



**NOTICE OF MEETING**  
**PLANNING AND ZONING COMMISSION**  
**6:30 P.M. – December 12, 2019**

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30360 Cougar Bend, Bulverde, TX 78163

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**MEETING AGENDA**

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

**2) APPROVAL OF MINUTES**

- a. November 14, 2019 Planning and Zoning Commission meeting.

**3) REGULAR AGENDA ITEMS**

- a. VR-19-17 (Subdivision Variance): Consider a request by Moeller & Associates, on behalf of A Z Family, L.P., for approval of a variance to Sections 2.03(b)(i)(1) and 2.03(b)(iii) of the City of Bulverde Code of Ordinances, related to subdivision blocks, at 7055 FM 1863.
- b. PC-19-20 (Preliminary Plat): Reconsideration of a Preliminary Plat for the Cibolo Cliff Ranches subdivision, generally located at 7055 FM 1863.
- c. PC-19-24 (Preliminary Plat): Consideration of a Preliminary Plat for 4S Ranch Subdivision Unit 7B, generally located 1.7 miles southeast of the intersection of Mustang Vista and Stahl Lane.
- d. PC-19-25 (Preliminary Plat): Consideration of a Preliminary Plat for 4S Ranch Subdivision Unit 7C, generally located 1.7 miles southeast of the intersection of Mustang Vista and Stahl Lane.
- e. PC-19-26 (Preliminary Plat): Consideration of a Preliminary Plat for Mustang Vista Phase IV & Amenity Center #2, generally located 1.9 miles southeast of the intersection of Mustang Vista and Stahl Lane.
- f. VR-19-19 (Tree Variance): Consider a request by Norman Trail, on behalf of Sanctuary of Hope, for a variance to Section 17.06.009 of the City of Bulverde Code of Ordinances, pertaining to tree removal and mitigation requirements.

**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 December 9, 2019.

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Susana Ramos, 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](http://www.bulverdetx.gov)

City of Bulverde Planning & Zoning Commission Minutes  
Regular Commission Meeting: November 14, 2019

Meeting Duration: 6:20 p.m. to 9:17 p.m.

### **CALL TO ORDER**

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

**Commission Members Absent:** None

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

### **Approval of Minutes**

- a. Commissioner Hackleman moved, seconded by Commissioner Binkley to approve the minutes of the October 10, 2019 meeting. Motion passed unanimously.

### **EXECUTIVE SESSION**

None

### **REGULAR AGENDA ITEMS**

- A. PC-19-06 (Final Plat Revision): Consider the approval of a Final Plat (Revision) for Centennial Ridge Subdivision, Unit 1, generally located approximately 5,000 ft west of Brand Road and directly north of Ammann Road.  
***Commissioner Romans recused himself from this item.***

***Commissioner Sunn moved, seconded by Commissioner Hackleman, to consider items A and F concurrently. Motion passed.***

***After considerable public comment, Commissioner Sunn moved, seconded by Commissioner Binkley, to approve the item. Motion passed unanimously.***

- B. PC-19-07 (Final Plat): Consider the approval of a Final Plat for the Preserve at Singing Hills, Unit 3, Subdivision generally located ½ mile west of US 281 at the end of Harmony Hills Drive.  
***Commissioner Hackleman moved, seconded by Commissioner Binkley, to take items B and C concurrently. Motion passed unanimously.***

***Commissioner Romans moved, seconded by Commissioner Hackleman, to approve the items. Motion passed unanimously.***

- C. PC-19-08 (Final Plat): Consider the approval of a Final Plat for the Preserve at Singing Hills, Unit 5, Subdivision generally located ½ mile west of US 281 at the end of Harmony Hills Drive.  
***Commissioner Hackleman moved, seconded by Commissioner Binkley, to take items B and C concurrently. Motion passed unanimously.***

***Commissioner Romans moved, seconded by Commissioner Hackleman, to approve the items. Motion passed unanimously.***

- D. VR-19-17 (Variance): Consider a request by Moeller & Associates, on behalf of A Z Family, L.P. for approval of a variance to Sections 2.03(b)(i)(1) and 2.03(b)(iii) of the City of Bulverde Code of Ordinances, related to subdivision blocks, at 7055 FM 1863.

***Motion by Commissioner Sunn, seconded by Commissioner Binkley, to TABLE the item. Motion passed unanimously.***

- E. PC-19-20 (Preliminary Plat): Consider a vote to recommend denial of a Preliminary Plat for the Cibolo Cliff Ranches subdivision, generally located at 7055 FM 1863.  
***Motion by Commissioner Romans, seconded by Commissioner Hackleman, to consider the item concurrently with item D. Motion passed unanimously.***

***Motion by Commissioner Hackleman, seconded by Commissioner Binkley, to issue an order to disapprove the plat. Motion passed unanimously.***

- F. PC-19-22 (Replat): Consider the approval of a Replat for Brand Ranch, Lots 18 & 19, located on Brand Road approximately 3,000 ft south of SH-46 W.  
***Commissioner Romans recused himself from this item.***

***Commissioner Sunn moved, seconded by Commissioner Hackleman to consider items A and F concurrently. Motion passed.***

***After considerable public comment, Commissioner Sunn moved, seconded by Commissioner Binkley to approve the item. Motion passed unanimously.***

- G. PC-19-23 (MDP Major Amendment): Consider a vote to recommend denial of a Master Development Plan (MDP) Major Amendment for Belle Oaks Ranch, generally located approximately 1.15 miles South of SH 46 on the West side of Blanco Road.  
***Applicant asked staff to withdraw the item. No action was taken.***

- H. VR-19-18 (Tree Variance): Consider a request by Joe Fesler, on behalf of Gloria Deo Academy, for a variance to Section 17.06.009 of the City of Bulverde Code of Ordinances, pertaining to tree removal and mitigation requirements.  
***After considerable public comment and debate, Commissioner Romans moved, seconded by Commissioner Sunn, to recommend the following to the City Council: exempt both 18-caliper inch live oaks and the 16-caliper inch live oak entirely from mitigation requirements, exempt 50% of the remaining 8-caliper inch and 7-caliper inch live oaks from mitigation requirements and collect a fee of \$1,800 for the remaining 50%.***

- I. VR-19-19 (Sign Variance): Consider a request by Keith Smith, on behalf of Sanctuary Investment Properties, for a variance to Section 3.08.102(b)(2)(B) of the City of Bulverde Code of Ordinances, at 32600 US HWY 281 N.  
***After considerable public comment, Commissioner Sunn moved, seconded by Commissioner Hackleman, to recommend approval of this variance request. Motion passed on a 6-1 vote.***

***NOTE: Commissioner Romans recused himself from items J – S and excused himself from the meeting. Commissioner Orndorff took his place.***

***Motion by Commissioner Sunn, seconded by Commissioner Hackleman, to take items J – S concurrently. Motion passed unanimously.***

***NOTE: SEE RESULTS OF ITEMS J – S BELOW ITEM S***

- J. VR-19-20 (Sign Variance): Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i), 3.08.133(5)(B)(ii), and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.
- K. VR-19-21 (Sign Variance): Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i), 3.08.133(5)(B)(ii), and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.
- L. VR-19-22 (Sign Variance): Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i), 3.08.133(5)(B)(ii), and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.
- M. VR-19-23 (Sign Variance): Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i), 3.08.133(5)(B)(ii), and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.
- N. VR-19-24 (Sign Variance): Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i) and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.
- O. VR-19-25 (Sign Variance): Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i) and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.
- P. VR-19-26 (Sign Variance): Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i) and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.
- Q. VR-19-27 (Sign Variance): Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i) and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.
- R. VR-19-28 (Sign Variance): Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i) and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.
- S. VR-19-29 (Sign Variance): Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i) and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.

