



NOTICE OF MEETING PLANNING AND ZONING COMMISSION

6:30 P.M. – March 5th, 2019

30360 Cougar Bend
Bulverde, TX 78163

MEETING AGENDA

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

2) APPROVAL OF MINUTES

- a. February 5, 2019 Planning and Zoning Commission Meeting.

3) REGULAR AGENDA ITEMS

- a. ZC-19-02 (Zone Change): Hold a Public Hearing and consider a Zone Change to amend the existing R-1 zoning boundary lines on an approximately 802-acre parent tract generally located at 1015 E. Ammann Rd., Bulverde, TX 78163
- b. ZC-19-03 (Zone Change): Hold a Public Hearing and consider a Zone Change to amend the existing R-2 zoning boundary lines on an approximately 802-acre parent tract generally located at 1015 E. Ammann Rd., Bulverde, TX 78163
- c. ZC-19-04 (Zone Change): Hold a Public Hearing and consider a Zone Change to amend the existing R-3 zoning boundary lines on an approximately 802-acre parent tract generally located at 1015 E. Ammann Rd., Bulverde, TX 78163
- d. PC-17-05 (Final Plat): Hold a Public Hearing and consider the approval of a Final Plat for Johnson Ranch North Unit 8, generally located on the Southwest corner of Mustang Vista and Stahl Road.
- e. PC-18-28 (Preliminary Plat): Hold a Public Hearing and consider the approval of a Preliminary Plat for Park Village, Unit 5, generally located east of Blanco Road approximately 1/2 mile south of Hwy 46.
- f. PC-18-40 (Preliminary Plat): Hold a Public Hearing and consider the approval of a Preliminary Plat for the Preserve at Singing Hills, Unit 3, Subdivision generally located 1/2 mile west of 281 at the end of Harmony Hills Drive.
- g. PC-18-41 (Preliminary Plat): Hold a Public Hearing and consider the approval of a Preliminary Plat for the Preserve at Singing Hills, Unit 5, Subdivision generally located 1/2 mile west of 281 at the end of Harmony Hills Drive.
- h. PC-18-42 (Final Plat): Hold a Public Hearing and Consider the approval of a Final Plat for Johnson Ranch Mixed Use-FM 1863 Lot 3, generally located on the

East side of US Hwy 281, approximately .5 miles North of the intersection of FM 1863 and Johnson Way.

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 _____.

Sean Greszler, Lead Planner

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

City of Bulverde Planning & Zoning Commission Minutes

Regular Commission Meeting: February 5, 2019

Meeting Duration: 6:33 p.m. to 7:26 p.m.

CALL TO ORDER

Commission Members Present: Mike Romans, Mark Morkovsky, Jim Binkley, Tom Hackleman, Dickie Lubel, Rhianna Stewart

Commission Members Absent: Larry Sunn

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

Approval of Minutes

- a. January 7, 2019 Planning and Zoning Commission Meeting. *Commissioner Binkley motioned and Commissioner Hackleman seconded to approve the minutes. Motion passed unanimously.*

EXECUTIVE SESSION

None

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.
Commissioner Binkley moved and Commissioner Morkovsky seconded to approve the MDP. Motion passed unanimously.
- 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.
Commissioner Romans moved and Commissioner Hackleman seconded to recommend approval of the zone change. Motion passed unanimously.
- 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.
Commissioner Binkley moved and Commissioner Morkovsky seconded to approve final plat subject to conditions. Motion passed unanimously.
- 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.
Commissioner Binkley moved and Commissioner Hackleman seconded to approve final plat. Motion passed unanimously.
- 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.
Commissioner Romans moved and Commissioner Binkley seconded to approve final plat. Motion passed unanimously.

- 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.
Commissioner Romans moved and Commissioner Binkley seconded to approve final plat. Motion passed unanimously.
- 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.
Commissioner Binkley moved and Commissioner Hackleman seconded to approve final plat. Motion passed unanimously.
- 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.
Commissioner Hackleman moved and Commissioner Morkovsky seconded to recommend approval of the zone change. Motion passed unanimously.

PUBLIC COMMENTS

None.

ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned at 7:26 pm. I certify that the above minutes were approved by the Commission on March 5, 2019.

Maria Franco, City Secretary

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

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.



PLANNING AND ZONING COMMISSION ITEM:
ZC-19-02
ZONE CHANGE
1015 E Ammann Road

MEETING DATE: March 5, 2018
DEPARTMENT: Planning & Development
PRESENTED BY: Sean Greszler, Lead Planner

REQUEST:

Hold a Public Hearing and consider a Zone Change to amend the existing R-1 zoning boundary lines on an approximately 802-acre parent tract generally located at 1015 E. Ammann Road.

Public Notice: February 17, 2019

Personal Notice: February 13, 2019

As of March 1, 2019, Staff has received 1 letter of opposition.

SUMMARY:

The subject area is part of an approximately 802-acre parent tract generally located at 1015 E. Ammann Road. This city-initiated zone change would amend the boundaries of the existing R-1 zoning district within the parent tract in order to reflect the new development plans and the new property lines.

ANALYSIS:

When considering the amendment of boundaries an existing tract of undeveloped land, primary elements to be considered are: conformance with the City's Zoning Map; compatibility with existing surrounding uses and zoning classifications; and any specific requests for existing property owners and established businesses; and in this case the development agreement.

A previous attempt to rezone the entire parent tract to a PDD zoning was withdrawn from consideration due to opposition from neighboring property owners. This agenda item resolves the public's concerns and is not a rezoning but rather a change in the boundaries.

The subject tract is undeveloped. The area is currently indicated on the Zoning Map as R-1, R-2 and R-3 residential districts.

ATTACHMENTS:

Exhibit A – Map of Proposed Zoning

Exhibit B – Current Zoning

Exhibit C – Vicinity Map

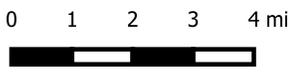
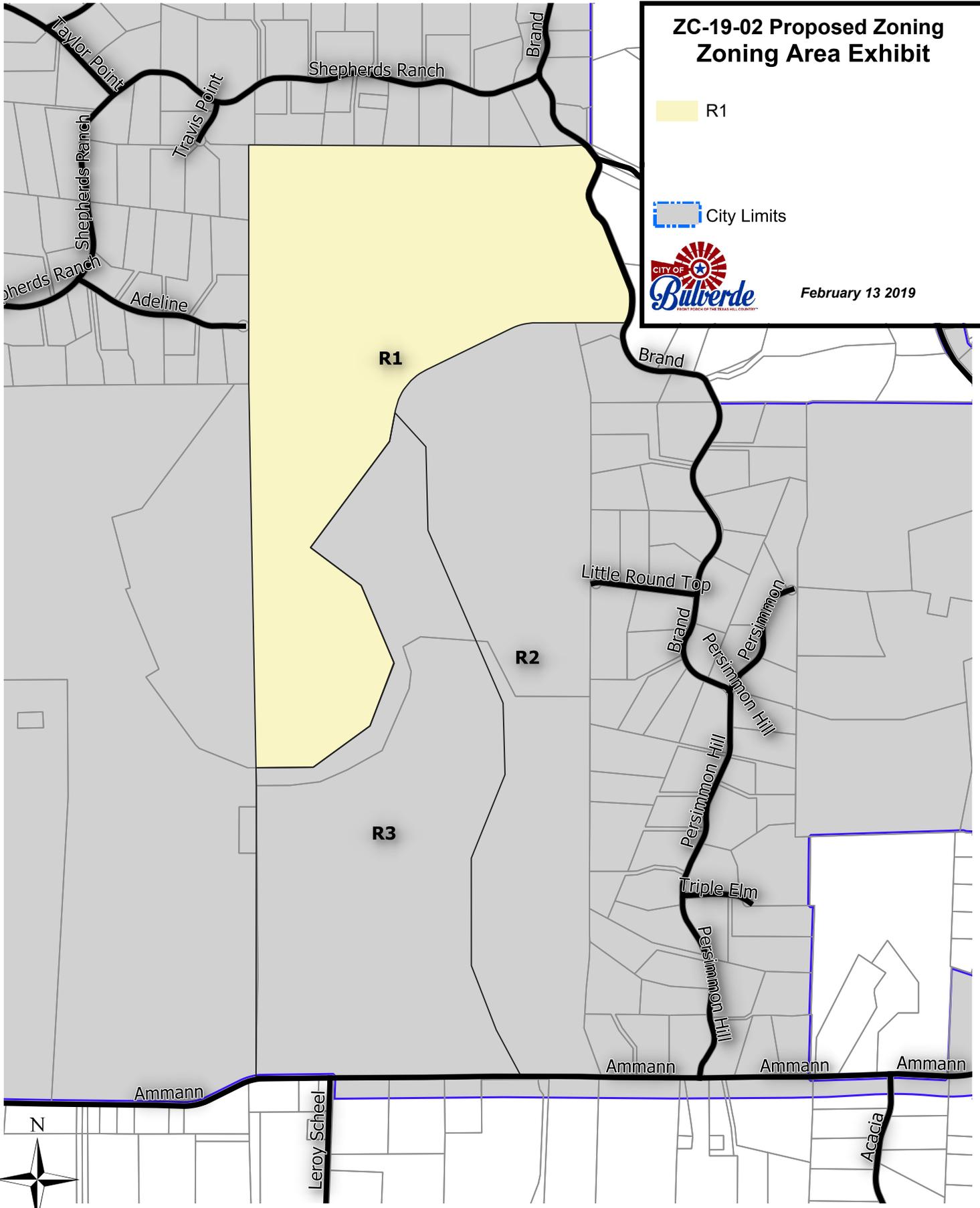
ZC-19-02 Proposed Zoning Zoning Area Exhibit

 R1

 City Limits



February 13 2019



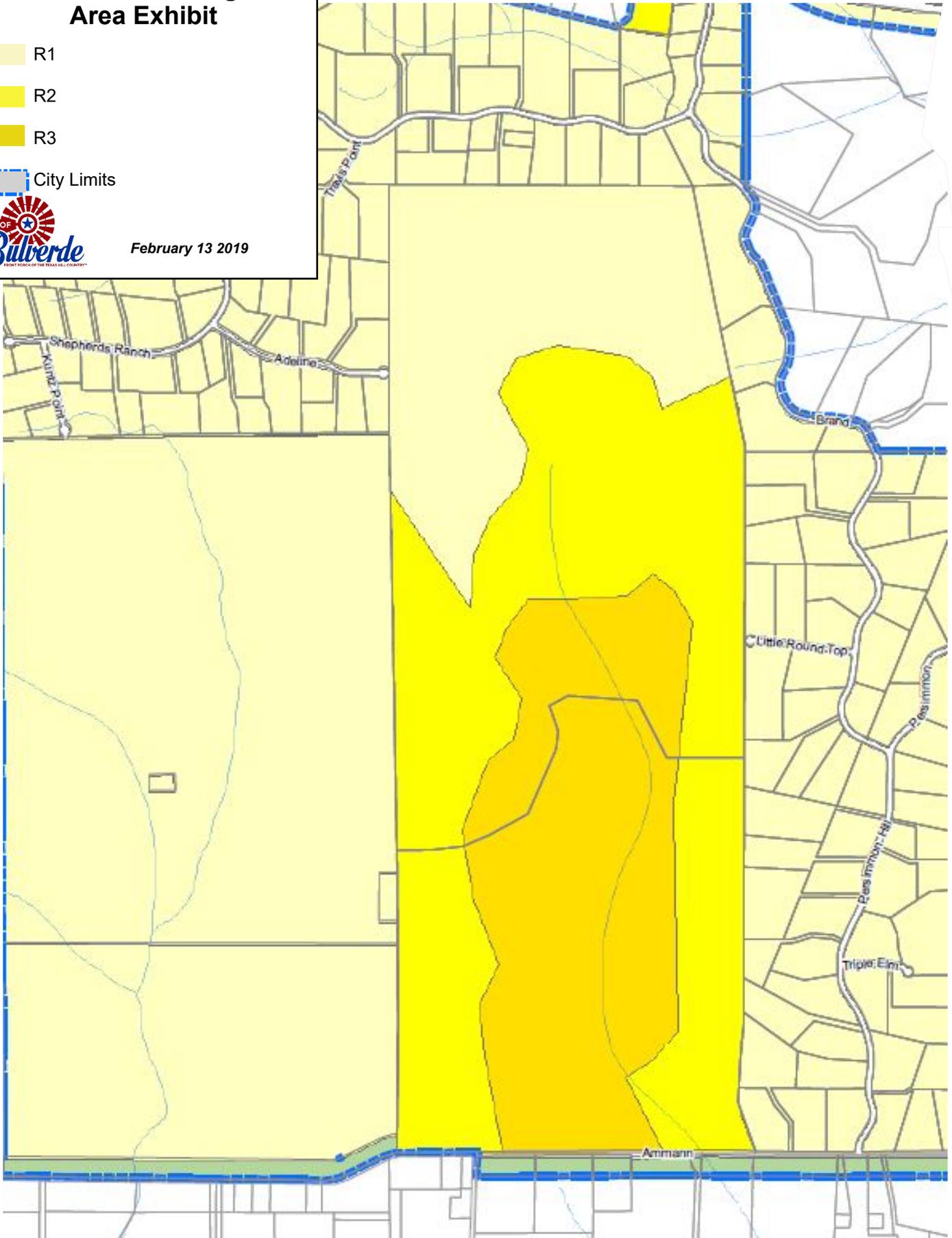
This map to be used for general reference purposes only
and does not represent an on the ground survey.

Current Zoning Area Exhibit

-  R1
-  R2
-  R3
-  City Limits



February 13 2019



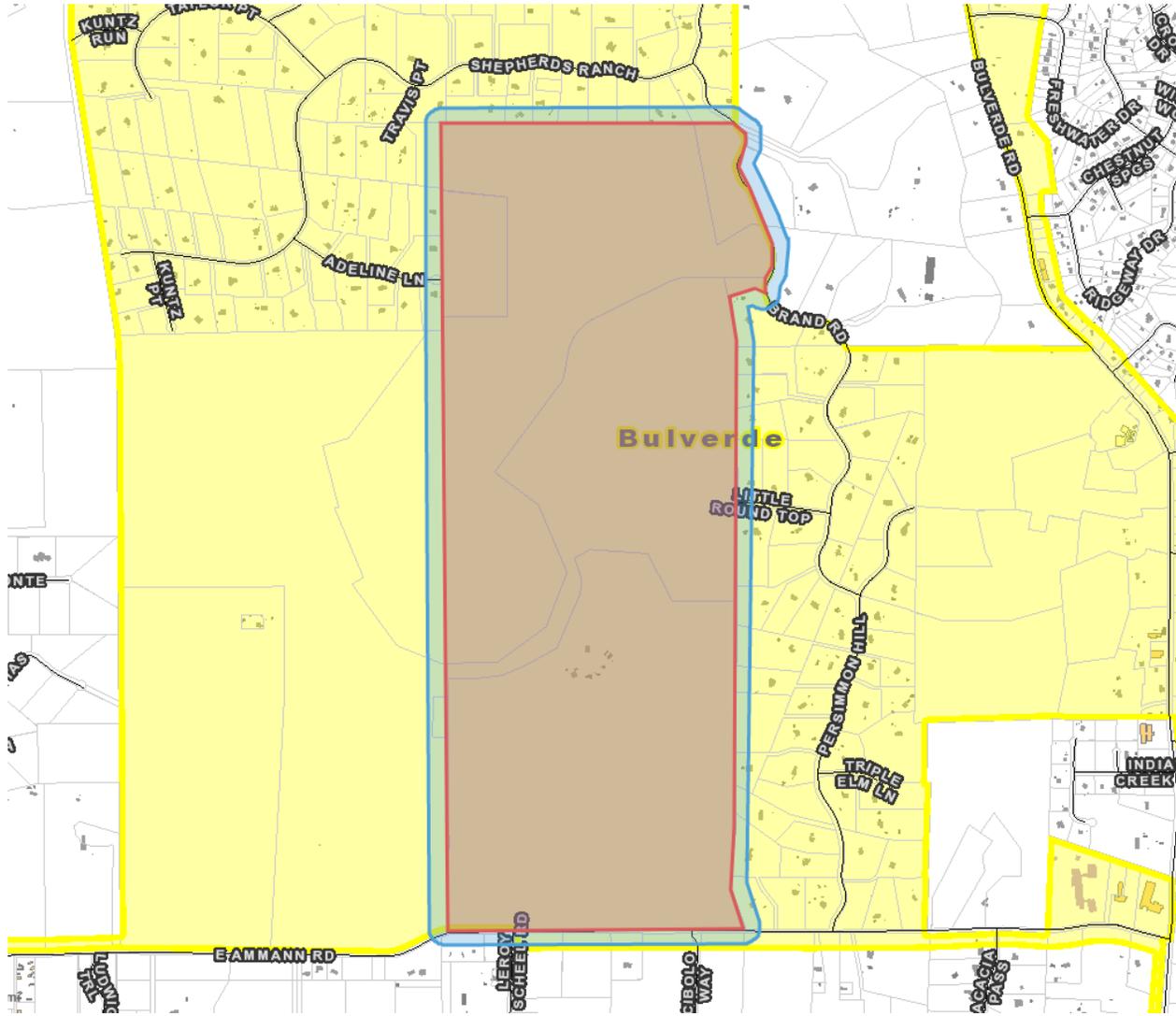
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VICINITY MAP

1015 E Ammann Rd



Legend

- Parcels
- Roads
- Highways
- City Limits Boundary
- Subject Property
- Notification Area



Zone Change

ZC-19-02

1015 E Ammann Rd,
Bulverde, TX 78163

Map not to scale.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Sean Cresyke

RE 1015 E Armmann Rd
Balverde TX 78163

Case # 's 20-19-04
20-19-03
20-19-02

I object to the zone change
case #'s listed above. My
objections were outlined in my previous
letter.

Peterson Properties
1184 E Armmann Rd
Balverde TX 78163
830-438-3374

1184 E Ammann Rd
Bulverde TX 78163
February 8, 2019
Case #: PDD-1901

Sean Greszler
City of Bulverde
Planning & Development Department
30360 Cougar Bend
Bulverde TX 78163

Mr Greszler:

This letter is to inform you of my objection to the proposed zone change at 1015 E Ammann Rd, Bulverde TX. Please let the Planning and Zoning Commission and City Council know of my objection. Also, please notify me of any future hearings or new information.

I was out of town when the notice that required a signature for delivery from the City of Bulverde was put in my mail box. So, I didn't get the letter until after the deadline. **Please leave me a message at 830-438-3374 when you receive this letter**

I am deeply concerned about the businesses that want to open here. The increased traffic on our narrow road, especially at the school. The safety of the children at school as well as the homeowners. Other concerns include peace of mind, possible robberies and of course our property values! Another major concern is our water, this zoning change will have a great impact on our wells and the aquifer, including sewage that could seep into our water and our wells.

We currently live in a quiet, peaceful neighborhood. I certainly will do everything I can to keep it that way. How would you feel if this was happening where you live?

Sincerely,



Patricia Reininger



PLANNING AND ZONING COMMISSION ITEM:
ZC-19-03
ZONE CHANGE
1015 E Ammann Road

MEETING DATE: March 5, 2018
DEPARTMENT: Planning & Development
PRESENTED BY: Sean Greszler, Lead Planner

REQUEST:

Hold a Public Hearing and consider a Zone Change to amend the existing R-2 zoning boundary lines on an approximately 802-acre parent tract generally located at 1015 E. Ammann Road.

Public Notice: February 17, 2019

Personal Notice: February 13, 2019

As of March 1, 2019, Staff has received 1 letter of opposition.

SUMMARY:

The subject area is part of an approximately 802-acre parent tract generally located at 1015 E. Ammann Road. This city-initiated zone change would amend the boundaries of the existing R-2 zoning district within the parent tract in order to reflect the new development plans and the new property lines.

ANALYSIS:

When considering the amendment of boundaries an existing tract of undeveloped land, primary elements to be considered are: conformance with the City's Zoning Map; compatibility with existing surrounding uses and zoning classifications; and any specific requests for existing property owners and established businesses; and in this case the development agreement.

A previous attempt to rezone the entire parent tract to a PDD zoning was withdrawn from consideration due to opposition from neighboring property owners. This agenda item resolves the public's concerns and is not a rezoning but rather a change in the boundaries.

The subject tract is undeveloped. The area is currently indicated on the Zoning Map as R-1, R-2 and R-3 residential districts.

ATTACHMENTS:

Exhibit A – Map of Proposed Zoning

Exhibit B – Current Zoning

Exhibit C – Vicinity Map

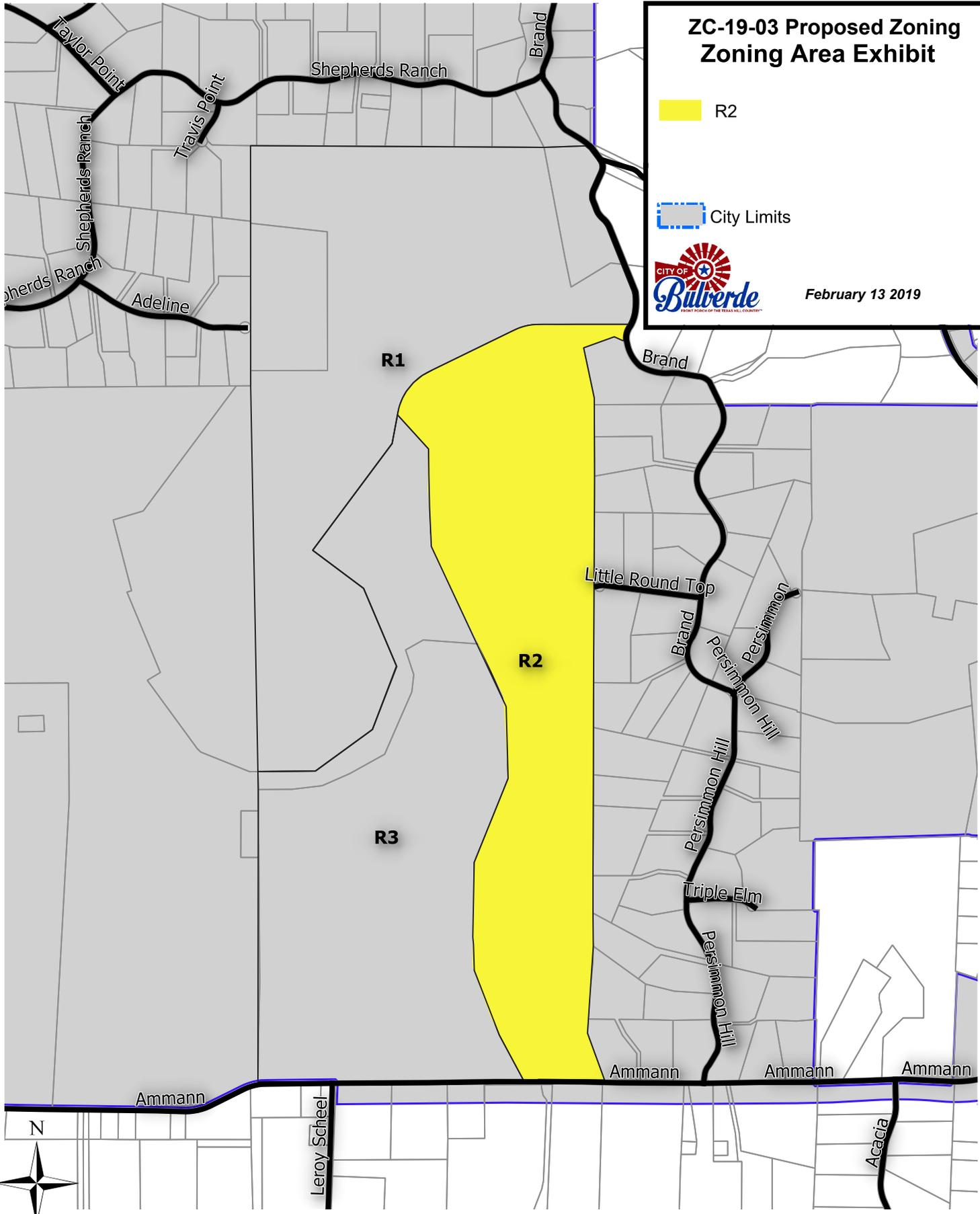
ZC-19-03 Proposed Zoning Zoning Area Exhibit

 R2

 City Limits



February 13 2019



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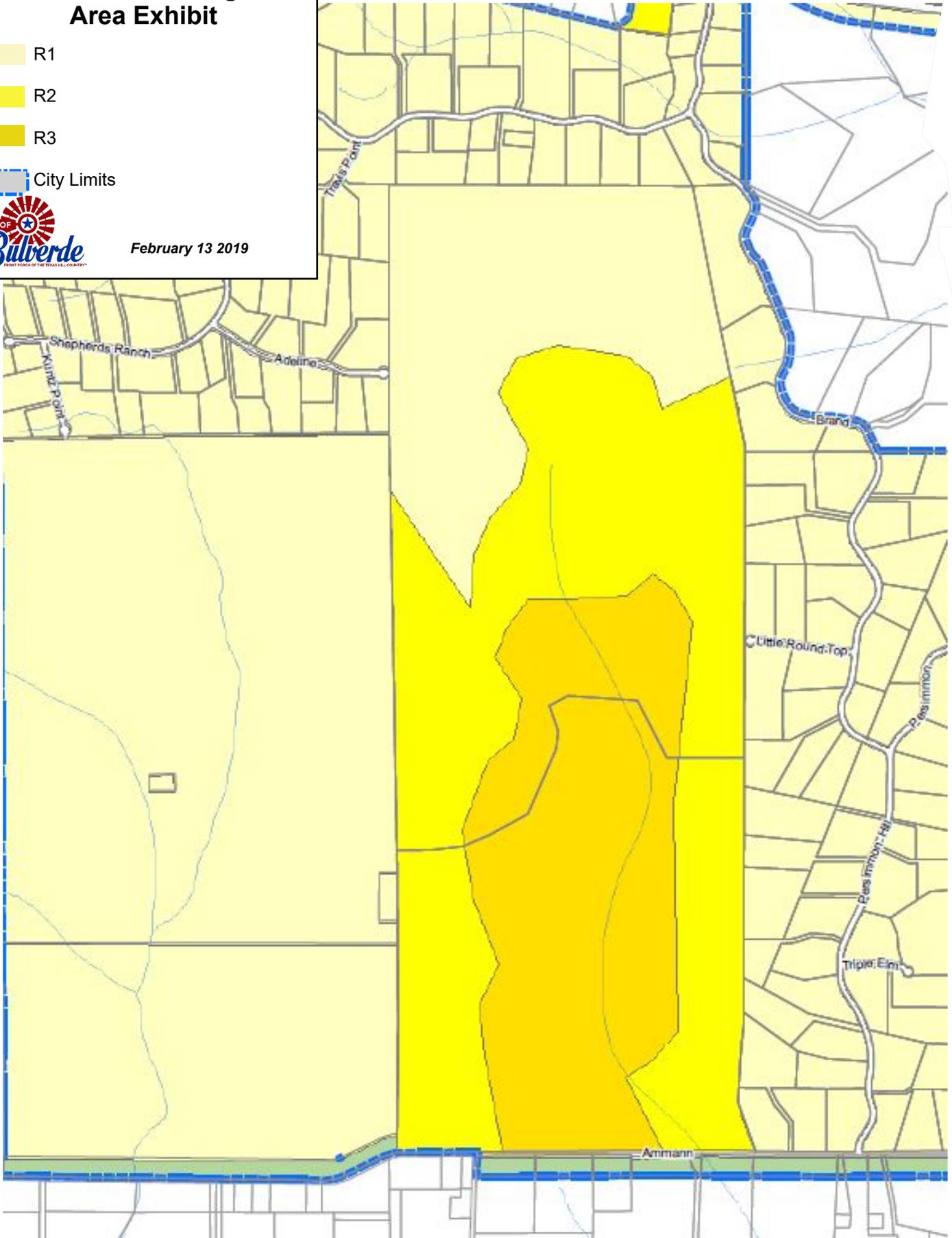
Current Zoning Area Exhibit

- R1
- R2
- R3

City Limits



February 13 2019



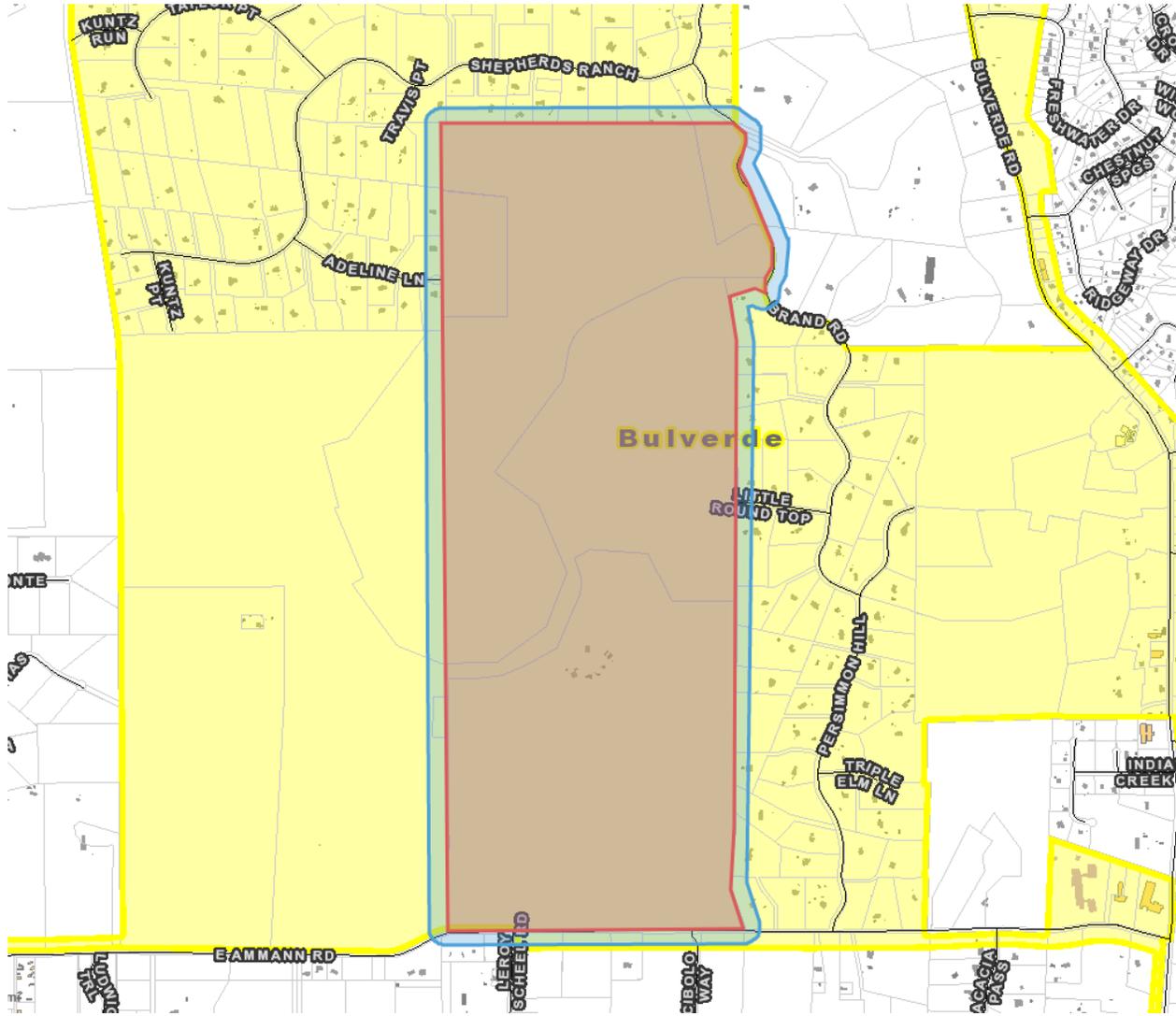
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VICINITY MAP

1015 E Ammann Rd



Legend

- Parcels
- Roads
- Highways
- City Limits Boundary
- Subject Property
- Notification Area



Zone Change

ZC-19-03

1015 E Ammann Rd,
Bulverde, TX 78163

Map not to scale.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



PLANNING AND ZONING COMMISSION ITEM:
ZC-19-04
ZONE CHANGE
1015 E Ammann Road

MEETING DATE: March 5, 2018
DEPARTMENT: Planning & Development
PRESENTED BY: Sean Greszler, Lead Planner

REQUEST:

Hold a Public Hearing and consider a Zone Change to amend the existing R-3 zoning boundary lines on an approximately 802-acre parent tract generally located at 1015 E. Ammann Road.

