



NOTICE OF MEETING
PLANNING AND ZONING COMMISSION

6:30 P.M. – June 4, 2019

3060 Cougar Bend
Bulverde, TX 78163

MEETING AGENDA

1) CALL TO ORDER AND ROLL CALL

2) REGULAR AGENDA ITEMS

- a. Discuss and consider making a recommendation to the City Council on a request by Greg Perkins, on behalf of Bulverde Church of Christ, for a variance to Chapter 17, Section 17.06.009 of the City of Bulverde Code of Ordinances, pertaining to tree removal and mitigation requirements.
- b. Hold a Public Hearing and consider the approval of a Final Plat for Belle Oaks Ranch Phase 1, generally located approximately 1.15 miles South of SH 46 on the East side of Blanco Rd.
- c. Hold a Public Hearing and consider the approval of a Final Plat for Park Village, Unit 5, generally located east of Blanco Road approximately 1/2 mile south of Hwy 46.

3) 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.

4) REPORTS BY CITY OFFICIALS AND CITY 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.

5) 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 5:00 p.m. on 05/31/2019

Danny Batts, City Manager



PLANNING & ZONING COMMISSION ITEM
VR-19-06

ZONING VARIANCE
Bulverde Church of Christ

MEETING DATE: June 4, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Danny Batts, City Manager

REQUEST:

Consider a request by Greg Perkins, on behalf of Bulverde Church of Christ, for a variance to Chapter 17, Section 17.06.009 of the City of Bulverde Code of Ordinances, pertaining to tree removal and mitigation requirements.

APPLICANT:

Greg Perkins
5138 Honeysuckle Branch
Bulverde, TX 78163

PROPERTY INFORMATION:

Address: 2829 Bulverde Road
Owner: Bulverde Church of Christ
Existing Land Use: Commercial
Existing Zoning: PDD, Planned Development District

SUMMARY:

The Bulverde Church of Christ is requesting a variance to Section 17.06.009 pertaining to Tree removal and mitigation requirements. The Church is planning to construct a new building on their premises. The site plan shows that trees subject to the ordinance are proposed to be removed. After modifications to the site plan, there are still protected trees proposed to be removed. Their explanation form outlines the reasons for the request to be exempt from the requirements of this ordinance. Additional attachments include the tree survey, tree evaluation report and site plan.

ANALYSIS:

Section 17.06.009 of the City of Bulverde Code of Ordinances States:

- (a) No historic tree may be removed unless the exceptions apply as described in [section 17.06.005](#) above.
- (b) No majestic tree shall be removed unless the exceptions apply as described in [section 17.06.005](#) above. Additional majestic tree removal may be allowed on a case-by-case basis. A

separate permit is required for each majestic tree removed. The planning and zoning commission shall review each permit application for majestic tree removal and make a recommendation to city council. City council shall then approve or disapprove the permit. A 3:1 mitigation amount is required for any majestic tree removed.

(c) The total tree removal from the site cannot exceed 60% of the total caliper width of protected, specimen, majestic, or historic trees on the site.

(d) Any person removing protected, specimen, or majestic trees shall mitigate such removal by planting, replanting, relocating or leaving in place replacement tree(s) having a total caliper width equal to the total caliper width removed, plus any additional mitigation amount as stipulated in subsection (b) above, in accordance with the following:

(1) Property owner must fulfill 100% of tree removal mitigation requirements.

(2) No more than 35% of the total replacement trees may be of the same species.

(3) At least 50% of the replacement trees shall exceed six inches (6") in caliper width.

(4) Within 60 days of the 1-year anniversary of completion of all work pursuant to a tree removal permit, the permittee shall provide a report from a certified arborist verifying the viability of all replacement trees. The permittee shall replace any replacement tree that dies within one (1) year of being planted. A new one-year warranty period starts for a tree used to replace a dead replacement tree and the permittee shall provide a report from a certified arborist verifying the viability of such replacement trees within 60 days of the 1-year anniversary of the planting of such replacement trees.

(5) Replacement trees shall be dispersed throughout the site, particularly in parking lots, as much as possible with the exception of any utility easement areas. No replacement trees shall be planted in utility easement areas.

(6) In lieu of providing replacement trees, a person may pay to the city an amount determined in accordance with this subsection (6), referred to herein as "cash in lieu." Up to 25% of the required replacement tree caliper may be paid as cash in lieu to the city unless insufficient land area exists as described in subsection (7), immediately below. Any such payments shall be deposited into a special account or fund and used by the city to provide or support supplemental landscape plantings in public areas of the city or acquire wooded property that shall remain in a naturalistic state in perpetuity. A per-caliper-inch cash value for replacement trees shall be set by the city council after review and recommendation by the planning and zoning commission.

(7) If insufficient land area exists to plant the required total caliper width of replacement trees as defined in this section, then the cash in lieu amount can be applied to up to 50% of the required replacement tree caliper. At the sole cost of the permittee, a certified arborist shall make a written determination of the maximum total caliper width of replacement trees that may be planted on the site.

(8) Only those trees meeting and replanted in accordance with the applicable Texas Nursery & Landscape Association Specifications Grades and Standards, or such other set of standards as designated by the city from time to time, shall satisfy the tree replanting requirements contained herein.

AUTHORITY OF THE PLANNING & ZONING COMMISSION:

Section 1.07 of the City of Bulverde Code of Ordinances states:

a) General.

(i) Variances to the requirements of this ordinance may be granted by the City Council for nonprocedural items provided the City Council determines that undue hardship will result from strict compliance with the ordinance. A variance may be granted only when in harmony with the general purpose and intent of this ordinance so that the public health, safety and welfare may be secured and substantial justice done. In granting a variance, the City Council shall prescribe only conditions that it deems necessary to or desirable in the public interest.

(ii) In making the findings required herein, the City Council shall take into account the nature of the proposed land use, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity. No variance shall be granted unless the City Council makes affirmative findings as to all of the following:

1) That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of the land;

2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;

3) That granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and

4) That granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this ordinance.

(b) Procedure.

(i) Variances to requirements of this ordinance will be reviewed by City staff and the Planning and Zoning commission. The Planning and Zoning Commission will make a recommendation to the City Council concerning the variance. The City Council will consider the variance and take one of the following actions:

1) Approve the variance.

2) Modify the variance and approve the modified version of the variance.

3) Disapprove the variance.

(ii) Variances must be requested in writing and submitted in triplicate to the City for consideration with the appropriate fee.

(iii) Variances must be requested and granted prior to or concurrent with submittal of the Final Plat for Final Approval. No variances will be granted following submittal of the Final Plat for Final Approval.

ATTACHMENTS:

Application
Tree Evaluation Report
Tree Survey
Site Plan



Application for Variance

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

Date: 5/7/19

Case No. _____

Applicant Information:

Greg Perkins			(210)-386-3911
Name	Phone	Fax	
5138 Honeysuckle Branch Bulverde, TX 78163		gperkins@oakridgebellow.com	
Address	Email		

Property Owner Information:

Bulverde Church of Christ		
Name	Phone	Fax
2829 Bulverde Rd.		
Address	Email	

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

Property Identification:

Street Address: 2829 Bulverde Rd.

Legal Description: Non profit church

Zoning District Classification: _____

Description of Request:

- Variance to Section 17.06.009 of the City of Bulverde Code of Ordinances, which requires:
Tree removal and mitigation requirments
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

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

	<u>5/7/19</u>
Signature of Owner/Applicant	Date

Fees:

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

VARIANCE CRITERIA EXPLANATION FORM

(for Zoning Code Variances Only)

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

1) Describe the special conditions affecting the land involved, such that literal enforcement of the regulation would result in the unnecessary hardship?

1.) Site is predominantly stone.

2.) Property is limited further due to surrounding utility easements.

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

Due to the deep stone, on site planting will yield limited viability. Excavation will require a milling machine and will likely lead to drainage issues that will not be conducive with tree establishment.

3) Describe how granting the variance will not be contrary to the public interest.

If the variance is to be granted for the property it will have no negative impact on the surrounding properties or the city of Bulverde.

4) Describe how granting the variance will be in the spirit of the regulation.

The Church of Christ in Bulverde provides many resources to the community, and its further growth will only provide further benefits to the congregation and the community as a whole.

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

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

Here are a couple items to keep in mind when you have the PnZ meeting..

- 1) Tree Survey showing proposed placement of replacement trees....
(unable to due to the land mass restriction & easements, setbacks required by city code)
- 2) Septic area required by county to be clear of all obstructions for 35'
- 3) Future parking lot to satisfy city code on future expansion
- 4) Area Front right corner by existing building is require area for detention per city requirement of storm water drainage

Would also mention that we are replacing the concrete retaining wall with stacked stone & creating planter beds to add additional ornamental trees (they can survive in a bed due to lighter root system)
We are also re-working parking lot to save the 20" calipur oak next to existing building (tree #37 on survey)

FYI
Tim

-----Original Message-----

From: Joe Hamilton <jphamilton3658@gmail.com>
To: timhering <timhering@aol.com>
Sent: Tue, May 7, 2019 6:49 pm
Subject: bulverde - variance request.pdf

Sent from my iPhone

<bulverde - variance request.pdf>

<6820 2829 Bulverde Rd Site Plan Overlay.pdf>

<19.01.16 Base Bulverde Church of Christ-Replacement Tree Mitigation Page.pdf>

<Bulverde Future Parking 102218c-Model.pdf>

TREE PRESERVATION (PHASE I TREE REMOVAL)

TREE NO.	SPECIES	DBH	STATUS/REMARKS
1	QW	12"	SAVED
2	QW	18"	REMOVED
3	QW	18"	REMOVED
4	QW	12"	REMOVED
5	QW	12"	REMOVED
6	QW	12"	REMOVED
7	QW	12"	REMOVED
8	QW	12"	REMOVED
9	QW	12"	REMOVED
10	QW	12"	REMOVED
11	QW	12"	REMOVED
12	ELM	7"	SAVED
13	ELM	17"	SAVED
14	ELM	6"	SAVED
15	ELM	7"	SAVED
16	ELM	8"	SAVED
17	ELM	10"	SAVED
18	ELM	11"	SAVED
19	ELM	11"	SAVED
20	QW	8"	REMOVED
21	QW	8"	REMOVED
22	QW	7"	SAVED
23	QW	4"	SAVED
24	QW	4"	SAVED
25	QW	4"	SAVED
26	QW	5"	SAVED
27	QW	20"	SAVED
28	QW	5"	SAVED
29	QW	10"	SAVED
30	QW	10"	SAVED
31	QW	20"	SAVED
32	QW	10"	SAVED
33	QW	20"	SAVED
34	QW	10"	SAVED
35	QW	20"	SAVED
36	QW	20"	SAVED
37	QW	20"	SAVED
38	QW	20"	SAVED
39	QW	20"	SAVED
40	QW	20"	SAVED
41	QW	15"	REMOVED
42	QW	20"	SAVED
43	QW	5"	SAVED
44	QW	5"	SAVED
45	QW	5"	SAVED
46	QW	5"	SAVED
47	QW	5"	SAVED
48	QW	5"	SAVED
49	QW	5"	SAVED
50	QW	5"	SAVED
51	QW	5"	SAVED
52	QW	5"	SAVED
53	QW	5"	SAVED
54	QW	5"	SAVED
55	QW	5"	SAVED
56	QW	5"	SAVED
57	QW	5"	SAVED
58	QW	5"	SAVED
59	QW	5"	SAVED
60	QW	5"	SAVED
61	QW	5"	SAVED
62	QW	5"	SAVED
63	QW	5"	SAVED
64	QW	5"	SAVED
65	QW	5"	SAVED
66	QW	5"	SAVED
67	QW	5"	SAVED
68	QW	5"	SAVED
69	QW	5"	SAVED
70	QW	5"	SAVED
71	QW	5"	SAVED
72	QW	5"	SAVED
73	QW	5"	SAVED
74	QW	5"	SAVED
75	QW	5"	SAVED
76	QW	5"	SAVED
77	QW	5"	SAVED
78	QW	5"	SAVED
79	QW	5"	SAVED
80	QW	5"	SAVED
81	QW	5"	SAVED
82	QW	5"	SAVED

- CONCRETE NOTES:**
1. 25% OF THE MITIGATION AMOUNT CAN BE PAID IN CASH; AMOUNT TO BE DETERMINED BY CITY ENGINEER. IF INSUFFICIENT SPACE AVAILABLE ON SITE UP TO 50% CAN BE PAID/ALLOTTED IN CASH.
 2. THE WATCHED AREA IS PLANNING BED FOR THE BUFFER. THE BUFFER HAS TO BE A MINIMUM OF 10' ALONG THE STREET AND CANNOT INCLUDE THE RIGHT OF WAY.
 3. HE WILL NEED TO DO FOUNDATION PLANNING. I WOULD LIKE MORE INFORMATION ON WHAT THE NEW BUILDING LOOKS LIKE TO PROPERLY PLANT AROUND THE BUILDING AND UNDER THE ENTRANCE(S).
 4. BUILDING FOUNDATION AND ENTRANCES - SIDE FOUNDATION AND ENTRANCE ENTRANCE(S)
 5. SCREENING OF GROUND LEVEL EQUIPMENT
- PARKING LOT**
- ONE ISLAND PER 10 SPACES WITH (1) CANOPY TREE OR (2) UNDERSTORY TREES AND GROUNDCOVER

TOTAL CALIPER INCHES: 127
 TOTAL CALIPER INCHES REMOVED: 187 (15%)
 TOTAL CALIPER INCHES SAVED: 138 (11%)

TREE MITIGATION:
 20 ORNAMENTAL TREES AT 7" TOTAL CAL. FOR 147"
 12 SHADE TREES AT 7" CAL. FOR 84"
 12 SHADE TREES AT 8" CAL. FOR 96"