***Residents William Molina, Steven Harper, Dave Bullock, Chris Peters, Michelle Molina and Lea Anzalotta spoke out against the items.***

***Commissioner Hackleman moved, seconded by Commissioner Orndorff, to recommend APPROVAL of items J, L, and S, and to recommend DENIAL of items K, M, N, O, P, Q and R. Motion passed unanimously.***

- T. Consider the election of the Chair and Vice-Chair for the Planning and Zoning Commission as required by Article VIII, Section 8.01 of the City Charter.  
***Commissioner Sunn moved, seconded by Commissioner Orndorff, to appoint Commissioner Romans as Chair and Commissioner Hackleman as Vice-Chair. Commissioner Hackleman abstained from voting. Motion passed unanimously.***

**PUBLIC COMMENTS**

None.

**ADJOURNMENT**

There being no further business to come before the Commission, the meeting adjourned at 9:17 pm. I certify that the above minutes were approved by the Commission on December 12, 2019.

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Maria Franco, City Secretary



PLANNING & ZONING COMMISSION ITEM:  
VR-19-17  
**VARIANCE**  
CIBOLO CLIFF RANCHES

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

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**REQUEST:**

Consider a request by Moeller & Associates, on behalf of A Z Family, L.P., for approval of a variance to Sections 2.03(b)(i)(1) and 2.03(b)(iii) of the City of Bulverde Code of Ordinances, related to subdivision blocks, at 7055 FM 1863.

**OWNER/APPLICANT:**

A Z Family, L.P. attn: Phil Zaccaria  
21620 Gathering Oak #106  
San Antonio, TX 78260

Moeller & Associates attn: James Ingalls, P.E.  
2021 SH 46W, Ste 105  
New Braunfels, TX 78132

**PROPERTY INFORMATION:**

Address: 7055 FM 1863, Bulverde, TX 78163  
Legal Description: Survey Doc No. 201606038940, OPRCCT, dated Nov. 5, 2018  
Existing Land Use: Undeveloped  
Existing Zoning: ETJ

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**SUMMARY/ANALYSIS:**

This variance request has been submitted concurrently with the preliminary plat application for the proposed Cibolo Cliff Ranches subdivision in the Extra Territorial Jurisdiction of the City of Bulverde.

The applicant is requesting variances from the block length requirements and the stub out requirement. The applicant is proposing the entire plat as one block with 20 single-family residential lots of at least 5.01 acres in size. The applicant is also requesting a variance to the requirement for stub outs to the subdivision perimeter at ½ mile intervals, proposing only one stub out to the property to the east of the side.

The City of Bulverde Code of Ordinances states the following:

*Section 2.03(b)(i)(1): Low Density: maximum of 2,640 feet, minimum of 800 feet.*

*Section 2.03(b)(iii): Provide road extension stub outs to the perimeter of the subdivision at a minimum of one-half mile intervals.*

**CRITERIA FOR EVALUATION:**

The City Code has established criteria for approval of this Variance. Section 1.07 states:

*(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.*

**PREVIOUS ACTION:**

At their November 14, 2019 meeting, the Planning & Zoning Commission voted to TABLE the item until the December meeting.

**ATTACHMENTS:**

Application  
Map  
Plat



# Application for Variance

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

Date: 9-30-2019

Case No. \_\_\_\_\_

### Applicant Information:

Moeller & Associates attn: James Ingalls, P.E. (830) 358-7127		
Name	Phone	Fax
2021 Sh 46W, Ste. 105, New Braunfels, TX 78132		plats@ma-tx.com
Address		Email

### Property Owner Information:

A Z Family, L.P. Attn: Mr. Phil Zaccaria		
Name	Phone	Fax
21260 Gathering Oak #106, San Antonio, Texas, 78260		
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: 7055 FM 1863, Bulverde, Texas, 78163

Legal Description: Survey Doc. No. 201606038940, OPRCT, dated Nov. 5, 2018

Zoning District Classification: ETJ, no zoning

### Description of Request:

- Variance to Section 2.03 (b) i of the City of Bulverde Code of Ordinances, which requires:  
Blocks: Low Density: maximum 2,640 feet and minimum of 800 feet
- Variance to Section 2.03 (b) iii of the City of Bulverde Code of Ordinances, which requires:  
Blocks: Road extension stub outs to the subdivision perimeter at 1/2 mile intervals
- 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.

 9-30-19  
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 Subdivision 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 circumstances or conditions affecting the land involved such that strict application of the provisions of this ordinance would deprive the reasonable use of the land. This subdivision is proposed for low density lots of 5.01 acres or greater. The property itself is 3x as long as it is wide. More street stubs outs would be heavily impacted by the steep grades of terrain increasing excavation costs and negatively impacting current drainage patterns.

- 2) Describe how the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.

The subdivision is to have one gate, rural road. The proposed main road follows the gentlest slopes on the property. Any street stub outs, in addition to the single proposed street stub out would impact the subdivision of large single family lots and would be forced to placed on steep grades as the gentle slopes are further than 1/2 mile apart on this property. Furthermore, additional street stub outs increase impervious cover on this site, which is located on the Edwards Aquifer Recharge Zone.

- 3) Describe how granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

The block length proposed would allow for one continuous main street for the subdivision to maximize the most acreage for the proposed lots to keep density low. This block length proposed also allows for the most gentle alignment for residents to drive. The subdivision does have two points of access proposed: one off of FM 1863 and one stub out for a future connection to the property to the east.

- 4) What effect, if any, would the variance have on the orderly subdivision of other land in the area in accordance with the City of Bulverde Code of Ordinances?

This will only affect the property to the east, should they ever subdivide, as it will only have one point of connection to subject property. This subject property cannot have a stub out to the west because existing residential lots block any connection points from the proposed subdivision to Cloud View Dr.