Public Notice: February 17, 2019

Personal Notice: February 13, 2019

As of March 1, 2019, Staff has received 1 letter of opposition.

SUMMARY:

The subject area is part of an approximately 802-acre parent tract generally located at 1015 E. Ammann Road. This city-initiated zone change would amend the boundaries of the existing R-3 zoning district within the parent tract in order to reflect the new development plans and the new property lines.

ANALYSIS:

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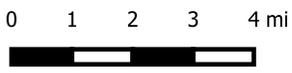
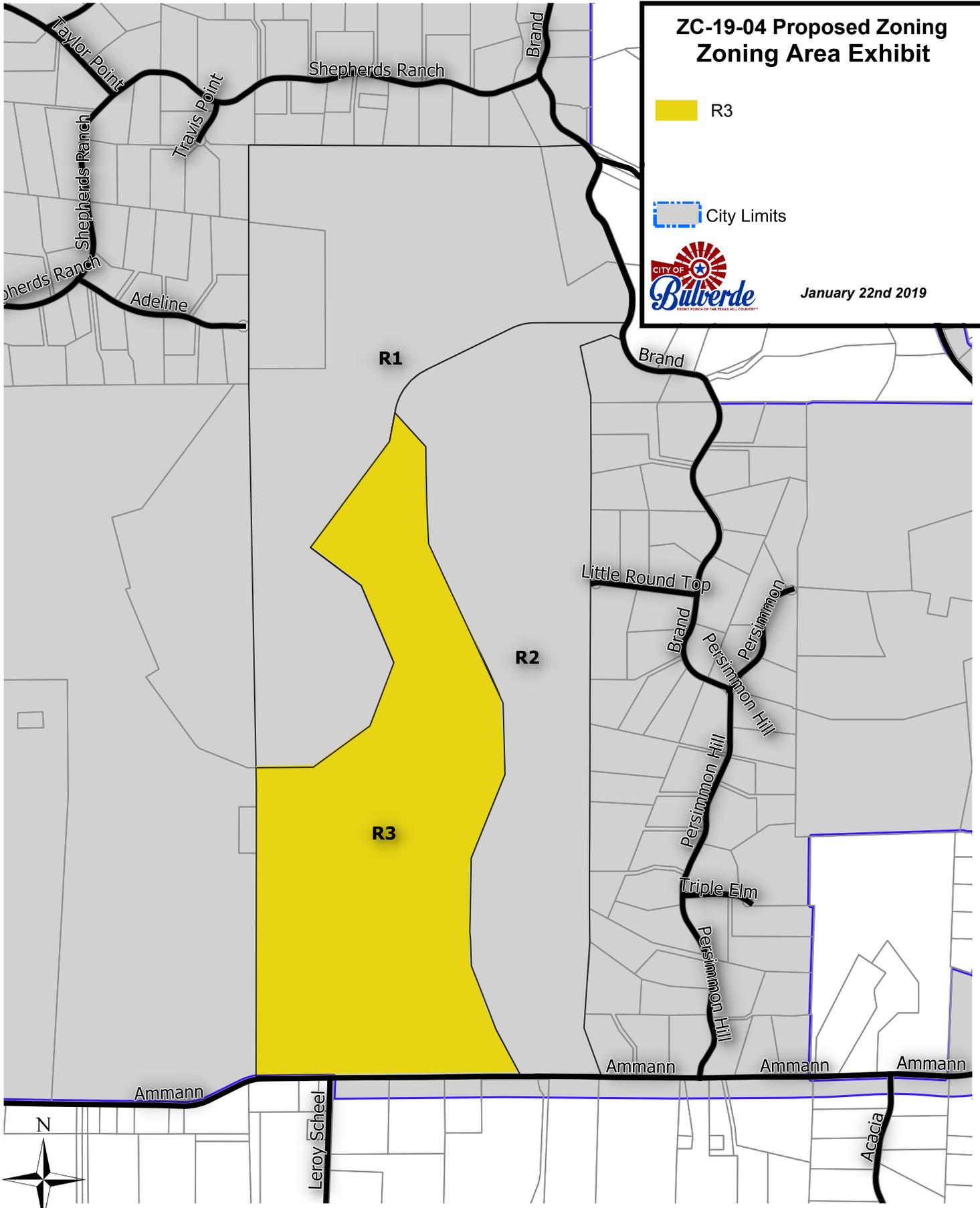
ZC-19-04 Proposed Zoning Zoning Area Exhibit

 R3

 City Limits



January 22nd 2019



This map to be used for general reference purposes only and does not represent an on the ground survey.

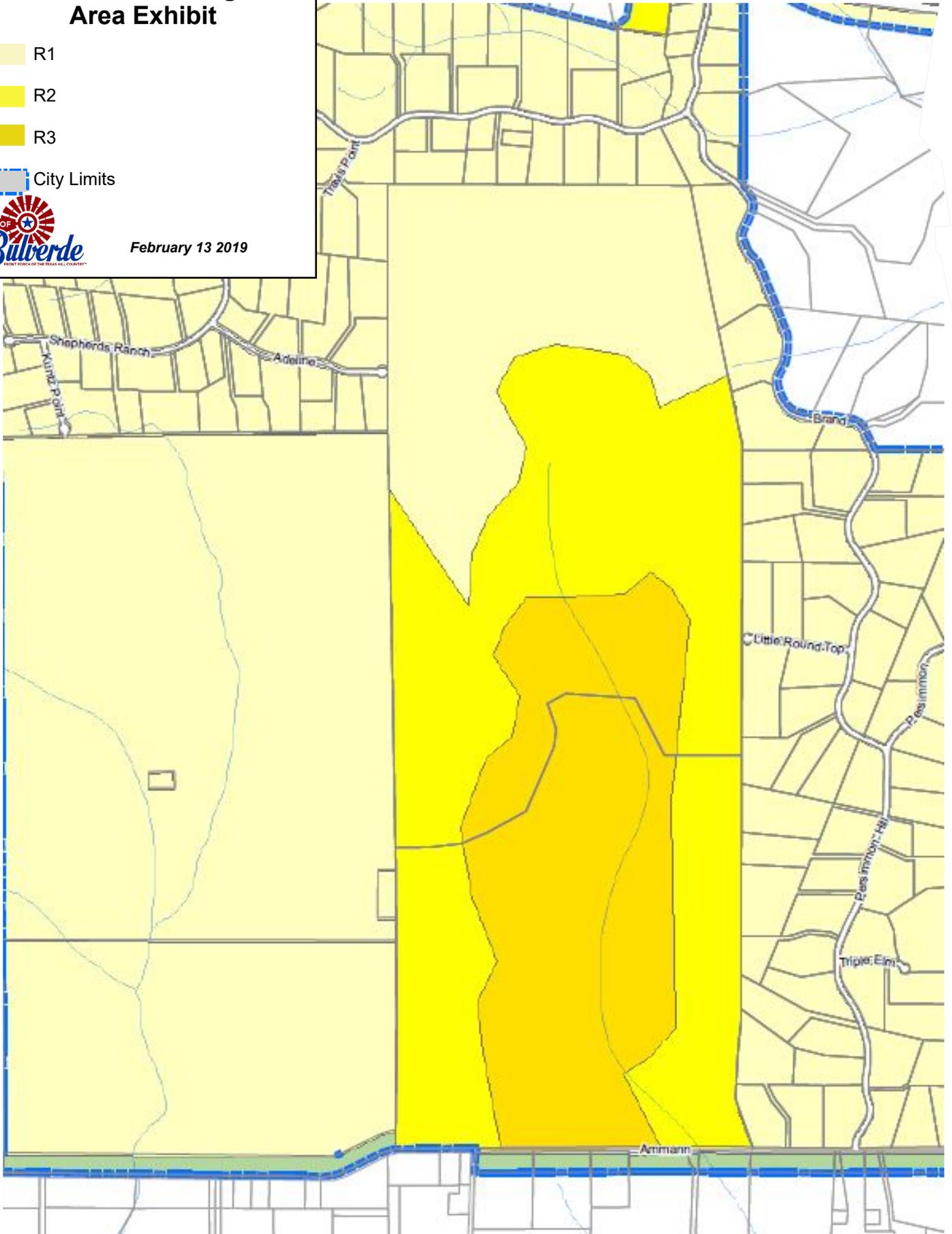
Current Zoning Area Exhibit

- R1
- R2
- R3

City Limits



February 13 2019



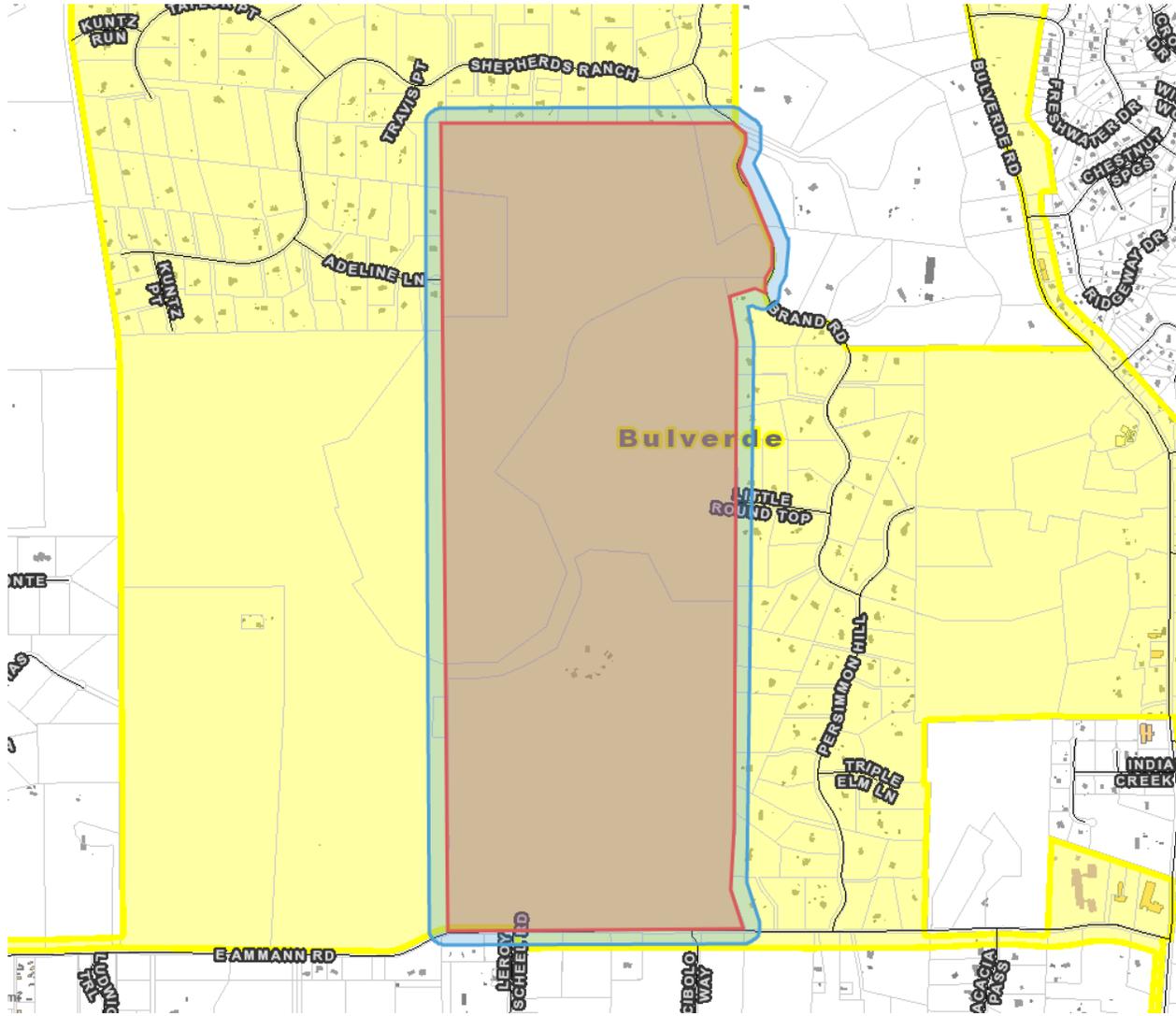
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VICINITY MAP

1015 E Ammann Rd



Legend

- Parcels
- Roads
- Highways
- City Limits Boundary
- Subject Property
- Notification Area



Zone Change

ZC-19-04

1015 E Ammann Rd,
Bulverde, TX 78163

Map not to scale.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



PLANNING AND ZONING COMMISSION ITEM:
PC-17-05
FINAL PLAT
JOHNSON RANCH NORTH UNIT 8

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

REQUEST:

Consider the approval of a Final Plat for Johnson Ranch North Unit 8, generally located on the Southwest corner of Mustang Vista and Stahl Road.

APPLICANT:

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

PROPERTY INFORMATION:

Owner: Lennar Homes
Legal Descrp: N/A
Size: 19.005 acres; 57 Lots
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Single Family Residential

SUMMARY:

This is a proposed final plat for Johnson Ranch Unit 8, part of the Johnson Ranch North development for a which a Development Agreement dated July 22, 2008 was entered into and is subject to the vested Subdivision Ordinance 258-07-09-25 with amendments through April 2011. The proposed Final Plat is for approximately 19.005 acres of undeveloped property and establishes 57 single family residential lots. The plat proposes 3 new roadways and extends Cassia Court from Johnson Ranch North Unit 6. The plat also proposes 4 open space lots that also serves as dedicated drainage easements. The detention pond improvements will need to be completed and approved by the City prior to Unit 8 construction.

ANALYSIS:

The application for this Unit was submitted in July of 2017 with 2 key times holding up the plat from moving forward to P&Z consideration: Additional ROW dedication was required along Stahl lane in order to comply the City's Master Transportation Plan (requiring 86' ROW for Stahl Lane as an arterial street) and the submittal of a drainage analysis that shows the detention pond platted with Unit 7 receiving runoff from Unit 8.

Here is a breakdown of the timeline:

- 8/11/17 – Unit 8 Plat received by Halff
- 10/12/17 – 1st review comments sent to Bowman
- 11/22/17 – Response by Bowman (pushback on several comments)
- 12/14/17 – 2nd review comments sent to Bowman – review suspended pending submittal of Johnson Ranch North Detention Pond drainage report = was this pond sized to receive Unit 8 improvements?
- 4/17/18 – Response by Bowman – Bowman could not find detention pond drainage report and decided to start from scratch...received new report and analysis
- 5/10/18 – 3rd review comments sent – several comments made on detention pond analysis, including not allowing developer to increase discharge from pond by widening outfall structure.
- 9/24/18 – Response by Bowman – will raise berm for detention pond. ROW documents received for Stahl Lane
- 10/2/18 – 4th review comments sent – comments on detention pond design modifications plan
- 2/1/19 – Response by Bowman
- 2/20/19 – Acceptance

As with any final plat, approval would authorize the subsequent review and approval of associated public subdivision improvements.

The City Engineer has also reviewed this proposed Final Plat and has determined that it meets the requirements in the Subdivision Ordinance for a Final Plat and is in compliance with the Development Agreement and approved Master Development Plan.

Staff recommends **approval**.

ATTACHMENTS:

Final Plat
Application



Application for Plat

30360 Cougar Bend, Bulverde, TX 78163
Telephone: 830-438-3612 - Fax: 830-438-4339
www.ci.bulverde.tx.us

Check one: Master Plan Final Plat Vacating Plat Replat without Vacating Amending Plat

1. Name of Subdivision: Johnson Ranch North Unit No Unit 8
Location Description/Nearest Intersection: Southwest corner of Mustang Vista & Stahl Road Intersection

2. Owner/Applicant: Lennar Homes of Texas/Richard Mott
Address: 1922 Dry Creek Way, Suite 101 San Antonio, Texas 78259 Email: richard.mott@lennar.com
Telephone: 210.403.6200 Fax: _____ Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

3. Licensed Engineer/Surveyor (technical contact): Eren Ulusoy, P.E.
Address: 1120 South Capital of Texas Hwy. Suite 220 Building 3 Email: eulusoy@bowmanconsulting.com
Telephone: 512.672.8970 Fax: 512.327.4062 Mobile: _____

4. Property Details:

City Limits:	<input type="checkbox"/> In <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>Johnson Ranch North/GBRA</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>Johnson Ranch North/GBRA</u>
Residential:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
No. of Lots:	<u>57</u>	TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>19.01 A.C.</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Density Class:	<u>High</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Zoning Class:	<u>N/A</u>		<input checked="" type="checkbox"/> Contributing

The undersigned agrees to comply with all platting and subdivision requirements of the City of Bulverde, and hereby authorizes the surveyor/engineer to record the approved final plat. The undersigned agrees to pay the appropriate 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.

[Signature]
Signature of Owner/Applicant

7/25/17
Date

Fees:

Master Plans/Preliminary Plats
\$1000.00 + \$5.00 per lot or acre; whichever is greater.

Final Plats
\$1300.00 + \$5.00 per lot or acre; whichever is greater.

Amending Plats
\$200.00 + \$5.00 for each acre

Replats/Vacating Plats
\$500.00 + \$5.00 per lot or acre; whichever is greater.
\$800.00 + \$5.00 per lot or acre; whichever is greater (if water and/or sewer study required)

Traffic Impact Analysis (TIA) Review
\$700.00 - Minor TIA (residential uses only)
\$1000.00 - Minor TIA (mixed-use)
\$1300.00 - Major TIA

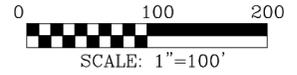
Drainage Analysis Review
\$400.00

JOHNSON RANCH NORTH - UNIT 8 FOR REVIEW ONLY

NOTE:
SEE SHEET 4 OF 5 FOR LINE AND CURVE TABLES,
AND SHEET 5 OF 5 FOR DETAILS A-F.

A-309
JACOB KADERLI SURVEY NO. 465

REMAINDER
(287.000 ACRES) EXHIBIT "A"
SPECIAL WARRANTY DEED
LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD
DOC. NO. 201306000265 &
CORRECTED IN DOC. NO. 201306010127
O.P.R.C.C.T.X.

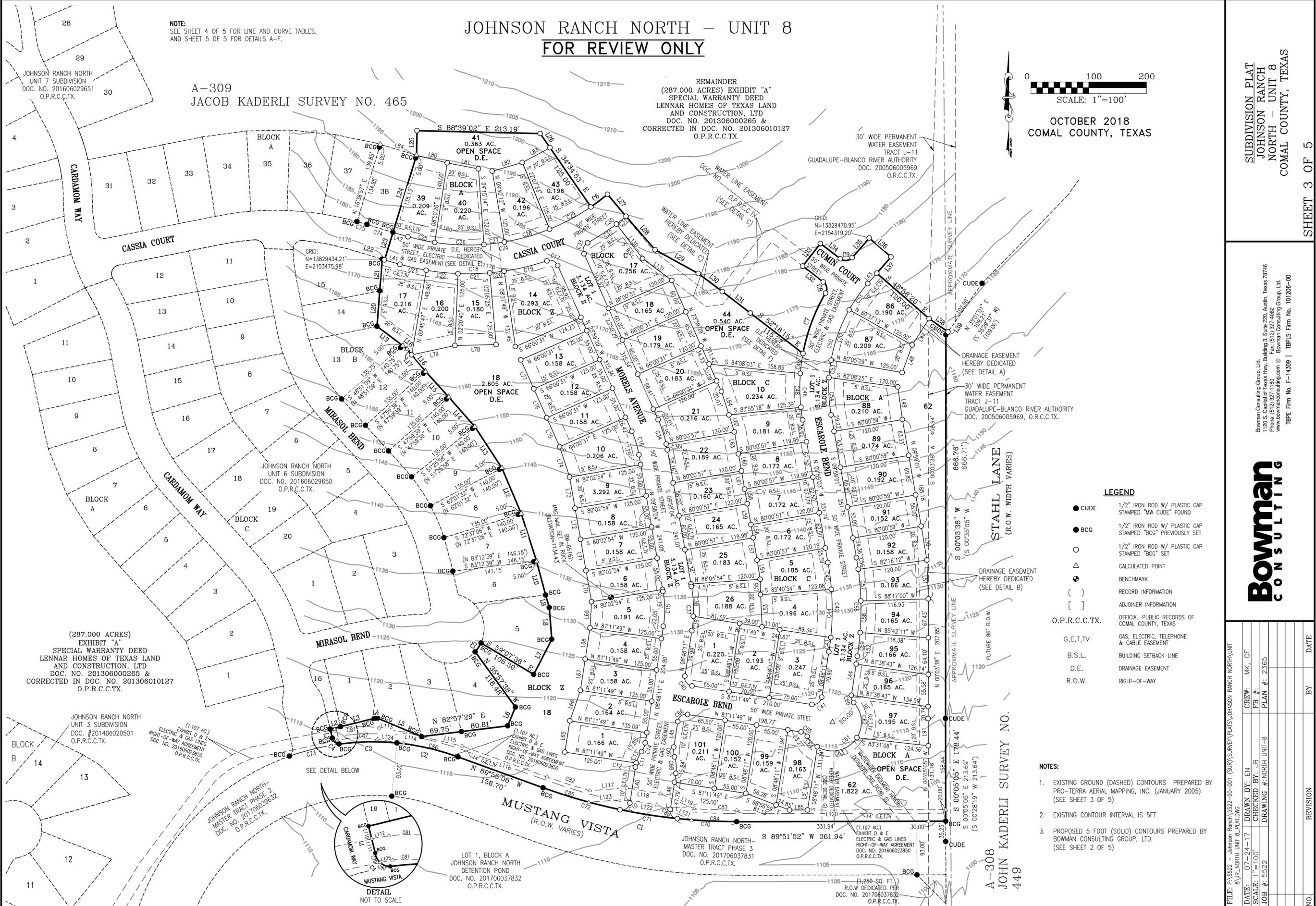


OCTOBER 2018
COMAL COUNTY, TEXAS

SUBDIVISION PLAT
JOHNSON RANCH
NORTH - UNIT 8
COMAL COUNTY, TEXAS

PLAN #: 2365

SHEET 3 OF 5



LEGEND

● CUDE	1/2" IRON ROD W/ PLASTIC CAP STAMPED "MW CUDE" FOUND
● BCG	1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
△	CALCULATED POINT
◆	BENCHMARK
()	RECORD INFORMATION
[]	ADJOINER INFORMATION
O.P.R.C.C.T.X.	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
G,E,T,V	GAS, ELECTRIC, TELEPHONE & CABLE EASEMENT
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY

- NOTES:**
- EXISTING GROUND (DASHED) CONTOURS PREPARED BY PRO-TERRA AERIAL MAPPING, INC. (JANUARY 2005) (SEE SHEET 3 OF 5)
 - EXISTING CONTOUR INTERVAL IS 5FT.
 - PROPOSED 5 FOOT (SOLID) CONTOURS PREPARED BY BOWMAN CONSULTING GROUP, LTD. (SEE SHEET 2 OF 5)

Bowman Consulting Group, Ltd.
1120 S. Capital of Texas Hwy, Building 3, Suite 220, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4082
www.bowmanconsulting.com
Bowman Consulting Group, Ltd.
TBP Firm No. F-14309 | TBPLS Firm No. 101206-00



FILE: P:\5522 - Johnson Ranch\5522-00-001 (SUR)\SURVEY\PLATS\JOHNSON RANCH NORTH\UNIT 8\JR-NORTH UNIT 8-PLAT.DWG	CREW: MK, CF	DATE: 07-24-17	DRAWN BY: EN
SCALE: 1"=100'	CHECKED BY: JB	DATE: 07-24-17	DATE: 07-24-17
JOB #: 5522	DRAWING #: NORTH UNIT-8	PLAN #: 2365	DATE: 07-24-17
			BY: _____
			DATE: _____
			REVISION: _____

PLOT DATE: Feb 01, 2019 - 12:25pm

A-308
JOHN KADERLI SURVEY NO. 449

(287.000 ACRES)
EXHIBIT "A"
SPECIAL WARRANTY DEED
LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD
DOC. NO. 201306000265 &
CORRECTED IN DOC. NO. 201306010127
O.P.R.C.C.T.X.

JOHNSON RANCH NORTH
UNIT 3 SUBDIVISION
DOC. #201406020501
O.P.R.C.C.T.X.

(1.107 AC.)
EXHIBIT D & E
ELECTRIC & GAS LINES
RIGHT-OF-WAY AGREEMENT
DOC. NO. 201606023850
O.P.R.C.C.T.X.

JOHNSON RANCH NORTH-
MASTER TRACT PHASE 2
DOC. NO. 201706037832
O.P.R.C.C.T.X.

LOT 1, BLOCK A
JOHNSON RANCH NORTH
DETENTION POND
DOC. NO. 201706037832
O.P.R.C.C.T.X.

JOHNSON RANCH NORTH-
MASTER TRACT PHASE 3
DOC. NO. 201706037831
O.P.R.C.C.T.X.