187" TOTAL MITIGATION PROVIDED

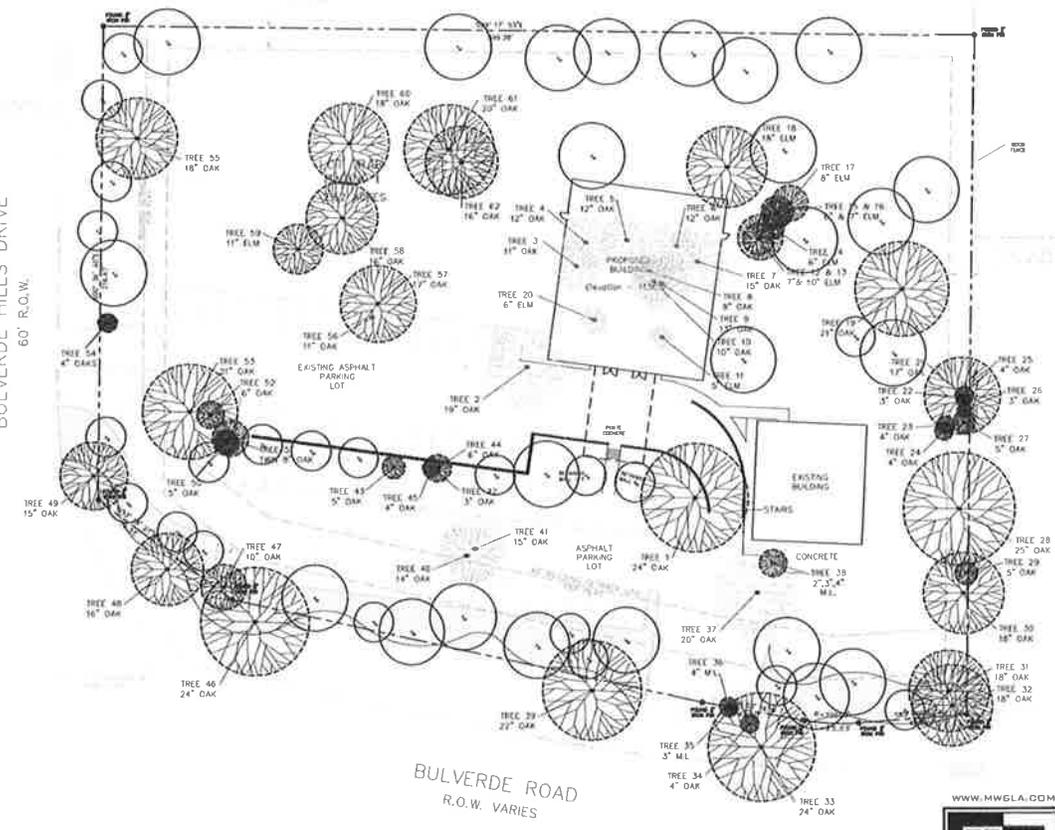
TREE PRESERVATION (PHASE II TREE REMOVAL)

TREE NO.	SPECIES	DBH	STATUS/REMARKS
53	QW	15"	REMOVED
54	ELM	11"	REMOVED
55	QW	16"	REMOVED

TOTAL CALIPER INCHES REMOVED: 47

* GRAND TOTAL INCHES REMOVED BETWEEN THE TWO PHASES WILL BE 234"
 * PHASE ONE WILL PROVIDE 187 OF MITIGATION
 * PHASE TWO WILL REMOVE AN ADDITIONAL 47 (IN TOTAL WE ARE REQUESTING THESE TO BE MITIGATED THROUGH THE MITIGATION PLAN AT THE TIME OF THE PHASE II IMPLEMENTATION

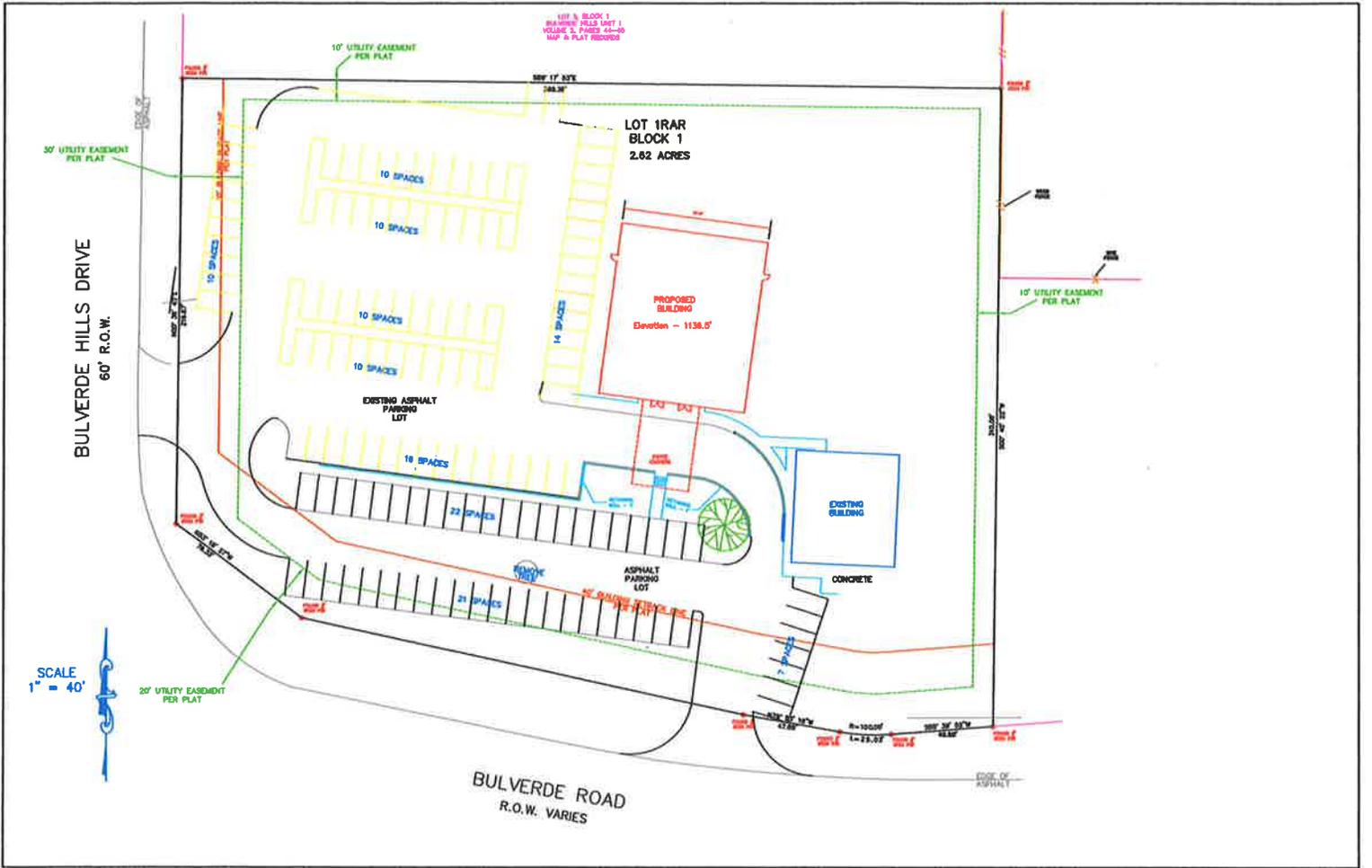
SITE PLAN
 scale 1" = 20' 0"



WWW.MWGLA.COM



BULVERDE CHURCH OF CHRIST
 Bulverde Road and Bulverde Hills Drive, Bulverde, TX
 210.887.3694





Tree Evaluations: Bulverde Church of Christ
2829 Bulverde Road
Bulverde, TX 78163

Thank you for the opportunity to serve you on this task. Tree identification, measurement, inspection, and arboriculture consultation were performed by Davey trained arborists who through related training and on-the-job experience are familiar with the techniques and equipment used in such operations.

5/1/2019

To whom it may concern:

15 designated trees on site were evaluated to determine tree species, trunk diameter at breast height (DBH), and condition. Below table addresses arborist findings and provides supporting notes and proposed mitigation reductions (if pertinent) where needed.

Only trees in "Average" condition or better on this site would be worth preserving if convenient/fitting with site plan. There are no large specimen trees in average or above health. Trees on construction sites undergo stress.

If any trees are preserved, pre-construction fertilization, professional limb removal/pruning, are recommended to maintain tree health.

If you have any questions about tree assessment and recommendations on this site, please contact me at (210)-310-4832 or by email at micheal.presta@davey.com. I look forward to being of further service.

Tree number	Species	DBH in inches	Condition Rating	Notes	Proposed mitigation
2	Post oak	19	Fair	Poor structure: codominant stem with bark inclusion	50% - Less
3	Post oak	11	Fair	Poor structure: Significant lean, Decay pockets present	50% - Less
4	Post oak	13	Average	Average structure and vigor	-
5	Post oak	15	Fair	Poor structure: Codominant stem, Deadwood accumulation	50% - Less
6	Post oak	13	Average	Average structure and vigor	-
7	Post oak	12	Fair	Poor structure: significant lean	50% - Less
8	Post oak	8	Fair	Poor structure: Trunk deformity & wounding	50% - Less
9	Post oak	10	Fair	Poor structure: Overtopped by surrounding canopies, Codominant stem, & Lean	50% - Less
10	Post oak	13	Average	Average structure and vigor	-
11	Cedar elm	6	Fair	Poor structure: codominant stem	50% - Less
20	Cedar elm	6	Fair	Girdled approx. 1' above ground level	50% - Less
37	Live oak	20	Average	Average structure and vigor	-
40	Live oak	14	Fair	Poor structure: codominant stem, accumulation of deadwood, confined root zone	50% - Less

41	Live oak	15	Fair	Poor structure: codominant stem, wounding, Confined root zone	50% - Less
56	Post oak	11	Poor	Poor structure, Decay and fungal fruiting bodies present, low vigor	75% - Less



PLANNING AND ZONING COMMISSION ITEM:
PC-19-03
FINAL PLAT
Belle Oaks Ranch, Phase 1

MEETING DATE: June 4, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Danny Batts, City Manager

REQUEST:

Hold a Public Hearing and consider the approval of a Final Plat for Belle Oaks Ranch Phase 1, generally located approximately 1.15 miles South of SH 46 on the East side of Blanco Rd.

APPLICANT:

Southerland Belle Oaks, LLC
665 Simmonds Road

PROPERTY INFORMATION:

Owner: Belle Oaks Ranch, Ltd.
Legal Descrp: N/A
Size: 133.28; 70 lots
Existing Land Use: Undeveloped
Existing Zoning: R-2
Proposed Land-Use: Single Family Residential

SUMMARY:

This is a proposed final plat for Belle Oaks Ranch Phase 1, part of the Belle Oaks Ranch development for which a Development Agreement dated January 9, 2018 was entered into and is subject to the vested Subdivision Ordinance 509, approved in December 2017. A Master Development Plan for Belle Oaks Ranch was approved by the Planning & Zoning Commission and the City Council in January 2019. The proposed Final Plat is for approximately 133.28 acres of undeveloped property and establishes 70 single family residential lots.

ANALYSIS:

The application and plat have been reviewed by Halff Associates, the City of Bulverde's engineering consultant. The application and plat meet all requirements set forth by the vested Subdivision Ordinance and all comments have been resolved.

Water Utilities will be provided by Canyon Lake WSC and the letter of water availability is attached to this report. Electric Utilities will be served by PEC and the certification letter is attached to this report. Each lot will be served by an OSSF.

Therefore, Staff **recommends approval** of the Final Plat.

ATTACHMENTS:

Application

Final Plat

Water Availability Letter

Electric Certification Letter

MATKIN-HOOVER ENGINEERING

Transmittal

Date: 03/19/2018

Company: City of Bulverde

Attention: Sean Greszler, Josh Logan

Address: 30360 Cougar Bend, Bulverde, TX 78163-4569

Re: Belle Oaks Ranch Phase 1 Final Plat

For Approval For Review Please Comment Please Reply For Your Information

ITEMS ATTACHED

Qty: **Description:**

Qty:	Description:
1	Plat Application
2	Belle Oaks Phase 1 Final Plat
1	Check for Plat fees
1	Copy of recorded deed
1	CZP approval letter
1	Letter of Agent

● **Comments:** If you have any questions please feel free to give me a call at (830) 249-0600 – Garrett D. Keller

Sent by: Garrett D. Keller

Job No. 2969.01



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 checked="" type="checkbox"/> Final Plat	<input 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: Belle Oaks Ranch Unit No
 Location Description/Nearest Intersection: Approximately 1.2 miles south of HWY 46 on the east side of Blanco Road with approximately 1.1 miles of frontage on Blanco Road.

2. Owner/Applicant: Southerland Belle Oaks, LLC
 Address: 665 Simonds Road Email: dmullins@southlp.com
 Telephone: 512-847-5263 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): Matkin Hoover Engineering & Surveying
 Address: 8 Spencer Road Ste. 100 Email: gkeller@matkinhoover.com
 Telephone: 830-249-0600 Fax: 830-249-0099 Mobile:

4. Property Details:

City Limits:	<input checked="" type="radio"/> In <input type="radio"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<input type="radio"/> Yes <input type="radio"/> No	Sewage Treatment:	<u>OSSF</u>
Residential:	<input checked="" type="radio"/> Yes <input type="radio"/> No	TxDOT Frontage:	<input type="radio"/> Yes <input checked="" type="radio"/> No
No. of Lots:	<u>70</u>	100-Year Floodplain:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Total Acreage without floodplain:	<u>133.28</u>	Edwards Aquifer Zone:	<input type="radio"/> Recharge
Density Class:	<u>High</u>		<input checked="" type="radio"/> Contributing
Zoning Class:	<u>Large Lot Residential</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.

 Mar 13, 2019
 Signature of Owner/Applicant Date

Fees on Page 2

GF # 4000131800625

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: August 17, 2018

Grantor: BELLE OAKS RANCH, LTD., a Texas limited partnership

Grantor's Mailing Address:

BELLE OAKS RANCH, LTD.
322 Cardinal Avenue
San Antonio, Texas 78209

Grantee: SOUTHERLAND BELLE OAKS, LLC, a Delaware limited liability company

Grantee's Mailing Address:

SOUTHERLAND BELLE OAKS, LLC
665 Simonds Road
Williamstown, MA 01267

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of FROST BANK in the principal amount of FOUR MILLION FOUR HUNDRED TWO THOUSAND ONE HUNDRED EIGHTY-EIGHT AND NO/100 DOLLARS (\$4,402,188.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of FROST BANK and additionally secured by a first-lien deed of trust of even date from Grantee to DAN J. GUARINO, Trustee.

Property (including any improvements):

A **245.3 acre** tract of land, out of the Mary McVicar Survey No. 238, Abstract 387, Comal County, Texas and being a portion of a called 1,156 acre tract of land as conveyed to Belle Oaks Ranch, Ltd., of record in Document No. 200006000204 of the Official Public Records of Comal County, Texas. Said **245.3 acre** tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes ("Land"):

Rights and Appurtenances: All rights and appurtenances pertaining to the Land, including but not limited to any right, title, and interest of Seller in and to any strips or gores between the Land

and all abutting or adjoining properties, adjacent streets, alleys or rights-of-way in, on, across, in front of, or used in connection with the beneficial use and enjoyment of said Land, and any and all water rights, capacities or contracts and/or governmental entitlements attributable to the Land, as well as any easements, rights, licenses, privileges and reversions appurtenant to the Land ("Rights and Appurtenances")

Improvements: All improvements located on the Land ("Improvements")

Intangible Personal Property: All of Seller's right, title and interest, if any, in any intangible personal property related to the Land, specifically included and limited to (a) all plans and specifications and all other architectural and engineering drawings for the Land, (b) all surveys relating to the Land and (c) all development rights. (Intangible Personal Property)

The Land, Rights and Appurtenance, Improvements and Intangible Personal Property are collectively referred to herein as the "Property".