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

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



## Legend

### Major Roads

— Farm roads

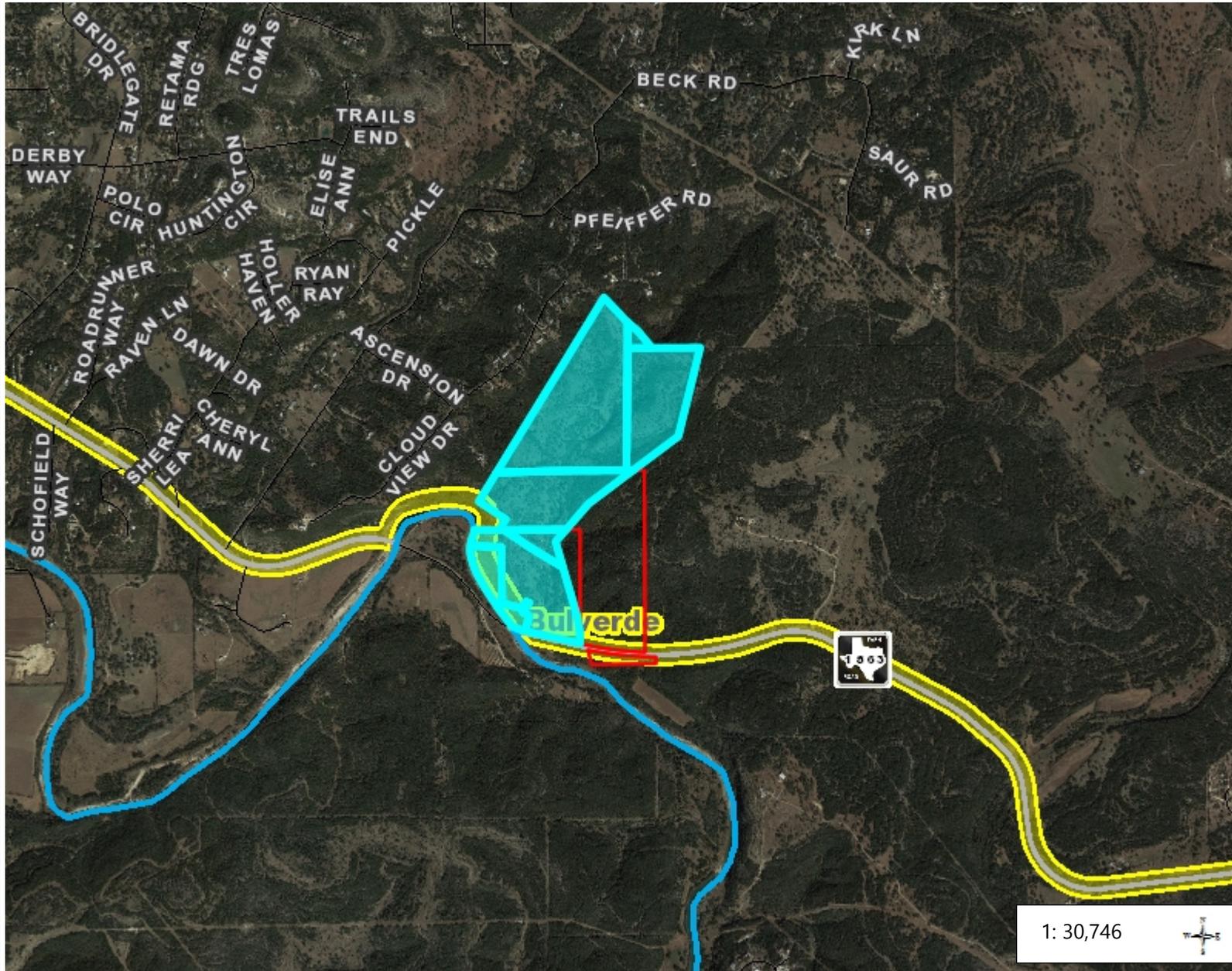
— Highways

### Streets

■ Red: Band\_1

■ Green: Band\_2

■ Blue: Band\_3



1: 30,746



1.0 0 0.49 1.0 Miles

NAD\_1983\_StatePlane\_Texas\_South\_Central\_FIPS\_4204\_Feet  
Comal County GIS

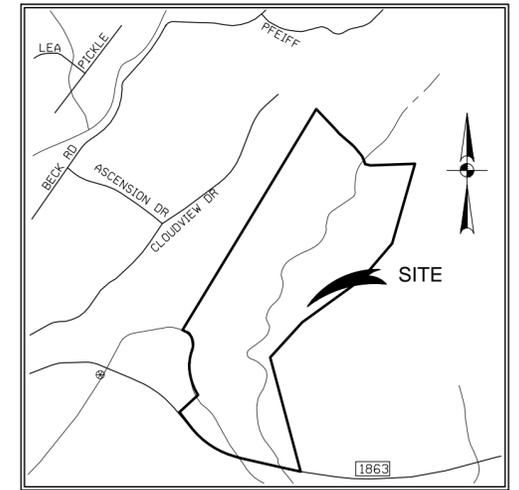
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

## Notes

SUBDIVISION PLAT ESTABLISHING  
**CIBOLO CLIFF RANCHES SUBDIVISION**

BEING ALL OF 239.536 ACRE TRACT OF LAND SITUATED IN THE COMAL COUNTY, TEXAS, BEING OUT OF THE ALEJO MONTEZ SURVEY NO. 413, ANNA DECKER SURVEY NO. 678, BEATY SEALE & FORWOOD SURVEY NO. 821, BEATY SEALE & FORWOOD SURVEY 01, BEATY-SEALE & FORWOOD SURVEY NO. 799, AND THE E. CASA SURVEY NO. 347, AND BEING ALL OF A CALLED 187.7 ACRE TRACT OF LAND (TRACT ONE), A PORTION OF A CALLED 83.287 ACRE TRACT OR LAND (TRACT TWO), AND ALL OF CALLED 6.761 ACRE TRACT OF LAND (TRACT THREE), AS CONVEYED TO ATTILIO ZACCARIA, JR. FAMILY LIMITED PARTNERSHIP, LTD. AND RECORDED IN DOCUMENT NO. 20160638940, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS.



