



NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
6:30 P.M. – September 12, 2019
30360 Cougar Bend, Bulverde, TX 78163

MEETING AGENDA

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

2) APPROVAL OF MINUTES

- a. August 6, 2019 Planning and Zoning Commission meeting.

3) REGULAR AGENDA ITEMS

- a. PC-19-06 (Final Plat): Consider the approval of a Final Plat for Centennial Ridge Subdivision, Unit 1, generally located 5,000 ft. west of Brand Road and directly north of Ammann Road.
- b. PC-19-09 (Final Plat): Consider the approval of a Final Plat for Centennial Ridge Subdivision, Unit 2, generally located 5,000 ft. west of Brand Road and directly north of Ammann Road.

4) PUBLIC COMMENTS NOT RELATED TO POSTED AGENDA ITEMS

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

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

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

6) ADJOURNMENT

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations must be made 48 hours prior to the meeting. Please contact the City Secretary at 830.980.8832 or FAX 830.438.4339 for information or assistance. I, the undersigned authority, do hereby certify that the above Notice of Meeting was posted on the bulletin board in front of Bulverde City Hall, which is readily accessible to the public at all times, by 5:00 pm on September 9, 2019.

Susana Ramos, AICP, Planning Director

These minutes have been prepared to satisfy the requirements of Section 551.021 of the Texas Government Code. Recordings of most City meetings are available at www.bulverdetx.gov

City of Bulverde Planning & Zoning Commission Minutes

Regular Commission Meeting: August 6, 2019

Meeting Duration: 6:30 p.m. to 7:29 p.m.

CALL TO ORDER

Commission Members Present: Mike Romans, Jim Binkley, Tom Hackleman, Dickie Lubel, Rhianna Stewart, Larry Sunn, Lindy Sisk, Ashley Orndorff (alternate)

Commission Members Absent: None

City Staff Present: Susana Ramos (Planning Director), Jason Rammel (City Attorney), Miguel Inclan (Planner I)

Approval of Minutes

- a. There were no minutes available as previous meeting only had an audio recording. Future meetings will have written minutes.

EXECUTIVE SESSION

None

REGULAR AGENDA ITEMS

- a. PC-18-39 (Final Plat): Consider the approval of a Final Plat for Mustang Vista Phase 3, generally located approximately 1.3 miles southeast of the intersection of Mustang Vista and Stahl Lane.
Discussion was held on the platting of the Right-of-Way. Dane Wright, representing Pape-Dawson, explained the background of the platting of Right-of-Way and easements. Commissioner Sunn asked how temporary the easement would be. Mr. Wright responded that future plats will resolve that question. Commissioner Sunn moved, seconded by Commissioner Hackleman to approve the Final Plat. Motion passed unanimously.
- b. PC-19-05 (Final Plat): Consider the approval of a Final Plat for Belle Oaks Ranch Phase 2, generally located on the east side of Blanco Road approximately 1.2 miles south of State Highway 46.
Discussion was held on marking easements in this and other plats. Commissioner Romans asked staff and consultants to look for that during review process as it was not fair to ask applicants to change things at the last minute. Commissioner Sunn asked if this was part of the development agreement and Master Development Plan. Director Ramos responded that it complies with MDP. Commissioner Binkley moved, seconded by Commissioner Sunn to approve the Final Plat. Motion passed unanimously.
- c. PC-19-10 (Preliminary Plat): Consider the approval of a Preliminary Plat for Park Village Unit 6, generally located 725' south of the intersection of Lobo Park and State Highway 46.
Discussion was held on easement on Sheet 1. Jeffrey McKinnie, representing CUDE Engineers, clarified that it is a sanitary sewer easement feeding into lift station. Commissioner Romans moved, seconded by Commissioner Hackleman to approve the Preliminary Plat. Motion passed unanimously.

- d. PC-19-11 (Final Plat): Consider the approval of a Final Plat for Park Village Unit 4, generally located 725' south of the intersection of Lobo Park and State Highway 46.
Commissioner Sunn asked if the treatment plant was operational. Mr. McKinnie stated that it was not quite operational. Commissioner Hackleman asked if the plant was open to all. Mr. McKinnie confirmed that it was open to all. Commissioner Romans asked about annotated easements, to which Mr. McKinnie responded that not all easements were prepared by CUDE Engineers. Commissioner Sunn moved, seconded by Commissioner Binkley to approve Final Plat. Motion passed unanimously.
- e. PC-19-12 (Preliminary Plat): Consider the approval of a Preliminary Plat for Park Village Unit 9, generally located 725' south of the intersection of Lobo Park and State Highway 46.
Commissioner Sunn asked if these were all at the same general location as the other plats. Director Ramos confirmed that these plats connect and are in the same development. Mr. McKinnie stated that Local A street will be renamed once Comal County approves the list of street names. Commissioner Sunn asked for the purpose of Lot 9032 open space and if curb and gutter would be placed. Mr. McKinnie stated it was for detention and water quality and that curb and gutter would be placed. Commissioner Sunn asked about ribbon curb and discussion ensued. Commissioner Romans moved, seconded by Commissioner Hackleman to approve the Preliminary Plat. Motion passed unanimously.
- f. Workshop: Legislative Update and Changes – HB1367: Plat Approval
Director Ramos provided a brief background on the changes made during the past legislative session and provided potential ideas to adapt to the changes. City Attorney Jason Rammel clarified that City Council would now provide final approval of plats and that the Planning & Zoning Commission meeting dates will change. Mr. McKinnie asked if stakeholders could see the draft of the ordinance. Mr. Rammel stated that the ordinance would be presented in the final agenda packet for the next City Council meeting.

PUBLIC COMMENTS

Staff announced that Joe Ramos, City Engineer, had submitted his resignation due to health reasons. Jason Rammel, Miguel Inclan, Planner I, and Commissioners expressed their best wishes and gratitude for his service.

ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned at 7:29 pm. I certify that the above minutes were approved by the Commission on September 12, 2019.

Maria Franco, City Secretary



PLANNING AND ZONING COMMISSION ITEM:
PC-19-06
FINAL PLAT
Centennial Ridge, Unit 1

MEETING DATE: September 12, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Planning Director

REQUEST:

Hold a Public Hearing and consider the approval of a Final Plat for Centennial Ridge Subdivision, Unit 1, generally located approximately 5,000 ft west of Brand Road and directly north of Ammann Road.

APPLICANT:

Southerland Bulverde Land, LLC
c/o Dan Mullins
110 River Crossing Boulevard, Ste. 1
Spring Branch, TX 78070

PROPERTY INFORMATION:

Owner: Southerland Bulverde Land, LLC
Legal Description: BEING A TOTAL OF 358.007 ACRES OF LAND CONTAINING PORTIONS OF THE A. HOLBROOK SURVEY, ABSTRACT NO. 270, AND THE EL PASO IRRIGATION CO. SURVEY, ABSTRACT NO. 148, AND THE F. SCHAFER SURVEY, ABSTRACT NO. 563, AND THE E. RYAN SURVEY, ABSTRACT NO. 506, AND THE W. BEARD SURVEY, ABSTRACT NO. 49, COMAL COUNTY, TEXAS; CONTAINING THAT CERTAIN 359.299 ACRE TRACT DESCRIBED IN INSTRUMENT.
Size: 358.007, 67 Lots
Existing Land Use: Undeveloped
Existing Zoning: R-1
Proposed Land-Use: Single Family Residential

SUMMARY:

This is the Final Plat for Unit 1 of the Centennial Ridge Subdivision. The City of Bulverde approved a Master Development Plan for this subdivision in February 2019. Development in this tract, formerly known as the Cole Tract, is governed by a development agreement and the vested ordinance. The initial zoning for this development is R-1. All proposed lots conform to the R-1 zoning which requires a minimum lot size of five (5) acres or greater.

ANALYSIS:

The application, plat and required documents have been reviewed by Halff Associates and City of Bulverde staff. The application and plat meet all requirements set forth by the vested Subdivision Ordinance and all comments have been resolved.

Each lot will be served by individual water wells and on-site septic facilities.

Staff **recommends approval** of the 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:	<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: Centennial Ridge Unit No 1
 Location Description/Nearest Intersection: Approximately 5,000 ft. west of Brand Rd. and directly north of East Ammann Rd.

2. Owner/Applicant: Southerland Bulverde Land, LLC/Dan Mullins
 Address: 1100 River Crossing Blvd., Spring Branch, TX 78070 Email: dmullins@southlp.com
 Telephone: 830-228-5263 Fax: 830-885-5248 Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

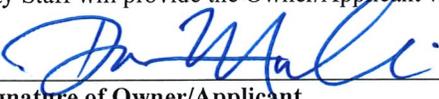
3. Licensed Engineer/Surveyor (technical contact): Mr. J. Steven Brown, P.E.
 Address: 4350 Lockhill Selma Road, Suite 100, San Antonio, TX 78249 Email: sbrown@jonescarter.com
 Telephone: 210-494-5511 Fax: 210-494-5519 Mobile: _____

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In <input type="checkbox"/> Out (ETJ)	Water Source:	<u>On-site Water Wells</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>On-site Septic Tanks</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>67</u>	100-Year Floodplain:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total Acreage without floodplain:	<u>358.007</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>R-1</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>R-1</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

May 2, 2019
 Date

Fees on Page 2

Fees:

Master Plans

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

Preliminary Plats

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

Final Plats

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

Amending Plats

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

Replats/Vacating Plats

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

Development Plats

- \$250.00

Conveyance Plats

- \$250.00

Traffic Impact Analysis (TIA) Review

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

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

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

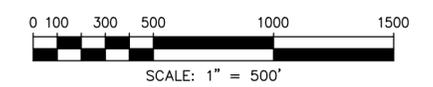
Drainage Analysis Review Tier 2

Commercial/Industrial/Multi-Family

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

SUBDIVISION PLAT ESTABLISHING
CENTENNIAL RIDGE UNIT 1

BEING A TOTAL OF 358.007 ACRES OF LAND CONTAINING PORTIONS OF THE A. HOLBROOK SURVEY, ABSTRACT NO.270, AND THE EL PASO IRRIGATION CO. SURVEY, ABSTRACT NO.148, AND THE F. SCHAFER SURVEY, ABSTRACT NO.563, AND THE E. RYAN SURVEY, ABSTRACT NO.506, AND THE W. BEARD SURVEY, ABSTRACT NO.49, COMAL COUNTY, TEXAS; CONTAINING THAT CERTAIN 358.299 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND COMMUNITIES, LLC IN DOC# 201806037120 OF THE COMAL COUNTY REAL PROPERTY RECORDS.



JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: July 30, 2019

STATE OF TEXAS
COUNTY OF COMAL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JAY PATTERSON, PRESIDENT
SOUTHERLAND BULVERDE LAND, LLC
A DELAWARE LIMITED LIABILITY COMPANY
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070
TELEPHONE (830)228-5263

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

DAY OF _____, A.D. 20_____

NOTARY PUBLIC, COMAL COUNTY, TEXAS

THIS PLAT OF CENTENNIAL RIDGE UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF BULVERDE, TEXAS, AND IS HEREBY APPROVED FOR FILING BY SAID COUNTY ON _____, A.D. 20____.

BY: _____
CITY MAYOR

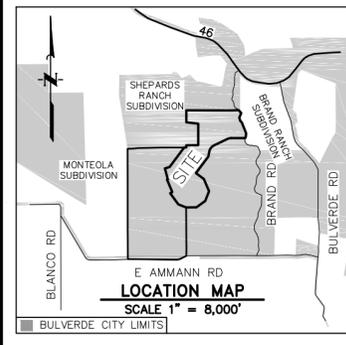
ATTEST: _____
CITY SECRETARY

STATE OF TEXAS
COUNTY OF COMAL

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

COUNTY CLERK
COMAL COUNTY, TEXAS

BY: _____
DEPUTY



GENERAL NOTES

- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
- THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV'D'88).
- ALL OF THE CENTENNIAL RIDGE SUBDIVISION FALLS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. CONSTRUCTION WITHIN THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OUTLINED IN THE CONTRIBUTING ZONE PLAN (CZP ID NO. 13000887) APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL EQUALITY (TCEQ) ON APRIL 24, 2019.
- ALL OF THE CENTENNIAL RIDGE SUBDIVISION FALLS WITHIN THE CITY LIMITS OF THE CITY OF BULVERDE, TEXAS.
- THE DEVELOPMENT OF CENTENNIAL RIDGE UNIT 1 IS SUBJECT TO THE DEVELOPMENT AGREEMENT "AMENDMENT NO. 1 COLE" EFFECTIVE SEPTEMBER 4, 2018 AND THE DEVELOPMENT REGULATIONS STIPULATED IN ARTICLE V OF THE AGREEMENT.
- THE DEVELOPMENT OF CENTENNIAL RIDGE UNIT 1 IS SUBJECT TO THE DEVELOPMENT AGREEMENT "AMENDMENT NO. 1 AMMAN HILLS RANCH & BULVERDE POINT RANCH AGREEMENT" EFFECTIVE SEPTEMBER 4, 2018 AND THE DEVELOPMENT REGULATIONS STIPULATED IN ARTICLE III OF THE AGREEMENT.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN CENTENNIAL RIDGE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF BULVERDE OR COMAL COUNTY.
- THE PRIVATE STREET (LOT 999, BLOCK 4) IS AN EGTC AND DRAINAGE EASEMENT.
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
- DRIVEWAY CULVERTS ARE REQUIRED AT ALL DRIVEWAY CROSSINGS OF A ROADSIDE CHANNEL. DRIVEWAY CULVERTS MUST BE APPROPRIATELY SIZED TO CONVEY DRAINAGE WITHOUT BACKING UP DRAINAGE UPSTREAM OF THE CULVERT.
- A 10 FOOT WIDE STRIP OF LAND (0.053 ACRES) ALONG THE CURRENT BRAND ROAD ROW IS HEREBY DEDICATED TO THE CITY OF BULVERDE.
- A 10' UTILITY EASEMENT (UE) IS PRESENT ALONG THE SIDE AND BACK LOT LINES OF EACH LOT AND A 20' UE IS PRESENT ALONG THE PRIVATE STREET ROW.
- TOTAL LINEAR FEET OF STREETS = 12,346 LF