(1.107 AC.)
EXHIBIT D & E
ELECTRIC & GAS LINES
RIGHT-OF-WAY AGREEMENT
DOC. NO. 201606023850
O.P.R.C.C.T.X.

DETAIL
NOT TO SCALE

JOHNSON RANCH NORTH – UNIT 8

FOR REVIEW ONLY

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 13°42'40" W	16.06'
L2	N 76°18'07" E	18.47'
L3	N 76°18'07" E	60.01'
L4	N 84°56'13" E	5.91'
L5	S 67°07'02" E	82.29'
L6	N 21°50'35" E	35.32'
L7	N 27°11'40" E	68.47'
L8	N 04°23'08" W	55.66'
L9	N 16°35'06" W	22.55'
L10	N 14°53'00" W	60.60'
L11	N 17°59'06" W	87.14'
L12	N 22°40'42" W	85.84'
L13	N 33°16'15" W	85.85'
L14	N 41°18'17" W	68.40'
L15	N 42°00'21" W	60.00'
L16	N 39°36'50" W	37.51'
L17	N 39°36'50" W	12.70'
L18	N 49°58'08" W	9.62'
L19	N 53°10'29" W	55.75'
L20	N 04°26'48" E	62.08'
L21	N 04°26'48" E	55.03'
L22	S 73°51'27" E	4.19'
L23	N 16°52'55" E	50.00'
L24	N 16°52'55" E	140.13'
L25	N 01°20'58" E	42.61'
L26	S 34°34'53" E	30.00'
L27	S 40°06'36" E	50.00'
L28	S 40°47'04" E	76.91'
L29	S 61°08'32" E	85.35'
L30	S 53°04'56" E	52.28'
L31	S 52°24'22" E	61.00'
L32	N 52°18'15" W	45.00'
L33	N 37°41'45" E	50.00'
L34	S 52°18'15" E	43.67'
L35	N 41°01'40" E	45.00'
L36	S 48°58'20" E	50.00'
L37	S 41°01'40" W	37.61'
L38	S 54°58'59" E	40.10'
L39	S 35°01'01" W	6.25'
L40	N 08°48'11" E	63.45'
L41	N 73°54'31" W	27.77'
L42	S 73°54'32" E	27.08'
L43	N 41°01'40" E	23.71'
L44	S 08°48'11" W	68.80'
L45	S 08°48'11" W	44.91'
L46	S 08°48'11" W	63.62'
L47	N 32°30'25" E	54.59'
L48	N 19°38'39" E	50.73'
L49	N 08°02'01" W	57.17'
L50	N 09°30'18" W	59.72'
L51	N 02°07'26" W	67.57'
L52	N 08°48'11" E	13.79'
L53	S 02°48'07" E	56.03'
L54	S 09°10'14" E	33.70'
L55	S 01°10'39" E	26.95'
L56	S 09°59'03" E	23.18'
L57	S 09°42'09" E	39.32'
L58	S 10°02'36" E	25.68'
L59	S 09°55'44" E	36.82'
L60	S 10°03'58" E	30.18'
L61	S 09°54'28" E	32.32'
L62	N 17°40'06" W	31.20'
L63	S 10°15'06" E	38.41'
L64	N 17°52'13" W	42.62'
L65	N 08°48'11" E	55.00'
L66	N 19°12'02" E	55.92'
L67	N 08°48'11" E	55.00'
L68	N 08°48'11" E	55.00'
L69	N 03°10'22" E	45.25'
L70	N 09°58'04" W	55.00'
L71	N 09°58'04" W	55.00'
L72	N 09°58'04" W	55.00'
L73	N 09°58'04" W	55.00'
L74	N 18°08'00" W	55.57'
L75	N 23°59'29" W	55.00'
L76	N 23°59'29" W	55.00'
L77	N 23°59'29" W	55.00'
L78	S 88°37'37" W	71.32'
L79	S 77°53'43" W	76.70'
L80	S 75°45'04" E	54.84'
L81	S 79°25'35" E	55.07'
L82	N 74°06'08" E	54.24'
L83	N 61°38'47" E	54.24'
L84	S 73°26'27" E	65.47'

LINE TABLE		
LINE #	BEARING	DISTANCE
L85	S 89°51'52" W	31.09'
L86	N 00°03'38" E	36.57'
L87	N 00°05'05" W	45.64'
L88	N 00°03'38" E	207.41'
L89	N 02°07'18" W	179.78'
L90	S 01°30'46" W	28.11'
L91	N 00°05'05" W	47.35'
L92	S 39°19'42" E	78.87'
L93	S 52°18'15" E	119.94'
L94	N 82°41'45" E	12.64'
L95	N 37°41'45" E	8.13'
L96	S 53°04'56" E	6.45'
L97	S 52°24'22" E	14.25'
L98	S 37°41'45" W	16.81'
L99	S 82°41'45" W	29.79'
L100	N 52°18'15" W	130.87'
L101	N 39°19'37" W	81.49'
L102	N 37°41'45" E	129.09'
L103	N 82°41'45" E	16.70'
L104	S 52°18'15" E	77.62'
L105	S 37°41'45" W	20.70'
L106	N 52°18'15" W	68.73'
L107	S 37°41'45" W	120.08'
L108	-----	-----
L109	-----	-----
L110	N 13°42'40" W	1.83'
L111	N 13°42'40" W	14.23'
L112	N 77°55'59" E	7.36'
L113	S 80°41'33" E	45.83'
L114	S 75°15'03" E	29.05'
L115	S 76°49'42" E	72.18'
L116	S 69°55'06" E	156.70'
L117	N 85°47'47" E	64.22'
L118	S 80°05'06" E	58.91'
L119	S 66°14'38" E	64.47'
L120	N 89°51'52" E	361.96'
L121	N 66°14'38" W	65.46'
L122	N 80°05'06" W	54.01'
L123	S 85°47'47" W	65.18'
L124	N 80°41'33" W	46.37'
L125	S 77°55'59" W	5.67'
L126	N 05°42'14" W	50.00'
L127	S 05°42'14" E	50.04'
L128	N 80°16'55" W	50.11'
L129	S 80°16'55" E	50.01'
L130	S 37°10'57" E	75.17'
L131	S 53°13'57" E	63.18'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	970.00'	342.27'	N 80°01'37" W	340.50'
C2	430.00'	108.76'	N 77°09'50" W	108.47'
C3	430.00'	100.43'	S 88°53'57" W	100.21'
C4	14.02'	16.49'	N 48°18'42" W	15.55'
C5	60.50'	18.52'	N 33°33'46" E	18.45'
C6	375.00'	36.19'	N 52°39'15" E	36.17'
C7	325.00'	112.60'	N 20°20'33" E	112.04'
C8	15.00'	21.62'	N 11°01'05" W	19.79'
C9	15.00'	22.69'	N 84°21'42" E	20.59'
C10	14.00'	22.74'	N 55°20'16" E	20.32'
C11	62.00'	28.89'	S 22°09'04" W	28.63'
C12	62.00'	7.12'	S 12°05'33" W	7.11'
C13	62.00'	21.77'	S 25°26'26" W	21.66'
C14	36.50'	17.01'	N 22°09'04" E	16.85'
C15	185.00'	60.66'	N 00°35'26" W	60.39'
C16	175.00'	42.83'	N 16°58'47" W	42.73'
C17	15.00'	22.20'	N 66°23'00" W	20.23'
C18	425.00'	258.63'	N 88°39'28" E	254.66'
C19	425.00'	76.49'	N 76°22'49" E	76.39'
C20	425.00'	25.01'	N 83°13'21" E	25.01'
C21	425.00'	55.15'	N 88°37'35" E	55.12'
C22	425.00'	55.15'	S 83°56'17" E	55.12'
C23	425.00'	46.82'	S 77°03'52" E	46.79'
C24	375.00'	331.65'	N 80°45'17" E	320.95'
C25	375.00'	47.47'	S 77°32'06" E	47.43'
C26	375.00'	85.69'	S 87°42'27" E	85.51'
C27	375.00'	35.45'	N 83°02'17" E	35.43'
C28	375.00'	81.52'	N 74°06'08" E	81.36'
C29	375.00'	81.52'	N 61°38'47" E	81.36'
C30	425.00'	80.87'	N 55°20'28" E	80.75'
C31	425.00'	21.72'	N 51°21'13" E	21.72'
C32	425.00'	59.16'	N 56°48'18" E	59.11'
C33	15.00'	22.20'	S 18°24'02" W	20.23'
C34	225.00'	55.07'	N 16°58'47" W	54.93'
C35	225.00'	44.63'	N 18°18'30" W	44.56'
C36	225.00'	10.44'	N 11°17'48" W	10.43'
C37	235.00'	77.06'	N 00°35'26" W	76.71'
C38	235.00'	52.00'	N 03°38'43" W	51.89'
C39	235.00'	25.06'	N 05°44'54" E	25.05'
C40	15.00'	23.56'	S 36°11'49" E	21.21'
C41	15.00'	23.56'	N 53°48'11" E	21.21'
C42	475.00'	155.75'	N 00°35'26" W	155.06'
C43	475.00'	25.02'	S 07°17'38" E	25.02'
C44	475.00'	83.76'	N 00°44'00" E	83.65'
C45	475.00'	46.97'	N 07°09'04" W	46.95'
C46	325.00'	115.72'	S 00°12'59" W	115.11'
C47	325.00'	22.16'	S 08°01'52" E	22.15'
C48	325.00'	58.73'	S 00°54'05" E	58.65'
C49	325.00'	34.84'	S 07°20'46" W	34.82'
C50	275.00'	244.84'	S 15°31'19" W	236.83'
C51	275.00'	55.91'	S 35°12'14" W	55.81'
C52	275.00'	93.46'	S 19°38'39" W	93.01'
C53	275.00'	30.17'	S 06°45'56" W	30.15'
C54	275.00'	65.31'	S 03°10'50" E	65.15'
C55	525.00'	172.14'	N 00°35'25" W	171.37'
C56	525.00'	20.65'	N 08°51'25" W	20.65'
C57	525.00'	55.10'	N 04°43'24" W	55.08'
C58	525.00'	55.10'	N 01°17'24" E	55.08'
C59	525.00'	41.29'	N 06°33'00" E	41.28'
C60	15.00'	13.57'	S 17°17'58" E	13.11'
C61	50.00'	169.33'	N 53°48'11" E	99.25'
C62	50.00'	66.06'	N 05°22'03" W	61.36'
C63	50.00'	77.91'	N 77°07'12" E	70.26'
C64	50.00'	25.36'	S 43°42'34" E	25.09'
C65	15.00'	13.62'	N 55°11'13" W	13.16'
C66	15.00'	23.56'	S 53°48'11" W	21.21'
C67	36.50'	17.01'	S 04°32'42" E	16.85'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C68	62.00'	28.89'	N 04°32'42" W	28.63'
C69	14.00'	22.69'	S 37°37'49" E	20.29'
C70	970.00'	102.80'	S 87°05'59" E	102.75'
C71	970.00'	100.49'	S 81°05'44" E	100.45'
C72	970.00'	138.98'	S 74°01'23" E	138.86'
C73	430.00'	88.80'	S 76°17'30" W	88.64'
C74	1728.10'	47.09'	N 73°08'22" W	47.09'
C75	525.00'	17.81'	N 73°19'50" W	17.81'
C76	50.00'	21.48'	S 80°17'21" E	21.31'
C77	50.00'	21.16'	N 53°07'59" E	21.00'
C78	-----	-----	-----	-----
C79	14.02'	6.02'	N 26°54'53" W	5.97'
C80	14.02'	10.47'	S 60°36'47" E	10.23'
C81	187.82'	77.58'	N 88°23'45" E	77.03'
C82	950.00'	77.77'	S 72°15'49" E	77.75'
C83	950.00'	73.36'	S 87°55'24" E	73.34'
C84	970.00'	78.35'	N 87°49'17" W	78.33'
C85	970.00'	82.88'	N 72°21'58" W	82.86'
C86	430.00'	97.29'	N 76°24'01" W	97.09'
C87	167.82'	69.71'	S 88°22'58" W	69.21'
C88	425.00'	4.74'	N 81°51'22" E	4.74'
C89	425.00'	15.00'	S 83°11'14" W	15.00'
C90	425.00'	5.27'	N 84°33'13" E	5.27'
C91	375.00'	10.21'	N 84°57'57" E	10.21'
C92	375.00'	15.00'	N 83°02'21" E	15.00'
C93	375.00'	10.23'	N 81°06'41" E	10.23'
C94	325.00'	11.00'	S 05°14'43" W	11.00'
C95	325.00'	15.01'	N 07°32'17" E	15.01'
C96	325.00'	8.82'	S 09°38'21" W	8.82'
C97	275.00'	5.77'	S 09°18'26" W	5.77'
C98	275.00'	15.02'	S 07°08'29" W	15.02'
C99	275.00'	9.38'	S 04°35'59" W	9.38'
C100	50.00'	7.44'	N 36°44'47" E	7.44'
C101	50.00'	19.33'	N 76°19'47" E	19.21'
C102	50.00'	8.50'	S 63°06'46" E	8.49'

FILE: P:\5522 - Johnson Ranch\5522-00-001 (SUR)\SURVEY\PLATS\JOHNSON RANCH NORTH\UNIT 8\JR_NORTH UNIT 8_PLAT.DWG

DATE: 07-24-17 DRAWN BY: EN CREW: MK, CF
 SCALE: 1"=100' CHECKED BY: JB PB #:
 JOB #: 5522 DRAWING #: NORTH UNIT-8 PLAN #: 2365

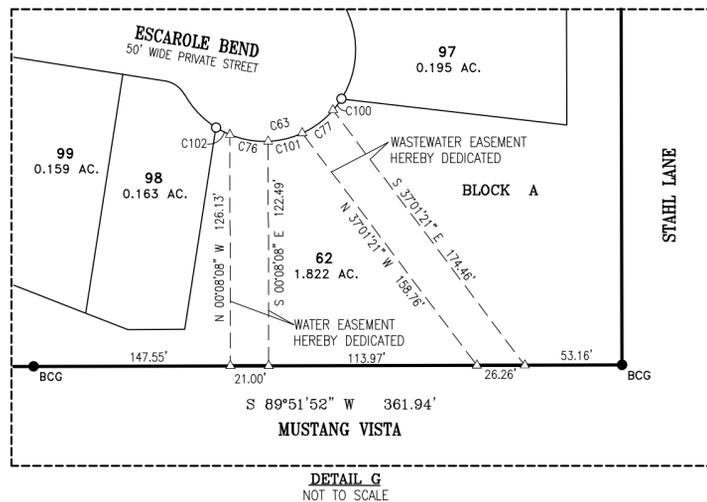
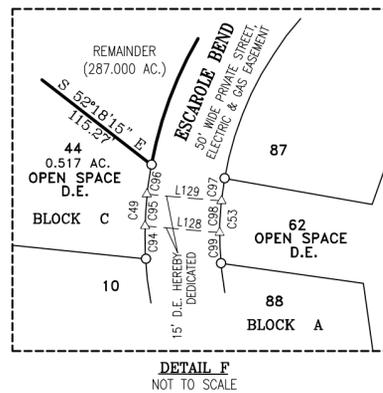
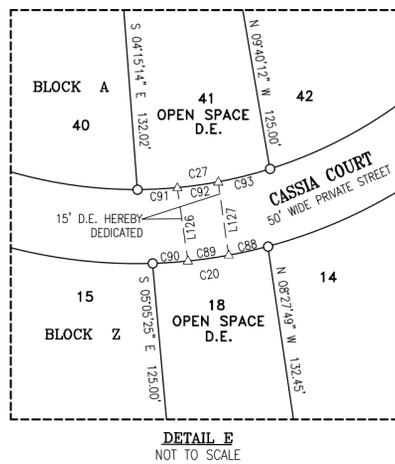
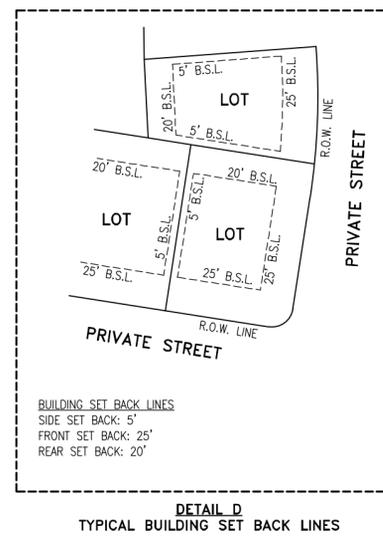
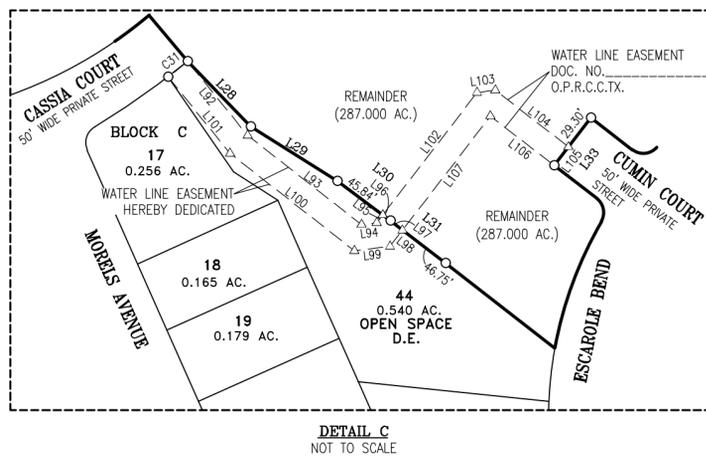
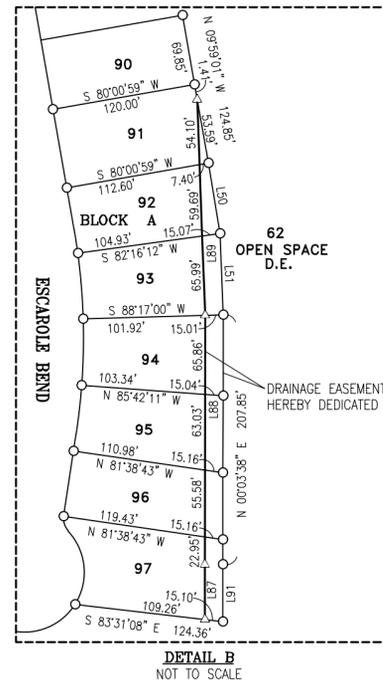
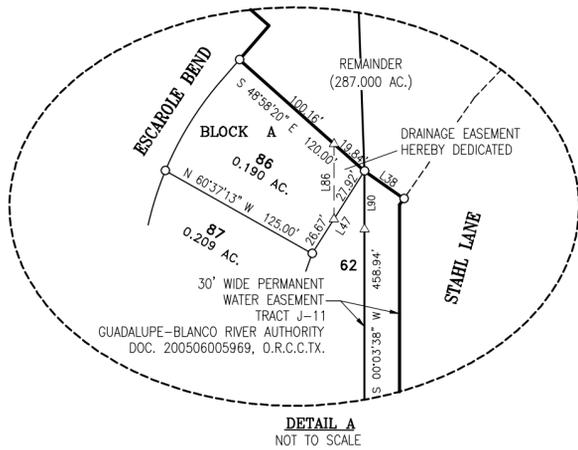


Bowman Consulting Group, Ltd.
 1120 S. Capital of Texas Hwy, Building 3, Suite 220, Austin, Texas 78746
 Phone: (512) 327-1180 Fax: (512) 327-4062
 www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
 TBPE Firm No. F-14309 | TBLS Firm No. 101206-00

SUBDIVISION PLAT
 JOHNSON RANCH
 NORTH – UNIT 8
 COMAL COUNTY, TEXAS

NO.	REVISION	BY	DATE

**JOHNSON RANCH NORTH – UNIT 8
FOR REVIEW ONLY**



FILE: P:\5522 - Johnson Ranch\5522-00-001 (SUR)\SURVEY\PLATS\JOHNSON RANCH NORTH\UNIT 8\JR_NORTH UNIT 8_PLAT.DWG			
DATE: 07-24-17	DRAWN BY: EN	CREW: MK, CF	
SCALE: 1"=100'	CHECKED BY: JB	FB #:	
JOB #: 5522	DRAWING #: NORTH UNIT-8	PLAN #: 2365	
NO.	REVISION	BY	DATE



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www.bowmanconsulting.com Bowman Consulting Group, Ltd.
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

**SUBDIVISION PLAT
JOHNSON RANCH
NORTH – UNIT 8
COMAL COUNTY, TEXAS**



PLANNING AND ZONING COMMISSION ITEM:
PC-18-28
PRELIMINARY PLAT
PARK VILLAGE, UNIT 5

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

REQUEST:
Hold a Public Hearing and consider the approval of a Preliminary Plat for Park Village, Unit 5, generally located east of Blanco Road approximately 1/2 mile south of Hwy 46.

APPLICANT:
Cude Engineers
4122 Pond Hill Road, #101
San Antonio, TX 78231

PROPERTY INFORMATION:
Owner: Two Seventy Seven, LTD.
Legal Descrp: N/A
Size: 43.687 acres; 62 lots
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Single Family Residential

SUMMARY:
This is a proposed preliminary plat for Unit 5 of the Park Village Development, located at the northwest corner of the City in the City's Extraterritorial Jurisdiction. The Master Development Plan (MDP) was recently amended in February of this year. Units 1, 2, 3A and 3B as well as the Waste Water Treatment Plant site (as illustrated on the attached MDP amendment) have already been platted and are under construction. The developers are now proceeding with this Unit 5 which requires approval of a preliminary plat prior to moving forward with final plat approval.

ANALYSIS:
This proposed Preliminary Plat is for approximately 43.687 acres of vacant property and establishes 62 single family residential lots, 1 non-residential lot and 4 open space lots. Approximately 16 acres is being provided as park space as a liner park within Lot 907. The executed Development Agreement requires 3 acres per 100 units for park space.

The dedication of land for drainage and detention purposes is occurring within Lot 907, with detention pond #2 per the amended Master Development Plan.

The proposed subdivision lies completely outside the City Limits. No portion of this proposed preliminary plat lies within the 100-yr floodplain. Water is being provided by Canyon Lake Water Service Company and sewer service will be provided by the on-site package treatment plant already platted and under construction.

With approval of the Preliminary Plat, the developer will continue with the design of the subdivision phase. During design, some minor changes to the plat may occur to avoid conflicts, reduce slopes, etc. by slightly altering the roadway alignment. Such minor changes, provided they do not substantially deviate from the Preliminary Plat, will be incorporated into the Final Plat. The Planning and Zoning Commission will also review and approve the Final Plat. If there is a substantial deviation from the Preliminary Plat, then the developer will be required to submit a new Preliminary Plat for review and approval.

The City Staff has reviewed the proposed preliminary plat and related required documents including a drainage analysis and traffic impact analysis and has determined that the submittal meets the requirements in the Subdivision Ordinance and the approved Development Agreement for the development.

Therefore, Staff recommends **approval** of this preliminary plat.

ATTACHMENTS:

Preliminary Plat

Master Development Plan

Application



Application for Plat

30360 Cougar Bend, Bulverde, TX 78163
Telephone: 830-438-3612 - Fax: 830-438-4339
www.ci.bulverde.tx.us

Check one: Master Plan Final Plat Preliminary Plat Vacating Plat Replat Amending Plat

1. Name of Subdivision: Park Village Unit No 5
Location Description/Nearest Intersection: Approximately 3,000' south of the intersection of Blanco Road & TX-46

2. Owner/Applicant: Two Seventy Seven, LTD.
Address: 8023 Vantage Drive, Suite 1200 Email: tgold@reocsanantonio.com
Telephone: (210) 524-4000 Fax: (210) 524-4029 Mobile: (210) 524-4000
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

3. Licensed Engineer/Surveyor (technical contact): Cude Engineers, LLC (Jeffrey Mckinnie, P.E.)
Address: 4122 Pond Hill Road, Suite 101 Email: jmckinnie@cudeengineers.com
Telephone: (210) 681-2951 Fax: (210) 523-7112 Mobile: _____

4. Property Details:

City Limits:	<input type="checkbox"/> In <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>Park Village Wastewater Plant</u>
Residential:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
No. of Lots:	<u>68</u>	TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>43.271</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Density Class:	<u>High Density</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Zoning Class:	<u>ETJ</u>		<input checked="" type="checkbox"/> Contributing

5. Waiver:

- I have attached the notarized 30-day waiver signed by the owner waving my rights to sec 212.009 of the Local Government Code, allowing the City more time to properly review the application
- I am opting out of the 30-day waiver acknowledging my application will be reviewed as is.

The undersigned agrees to comply with all platting and subdivision requirements of the City of Bulverde, and hereby authorizes the surveyor/engineer to record the approved final plat. The undersigned agrees to pay the appropriate 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.

T. Gold
Signature of Owner/Applicant

8-15-18
Date

Fees on Page 2

Submittal Format:

**Plat submittals should include one (1) hard copy of each required submittal document, as well as digital PDF versions of each required document, including application.

Fees:

Master Plans

- \$1250.00 + \$5.00 per lot or acre; whichever is greater.

Preliminary Plats

- \$1250.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family.

Final Plats

- \$1250.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family.

Amending Plats

- \$750.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family.

Replats/Vacating Plats

- \$750.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family.

Traffic Impact Analysis (TIA) Review

- \$1250.00 - Minor TIA
- \$2500.00 - Major TIA

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

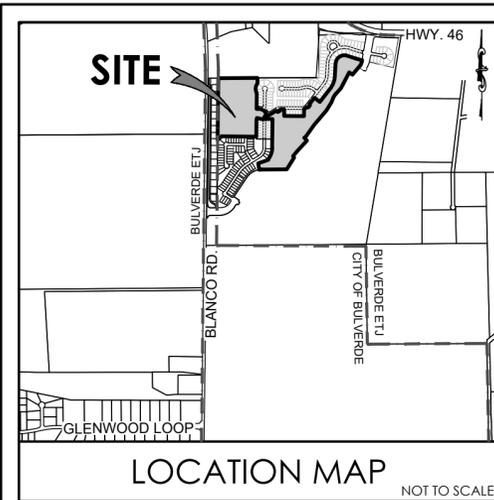
- \$1500 – (0-5 acres)
- \$2500 + \$10/lot – (5+ acres)

Drainage Analysis Review Tier 2 Commercial/Industrial/Multi-Family

- \$1750 - (0-5 acres)
- \$2500 + \$10/acre (5+ acres)

Submittal Format:

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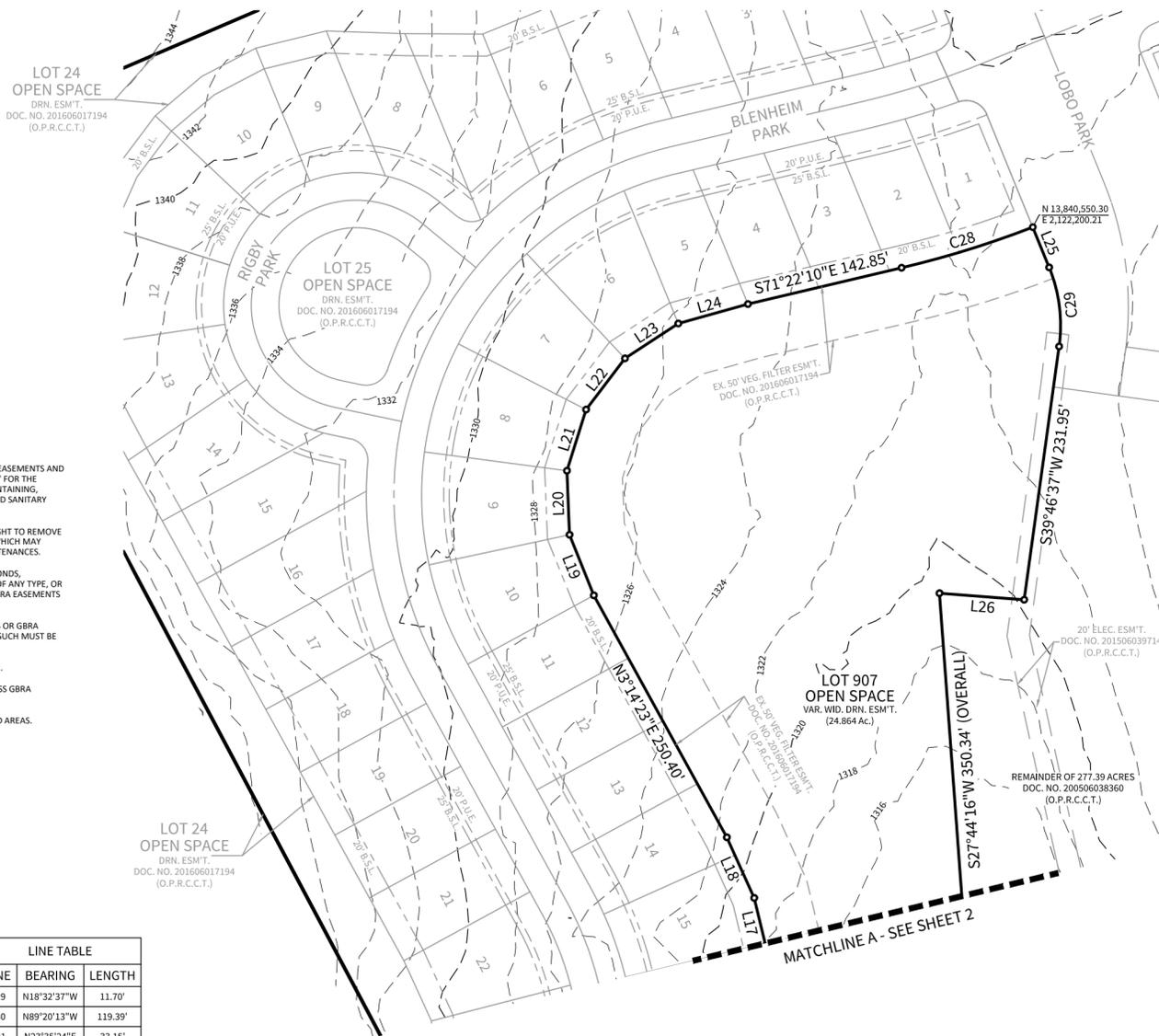


LEGEND

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- DOC. NO. = DOCUMENT NUMBER
- DRN. = DRAINAGE
- ESMT. = EASEMENT
- EK. = EXISTING
- G.P.M. = GALLONS PER MINUTE
- F.I.R. = FOUND IRON ROD
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- VAR. = VARIABLE
- WID. = WIDTH
- = STREET CENTERLINE
- = CITY LIMIT LINE
- ELEV. - = EXISTING GROUND MAJOR CONTOUR
- ELEV. - = EXISTING GROUND MINOR CONTOUR
- = 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE"

GUADALUPE-BLANCO RIVER AUTHORITY NOTES:

1. THE GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) 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 GBRA EASEMENTS OR WITHIN 10 FEET OF GBRA UTILITIES, WHICHEVER IS GREATER.
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.