**LOCATION MAP**  
SCALE: 1"=2,000'

**NOTES:**

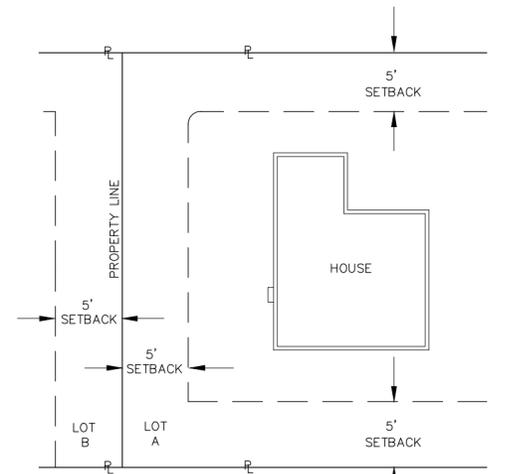
1. ALL LOTS WITHIN THE SUBDIVISION WILL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE SYSTEM FACILITIES AND PRIVATE WATER WELLS. THERE WILL BE NO GAS SERVICE PROVIDED.
2. ALL STREETS ARE PROPOSED AS RURAL LOCAL TYPE FUNCTIONAL CLASSIFICATION WITH 60' FOOT RIGHT-OF-WAYS UNLESS NOTED OTHERWISE.
3. NO SIDEWALKS ARE PROPOSED FOR THIS DEVELOPMENT AS THESE STREETS ARE PROPOSED TO BE RURAL-LOCAL STREETS, ONE-FAMILY LARGE LOT RESIDENTIAL (RURAL).
4. LOT 900, BLOCK 1 IS A PRIVATE ROW AND IS A NON-BUILDABLE LOT. THE LOT IS TO BE USED FOR A PRIVATE STREET, DRAINAGE CONVEYANCE, UTILITY EASEMENT, AND AN OPEN SPACE. LOT 901, BLOCK 1 IS A PROPERTY OWNERS ASSOCIATION OPEN SPACE LOT. LOT 902, BLOCK 1 IS A DRAINAGE LOT/AND OPEN SPACE AND IS A NON-BUILDABLE LOT. THESE LOTS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION, THEIR SUCCESSOR'S OR ASSIGNS, AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF BULVERDE OR COMAL COUNTY.
5. THE SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
6. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE IN GRID BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983. DISTANCES SHOWN HEREON ARE SURFACE USING COMBINED SCALE FACTOR OF 1.00015.
7. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND MARKERS WILL BE SET WITH 1/2" IRON PIN WITH PLASTIC CAP STAMPED "DAM #5348 PROP. COR." IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
8. CIBOLO CLIFF RANCHES, FALLS WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF BULVERDE.
9. THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL.
10. CIBOLO CLIFF RANCHES, ESTABLISHING A TOTAL OF 22 LOTS, WITH 19 BEING BUILDABLE.
11. THIS SUBDIVISION IS SUBJECT TO THE CITY OF BULVERDE PARK LAND AND DEDICATION ORDINANCE. THIS PLAT IS APPROVED FOR ONE (1) DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 19 LOTS WHERE FEES ARE DUE AT THE TIME OF RECORDATION. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH NEW DWELLING UNIT.
12. NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASES THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF BULVERDE AND COMAL COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
13. THE ELEVATION OF THE LOWEST FLOOR SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST HAVE A FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF TWO FEET ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER

FROM LEAVING THE STREET.

14. MAINTENANCE OF DRAINAGE EASEMENT DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
15. THE SUBDIVISION IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE A, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE COMAL COUNTY, TEXAS COMMUNITY PANEL NUMBER 4809100405F, REVISED NOVEMBER 02, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
16. ANY DRIVEWAY CONSTRUCTION ON COUNTY ROADS WITHIN THE UNINCORPORATED AREAS OF COMAL COUNTY MUST BE PERMITTED BY THE COMAL COUNTY ROAD DEPARTMENT.
17. THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. PROPERTY OWNERS ARE REQUIRED TO FOLLOW THE APPROVED W.P.A.P. TEXAS EDWARDS AQUIFER PROGRAM FILE NO. \_\_\_\_\_, DATED \_\_\_\_\_.
18. BUILDING SET BACK LINES ARE OFFSET 5' FROM ALL LOT LINES

**TXDOT NOTES:**

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 1 (ONE) ACCESS POINT, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 2230.99 FEET. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
5. ANY TRAFFIC CONTROL MEASURE (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.



**TYPICAL SETBACK ON INTERIOR PROPERTY LINE**

STATE OF TEXAS  
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS

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

OWNER:  
A Z FAMILY, L.P.  
C/O PHIL ZACCARIA  
21260 GATHERING OAK, #106  
SAN ANTONIO, TX 78260

STATE OF TEXAS  
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_DAY OF \_\_\_\_\_, 2019,

BY \_\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS:

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

DREW A. MAWYER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348  
D.A. MAWYER LAND SURVEYING  
5151 W. SH46  
NEW BRAUNFELS, TEXAS 78132  
FIRM #10191500

**MOELLER & ASSOCIATES**  
*Engineering Solutions*

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New Braunfels, TX 78132  
ph: (830) 358-7127  
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- LEGEND:**
- P.O.B. = POINT OF BEGINNING
  - B.L. = BUILDING SETBACK LINE
  - D.E. = DRAINAGE EASEMENT
  - U.E. = UTILITY EASEMENT
  - R.O.W. = RIGHT-OF-WAY
  - O.S. = OPEN SPACE LOT
  - = PAGE MATCH LINE
  - = 1/2" IRON PIN SET
  - = IRON PIN FOUND
  - = TXDOT MONUMENT FOUND

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE  
PLANNING COMMISSION OF THE CITY OF BULVERDE, TEXAS.

CHAIRMAN \_\_\_\_\_

APPROVED FOR ACCEPTANCE

DATE \_\_\_\_\_ PLANNING DIRECTOR \_\_\_\_\_

DATE \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_ DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOCUMENT NO. \_\_\_\_\_ OF COMAL COUNTY THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M. WITNESS MY HAND AND OFFICIAL SEAL, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY \_\_\_\_\_

Drawing Name: \\mo-server01\Engineering\Projects\ZAC0001 - Cibolo Cliff Ranches\Planning\Platting\Cibolo Cliff Ranches Plat3.dwg User: jamesingalls Dec 02, 2019 - 8:08pm

# CIBOLO CLIFF RANCHES SUBDIVISION

BEING ALL OF 239.536 ACRE TRACT OF LAND SITUATED IN THE COMAL COUNTY, TEXAS, BEING OUT OF THE ALEJO MONTEZ SURVEY NO. 413, ANNA DECKER SURVEY NO. 678, BEATY SEALE & FORWOOD SURVEY NO. 821, BEATY SEALE & FORWOOD SURVEY 01, BEATY-SEALE & FORWOOD SURVEY NO. 799, AND THE E. CASA SURVEY NO. 347, AND BEING ALL OF A CALLED 187.7 ACRE TRACT OF LAND (TRACT ONE), A PORTION OF A CALLED 83.287 ACRE TRACT OR LAND (TRACT TWO), AND ALL OF CALLED 6.761 ACRE TRACT OF LAND (TRACT THREE), AS CONVEYED TO ATTILIO ZACCARIA, JR. FAMILY LIMITED PARTNERSHIP, LTD. AND RECORDED IN DOCUMENT NO. 20160638940, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	105.19'	N77°07'08"W
L2	93.47'	N64°02'17"W
L3	109.88'	S41°17'33"E
L4	111.90'	S49°02'23"E
L5	147.30'	S49°02'23"E
L6	75.89'	S46°47'44"E
L7	202.76'	S39°16'39"E
L8	104.12'	S23°38'19"E
L9	37.58'	S12°26'25"E
L10	92.02'	S76°42'43"E
L11	51.86'	N12°52'52"E
L12	51.92'	S12°52'52"W
L13	556.67'	S09°39'13"E
L14	22.01'	N39°10'02"W
L15	497.04'	N09°39'13"W
L16	25.63'	S00°35'28"E
L17	301.27'	S62°43'39"E
L18	172.12'	N62°43'39"W
L19	98.03'	S68°39'09"W
L20	116.79'	S53°14'57"W
L21	40.91'	S11°37'31"W
L22	80.10'	S62°37'38"W
L23	23.47'	S62°37'38"W
L24	55.18'	S74°51'49"W
L25	70.92'	S63°30'56"W
L26	62.95'	S49°05'11"W
L27	85.15'	N07°00'54"W
L28	102.08'	N16°21'39"W
L29	75.49'	N00°39'32"E
L30	54.97'	N18°36'29"W
L31	93.90'	N60°47'15"W
L32	47.58'	N60°47'15"W
L33	65.60'	N18°34'53"E
L34	72.81'	N22°15'48"E
L35	200.20'	N85°43'33"W
L36	72.21'	N71°10'30"W
L37	25.99'	N56°55'11"W
L38	69.16'	N43°41'40"E
L39	203.53'	N59°21'52"E
L40	171.56'	N69°27'35"E