PEDERNALES ELECTRIC COOPERATIVE NOTES

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

ABBREVIATIONS

CCOPR	COMAL COUNTY OFFICIAL PUBLIC RECORDS
CCDR	COMAL COUNTY DEED RECORDS
CCMPR	COMAL COUNTY MAP AND PLAT RECORDS
BSL	BUILDING SETBACK LINE
CVE	CLEAR VISION EASEMENT
EGTC	ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
ESMT	EASEMENT
DE	DRAINAGE EASEMENT
CL	CENTER LINE
AC	ACRE
VOL	VOLUME
PG	PAGE
GBRA	GUADALUPE BLANCO RIVER AUTHORITY
LCRA	LOWER COLORADO RIVER AUTHORITY
PEC	PEDERNALES ELECTRIC COOPERATIVE
UE	UTILITY EASEMENT
UDE	UTILITY & DRAINAGE EASEMENT

STATE OF TEXAS
COUNTY OF BEXAR

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

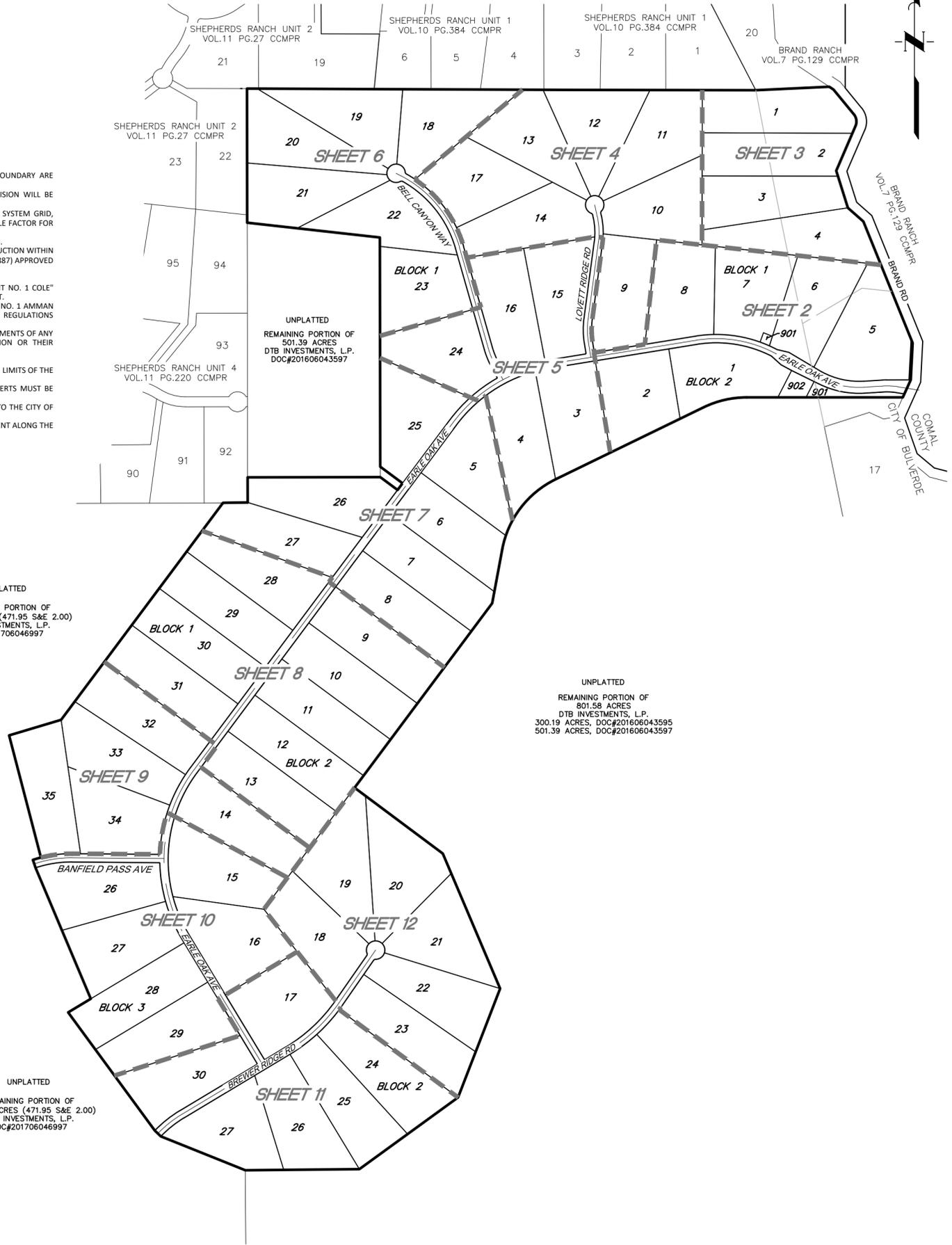
LICENSED PROFESSIONAL ENGINEER
J. STEVEN BROWN, P.E.
4350 LOCKHILL SELMA RD, SAN ANTONIO, TX 78249

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY JONES & CARTER, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR
TROY A. TROBAUGH, R.P.L.S.
4350 LOCKHILL SELMA RD, SAN ANTONIO, TX 78249

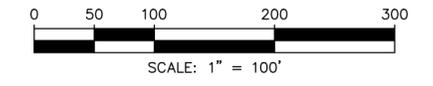
INDEX MAP



Civil Job No. 16264-0004-00

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CENTENNIAL RIDGE UNIT 1

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JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511
DATE OF PRINT: July 30, 2019

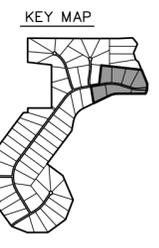
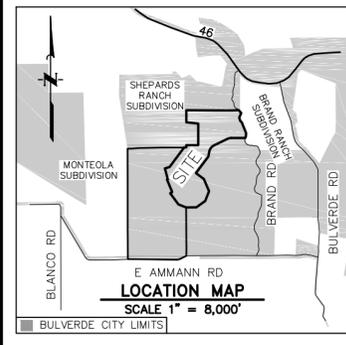
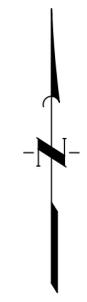
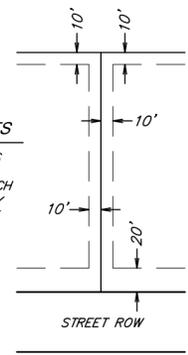
MULTIPLE PAGES NOTE
PLAT NOTES ON SHEET ONE APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

ABBREVIATIONS

- CCOPR COMAL COUNTY OFFICIAL PUBLIC RECORDS
- CCDR COMAL COUNTY DEED RECORDS
- CCMPR COMAL COUNTY MAP AND PLAT RECORDS
- BSL BUILDING SETBACK LINE
- CVE CLEAR VISION EASEMENT
- EGTC ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
- ESMT EASEMENT
- DE DRAINAGE EASEMENT
- ε CENTER LINE
- Ac. ACRE
- VOL VOLUME
- PG. PAGE
- GBRA GUADALUPE BLANCO RIVER AUTHORITY
- LCRA LOWER COLORADO RIVER AUTHORITY
- PEC PEDERNALES ELECTRIC COOPERATIVE
- UE UTILITY EASEMENT
- UDE UTILITY & DRAINAGE EASEMENT

TYPICAL UTILITY EASEMENTS

10' UTILITY EASEMENTS ALONG THE SIDE AND BACK LOT LINES OF EACH LOT AND A 20' UTILITY EASEMENT ALONG THE STREET ROW



SEE SHEET 4 OF 12

SEE SHEET 5 OF 12

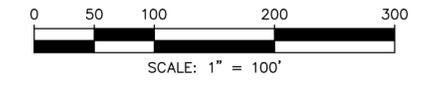
SEE SHEET 3 OF 12

N: 13,831,678.40
E: 2,133,616.11

REMAINING PORTION OF
801.58 ACRES
DTB INVESTMENTS, L.P.
300.19 ACRES, DOC#201606043595
501.39 ACRES, DOC#201606043597

SUBDIVISION PLAT ESTABLISHING
CENTENNIAL RIDGE UNIT 1

BEING A TOTAL OF 358.007 ACRES OF LAND CONTAINING PORTIONS OF THE A. HOLBROOK SURVEY, ABSTRACT NO.270, AND THE EL PASO IRRIGATION CO. SURVEY, ABSTRACT NO.148, AND THE F. SCHAFER SURVEY, ABSTRACT NO.563, AND THE E. RYAN SURVEY, ABSTRACT NO.506, AND THE W. BEARD SURVEY, ABSTRACT NO.49, COMAL COUNTY, TEXAS; CONTAINING THAT CERTAIN 358.299 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND COMMUNITIES, LLC IN DOC# 201806037120 OF THE COMAL COUNTY REAL PROPERTY RECORDS.



JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
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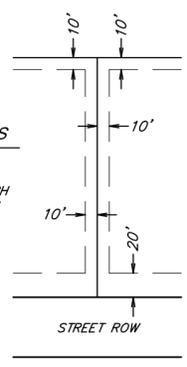
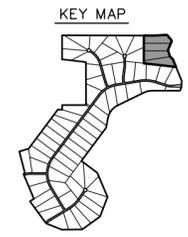
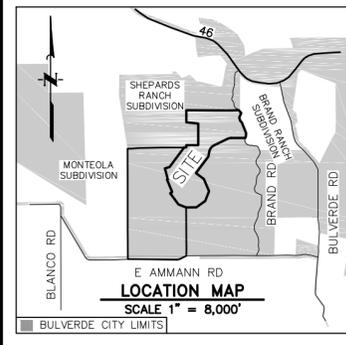
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 80°56'53" W	56.89'
L2	N 80°56'53" W	47.18'
L3	N 62°27'00" W	33.68'
L4	N 36°38'36" E	50.00'
L5	S 19°48'00" W	60.00'
L6	N 67°51'04" W	57.58'