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

This conveyance is being made by Grantor and accepted by Grantee subject to all easements, restrictions, rights, reservations, encumbrances and other matters set forth in Exhibit "B", attached hereto and made a part hereof for all purposes, but only to the extent such Exceptions to Conveyance and Warranty are valid and existing as of the date hereof, and taxes for 2018, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED

EXHIBIT "A"

FIELD NOTES FOR A 245.3 ACRE TRACT OF LAND

A 245.3 acre tract of land, out of the Mary McVicar Survey No. 238, Abstract 387, Comal County, Texas and being a portion of a called 1,156 acre tract of land as conveyed to Belle Oaks Ranch, Ltd., of record in Document No. 200006000204 of the Official Public Records of Comal County, Texas. Said 245.3 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod in the apparent east right-of-way line of Blanco Road, no record found, a called 80' collector road per Comal County Major Thoroughfare Plan, in the west line of said 1,156 acre tract, for the southwest corner of a called 10.10 acre tract of land as conveyed to Two Seventy Seven Limited of record in Document No. 201706008047 of the Official Public Records of Comal County, Texas, the southwest corner of a called 277.39 acre tract of land as described in Document No. 200506038360 of the Official Public Records of Comal County, Texas and for the northwest corner of the tract described herein, from which a found $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pate" in the apparent east right-of-way line of Blanco Road, and for a west exterior corner of said 10.10 acre tract bears, N 00° 39' 29" E, a distance of 486.76 feet;

THENCE: N 89° 41' 36" E, departing the apparent east right-of-way line of Blanco Road and with the south line of said 10.10 acre tract and the 277.39 acre tract, at 240.91 feet a found $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pate" for the southeast corner of said 10.10 acre tract, and continuing with the south line of said 277.39 acre tract, a total distance of 3065.47 feet to a found $\frac{1}{2}$ " iron rod for the southeast corner of said 277.39 acre tract, the southwest corner of a called 37.9291 acre tract of land, Tract 7, as described in Volume 604 Page 294 of the Official Public Records of Comal County, Texas, at the northwest corner of a called 528.84 acre tract of land as described in Volume 107 Page 407 of the Deed Records of Comal County, Texas, for an angle in the east line of said 1,156 acre tract, and for the northeast corner of the tract described herein;

THENCE: S 00° 16' 48" E, with the common line between said 1,156 acre tract and said 528.84 acre tract, a distance of 1882.72 feet to a found $\frac{1}{2}$ " iron rod for a southwest exterior corner of said 528.84 acre tract, an interior corner of said 1,156 acre tract and an easterly exterior corner of the tract described herein;

THENCE: Into and across said 1,156 acre tract, the following twenty-one (21) courses:

1. S 89° 48' 53" W, a distance of 156.67 feet to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey" for an interior corner of the tract described herein,
2. S 09° 18' 08" W, a distance of 352.05 feet to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey" for an easterly exterior corner of the tract described herein,
3. N 80° 41' 52" W, a distance of 94.54 feet to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey" for an interior corner of the tract described herein,
4. S 04° 57' 58" W, a distance of 504.49 feet to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey" for an interior corner of the tract described herein,
5. S 83° 39' 08" E, a distance of 139.19 feet to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey" for an easterly exterior corner of the tract described herein,
6. S 06° 20' 52" W, a distance of 172.70 feet to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey" for an angle of the tract described herein,
7. S 04° 57' 58" W, a distance of 393.86 feet to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey" for an interior corner of the tract described herein,
8. S 26° 00' 30" E, a distance of 213.12 feet to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey" for the most southerly southeast corner of the tract described herein,
9. N 83° 06' 21" W, a distance of 334.33 feet to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey" for an interior corner of the tract described herein,
10. S 06° 53' 39" W, a distance of 120.37 feet to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey" for a south exterior corner of the tract described herein,

11. N 85° 02' 02" W, a distance of 263.78 feet to a set ½" iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey" for an angle of the tract described herein,
12. N 80° 48' 13" W, a distance of 396.97 feet to a set ½" iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey" for an angle of the tract described herein,
13. N 67° 18' 45" W, a distance of 51.44 feet to a set ½" iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey" for an angle of the tract described herein,
14. N 80° 48' 13" W, a distance of 430.54 feet to a set ½" iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey" for an interior corner of the tract described herein,
15. S 56° 39' 42" W, a distance of 361.09 feet to a set ½" iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey" for an angle of the tract described herein,
16. S 67° 46' 51" W, a distance of 441.09 feet to a set ½" iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey" for an angle of the tract described herein,
17. S 70° 28' 29" W, a distance of 164.86 feet to a set ½" iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey" for an interior corner of the tract described herein,
18. S 00° 54' 24" E, a distance of 24.63 feet to a set ½" iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey" for a south exterior corner of the tract described herein,
19. WEST, a distance of 147.53 feet to a set ½" iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey" for an interior corner of the tract described herein,
20. S 60° 36' 43" W, a distance of 57.42 feet to a set ½" iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey" for an exterior corner of the tract described herein, and
21. N 89° 04' 06" W, a distance of 410.82 feet to a set ½" iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey" in the in the apparent east right-of-way line of Blanco Road, the west line of said 1,156 acre tract and for the southwest corner of the tract described herein, from which a found metal fence post for an angle in the apparent east right-of-way line of Blanco Road and the west line of said 1,156 acre tract bears, S 00° 17' 10" W, a distance of 2181.26 feet;

THENCE: With the apparent east right-of-way line of Blanco Road and the west line of said 1,156 acre tract, the following two (2) courses:

1. N 00° 45' 53" E, a distance of 2547.11 feet to a set ½" iron rod with a red plastic cap stamped "Matkin-Hoover Eng. & Survey" for an angle of the tract described herein, and
2. N 00° 26' 50" E, a distance of 1296.53 feet to the **POINT OF BEGINNING** and containing 245.3 acres of land in Comal County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. The vesting deed for the tract herein described used varas for the distance unit. A conversion factor of 2.7778/vara was used in this analysis. Distances recited herein are grid distances. Field work performed from December, 2017-January, 2018.

EXHIBIT "B"

EXCEPTIONS TO CONVEYANCE AND WARRANTY

1. Easement(s), as provided therein, granted to Pedernales Electric Cooperative, Inc., recorded in Volume 788, Page 359, Official Public Records, Comal County, Texas.
2. Easement(s), as provided therein, granted to Guadalupe-Blanco River Authority, recorded in Document No. 200406024792, Official Public Records, Comal County, Texas.
3. Easement(s), as provided therein, granted to Acequia Water Supply Corporation, recorded in Document No. 201306034132, Official Public Records, Comal County, Texas.
4. Easement(s), as provided therein, granted to Acequia Water Supply Corporation, recorded in Document No. 201306034133, Official Public Records, Comal County, Texas.
5. Terms and provisions of Development Agreement filed January 10, 2018, recorded in Document No. 201806001658, Official Public Records, Comal County, Texas.
6. Easement, to Pedernales Electric Cooperative, Inc., acquired by Agreed Final Judgment, dated October 2, 1992, Cause No. 91-CV-240, County Court at Law, Comal County, Texas, a certified copy of which is recorded in Document No. _____, Official Public Records, Comal County, Texas.
7. Matters affecting Property as shown on Survey dated June 28, 2018, buy Matkin Hoover Engineering & Surveying, Kyle L. Presser RPLS 6528:

Electric overhead lines;

Buried utilities and buried pipes along Blanco Road;

Chainlink fence along Blanco Road.

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
08/29/2018 02:37:17 PM
LAURA 6 Pages(s)
201806033990



Bobbie Koepf

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 12, 2019

Mr. Dan Mullins
Southerland Belle Oaks, LLC
665 Simonds Rd
Williamstown, Massachusetts 01267

Re: Edwards Aquifer, Comal County

NAME OF PROJECT: Belle Oaks Ranch; Located south of Highway 46 on east side of Blanco Road; ETJ of Bulverde, Texas

TYPE OF PLAN: Request for Approval of a Contributing Zone Plan (CZP); 30 Texas Administrative Code (TAC) Chapter 213 Subchapter B Edwards Aquifer

Regulated Entity No. RN110597515; Additional ID No. 13000825

Dear Mr. Mullins:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP Application for the above-referenced project submitted to the San Antonio Regional Office by Matkin Hoover Engineering & Surveying on behalf of Southerland Belle Oaks, LLC on December 18, 2018. Final review of the CZP was completed after additional material was received on February 19, 2019 and March 8, 2019. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed project will have an area of approximately 874.52 acres. It will include the construction of 640 single-family residential homes with associated utilities, streets, two amenity centers, and drainage improvements. The impervious cover will be 170.78 acres (19.53 percent). According to a letter dated, December 17, 2018, signed by Mr. Robert Boyd, with Comal County, the site in the development is acceptable for the use of on-site sewage facilities.

PERMANENT POLLUTION ABATEMENT MEASURES

This single-family residential project will not have more than 20 percent impervious cover.

SPECIAL CONDITIONS

- I. Within 60 days of receiving written approval of an Edwards Aquifer Protection Plan, the applicant must submit to the San Antonio Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested format (Deed Recordation Affidavit, TCEQ-0625A) that you may use to deed record the approved CZP is enclosed.
- II. Since this project will not have more than 20 percent impervious cover, an exemption from additional permanent BMPs is approved. If the percent impervious cover ever increases above 20 percent or the land use changes, the exemption for the whole site as described in the property boundaries required by §213.4(g), may no longer apply and the property owner must notify the appropriate regional office of these changes.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.
2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.
3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved Contributing Zone Plan and this notice of approval shall be maintained at the project location until all regulated activities are completed.
5. Any modification to the activities described in the referenced CZP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
6. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the San Antonio Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the name of the approved plan and file number for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.

7. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved Storm Water Pollution Prevention Plan (SWPPP) must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

8. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
9. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).
10. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
11. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
12. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.
13. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 5, above.

After Completion of Construction:

14. Owners of permanent BMPs and measures must insure that the BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the San Antonio Regional Office within 30 days of site completion.
15. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's

association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through the San Antonio Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.

16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
17. A Contributing Zone Plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Contributing Zone Plan must be submitted to the San Antonio Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Mr. Joshua Vacek of the Edwards Aquifer Protection Program of the San Antonio Regional Office at 210-403-4028.

Sincerely,



Robert Sadler, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

RCS/JV

Enclosures: Deed Recordation Affidavit, Form TCEQ-0625A

cc: Mr. Garrett Keller, P.E., Matkin Hoover Engineering & Surveying
Mr. Roland Ruiz, Edwards Aquifer Authority
The Honorable Bill Krawietz, City of Bulverde
Mr. Thomas H. Hornseth, P.E., Comal County Engineer
Mr. H. L. Saur, Comal Trinity Groundwater Conservation District

Deed Recordation Affidavit
Edwards Aquifer Protection Plan

THE STATE OF TEXAS §

County of _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ who, being duly sworn by me, deposes and says:

- (1) That my name is _____ and that I own the real property described below.
- (2) That said real property is subject to an EDWARDS AQUIFER PROTECTION PLAN which was required under the 30 Texas Administrative Code (TAC) Chapter 213.
- (3) That the EDWARDS AQUIFER PROTECTION PLAN for said real property was approved by the Texas Commission on Environmental Quality (TCEQ) on _____.

A copy of the letter of approval from the TCEQ is attached to this affidavit as Exhibit A and is incorporated herein by reference.

- (4) The said real property is located in _____ County, Texas, and the legal description of the property is as follows:

LANDOWNER-AFFIANT

SWORN AND SUBSCRIBED TO before me, on this __ day of _____, _____.

NOTARY PUBLIC

THE STATE OF _____ §

County of _____ §

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 (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this __ day of _____, _____.

NOTARY PUBLIC

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: _____

March 13, 2019

Mr. Sean Greszler
City of Bulverde
30360 Cougar Bend
Bulverde, Texas 78163

Re: Authorized Agent Designation
Belle Oaks Subdivision

Dear Mr. Greszler,

I, Dan Mullins, assign my Authorized Designated Agent to act on my behalf with respect to submittals for my property, which is partially described as a 133.29 acre tract of land, out of the Mary Mcvar Survey No. 238, Abstract 387, Comal County, Texas and being a portion of a called 245.3 acre tract of land as conveyed to Southerland Belle Oaks Ranch, LLC., of record in Document No. 201806033990 of The Official Public Records Of Comal County, Texas.

My Authorized Designated Agent information is:

Garrett D. Keller, P.E.
Matkin-Hoover Engineering & Surveying
8 Spencer Rd., Suite 100
Boerne, Texas 78006
(830) 249-0600-off.
(830) 249-0099-fax

If you have any questions or need additional information, please feel free to call my office.

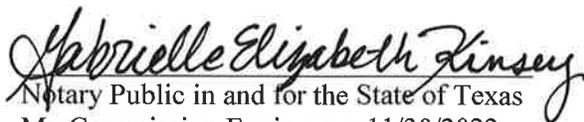
Sincerely,

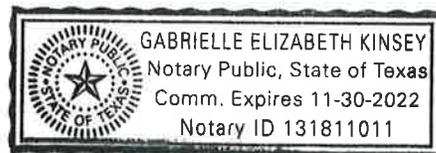


Dan Mullins
Southerland Belle Oaks, L.L.C.
(512) 847-5263

Before me, Gabrielle Kinsey, a notary public in and for the State of Texas, on this day personally appeared Dan Mullins, known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of office this 13th day of March, 2019.