PRELIMINARY SUBDIVISION PLAT
ESTABLISHING
PARK VILLAGE SUBDIVISION, UNIT 5
A SUBDIVISION PLAT ESTABLISHING 62 RESIDENTIAL LOTS, 1 NON-RESIDENT LOT AND 4 OPEN SPACE LOTS, CONTAINING 43.687 ACRES, SAID TRACT IS A PORTION OF THE TRACT CONTAINING 277.39 ACRES DESCRIBED IN THE DEED FROM BELLE OAKS RANCH, LTD. TO TWO SEVENTY SEVEN PARK VILLAGE, LTD. RECORDED UNDER DOCUMENT, 200506038360, O.P.R.C.C.T., SITUATED IN THE J. WEBB SURVEY NO. 237, ABSTRACT 665, COMAL COUNTY, TEXAS.

SCALE: 1"=100'

M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • S-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPE #455 • TBPLS #10048500
MWC: JEFFREY A. MCKINNIE
PRJ. NO.: 03021.009

STATE OF TEXAS
COUNTY OF COMAL
KNOW ALL MEN BY THESE PRESENTS:

THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER
TWO SEVENTY SEVEN LTD.

8023 VANTAGE DRIVE, SUITE 1200
SAN ANTONIO, TEXAS 78230
PHONE: (210) 524-4000
CONTACT PERSON: TODD GOLD

OWNER'S NAME _____

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

PRINT NOTARY'S NAME _____ NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

M.W. CUDE ENGINEERS, L.L.C.
JAMES W. RUSSELL, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. #4230

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 COMAL COUNTY.

M.W. CUDE ENGINEERS, L.L.C.
JEFFREY A. MCKINNIE, P.E.

LICENSED PROFESSIONAL ENGINEER NO. 89393

THIS PLAT OF _____ PARK VILLAGE, UNIT 5 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF BULVERDE PLANNING AND ZONING COMMISSION, COMAL COUNTY, TEXAS AND IS HEREBY APPROVED FOR THE FILING BY SAID COMMISSION ON _____ 2018, DATED THIS _____ DAY OF A.D., 2018.

BY: _____
CHAIRMAN
CITY OF BULVERDE
PLANNING AND ZONING COMMISSION

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. AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. AT _____ M. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT NUMBER _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D.

CURVE	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD	LENGTH
C1	175.00'	51°24'50"	84.25'	N63°37'49"W	151.82'	157.03'
C2	20.00'	79°12'10"	16.55'	N01°40'41"E	25.50'	27.65'
C3	225.00'	27°59'09"	56.07'	S27°17'12"W	108.81'	109.90'
C4	25.00'	90°00'00"	25.00'	S45°39'47"W	35.36'	39.27'
C5	25.00'	90°00'00"	25.00'	S44°20'13"E	35.36'	39.27'
C6	25.00'	36°05'26"	8.14'	N72°37'04"E	15.49'	15.75'
C7	50.00'	162°10'52"	318.95'	N44°20'13"W	98.79'	141.53'
C8	25.00'	36°05'26"	8.14'	S18°42'30"W	15.49'	15.75'
C9	25.00'	90°00'00"	25.00'	N44°20'13"W	35.36'	39.27'
C10	25.00'	36°05'26"	8.14'	S72°37'04"W	15.49'	15.75'
C11	50.00'	162°10'51"	318.95'	S44°20'13"E	98.79'	141.53'
C12	25.00'	36°05'26"	8.14'	N18°42'29"E	15.49'	15.75'
C13	25.00'	36°05'26"	8.14'	N17°22'56"W	15.49'	15.75'
C14	50.00'	162°10'51"	318.95'	S45°39'47"W	98.79'	141.53'
C15	25.00'	36°05'26"	8.14'	S71°17'31"E	15.49'	15.75'
C16	20.00'	90°00'00"	20.00'	N45°39'47"E	28.28'	31.42'
C17	25.00'	90°00'00"	25.00'	N44°20'13"W	35.36'	39.27'
C18	25.00'	48°11'23"	11.18'	S66°34'05"W	20.41'	21.03'
C19	50.00'	276°22'46"	44.72'	S00°39'47"W	66.67'	241.19'
C20	25.00'	48°11'23"	11.18'	S65°14'32"E	20.41'	21.03'
C21	25.00'	36°05'26"	8.14'	N72°37'04"E	15.49'	15.75'
C22	50.00'	162°10'52"	318.95'	N44°20'13"W	98.79'	141.53'
C23	25.00'	36°05'26"	8.14'	S18°42'30"W	15.49'	15.75'
C24	20.00'	90°00'00"	20.00'	S44°20'13"E	28.28'	31.42'
C25	175.00'	38°02'42"	60.33'	S39°44'12"W	114.08'	116.20'
C26	20.00'	89°59'29"	20.00'	N76°14'12"W	28.28'	31.41'
C27	175.00'	20°36'35"	31.82'	N59°44'42"E	62.61'	62.95'
C28	907.00'	7°51'25"	62.29'	S75°17'53"E	124.28'	124.38'
C29	140.00'	29°56'51"	37.44'	N24°48'12"E	72.35'	73.18'
C30	200.00'	24°15'23"	42.98'	S33°22'09"W	84.04'	84.67'
C32	355.00'	37°52'20"	121.79'	N19°35'57"E	230.40'	234.65'
C33	360.00'	8°08'50"	25.64'	S85°27'19"W	51.15'	51.19'
C34	20.00'	121°54'11"	36.01'	N29°42'38"E	34.97'	42.55'
C35	20.00'	78°31'04"	16.35'	N88°49'08"E	25.31'	27.41'
C36	20.00'	89°59'59"	20.00'	N06°55'21"W	28.28'	31.42'

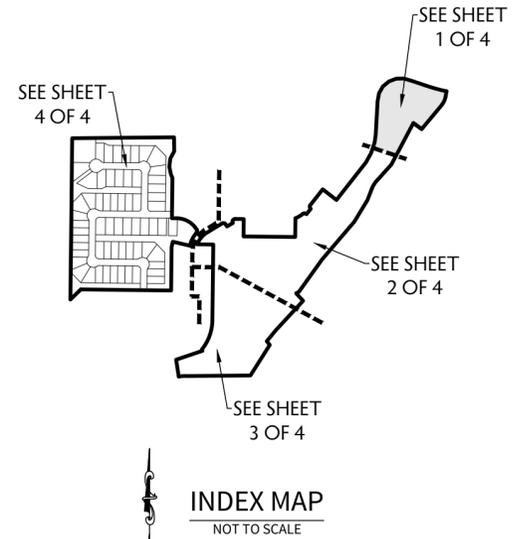
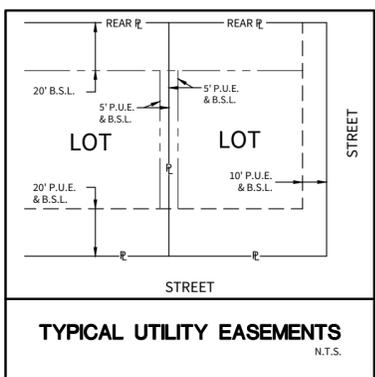
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N89°20'13"W	35.99'	L29	N18°32'37"W	11.70'
L2	N37°55'24"W	19.04'	L30	N89°20'13"W	119.39'
L3	S76°42'23"E	130.00'	L31	N23°35'24"E	33.15'
L4	N13°17'37"E	39.29'	L32	S51°55'20"E	109.36'
L5	N45°39'47"E	108.41'	L33	S44°36'02"E	126.53'
L6	N00°28'30"W	104.44'	L34	S39°47'19"W	20.10'
L7	N27°37'40"E	61.42'	L35	N44°36'02"W	123.42'
L8	N07°33'53"E	61.36'	L36	N31°08'51"E	9.33'
L9	N11°51'06"W	56.34'	L37	N31°08'51"E	20.64'
L10	N22°21'03"W	31.13'	L38	S44°36'02"E	203.24'
L11	N88°56'12"W	65.00'	L39	S44°36'02"E	206.40'
L12	N63°47'06"W	34.78'	L40	S00°39'47"W	17.72'
L13	N65°47'23"E	35.66'	L41	S89°20'13"E	128.00'
L14	S89°20'13"E	65.00'	L42	S00°39'47"W	45.63'
L15	S89°20'13"E	64.76'	L43	N76°14'12"E	53.69'
L16	N29°03'26"E	78.32'	L44	S00°39'47"W	158.63'
L17	N18°24'05"E	84.87'	L45	N67°52'57"E	206.06'
L18	N07°44'38"E	60.33'	L46	S89°20'13"E	10.01'
L19	N10°05'13"E	59.24'	L47	S31°14'28"E	17.56'
L20	N29°39'42"E	58.16'	L48	N59°45'40"E	50.01'
L21	N49°21'35"E	58.16'	L49	S51°55'20"E	3.83'
L22	N69°03'28"E	58.16'	L50	N38°04'40"E	50.00'
L23	N88°41'02"E	57.74'	L51	S89°20'24"E	20.00'
L24	S73°42'34"E	65.42'	L52	S61°34'34"W	23.67'
L25	S09°49'46"W	39.38'	L53	S43°06'45"E	76.17'
L26	N53°40'37"W	76.90'	L54	S39°07'08"E	35.95'
L27	S21°14'27"W	90.73'	L55	N39°22'17"E	107.78'
L28	S51°55'20"E	130.00'			

GENERAL PLATTING NOTES

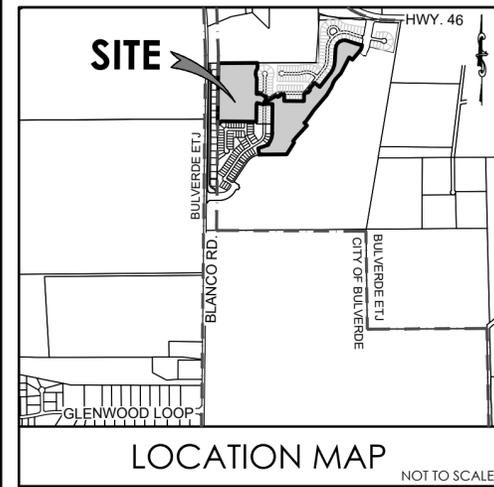
1. 1/2" IRON RODS SET AT LOT CORNERS.
2. ALL COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204. ALL DISTANCE GIVEN HEREON ARE SURFACE. TO CONVERT TO GRID, APPLY SCALE FACTOR OF 0.99987. TO CONVERT GRID COORDINATES TO SURFACE, SCALE 1.00013. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES. (CONTOURS ESTABLISHED USING VERTICAL DATUM NAVD 88.)
3. THIS PROPERTY LIES WITHIN AN EXTRATERRITORIAL JURISDICTION OF THE CITY OF BULVERDE.
4. THIS PROPERTY WILL BE SERVED BY A STATE CERTIFIED PUBLIC WATER SUPPLY SYSTEM. MINIMUM WATER PRESSURE REQUIREMENTS BASED ON TCEQ CURRENT STANDARDS CAN BE MET AT THE PROPOSED METER LOCATION FOR ALL LOTS. ADEQUATE PRESSURE FOR NORMAL DOMESTIC USE AT ELEVATIONS GREATER THAN 1120 FT. MSL CANNOT BE GUARANTEED. PRIVATE BOOSTER SYSTEM MAY BE REQUIRED.
5. THIS PROPERTY IS SERVED BY A CENTRALIZED SEWER TREATMENT SYSTEM, COMAL COUNTY WCID NO. 6.
6. THIS PROPERTY LIES WITHIN THE CONTRIBUTING ZONE TO THE EDWARDS AQUIFER.
7. COMAL COUNTY REQUIRES A MINIMUM 20' BUILDING SETBACK LINE FROM ROAD FRONTAGE.
8. 63 LOTS, BEING 43.271 ACRES, 4 OPEN SPACES.
9. OPEN SPACE LOTS 904, 905, 906 AND 907 IS A SUBSTANDARD LOT AND DRAINAGE EASEMENT FOR STORM WATER CONVEYANCE, DETENTION, AND TREATMENT. HABITABLE STRUCTURES ARE PROHIBITED.
10. ALL DEVELOPABLE LOTS TO HAVE A 20' FRONT SETBACK, 20' REAR SETBACK, 5' SIDE SETBACK AND 10' SIDE SETBACK WHEN ADJACENT TO ROADWAY.
11. ROADWAY LENGTH = 2,271 LF.

EASEMENT STATEMENT

PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANK FIELDS, ETC.) GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.

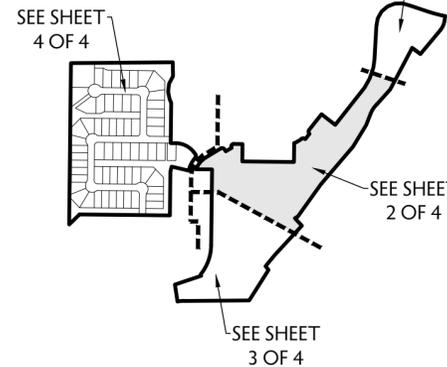


INDEX MAP
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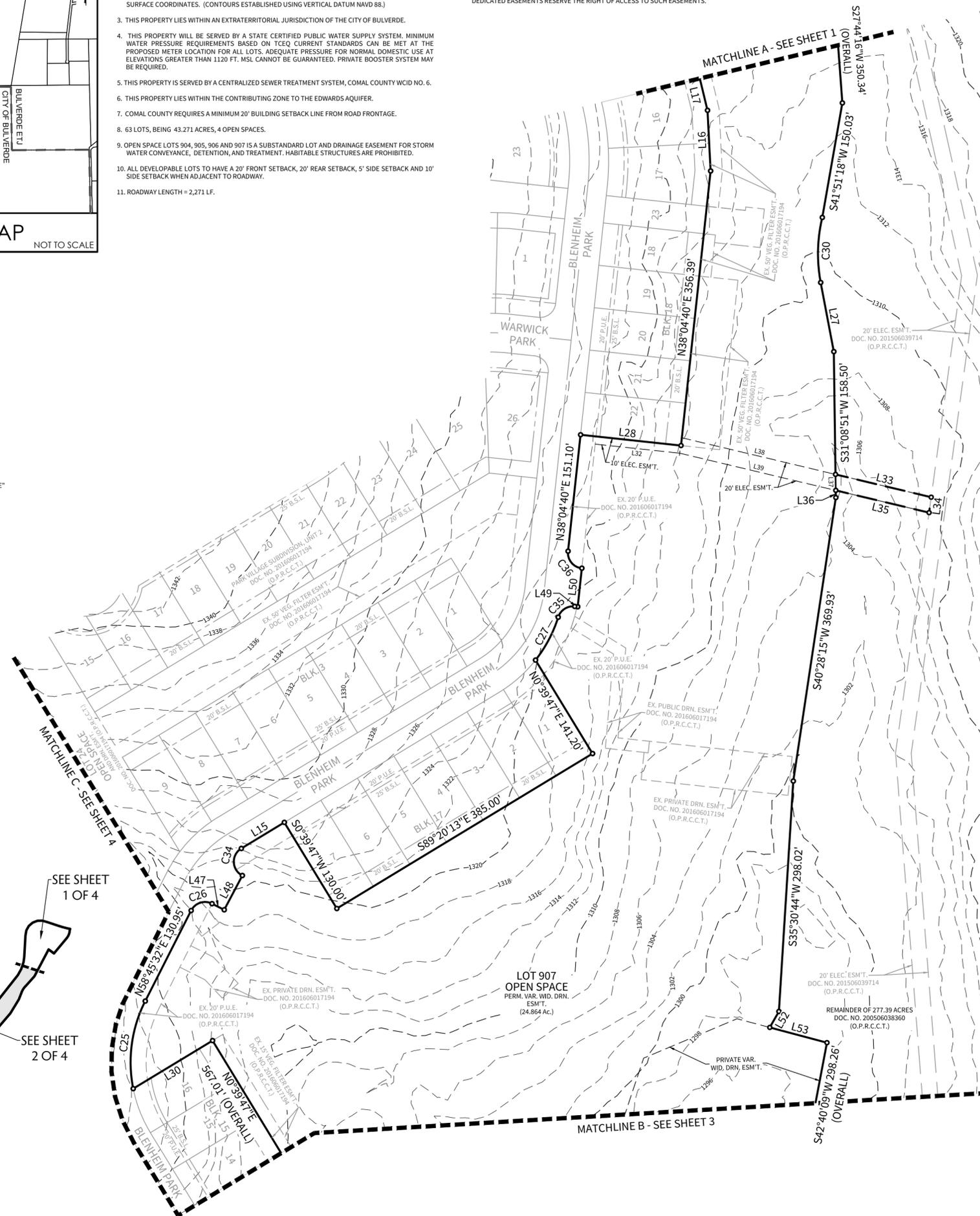
INDEX MAP
NOT TO SCALE

GENERAL PLATTING NOTES

1. 3/4" IRON ROD SET AT LOT CORNERS.
2. ALL COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204. ALL DISTANCE GIVEN HEREON ARE SURFACE. TO CONVERT TO GRID, APPLY SCALE FACTOR OF 0.99987. TO CONVERT GRID COORDINATES TO SURFACE, SCALE 1.00013. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES. (CONTOURS ESTABLISHED USING VERTICAL DATUM NAVD 88.)
3. THIS PROPERTY LIES WITHIN AN EXTRATERRITORIAL JURISDICTION OF THE CITY OF BULVERDE.
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5. THIS PROPERTY IS SERVED BY A CENTRALIZED SEWER TREATMENT SYSTEM, COMAL COUNTY WCID NO. 6.
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7. COMAL COUNTY REQUIRES A MINIMUM 20' BUILDING SETBACK LINE FROM ROAD FRONTAGE.
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PRELIMINARY SUBDIVISION PLAT
ESTABLISHING
PARK VILLAGE SUBDIVISION, UNIT 5

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SAN ANTONIO, TEXAS 78231
T: 210.681.2951 • F: 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE #455 • TBPLS #10048500
MWC: JEFFREY A. MCKINNIE
PRJ. NO.: 03021.009

STATE OF TEXAS
COUNTY OF COMAL
KNOW ALL MEN BY THESE PRESENTS:

THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER
TWO SEVENTY SEVEN LTD.

8023 VANTAGE DRIVE, SUITE 1200
SAN ANTONIO, TEXAS 78230
PHONE: (210) 524-4000
CONTACT PERSON: TODD GOLD

OWNER'S NAME _____

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

PRINT NOTARY'S NAME _____ NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

M.W. CUDE ENGINEERS, L.L.C.
JAMES W. RUSSELL, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. #4230

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 COMAL COUNTY.

M.W. CUDE ENGINEERS, L.L.C.
JEFFREY A. MCKINNIE, P.E.

LICENSED PROFESSIONAL ENGINEER NO. 89393

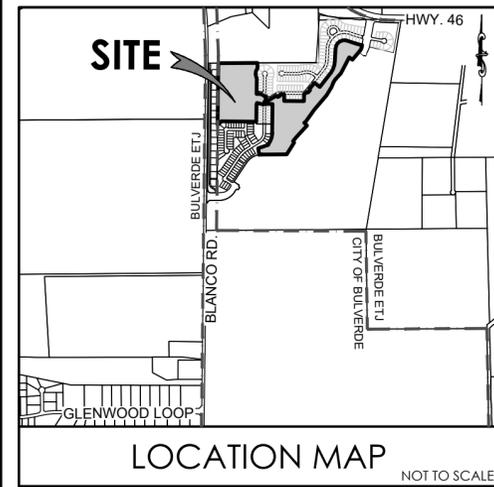
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BY: _____
CHAIRMAN
CITY OF BULVERDE
PLANNING AND ZONING COMMISSION

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. AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. AT _____ M. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT NUMBER _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D.

BY: _____
COUNTY CLERK, COMAL COUNTY, TEXAS
FEBRUARY 28, 2019 SHEET 2 OF 4



LEGEND

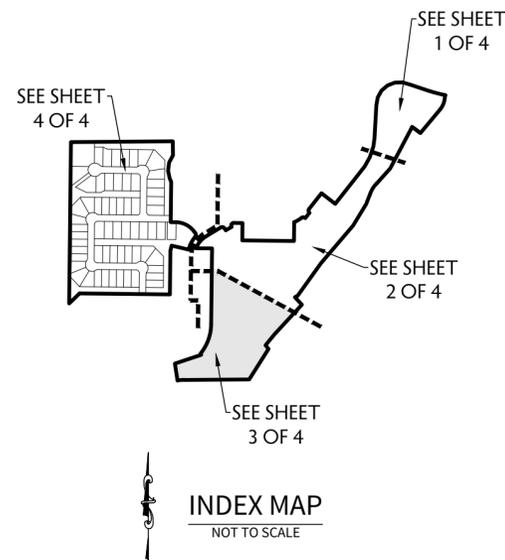
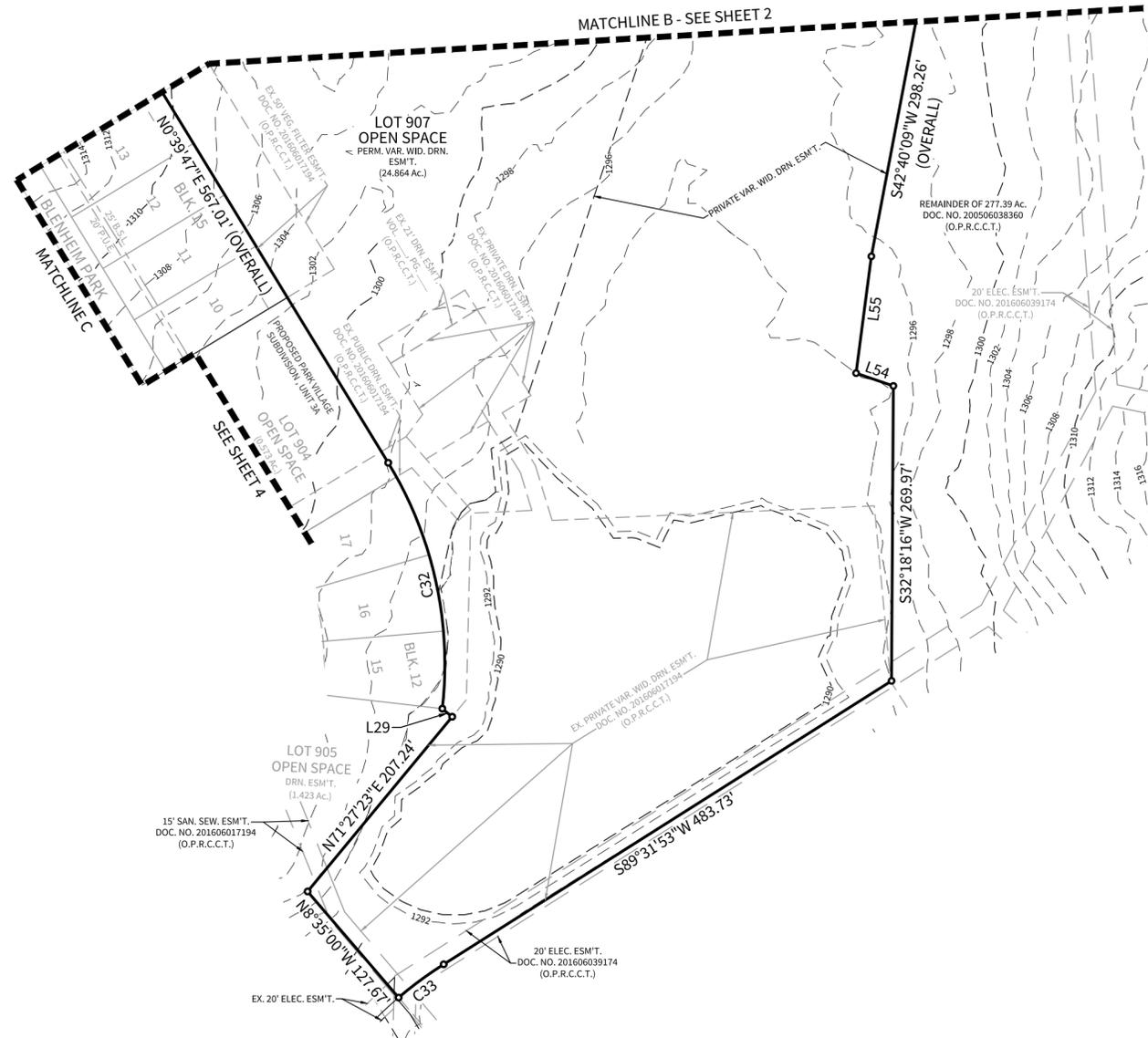
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- = 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE"

GENERAL PLATTING NOTES

1. 1/2" IRON RODS SET AT LOT CORNERS.
2. ALL COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204. ALL DISTANCE GIVEN HEREON ARE SURFACE. TO CONVERT TO GRID, APPLY SCALE FACTOR OF 0.99987. TO CONVERT GRID COORDINATES TO SURFACE, SCALE 1.00013. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES. (CONTOURS ESTABLISHED USING VERTICAL DATUM NAVD 88.)
3. THIS PROPERTY LIES WITHIN AN EXTRATERRITORIAL JURISDICTION OF THE CITY OF BULVERDE.
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5. THIS PROPERTY IS SERVED BY A CENTRALIZED SEWER TREATMENT SYSTEM, COMAL COUNTY WCID NO. 6.
6. THIS PROPERTY LIES WITHIN THE CONTRIBUTING ZONE TO THE EDWARDS AQUIFER.
7. COMAL COUNTY REQUIRES A MINIMUM 20' BUILDING SETBACK LINE FROM ROAD FRONTAGE.
8. 63 LOTS, BEING 43.271 ACRES, 4 OPEN SPACES.
9. OPEN SPACE LOTS 904, 905, 906 AND 907 IS A SUBSTANDARD LOT AND DRAINAGE EASEMENT FOR STORM WATER CONVEYANCE, DETENTION, AND TREATMENT. HABITABLE STRUCTURES ARE PROHIBITED.
10. ALL DEVELOPABLE LOTS TO HAVE A 20' FRONT SETBACK, 20' REAR SETBACK, 5' SIDE SETBACK AND 10' SIDE SETBACK WHEN ADJACENT TO ROADWAY.
11. ROADWAY LENGTH = 2,271 LF.