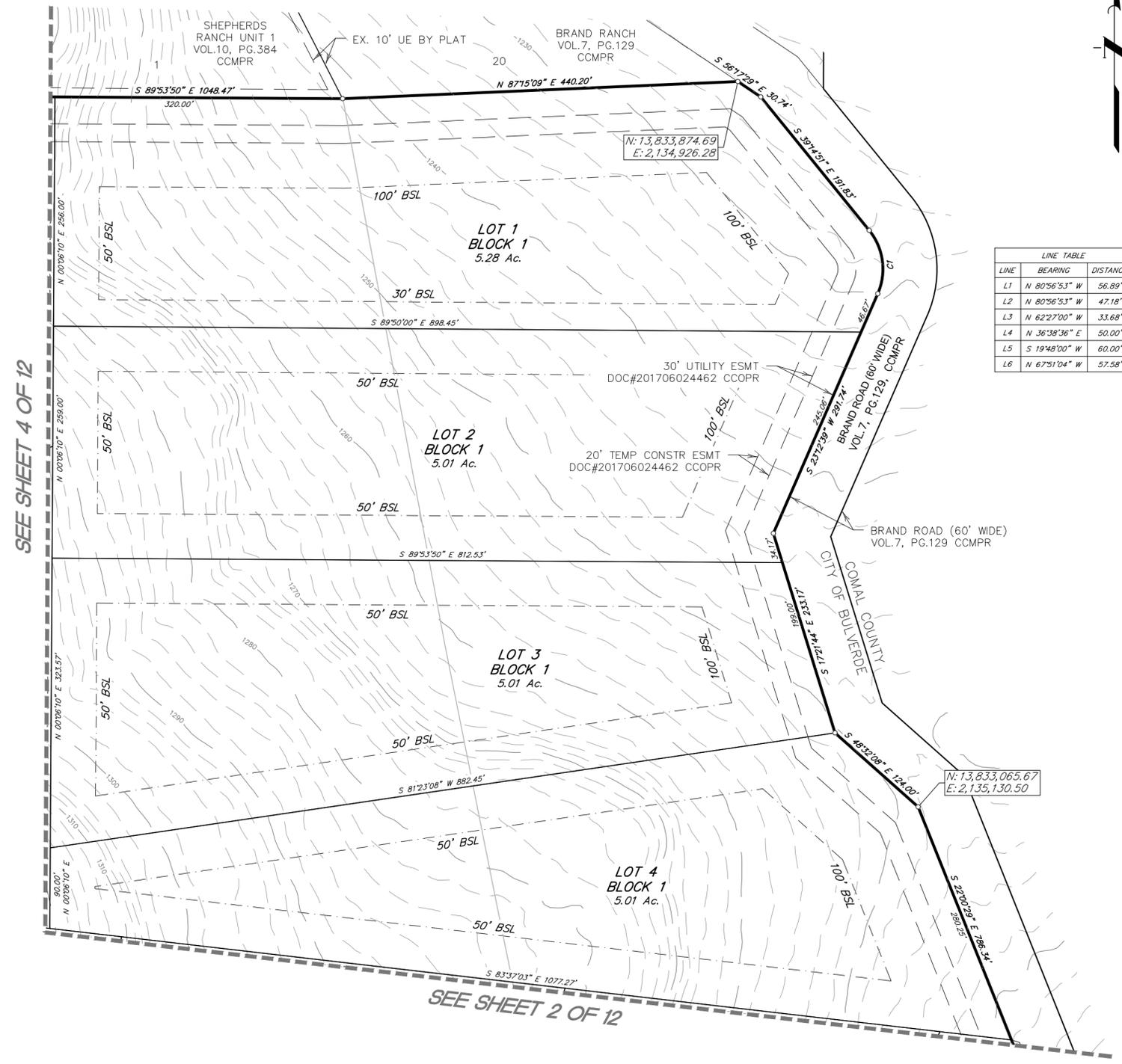
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	68.88'	74.94'	71.30'	S 07°51'52" E	62°20'17"	41.66'
C2	586.00'	265.92'	263.64'	S 77°00'00" W	26°00'00"	135.29'
C3	586.00'	546.83'	527.20'	S 37°16'01" W	53°27'57"	295.15'
C4	725.00'	50.18'	50.17'	N 73°26'22" E	3°57'56"	25.10'
C5	400.00'	87.96'	87.79'	N 87°14'53" W	12°36'00"	44.16'
C6	500.00'	280.76'	277.09'	N 77°27'42" W	32°10'23"	144.19'
C7	750.00'	495.53'	486.56'	N 80°18'10" W	37°51'19"	257.19'
C8	900.00'	693.13'	676.13'	S 58°42'23" W	44°07'34"	364.78'
C9	900.00'	1063.63'	1002.81'	S 02°47'13" W	67°42'47"	603.78'
C10	700.00'	185.53'	184.99'	N 51°20'15" E	15°11'09"	93.31'
C11	1000.00'	422.28'	419.15'	N 46°49'59" E	24°11'41"	214.33'
C12	700.00'	231.95'	230.89'	S 80°56'58" W	18°59'08"	117.05'
C13	500.00'	106.20'	106.00'	N 21°58'54" W	12°10'10"	53.30'
C14	700.00'	568.75'	553.24'	N 39°10'24" W	46°33'11"	301.13'
C15	500.00'	146.63'	146.10'	N 00°49'45" W	16°48'09"	73.84'
C16	450.00'	155.37'	154.60'	N 02°19'10" W	19°46'57"	78.47'
C17	436.00'	25.28'	25.28'	S 88°06'47" W	37°19'20"	12.64'
C18	364.00'	80.05'	79.89'	N 87°14'53" W	12°36'00"	40.19'
C19	464.00'	260.55'	257.14'	N 77°27'42" W	32°10'23"	133.81'
C20	536.00'	279.35'	276.20'	N 78°37'02" W	29°51'42"	142.93'
C21	725.00'	460.00'	452.33'	N 81°03'13" W	36°21'13"	238.04'
C22	775.00'	502.54'	493.78'	N 80°39'15" W	37°09'10"	260.46'
C23	5.00'	7.85'	7.07'	N 54°13'50" W	90°00'00"	5.00'
C24	5.00'	7.85'	7.07'	S 35°46'10" W	90°00'00"	5.00'
C25	475.00'	139.30'	138.80'	N 00°49'45" W	16°48'09"	70.15'
C26	525.00'	153.96'	153.41'	S 00°49'45" E	16°48'09"	77.54'
C27	475.00'	164.00'	163.19'	N 02°19'10" W	19°46'57"	82.83'
C28	425.00'	146.74'	146.01'	S 02°19'10" E	19°46'57"	74.11'
C29	15.00'	14.44'	13.89'	N 15°21'52" E	55°09'00"	7.83'
C30	15.00'	14.44'	13.89'	S 39°47'09" E	55°09'00"	7.83'
C31	55.00'	278.67'	62.86'	S 77°47'22" W	29°07'18"	38.30'
C32	875.00'	673.88'	657.35'	S 58°42'23" W	44°07'34"	354.64'
C33	925.00'	274.25'	273.25'	S 72°16'33" W	16°59'14"	138.14'
C34	5.00'	7.69'	6.96'	N 72°08'31" W	88°09'05"	4.84'
C35	5.00'	7.69'	6.96'	S 16°00'34" W	88°09'05"	4.84'
C36	475.00'	100.89'	100.70'	N 21°58'54" W	12°10'10"	50.64'
C37	525.00'	111.51'	111.30'	S 21°58'54" E	12°10'10"	55.97'
C38	725.00'	565.51'	551.28'	N 38°14'33" W	44°41'30"	298.02'
C39	675.00'	524.43'	511.34'	S 38°09'15" E	44°30'53"	276.25'
C40	15.00'	14.05'	13.54'	N 33°44'59" W	53°40'38"	7.59'
C41	15.00'	14.86'	14.26'	S 88°47'49" E	56°46'15"	8.11'
C42	55.00'	278.64'	62.88'	S 27°57'11" W	29°07'16"	38.32'
C43	925.00'	378.45'	375.82'	S 48°21'51" W	23°26'30"	191.91'
C44	925.00'	554.60'	546.33'	S 19°28'01" W	34°21'10"	285.92'
C45	875.00'	1034.09'	974.95'	S 02°47'13" W	67°42'47"	587.01'
C46	5.00'	7.69'	6.96'	S 46°21'59" W	88°09'05"	4.84'
C47	5.00'	7.69'	6.96'	N 45°28'56" W	88°09'05"	4.84'
C48	725.00'	240.24'	239.14'	S 80°56'58" W	18°59'08"	121.23'
C49	675.00'	223.67'	222.65'	S 80°56'58" W	18°59'08"	112.87'
C50	925.00'	478.89'	473.56'	N 16°14'17" W	29°39'47"	244.94'
C51	5.00'	7.85'	7.07'	N 13°55'49" E	90°00'00"	5.00'
C52	5.00'	7.85'	7.07'	S 76°04'11" E	90°00'00"	5.00'
C53	725.00'	192.16'	191.60'	N 51°20'15" E	15°11'09"	96.65'
C54	675.00'	178.91'	178.38'	S 51°20'15" W	15°11'09"	89.98'
C55	1025.00'	432.84'	429.63'	S 46°49'59" W	24°11'41"	219.69'
C56	975.00'	411.72'	408.67'	N 46°49'59" E	24°11'41"	208.98'
C57	15.00'	14.44'	13.89'	S 62°18'38" W	55°09'00"	7.83'
C58	15.00'	14.44'	13.89'	N 07°09'38" E	55°09'00"	7.83'
C59	55.00'	278.67'	62.86'	S 55°15'52" E	29°07'18"	38.30'

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- ABBREVIATIONS**
- CCOPR ----- COMAL COUNTY OFFICIAL PUBLIC RECORDS
 - CCDR ----- COMAL COUNTY DEED RECORDS
 - CCMPR ----- COMAL COUNTY MAP AND PLAT RECORDS
 - BSL ----- BUILDING SETBACK LINE
 - CVE ----- CLEAR VISION EASEMENT
 - EGTC ----- ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
 - ESMT ----- EASEMENT
 - DE ----- DRAINAGE EASEMENT
 - CL ----- CENTER LINE
 - Ac ----- ACRE
 - VOL. ----- VOLUME
 - PG. ----- PAGE
 - GBRA ----- GUADALUPE BLANCO RIVER AUTHORITY
 - LCRA ----- LOWER COLORADO RIVER AUTHORITY
 - PEC ----- PEDERNALES ELECTRIC COOPERATIVE
 - UE ----- UTILITY EASEMENT
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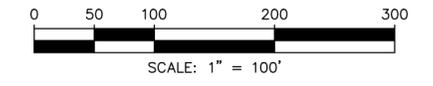
SEE SHEET 4 OF 12

SEE SHEET 2 OF 12

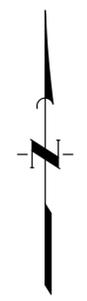
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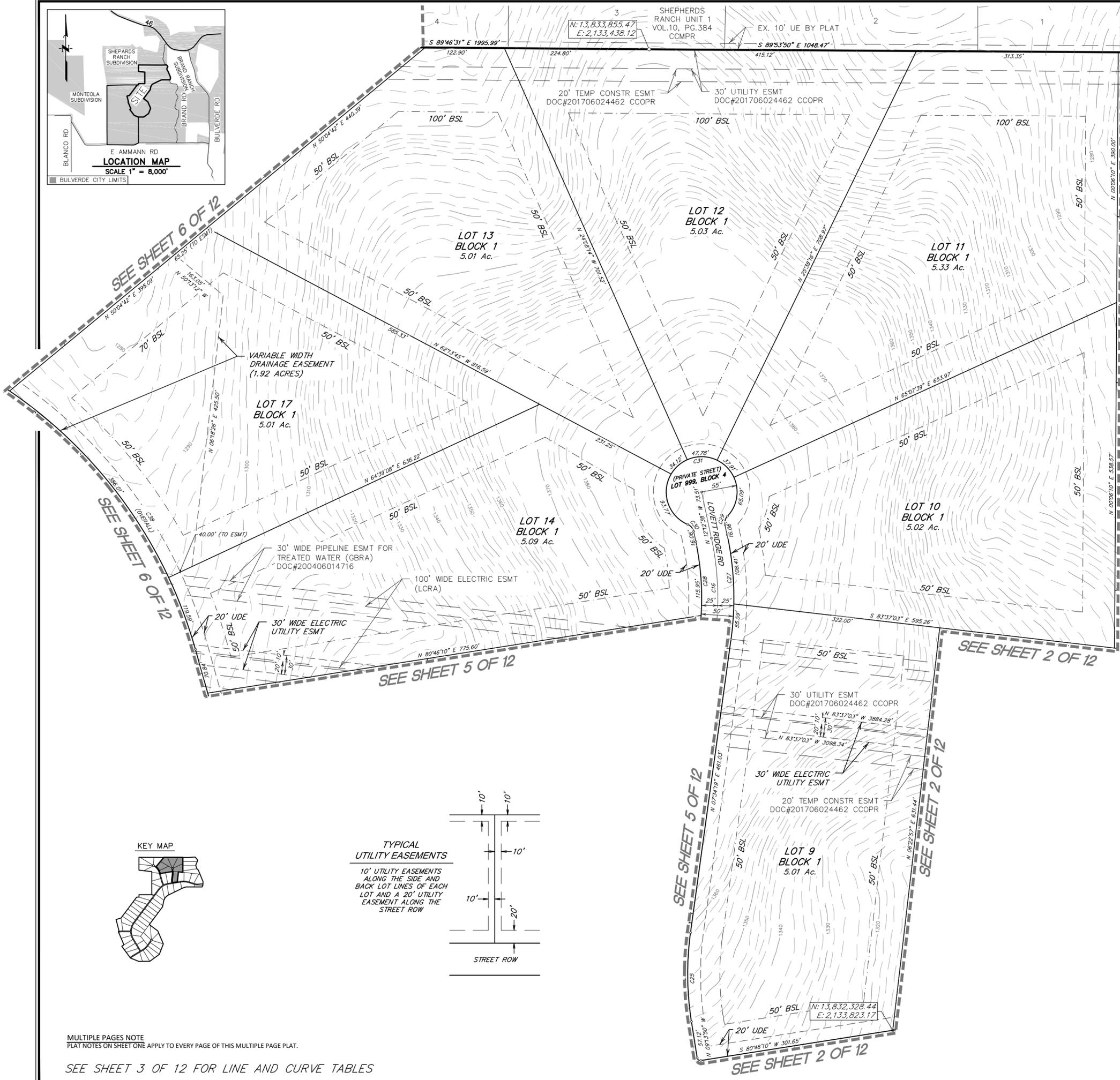
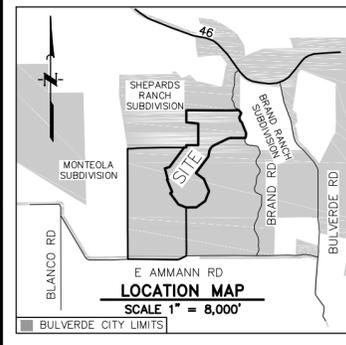


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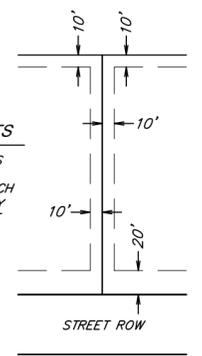
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TYPICAL UTILITY EASEMENTS