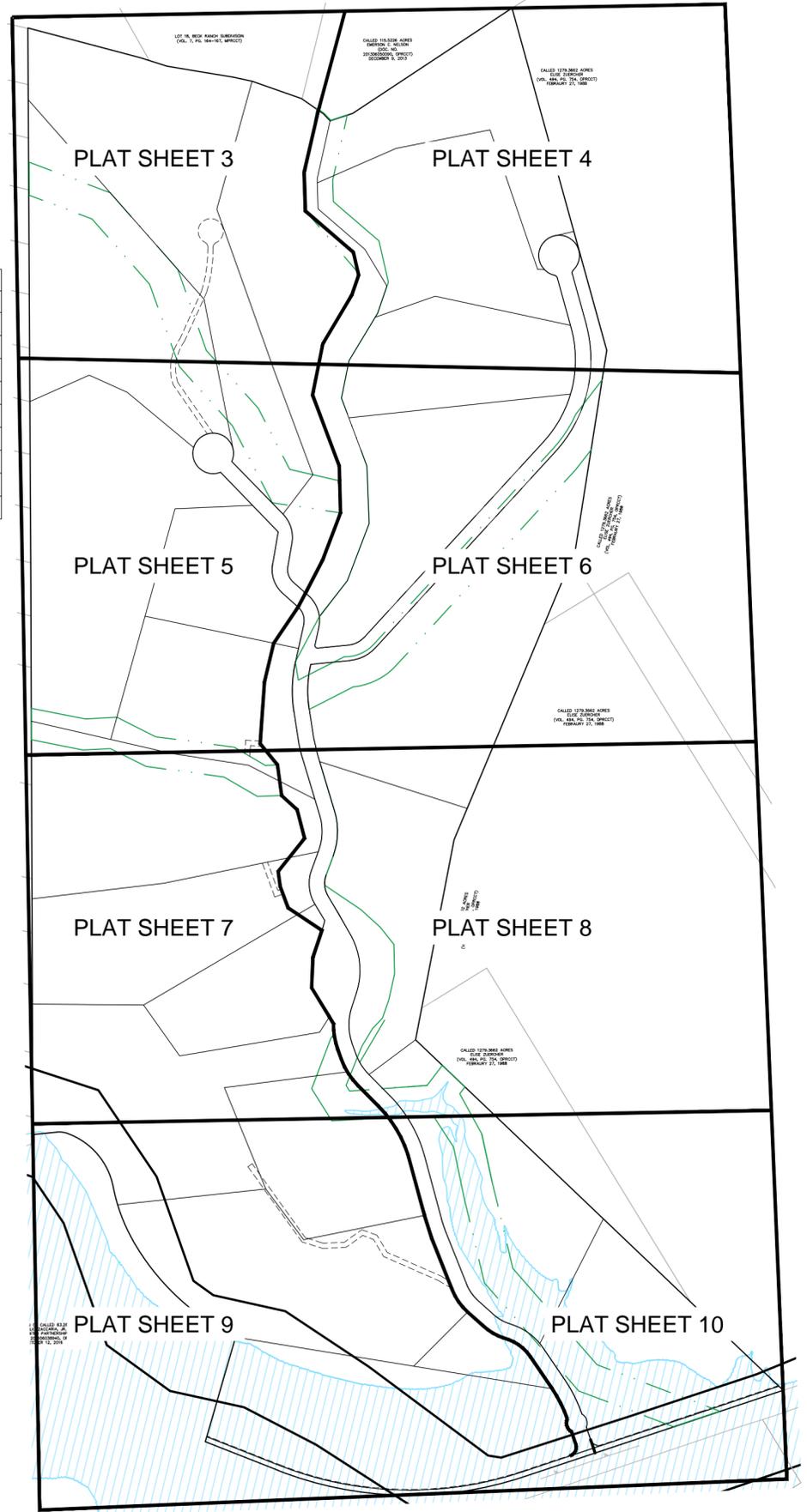
LINE TABLE		
LINE	LENGTH	BEARING
L41	78.71'	S16°57'26"E
L42	78.70'	N16°57'26"W
L43	57.01'	N29°50'30"E
L44	128.27'	N50°30'03"E
L45	9.80'	S18°26'57"W
L46	116.64'	N29°37'30"E
L47	59.04'	N23°47'58"E
L48	31.25'	N16°11'02"E
L49	31.13'	N01°02'33"E
L50	15.27'	N45°01'54"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	972.47'	1392.70'	40°00'27"	507.00'	952.83'	S57°06'55"E
C2	556.41'	934.10'	34°07'46"	286.74'	548.22'	S15°08'26"E
C3	221.64'	679.32'	18°41'37"	111.81'	220.66'	S11°16'16"W
C4	283.93'	276.38'	58°51'35"	155.92'	271.60'	N08°48'43"W
C5	45.02'	100.00'	25°47'46"	22.90'	44.64'	N51°08'24"W
C6	54.98'	35.00'	90°00'00"	35.00'	49.50'	N57°52'52"E
C7	54.91'	35.00'	89°53'05"	34.93'	49.45'	S32°10'35"E
C8	57.80'	40.00'	82°47'30"	35.26'	52.90'	N12°52'03"E
C9	57.84'	40.00'	82°50'39"	35.29'	52.93'	N12°52'08"E
C10	132.08'	500.00'	15°08'05"	66.42'	131.69'	N04°54'33"E
C11	148.32'	560.00'	15°10'31"	74.60'	147.89'	S04°55'46"W
C12	108.33'	170.00'	36°30'33"	56.07'	106.50'	N20°54'46"W
C13	146.56'	230.00'	36°30'33"	75.86'	144.09'	N20°54'46"W
C14	146.56'	230.00'	36°30'33"	75.86'	144.09'	N20°54'46"W
C15	90.78'	230.00'	22°36'49"	45.99'	90.19'	N27°51'38"W
C16	67.10'	170.00'	22°36'49"	33.99'	66.66'	S27°51'38"E
C17	67.10'	170.00'	22°36'49"	33.99'	66.66'	S27°51'38"E
C18	78.05'	170.00'	26°18'19"	39.73'	77.37'	S03°24'04"E
C19	105.60'	230.00'	26°18'19"	53.75'	104.67'	N03°24'04"W
C20	53.48'	470.00'	6°31'10"	26.77'	53.45'	S13°00'41"W
C21	273.09'	530.00'	29°31'20"	139.65'	270.08'	N01°30'36"E
C22	163.35'	470.00'	19°54'50"	82.51'	162.53'	N03°53'59"E
C23	121.57'	280.00'	24°52'35"	61.76'	120.62'	S00°48'47"E
C24	7.99'	10.00'	45°47'48"	4.22'	7.78'	S47°13'05"W
C25	95.52'	220.00'	24°52'35"	48.52'	94.77'	S00°48'47"E
C26	100.90'	280.00'	20°38'47"	51.00'	100.35'	S21°56'54"W
C27	143.84'	220.00'	37°27'41"	74.60'	141.29'	S30°21'21"W
C28	230.14'	280.00'	47°05'32"	122.02'	223.71'	N25°32'26"E
C29	85.00'	95.00'	51°15'54"	45.58'	82.19'	S26°17'29"W
C30	138.69'	155.00'	51°15'54"	74.37'	134.11'	S26°17'29"W
C31	80.09'	4764.24'	0°57'47"	40.04'	80.08'	N51°26'33"E
C32	180.15'	280.00'	36°51'47"	93.31'	177.06'	N33°00'40"E
C33	139.69'	220.00'	36°22'53"	72.29'	137.36'	N32°46'13"E
C34	74.04'	530.00'	8°00'14"	37.08'	73.98'	S18°34'53"W
C35	173.18'	470.00'	21°06'40"	87.58'	172.20'	S33°08'20"W
C36	195.28'	530.00'	21°06'40"	98.76'	194.18'	S33°08'20"W
C37	191.06'	260.00'	42°06'11"	100.07'	186.79'	S85°09'54"E
C38	113.90'	155.00'	42°06'11"	59.66'	111.35'	S85°09'54"E
C39	125.98'	148.39'	48°38'32"	67.07'	122.23'	S81°18'20"E
C40	69.81'	95.00'	42°06'11"	36.57'	68.25'	N85°09'54"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C50	74.10'	70.00'	60°39'06"	40.95'	70.69'	N13°22'07"E
C51	66.01'	65.00'	58°10'58"	36.17'	63.21'	S12°08'03"W
C52	126.97'	125.00'	58°12'01"	69.57'	121.58'	N12°08'35"E
C53	122.38'	130.31'	53°48'41"	66.13'	117.94'	N14°14'04"E
C54	1.17'	1.00'	67°12'03"	0.66'	1.11'	S20°50'38"W
C55	210.14'	79.00'	152°24'26"	321.72'	153.44'	N55°45'44"W
C56	24.25'	220.00'	6°18'56"	12.14'	24.24'	N48°11'22"E
C57	139.69'	220.00'	36°22'53"	72.29'	137.36'	N32°46'13"E
C68	59.01'	470.00'	7°11'38"	29.55'	58.97'	N09°39'15"W