Notary Public in and for the State of Texas
My Commission Expires on: 11/30/2022



NOTES:

1. ACREAGE OF SUBDIVISION = 133.044 ACRES, THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 1.95 A/C.A.O.T.
2. NO LOTS IN PHASE I ARE ENCRoACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0195F, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR COMAL COUNTY, TEXAS.
3. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CANYON LAKE WATER SERVICE COMPANY (CLWSC).
4. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
5. ELECTRIC SERVICE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
6. COMMUNICATIONS SERVICE WILL BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE.
7. MAIL SERVICE FOR SUBDIVISION SHALL BE CONDUCTED AT A COMMON COMMUNITY MAIL KIOSK LOCATED WITHIN THE ENTRANCE GATE NEAR THE INTERSECTION OF BELLE OAKS BLVD AND ANNABELLE AVE.
8. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH 1/2" IRON RODS WITH MATKINHOOVER CAP.
9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS. VERTICAL DATUM IS BASED ON NAVD83.
10. THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE CONTRIBUTION ZONE PLAN (CZP) IN WRITING.
11. A TWENTY (20) FOOT PUBLIC UTILITY EMBANKMENT/BACKSLOPE AND DRAINAGE EASEMENT (P.U.D.E.B.E.) IS HEREBY DEDICATED ALONG THE FRONT PROPERTY LINE OF ALL LOTS IN THIS SUBDIVISION IN ADDITION TO THOSE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THE PLAT. THERE IS ALSO HEREBY DEDICATED A FIVE (5) FOOT WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL NON-ROADWAY LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOME SITE, THIS EASEMENT SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.
12. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, AND/OR CATV LINES AND APPURTENANCES. GRANTOR HEREBY AGREES TO DEDICATE TO THE PUBLIC UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
13. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. LANDSCAPING, TREES, OR OTHER TYPES OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT SHALL NOT BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER.
14. 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 TANKS FIELDS, ETC.) GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
15. A DEVELOPMENT AGREEMENT FOR BELLE OAKS RANCH WAS EXECUTED ON JANUARY 9TH, 2018 AND RECORDED AS DOCUMENT NO. 20180601658 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY. THE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE ORDINANCE IN EFFECT AT THE TIME OF THE DEVELOPMENT AGREEMENT EXECUTION.
16. IT IS HEREBY UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ALL NECESSARY APPURTENANCES, WHETHER THESE IMPROVEMENTS ARE INSTALLED UNDERGROUND, OVERHEAD, AND/OR ON THE SURFACE OF THE GROUND WITHIN THE PUBLIC UTILITY EASEMENTS DEDICATED ON THIS PLAT. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN IN A PUBLIC UTILITY EASEMENT AREA WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SAID PUBLIC UTILITIES. THE PUBLIC UTILITY 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 PUBLIC UTILITY PURVEYOR IS RESPONSIBLE. PUBLIC UTILITY PURVEYORS AND THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS FROM PRIVATE ROADS AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ANY AND ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY CAUSE INTERFERENCE WITH THE OPERATION OF SAID PUBLIC UTILITY FACILITIES.
17. THE CITY OF BULVERDE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, RECREATION AREAS AND OPEN SPACES; THE SUBDIVISION PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, ROADS, DRIVES, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF BULVERDE, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS NOTE.
18. SPECIAL LOT DEDICATION/DESIGNATION.
 - 18.1. LOT 3 BLOCK 2 WILL BE DEDICATED TO CANYON LAKE WATER SERVICE COMPANY.
 - 18.2. LOT 900 SHALL BE A POA OWNED AND MAINTAINED COMMUNITY LOT AND WILL CONTAIN A PORTION OF THE COMMUNITY MAIL KIOSK.
 - 18.3. LOTS 901, 902, & 903 ARE DESIGNATED AS OPEN SPACE / DRAINAGE EASEMENT AND SHALL BE OWNED AND MAINTAINED BY THE POA.
 - 18.4. LOT 1000 SHALL BE DESIGNATED AS RIGHT-OF-WAY RESERVATION AND SHALL BE OWNED AND MAINTAINED BY THE POA. RIGHT-OF-WAY RESERVATIONS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE POA UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE CITY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF LOT 1000 FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROADS. CLWSC SHALL BE GRANTED ACCESS THROUGH LOT 1000 TO ACCESS LOT 3 BLOCK 2.
 - 18.5. LOT 1001 SHALL BE DESIGNATED AS PRIVATE STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT. LOT 1001 SHALL BE OWNED AND MAINTAINED BY THE POA. ALL STREETS WITHIN LOT 1001 WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOT OWNERS AND SUCCESSORS WITHIN THE SUBDIVISION.
19. A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT WITHIN THE PRIVATE ROADS FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND ENFORCING THE CITY ORDINANCES; AND GIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH PRIVATE DRIVES, STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES. THE HOA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.
20. A DRIVEWAY CULVERT IS REQUIRED FOR ALL DRIVEWAYS WHERE DRAINAGE CONVEYANCE ACROSS THE DRIVEWAY IS REQUIRED.
21. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER.
22. DRIVEWAYS SHALL TAKE ACCESS OFF OF INTERNALLY PLATTED ROADS AND NOT DIRECTLY OFF OF BLANCO ROAD.
23. DUE TO FUTURE POTENTIAL WATER SYSTEM MODIFICATIONS, ALL LOTS WITHIN PHASE I SHALL INSTALL AN INDIVIDUAL PRESSURE REDUCING VALVE ON THE CUSTOMER SIDE OF THE METER. THE INDIVIDUAL PRESSURE REDUCING VALVES SHALL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.
24. THE PURPOSE OF THE TEMPORARY CONSTRUCTION AND EQUIPMENT STORAGE EASEMENT IS FOR USE BY THE CONTRACTOR DURING CONSTRUCTION FOR STAGING, STORAGE AND GENERAL USE DURING CONSTRUCTION. THE EASEMENT SHALL EXPIRE UPON PHASE I FINAL CONSTRUCTION ACCEPTANCE.
25. THE CITY OF BULVERDE MINIMUM FRONT BUILDING SETBACK IS 40' AND MINIMUM REAR AND SIDE BUILDING SETBACKS ARE 20'.

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-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.

SUBDIVISION PLAT BELLE OAKS RANCH, PHASE I

A 133.044 ACRE TRACT OF LAND, OUT OF THE MARY MCVAR SURVEY NO. 238, ABSTRACT 387, COMAL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 245.3 ACRE TRACT OF LAND AS CONVEYED TO SOUTHERLAND BELLE OAKS RANCH, LLC., OF RECORD IN DOCUMENT NO. 201806033990 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

NEW RESIDENTIAL LOTS: 68

I, GARRETT D. KELLER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT NO PORTION OF PHASE I IS ENCRoACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0195F, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR COMAL COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT BULVERDE, COMAL COUNTY, TEXAS, THIS ____ DAY OF _____, 20__.

GARRETT D. KELLER
REGISTERED PROFESSIONAL ENGINEER
NO. 111511 STATE OF TEXAS

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

I, KYLE L. PRESSLER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BULVERDE, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT BULVERDE, COMAL COUNTY, TEXAS, THIS ____ DAY OF _____, 20__.

KYLE L. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6528 STATE OF TEXAS

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

I, DAN MULLINS, AUTHORIZED AGENT FOR SOUTHERLAND BELLE OAKS, LLC, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 201806033990 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. THIS SUBDIVISION IS TO BE KNOWN AS BELLE OAKS RANCH, PHASE I.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 20__.

SOUTHERLAND BELLE OAKS, LLC
C/O DAN MULLINS
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAN MULLINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

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

AS THE LIENHOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 201806033990 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY CONSENT TO SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. THIS SUBDIVISION IS TO BE KNOWN AS BELLE OAKS RANCH, PHASE I.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 20__.

FROST BANK
A TEXAS BANK
BY: _____
NAME: _____
TITLE: _____

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS
COUNTY OF COMAL

I, HONORABLE BOBBIE KOEPP, COUNTY CLERK FOR COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, A.D., 20__, AT ____ M. AND DULY RECORDED THE ____ DAY OF _____, A.D., 20__ AT ____ M. IN THE RECORDS OF 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

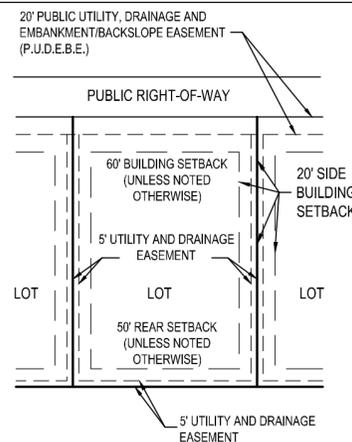
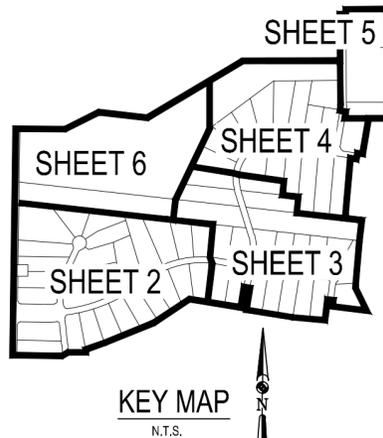
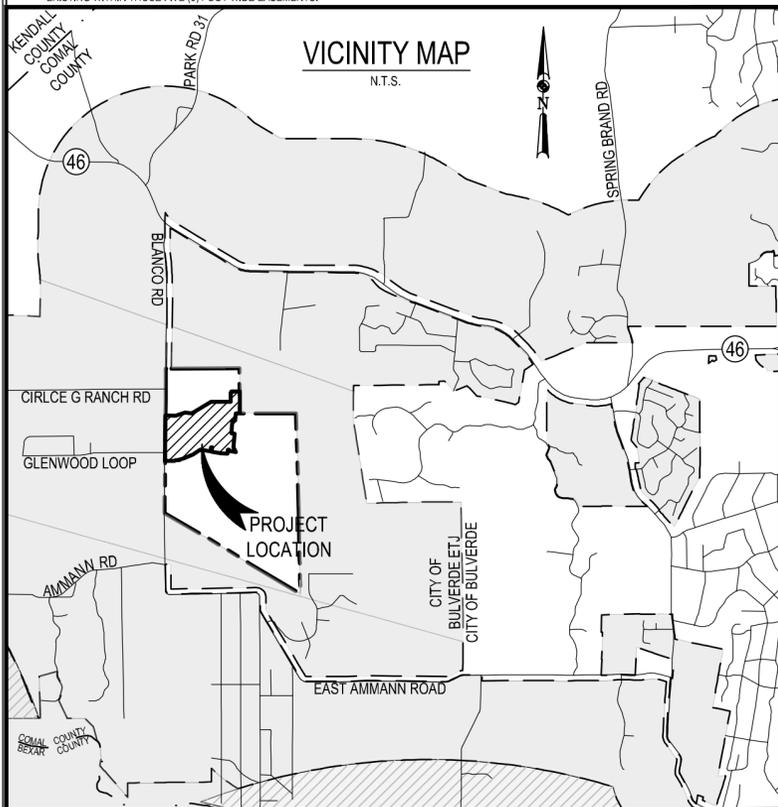
BY: _____
DEPUTY TO COUNTY CLERK

THIS PLAT OF BELLE OAKS RANCH, PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____, YEAR _____

BY: _____
CHAIRPERSON

BY: _____
SECRETARY



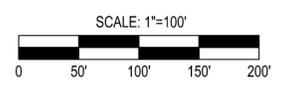
OWNER/DEVELOPER:
SOUTHERLAND BELLE OAKS, LLC
C/O DAN MULLINS
665 SIMONDS RD
WILLIAMSTOWN, MA 01267
OFF: (512) 847-5283
FAX: (830) 885-5248
DMULLINS@SOUTHLP.COM

SURVEYOR:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O KYLE L. PRESSLER, R.P.L.S.
8 SPENCER ROAD, SUITE 300
BOERNE, TEXAS 78006
OFF: (830) 249-0600
FAX: (830) 249-0099
KYLE.PRESSLER@MATKINHOOVER.COM

AGENT/PREPARER:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O GARRETT D. KELLER, P.E.
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
OFF: (830) 249-0600
FAX: (830) 249-0099
GKELLER@MATKINHOOVER.COM

MATKINHOOVER
ENGINEERING & SURVEYING
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600
CONTACT@MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

DATE: MAY 10, 2019
MHE JOB NO. - 2969.01
MHS JOB NO. - 174180



SUBDIVISION PLAT BELLE OAKS RANCH, PHASE I

LEGEND	
	SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
(X.XXX AC.)	LOT ACREAGE CONTAINING DRAINAGE EASEMENT.
P.U.E.	PUBLIC UTILITY EASEMENT
V.W.D.E.	VARIABLE WIDTH DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
P.U.D.E.B.E.	PUBLIC UTILITY, DRAINAGE AND EMBANKMENT/BACKSLOPE EASEMENT
	DRAINAGE EASEMENT AREA GRAPHICALLY REPRESENTED BY HATCHED AREA

OWNER/DEVELOPER:
SOUTHERLAND BELLE OAKS, LLC
C/O DAN MULLINS
665 SIMONDS RD
WILLIAMSTOWN, MA 01267
OFF: (512) 847-5263
FAX: (830) 885-5248
DMULLINS@SOUTHLP.COM

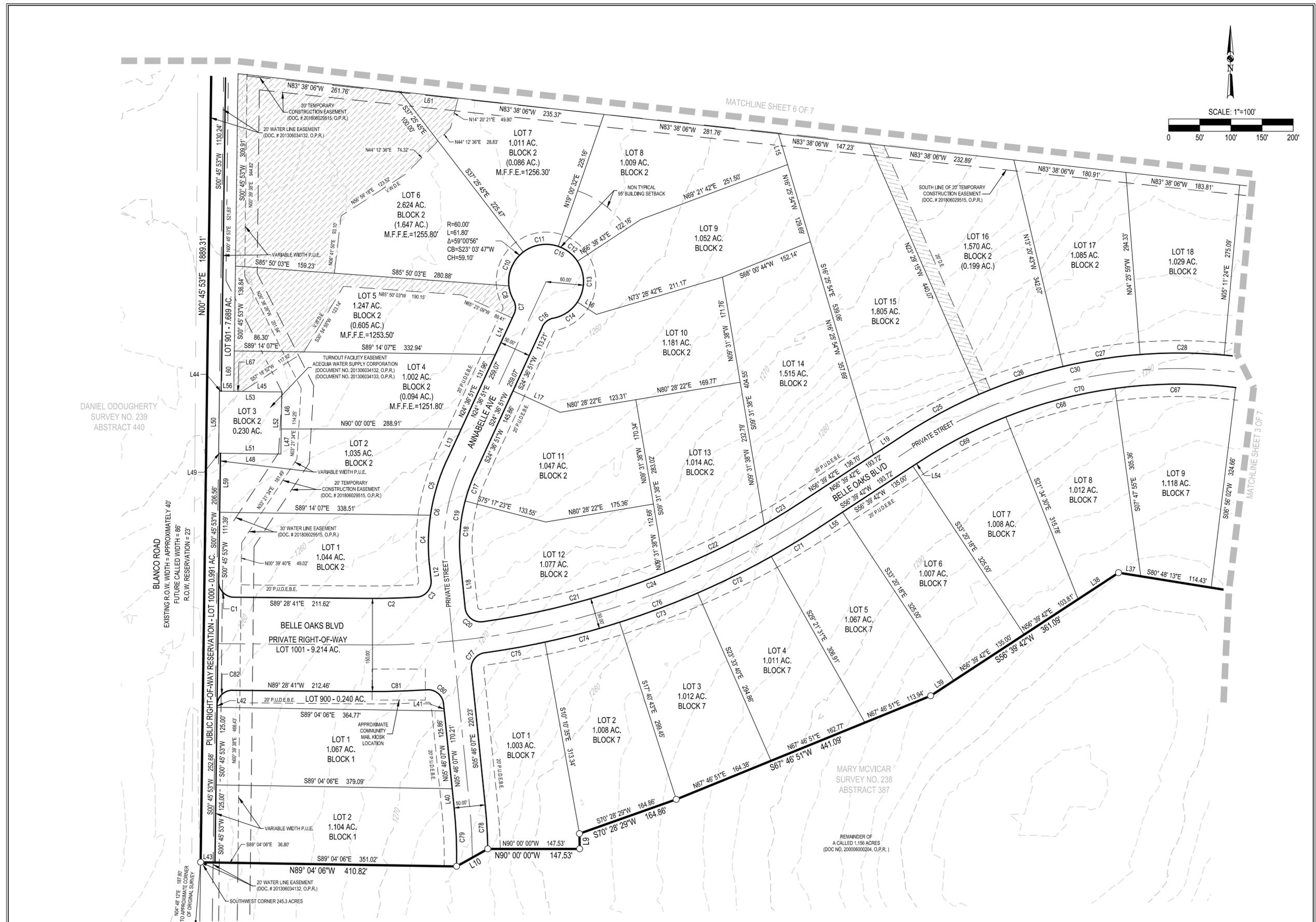
SURVEYOR:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O KYLE L. PRESSLER, R.P.L.S.
8 SPENCER ROAD, SUITE 300
BOERNE, TEXAS 78006
OFF: (830) 249-0600
FAX: (830) 249-0099
KYLE.PRESSLER@MATKINHOOVER.COM