EASEMENT STATEMENT

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PRELIMINARY SUBDIVISION PLAT
ESTABLISHING
PARK VILLAGE SUBDIVISION, UNIT 5

A SUBDIVISION PLAT ESTABLISHING 62 RESIDENTIAL LOTS, 1 NON-RESIDENT LOT AND 4 OPEN SPACE LOTS, CONTAINING 43.687 ACRES; SAID TRACT IS A PORTION OF THE TRACT CONTAINING 277.39 ACRES DESCRIBED IN THE DEED FROM BELLE OAKS RANCH, LTD. TO TWO SEVENTY SEVEN PARK VILLAGE, LTD. RECORDED UNDER DOCUMENT, 200506038360, O.P.R.C.C.T., SITUATED IN THE J. WEBB SURVEY NO. 237, ABSTRACT 665, COMAL COUNTY, TEXAS.

SCALE: 1"=100'

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OWNER'S NAME _____

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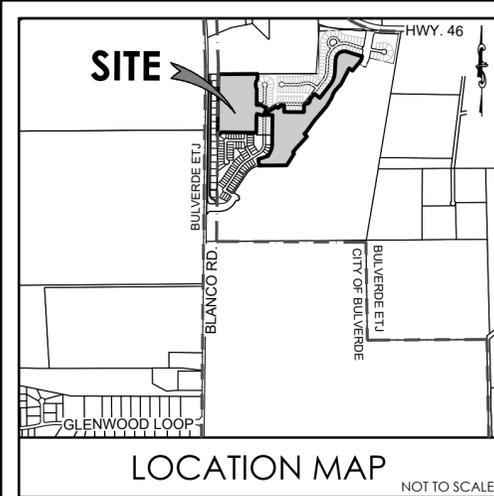
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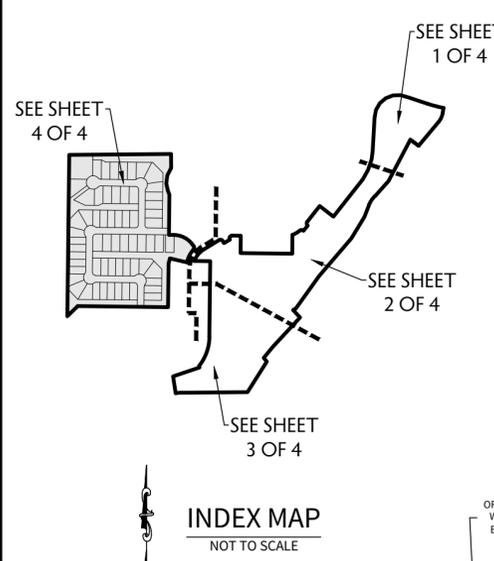
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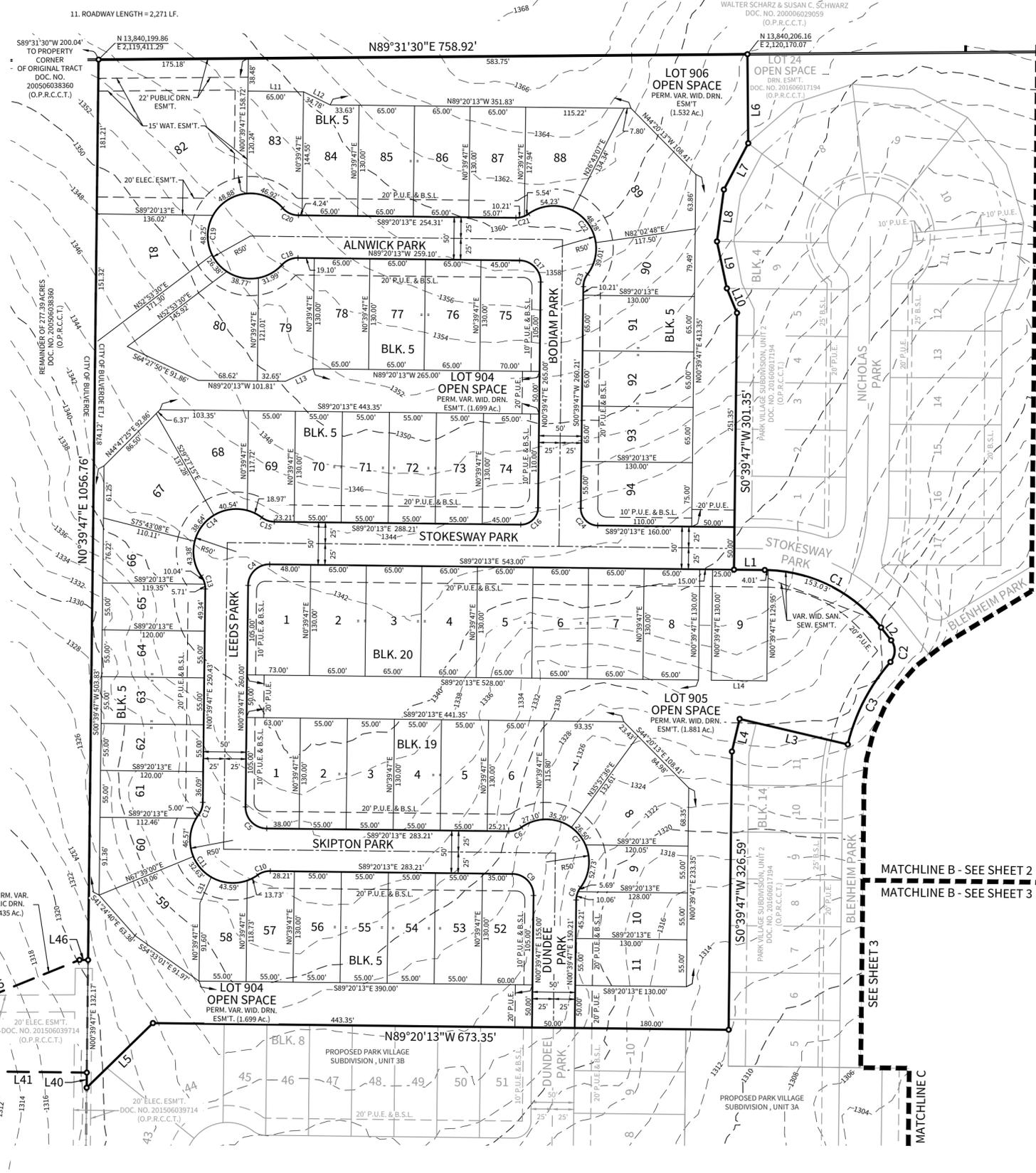
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CUDE ENGINEERS
EST. 1960

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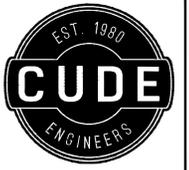
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BY: _____
COUNTY CLERK, COMAL COUNTY, TEXAS

FEBRUARY 28, 2019 SHEET 4 OF 4



4122 Pond Hill Road, Suite 101
 San Antonio, Texas 78231
 P: (210) 681.2951 F: (210) 523.7112

**PARK VILLAGE SUBDIVISION
 (VENTANA)**
 MASTER DEVELOPMENT PLAN
 COMAL COUNTY, CITY OF BULVERDE ETJ



VICINITY MAP



NOTES:

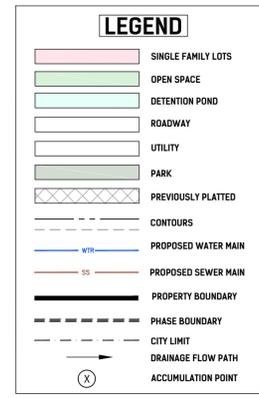
- PROJECT IS SUBJECT TO DEVELOPMENT AGREEMENT EFFECTIVE JULY 31, 2014
- PROJECT IS LOCATED WITHIN THE CITY LIMITS OF BULVERDE AND WITHIN THE ETJ OF BULVERDE.
- THE PORTION OF PROJECT WITHIN THE ETJ IS WITHIN THE COMAL COUNTY WCID NO. 6
- PROJECT IS WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER
- NO PORTION OF THE PROJECT IS WITHIN A 100-FLOOD ZONE AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 48091C0195F.
- COLLECTOR STREET LENGTH = 5325 LF
- DENSITY = 2.32 LOTS PER ACRE OR 1 LOT PER 18763 SF
- PARK REQUIREMENTS
 - PARK LAND REQUIRED = 3 ACRES/100 LOTS = 19.3 ACRES
 - PARK LAND PROVIDED
 - LINEAR PARK #1 = 16.0 ACRES
 - LINEAR PARK #2 = 7.7 ACRES
 - TOTAL = 23.7 ACRES
 - PARK LAND SEQUENCING
 - LINEAR PARK #1 TO BE PLATTED WITH UNIT 5
 - LINEAR PARK #2 TO BE PLATTED WITH UNIT 7
- DOMESTIC WATER: PROPERTY IS SERVED BY CLWSC THROUGH AGREEMENT DATED SEPTEMBER 28, 2009. ALL MAINS DIAMETERS ARE DETERMINED IN SAID AGREEMENT.
- SANITARY SEWER: PROJECT IS SERVED BY GBRA THROUGH AGREEMENT DATED AUGUST 14, 2014. ALL MAINS TO BE 8" DIAMETER ASTM D3034 SDR26 PVC PIPE. GRADES TO BE DETERMINED AT PLATTING WITH A MINIMUM 0.35% SLOPE.
- STORM WATER MANAGEMENT: PROJECT WILL PROVIDE ONSITE DETENTION AT LOCATIONS SHOWN. SIZES TO BE DETERMINED WITH PLATTING. ALL STORM WATER CONVEYANCE LOCATIONS, SIZES, AND GRADES TO BE DETERMINED AT PLATTING.
 - DETECTION POND SEQUENCING:
 - DETECTION POND #1 - UNITS 1, 2, AND 4
 - DETECTION POND #2 - UNITS 2, 3, 4, 5, 6, 7, 8, 10, AMENITY AND WWTP
 - DETECTION POND #3 - UNIT 10, AND WATER STORAGE FACILITY
 - DETECTION POND #4 - UNITS 7, 8 AND 9

DEVELOPER:
 TWO SEVENTY SEVEN, LTD.
 ATTN. Mr. TODD GOLD
 8023 VANTAGE DRIVE, SUITE 1200
 SAN ANTONIO, TEXAS 78230
 (210) 524-4000

LEGAL DESCRIPTION:
 277.4 ACRES OUT OF THE CHRISTIAN HOPFEINZ SURVEY NO. 845, ABSTRACT 711; HUGH WHITE SURVEY NO. 430, ABSTRACT 658; HEINRICH KABELMACHER SURVEY NO. 936, ABSTRACT 842; AND MARY MCVICAR SURVEY NO. 238, ABSTRACT 387, COMAL COUNTY COUNTY, TEXAS AS DESCRIBED IN DEED OF RECORD IN DOCUMENT NO. 200506038360 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

UNIT #	LOT COUNT	ACREAGE
1	10	8.4
2	118	36.1
3A	41	16.9
3B	35	7.1
4	54	21.2
5	□	39.5
6A	58	25.7
6B	50	17.0
7	54	32.8
8	66	22.5
9	78	28.7
10	17	11.5
AMENITY	-	3.0
WWTP	-	6.3
WATER	-	0.7
TOTAL	□□	277.4

AREA (ACRES)	
TOTAL	277.4
R.O.W.	46.4
SINGLE FAMILY LOTS	121.9
WATER STORAGE FACILITY	0.7
WWTP	6.3
OPEN SPACE	102.1



DATE
2019-01-02

PROJECT NO.
R03021.004.0

DRAWN BY
KMH

CHECKED BY
JAM

REVISIONS

- correct lot count in table - 2-1-19
-
-
-
-
-
-
-
-

CUDE ENGINEERS
 TBPE No. 455

PLAT NO.
N/A





PLANNING AND ZONING COMMISSION ITEM:
PC-18-40
PRELIMINARY PLAT
PRESERVE AT SINGING HILLS, UNIT 3

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

REQUEST:

Hold a Public Hearing and consider the approval of a Preliminary Plat for the Preserve at Singing Hills, Unit 3, Subdivision generally located ½ mile west of 281 at the end of Harmony Hills Drive.

APPLICANT:

Moy Tarin Ramirez (MTR) Engineers, LLC
12770 Cimarron Path, Ste. 100
San Antonio, TX 78249

PROPERTY INFORMATION:

Owner: SH-DJL Development, LLC
Legal Descrp: N/A
Size: 18.0209; 65 lots
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Single Family Residential

SUMMARY:

This is a proposed preliminary plat for Unit 3 of the Preserve at Singing Hills. This preliminary plat is part of the overall Singing Hills Development, for which a Master Development Plan (MDP) was approved in 2011. The proposed Preliminary Plat is for approximately 18 acres of vacant property and establishes 65 single family residential lots. The plat extends Singing Creek Drive, Rhapsody Rdg and also establishes 2 new roadway segments, and one open space area totaling 1.211 acres.

ANALYSIS:

The proposed subdivision lies completely outside the City Limits. No portion of the proposed subdivision lies in the 100-yr floodplain. Water will be provided by Canyon Lake Water Service Company through a new central water system. Sewer service will be provided by a new central sewer system with a treatment plant located inside the overall Singing Hills development project.

Water detention basin has been platted with Unit 2B and a water quality basin for this subdivision has been platted with Unit 2.

With approval of the Preliminary Plat, the developer will continue with the design of the subdivision phase. During design, some minor changes to the plat may occur to avoid conflicts, reduce slopes, etc. by slightly altering the roadway alignment. Such minor changes, provided they do not substantially deviate from the Preliminary Plat, will be incorporated into the Final Plat. The Planning and Zoning Commission will also review and approve the Final Plat. If there is a substantial deviation from the Preliminary Plat, then the developer will be required to submit a new Preliminary Plat for review and approval.

The proposed submittal meets all the requirements in the Subdivision Ordinance for a Preliminary Plat and is in compliance with the Development Agreement. Therefore, Staff recommends **approval** of this Preliminary Plat.

ATTACHMENTS:

Preliminary Plat

Application

SH-DJL

SH-DJL DEVELOPMENT, LLC

December 17, 2018

City of Bulverde
30360 Cougar Bend
Bulverde, TX 78163

Attn: City of Bulverde Representative

This letter hereby authorizes **Dave Keith, Vice President of SH-DJL Development, LLC** to act as signing agent for **SH-DJL Development, LLC** for all documents pertaining to **The Preserve at Singing Hills Unit 3**.

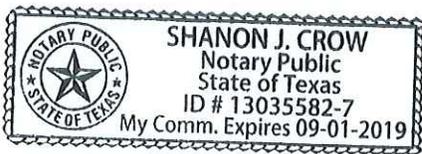
SH-DJL DEVELOPMENT, LLC

By: 
Thomas W. Lyles, Jr., President

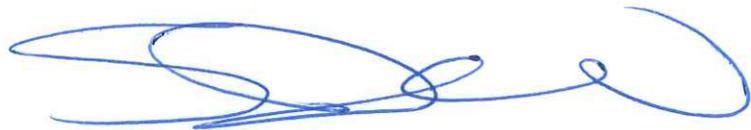
STATE OF TEXAS §
 §
COUNTY OF BEXAR §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Thomas W. Lyles, Jr., President of SH-DJL Development, LLC, 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 purpose and consideration therein expressed.

Given under my hand and seal of office this 17th day of December, 2018.



(PERSONALIZED SEAL)



Notary Public, State of Texas



Application for Plat

30360 Cougar Bend, Bulverde, TX 78163
 Telephone: 830-438-3612 - Fax: 830-438-4339
www.ci.bulverde.tx.us

Check one:	<input type="checkbox"/> Master Development Plan	<input type="checkbox"/> Final Plat <input checked="" type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Vacating Plat	<input type="checkbox"/> Replat
	<input type="checkbox"/> Amending Plat	<input type="checkbox"/> Development Plat	<input type="checkbox"/> Conveyance Plat	

1. Name of Subdivision: The Preserve at Singing Hills Unit No 3
 Location Description/Nearest Intersection: At intersection of Singing Creek and Harmony Hills

2. Owner/Applicant: SH-DJL Development, LLC, Attn: Dave Keith
 Address: 115 North Loop 1604 East, Suite 2207, San Antonio, TX 78232 Email: davek@mcmi-sa.com
 Telephone: 210-614-7051 Fax: 210-614-8276 Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

3. Licensed Engineer/Surveyor (technical contact): Moy Tarin Ramirez Engineers, LLC, Attn: Paul Landa
 Address: 12770 Cimarron Path, Suite 100, San Antonio, TX 78249 Email: planda@mtrengineers.com
 Telephone: 210-698-5051 Fax: 210-698-5085 Mobile: _____

4. Property Details:

City Limits:	___ In <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	Canyon Lake Water Supply
Commercial:	___ Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	Singing Hills Wastewater Treatment Plant
Residential:	<input checked="" type="checkbox"/> Yes ___ No	TxDOT Frontage:	___ Yes <input checked="" type="checkbox"/> No
No. of Lots:	<u>65</u>	100-Year Floodplain:	___ Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>18.0209</u>	Edwards Aquifer Zone:	___ Recharge <input checked="" type="checkbox"/> Contributing
Density Class:	<u>N/A</u>		
Zoning Class:	<u>N/A</u>		

5. Waiver:

I have attached the notarized 30-day waiver signed by the owner waving my rights to sec 212.009 of the Local Government Code, allowing the City more time to properly review the application

I am opting out of the 30-day waiver acknowledging my application will be reviewed as is.

The undersigned agrees to comply with all platting and subdivision requirements of the City of Bulverde, and hereby authorizes the surveyor/engineer to record the approved final plat. The undersigned agrees to pay the appropriate 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.

 Signature of Owner/Applicant

12-17-18

 Date

Fees on Page 2

Fees:

Master Plans

- \$1250.00 + \$5.00 per lot or acre; whichever is greater.

Preliminary Plats

- \$1250.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family.

Final Plats

- \$1250.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family.

Amending Plats

- \$750.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family.

Replats/Vacating Plats

- \$750.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family.

Development Plats

- \$250.00

Conveyance Plats

- \$250.00

Traffic Impact Analysis (TIA) Review

- \$1250.00 - Minor TIA
- \$2500.00 - Major TIA

Drainage Analysis Review Tier 1

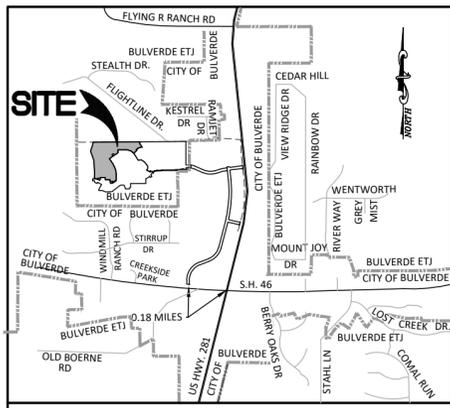
- \$750

Drainage Analysis Review Tier 2 single family residential

- \$1500 – (0-5 acres)
- \$2500 + \$10/lot – (5+ acres)

Drainage Analysis Review Tier 2 Commercial/Industrial/Multi-Family

- \$1750 - (0-5 acres)
- \$2500 + \$10/acre (5+ acres)



LOCATION MAP NOT TO SCALE

LEGEND

- 1250--- EXISTING CONTOUR
- AC ACRE
- R.O.W. RIGHT OF WAY
- R RADIUS
- Q CENTERLINE
- ESM'T. EASEMENT
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COMAL COUNTY, TEXAS
- M.P.R.C.C.T. MAP AND PLAT RECORDS COMAL COUNTY, TEXAS
- B.S.L. BUILDING SETBACK LINE
- VOL. VOLUME
- PG. PAGE
- VAR. VARIABLE
- WD. WIDTH
- E.G.T.C.A. ELECTRIC, GAS, TELEPHONE CABLE TELEVISION
- N.T.S. NOT TO SCALE
- NO. NUMBER
- ETJ EXTRATERRITORIAL JURISDICTION
- o 1/2" IRON ROD SET WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"

LIENHOLDER: BANK SNB
CARI D. ROBINSON
9324 HUEBNER RD
SAN ANTONIO, TX 78240
DEED OF TRUST
DOCUMENT NO. 201406005402, O.P.R.C.C.T.

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS _____ DAY
OF _____ 20____

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS SET FORTH BY LOCAL AGENCIES.

DUANE A. MOY, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 69258
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS _____ DAY
OF _____ 20____

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME

PEDERNALES ELECTRIC NOTES:

- 1) ANY PEC MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF PEC 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.
- 2) PEDERNALES ELECTRIC COOPERATIVE, INC. (PEC) AS PART OF ITS ELECTRIC SYSTEM ARE 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 GRANTOR'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 THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- 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: NONE.
- 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 FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) 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," "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 GRANTOR'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 THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS 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 HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDER GROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN 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.

CITY OF BULVERDE SUBDIVISION NOTES:

- 1) THIS PLAT WAS PREPARED ON JULY 27, 2018.
- 2) THIS PROPERTY DOES LIE WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BULVERDE.
- 3) THIS PROPERTY DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- 4) THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE "A", THE 100-YEAR FLOOD ZONE, AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR COMAL COUNTY, TEXAS ON COMMUNITY PANEL NO. 48091C0220F, EFFECTIVE DATE SEPTEMBER 2, 2009, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 5) PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANK FIELDS, ETC.). GRANTEEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
- 6) 3.660 ACRES, 2,113 LINEAR FEET ARE BEING DEDICATED TO THE PUBLIC AS RIGHT-OF-WAY OUTSIDE OF BULVERDE CITY LIMITS.
- 7) 65 LOTS, BEING 13,150 ACRES TOTAL ARE INCLUDED IN THIS SUBDIVISION PLAT.
- 8) OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION. OPEN SPACE LOTS SHALL ALLOW FOR PLACEMENT OF ENTRY MONUMENT, FENCING, LANDSCAPING, GRADING, SIDEWALKS, IRRIGATION SYSTEM, UTILITIES, ROADWAYS, AND ACCESS EASEMENT.
- 9) SIDE SETBACKS SHALL BE 5' AND REAR SETBACK SHALL BE 10' UNLESS OTHERWISE SHOWN ON DRAWINGS.

SUBDIVISION PLAT
ESTABLISHING
**THE PRESERVE AT
SINGING HILLS, UNIT 3**

BEING AN 18.021 ACRE TRACT OF LAND OUT OF THE JOHANN MOEGELIEN SURVEY NO. 575, ABSTRACT NO. 423, COMAL COUNTY, TEXAS, SAID 18.021 ACRE TRACT BEING A PORTION OF THAT CERTAIN 238.528 ACRE TRACT CONVEYED TO SH-DJL DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY BY DOCUMENT NO. 201206038145, OFFICIAL RECORDS, COMAL COUNTY, TEXAS.

Moy Tarin Ramirez Engineers, LLC
FIRM TBPE NO. F-5297 & TBPLS NO. 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5055

- Engineers
- Surveyors
- Planners

STATE OF TEXAS
COUNTY OF COMAL

KNOW 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
SH-DJL DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY
CONTACT: DAVID KEITH, VICE PRESIDENT
18615 TUSCAN STONE, SUITE 200
SAN ANTONIO, TEXAS 78258

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

DAVID KEITH, VICE PRESIDENT KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, 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, STATE OF TEXAS

PRINTED NAME

STATE OF TEXAS
COUNTY OF COMAL

THIS PLAT OF THE PRESERVE AT SINGING HILLS UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., _____

BY: _____ CHAIRMAN

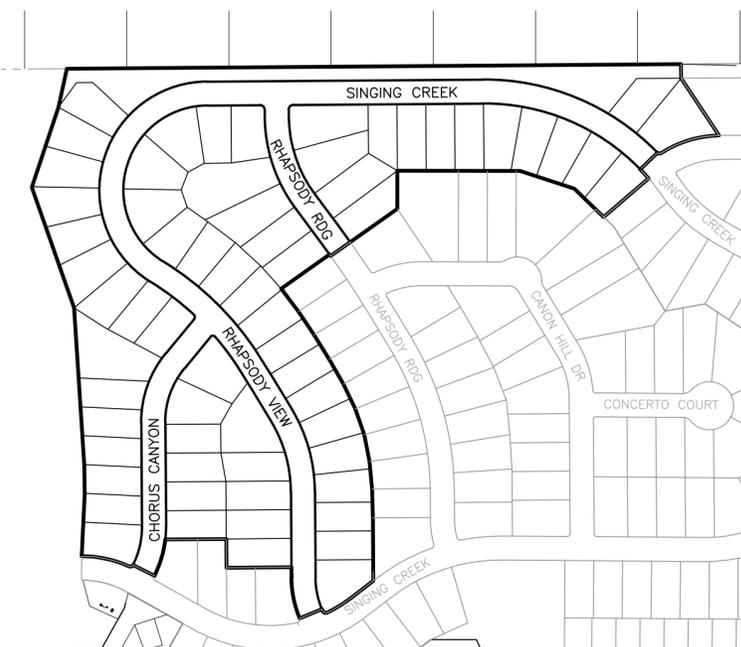
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF COMAL

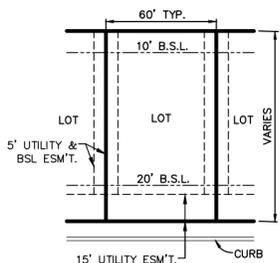
I, BOBBIE KOEPP, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 20____, AT _____ M. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT # _____ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 20____

COUNTY CLERK,
COMAL COUNTY, TEXAS

BY: _____ DEPUTY



INDEX MAP
N.T.S.



TYPICAL EASEMENT AND SETBACK DETAIL
N.T.S.

TELECOMMUNICATIONS, TELEPHONE, TELEVISION,
AND INTERNET SERVICE NOTE:

EXCEPT WHERE LIMITED BY APPLICABLE LAW, DEVELOPER RESERVES UNTO ITSELF AND ITS DESIGNATED ASSIGNS ALL RIGHTS FOR THE INSTALLATION AND APPROVAL OF ANY TELECOMMUNICATIONS, TELEPHONE, TELEVISION AND INTERNET SERVICE WIRES, LINES, CABLES OR OTHER COMMUNICATIONS IMPROVEMENTS IN EASEMENTS DESIGNATED FOR SUCH PURPOSES AND HEREBY REQUIRES THAT, WHEN CONSTRUCTED, ALL SUCH IMPROVEMENTS BE PLACED IN DESIGNATED EXISTING CONDUITS SO AS NOT TO DISTURB THE SURFACE AREA OF ANY INDIVIDUAL LOT EXCEPT WHERE EXPRESSLY ALLOWED. NO NEW CONDUITS OR TELECOMMUNICATIONS, TELEPHONE, CABLE TELEVISION OR INTERNET SERVICE UNDERGROUND IMPROVEMENTS SHALL BE PLACED IN EASEMENT AREAS WITHOUT THE EXPRESS WRITTEN APPROVAL OF DEVELOPER OR ITS DESIGNATED ASSIGNS.

NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
2. 1/2" IRON RODS WITH ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
3. VERTICAL DATUM IS NORTH AMERICAN DATUM (NAVD) 88.
4. THE BEARINGS, DISTANCES, AREAS AND COORDINATE SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.0016.

NOTES:

1. SEE SHEET 2 FOR CURVE AND LINE TABLE
2. PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

This document is released for the purpose of interim review under the authority of Duane A. Moy, P.E. 69258 on July 2018. It is not to be used for permit and construction purposes.

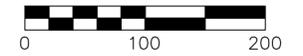
KEYNOTES

- (A) 15' E.G.T.CA. ESM'T.
- (B) 20' B.S.L.
- (C) 15' B.S.L. & E.G.T.CA.
- (D) 10' WATER ESM'T.
- (E) LOT 900, BLOCK 1 OPEN SPACE/VARIABLE WIDTH DRAINAGE EASEMENT (1.211 AC)
- (F) 10' E.G.T.CA. ESM'T.
- (1) VAR. WD. E.G.T.CA. ESM'T. (DOCUMENT NO. 201606015538 O.P.R.C.C.T.)
- (2) 15' E.G.T.CA. ESM'T. (DOCUMENT NO. 201606015538 O.P.R.C.C.T.)
- (3) 20' B.S.L. (DOCUMENT NO. 201606015538 O.P.R.C.C.T.)
- (4) 15' E.G.T.CA. ESM'T. (THE PRESERVE AT SINGING HILLS, UNIT 2)
- (5) 20' B.S.L. (THE PRESERVE AT SINGING HILLS, UNIT 2)
- (6) 20' B.S.L. & E.G.T.CA. ESM'T. (THE PRESERVE AT SINGING HILLS, UNIT 2)
- (7) 15' B.S.L. & E.G.T.CA. ESM'T. (THE PRESERVE AT SINGING HILLS, UNIT 2)
- (8) 10' B.S.L. & E.G.T.CA. ESM'T. (THE PRESERVE AT SINGING HILLS, UNIT 2)

SUBDIVISION PLAT
ESTABLISHING
**THE PRESERVE AT
SINGING HILLS, UNIT 3**

BEING AN 18.021 ACRE TRACT OF LAND OUT OF THE JOHANN MOEGLIEN SURVEY NO. 575, ABSTRACT NO. 423, COMAL COUNTY, TEXAS, SAID 18.021 ACRE TRACT BEING A PORTION OF THAT CERTAIN 238.528 ACRE TRACT CONVEYED TO SH-DJL DEVELOPMENT, L.L.C. A TEXAS LIMITED LIABILITY COMPANY BY DOCUMENT NO. 201206038145, OFFICIAL RECORDS, COMAL COUNTY, TEXAS.