STREET NAME	STREET CL LENGTH LF
CIBOLO CLIFFS WAY	2087 LF
ZACCARIA WAY	4461 LF

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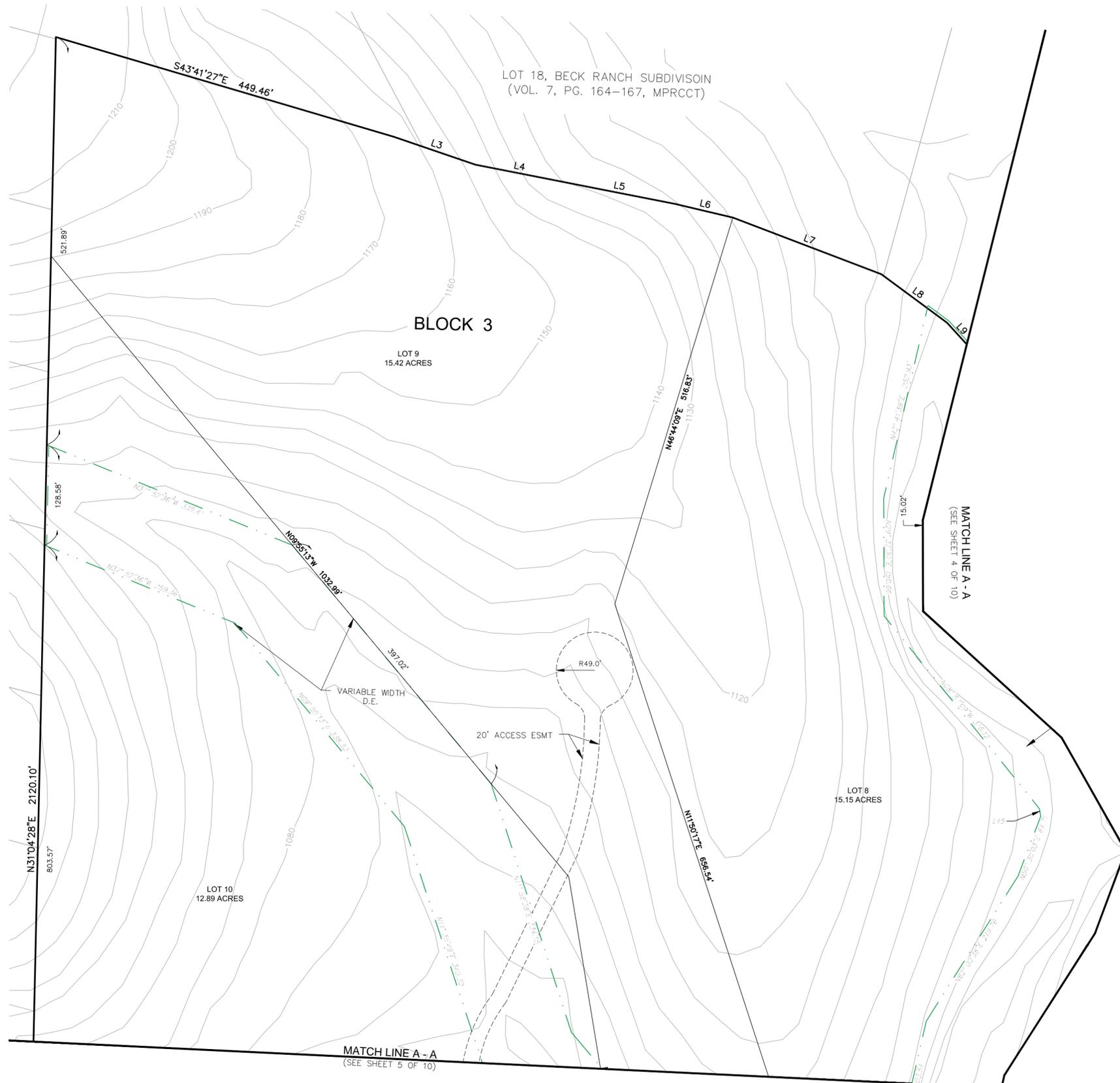
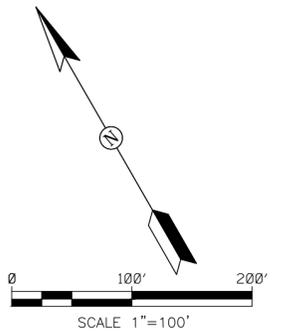
**INDEX MAP DETAIL**  
SCALE: 1" = 400'