10' UTILITY EASEMENTS ALONG THE SIDE AND BACK LOT LINES OF EACH LOT AND A 20' UTILITY EASEMENT ALONG THE STREET ROW



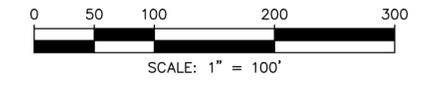
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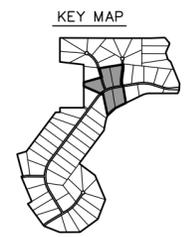
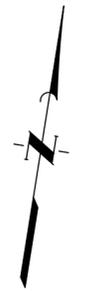
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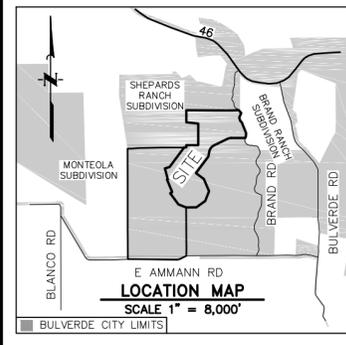
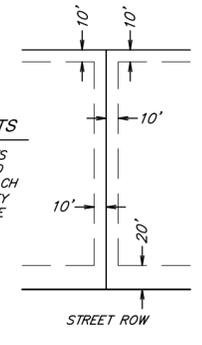
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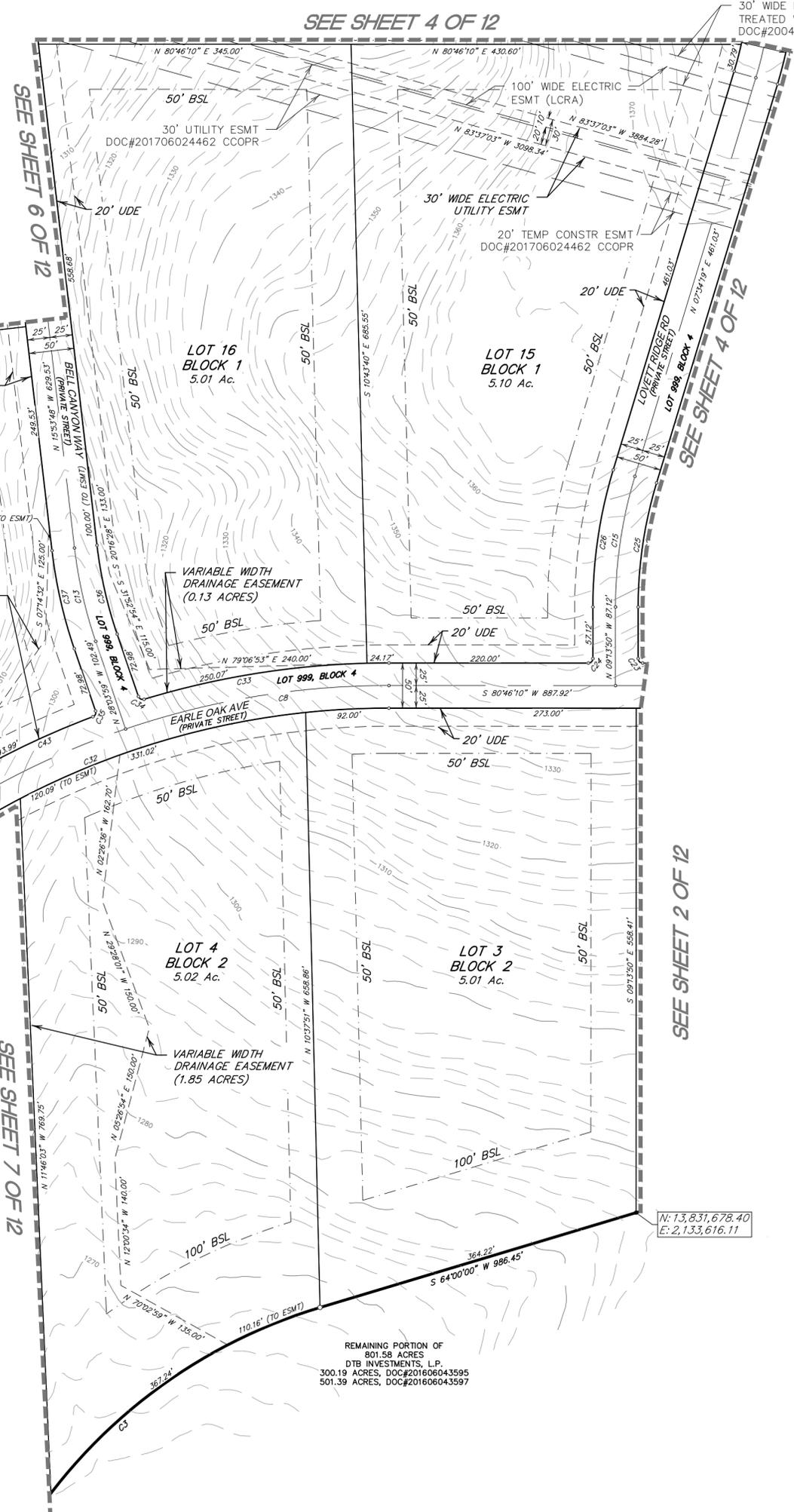
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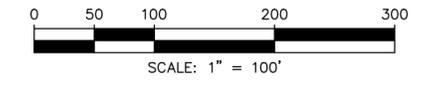
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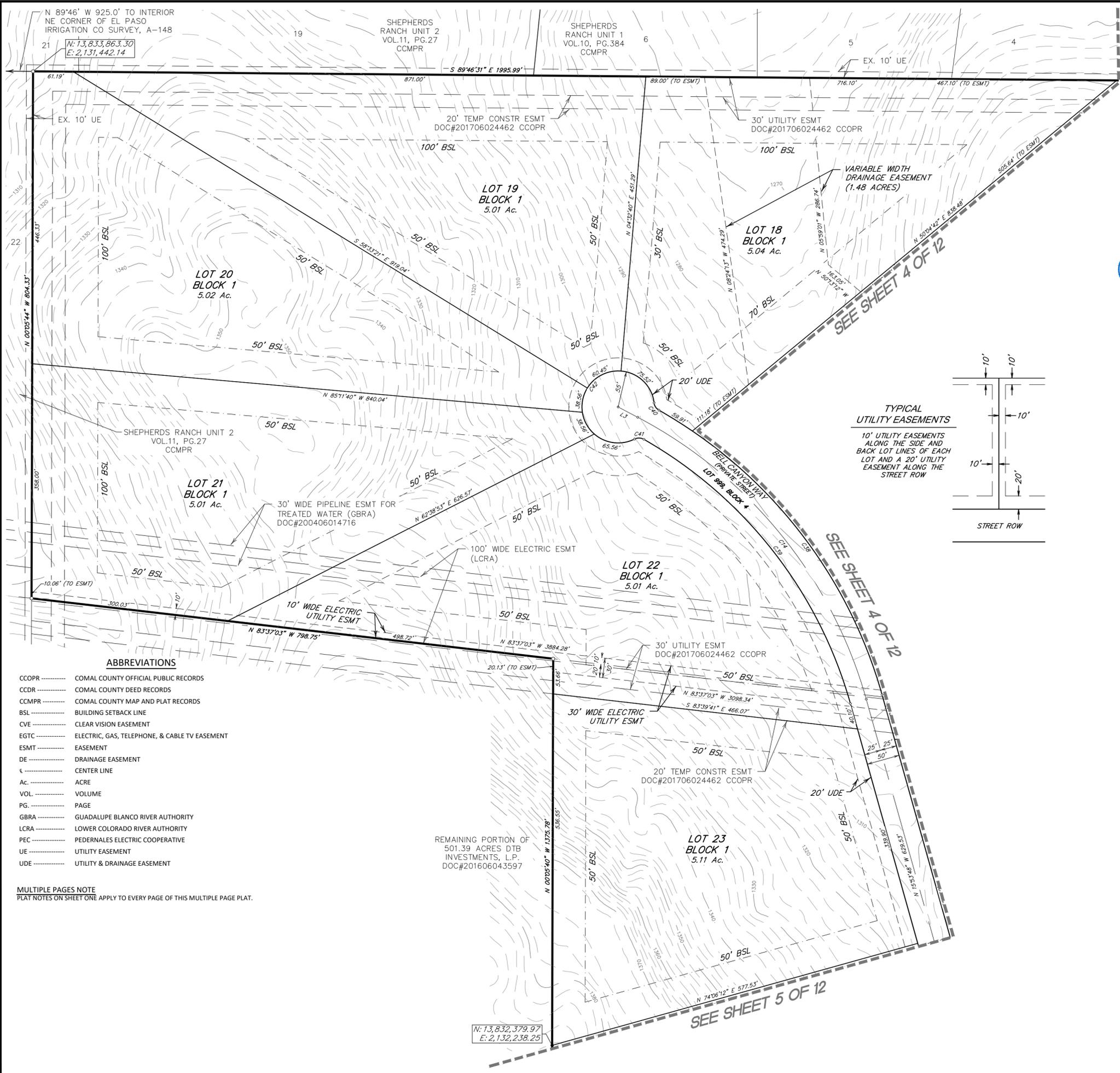
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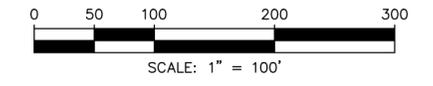
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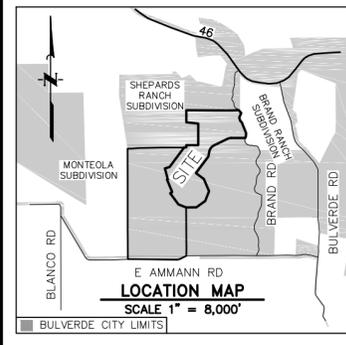
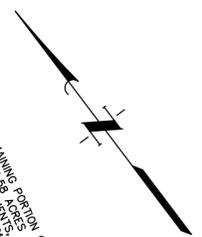
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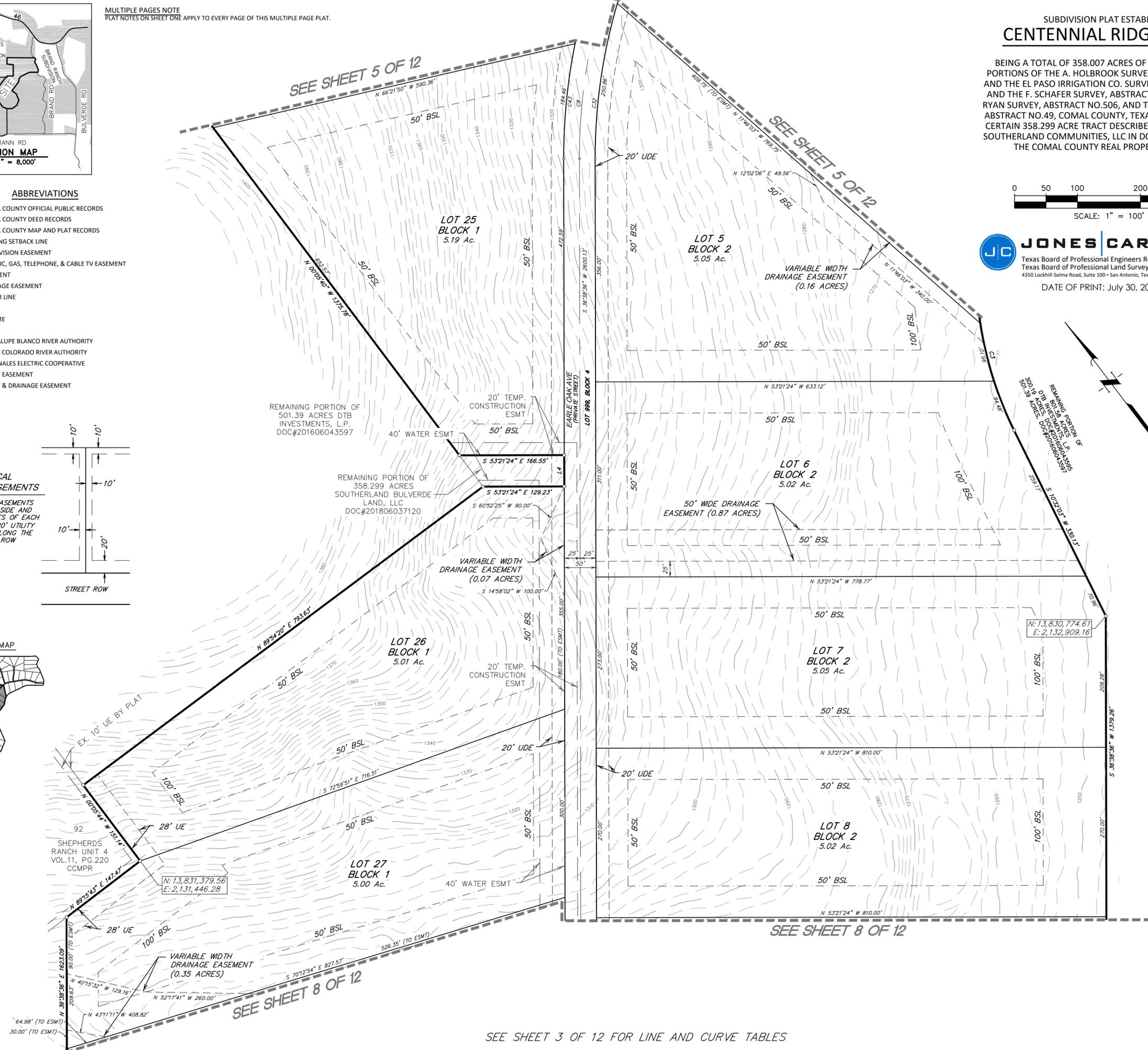
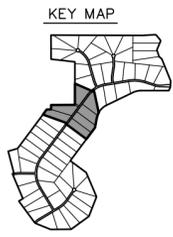
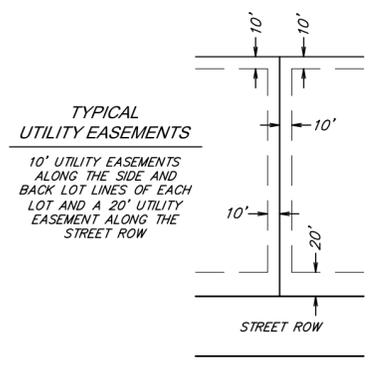


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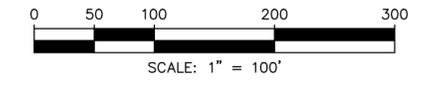


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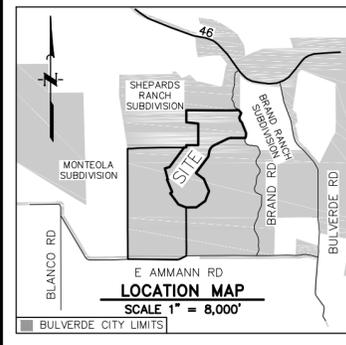
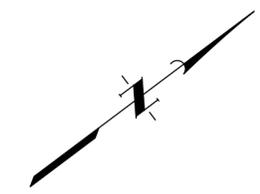
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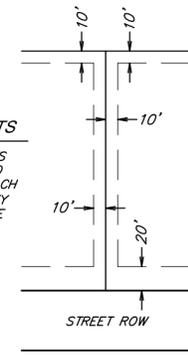


ABBREVIATIONS

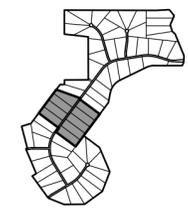
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TYPICAL UTILITY EASEMENTS