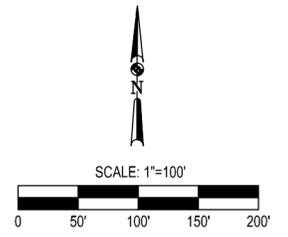
AGENT/PREPARER:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O GARRETT D. KELLER, P.E.
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
OFF: (830) 249-0600
FAX: (830) 249-0099
GKELLER@MATKINHOOVER.COM



8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600
CONTACT@MATKINHOOVER.COM
3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: (512) 866-2244
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

DATE: MAY 10, 2019
MHE JOB NO. - 2969.01
MHS JOB NO. - 17-4180





SUBDIVISION PLAT BELLE OAKS RANCH, PHASE I

LEGEND	
○	SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
(X.XXX AC.)	LOT ACREAGE CONTAINING DRAINAGE EASEMENT
V.W.D.E.	VARIABLE WIDTH DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.U.D.E.B.E.	PUBLIC UTILITY, DRAINAGE AND EMBANKMENT/BACKSLOPE EASEMENT
	DRAINAGE EASEMENT AREA GRAPHICALLY REPRESENTED BY HATCHED AREA

OWNER/DEVELOPER:
SOUTHERLAND BELLE OAKS, LLC
C/O DAN MULLINS
665 SIMONDS RD
WILLIAMSTOWN, MA 01267
OFF: (512) 847-5263
FAX: (830) 885-5248
DMULLINS@SOUTHLP.COM

SURVEYOR:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O KYLE L. PRESSLER, R.P.L.S.
8 SPENCER ROAD, SUITE 300
BOERNE, TEXAS 78006
OFF: (830) 249-0600
FAX: (830) 249-0099
KYLE.PRESSLER@MATKINHOOVER.COM

AGENT/PREPARER:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O GARRETT D. KELLER, P.E.
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
OFF: (830) 249-0600
FAX: (830) 249-0099
GKELLER@MATKINHOOVER.COM

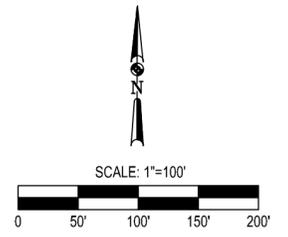
MATKINHOOVER
ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
PHONE: (830) 249-0600
CONTACT@MATKINHOOVER.COM

3303 SHELL ROAD SUITE 3
GROESBECK, TEXAS 78638
OFFICE: (512) 868-2244

TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

DATE: MAY 10, 2019
MHE JOB NO. - 2969.01
MHS JOB NO. - 17-4180



SUBDIVISION PLAT BELLE OAKS RANCH, PHASE I

LEGEND	
○	SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
(X.XXX AC.)	LOT ACREAGE CONTAINING DRAINAGE EASEMENT.
P.U.E.	PUBLIC UTILITY EASEMENT
V.W.D.E.	VARIABLE WIDTH DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
P.U.D.E.B.E.	PUBLIC UTILITY, DRAINAGE AND EMBANKMENT/BACKSLOPE EASEMENT
[Hatched Box]	DRAINAGE EASEMENT AREA GRAPHICALLY REPRESENTED BY HATCHED AREA

OWNER/DEVELOPER:
SOUTHERLAND BELLE OAKS, LLC
C/O DAN MULLINS
665 SIMONDS RD
WILLIAMSTOWN, MA 01267
OFF: (512) 847-5263
FAX: (830) 885-5248
DMULLINS@SOUTHLP.COM

SURVEYOR:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O KYLE L. PRESSLER, R.P.L.S.
8 SPENCER ROAD, SUITE 300
BOERNE, TEXAS 78006
OFF: (830) 249-0600
FAX: (830) 249-0099
KYLE.PRESSLER@MATKINHOOVER.COM

AGENT/PREPARER:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O GARRETT D. KELLER, P.E.
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
OFF: (830) 249-0600
FAX: (830) 249-0099
GKELLER@MATKINHOOVER.COM

MATKIN HOOVER

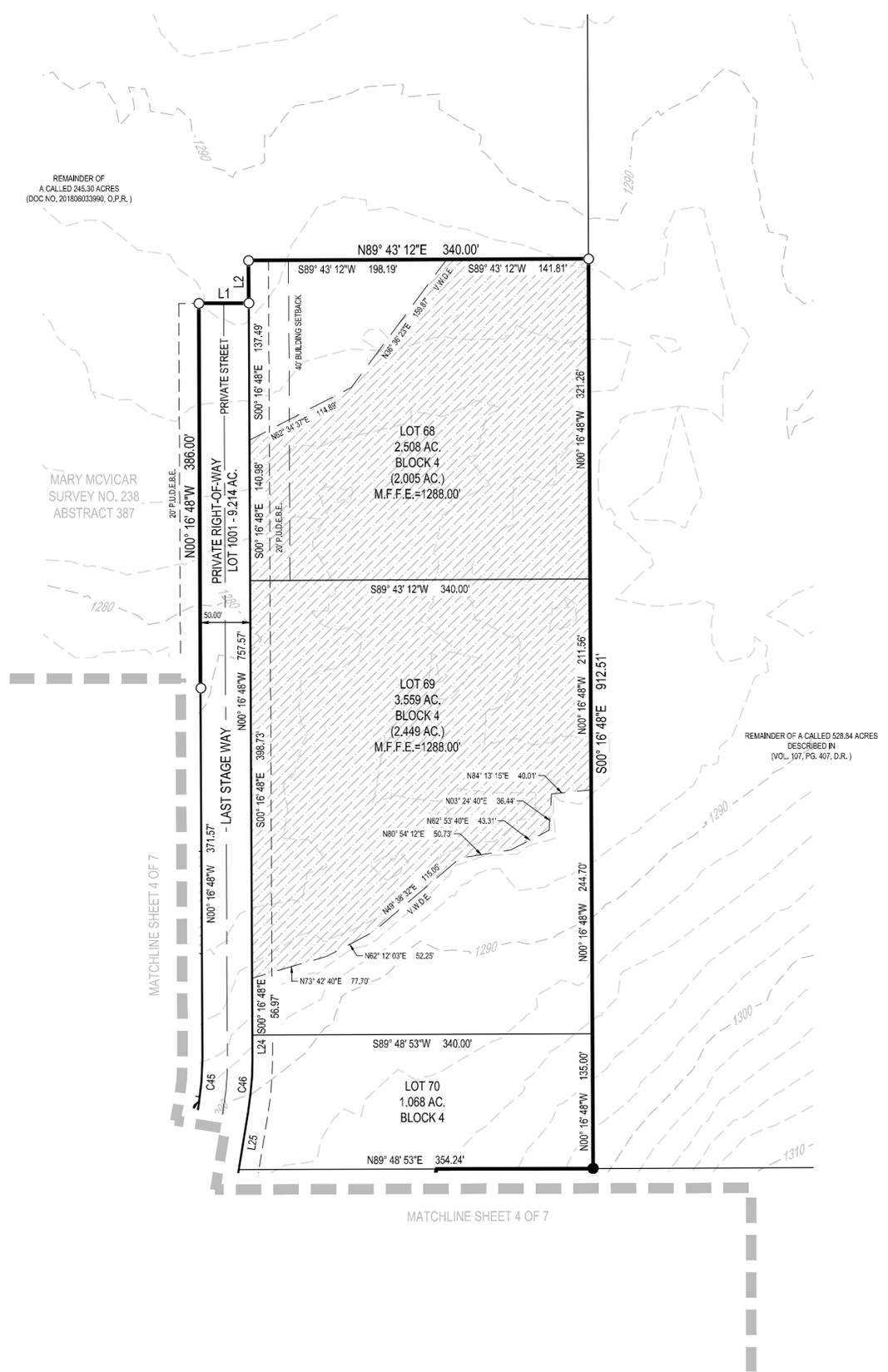
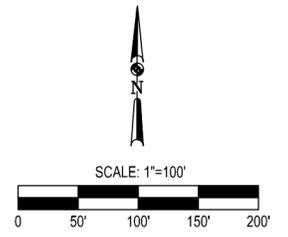
ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
PHONE: (830) 249-0600
CONTACT@MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM #004512 SURVEYING FIRM #10024000

3303 SHELL ROAD SUITE 3
GROESBECK, TEXAS 78638
OFFICE: 512.868.2244

DATE: MAY 10, 2019
MHE JOB NO. - 2969.01
MHS JOB NO. - 17-4180





SUBDIVISION PLAT BELLE OAKS RANCH, PHASE I

- LEGEND**
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
 - FOUND 1/2" IRON ROD
 - (X.XXX AC.) LOT ACREAGE CONTAINING DRAINAGE EASEMENT.
 - P.U.E. PUBLIC UTILITY EASEMENT
 - M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
 - P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE AND EMBANKMENT/BACKSLOPE EASEMENT
 - DRAINAGE EASEMENT AREA GRAPHICALLY REPRESENTED BY HATCHED AREA

OWNER/DEVELOPER:
SOUTHERLAND BELLE OAKS, LLC
C/O DAN MULLINS
665 SIMONDS RD
WILLIAMSTOWN, MA 01267
OFF: (512) 847-5263
FAX: (830) 885-5248
DMULLINS@SOUTHLP.COM

SURVEYOR:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O KYLE L. PRESSLER, R.P.L.S.
8 SPENCER ROAD, SUITE 300
BOERNE, TEXAS 78006
OFF: (830) 249-0600
FAX: (830) 249-0099
KYLE.PRESSLER@MATKINHOOVER.COM

AGENT/PREPARER:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O GARRETT D. KELLER, P.E.
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
OFF: (830) 249-0600
FAX: (830) 249-0099
GKELLER@MATKINHOOVER.COM

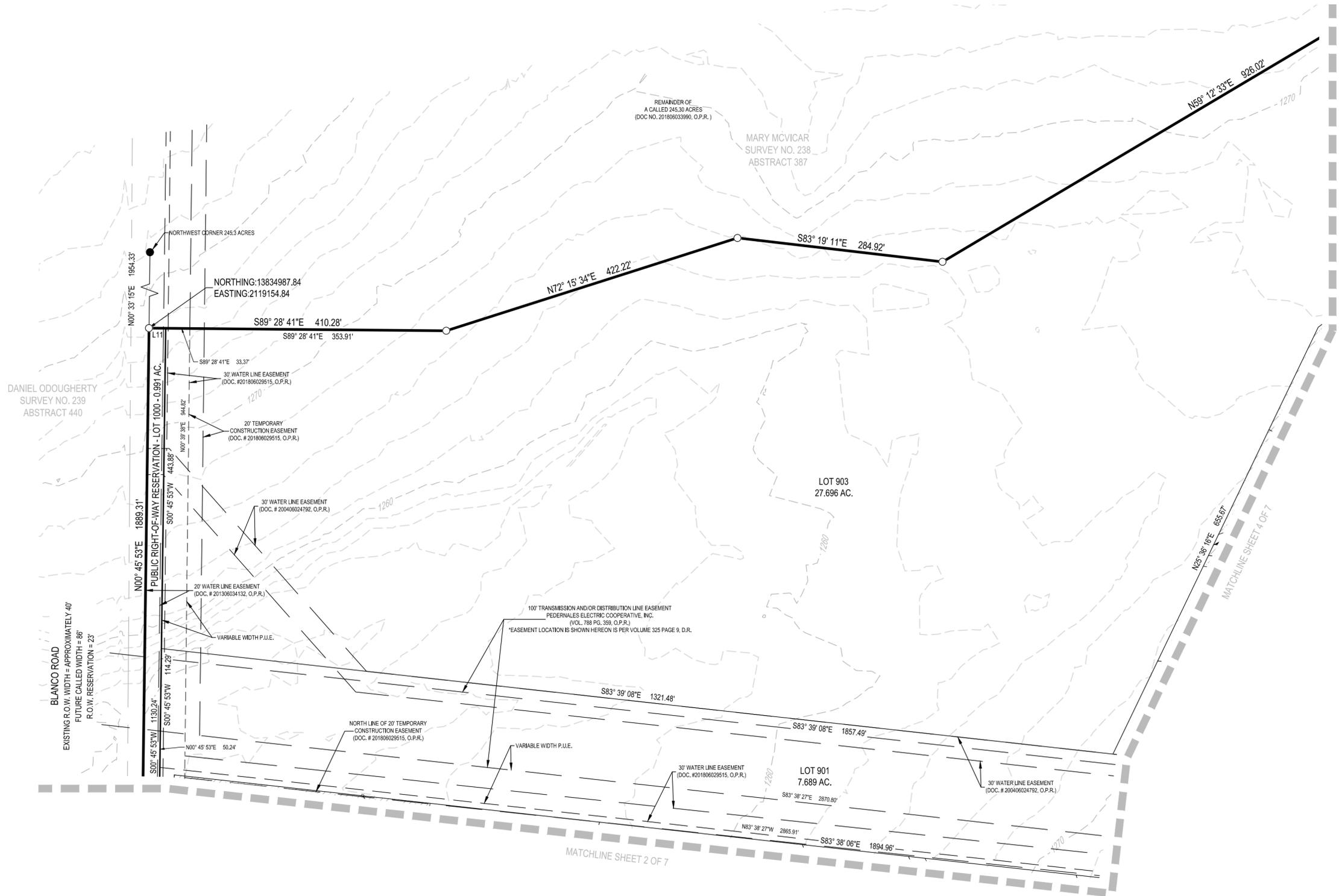
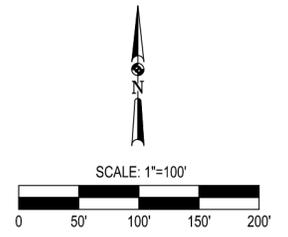
MATKIN HOOVER
ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
PHONE: (830) 249-0600
CONTACT@MATKINHOOVER.COM

3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: (512) 868-2244

TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

DATE: MAY 10, 2019
MHE JOB NO. - 2969.01
MHS JOB NO. - 17-4180



SUBDIVISION PLAT BELLE OAKS RANCH, PHASE I

LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- P.U.E. PUBLIC UTILITY EASEMENT
- (X.XXX AC.) LOT ACREAGE CONTAINING DRAINAGE EASEMENT.