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SUBDIVISION PLAT ESTABLISHING  
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SKYRIDGE SUBDIVISION  
(VOL. 8, PG. 77-78, MPRCCT)

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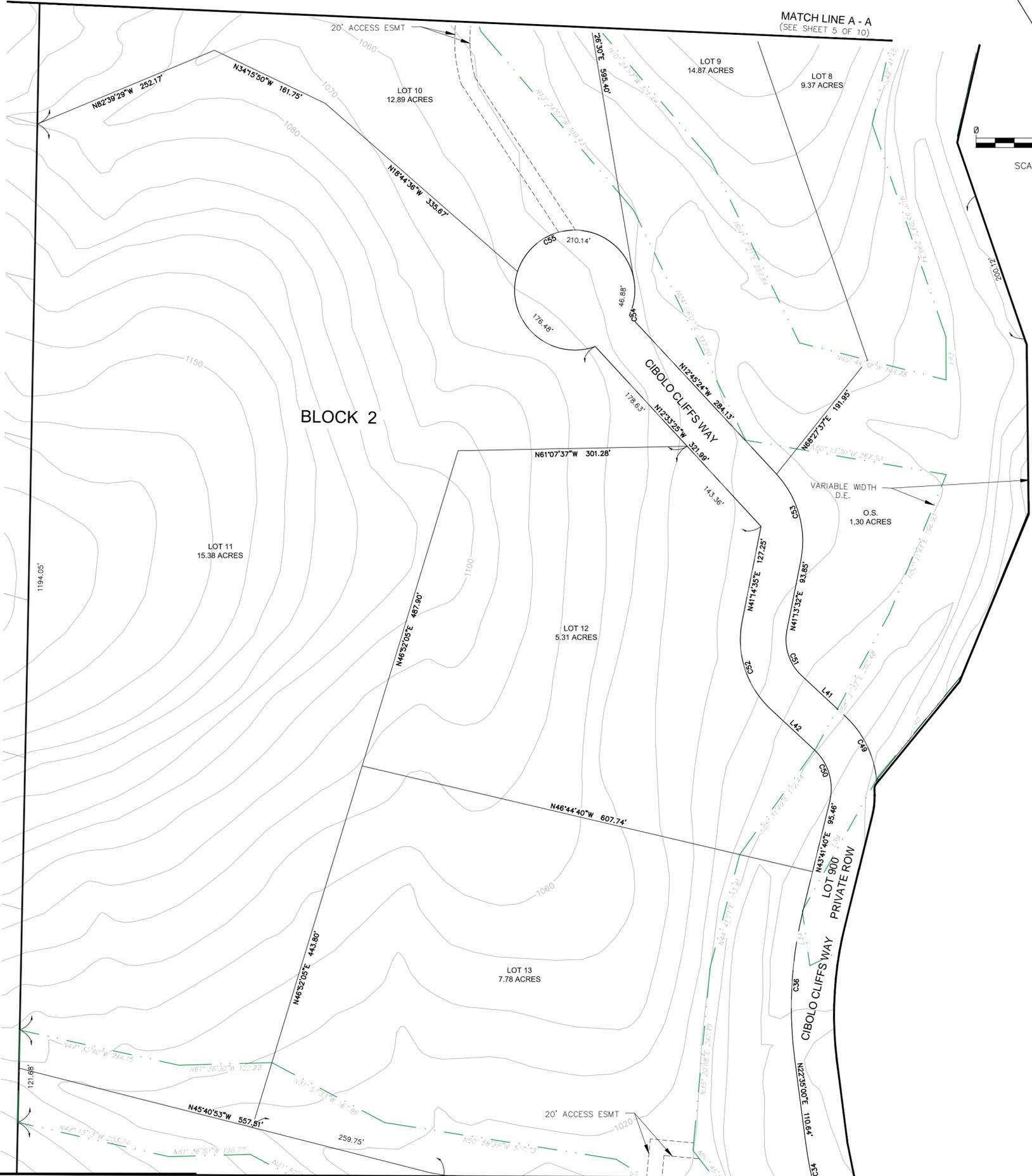
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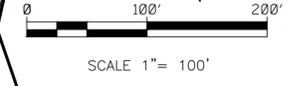


# SUBDIVISION PLAT ESTABLISHING CIBOLO CLIFF RANCHES SUBDIVISION

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SKYRIDGE SUBDIVISION  
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MATCH LINE A - A  
(SEE SHEET 7 OF 10)

Drawing Name: \\mo-server01\Engineering\Projects\ZACC001 - Cibolo Cliff Ranches\Planning\Cibolo Cliff Ranches Plat3.dwg User: jamesingalls Dec 02, 2019 - 7:57pm

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MATCH LINE A - A  
(SEE SHEET 4 OF 10)

MATCH LINE A - A  
(SEE SHEET 5 OF 10)

MATCH LINE A - A  
(SEE SHEET 8 OF 10)