10' UTILITY EASEMENTS ALONG THE SIDE AND BACK LOT LINES OF EACH LOT AND A 20' UTILITY EASEMENT ALONG THE STREET ROW



KEY MAP

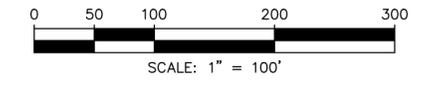


SEE SHEET 3 OF 12 FOR LINE AND CURVE TABLES

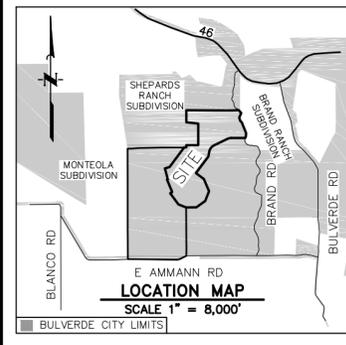
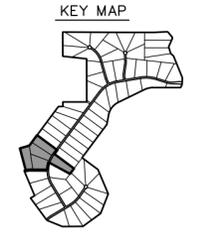
MULTIPLE PAGES NOTE
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SUBDIVISION PLAT ESTABLISHING
CENTENNIAL RIDGE UNIT 1

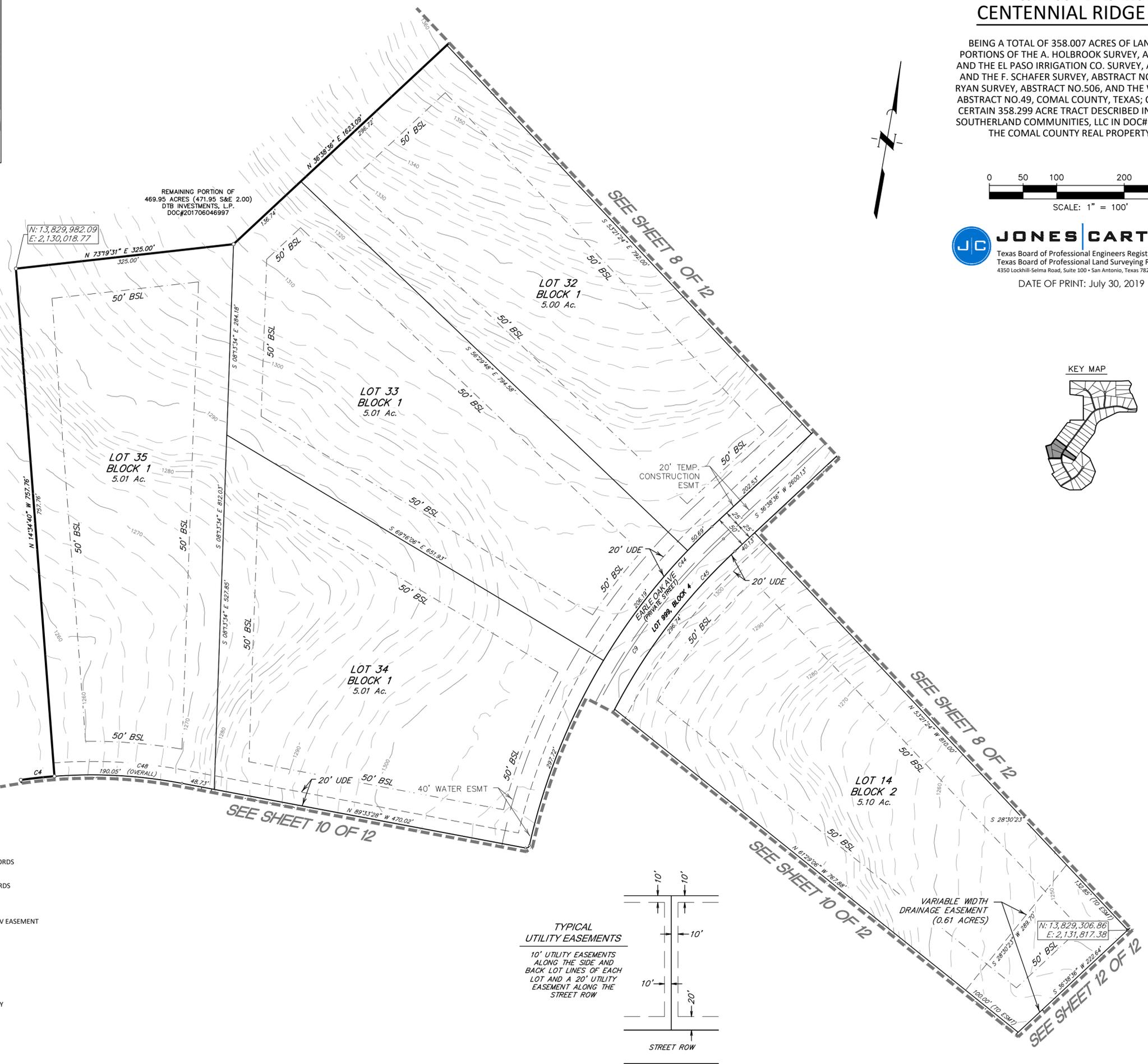
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JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511
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REMAINING PORTION OF 469.95 ACRES (471.95 S&E 2.00) DTB INVESTMENTS, L.P. DOC#201706046997

REMAINING PORTION OF 469.95 ACRES (471.95 S&E 2.00) DTB INVESTMENTS, L.P. DOC#201706046997

N: 1,3,829,306.86
E: 2,131,817.38

ABBREVIATIONS

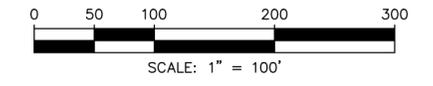
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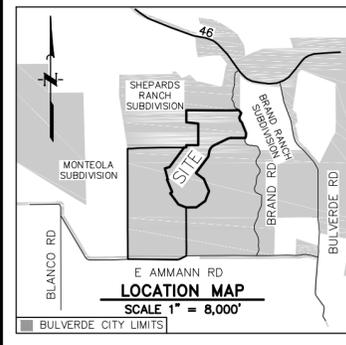
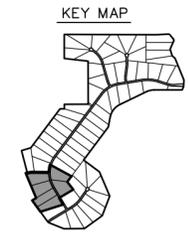
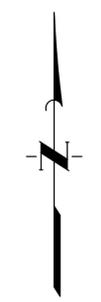
Civil Job No. 16264-0004-00

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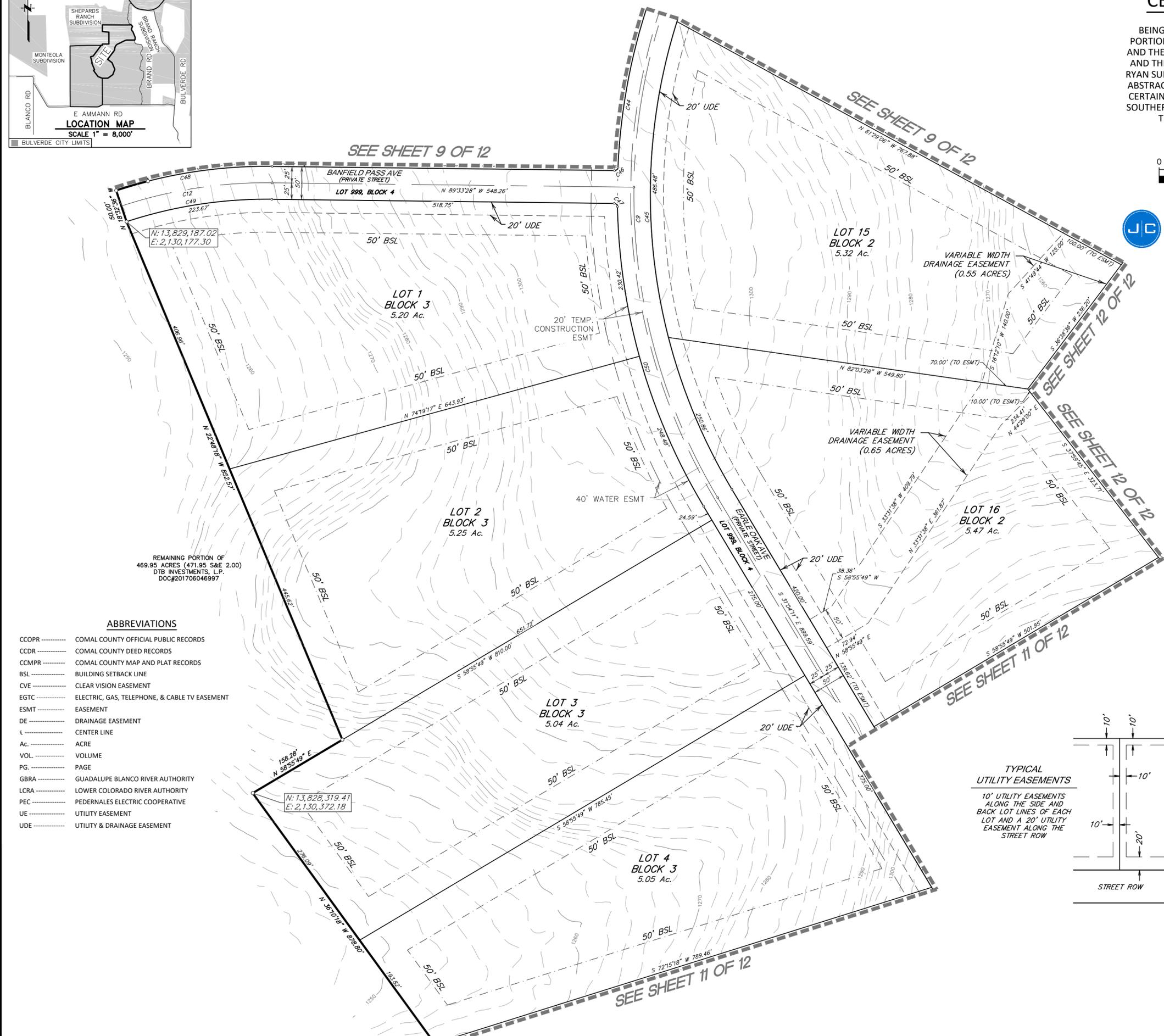
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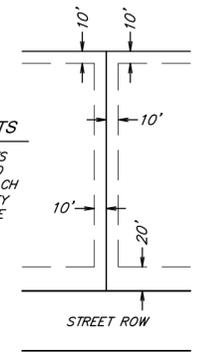
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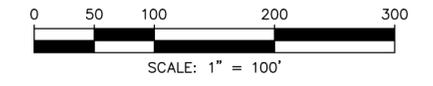


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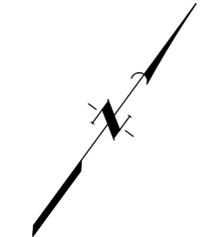
Civil Job No. 16264-0004-00

SUBDIVISION PLAT ESTABLISHING
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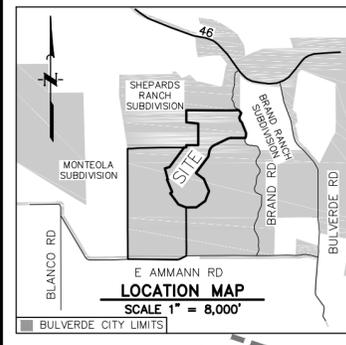
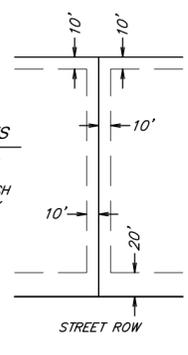
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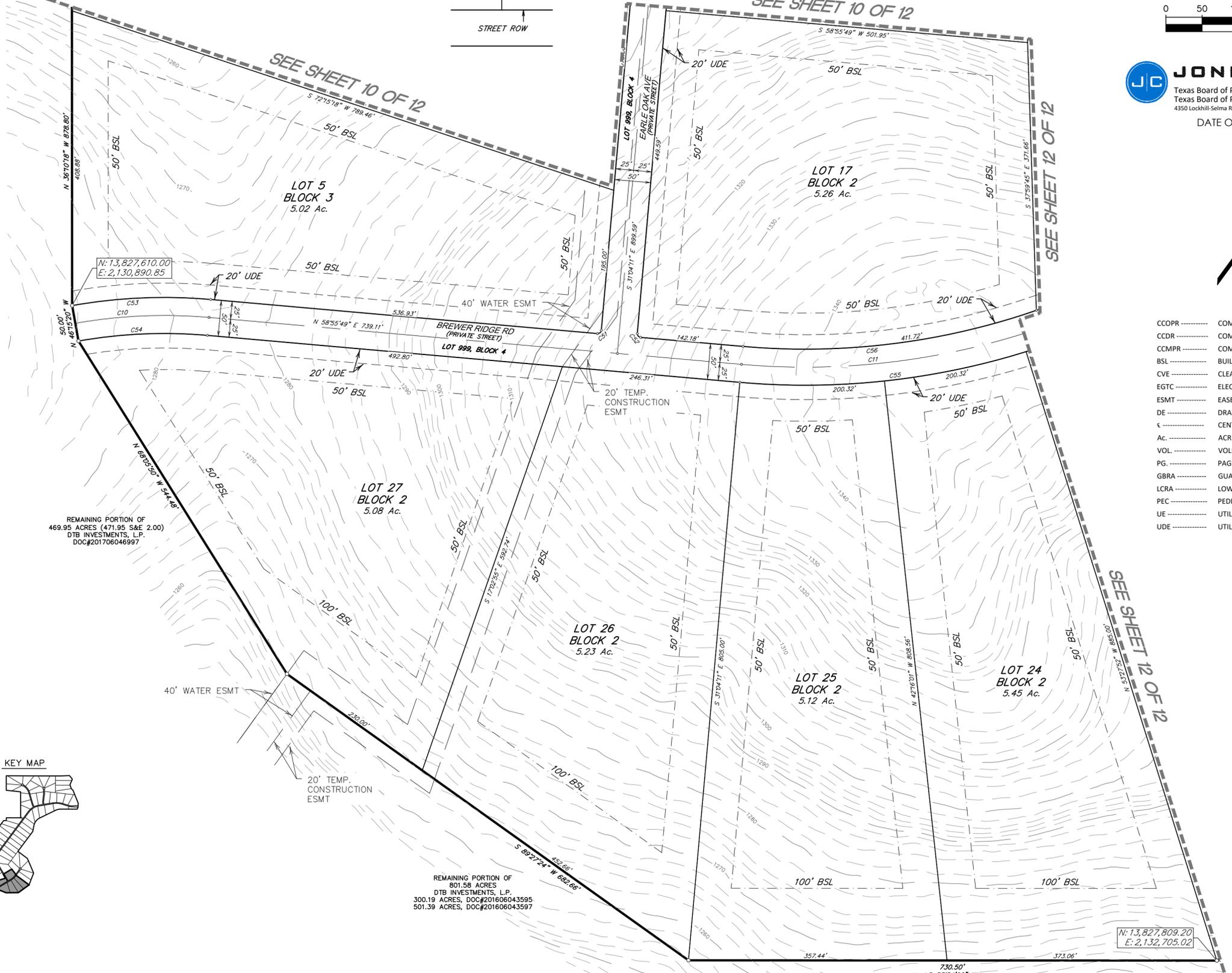
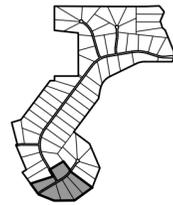
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LOCATION MAP
SCALE 1" = 8,000'