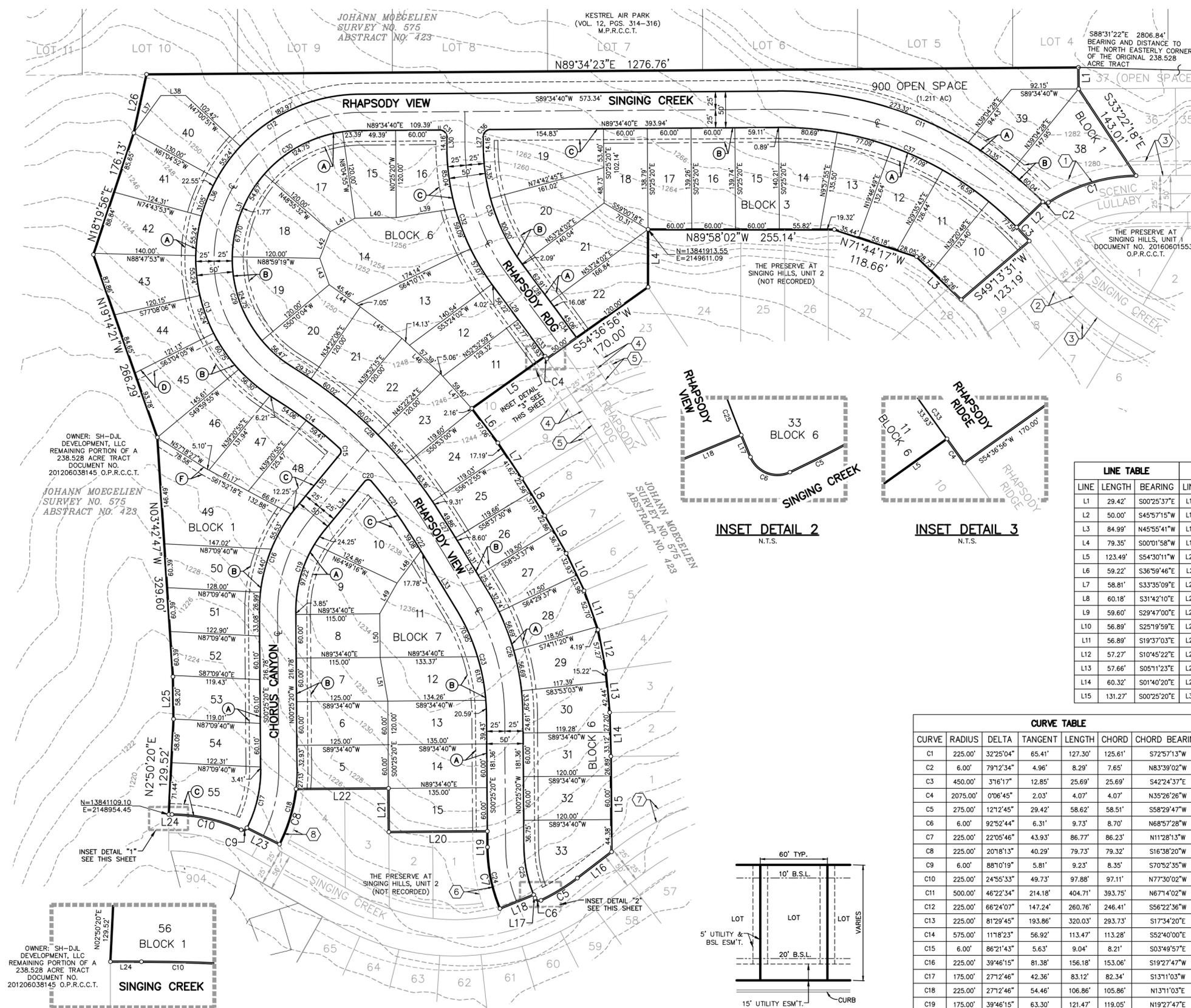
SCALE: 1"=100'



MTR **Engineers**
Surveyors
Planners
Moy Tarin Ramirez Engineers, LLC
FIRM TBPE NO. F-5297 & TBPLS NO. 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

LEGEND

- 1250--- EXISTING CONTOUR
- AC ACRE
- R.O.W. RIGHT OF WAY
- R RADIUS
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- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COMAL COUNTY, TEXAS
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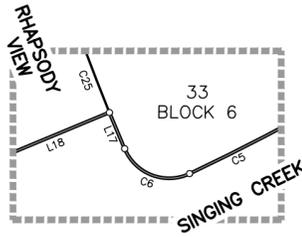


OWNER: SH-DJL DEVELOPMENT, L.L.C.
REMAINING PORTION OF A 238.528 ACRE TRACT
DOCUMENT NO. 201206038145, O.P.R.C.C.T.

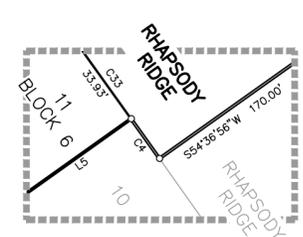
JOHANN MOEGLIEN SURVEY NO. 575
ABSTRACT NO. 423

OWNER: SH-DJL DEVELOPMENT, L.L.C.
REMAINING PORTION OF A 238.528 ACRE TRACT
DOCUMENT NO. 201206038145, O.P.R.C.C.T.

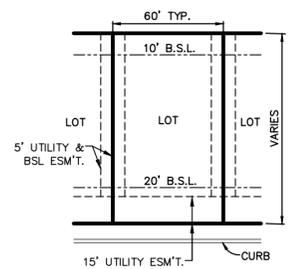
INSET DETAIL 1
N.T.S.



INSET DETAIL 2
N.T.S.



INSET DETAIL 3
N.T.S.

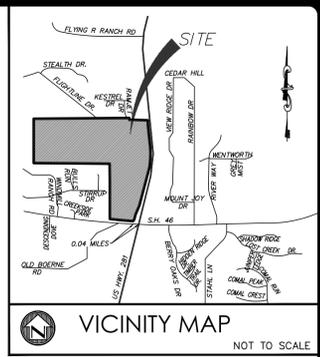
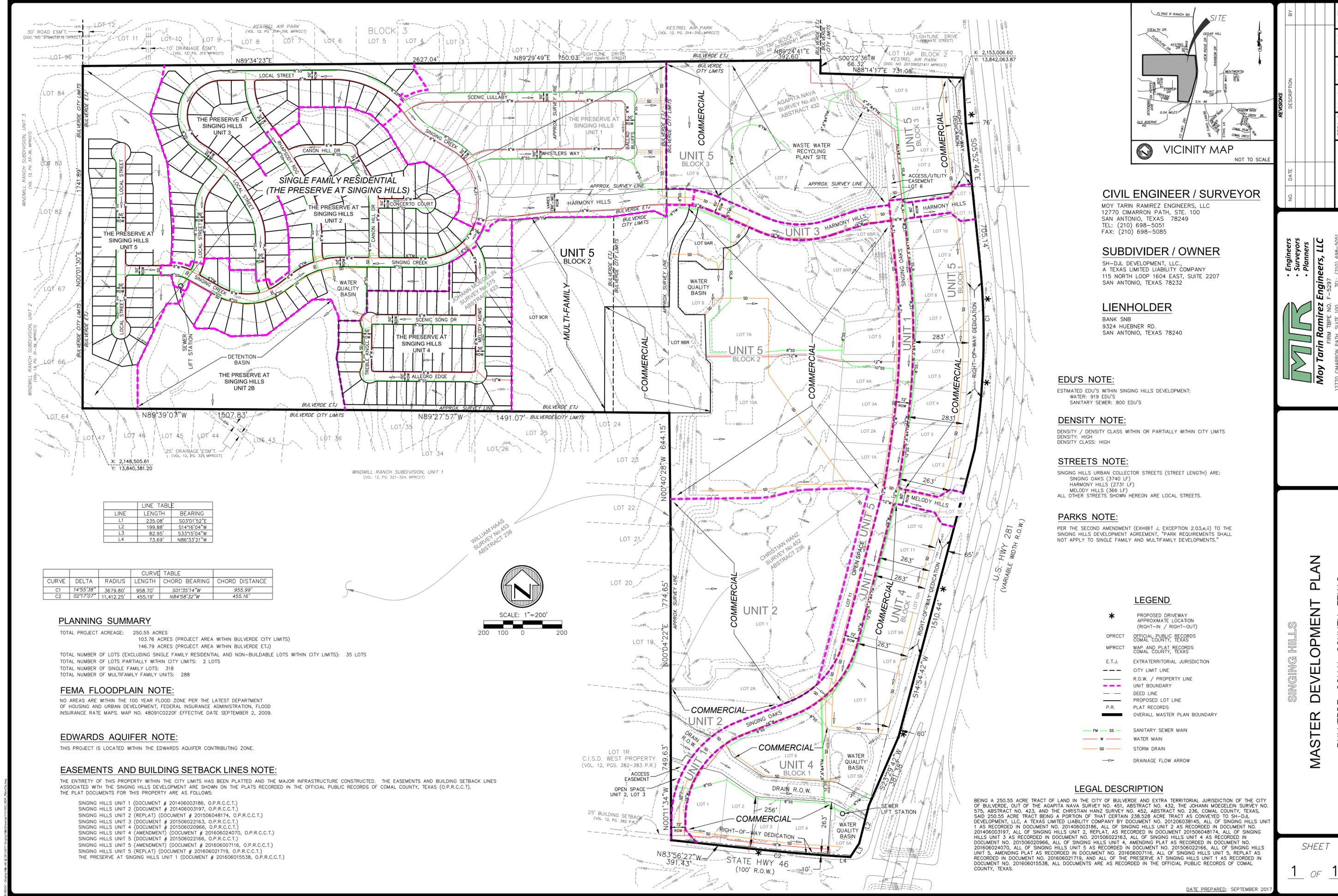


TYPICAL EASEMENT AND SETBACK DETAIL
N.T.S.

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	29.42'	S00°25'37"E	L16	59.12'	S52°23'25"W	L31	1.77'	N23°10'33"E	L46	71.52'	N47°22'41"W
L2	50.00'	S45°57'15"W	L17	4.92'	N22°31'06"W	L32	76.65'	N31°06'23"E	L47	64.46'	S41°52'32"E
L3	84.99'	N45°55'41"W	L18	50.00'	S67°28'54"W	L33	76.65'	S31°06'23"E	L48	54.82'	N36°29'03"E
L4	79.35'	S00°01'58"W	L19	21.93'	N00°25'20"W	L34	86.20'	N39°20'55"E	L49	48.26'	N29°17'35"E
L5	123.49'	S54°30'11"W	L20	135.00'	S89°34'40"W	L35	93.58'	S39°20'55"W	L50	60.00'	N00°25'20"W
L6	59.22'	S36°59'46"E	L21	60.00'	N00°25'20"W	L36	1.77'	S23°10'33"W	L51	60.83'	N09°53'01"W
L7	58.81'	S33°35'09"E	L22	126.63'	S89°34'40"W	L37	63.40'	N35°57'08"E			
L8	60.18'	S31°42'10"E	L23	50.00'	N63°12'34"W	L38	34.00'	S89°34'40"W			
L9	59.60'	S29°47'00"E	L24	4.25'	N89°57'48"W	L39	81.91'	N81°19'01"E			
L10	56.89'	S25°19'59"E	L25	60.12'	N00°43'22"W	L40	56.73'	N89°04'55"E			
L11	56.89'	S19°37'03"E	L26	82.39'	N12°18'18"E	L41	38.38'	N61°29'47"E			
L12	57.27'	S10°45'22"E	L27	14.16'	N00°25'20"W	L42	39.45'	N21°08'19"E			
L13	57.66'	S05°11'23"E	L28	78.99'	N36°35'58"E	L43	38.38'	N19°24'38"W			
L14	60.32'	S01°40'20"E	L29	78.99'	S36°35'58"E	L44	52.51'	N54°19'30"W			
L15	131.27'	S00°25'20"E	L30	14.16'	S00°25'20"E	L45	71.52'	N52°52'50"W			

CURVE TABLE						CURVE TABLE							
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING	CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	225.00'	32°25'04"	65.41'	127.30'	125.61'	S72°57'13"W	C20	6.00'	99°55'42"	7.14'	10.46'	9.19'	N89°18'46"E
C2	6.00'	79°12'34"	4.96'	8.29'	7.65'	N83°39'02"W	C21	575.00'	7°47'30"	39.16'	78.19'	78.13'	S36°49'39"E
C3	450.00'	31°16'17"	12.85'	25.69'	25.69'	S42°24'37"E	C22	1785.00'	1°49'30"	28.43'	56.86'	56.86'	S32°01'08"E
C4	2075.00'	0°06'45"	2.03'	4.07'	4.07'	N35°26'26"W	C23	285.00'	30°41'01"	78.19'	152.63'	150.81'	S15°45'53"E
C5	275.00'	121°24'45"	29.42'	58.82'	58.51'	S58°29'47"W	C24	225.00'	22°05'46"	43.93'	86.77'	86.23'	S11°28'13"E
C6	6.00'	92°52'44"	6.31'	9.73'	8.70'	N88°57'28"W	C25	175.00'	22°05'46"	34.17'	67.49'	67.07'	N11°28'13"E
C7	225.00'	22°05'46"	43.93'	86.77'	86.23'	N11°28'13"W	C26	335.00'	30°41'00"	91.91'	179.40'	177.27'	N15°45'52"W
C8	225.00'	20°18'13"	40.29'	79.73'	79.32'	S16°38'20"W	C27	1835.00'	1°49'30"	29.23'	58.45'	58.45'	N32°01'08"W
C9	6.00'	88°10'19"	5.81'	9.23'	8.35'	S70°52'35"W	C28	625.00'	25°23'18"	140.78'	276.94'	274.68'	N45°37'33"W
C10	225.00'	24°55'33"	49.73'	97.88'	97.11'	N77°30'02"E	C29	175.00'	81°29'45"	150.78'	248.91'	228.46'	N17°34'20"W
C11	500.00'	46°22'34"	214.18'	404.71'	393.75'	N67°14'02"W	C30	175.00'	66°24'07"	114.52'	202.81'	191.65'	S15°45'53"E
C12	225.00'	66°24'07"	147.24'	280.76'	246.41'	S56°22'36"W	C31	10.00'	90°00'00"	10.00'	15.71'	14.14'	S45°25'20"E
C13	225.00'	81°29'45"	193.86'	320.03'	293.73'	S17°34'20"E	C32	325.00'	36°10'37"	106.15'	205.21'	201.82'	S18°30'39"E
C14	575.00'	11°18'23"	56.82'	113.47'	113.28'	S52°40'00"E	C33	2075.00'	11°25'44"	22.00'	44.00'	44.00'	S35°59'31"E
C15	6.00'	86°21'43"	5.63'	9.04'	8.21'	S03°49'57"E	C34	2125.00'	11°25'44"	22.53'	45.06'	45.06'	N35°59'31"W
C16	225.00'	39°46'15"	81.38'	156.18'	153.06'	S19°27'47"W	C35	275.00'	36°10'37"	89.82'	173.64'	170.77'	N18°30'39"W
C17	175.00'	27°12'46"	42.36'	83.12'	82.34'	S13°11'03"W	C36	10.00'	90°00'00"	10.00'	15.71'	14.14'	N44°34'40"E
C18	225.00'	27°12'46"	54.46'	106.86'	105.86'	N13°11'03"E	C37	450.00'	46°22'35"	192.76'	364.24'	354.38'	S67°14'03"E
C19	175.00'	39°46'15"	63.30'	121.47'	119.05'	N19°27'47"E							

This document is released for the purpose of the interim review under the authority of Duane A. Moy, P.E. 69258 on July 2018. It is not to be used for permit and construction purposes.



CIVIL ENGINEER / SURVEYOR

MOY TARIN RAMIREZ ENGINEERS, LLC
 12770 CIMARRON PATH, STE. 100
 SAN ANTONIO, TEXAS 78249
 TEL: (210) 698-5051
 FAX: (210) 698-5085

SUBDIVIDER / OWNER

SH-DJL DEVELOPMENT, LLC,
 A TEXAS LIMITED LIABILITY COMPANY
 115 NORTH LOOP 1604 EAST, SUITE 2207
 SAN ANTONIO, TEXAS 78232

LIENHOLDER

BANK SNB
 9324 HUEBNER RD.
 SAN ANTONIO, TEXAS 78240

EDU'S NOTE:

ESTIMATED EDU'S WITHIN SINGING HILLS DEVELOPMENT:
 WATER: 919 EDU'S
 SANITARY SEWER: 800 EDU'S

DENSITY NOTE:

DENSITY / DENSITY CLASS WITHIN OR PARTIALLY WITHIN CITY LIMITS
 DENSITY: HIGH
 DENSITY CLASS: HIGH

STREETS NOTE:

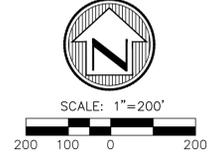
SINGING HILLS URBAN COLLECTOR STREETS (STREET LENGTH) ARE:
 SINGING OAKS (3740 LF)
 HARMONY HILLS (2731 LF)
 MELODY HILLS (366 LF)
 ALL OTHER STREETS SHOWN HEREON ARE LOCAL STREETS.

PARKS NOTE:

PER THE SECOND AMENDMENT (EXHIBIT J, EXCEPTION 2.03.a.ii) TO THE SINGING HILLS DEVELOPMENT AGREEMENT, "PARK REQUIREMENTS SHALL NOT APPLY TO SINGLE FAMILY AND MULTIFAMILY DEVELOPMENTS."

LINE	LENGTH	BEARING
L1	235.08'	S03°01'52"E
L2	199.88'	S14°16'04"W
L3	82.95'	S33°15'04"W
L4	73.69'	N86°33'21"W

CURVE	DELTA	RADIUS	CURVE TABLE		
			LENGTH	CHORD BEARING	CHORD DISTANCE
C1	14°55'38"	3679.80'	958.70'	S01°35'14"W	955.99'
C2	02°17'07"	11,412.25'	455.19'	N84°58'32"W	455.16'



PLANNING SUMMARY

TOTAL PROJECT ACREAGE: 250.55 ACRES
 103.76 ACRES (PROJECT AREA WITHIN BULVERDE CITY LIMITS)
 146.79 ACRES (PROJECT AREA WITHIN BULVERDE ETJ)
 TOTAL NUMBER OF LOTS (EXCLUDING SINGLE FAMILY RESIDENTIAL AND NON-BUILDABLE LOTS WITHIN CITY LIMITS): 35 LOTS
 TOTAL NUMBER OF LOTS PARTIALLY WITHIN CITY LIMITS: 2 LOTS
 TOTAL NUMBER OF SINGLE FAMILY LOTS: 318
 TOTAL NUMBER OF MULTIFAMILY FAMILY UNITS: 288

FEMA FLOODPLAIN NOTE:

NO AREAS ARE WITHIN THE 100 YEAR FLOOD ZONE PER THE LATEST DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, FLOOD INSURANCE RATE MAPS. MAP NO. 48091C022OF EFFECTIVE DATE SEPTEMBER 2, 2009.

EDWARDS AQUIFER NOTE:

THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

EASEMENTS AND BUILDING SETBACK LINES NOTE:

THE ENTIRETY OF THIS PROPERTY WITHIN THE CITY LIMITS HAS BEEN PLATTED AND THE MAJOR INFRASTRUCTURE CONSTRUCTED. THE EASEMENTS AND BUILDING SETBACK LINES ASSOCIATED WITH THE SINGING HILLS DEVELOPMENT ARE SHOWN ON THE PLATS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS (O.P.R.C.C.T.). THE PLAT DOCUMENTS FOR THIS PROPERTY ARE AS FOLLOWS:

- SINGING HILLS UNIT 1 (DOCUMENT # 201406003186, O.P.R.C.C.T.)
- SINGING HILLS UNIT 2 (DOCUMENT # 201406003197, O.P.R.C.C.T.)
- SINGING HILLS UNIT 2 (REPLAT) (DOCUMENT # 201506048174, O.P.R.C.C.T.)
- SINGING HILLS UNIT 3 (DOCUMENT # 201506022163, O.P.R.C.C.T.)
- SINGING HILLS UNIT 4 (DOCUMENT # 201506020966, O.P.R.C.C.T.)
- SINGING HILLS UNIT 4 (AMENDMENT) (DOCUMENT # 201606024070, O.P.R.C.C.T.)
- SINGING HILLS UNIT 5 (DOCUMENT # 201506022166, O.P.R.C.C.T.)
- SINGING HILLS UNIT 5 (AMENDMENT) (DOCUMENT # 201606007116, O.P.R.C.C.T.)
- SINGING HILLS UNIT 5 (REPLAT) (DOCUMENT # 201606021719, O.P.R.C.C.T.)
- THE PRESERVE AT SINGING HILLS UNIT 1 (DOCUMENT # 201606015538, O.P.R.C.C.T.)

LEGAL DESCRIPTION
 BEING A 250.55 ACRE TRACT OF LAND IN THE CITY OF BULVERDE AND EXTRA TERRITORIAL JURISDICTION OF THE CITY OF BULVERDE, OUT OF THE AGAPITA NAVA SURVEY NO. 451, ABSTRACT NO. 432, THE JOHANN MOEGELEIN SURVEY NO. 575, ABSTRACT NO. 423, AND THE CHRISTIAN HANZ SURVEY NO. 452, ABSTRACT NO. 236, COMAL COUNTY, TEXAS, SAID 250.55 ACRE TRACT BEING A PORTION OF THAT CERTAIN 238.528 ACRE TRACT AS CONVEYED TO SH-DJL DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY BY DOCUMENT NO. 201206038145, ALL OF SINGING HILLS UNIT 1 AS RECORDED IN DOCUMENT NO. 201406003186, ALL OF SINGING HILLS UNIT 2 AS RECORDED IN DOCUMENT NO. 201406003197, ALL OF SINGING HILLS UNIT 2, REPLAT, AS RECORDED IN DOCUMENT 201506048174, ALL OF SINGING HILLS UNIT 3 AS RECORDED IN DOCUMENT NO. 201506022163, ALL OF SINGING HILLS UNIT 4 AS RECORDED IN DOCUMENT NO. 201506020966, ALL OF SINGING HILLS UNIT 4, AMENDING PLAT AS RECORDED IN DOCUMENT NO. 201606024070, ALL OF SINGING HILLS UNIT 5 AS RECORDED IN DOCUMENT NO. 201506022166, ALL OF SINGING HILLS UNIT 5, AMENDING PLAT AS RECORDED IN DOCUMENT NO. 201606007116, ALL OF SINGING HILLS UNIT 5, REPLAT AS RECORDED IN DOCUMENT NO. 201606021719, AND ALL OF THE PRESERVE AT SINGING HILLS UNIT 1 AS RECORDED IN DOCUMENT NO. 201606015538, ALL DOCUMENTS ARE AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

NO.	DATE	DESCRIPTION	BY

MTR
Moy Tarin Ramirez Engineers, LLC
 • Engineers
 • Surveyors
 • Planners
 12770 CIMARRON PATH, SUITE 100
 SAN ANTONIO, TEXAS 78249
 TEL: (210) 698-5051
 FAX: (210) 698-5085

EDU'S NOTE:
 ESTIMATED EDU'S WITHIN SINGING HILLS DEVELOPMENT:
 WATER: 919 EDU'S
 SANITARY SEWER: 800 EDU'S

DENSITY NOTE:
 DENSITY / DENSITY CLASS WITHIN OR PARTIALLY WITHIN CITY LIMITS
 DENSITY: HIGH
 DENSITY CLASS: HIGH

STREETS NOTE:
 SINGING HILLS URBAN COLLECTOR STREETS (STREET LENGTH) ARE:
 SINGING OAKS (3740 LF)
 HARMONY HILLS (2731 LF)
 MELODY HILLS (366 LF)
 ALL OTHER STREETS SHOWN HEREON ARE LOCAL STREETS.

PARKS NOTE:
 PER THE SECOND AMENDMENT (EXHIBIT J, EXCEPTION 2.03.a.ii) TO THE SINGING HILLS DEVELOPMENT AGREEMENT, "PARK REQUIREMENTS SHALL NOT APPLY TO SINGLE FAMILY AND MULTIFAMILY DEVELOPMENTS."

LEGEND

- * PROPOSED DRIVEWAY APPROXIMATE LOCATION (RIGHT-IN / RIGHT-OUT)
- OPRCCT OFFICIAL PUBLIC RECORDS COMAL COUNTY, TEXAS
- MPRCCT MAP AND PLAT RECORDS COMAL COUNTY, TEXAS
- E.T.J. EXTRATERRITORIAL JURISDICTION
- CITY LIMIT LINE
- R.O.W. / PROPERTY LINE
- UNIT BOUNDARY
- DEED LINE
- PROPOSED LOT LINE
- PLAT RECORDS
- OVERALL MASTER PLAN BOUNDARY

LEGAL DESCRIPTION
 BEING A 250.55 ACRE TRACT OF LAND IN THE CITY OF BULVERDE AND EXTRA TERRITORIAL JURISDICTION OF THE CITY OF BULVERDE, OUT OF THE AGAPITA NAVA SURVEY NO. 451, ABSTRACT NO. 432, THE JOHANN MOEGELEIN SURVEY NO. 575, ABSTRACT NO. 423, AND THE CHRISTIAN HANZ SURVEY NO. 452, ABSTRACT NO. 236, COMAL COUNTY, TEXAS, SAID 250.55 ACRE TRACT BEING A PORTION OF THAT CERTAIN 238.528 ACRE TRACT AS CONVEYED TO SH-DJL DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY BY DOCUMENT NO. 201206038145, ALL OF SINGING HILLS UNIT 1 AS RECORDED IN DOCUMENT NO. 201406003186, ALL OF SINGING HILLS UNIT 2 AS RECORDED IN DOCUMENT NO. 201406003197, ALL OF SINGING HILLS UNIT 2, REPLAT, AS RECORDED IN DOCUMENT 201506048174, ALL OF SINGING HILLS UNIT 3 AS RECORDED IN DOCUMENT NO. 201506022163, ALL OF SINGING HILLS UNIT 4 AS RECORDED IN DOCUMENT NO. 201506020966, ALL OF SINGING HILLS UNIT 4, AMENDING PLAT AS RECORDED IN DOCUMENT NO. 201606024070, ALL OF SINGING HILLS UNIT 5 AS RECORDED IN DOCUMENT NO. 201506022166, ALL OF SINGING HILLS UNIT 5, AMENDING PLAT AS RECORDED IN DOCUMENT NO. 201606007116, ALL OF SINGING HILLS UNIT 5, REPLAT AS RECORDED IN DOCUMENT NO. 201606021719, AND ALL OF THE PRESERVE AT SINGING HILLS UNIT 1 AS RECORDED IN DOCUMENT NO. 201606015538, ALL DOCUMENTS ARE AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



PLANNING AND ZONING COMMISSION ITEM:
PC-18-41
PRELIMINARY PLAT
PRESERVE AT SINGING HILLS, UNIT 5

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

REQUEST:

Hold a Public Hearing and consider the approval of a Preliminary Plat for the Preserve at Singing Hills, Unit 5, Subdivision generally located ½ mile west of 281 at the end of Harmony Hills Drive.

APPLICANT:

Moy Tarin Ramirez (MTR) Engineers, LLC
12770 Cimarron Path, Ste. 100
San Antonio, TX 78249

PROPERTY INFORMATION:

Owner: SH-DJL Development, LLC
Legal Descrp: N/A
Size: 16.2955; 40 lots
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Single Family Residential

SUMMARY:

This is a proposed preliminary plat for Unit 5 of the Preserve at Singing Hills. This preliminary plat is part of the overall Singing Hills Development, for which a Master Development Plan (MDP) was approved in 2011. The proposed Preliminary Plat is for approximately 16 acres of vacant property and establishes 40 single family residential lots. The plat extends Singing Creek Drive, and establishes 1 new roadway segment. This plat also establishes 3 open space/variable width drainage easement lots totaling approximately 7.973 acres.

