C6	825.00'	5°47'51"	N36°09'53"W	83.44'	83.48'
C7	15.00'	99°18'32"	S82°55'14"E	22.86'	26.00'
C8	1525.00'	2°19'08"	N48°35'05"E	61.72'	61.72'
C9	15.00'	91°04'08"	N4°12'14"E	21.41'	23.84'
C10	15.00'	88°51'02"	S85°49'50"E	21.00'	23.26'
C11	15.00'	90°40'21"	N4°24'28"E	21.34'	23.74'
C12	15.00'	89°19'39"	S85°35'32"E	21.09'	23.39'
C13	15.00'	90°40'21"	S4°24'28"W	21.34'	23.74'
C14	625.00'	17°26'41"	S32°12'21"E	189.56'	190.29'
C15	15.00'	85°32'41"	S66°15'21"E	20.37'	22.40'
C16	15.00'	50°58'40"	N45°28'58"E	12.91'	13.35'
C17	50.00'	284°01'32"	S17°59'35"E	61.55'	247.86'
C18	15.00'	53°02'53"	N82°30'15"W	13.40'	13.89'
C19	15.00'	87°17'16"	S27°19'40"W	20.71'	22.85'
C20	625.00'	30°25'48"	S1°06'03"E	328.05'	331.94'
C21	575.00'	55°02'33"	N13°24'26"W	531.39'	552.39'
C22	15.00'	89°19'39"	N85°35'32"W	21.09'	23.39'
C23	15.00'	90°40'21"	S4°24'28"W	21.34'	23.74'
C24	325.00'	55°02'33"	S13°24'26"E	300.35'	312.22'
C25	15.00'	86°10'33"	S28°58'26"E	20.49'	22.56'
C26	825.00'	38°47'44"	N52°39'50"W	548.01'	558.62'
C27	1475.00'	2°39'51"	S48°24'43"W	68.58'	68.59'
C28	15.00'	86°25'06"	S3°52'15"W	20.54'	22.62'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C29	775.00'	32°43'24"	S55°42'00"E	436.63'	442.63'
C30	15.00'	93°49'27"	N61°01'34"E	21.91'	24.56'
C31	275.00'	55°02'33"	N13°24'26"W	254.14'	264.18'
C32	15.00'	89°19'39"	N85°35'32"W	21.09'	23.39'
C33	275.00'	12°24'42"	S34°43'21"E	59.45'	59.57'
C34	275.00'	16°57'19"	S20°02'21"E	81.08'	81.38'
C35	275.00'	20°08'21"	S1°29'31"E	96.16'	96.66'
C36	275.00'	5°32'12"	S11°20'45"W	26.56'	26.57'
C37	775.00'	8°03'21"	N68°02'01"W	108.88'	108.97'
C38	775.00'	4°30'36"	N61°45'03"W	60.99'	61.00'
C39	775.00'	4°14'39"	N57°22'25"W	57.39'	57.41'
C40	775.00'	4°14'39"	N53°07'46"W	57.39'	57.41'
C41	775.00'	4°14'39"	N48°35'07"W	57.39'	57.41'
C42	775.00'	4°26'58"	N44°32'19"W	60.17'	60.18'
C43	775.00'	2°58'32"	N40°49'34"W	40.24'	40.25'
C44	825.00'	4°40'23"	S41°24'00"E	67.27'	67.29'
C45	825.00'	3°23'25"	S45°25'54"E	48.81'	48.82'
C46	825.00'	3°23'25"	S48°49'19"E	48.81'	48.82'
C47	825.00'	3°23'25"	S52°12'44"E	48.81'	48.82'
C48	825.00'	3°23'25"	S55°36'09"E	48.81'	48.82'
C49	825.00'	3°23'25"	S58°59'34"E	48.81'	48.82'
C50	825.00'	3°23'25"	S62°22'59"E	48.81'	48.82'
C51	825.00'	3°11'05"	S65°40'14"E	45.85'	45.86'
C52	325.00'	7°45'54"	N101°3'54"E	44.01'	44.05'
C53	325.00'	8°15'49"	N21°3'02"E	46.83'	46.87'
C54	325.00'	8°15'49"	N6°02'47"W	46.83'	46.87'
C55	325.00'	8°15'49"	N14°18'36"W	46.83'	46.87'
C56	325.00'	8°15'49"	N22°34'26"W	46.83'	46.87'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C57	325.00'	8°15'49"	N30°50'15"W	46.83'	46.87'
C58	325.00'	5°57'32"	N37°56'56"W	33.79'	33.80'
C59	575.00'	4°45'44"	S38°32'50"E	47.78'	47.79'
C60	575.00'	6°26'10"	S32°56'53"E	64.56'	64.59'
C61	575.00'	6°26'10"	S26°30'43"E	64.56'	64.59'
C62	575.00'	6°26'10"	S20°04'33"E	64.56'	64.59'
C63	575.00'	6°26'10"	S13°38'23"E	64.56'	64.59'
C64	575.00'	6°26'10"	S7°12'13"E	64.56'	64.59'
C65	575.00'	6°26'10"	S0°46'03"E	64.56'	64.59'
C66	575.00'	6°26'10"	S5°40'07"W	64.56'	64.59'
C67	575.00'	5°13'38"	S11°30'02"W	52.44'	52.46'
C68	625.00'	2°59'15"	N12°37'13"E	32.58'	32.59'
C69	625.00'	5°02'08"	N8°36'32"E	54.91'	54.93'
C70	625.00'	5°02'08"	N3°34'24"E	54.91'	54.93'
C71	625.00'	5°02'08"	N1°27'44"W	54.91'	54.93'
C72	625.00'	12°20'09"	N10°08'53"W	134.30'	134.56'
C73	50.00'	50°54'25"	S81°26'01"E	42.98'	44.42'
C74	50.00'	46°22'35"	N49°55'29"E	39.38'	40.47'
C75	50.00'	45°45'52"	N3°51'15"E	38.88'	39.94'
C76	50.00'	45°45'52"	N41°54'38"W	38.88'	39.94'
C77	50.00'	46°22'35"	N87°58'52"W	39.38'	40.47'
C78	50.00'	48°50'12"	S44°24'45"W	41.34'	42.62'
C79	625.00'	14°14'10"	N30°36'05"W	154.89'	155.29'
C80	625.00'	3°12'32"	N39°19'26"W	35.00'	35.00'