KEY MAP



REMAINING PORTION OF 469.95 ACRES (471.95 S&E 2.00) DTB INVESTMENTS, L.P. DOC#201706046997

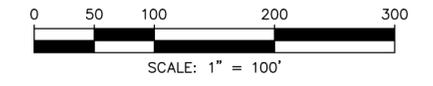
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E: 2,132,705.02

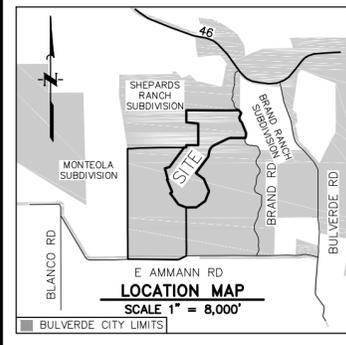
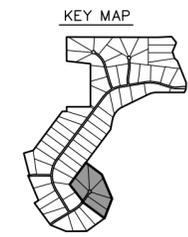
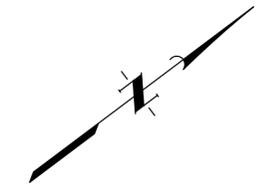
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CENTENNIAL RIDGE UNIT 1

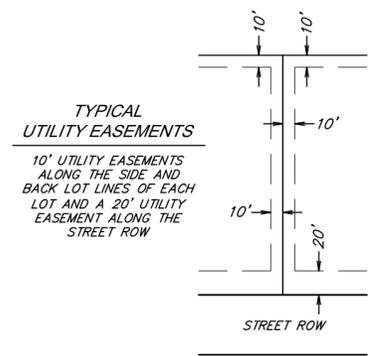
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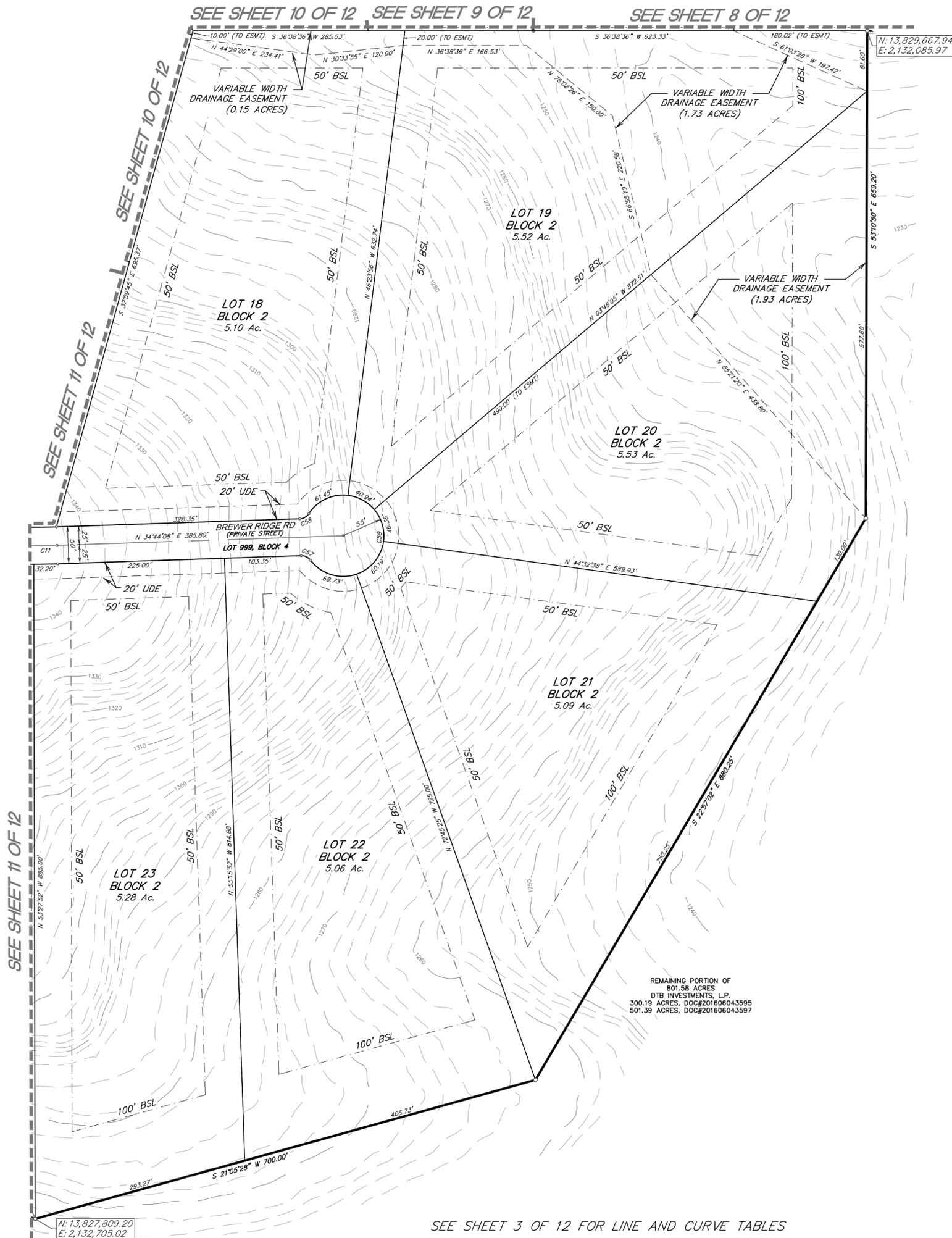


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SEE SHEET 11 OF 12

SEE SHEET 10 OF 12

SEE SHEET 10 OF 12 SEE SHEET 9 OF 12

SEE SHEET 8 OF 12

N: 13,827,809.20
 E: 2,132,705.02

SEE SHEET 3 OF 12 FOR LINE AND CURVE TABLES



PLANNING AND ZONING COMMISSION ITEM:
PC-19-09

FINAL PLAT
Centennial Ridge, Unit 2

MEETING DATE: September 12, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Planning Director

REQUEST:

Hold a Public Hearing and consider the approval of a Final Plat for Centennial Ridge Subdivision Unit 2, generally located approximately 5,000 ft west of Brand Road and directly north of Ammann Road.

APPLICANT:

Southerland Bulverde Land, LLC
c/o Dan Mullins
110 River Crossing Boulevard, Ste. 1
Spring Branch, TX 78070

PROPERTY INFORMATION:

Owner: Southerland Bulverde Land, LLC
Legal Description: BEING A TOTAL OF 153.634 ACRES OF LAND CONTAINING A PORTION OF THE A. HOLBROOK SURVEY, ABSTRACT NO. 270, COMAL COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN 172.37 ACRE TRACT DESCRIBED IN INSTRUMENT.
Size: 153.634 acres; 29 lots
Existing Land Use: Undeveloped
Existing Zoning: R-1
Proposed Land-Use: Single Family Residential

SUMMARY:

This is the Final Plat for Unit 2 of the Centennial Ridge Subdivision. The City of Bulverde approved a Master Development Plan for this subdivision in February 2019. Development in this tract, formerly known as the Cole Tract, is governed by a development agreement and the vested ordinance. The initial zoning for this development is R-1. All proposed lots conform to the R-1 zoning which requires a minimum lot size of five (5) acres or greater.

ANALYSIS:

The application, plat and required documents have been reviewed by Half Associates and City of Bulverde staff. The application and plat meet all requirements set forth by the vested Subdivision Ordinance and all comments have been resolved.

Each lot will be served by individual water wells and on-site septic facilities.

Staff **recommends approval** of the 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:	<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: Centennial Ridge Unit No 2
 Location Description/Nearest Intersection: Approximately 5,000 ft. west of Brand Rd. and directly north of East Ammann Rd.

2. Owner/Applicant: Southerland Bulverde Land, LLC/Dan Mullins
 Address: 1100 River Crossing Blvd., Spring Branch, TX 78070 Email: dmullins@southlp.com
 Telephone: 830-228-5263 Fax: 830-885-5248 Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

3. Licensed Engineer/Surveyor (technical contact): Mr. J. Steven Brown, P.E.
 Address: 4350 Lockhill Selma Road, Suite 100, San Antonio, TX 78249 Email: sbrown@jonescarter.com
 Telephone: 210-494-5511 Fax: 210-494-5519 Mobile: _____

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In <input type="checkbox"/> Out (ETJ)	Water Source:	<u>On-site Water Wells</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>On-site Septic Tanks</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>29</u>	100-Year Floodplain:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total Acreage without floodplain:	<u>135.474</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>R-1</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>R-1</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.

Dan Mullins
 Signature of Owner/Applicant

May 2, 2019
 Date

Fees on Page 2

**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.

Development Plats

- \$250.00

Conveyance Plats

- \$250.00

Traffic Impact Analysis (TIA) Review

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

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

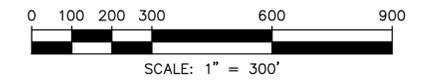
- \$1500 – (0-5 acres)
- \$2500 + \$10/lot – (5+ acres)

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

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

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CENTENNIAL RIDGE UNIT 2

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DATE OF PRINT: July 29, 2019

STATE OF TEXAS
COUNTY OF COMAL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JAY PATTERSON, PRESIDENT
SOUTHERLAND BULVERDE LAND, LLC
A DELAWARE LIMITED LIABILITY COMPANY
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070
TELEPHONE (830)228-5263

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

_____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, COMAL COUNTY, TEXAS

THIS PLAT OF CENTENNIAL RIDGE UNIT 2 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 _____, A.D. 20____.

BY: _____
CHAIRPERSON

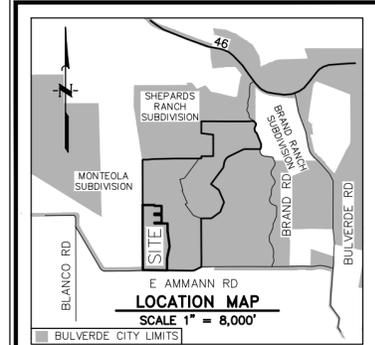
BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF COMAL

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

COUNTY CLERK
COMAL COUNTY, TEXAS

BY: _____
DEPUTY



LEGEND

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- LCRA ----- LOWER COLORADO RIVER AUTHORITY
- PEC ----- PEDERNALES ELECTRIC COOPERATIVE
- UE ----- UTILITY EASEMENT
- UDE ----- UTILITY & DRAINAGE EASEMENT
- FF ----- MINIMUM FINISHED FLOOR ELEVATION
- ~ 999 ~ 100-YEAR WATER SURFACE ELEVATION

GENERAL NOTES

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
3. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
4. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).
5. THE FLOODPLAIN LIMITS SHOWN ON THIS PLAT ARE APPROXIMATE AND SUBJECT TO CHANGE. THE 100-YEAR FLOODPLAIN LIMITS ARE SHOWN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FM48091C0215F, DATED SEPTEMBER 2, 2009.
6. ON LOTS CONTAINING 100-YEAR FLOODPLAIN, RESIDENTIAL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FEET ABOVE THE HIGHEST 100-YEAR WATER SURFACE ELEVATION PRESENT ON THE LOT.
7. ALL OF THE CENTENNIAL RIDGE SUBDIVISION FALLS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. CONSTRUCTION WITHIN THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OUTLINED IN THE CONTRIBUTING ZONE PLAN (CZP ID NO. 1300887) APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL EQUALITY (TCEQ) ON APRIL 24, 2019.
8. ALL OF THE CENTENNIAL RIDGE SUBDIVISION FALLS WITHIN THE CITY LIMITS OF THE CITY OF BULVERDE, TEXAS.
9. THE DEVELOPMENT OF CENTENNIAL RIDGE UNIT 2 IS SUBJECT TO THE DEVELOPMENT AGREEMENT "AMENDMENT NO. 1 COLE" EFFECTIVE SEPTEMBER 4, 2018 AND THE DEVELOPMENT REGULATIONS STIPULATED IN ARTICLE V OF THE AGREEMENT.
10. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN CENTENNIAL RIDGE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF BULVERDE OR COMAL COUNTY.
11. THE PRIVATE STREET (LOT 999, BLOCK 4) IS AN EGTC AND DRAINAGE EASEMENT.
12. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
13. DRIVEWAY CULVERTS ARE REQUIRED AT ALL DRIVEWAY CROSSINGS OF A ROADSIDE CHANNEL. DRIVEWAY CULVERTS MUST BE APPROPRIATELY SIZED TO CONVEY DRAINAGE WITHOUT BACKING UP DRAINAGE UPSTREAM OF THE CULVERT.
14. A 23 FOOT WIDE STRIP OF LAND (0.848 ACRES) ALONG THE CURRENT E. AMMAN ROAD ROW IS HEREBY DEDICATED TO THE CITY OF BULVERDE.
15. A 10' UTILITY EASEMENT (UE) IS PRESENT ALONG THE SIDE AND BACK LOT LINES OF EACH LOT AND A 20' UE IS PRESENT ALONG THE PRIVATE STREET ROW.
16. TOTAL LINEAR FEET OF STREETS = 4,371 LF