ANALYSIS:

The proposed subdivision lies completely outside the City Limits. No portion of the proposed subdivision lies in the 100-yr floodplain. Water will be provided by Canyon Lake Water Service Company through a new central water system. Sewer service will be provided by a new central sewer system with a treatment plant located inside the overall Singing Hills development project.

Water detention basin has been platted with Unit 2B and a water quality basin for this subdivision has been platted with Unit 2.

With approval of the Preliminary Plat, the developer will continue with the design of the subdivision phase. During design, some minor changes to the plat may occur to avoid conflicts, reduce slopes, etc. by slightly altering the roadway alignment. Such minor changes, provided they do not substantially deviate from the Preliminary Plat, will be incorporated into the Final Plat. The Planning and Zoning Commission will also review and approve the Final Plat. If there is a substantial deviation from the Preliminary Plat, then the developer will be required to submit a new Preliminary Plat for review and approval.

The proposed submittal meets all the requirements in the Subdivision Ordinance for a Preliminary Plat and is in compliance with the Development Agreement. Therefore, Staff recommends **approval** of this Preliminary Plat.

ATTACHMENTS:

Preliminary Plat

Application

SH-DJL

SH-DJL DEVELOPMENT, LLC

December 17, 2018

City of Bulverde
30360 Cougar Bend
Bulverde, TX 78163

Attn: City of Bulverde Representative

This letter hereby authorizes **Dave Keith, Vice President of SH-DJL Development, LLC** to act as signing agent for **SH-DJL Development, LLC** for all documents pertaining to **The Preserve at Singing Hills Unit 5.**

SH-DJL DEVELOPMENT, LLC

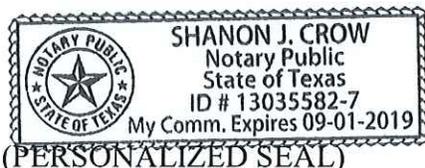
By: 

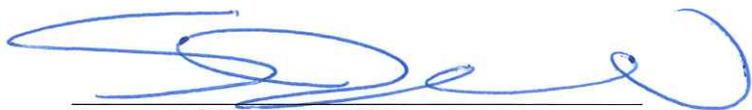
Thomas W. Lyles, Jr., President

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Thomas W. Lyles, Jr., President of SH-DJL Development, LLC, 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 purpose and consideration therein expressed.

Given under my hand and seal of office this 17th day of December, 2018.





Notary Public, State of Texas



Application for Plat

30360 Cougar Bend, Bulverde, TX 78163
 Telephone: 830-438-3612 - Fax: 830-438-4339
www.ci.bulverde.tx.us

Check one:	<input type="checkbox"/> Master Development Plan	<input type="checkbox"/> Final Plat	<input checked="" type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Vacating Plat	<input type="checkbox"/> Replat
	<input type="checkbox"/> Amending Plat	<input type="checkbox"/> Development Plat	<input type="checkbox"/> Conveyance Plat		

1. Name of Subdivision: The Preserve at Singing Hills Unit No 5
 Location Description/Nearest Intersection: At intersection of Singing Creek and Harmony Hills

2. Owner/Applicant: SH-DJL Development, LLC, Attn: Dave Keith
 Address: 115 North Loop 1604 East, Suite 2207, San Antonio, TX 78232 Email: davek@mcmi-sa.com
 Telephone: 210-614-7051 Fax: 210-614-8276 Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

3. Licensed Engineer/Surveyor (technical contact): Moy Tarin Ramirez Engineers, LLC, Attn: Paul Landa
 Address: 12770 Cimarron Path, Suite 100, San Antonio, TX 78249 Email: planda@mtrengineers.com
 Telephone: 210-698-5051 Fax: 210-698-5085 Mobile: _____

4. Property Details:

City Limits:	<u> </u> In <u> </u> <u>X</u> Out (ETJ)	Water Source:	<u>Canyon Lake Water Supply</u>
Commercial:	<u> </u> Yes <u> </u> <u>X</u> No	Sewage Treatment:	<u>Singing Hills Wastewater Treatment Plant</u>
Residential:	<u>X</u> Yes <u> </u> No	TxDOT Frontage:	<u> </u> Yes <u> </u> <u>X</u> No
No. of Lots:	<u>40</u>	100-Year Floodplain:	<u> </u> Yes <u> </u> <u>X</u> No
Total Acreage without floodplain:	<u>16.2955</u>	Edwards Aquifer Zone:	<u> </u> Recharge
Density Class:	<u>N/A</u>		<u>X</u> Contributing
Zoning Class:	<u>N/A</u>		

5. Waiver:

I have attached the notarized 30-day waiver signed by the owner waving my rights to sec 212.009 of the Local Government Code, allowing the City more time to properly review the application

I am opting out of the 30-day waiver acknowledging my application will be reviewed as is.

The undersigned agrees to comply with all platting and subdivision requirements of the City of Bulverde, and hereby authorizes the surveyor/engineer to record the approved final plat. The undersigned agrees to pay the appropriate 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.

 Signature of Owner/Applicant

12-17-18

 Date

Fees on Page 2

Fees:

Master Plans

- \$1250.00 + \$5.00 per lot or acre; whichever is greater.

Preliminary Plats

- \$1250.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family.

Final Plats

- \$1250.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family.

Amending Plats

- \$750.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family.

Replats/Vacating Plats

- \$750.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family.

Development Plats

- \$250.00

Conveyance Plats

- \$250.00

Traffic Impact Analysis (TIA) Review

- \$1250.00 - Minor TIA
- \$2500.00 - Major TIA

Drainage Analysis Review Tier 1

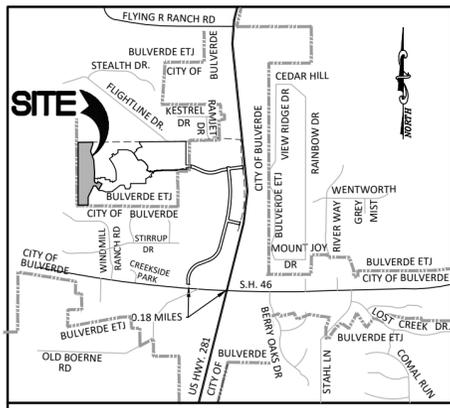
- \$750

Drainage Analysis Review Tier 2 single family residential

- \$1500 - (0-5 acres)
- \$2500 + \$10/lot - (5+ acres)

Drainage Analysis Review Tier 2 Commercial/Industrial/Multi-Family

- \$1750 - (0-5 acres)
- \$2500 + \$10/acre (5+ acres)



LOCATION MAP NOT TO SCALE

LEGEND

- 1250--- EXISTING CONTOUR
- AC ACRE
- R.O.W. RIGHT OF WAY
- R RADIUS
- Q CENTERLINE
- ESM.T. EASEMENT
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COMAL COUNTY, TEXAS
- M.P.R.C.C.T. MAP AND PLAT RECORDS COMAL COUNTY, TEXAS
- B.S.L. BUILDING SETBACK LINE
- VOL. VOLUME
- PG. PAGE
- VAR. VARIABLE
- WD. WIDTH
- E.G.T.C.A. ELECTRIC, GAS, TELEPHONE CABLE TELEVISION
- N.T.S. NOT TO SCALE
- NO. NUMBER
- ETJ EXTRATERRITORIAL JURISDICTION
- o 1/2" IRON ROD SET WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"

LIENHOLDER: BANK SNB
CARI D. ROBINSON
9324 HUEBNER RD
SAN ANTONIO, TX 78240

DEED OF TRUST
DOCUMENT NO. 201406005402, O.P.R.C.C.T.

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS _____ DAY OF _____ 20____

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS SET FORTH BY LOCAL AGENCIES.

DUANE A. MOY, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 69258
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS _____ DAY OF _____ 20____

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME

PEDERNALES ELECTRIC NOTES:

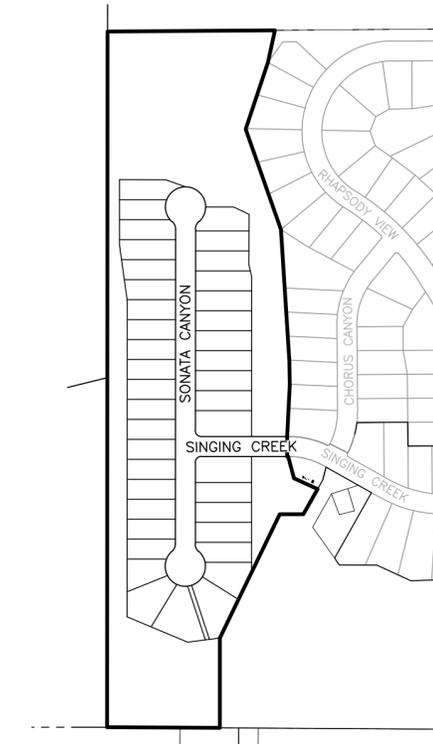
- ANY PEC MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF PEC EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- PEDERNALES ELECTRIC COOPERATIVE, INC. (PEC) AS PART OF ITS ELECTRIC SYSTEM ARE 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," "TRANSFORMER 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 GRANTOR'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 THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- 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: NONE.
- 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 FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

CPS NOTES:

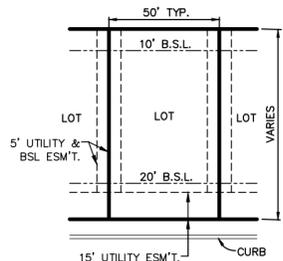
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "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 GRANTOR'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 THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS 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 HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDER GROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN 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.

CITY OF BULVERDE SUBDIVISION NOTES:

- THIS PLAT WAS PREPARED ON JULY 27, 2018.
- THIS PROPERTY DOES NOT LIE WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BULVERDE.
- THIS PROPERTY DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE "A", THE 100-YEAR FLOOD ZONE, AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR COMAL COUNTY, TEXAS ON COMMUNITY PANEL NO. 48091C0220F, EFFECTIVE DATE SEPTEMBER 2, 2009, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANK FIELDS, ETC.). GRANTEE'S OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
- 1.550 ACRES, 1,153.80 LINEAR FEET ARE BEING DEDICATED TO THE PUBLIC AS RIGHT-OF-WAY OUTSIDE OF BULVERDE CITY LIMITS.
- 40 LOTS, BEING 6.324 ACRES TOTAL ARE INCLUDED IN THIS SUBDIVISION PLAT.
- OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION. OPEN SPACE LOTS SHALL ALLOW FOR PLACEMENT OF ENTRY MONUMENT, FENCING, LANDSCAPING, GRADING, SIDEWALKS, IRRIGATION SYSTEM, UTILITIES, ROADWAYS, AND ACCESS EASEMENT.
- SIDE SETBACKS SHALL BE 5' AND REAR SETBACK SHALL BE 10' UNLESS OTHERWISE SHOWN ON DRAWINGS.



INDEX MAP
N.T.S.



TYPICAL EASEMENT AND SETBACK DETAIL
N.T.S.

TELECOMMUNICATIONS, TELEPHONE, TELEVISION, AND INTERNET SERVICE NOTE:

EXCEPT WHERE LIMITED BY APPLICABLE LAW, DEVELOPER RESERVES UNTO ITSELF AND ITS DESIGNATED ASSIGNS ALL RIGHTS FOR THE INSTALLATION AND APPROVAL OF ANY TELECOMMUNICATIONS, TELEPHONE, TELEVISION AND INTERNET SERVICE WIRES, LINES, CABLES OR OTHER COMMUNICATIONS IMPROVEMENTS IN EASEMENTS DESIGNATED FOR SUCH PURPOSES AND HEREBY REQUIRES THAT, WHEN CONSTRUCTED, ALL SUCH IMPROVEMENTS BE PLACED IN DESIGNATED EXISTING CONDUITS SO AS NOT TO DISTURB THE SURFACE AREA OF ANY INDIVIDUAL LOT EXCEPT WHERE EXPRESSLY ALLOWED. NO NEW CONDUITS OR TELECOMMUNICATIONS, TELEPHONE, CABLE TELEVISION OR INTERNET SERVICE UNDERGROUND IMPROVEMENTS SHALL BE PLACED IN EASEMENT AREAS WITHOUT THE EXPRESS WRITTEN APPROVAL OF DEVELOPER OR ITS DESIGNATED ASSIGNS.

NOTES:

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 1/2" IRON RODS WITH ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- VERTICAL DATUM IS NORTH AMERICAN DATUM (NAVD) 88.
- THE BEARINGS, DISTANCES, AREAS AND COORDINATE SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.0016.

NOTES:

- SEE SHEET 2 FOR CURVE AND LINE TABLE
- PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SUBDIVISION PLAT
ESTABLISHING
**THE PRESERVE AT
SINGING HILLS, UNIT 5**

BEING A 15.847 ACRE TRACT OF LAND OUT OF THE JOHANN MOEGELIEN SURVEY NO. 575, ABSTRACT NO. 423, COMAL COUNTY, TEXAS, SAID 15.847 ACRE TRACT BEING A PORTION OF THAT CERTAIN 238.528 ACRE TRACT CONVEYED TO SH-DJL DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY BY DOCUMENT NO. 201206038145, OFFICIAL RECORDS, COMAL COUNTY, TEXAS.

MTR
Moy Tarin Ramirez Engineers, LLC
FIRM TBPE NO. F-5297 & TBPLS NO. 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5058

STATE OF TEXAS
COUNTY OF COMAL

KNOW 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
SH-DJL DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY
CONTACT: DAVID KEITH, VICE PRESIDENT
18615 TUSCANY STONE, SUITE 200
SAN ANTONIO, TEXAS 78258

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

DAVID KEITH, VICE PRESIDENT KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, 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, STATE OF TEXAS

PRINTED NAME

STATE OF TEXAS
COUNTY OF COMAL

THIS PLAT OF THE PRESERVE AT SINGING HILLS UNIT 5 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF COMAL

I, BOBBIE KOEPP, 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. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT # _____ 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 document is released for the purpose of interim review under the authority of Duane A. Moy, P.E. 69258 on July 2018. It is not to be used for permit and construction purposes.

KEYNOTES

- (A) 15' E.G.T.C.A. ESM'T.
- (B) 20' B.S.L.
- (C) 15' B.S.L. & E.G.T.C.A.
- (D) LOT 901, BLOCK 1 OPEN SPACE/VARIABLE WIDTH DRAINAGE EASEMENT (7.401 AC)
- (E) LOT 902, BLOCK 1 DRAINAGE EASEMENT (0.033 AC)
- (F) LOT 907, BLOCK 1 OPEN SPACE/VARIABLE WIDTH DRAINAGE EASEMENT (0.539 AC)
- (1) 20' E.G.T.C.A. ESM'T. (THE PRESERVE AT SINGING HILLS, UNIT 2) (NOT RECORDED)
- (2) 15' B.S.L. & E.G.T.C.A. ESM'T. (THE PRESERVE AT SINGING HILLS, UNIT 3) (NOT RECORDED)
- (3) LOT 905, BLOCK 4 OPEN SPACE/VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT (THE PRESERVE AT SINGING HILLS, UNIT 2B) (NOT RECORDED)
- (4) LOT 906, BLOCK 4 OPEN SPACE/VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT (THE PRESERVE AT SINGING HILLS, UNIT 2B) (NOT RECORDED)

LEGEND

- 1250--- EXISTING CONTOUR
- AC ACRE
- R.O.W. RIGHT OF WAY
- R RADIUS
- CL CENTERLINE
- ESM'T. EASEMENT
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COMAL COUNTY, TEXAS
- M.P.R.C.C.T. MAP AND PLAT RECORDS COMAL COUNTY, TEXAS
- B.S.L. BUILDING SETBACK LINE
- VOL. VOLUME
- PG. PAGE
- VAR. VARIABLE
- WD. WIDTH
- E.G.T.C.A. ELECTRIC, GAS, TELEPHONE CABLE TELEVISION
- N.T.S. NOT TO SCALE
- NO. NUMBER
- ETJ EXTRATERRITORIAL JURISDICTION
- o 1/2" IRON ROD SET WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"

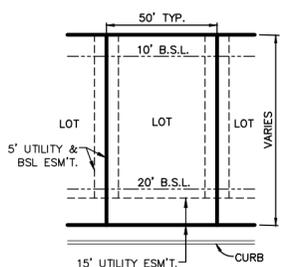
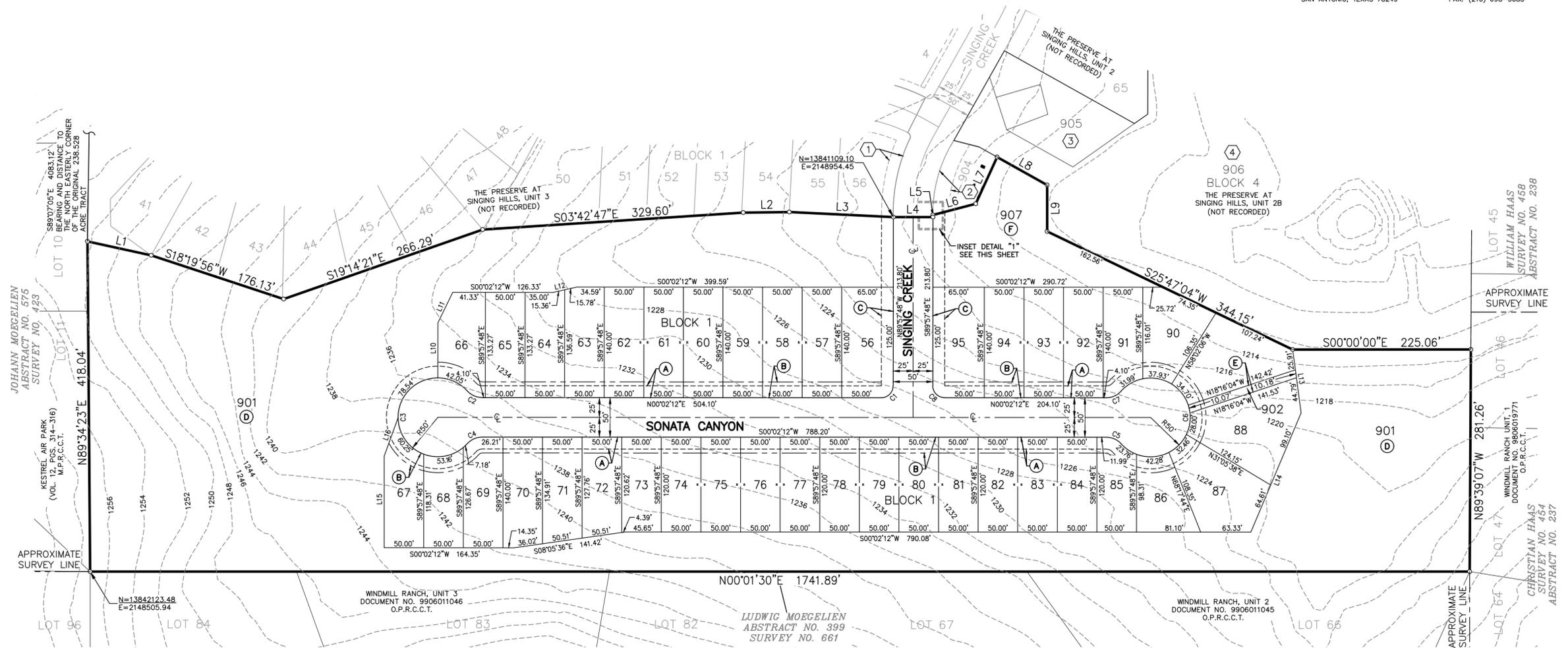
SUBDIVISION PLAT
ESTABLISHING
**THE PRESERVE AT
SINGING HILLS, UNIT 5**

BEING A 15.847 ACRE TRACT OF LAND OUT OF THE JOHANN MOEGELIEN SURVEY NO. 575, ABSTRACT NO. 423, COMAL COUNTY, TEXAS, SAID 15.847 ACRE TRACT BEING A PORTION OF THAT CERTAIN 238.528 ACRE TRACT CONVEYED TO SH-DJL DEVELOPMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY BY DOCUMENT NO. 201206038145, OFFICIAL RECORDS, COMAL COUNTY, TEXAS.

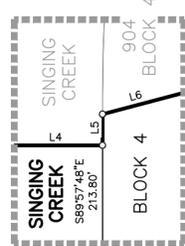
SCALE: 1"=100'



MTR Engineers
Surveyors
Planners
Moy Tarin Ramirez Engineers, LLC
FIRM TBPE NO. F-5297 & TBPLS NO. 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



TYPICAL EASEMENT AND SETBACK DETAIL
N.T.S.



INSET DETAIL 1
N.T.S.

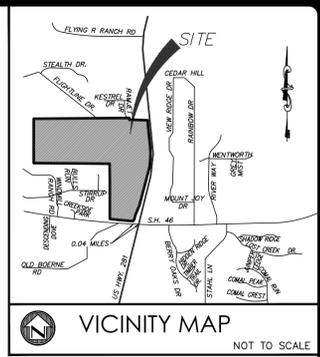
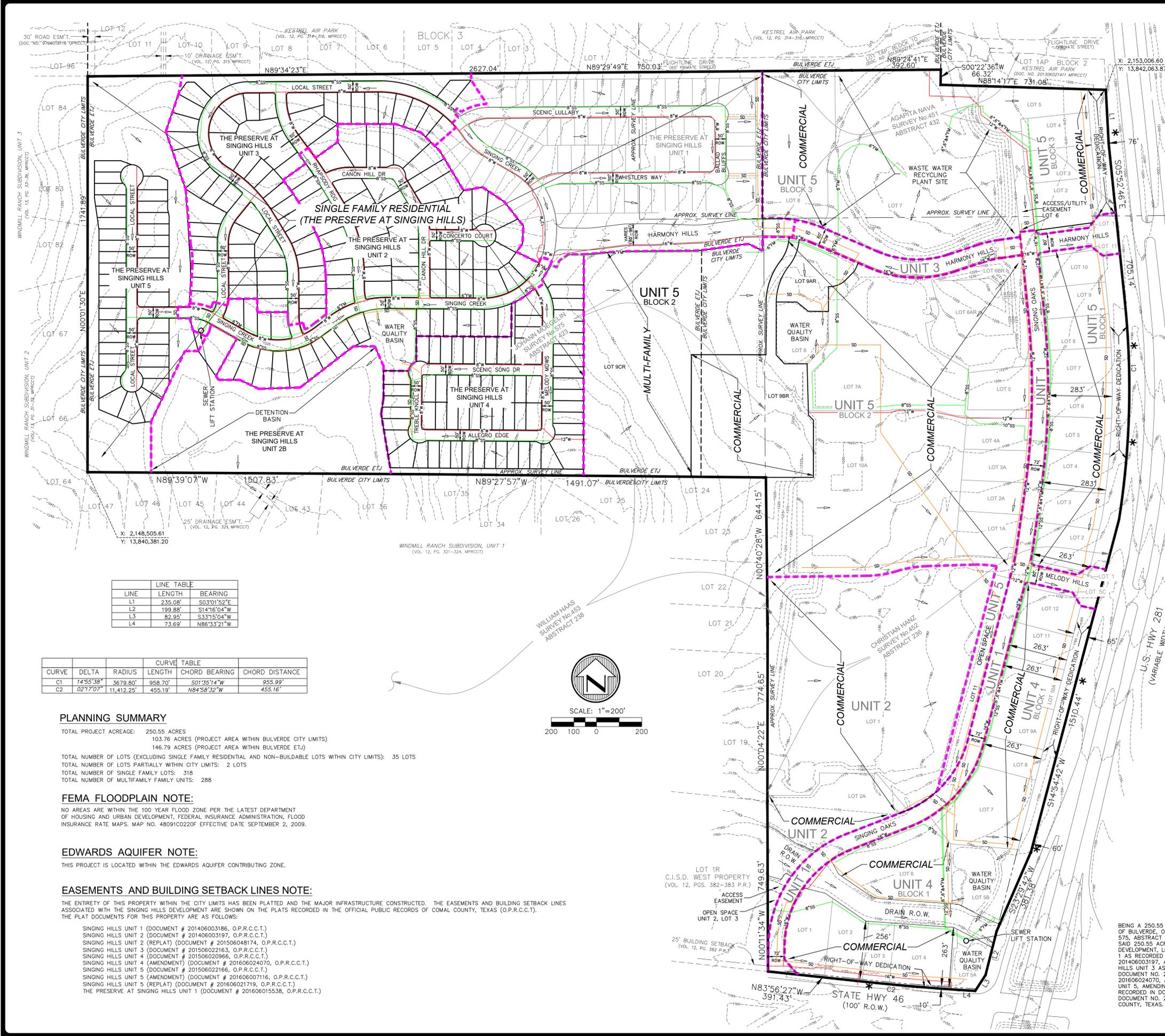
LINE TABLE

LINE	LENGTH	BEARING
L1	82.39'	S12°18'18"W
L2	60.12'	S00°43'22"E
L3	129.52'	S02°50'20"W
L4	50.00'	S00°02'12"W
L5	2.60'	S89°57'48"E
L6	55.91'	S14°43'08"E
L7	65.05'	S65°30'39"E
L8	72.56'	S29°20'44"W
L9	58.71'	N90°00'00"W
L10	69.81'	S89°57'48"E
L11	42.75'	S64°04'25"E
L12	31.15'	S12°26'14"E
L13	80.87'	N82°29'05"E
L14	163.71'	S67°11'24"E
L15	115.63'	S89°57'48"E
L16	52.51'	S70°02'54"E

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	15.00'	90°00'00"	15.00'	23.56'	21.21'	N44°57'48"W
C2	25.00'	48°11'23"	11.18'	21.03'	20.41'	N24°07'53"E
C3	50.00'	27°22'46"	44.72'	241.19'	66.67'	N89°57'48"W
C4	25.00'	48°11'23"	11.18'	21.03'	20.41'	S24°03'30"E
C5	25.00'	48°11'23"	11.18'	21.03'	20.41'	S24°07'53"W
C6	50.00'	27°22'46"	44.72'	241.19'	66.67'	S89°57'48"E
C7	25.00'	48°11'23"	11.18'	21.03'	20.41'	N24°03'30"W
C8	15.00'	90°00'00"	15.00'	23.56'	21.21'	N45°02'12"E

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CIVIL ENGINEER / SURVEYOR

MOY TARIN RAMIREZ ENGINEERS, LLC
 12770 CIMARRON PATH, STE. 100
 SAN ANTONIO, TEXAS 78249
 TEL: (210) 698-5051
 FAX: (210) 698-5085

SUBDIVIDER / OWNER

SH-DJL DEVELOPMENT, LLC,
 A TEXAS LIMITED LIABILITY COMPANY
 115 NORTH LOOP 1604 EAST, SUITE 2207
 SAN ANTONIO, TEXAS 78232

LIENHOLDER

BANK SNB
 9324 HUEBNER RD.
 SAN ANTONIO, TEXAS 78240

EDU'S NOTE:

ESTIMATED EDU'S WITHIN SINGING HILLS DEVELOPMENT:
 WATER: 919 EDU'S
 SANITARY SEWER: 800 EDU'S

DENSITY NOTE:

DENSITY / DENSITY CLASS WITHIN OR PARTIALLY WITHIN CITY LIMITS
 DENSITY: HIGH
 DENSITY CLASS: HIGH

STREETS NOTE:

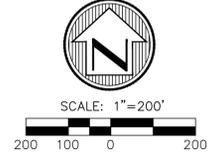
SINGING HILLS URBAN COLLECTOR STREETS (STREET LENGTH) ARE:
 SINGING OAKS (3740 LF)
 HARMONY HILLS (2731 LF)
 MELODY HILLS (366 LF)
 ALL OTHER STREETS SHOWN HEREON ARE LOCAL STREETS.

PARKS NOTE:

PER THE SECOND AMENDMENT (EXHIBIT J, EXCEPTION 2.03.a.ii) TO THE SINGING HILLS DEVELOPMENT AGREEMENT, "PARK REQUIREMENTS SHALL NOT APPLY TO SINGLE FAMILY AND MULTIFAMILY DEVELOPMENTS."

LINE	LENGTH	BEARING
L1	235.08'	S03°01'52"E
L2	199.88'	S14°16'04"W
L3	82.95'	S33°15'04"W
L4	73.69'	N86°33'21"W

CURVE	DELTA	RADIUS	CURVE BEARING	CHORD BEARING	CHORD DISTANCE
C1	14°55'38"	3679.80'	S01°35'14"W	955.99'	955.99'
C2	02°17'07"	11,412.25'	N84°58'32"W	455.16'	455.16'



PLANNING SUMMARY

TOTAL PROJECT ACREAGE: 250.55 ACRES
 103.76 ACRES (PROJECT AREA WITHIN BULVERDE CITY LIMITS)
 146.79 ACRES (PROJECT AREA WITHIN BULVERDE ETJ)
 TOTAL NUMBER OF LOTS (EXCLUDING SINGLE FAMILY RESIDENTIAL AND NON-BUILDABLE LOTS WITHIN CITY LIMITS): 35 LOTS
 TOTAL NUMBER OF LOTS PARTIALLY WITHIN CITY LIMITS: 2 LOTS
 TOTAL NUMBER OF SINGLE FAMILY LOTS: 318
 TOTAL NUMBER OF MULTIFAMILY FAMILY UNITS: 288

FEMA FLOODPLAIN NOTE:

NO AREAS ARE WITHIN THE 100 YEAR FLOOD ZONE PER THE LATEST DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, FLOOD INSURANCE RATE MAPS. MAP NO. 48091C022OF EFFECTIVE DATE SEPTEMBER 2, 2009.