OWNER/DEVELOPER:
SOUTHERLAND BELLE OAKS, LLC
C/O DAN MULLINS
665 SIMONDS RD
WILLIAMSTOWN, MA 01267
OFF: (512) 847-5263
FAX: (830) 885-5248
DMULLINS@SOUTHLP.COM

SURVEYOR:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O KYLE L. PRESSLER, R.P.L.S.
8 SPENCER ROAD, SUITE 300
BOERNE, TEXAS 78006
OFF: (830) 249-0600
FAX: (830) 249-0099
KYLE.PRESSLER@MATKINHOOVER.COM

AGENT/PREPARER:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O GARRETT D. KELLER, P.E.
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
OFF: (830) 249-0600
FAX: (830) 249-0099
GKELLER@MATKINHOOVER.COM

MATKIN HOOVER

ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600
CONTACT@MATKINHOOVER.COM

3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: (512) 866-2244
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

DATE: MAY 10, 2019
MHE JOB NO. - 2969.01
MHS JOB NO. - 17-4180

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89° 43' 12"E	50.00'
L2	N00° 16' 48"W	42.79'
L3	N80° 41' 52"W	43.86'
L4	S09° 18' 08"W	50.00'
L5	N80° 41' 52"W	50.68'
L6	N06° 53' 39"E	53.44'
L7	N83° 06' 21"W	50.00'
L8	N80° 53' 20"W	50.00'
L9	S00° 54' 24"E	24.63'
L10	S60° 36' 43"W	57.42'
L11	N89° 28' 41"W	23.00'
L12	N05° 46' 07"W	25.14'
L13	N24° 36' 51"E	55.50'
L14	N24° 36' 51"E	71.61'
L15	N16° 25' 54"W	51.68'
L16	S56° 53' 54"E	36.31'
L17	S65° 23' 09"E	83.13'
L18	S05° 46' 07"E	75.19'
L19	N56° 39' 42"E	57.02'
L20	S80° 48' 13"E	93.08'
L21	N09° 06' 40"E	73.82'
L22	N16° 59' 01"W	73.96'
L23	S80° 41' 52"E	63.28'
L24	S00° 16' 48"E	23.41'
L25	S09° 18' 08"W	58.28'
L26	N80° 41' 52"W	82.21'
L27	S89° 24' 20"W	4.83'
L28	S53° 04' 19"W	31.58'
L29	S16° 59' 01"E	52.38'
L30	S09° 06' 40"W	73.97'
L31	S80° 48' 13"E	77.98'
L32	S85° 02' 02"E	55.66'
L33	S85° 02' 02"E	21.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L34	N83° 38' 06"W	53.10'
L35	N04° 57' 58"E	40.04'
L36	S80° 52' 22"E	5.14'
L37	S80° 48' 13"E	35.95'
L38	N56° 39' 42"E	77.82'
L39	N56° 39' 42"E	44.46'
L40	N05° 46' 07"W	32.65'
L41	N05° 46' 07"W	11.70'
L42	S00° 45' 53"W	2.67'
L43	S89° 04' 06"E	23.00'
L44	S89° 14' 07"E	3.00'
L45	S89° 14' 07"E	63.49'
L46	S00° 45' 53"W	59.55'
L47	S00° 45' 53"W	40.45'
L48	N89° 14' 07"W	97.00'
L49	N89° 14' 07"W	3.00'
L50	N00° 45' 53"E	100.00'
L51	N89° 14' 07"W	100.00'
L52	S00° 45' 53"W	100.00'
L53	S89° 14' 07"E	100.00'
L54	S56° 39' 42"W	14.26'
L55	S56° 39' 42"W	44.46'
L56	S89° 14' 07"E	20.00'
L59	S00° 45' 53"W	95.17'
L60	S00° 45' 53"W	65.00'
L61	N83° 38' 06"W	93.82'
L62	S80° 48' 03"E	60.04'
L63	S80° 48' 03"E	70.79'
L64	S80° 48' 13"E	20.00'
L65	N80° 41' 52"W	30.09'
L66	S25° 36' 16"W	32.01'
L67	S89° 14' 07"E	13.51'
L68	N64° 49' 42"W	126.03'

LINE TABLE		
LINE	BEARING	DISTANCE
L69	N31° 08' 54"W	91.19'
L70	N15° 03' 21"W	84.86'
L71	N01° 14' 57"E	115.33'
L72	N09° 18' 08"E	127.80'
L73	S09° 18' 08"W	29.04'
L74	S16° 59' 01"E	19.26'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.38'	90°14'33"	S44° 21' 24"E	35.43'
C2	1204.00'	80.96'	3°51'10"	N88° 35' 44"E	80.95'
C3	25.00'	40.33'	92°28'16"	N40° 27' 01"E	36.10'
C4	325.00'	79.87'	14°04'53"	S01° 16' 20"W	79.67'
C5	325.00'	92.47'	16°18'05"	S16° 27' 49"W	92.15'
C6	325.00'	172.34'	30°22'58"	N09° 25' 22"E	170.33'
C7	25.00'	23.55'	53°58'05"	N02° 22' 12"W	22.69'
C8	60.00'	23.99'	22°54'33"	S17° 53' 58"E	23.83'
C9	-	-	-	-	-
C10	60.00'	61.80'	59°00'56"	S23° 03' 47"W	59.10'
C11	60.00'	59.10'	56°26'17"	S80° 44' 23"W	56.74'
C12	60.00'	39.41'	37°38'11"	N52° 10' 23"W	38.71'
C13	60.00'	69.59'	66°27'23"	N00° 07' 35"W	65.76'
C14	60.00'	47.63'	45°28'50"	N55° 50' 31"E	46.39'
C15	60.00'	301.53'	287°56'10"	S65° 23' 09"E	70.59'
C16	25.00'	23.55'	53°58'05"	S51° 35' 54"W	22.69'
C17	275.00'	47.54'	9°54'14"	S19° 39' 44"W	47.48'
C18	275.00'	98.29'	20°28'44"	S04° 28' 15"W	97.77'
C19	275.00'	145.83'	30°22'58"	S09° 25' 22"W	144.12'
C20	25.00'	40.28'	92°19'29"	S51° 55' 52"E	36.07'
C21	1254.00'	303.53'	13°52'06"	N74° 58' 21"E	302.79'
C22	1254.00'	177.19'	8°05'45"	N63° 59' 25"E	177.04'
C23	1254.00'	71.81'	3°16'51"	N58° 18' 07"E	71.80'
C24	1254.00'	552.52'	25°14'42"	N69° 17' 03"E	548.07'
C25	805.00'	138.41'	9°51'04"	S61° 35' 14"W	138.24'
C26	805.00'	142.49'	10°08'31"	S71° 35' 01"W	142.31'
C27	805.00'	125.22'	8°54'44"	S81° 06' 39"W	125.09'
C28	805.00'	135.20'	9°37'23"	N89° 37' 18"W	135.04'
C29	805.00'	56.29'	4°00'23"	N82° 48' 25"W	56.28'
C30	805.00'	597.61'	42°32'05"	N77° 55' 44"E	583.98'
C31	25.00'	39.31'	90°05'07"	N54° 09' 13"E	35.38'
C32	275.00'	125.25'	26°05'42"	N03° 56' 11"W	124.17'
C33	325.00'	2.31'	0°24'24"	S16° 46' 49"E	2.31'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C34	325.00'	139.68'	24°37'29"	S04° 15' 53"E	138.61'
C35	325.00'	97.13'	17°07'26"	S16° 36' 35"W	96.77'
C36	325.00'	92.73'	16°20'51"	S33° 20' 44"W	92.41'
C37	325.00'	98.31'	17°19'56"	S50° 11' 08"W	97.94'
C38	325.00'	91.28'	16°05'33"	S66° 53' 53"W	90.98'
C39	325.00'	92.49'	16°18'18"	S83° 05' 48"W	92.18'
C40	325.00'	45.68'	8°03'11"	N84° 43' 27"W	45.64'
C41	325.00'	659.61'	116°17'10"	N41° 09' 33"E	552.09'
C42	25.00'	39.27'	90°00'00"	N54° 18' 08"E	35.36'
C43	275.00'	7.41'	1°32'35"	N08° 31' 51"E	7.41'
C44	275.00'	38.59'	8°02'21"	N03° 44' 23"E	38.55'
C45	275.00'	45.99'	9°34'56"	N04° 30' 40"E	45.94'
C46	325.00'	54.35'	9°34'56"	N04° 30' 40"E	54.29'
C47	25.00'	39.27'	90°00'00"	N35° 41' 52"W	35.36'
C48	275.00'	75.01'	15°37'44"	N68° 30' 44"W	74.78'
C49	275.00'	368.51'	76°46'41"	S45° 17' 04"W	341.55'
C50	275.00'	114.61'	23°52'45"	S05° 02' 39"E	113.78'
C51	275.00'	558.13'	116°17'10"	S41° 09' 33"W	467.15'
C52	325.00'	148.02'	26°05'42"	S03° 56' 11"E	146.74'
C53	25.00'	39.23'	89°54'53"	S35° 50' 47"E	35.33'
C54	275.00'	20.30'	4°13'49"	S82° 55' 08"E	20.30'
C55	25.00'	21.03'	48°11'23"	N70° 52' 16"E	20.41'
C56	50.00'	62.16'	71°14'02"	S82° 23' 36"W	58.24'
C57	50.00'	102.17'	117°04'25"	N03° 27' 11"W	85.30'
C58	50.00'	164.33'	188°18'27"	S39° 04' 12"E	99.74'
C59	25.00'	21.03'	48°11'23"	S30° 59' 20"W	20.41'
C60	25.00'	40.11'	91°55'41"	S39° 04' 12"E	35.95'
C61	325.00'	5.17'	0°54'43"	S84° 34' 41"E	5.17'
C62	325.00'	18.82'	3°19'06"	S82° 27' 46"E	18.82'
C63	325.00'	24.00'	4°13'49"	S82° 55' 08"E	23.99'
C64	25.00'	39.31'	90°05'07"	N54° 09' 13"E	35.38'
C65	25.00'	39.23'	89°54'53"	N35° 50' 47"W	35.33'
C66	755.00'	29.81'	2°15'45"	N81° 56' 06"W	29.81'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C67	755.00'	194.13'	14°43'56"	S89° 34' 04"W	193.60'
C68	755.00'	181.54'	13°46'35"	S75° 18' 48"W	181.10'
C69	755.00'	155.01'	11°45'48"	S62° 32' 36"W	154.74'
C70	755.00'	560.49'	42°32'05"	S77° 55' 44"W	547.71'
C71	1304.00'	90.58'	3°58'47"	N58° 39' 05"E	90.56'
C72	1304.00'	131.95'	5°47'51"	N63° 32' 25"E	131.89'
C73	1304.00'	133.88'	5°52'56"	N69° 22' 49"E	133.82'
C74	1304.00'	124.05'	5°27'02"	N75° 02' 47"E	124.00'
C75	1304.00'	98.09'	4°18'36"	N79° 55' 36"E	98.07'
C76	1304.00'	578.54'	25°25'12"	S69° 22' 18"W	573.80'
C77	25.00'	38.33'	87°51'01"	S38° 09' 23"W	34.69'
C78	825.00'	69.64'	4°50'11"	S03° 21' 02"E	69.62'
C79	775.00'	92.78'	6°51'34"	N02° 20' 20"W	92.73'
C80	25.00'	38.36'	87°54'57"	N49° 43' 36"W	34.71'
C81	1354.00'	99.41'	4°12'24"	S88° 25' 07"W	99.39'
C82	25.00'	39.16'	89°45'27"	S45° 38' 36"W	35.28'

SUBDIVISION PLAT BELLE OAKS RANCH, PHASE I

OWNER/DEVELOPER:
SOUTHERLAND BELLE OAKS, LLC
C/O DAN MULLINS
665 SIMONDS RD
WILLIAMSTOWN, MA 01267
OFF: (512) 847-5263
FAX: (830) 885-5248
DMULLINS@SOUTHLP.COM

SURVEYOR:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O KYLE L. PRESSLER, R.P.L.S.
8 SPENCER ROAD, SUITE 300
BOERNE, TEXAS 78006
OFF: (830) 249-0600
FAX: (830) 249-0099
KYLE.PRESSLER@MATKINHOOVER.COM

AGENT/PREPARER:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O GARRETT D. KELLER, P.E.
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
OFF: (830) 249-0600
FAX: (830) 249-0099
GKELLER@MATKINHOOVER.COM

MATKIN HOOVER
ENGINEERING
& SURVEYING
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600
CONTACT@MATKINHOOVER.COM
3303 SHELL ROAD SUITE 3
GROUPTOWN, TEXAS 78628
OFFICE: (512) 868-2244
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

DATE: MAY 10, 2019
MHE JOB NO. - 2969.01
MHS JOB NO. - 17-4180



Pedernales Electric Cooperative, Inc.
PO Box 1 • Johnson City, Texas 78636

Power Outage: 888-883-3379
Secure Pay Line: 844-886-9798
Questions: 888-554-4732
Pay Now: pec.coop/pay-now

View and pay bill at pec.smarthub.coop
Agents available M-F 8am-7pm
Se habla español

May 22, 2019

Mr. Dan Mullins
Southerland Belle Oaks, LLC
665 Simonds Road
Williamstown, Maryland 01267

Re: Electric Service Availability and/or Final Plat Approval Letter

Dear Mr. Mullins:

Pedernales Electric Cooperative has reviewed your proposed Belle Oaks Ranch Phase One (1) Subdivision in Comal County and finds it acceptable. We foresee no conflicts with serving your property along 33560 Blanco Road that's within PEC's (CCN) service area as established by the Public Utility Commission (PUC) of Texas. Pedernales Electric Cooperative (PEC) currently serves this sole-certified service area and will continue to do so.

The Cooperative requires its utility infrastructures to be placed within dedicated utility easements and the member requesting new service is responsible for securing such easements, along with any applicable plats, permits, licenses, variances, or amendments. The installation of any electric facilities will be subject to the provisions of the Cooperative's current Line Extension Policy as outlined at www.pec.coop.

If you have any questions regarding our approval, please contact our District Engineering Department in Canyon Lake at 1-800-868-4791, Extension 7625.

Respectfully,

Lisa Ahmad
Electrical Distribution Planning & Design Manager
Pedernales Electric Cooperative, Inc.

LAW:JCD:eh
Y99
CU1000142522

Cc: Mr. Kyle L. Pressler, R.P.L.S.
Mr. Garrett D. Keller, P.E.
City Of Bulverde



May 29, 2019

Comal County
Commissioners Court
150 N. Seguin, Ste. 301
New Braunfels, TX 78130

RE: Water Available for Belle Oaks Ranch, Phase I, 68 lots

Dear Commissioners:

Canyon Lake Water Service Company has reviewed and approves the proposed plat for the above referenced subdivision. The developer has posted all required fees, deposits and/or bonds for construction of all required water utility infrastructure to serve the proposed development. All CLWSC requirements for platting have been met by the Developer for platting of this subdivision.

Comal County Commissioner's Court approved the CLWSC Water Availability Report September 1, 2016.

Should questions arise, please contact me at (830) 964-2166.

Sincerely,

A handwritten signature in blue ink that reads "Brian F. Waltman".

Brian F. Waltman, P.E.
Developer Projects Engineering Manager
Canyon Lake Water Service Company

Canyon Lake Water Service Company
P.O. Box 1742 • Canyon Lake, Texas 78133
(830) 964-3854 / Fax (830) 964-2779
www.clwsc.com



PLANNING AND ZONING COMMISSION ITEM:
PC-19-02
FINAL PLAT
PARK VILLAGE, UNIT 5

MEETING DATE: June 4, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Danny Batts, City Manager

REQUEST:
Hold a Public Hearing and consider the approval of a Final 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 final 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 2018. 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.