PEDERNALES ELECTRIC COOPERATIVE NOTES

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

STATE OF TEXAS
COUNTY OF BEXAR

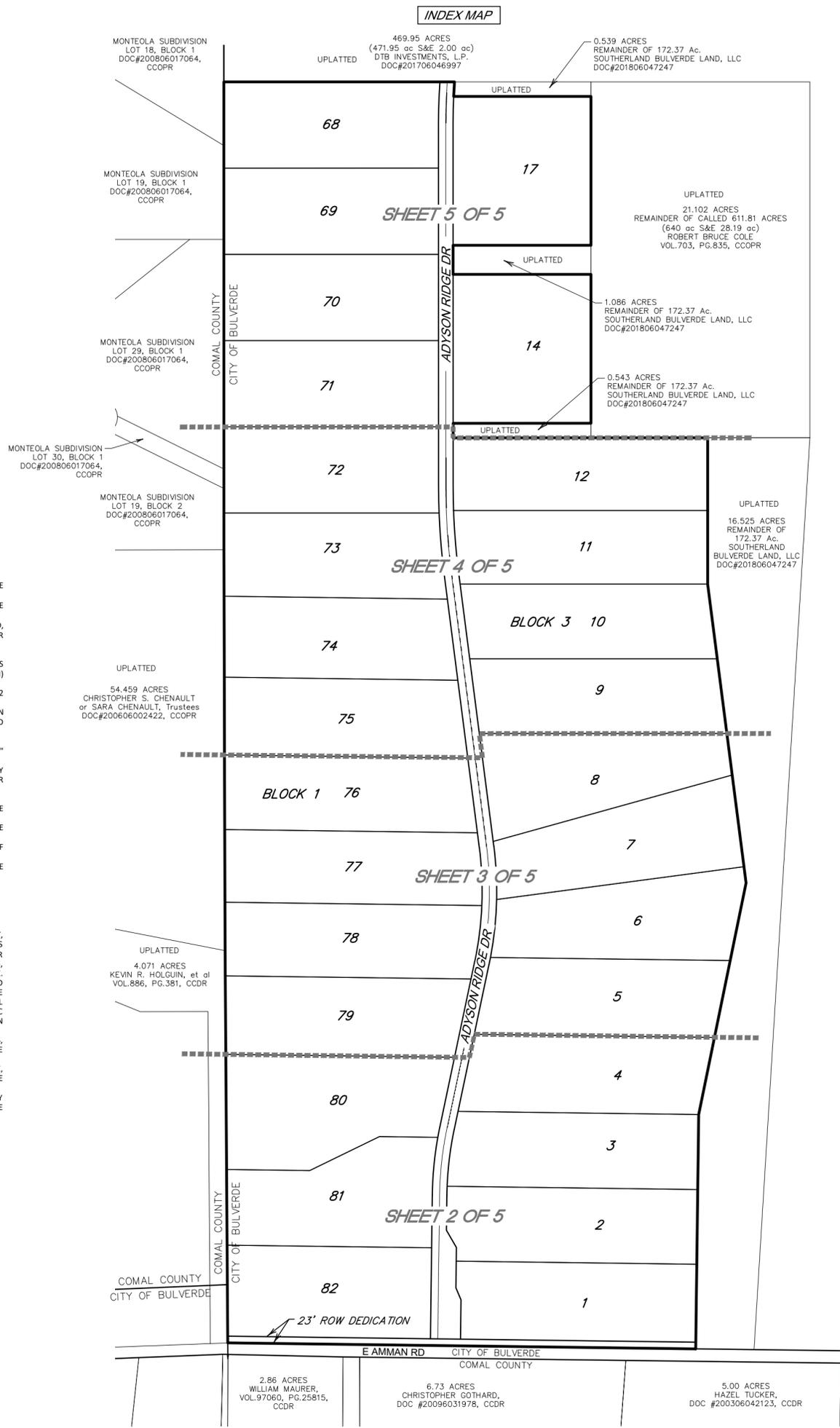
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER
J. STEVEN BROWN, P.E.
4350 LOCKHILL SELMA RD, SAN ANTONIO, TX 78249

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY JONES & CARTER, INC.

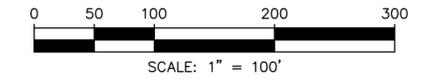
REGISTERED PROFESSIONAL LAND SURVEYOR
TROY A. TROBAUGH, R.P.L.S.
4350 LOCKHILL SELMA RD, SAN ANTONIO, TX 78249



Civil Job No. 16264-0005-00

SUBDIVISION PLAT ESTABLISHING
CENTENNIAL RIDGE UNIT 2

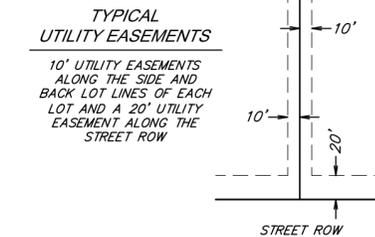
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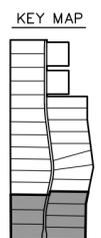
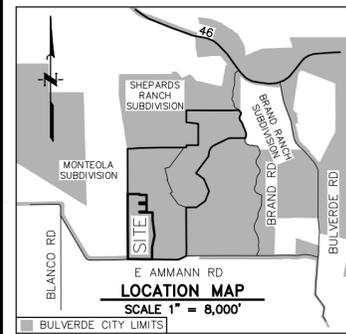
JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: July 29, 2019

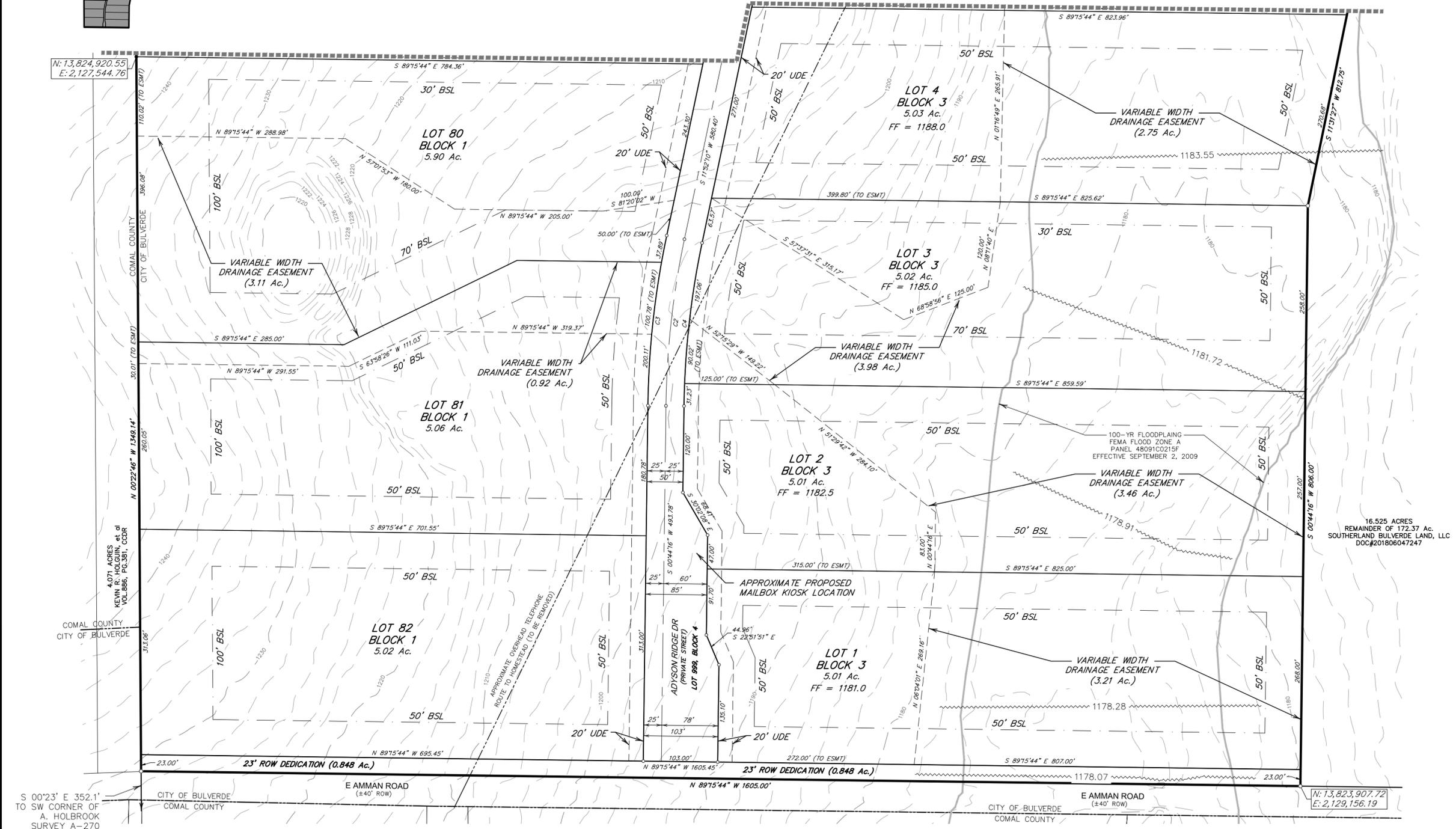
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1975.00'	50.09'	50.09'	S 03°32'04" W	127°11"	25.05'
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C6	1175.00'	393.17'	391.34'	S 02°17'00" W	191°0'19"	198.44'
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MATCHLINE A - SHEET 3 OF 5



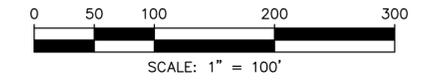
S 00°23' E 352.1'
TO SW CORNER OF
A. HOLBROOK
SURVEY A-270

N: 13,823,907.72
E: 2,129,156.19

Civil Job No. 16264-0005-00

SUBDIVISION PLAT ESTABLISHING
CENTENNIAL RIDGE UNIT 2

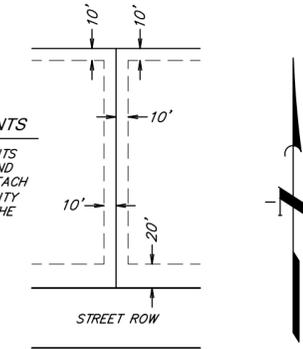
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4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511
DATE OF PRINT: July 29, 2019