**GBRA NOTES:**  
1) GBRA (GUADALUPE-BLANCO RIVER AUTHORITY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED SANITARY SEWER FACILITIES AND APPURTENANCES.  
2) TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GBRA SHALL HAVE THE RIGHT TO REMOVE SAID LANDS OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF, THE FACILITIES AND APPURTENANCES.  
3) OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN 10 FEET OF GBRA UTILITIES.  
4) DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBRA EASEMENTS OR GBRA UTILITIES MUST BE APPROVED IN WRITING BY GBRA AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GBRA.  
5) MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.  
6) THE PROPERTY OWNER MUST INSTALL 16 FOOT GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.  
7) CUSTOMER SANITARY SEWER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.

**SURVEYOR'S NOTES:**  
1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON".  
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE (SCALE FACTOR = 0.99983002889).  
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

**MISCELLANEOUS NOTE:**  
1. FUTURE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE CODE OF ORDINANCES.  
2. CONTOURS SHOWN ARE BASED OFF OF AN ON THE GROUND SURVEY. THE DATUM USED TO GENERATE THE CONTOURS IS THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.  
3. TOTAL LENGTH OF ROADWAY DEDICATION IN 4S RANCH UNIT-5B IS 3.279 LINEAR FEET.  
4. 4S RANCH UNIT-5B LIES WITHIN THE CITY OF BULVERDE'S ETJ AND WITHIN THE EDWARDS ACQUIER CONTRIBUTING ZONE.

EUGENE H. DAWSON III  
LICENSED PROFESSIONAL ENGINEER  
PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TEXAS 78213

STATE OF TEXAS  
COUNTY OF BEXAR  
I, THE UNDERSIGNED JOHN NOEL NICHOLLS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

JOHN NOEL NICHOLLS  
REGISTERED PROFESSIONAL LAND SURVEYOR, #4402  
PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TEXAS 78213

THIS PLAT OF 4S RANCH UNIT-5B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, YEAR \_\_\_\_\_

BY: \_\_\_\_\_  
CHAIRPERSON

BY: \_\_\_\_\_  
SECRETARY

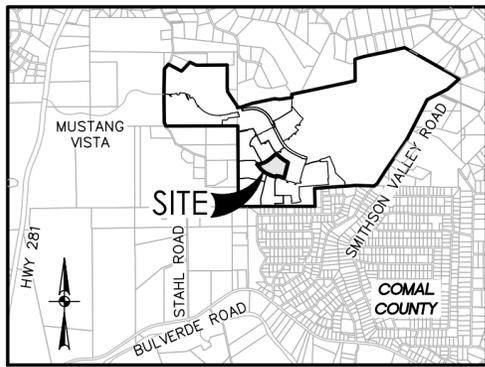
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ OF COMAL COUNTY, IN BOOK/DOC # \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
COUNTY CLERK, COMAL COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY



LOCATION MAP  
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
CB	COUNTY BLOCK	PG	PAGE(S)
BLK	BLOCK	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER	VAR	VARIABLE WIDTH
ESMT	EASEMENT	"	REPETITIVE BEARING
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
		○	SET 1/2" IRON ROD (PD)-ROW