ANALYSIS:
This proposed Final 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.

The City Staff has reviewed the proposed final 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 final plat.

ATTACHMENTS:

Application

Final Plat



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	TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
No. of Lots:	<u>63</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>43.687</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>High Density</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>ETJ</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

3-14-19
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)

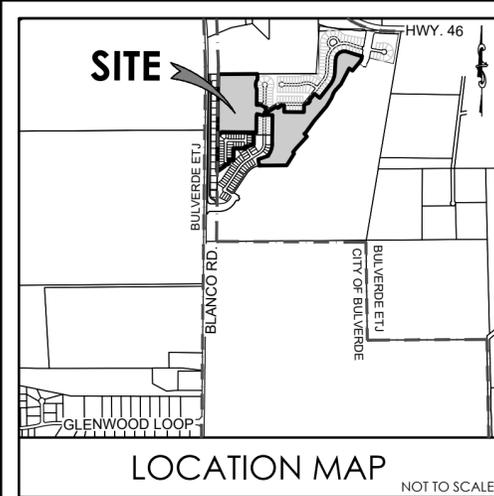
Drainage Analysis Review Tier 2

Commercial/Industrial/Multi-Family

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

Submittal Format:

**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.

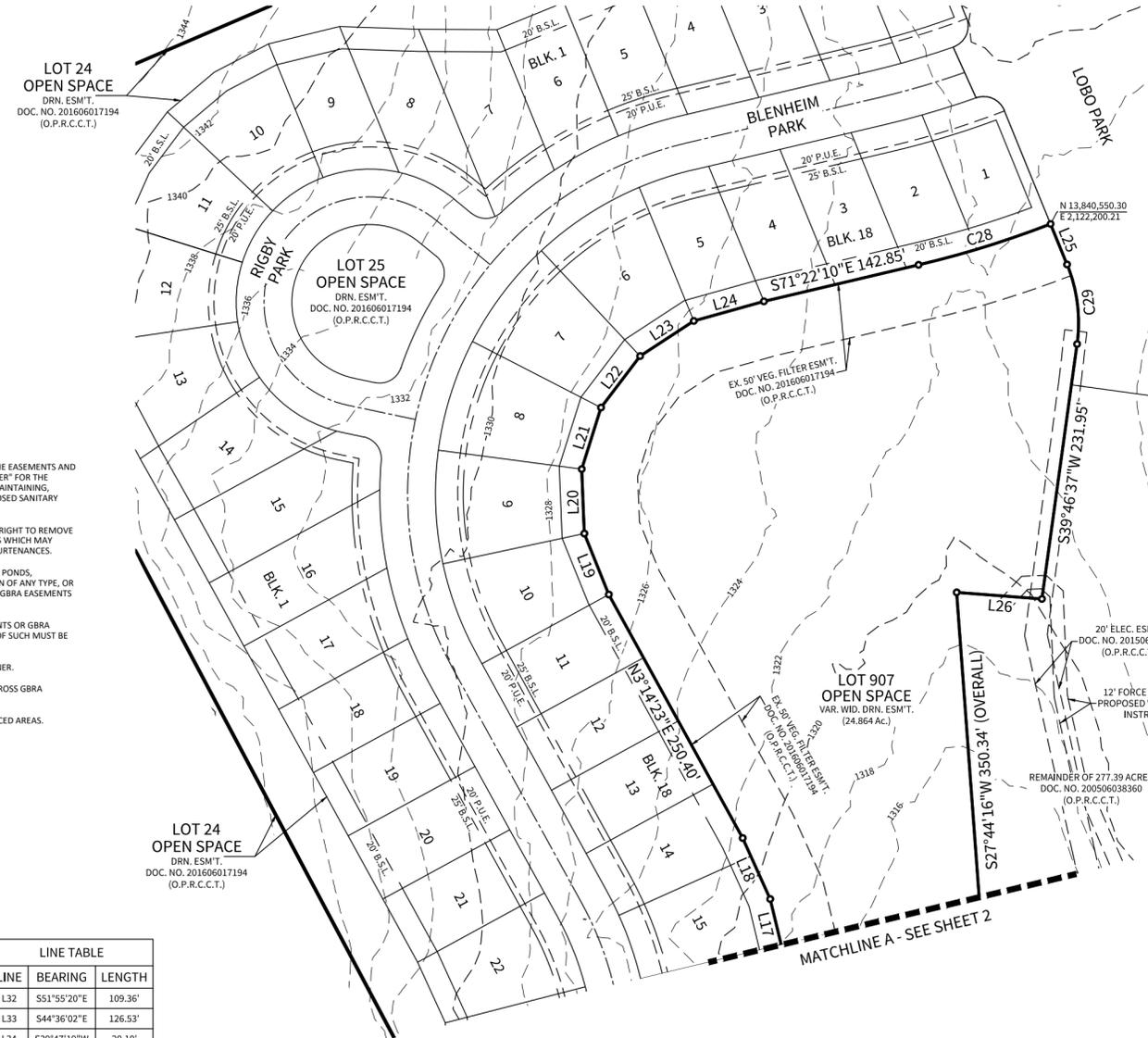


LEGEND

- AC. = ACRES
- B.S.L. = BUILDING SETBACK LINE
- C1 = CURVE NUMBER
- DOC. NO. = DOCUMENT NUMBER
- DRN. = DRAINAGE
- ESMT. = EASEMENT
- EK. = EXISTING
- G.P.M. = GALLONS PER MINUTE
- F.I.R. = FOUND IRON ROD
- L1 = LINE NUMBER
- N.A.D. = NORTH AMERICAN DATUM
- N.T.S. = NOT TO SCALE
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COMAL COUNTY TEXAS
- PERM. = PERMEABLE
- PG. = PAGE
- PGS. = PAGES
- P.U.E. = PUBLIC UTILITY EASEMENT
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- VAR. = VARIABLE
- WID. = WIDTH
- = STREET CENTERLINE
- = CITY LIMIT LINE
- = EXISTING GROUND MAJOR CONTOUR
- = EXISTING GROUND MINOR CONTOUR
- = 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE"

GUADALUPE-BLANCO RIVER AUTHORITY NOTES:

- 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.
- TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GBRA SHALL HAVE THE RIGHT TO REMOVE SAID LANDS OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF, THE FACILITIES AND APPURTENANCES.
- OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN GBRA EASEMENTS OR WITHIN 10 FEET OF GBRA UTILITIES, WHICHEVER IS GREATER.
- DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBRA EASEMENTS OR GBRA UTILITIES MUST BE APPROVED IN WRITING BY GBRA AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GBRA.
- MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE PROPERTY OWNER MUST INSTALL 16 FOOT GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.
- CUSTOMER SANITARY SEWER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.



FINAL 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.

CUDE ENGINEERS
EST. 1980

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 SUBDIVISION, 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.

BY: _____
COUNTY CLERK, COMAL COUNTY, TEXAS
MARCH 12, 2019 SHEET 1 OF 4

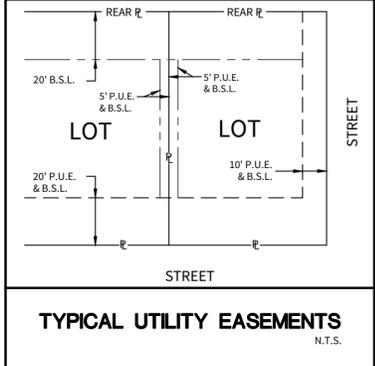
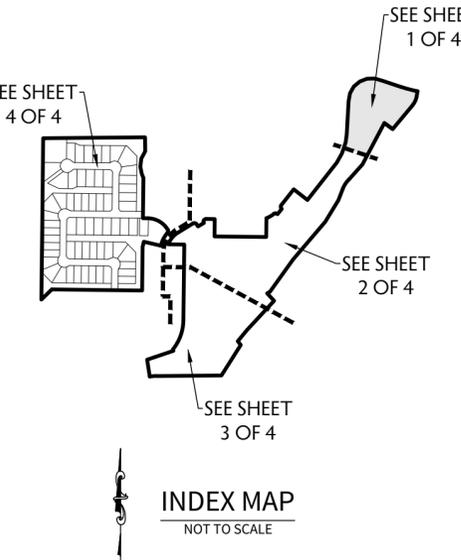
CURVE	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD	LENGTH
C1	175.00'	51°24'50"	84.25'	N63°37'49"W	151.82'	157.03'
C2	20.00'	79°12'10"	16.55'	N01°40'41"E	25.50'	27.65'
C3	225.00'	27°59'09"	56.07'	S27°17'12"W	108.81'	109.90'
C4	25.00'	90°00'00"	25.00'	S45°39'47"W	35.36'	39.27'
C5	25.00'	90°00'00"	25.00'	S44°20'13"E	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'
C31	17.00'	90°00'00"	17.00'	N45°39'47"E	24.04'	26.70'
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'
C37	5.00'	90°00'00"	5.00'	N45°39'47"E	7.07'	7.85'

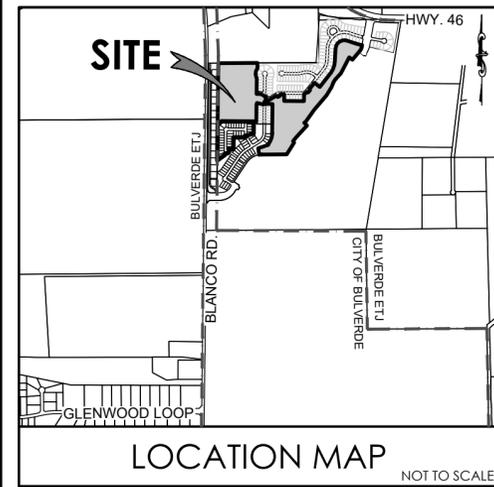
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N89°20'13"W	35.99'	L32	S51°55'20"E	109.36'
L2	N37°55'24"W	19.04'	L33	S44°36'02"E	126.53'
L3	S76°42'23"E	130.00'	L34	S39°47'19"W	20.10'
L4	N13°17'37"E	39.29'	L35	N44°36'02"W	123.42'
L5	N45°39'47"E	108.41'	L36	N31°08'51"E	9.33'
L6	N00°28'30"W	104.44'	L37	N31°08'51"E	20.64'
L7	N27°37'40"E	61.42'	L38	S44°36'02"E	203.24'
L8	N07°33'53"E	61.36'	L39	S44°36'02"E	206.40'
L9	N11°51'06"W	56.34'	L40	S00°39'47"W	17.72'
L10	N22°21'03"W	31.13'	L41	S89°20'13"E	138.00'
L11	N88°56'12"W	65.00'	L42	S00°39'47"W	195.86'
L12	N63°47'06"W	34.78'	L43	N76°14'12"E	53.69'
L13	N65°47'23"E	35.66'	L44	S00°39'47"W	158.63'
L14	S89°20'13"E	65.00'	L45	N67°52'57"E	206.06'
L15	S89°20'13"E	64.76'	L46	S89°20'13"E	10.01'
L16	N29°03'26"E	78.32'	L47	S31°14'28"E	17.56'
L17	N18°24'05"E	84.87'	L48	N59°45'40"E	50.01'
L18	N07°44'38"E	60.33'	L49	S51°55'20"E	3.83'
L19	N10°05'13"E	59.24'	L50	N38°04'40"E	50.00'
L20	N29°39'42"E	58.16'	L51	S89°20'24"E	20.00'
L21	N49°21'35"E	58.16'	L52	S61°34'34"W	23.67'
L22	N69°03'28"E	58.16'	L53	S43°06'45"E	76.17'
L23	N88°41'02"E	57.74'	L54	S39°07'08"E	35.95'
L24	S73°42'34"E	65.42'	L55	N39°22'17"E	107.78'
L25	S09°49'46"W	39.38'	L56	N89°20'13"W	45.00'
L26	N53°40'37"W	76.90'	L57	N00°39'47"E	12.00'
L27	S21°14'27"W	90.73'	L58	S89°20'13"E	45.00'
L28	S51°55'20"E	130.00'	L59	N00°39'47"E	212.86'
L29	N18°32'37"W	11.70'	L60	S89°20'13"E	22.00'
L30	N89°20'13"W	119.39'	L61	S00°39'47"W	28.63'
L31	N23°35'24"E	33.15'	L62	S00°39'47"W	138.50'

- GENERAL PLATTING NOTES**
- 1/2" IRON RODS SET AT LOT CORNERS.
 - 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.)
 - THIS PROPERTY LIES WITHIN AN EXTRATERRITORIAL JURISDICTION OF THE CITY OF BULVERDE.
 - 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.
 - THIS PROPERTY IS SERVED BY A CENTRALIZED SEWER TREATMENT SYSTEM, COMAL COUNTY WCID NO. 6.
 - THIS PROPERTY LIES WITHIN THE CONTRIBUTING ZONE TO THE EDWARDS AQUIFER.
 - COMAL COUNTY REQUIRES A MINIMUM 20' BUILDING SETBACK LINE FROM ROAD FRONTAGE.
 - 69 LOTS, BEING 43.271 ACRES, 4 OPEN SPACES.
 - 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.
 - ALL DEVELOPABLE LOTS TO HAVE A 20' FRONT SETBACK, 200' REAR SETBACK, 5' SIDE SETBACK AND 10' SIDE SETBACK WHEN ADJACENT TO ROADWAY.
 - 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.