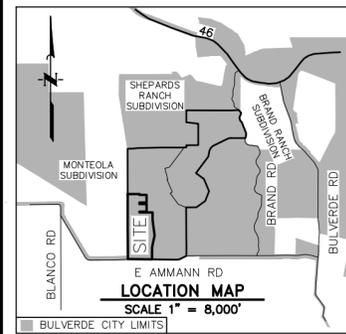
TYPICAL UTILITY EASEMENTS

10' UTILITY EASEMENTS ALONG THE SIDE AND BACK LOT LINES OF EACH LOT AND A 20' UTILITY EASEMENT ALONG THE STREET ROW

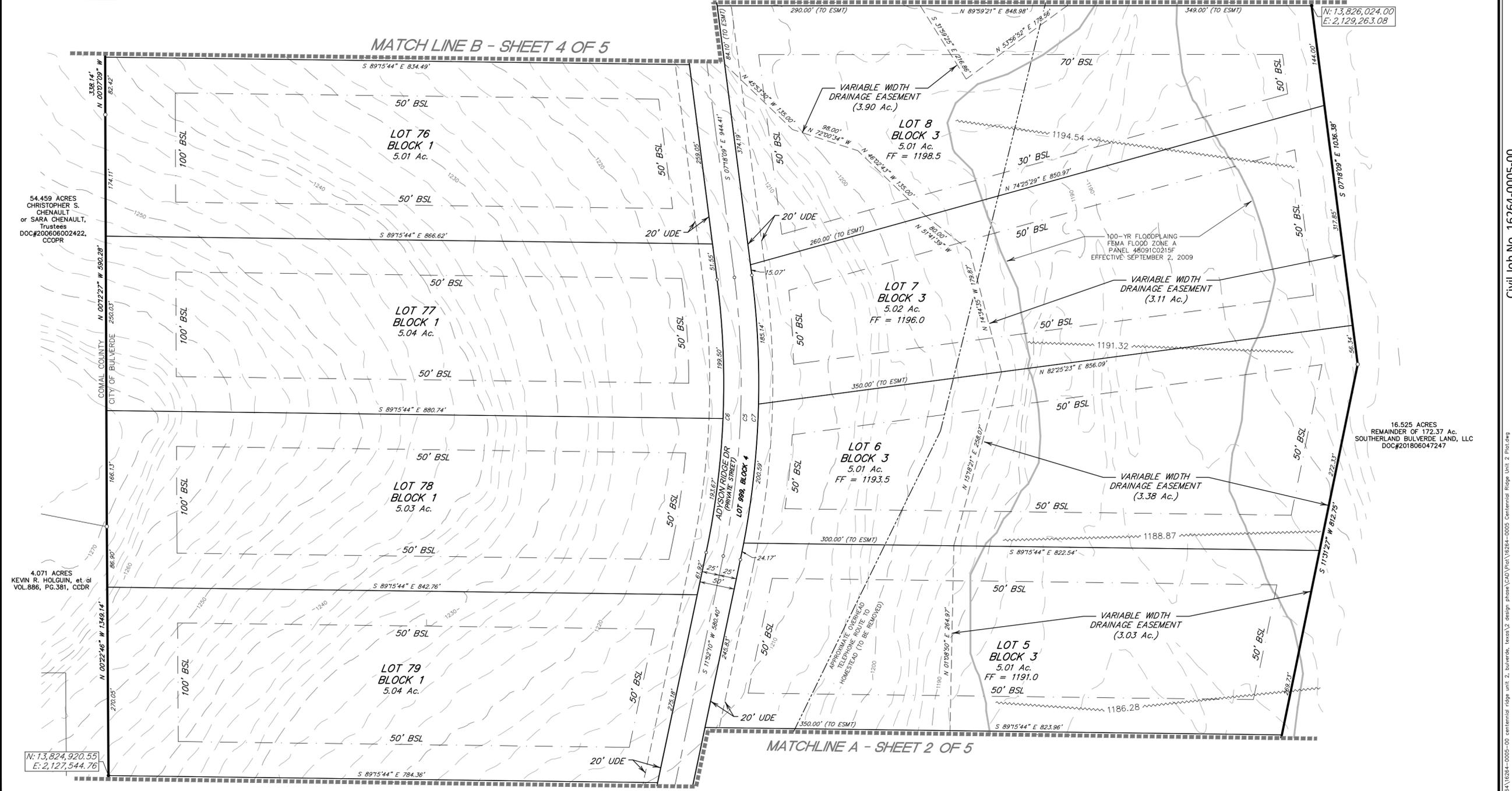
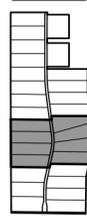


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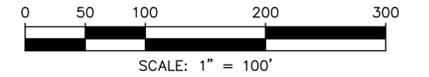
KEY MAP



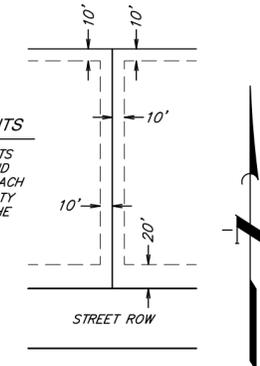
Civil Job No. 16264-0005-00

SUBDIVISION PLAT ESTABLISHING
CENTENNIAL RIDGE UNIT 2

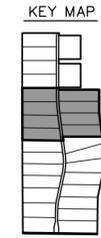
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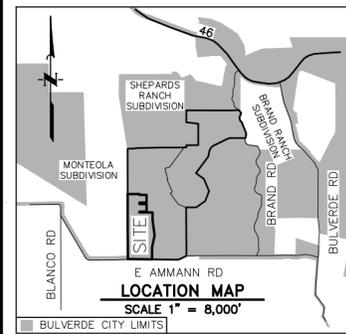


TYPICAL UTILITY EASEMENTS
10' UTILITY EASEMENTS ALONG THE SIDE AND BACK LOT LINES OF EACH LOT AND A 20' UTILITY EASEMENT ALONG THE STREET ROW

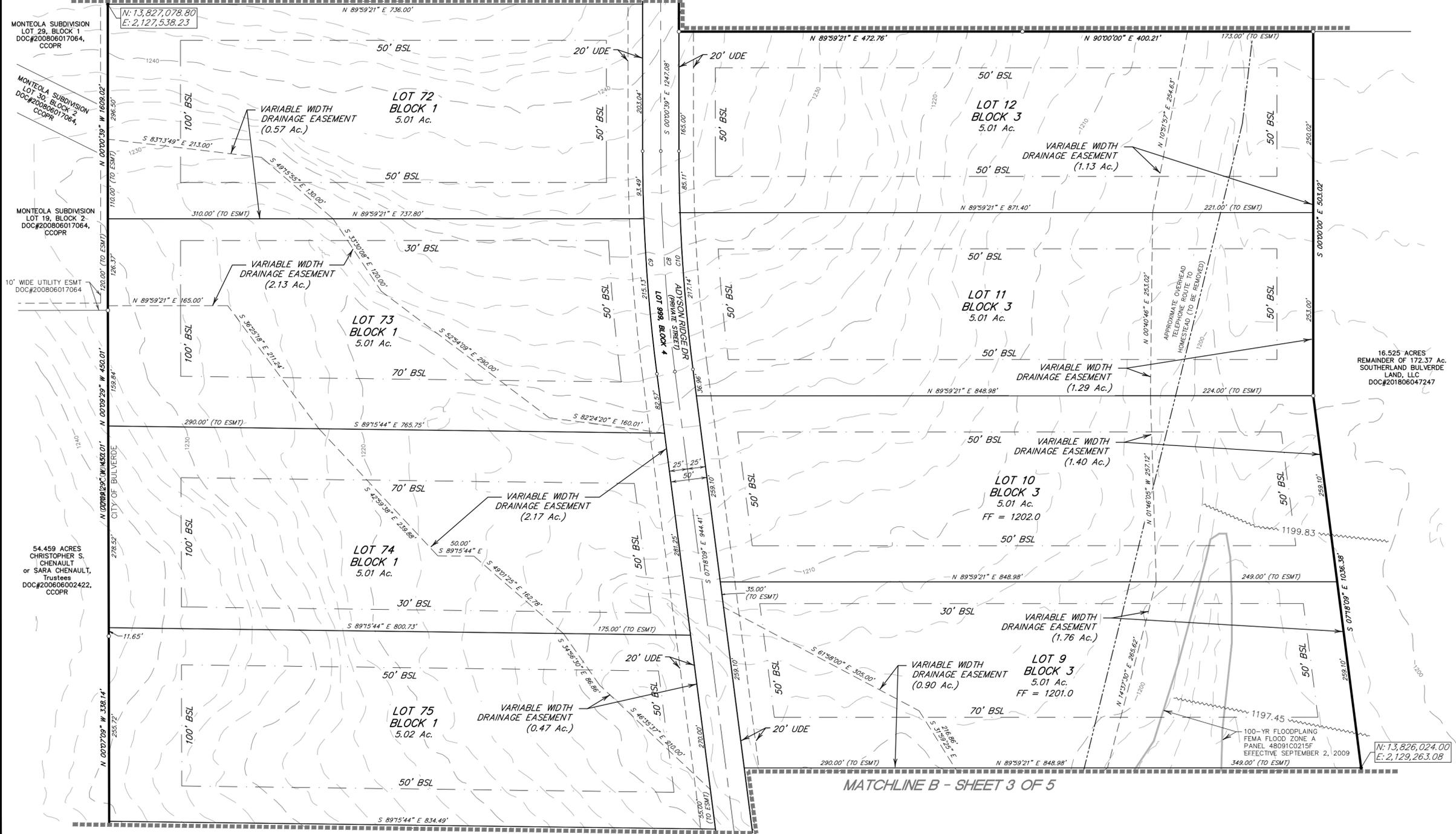


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MATCHLINE C - SHEET 5 OF 5

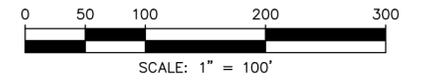


MATCHLINE B - SHEET 3 OF 5

Civil Job No. 16264-0005-00

SUBDIVISION PLAT ESTABLISHING
CENTENNIAL RIDGE UNIT 2

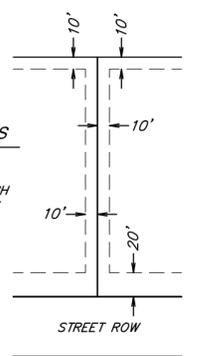
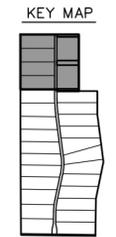
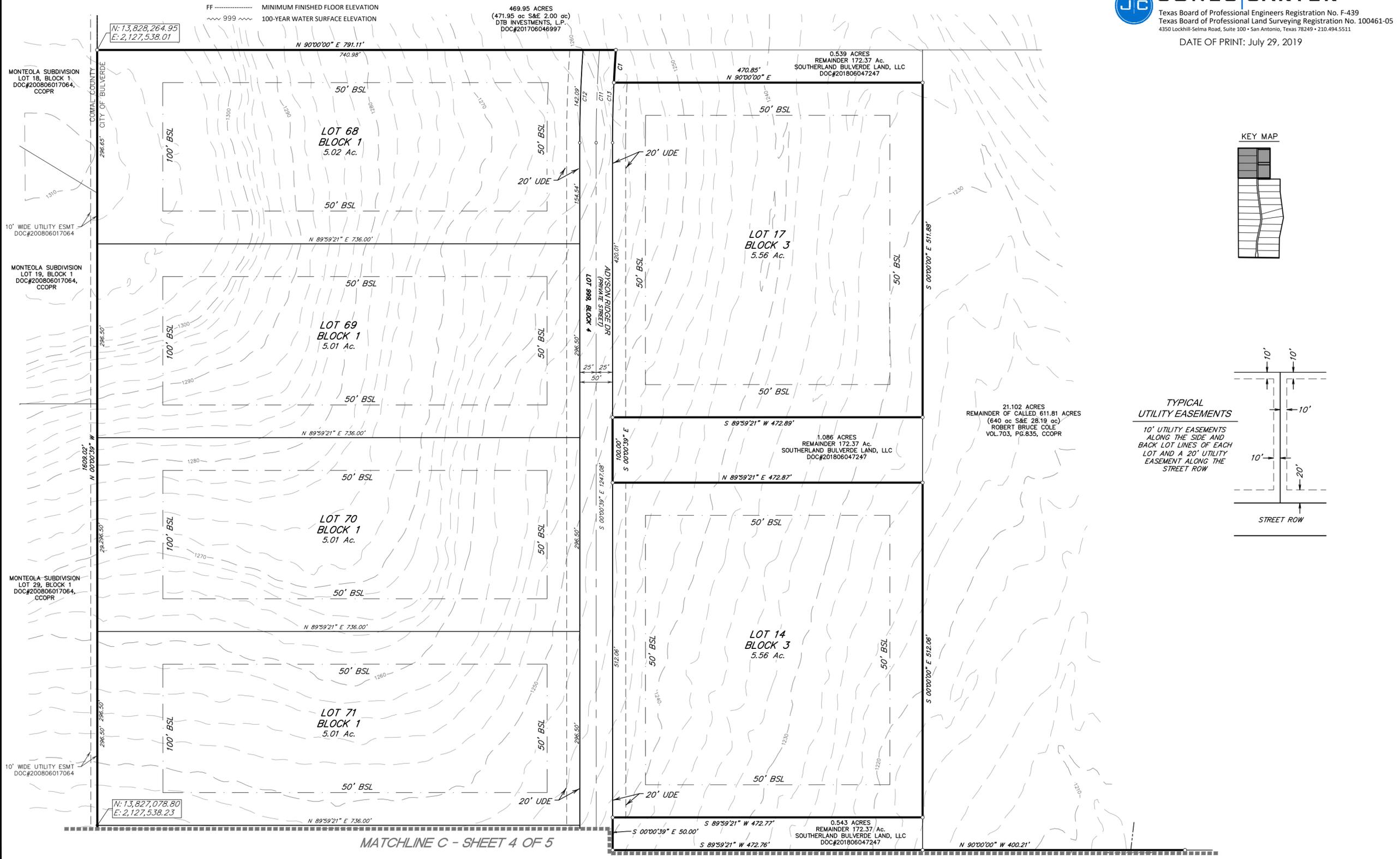
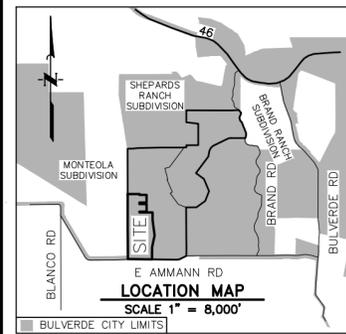
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C11	2000.00'	142.08'	142.05'	S 02°01'27" W	4°04'13"	71.07'
C12	2025.00'	142.09'	142.06'	S 01°59'57" W	4°01'13"	71.07'
C13	1975.00'	142.08'	142.05'	S 02°03'00" W	4°07'19"	71.07'

- LEGEND**
- CCOPR ----- COMAL COUNTY OFFICIAL PUBLIC RECORDS
 - CCDR ----- COMAL COUNTY DEED RECORDS
 - CCMPR ----- COMAL COUNTY MAP AND PLAT RECORDS
 - BSL ----- BUILDING SETBACK LINE
 - CVE ----- CLEAR VISION EASEMENT
 - EGTC ----- ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
 - ESMT ----- EASEMENT
 - DE ----- DRAINAGE EASEMENT
 - CL ----- CENTER LINE
 - Ac. ----- ACRE
 - VOL. ----- VOLUME
 - PG. ----- PAGE
 - GBRA ----- GUADALUPE BLANCO RIVER AUTHORITY
 - LCRA ----- LOWER COLORADO RIVER AUTHORITY
 - PEC ----- PEDERNALES ELECTRIC COOPERATIVE
 - UE ----- UTILITY EASEMENT
 - UDE ----- UTILITY & DRAINAGE EASEMENT
 - FF ----- MINIMUM FINISHED FLOOR ELEVATION
 - 999 ----- 100-YEAR WATER SURFACE ELEVATION



MATCHLINE C - SHEET 4 OF 5

Civil Job No. 16264-0005-00