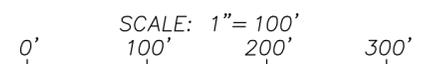
---	1140	EXISTING CONTOURS
---	ε	CENTERLINE
---	---	ORIGINAL SURVEY/COUNTY LINE

⑤	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	④	10' GETCTV EASEMENT (4S RANCH, UNIT 3, PLATTED CONCURRENTLY)
⑥	VARIABLE WIDTH SANITARY SEWER EASEMENT	⑤	10' GETCTV EASEMENT (4S RANCH, UNIT 4C, PLATTED CONCURRENTLY)
⑦	10' SANITARY SEWER EASEMENT	⑥	10' GETCTV EASEMENT (4S RANCH, UNIT 4B, PLATTED CONCURRENTLY)
		⑦	10' GETCTV EASEMENT (4S RANCH, UNIT 4A, PLATTED CONCURRENTLY)
		⑧	10' GETCTV EASEMENT (4S RANCH, UNIT 5A, PLATTED CONCURRENTLY)
		⑨	10' GETCTV EASEMENT (4S RANCH, UNIT 2A, PLATTED CONCURRENTLY)
		⑩	10' GETCTV EASEMENT (4S RANCH, UNIT 2B, PLATTED CONCURRENTLY)

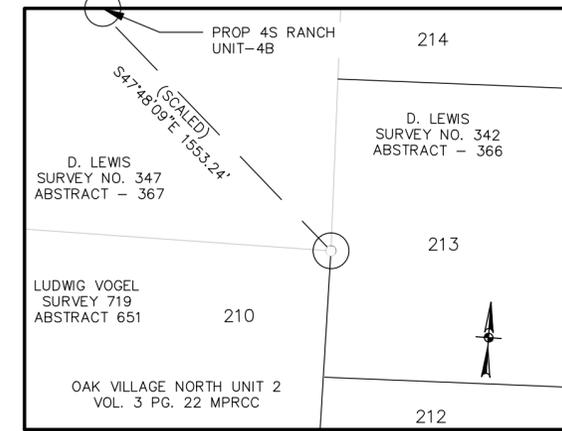
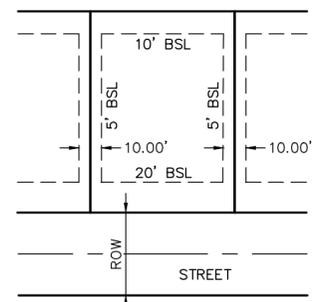
SUBDIVISION PLAT  
OF  
4S RANCH UNIT-5B

BEING 15.363 ACRES OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 20150600728, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. OUT OF THE D. LEWIS SURVEY NUMBER 347, ABSTRACT 367, IN COMAL COUNTY, TEXAS.

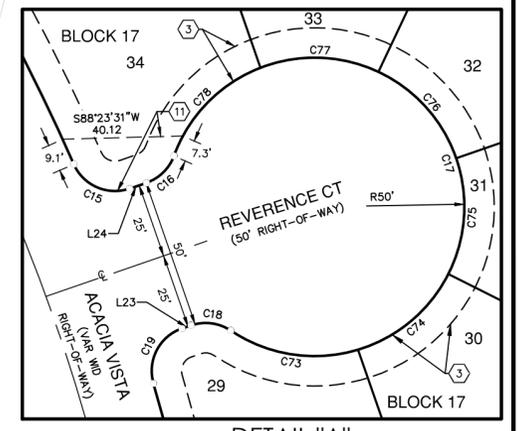


SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPB FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: July 9, 2018

TYPICAL BUILDING SET-BACKS  
FOR HIGH DENSITY CLASS LOTS SERVED BY BOTH A CENTRAL WATER SYSTEM AND CENTRAL SEWER SYSTEM IN THE CITY'S ETJ, THE MINIMUM SIDE SETBACK SHALL BE 5 FEET, THE MINIMUM FRONT SETBACK SHALL BE 20 FEET AND MINIMUM REAR SETBACK SHALL BE 10 FEET.



DETAIL "B"  
NOT-TO-SCALE



DETAIL "A"  
SCALE 1:40



**Halff Associates, Inc.**  
300 East Sonterra Blvd, Suite 230  
San Antonio, Texas 78258  
(210) 798-1895  
Fax (210) 798-1896

## **REVIEW MEMORANDUM**

**TO:** Bruna Spengler, P.E., CFM  
[BSpengler@pape-dawson.com](mailto:BSpengler@pape-dawson.com)  
Pape-Dawson Engineering, Inc.  
2000 NW Loop 410  
San Antonio, TX 78213

**FROM:** Sam Edwards, PE, CFM  
[sedwards@halff.com](mailto:sedwards@halff.com)

**SUBJECT:** 4S Ranch Phase 3 Final Plats Review/Acceptance    **DATE:** January 9, 2019

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Halff Associates, on behalf of the City of Bulverde, has performed a review on the final plats and supporting documents for 4S Ranch Phase 3 as follows:

- 4S Ranch Unit-2B dated 10/23/2018.
- 4S Ranch Unit-3 dated 11/27/2018.
- 4S Ranch Unit-4B dated 7/9/2018.
- 4S Ranch Unit-4C dated 7/9/2018.
- 4S Ranch Unit-4D dated 7/6/2018.
- 4S Ranch Unit-5B dated 7/9/2018.

The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated December 31, 2014 (between the City of Bulverde and STAHL LANE, LTD.). Based on our review of the referenced documents, Halff Associates has no comments and recommends approval of these 4S Ranch Phase 3 final plats at the next available P&Z meeting.