EDWARDS AQUIFER NOTE:

THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

EASEMENTS AND BUILDING SETBACK LINES NOTE:

THE ENTIRETY OF THIS PROPERTY WITHIN THE CITY LIMITS HAS BEEN PLATTED AND THE MAJOR INFRASTRUCTURE CONSTRUCTED. THE EASEMENTS AND BUILDING SETBACK LINES ASSOCIATED WITH THE SINGING HILLS DEVELOPMENT ARE SHOWN ON THE PLATS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS (O.P.R.C.C.T.). THE PLAT DOCUMENTS FOR THIS PROPERTY ARE AS FOLLOWS:

- SINGING HILLS UNIT 1 (DOCUMENT # 201406003186, O.P.R.C.C.T.)
- SINGING HILLS UNIT 2 (DOCUMENT # 201406003197, O.P.R.C.C.T.)
- SINGING HILLS UNIT 2 (REPLAT) (DOCUMENT # 201506048174, O.P.R.C.C.T.)
- SINGING HILLS UNIT 3 (DOCUMENT # 201506022163, O.P.R.C.C.T.)
- SINGING HILLS UNIT 4 (DOCUMENT # 201506020966, O.P.R.C.C.T.)
- SINGING HILLS UNIT 4 (AMENDMENT) (DOCUMENT # 201606024070, O.P.R.C.C.T.)
- SINGING HILLS UNIT 5 (DOCUMENT # 201506022166, O.P.R.C.C.T.)
- SINGING HILLS UNIT 5 (AMENDMENT) (DOCUMENT # 201606007116, O.P.R.C.C.T.)
- SINGING HILLS UNIT 5 (REPLAT) (DOCUMENT # 201606021719, O.P.R.C.C.T.)
- THE PRESERVE AT SINGING HILLS UNIT 1 (DOCUMENT # 201606015538, O.P.R.C.C.T.)

LEGAL DESCRIPTION

BEING A 250.55 ACRE TRACT OF LAND IN THE CITY OF BULVERDE AND EXTRA TERRITORIAL JURISDICTION OF THE CITY OF BULVERDE, OUT OF THE AGAPITA NAVA SURVEY NO. 451, ABSTRACT NO. 432, THE JOHANN MOEGELEIN SURVEY NO. 575, ABSTRACT NO. 423, AND THE CHRISTIAN HANZ SURVEY NO. 452, ABSTRACT NO. 236, COMAL COUNTY, TEXAS, SAID 250.55 ACRE TRACT BEING A PORTION OF THAT CERTAIN 238.528 ACRE TRACT AS CONVEYED TO SH-DJL DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY BY DOCUMENT NO. 201206038145, ALL OF SINGING HILLS UNIT 1 AS RECORDED IN DOCUMENT NO. 201406003186, ALL OF SINGING HILLS UNIT 2 AS RECORDED IN DOCUMENT NO. 201406003197, ALL OF SINGING HILLS UNIT 2, REPLAT, AS RECORDED IN DOCUMENT 201506048174, ALL OF SINGING HILLS UNIT 3 AS RECORDED IN DOCUMENT NO. 201506022163, ALL OF SINGING HILLS UNIT 4 AS RECORDED IN DOCUMENT NO. 201506020966, ALL OF SINGING HILLS UNIT 4, AMENDING PLAT AS RECORDED IN DOCUMENT NO. 201606024070, ALL OF SINGING HILLS UNIT 5 AS RECORDED IN DOCUMENT NO. 201506022166, ALL OF SINGING HILLS UNIT 5, AMENDING PLAT AS RECORDED IN DOCUMENT NO. 201606007116, ALL OF SINGING HILLS UNIT 5, REPLAT AS RECORDED IN DOCUMENT NO. 201606021719, AND ALL OF THE PRESERVE AT SINGING HILLS UNIT 1 AS RECORDED IN DOCUMENT NO. 201606015538, ALL DOCUMENTS ARE AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

LEGEND

- * PROPOSED DRIVEWAY APPROXIMATE LOCATION (RIGHT-IN / RIGHT-OUT)
- OPRCCT OFFICIAL PUBLIC RECORDS COMAL COUNTY, TEXAS
- MPRCCT MAP AND PLAT RECORDS COMAL COUNTY, TEXAS
- E.T.J. EXTRATERRITORIAL JURISDICTION
- CITY LIMIT LINE
- R.O.W. / PROPERTY LINE
- UNIT BOUNDARY
- DEED LINE
- PROPOSED LOT LINE
- PLAT RECORDS
- OVERALL MASTER PLAN BOUNDARY
- FM SS SANITARY SEWER MAIN
- W WATER MAIN
- SD STORM DRAIN
- DRAINAGE FLOW ARROW

NO.	DATE	DESCRIPTION	BY

MTR
Moy Tarin Ramirez Engineers, LLC
 Engineers • Surveyors • Planners
 12770 CIMARRON PATH, SUITE 100
 SAN ANTONIO, TEXAS 78249
 TEL: (210) 698-5051
 FAX: (210) 698-5085

REVISIONS

NO.	DATE	DESCRIPTION	BY

SINGING HILLS
MASTER DEVELOPMENT PLAN
 BULVERDE, COMAL COUNTY, TEXAS

SHEET
 1 OF 1

DATE PREPARED: SEPTEMBER 2017



PLANNING AND ZONING COMMISSION ITEM:
PC-18-42

FINAL PLAT

JOHNSON RANCH MIXED USE-FM 1863 LOT 3

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

REQUEST:

Consider the approval of a Final Plat for Johnson Ranch Mixed Use-FM 1863 Lot 3, otherwise known as Johnson Ranch South Commercial, generally located on the East side of US Hwy 281, approximately .5 miles North of the intersection of FM 1863 and Johnson Way.

APPLICANT:

DHJB Development, LLC c/o Charlie Hill
102A Cordillera Ridge
Boerne, TX 78006

PROPERTY INFORMATION:

Owner: DHJB Development LLC
Legal Descrp: A-174 SUR-194 A GAYTAN, ACRES 23.099
Size: 5.558 acres
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Commercial

SUMMARY:

This is a proposed final plat for 5.558 acres of currently undeveloped land and is part of the Johnson Ranch development as outlined in the July 22, 2008 Development Agreement and is subject to the vested Subdivision Ordinance 258-07-09-25 with amendments through April 2011. This plat dedicates ROW, 1 drainage easement on the plat and 2 drainage easements on the plat that are recorded by separate instruments.

ANALYSIS:

Section 9 of the Bulverde Drainage Manual stipulates that “Areas denoted as Special Flood Hazard Area (SFHA) on the FEMA Flood Insurance Rate Maps shall be dedicated as easements or right-of-way” on the plat document. In order to ensure that the future development of this tract complies with this the City and developer have agreed that all areas in which the SFHA overlay the tract shall be dedicated in 3 easements.

Two of these easements are subject to a Conditional Letter of Map Revision (CLOMR) as provided by FEMA. These two easements shall be dedicated in separate instruments that stipulate the conditions in which these easements will be replaced, allowing for the future site development to move forward. In order for these two easements to be released/replaced:

Future development within the floodplain and separate drainage easements shall be permitted provided that hydraulic modeling submitted to the City by the future site developer demonstrates the site developer's proposed improvements to be consistent with the approved CLOMR. Upon construction of these improvements, the site developer shall file a Letter of Map Revision (LOMR). Upon approval of the LOMR by FEMA, the 2 drainage easements depicted on the Final Plat document shall be replaced with an easement per the LOMR.

Dedicated ROW is being platted with Lot 3 and is designated as private.

The City Engineer has also reviewed this proposed Final Plat and has determined that it meets the requirements in the Subdivision Ordinance for a Final Plat and is in compliance with the Development Agreement and approved Master Development Plan.

Staff recommends **approval**.

ATTACHMENTS:

Final Plat
Application

Fees:

Master Plans

- \$1250.00 + \$5.00 per lot or acre; whichever is greater.

Preliminary Plats

- \$1250.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family.

Final Plats

- \$1250.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family.

Amending Plats

- \$750.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family.

Replats/Vacating Plats

- \$750.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family.

Development Plats

- \$250.00

Conveyance Plats

- \$250.00

Traffic Impact Analysis (TIA) Review

- \$1250.00 - Minor TIA
- \$2500.00 - Major TIA

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

- \$1500 – (0-5 acres)
- \$2500 + \$10/lot – (5+ acres)

Drainage Analysis Review Tier 2

Commercial/Industrial/Multi-Family

- \$1750 - (0-5 acres)
- \$2500 + \$10/acre (5+ acres)

LOT 3, BLOCK A, JOHNSON RANCH MIXED USE – FM 1863

THE STATE OF TEXAS)
(KNOW ALL MEN BY THESE PRESENTS:
THE COUNTY OF KENDALL)

THAT DHJB DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY AND THROUGH CHARLIE HILL, BEING THE OWNER OF 7.291 ACRES OUT OF THE THE AGAPITA GAYTAN SURVEY NO. 194, ABSTRACT NO. 174, COMAL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 90.673 ACRE TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED TO DHJB DEVELOPMENT, LLC OF RECORD IN DOC. NO. 201206015207 AND CORRECTED IN DOCUMENT NO. 201306043331, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID 7.291 ACRES IN ACCORDANCE WITH THE ATTACHED PLAT, TO BE KNOWN AS

"LOT 3, BLOCK A, JOHNSON RANCH MIXED USE – FM 1863"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREON EXPRESSED, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED BUT NOT RELEASED, EXCEPT THAT LOT 1, BLOCK Z, WHICH CONTAINS A PRIVATE STREET DESIGNATED HEREON AS WILLOW BRANCH IS NOT INCLUDED AS PART OF PUBLIC RIGHT-OF-WAY DEDICATION; HOWEVER, AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREETS FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, AND ANY OTHER REASONABLE GOVERNMENTAL PURPOSE; PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE.

IN WITNESS WHEREOF, DHJB DEVELOPMENT, LLC, HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS THE _____ DAY OF _____, 2019, A.D.

DHJB DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY

CHARLIE HILL
DHJB DEVELOPMENT, LLC,
28 CORDILLERA TRACE, STE. 4
BOERNE, TX 78006

THE STATE OF TEXAS)
(KNOW ALL MEN BY THESE PRESENTS:
THE COUNTY OF KENDALL)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLIE HILL, 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 PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2019, A.D.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

PRINTED NAME OF NOTARY _____ MY COMMISSION EXPIRES ON: _____

PRINTED ADDRESS OF NOTARY _____

SURVEYOR'S STATEMENT:

I, JOHN D. BARNARD, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF LAND SURVEYING IN THE STATE OF TEXAS; THAT I PREPARED THE PLAT SUBMITTED HERewith; THAT SAID PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS LOCATED TO THE SURVEYING PORTIONS THEREOF.

JOHN D. BARNARD _____ DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5749-STATE OF TEXAS
BOWMAN CONSULTING GROUP, LTD.
1120 SOUTH CAPITOL OF TEXAS HWY, BUILDING 3, SUITE 220
AUSTIN, TEXAS 78746

THE STATE OF TEXAS)
(KNOW ALL MEN BY THESE PRESENTS:
THE COUNTY OF TRAVIS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN D. BARNARD, R.P.L.S., 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 PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2019, A.D.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

PATRICIA GEGENHEIMER _____ MY COMMISSION EXPIRES ON: _____

BOWMAN CONSULTING GROUP, LTD.
1120 SOUTH CAPITOL OF TEXAS HWY, BUILDING 3, SUITE 220
AUSTIN, TEXAS 78746

ENGINEER'S STATEMENT:

I, NICHOLAS G. KEHL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NICHOLAS G. KEHL _____ DATE _____
REGISTERED PROFESSIONAL ENGINEER
NO. 104450 - STATE OF TEXAS
BOWMAN CONSULTING GROUP, LTD.
1120 SOUTH CAPITOL OF TEXAS HWY, BUILDING 3, SUITE 220
AUSTIN, TEXAS 78746

THE STATE OF TEXAS)
(KNOW ALL MEN BY THESE PRESENTS:
THE COUNTY OF TRAVIS)

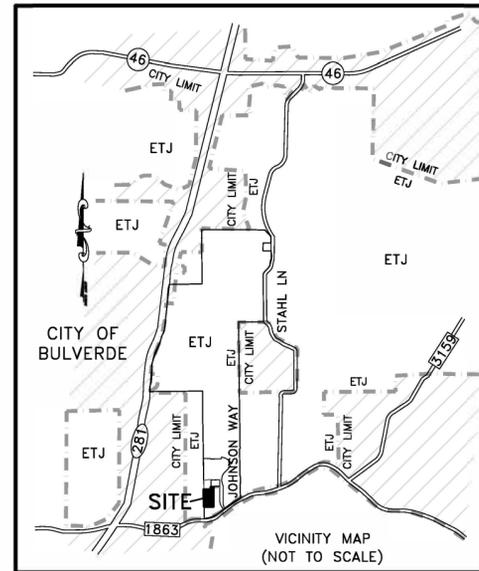
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICHOLAS G. KEHL, P.E., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2019, A.D.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

PATRICIA GEGENHEIMER _____ MY COMMISSION EXPIRES ON: _____

BOWMAN CONSULTING GROUP, LTD.
1120 SOUTH CAPITOL OF TEXAS HWY, BUILDING 3, SUITE 220
AUSTIN, TEXAS 78746



LEGAL DESCRIPTION:

7.291 ACRES OUT OF THE THE AGAPITA GAYTAN SURVEY NO. 194, ABSTRACT NO. 174, COMAL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 90.673 ACRE TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED TO DHJB DEVELOPMENT, LLC OF RECORD IN DOC. NO. 201206015207 AND CORRECTED IN DOCUMENT NO. 201306043331, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF

BULVERDE, ON THE _____ DAY OF _____, 20____.

CHAIRPERSON _____

SECRETARY _____

STATE OF TEXAS)
(KNOW ALL MEN BY THESE PRESENTS)
COUNTY OF COMAL)

I, BOBBIE KOEPP, CLERK OF COMAL COUNTY, TEXAS HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE

_____ DAY OF _____ 2019, A.D. AT _____ O'CLOCK ____M., AND DULY RECORDED ON

_____ DAY OF _____ 2019, A.D. AT _____ O'CLOCK ____M., PLAT RECORDS OF SAID COUNTY

AND STATE IN DOCUMENT NO. _____, OFFICIAL RECORDS OF COMAL COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 2019, A.D.

BOBBIE KOEPP, COUNTY CLERK, COMAL COUNTY, TEXAS.

DEPUTY _____

CPS NOTES

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-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 GRANTOR'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 THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS 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, OR ANY OTHER EASEMENTS FOR UTILITIES, UNLESS THE CHANGES TO SUCH ELEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN 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 FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDER GROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

FLOOD NOTE:

A PORTION OF THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE AE, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED. ALSO, A PORTION OF THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE X, OTHER FLOOD AREAS, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM % ANNUAL CHANCE FLOOD. ALSO, A PORTION OF THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP NUMBER 48091C0385F, DATED SEPTEMBER 2, 2009.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

FILE: NEW PROJECTS P:\5522 JOHNSON RANCH\SURVEY\JOHNSON RANCH\PLATS\JOHNSON RANCH SOUTH\LOT 3, BLOCK A, JOHNSON RANCH MIXED USE - FM 1863.DWG

DATE: 08-14-18	DRAWN BY: EN	CREW: MK, CF
SCALE: N.T.S.	CHECKED BY: JB	FB #:
JOB #: 5522-01-001	DRAWING #: FINAL PLAT	PLAN #: 1213



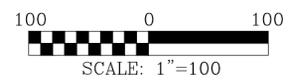
Bowman Consulting Group, Ltd.
1120 South Capital of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

SUBDIVISION PLAT
LOT 3, BLOCK A, JOHNSON RANCH
MIXED USE – FM 1863,
COMAL COUNTY, TEXAS

SHEET 1 OF 2

PLAN #: 1213

LOT 3, BLOCK A, JOHNSON RANCH MIXED USE - FM 1863



DECEMBER 2018
COMAL COUNTY, TEXAS

LEGEND

- LAI 1/2" IRON ROD W/ CAP STAMPED "LAI" PREVIOUSLY SET
- BCG 1/2" IRON ROD W/ CAP STAMPED "BCG" SET OR PREVIOUSLY SET
- MW CUDE 1/2" IRON ROD W/ CAP STAMPED "MW CUDE" FOUND
- ⊕ MAG-NAIL W/ CAP STAMPED "BCG" PREVIOUSLY SET
- ⊕ BENCHMARK
- △ CALCULATED POINT
- () RECORD INFORMATION PER DOC. NO. 200706047082, O.P.R.C.C.TX.
- { } RECORD INFORMATION PER DOC. NO. 201306040708, O.P.R.T.C.TX.
- D.R.C.C.TX. DEED RECORDS OF COMAL COUNTY, TEXAS
- O.P.R.C.C.TX. OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- PLAT BOUNDARY LINE
- - - ADJOINER BOUNDARY LINE
- - - RECORDED EASEMENT LINE
- - - BUILDING SETBACK LINE
- - - EASEMENTS DEDICATED PER PLAT
- DIMENSION LINE
- - - FEMA FLOODPLAIN LINE

NOTES:

1. EXISTING GROUND (DASHED) CONTOURS PREPARED BY PRO-TERRA AERIAL MAPPING, INC. (JANUARY 2005)
2. EXISTING CONTOUR INTERVAL IS 2 FT.
3. ALL CONTOURS SHOWN HEREON ARE BASED ON NAVD88 DATUM.
4. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
5. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
6. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99984.
7. COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.

BENCHMARK LIST:

- VERTICAL DATUM NAVD88 -
- TBM-409:
MAG-NAIL SET ON CURB.
ELEVATION=1023.48'
- TBM-410:
MAG-NAIL SET ON CURB.
ELEVATION=1023.64'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 00°07'14" E	103.67'
L2	N 89°10'53" E	67.25'
L3	S 89°52'46" W	50.00'
L4	S 89°52'46" E	50.00'
L5	N 44°14'26" W	33.64'
L6	N 48°31'02" E	90.24'
L7	N 89°12'45" E	5.16'
L8	S 80°01'34" E	53.36'
L9	S 89°11'37" E	59.75'
L10	N 59°17'21" E	37.31'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	25.00'	39.68'	S 45°20'56" E	35.64'
C2	232.04'	91.14'	N 37°50'25" W	90.56'
C3	79.23'	126.29'	N 06°04'17" E	113.34'
C4	283.58'	87.77'	S 48°39'31" E	87.42'
C5	208.21'	86.55'	S 45°22'35" E	85.92'
C6	113.73'	46.94'	N 89°54'01" E	46.61'
C7	412.35'	47.75'	N 87°38'37" E	47.72'
C8	56.08'	29.40'	N 67°54'10" E	29.06'

NOTES:

1. TOTAL ACREAGE: 7.291 ACRES.
2. THE TOTAL AREA OF PRIVATE STREET IN THIS SUBDIVISION IS 0.344 ACRES.
3. THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 300 LINEAR FEET.
4. TOTAL NUMBER OF LOTS: 2
SINGLE FAMILY: 0
COMMERCIAL/OTHER: 1
OPEN SPACE: 0
PRIVATE STREET: 1
5. AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "DHJB DEVELOPMENT, LLC" OR ITS SUCCESSORS OR ASSIGNS.
6. AS USED HEREIN THE TERM "PROPERTY OWNERS ASSOCIATION" SHALL MEAN ANY PROPERTY OWNERS OR HOMEOWNERS ASSOCIATION HAVING JURISDICTION OVER THE PROPERTY DESCRIBED HEREIN AND THEIR SUCCESSORS AND ASSIGNS.
7. LOT 1, BLOCK "Z" IS HEREBY DESIGNATED AS A PRIVATE ROADWAY, DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT. THIS LOT WILL BE DEEDED TO A PROPERTY OWNER'S ASSOCIATION FOR OWNERSHIP AND MAINTENANCE. LOT 1, BLOCK "Z" INCLUDES THE RIGHT-OF-WAY FOR THE FOLLOWING ROADWAY: WILLOW BRANCH.
8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE LOT OWNER. THE LOT OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY.
9. WASTEWATER SERVICE WILL BE PROVIDED BY JOHNSON RANCH M.U.D., AND NO STRUCTURE IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL IT HAS WATER AND WASTEWATER SERVICE.
10. ALL PROPERTY WITHIN THE SUBDIVISION IS IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BULVERDE AND IS LOCATED WITHIN THE BOUNDARIES OF JOHNSON RANCH M.U.D..
11. WATER SERVICE SHALL BE PROVIDED BY A PUBLIC WATER SYSTEM MEETING THE REQUIREMENTS OF TCEQ AND ANY OTHER GOVERNMENTAL OR QUASI-GOVERNMENTAL AGENCY HAVING JURISDICTION OVER PUBLIC WATER SYSTEMS. THE PUBLIC WATER SYSTEM SHALL BE OPERATED PURSUANT TO A CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 12977 (CCN) BY ITS HOLDER, GUADALUPE BLANCO RIVER AUTHORITY. DEVELOPER, FOR ITSELF, SUCCESSORS, AND ASSIGNS RESERVES THE RIGHT TO DRILL, OPERATE, AND MAINTAIN PRIVATE OR PUBLIC WATER WELLS RESERVED UNTO DEVELOPER, ITS SUCCESSORS AND ASSIGNS. PRIVATE WATER WELLS ARE NOT PERMITTED ON ANY LOTS WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF DEVELOPER.
12. WASTEWATER SERVICE SHALL BE PROVIDED BY A CENTRAL COLLECTION, TREATMENT AND EFFLUENT DISPOSAL SYSTEM APPROVED BY THE TCEQ PURSUANT TO PERMIT NO. W00014975001 AND TO BE PROVIDED BY JOHNSON RANCH M.U.D. AND GUADALUPE-BLANCO RIVER AUTHORITY ("GBRA") PURSUANT TO CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 20892 ("CCN") CURRENTLY HELD BY GBRA.

13. WATER DISTRIBUTION MAINS SHALL BE LOCATED UNDER PAVEMENT OR IN WATER EASEMENTS AND SHALL NOT BE PLACED IN PUBLIC UTILITY EASEMENTS OR G,E,T,V EASEMENTS EXCEPT TO CROSS THEM.
14. ALL PUBLIC UTILITY EASEMENTS AND G,E,T,V EASEMENTS SHALL ONLY BE USED BY PUBLIC OR PRIVATE UTILITY ENTITIES (UNLESS OTHERWISE EXPRESSLY AUTHORIZED IN WRITING BY DEVELOPER) FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE, GAS, STORM DRAINAGE, POTABLE OR NON-POTABLE WATER, TREATED OR UNTREATED WASTEWATER AND/OR CATV LINES AND APPURTENANCES, WHICH PROVIDE SERVICE SOLELY AND EXCLUSIVELY TO THE PROPERTY INCLUDED IN THIS PLAT OR ANY ADJOINING PROPERTY DEVELOPED OR TO BE DEVELOPED AS PART OF THE JOHNSON RANCH SUBDIVISION OR PROPERTY WHICH IS BEING DEVELOPED BY AN ENTITY OWNED IN WHOLE OR IN PART BY THE PRINCIPALS, PARTNERS, OR OWNERS OF THE ENTITY WHICH OWNS THE PROPERTY DESCRIBED HEREIN.
15. IT IS UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED UPON THE SURFACE OR UNDERGROUND WITHIN THE EASEMENTS DEDICATED HEREIN. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO AND EGRESS FROM THE PRIVATE ROADWAYS AND EASEMENT, AND THE RIGHT FROM TIME TO TIME TO CUT ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY FACILITIES.
16. DEVELOPER, FOR ITSELF, SUCCESSORS, AND ASSIGNS, RESERVES THE RIGHT TO USE AND TO GRANT TO THIRD PARTIES THE RIGHT TO USE THE WATER AND WASTEWATER EASEMENTS SHOWN HEREON FOR THE PURPOSES OF INSTALLING, REPAIRING, MAINTAINING, AND OPERATING A WATER DISTRIBUTION SYSTEM AND A SEWAGE TREATMENT AND DISPOSAL SYSTEM, INCLUDING THE RIGHT TO CONSTRUCT, MAINTAIN, AND OPERATE WATER OR SEWER MAINS OR LINES FOR THE TRANSMISSION OF TREATED, UNTREATED, POTABLE OR NON-POTABLE WATER, WASTEWATER, EFFLUENT AND SEWAGE OR FOR ANY OTHER UTILITY OR AMENITY WHETHER SERVING THE PROPERTY DESCRIBED HEREIN OR OTHERWISE.
17. ALL NEW UTILITIES INSTALLED AFTER PLAT RECORDATION WITHIN ANY PUBLIC UTILITY EASEMENT OR G,E,T,V EASEMENT DEDICATED BY THIS PLAT SHALL BE UNDERGROUND EXCEPT SUCH PORTIONS THAT ARE NECESSARY OR REQUIRED BY LAW TO BE MAINTAINED ABOVEGROUND WHICH ARE TYPICAL COMPONENTS OF AN UNDERGROUND UTILITY SYSTEM THAT ARE NONETHELESS CONSTRUCTED ABOVEGROUND AND WHICH HAVE BEEN APPROVED BY DEVELOPER OR THE DECLARANT OF ANY RESTRICTIVE COVENANTS IMPOSED UPON THE PROPERTY DESCRIBED HEREIN IN WRITING PRIOR TO THEIR CONSTRUCTION.
18. THE CURRENT ELECTRIC SERVICE PROVIDER IS CPS ENERGY, PROVIDED HOWEVER, DEVELOPER RESERVES THE RIGHT TO ALLOW OTHER ELECTRIC SERVICE PROVIDERS TO SERVE THIS PLATTED AREA OR OTHER PORTIONS OF JOHNSON RANCH.
19. THE CURRENT TELECOMMUNICATIONS SERVICE PROVIDER IS GUADALUPE TELEPHONE COOPERATIVE, PROVIDED HOWEVER, DEVELOPER RESERVES THE RIGHT TO ALLOW OTHER TELECOMMUNICATIONS SERVICE PROVIDERS TO SERVE THIS PLATTED AREA OR OTHER PORTIONS OF JOHNSON RANCH.
20. LOT 3 IS SUBJECT TO A CONDITIONAL LETTER OF MAP REVISION (CLOMR), CASE # 13-06-4347R. DEVELOPMENT WITHIN THE FLOODPLAIN AND SEPARATE DRAINAGE EASEMENTS SHALL BE PERMITTED PROVIDED THAT HYDRAULIC MODELING SUBMITTED TO THE CITY OF BULVERDE BY THE SITE DEVELOPER DEMONSTRATES THE SITE DEVELOPER'S PROPOSED IMPROVEMENTS TO BE CONSISTENT WITH THE APPROVED CLOMR. UPON CONSTRUCTION OF THE IMPROVEMENTS, THE SITE DEVELOPER SHALL FILE A LETTER OF MAP REVISION (LOMR). UPON APPROVAL OF THE LOMR BY FEMA, THE DRAINAGE EASEMENTS SHALL BE REPLACED WITH A DRAINAGE EASEMENT(S) CONTAINING THE 1% ANNUAL FLOOD WATER SURFACE ELEVATION PER THE FEMA APPROVED LOMR.

FILE: NEW PROJECTS \P\5522 JOHNSON RANCH SURVEY\JOHNSON RANCH\PLATS\JOHNSON RANCH SOUTH\LOT 3, BLOCK A, JOHNSON RANCH MIXED USE - FM 1863.DWG			
DATE: 08-14-18	DRAWN BY: EN	CREW: MK, CF	
SCALE: 1"=100'	CHECKED BY: JB	PB #:	
JOB #: 5522-01-001	DRAWING #: FINAL PLAT	PLAN #: 1213	
NO.	REVISION	BY	DATE



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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

SUBDIVISION PLAT
LOT 3, BLOCK A, JOHNSON RANCH
MIXED USE - FM 1863,
COMAL COUNTY, TEXAS

SHEET 2 OF 2