LEGEND

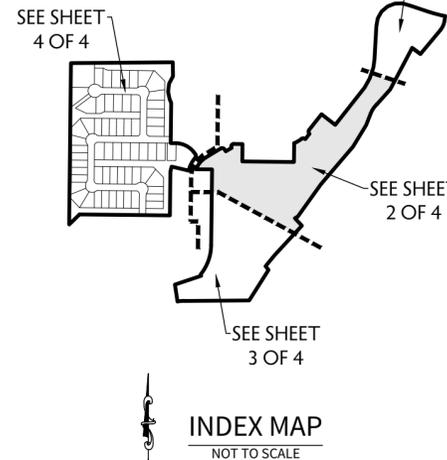
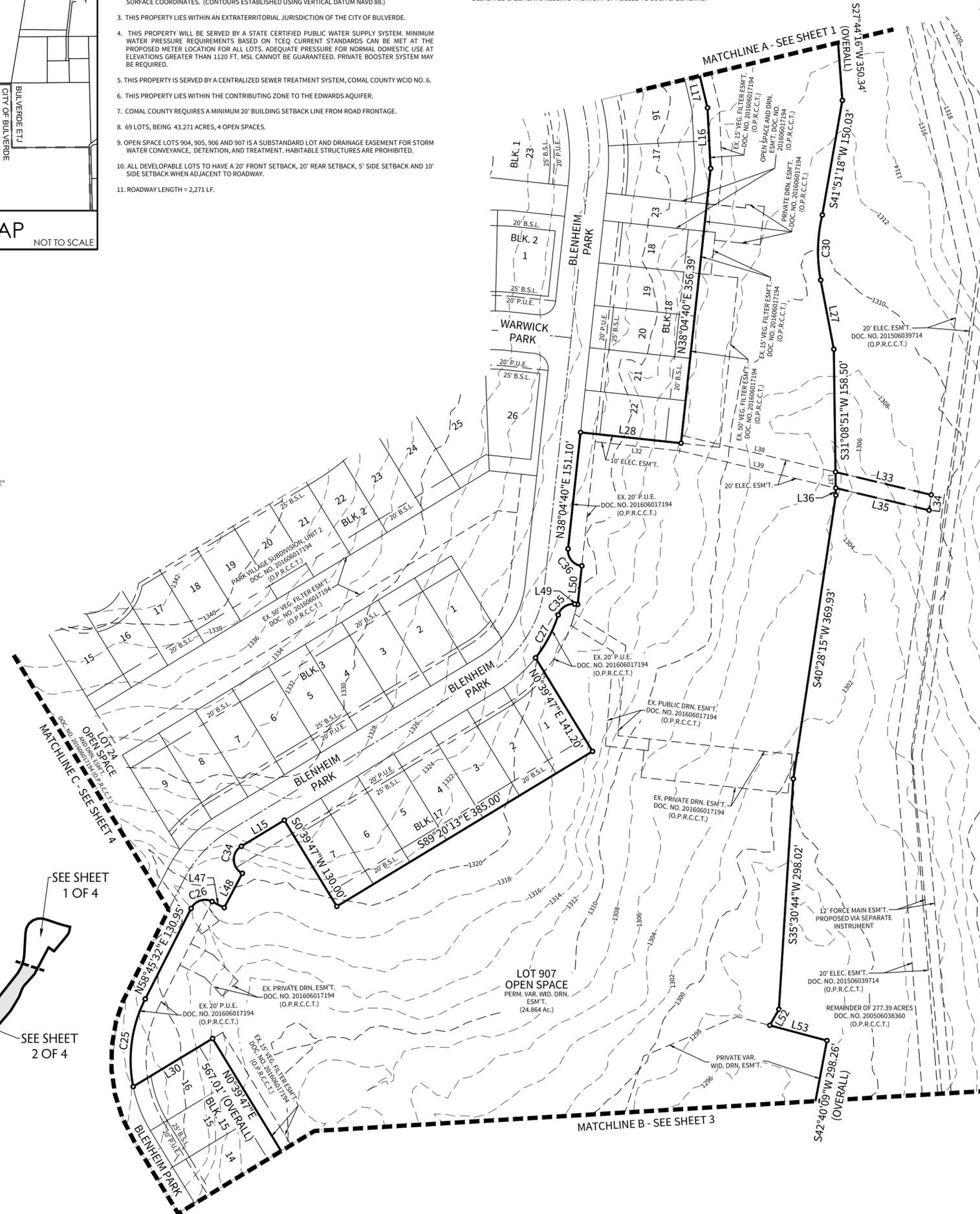
- AC. = ACRES
- B.S.L. = BUILDING SETBACK LINE
- C1 = CURVE NUMBER
- DOC. NO. = DOCUMENT NUMBER
- DRN. = DRAINAGE
- ESMT. = EASEMENT
- EX. = EXISTING
- G.P.M. = GALLONS PER MINUTE
- F.I.R. = FOUND IRON ROD
- L1 = LINE NUMBER
- N.A.D. = NORTH AMERICAN DATUM
- N.T.S. = NOT TO SCALE
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COMAL COUNTY TEXAS
- PERM. = PERMEABLE
- PG. = PAGE
- PGS. = PAGES
- P.U.E. = PUBLIC UTILITY EASEMENT
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- 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"

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.
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. 69 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.



FINAL 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 43.887 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.

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

SCALE: 1"=100'

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.

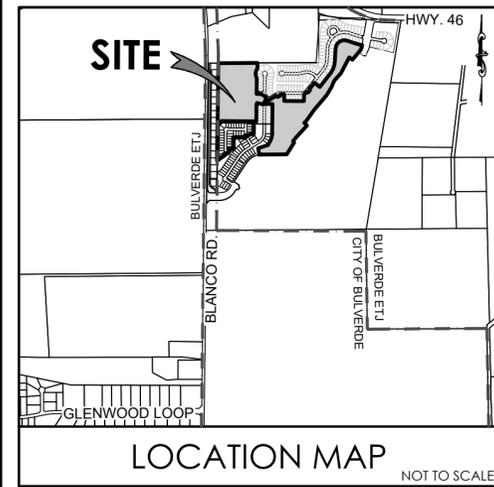
M.W. CUDE ENGINEERS, L.L.C.
JEFFREY A. MCKINNIE, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 89393

THIS PLAT OF PARK VILLAGE SUBDIVISION, 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. _____

BY: _____
COUNTY CLERK, COMAL COUNTY, TEXAS
MARCH 12, 2019 SHEET 2 OF 4



LEGEND

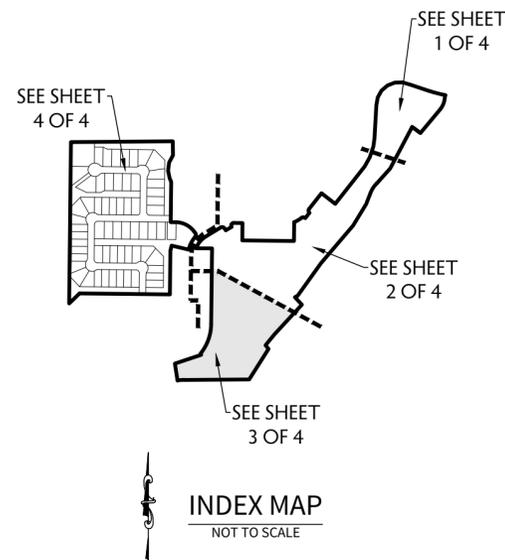
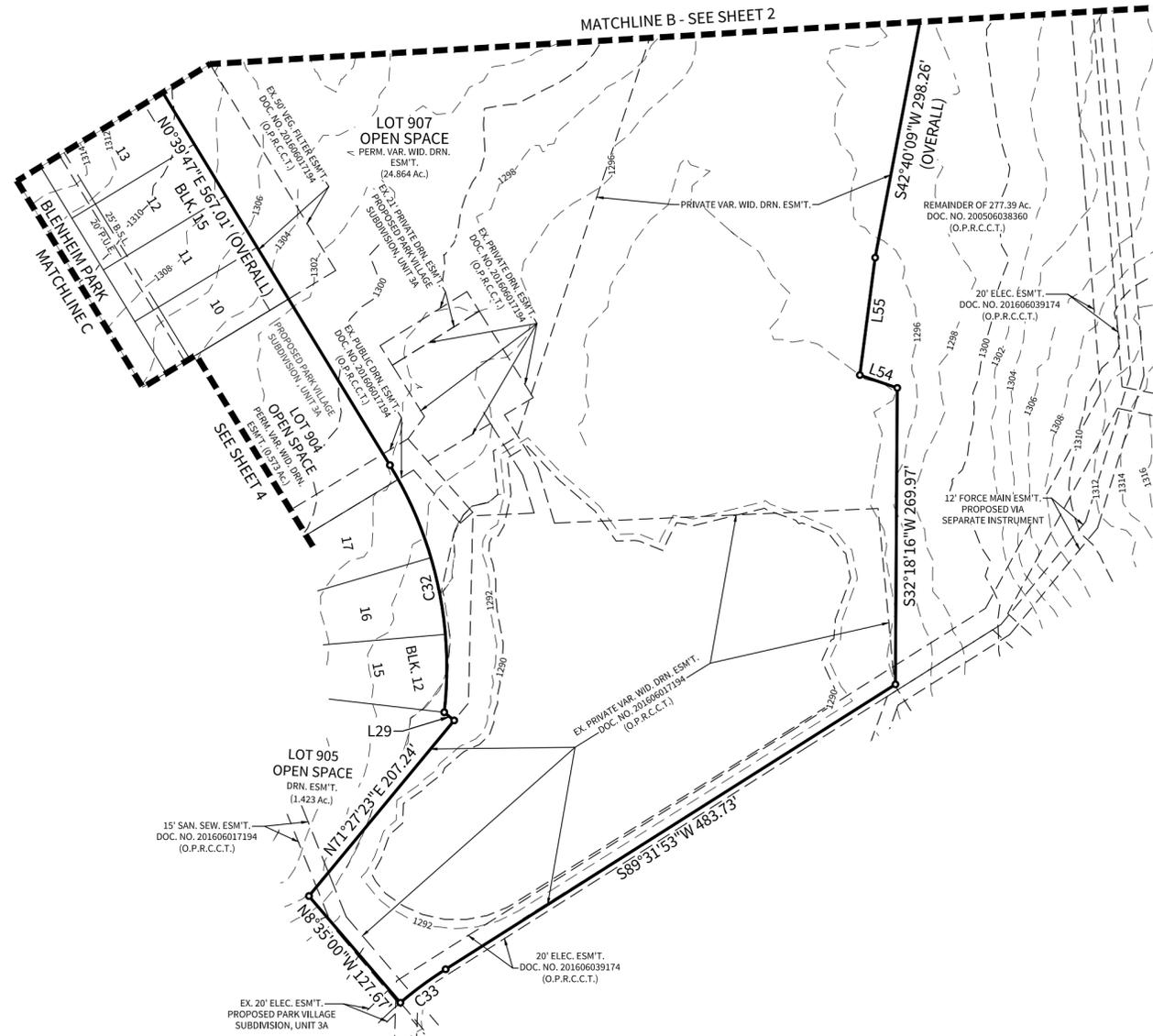
- AC. = ACRES
- B.S.L. = BUILDING SETBACK LINE
- C1 = CURVE NUMBER
- DOC. NO. = DOCUMENT NUMBER
- DRN. = DRAINAGE
- ESMT. = EASEMENT
- E.K. = EXISTING
- G.P.M. = GALLONS PER MINUTE
- F.I.R. = FOUND IRON ROD
- L1 = LINE NUMBER
- N.A.D. = NORTH AMERICAN DATUM
- N.T.S. = NOT TO SCALE
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COMAL COUNTY TEXAS
- PERM. = PERMEABLE
- PG. = PAGE
- PGS. = PAGES
- P.U.E. = PUBLIC UTILITY EASEMENT
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- VAR. = VARIABLE
- WID. = WIDTH
- = STREET CENTERLINE
- = CITY LIMIT LINE
- - - = EXISTING GROUND MAJOR CONTOUR
- - - = EXISTING GROUND MINOR CONTOUR
- = 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE"

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.
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. 69 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.



FINAL 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 43.887 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

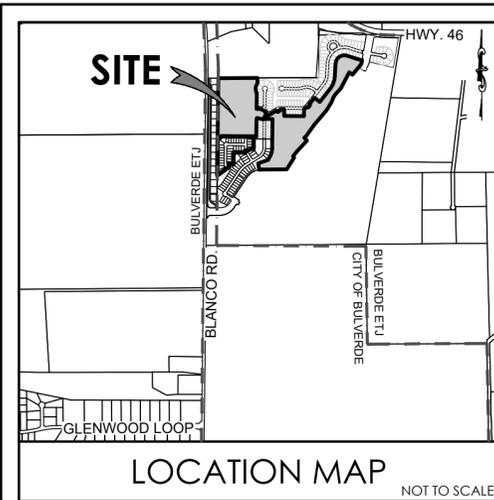
THIS PLAT OF PARK VILLAGE SUBDIVISION, UNIT 5 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF BULVERDE PLANNING AND ZONING COMMISSION, COMAL COUNTY, TEXAS AND IS HEREBY APPROVED FOR THE FILING BY SAID COMMISSION ON _____ 2018, DATED THIS DAY OF _____ A.D., 2018.

BY: _____
CHAIRMAN
CITY OF BULVERDE
PLANNING AND ZONING COMMISSION

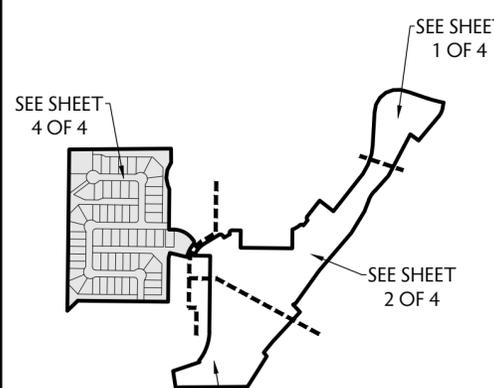
STATE OF TEXAS
COUNTY OF COMAL

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. _____

BY: _____
COUNTY CLERK, COMAL COUNTY, TEXAS
MARCH 12, 2019 SHEET 3 OF 4



- LEGEND**
- AC. = ACRES
 - B.S.L. = BUILDING SETBACK LINE
 - C1 = CURVE NUMBER
 - DOC. NO. = DOCUMENT NUMBER
 - DRN. = DRAINAGE
 - ESMT. = EASEMENT
 - EK. = EXISTING
 - G.P.M. = GALLONS PER MINUTE
 - F.I.R. = FOUND IRON ROD
 - L1 = LINE NUMBER
 - N.A.D. = NORTH AMERICAN DATUM
 - N.T.S. = NOT TO SCALE
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COMAL COUNTY TEXAS
 - PERM. = PERMEABLE
 - PG. = PAGE
 - PGS. = PAGES
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - SAN. SEW. = SANITARY SEWER
 - VAR. = VARIABLE
 - WID. = WIDTH
 - = STREET CENTERLINE
 - = CITY LIMIT LINE
 - - - = EXISTING GROUND MAJOR CONTOUR
 - - - = EXISTING GROUND MINOR CONTOUR
 - = 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE"



GENERAL PLATTING NOTES

- 1/2" IRON RODS SET AT LOT CORNERS.
- 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.)
- THIS PROPERTY LIES WITHIN AN EXTRATERRITORIAL JURISDICTION OF THE CITY OF BULVERDE.
- 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.
- THIS PROPERTY IS SERVED BY A CENTRALIZED SEWER TREATMENT SYSTEM, COMAL COUNTY WCID NO. 6.
- THIS PROPERTY LIES WITHIN THE CONTRIBUTING ZONE TO THE EDWARDS AQUIFER.
- COMAL COUNTY REQUIRES A MINIMUM 20' BUILDING SETBACK LINE FROM ROAD FRONTAGE.
- 68 LOTS, BEING 43.271 ACRES, 4 OPEN SPACES.
- 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.
- ALL DEVELOPABLE LOTS TO HAVE A 20' FRONT SETBACK, 20' REAR SETBACK, 5' SIDE SETBACK AND 10' SIDE SETBACK WHEN ADJACENT TO ROADWAY.
- 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.

FINAL 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.

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 • TBPIS #10048500
MWC: JEFFREY A. MCKINNIE
PRJ. NO.: 03021.009

SCALE: 1"=100'

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 SUBDIVISION, 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.

BY: _____
COUNTY CLERK, COMAL COUNTY, TEXAS

MARCH 12, 2019 SHEET 4 OF 4