**BLOCK 4**

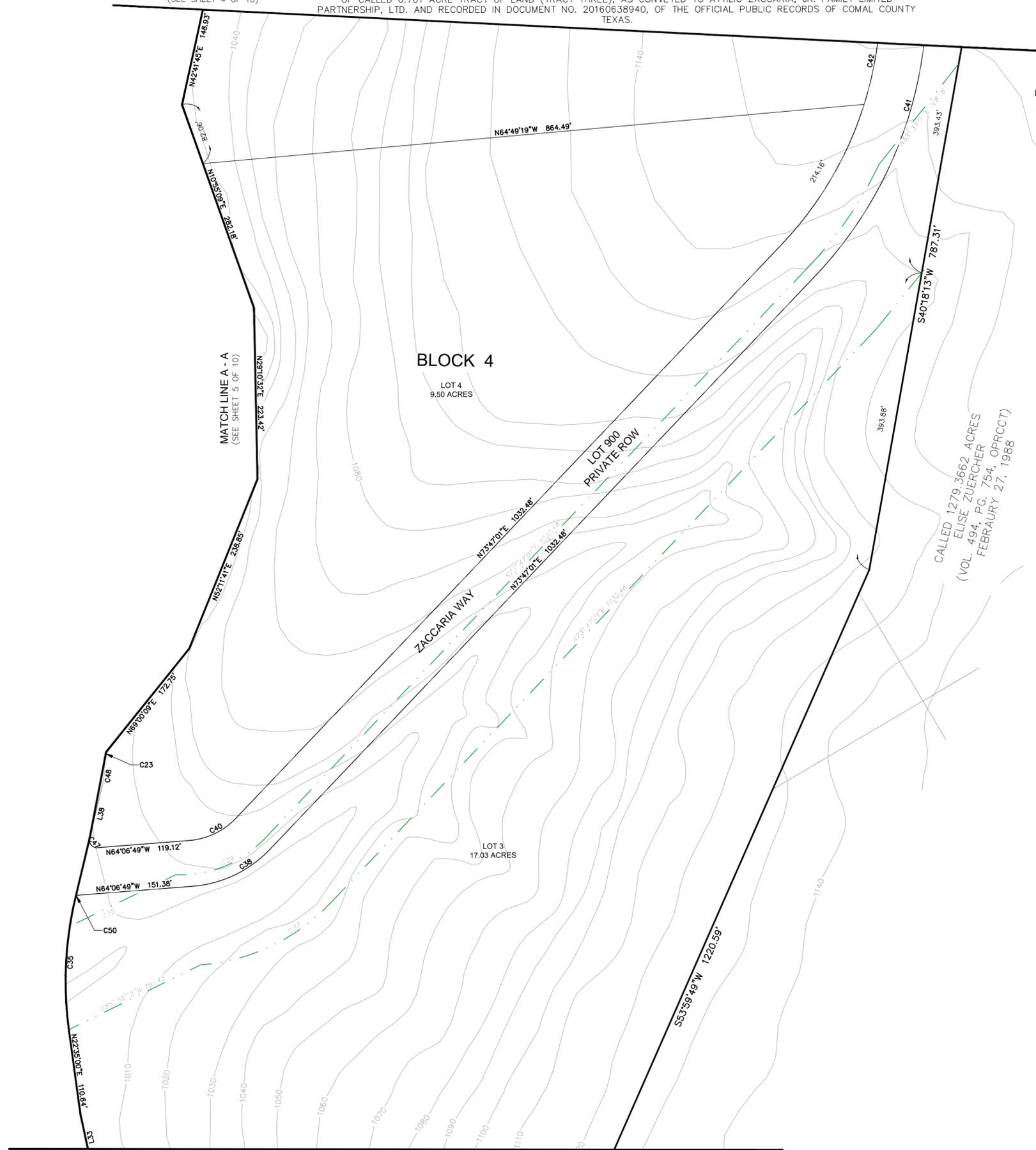
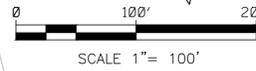
LOT 4  
9.50 ACRES

LOT 900  
PRIVATE ROW

LOT 3  
17.03 ACRES

CALLED 1279.3662 ACRES  
ELISE ZUERCHER  
(VOL. 494, PG. 754, OPR/CCT)  
FEBRUARY 27, 1988

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  - = 60' RIPARIAN BUFFER
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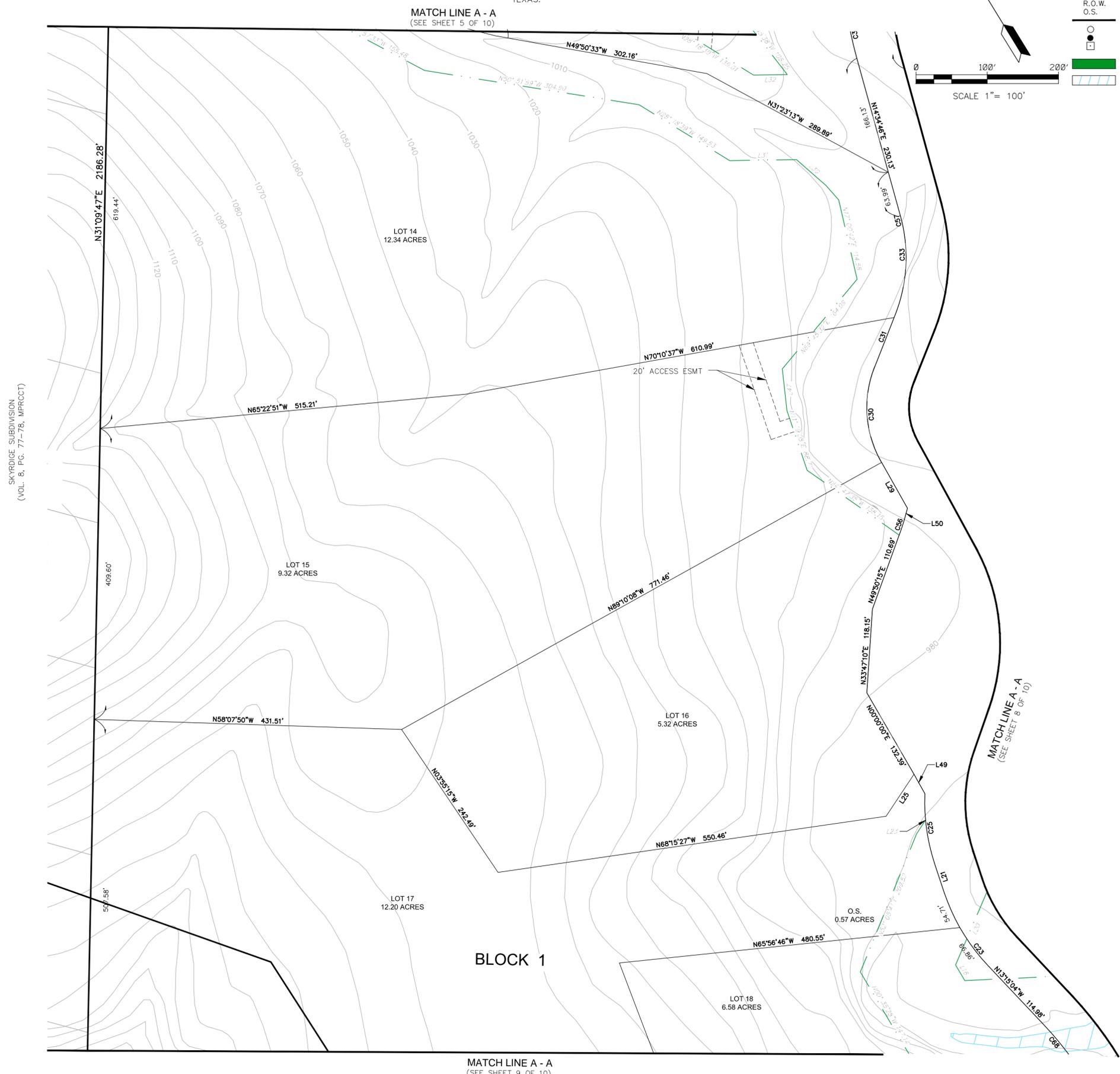
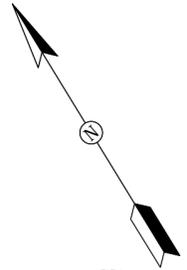
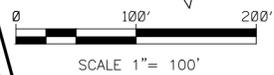
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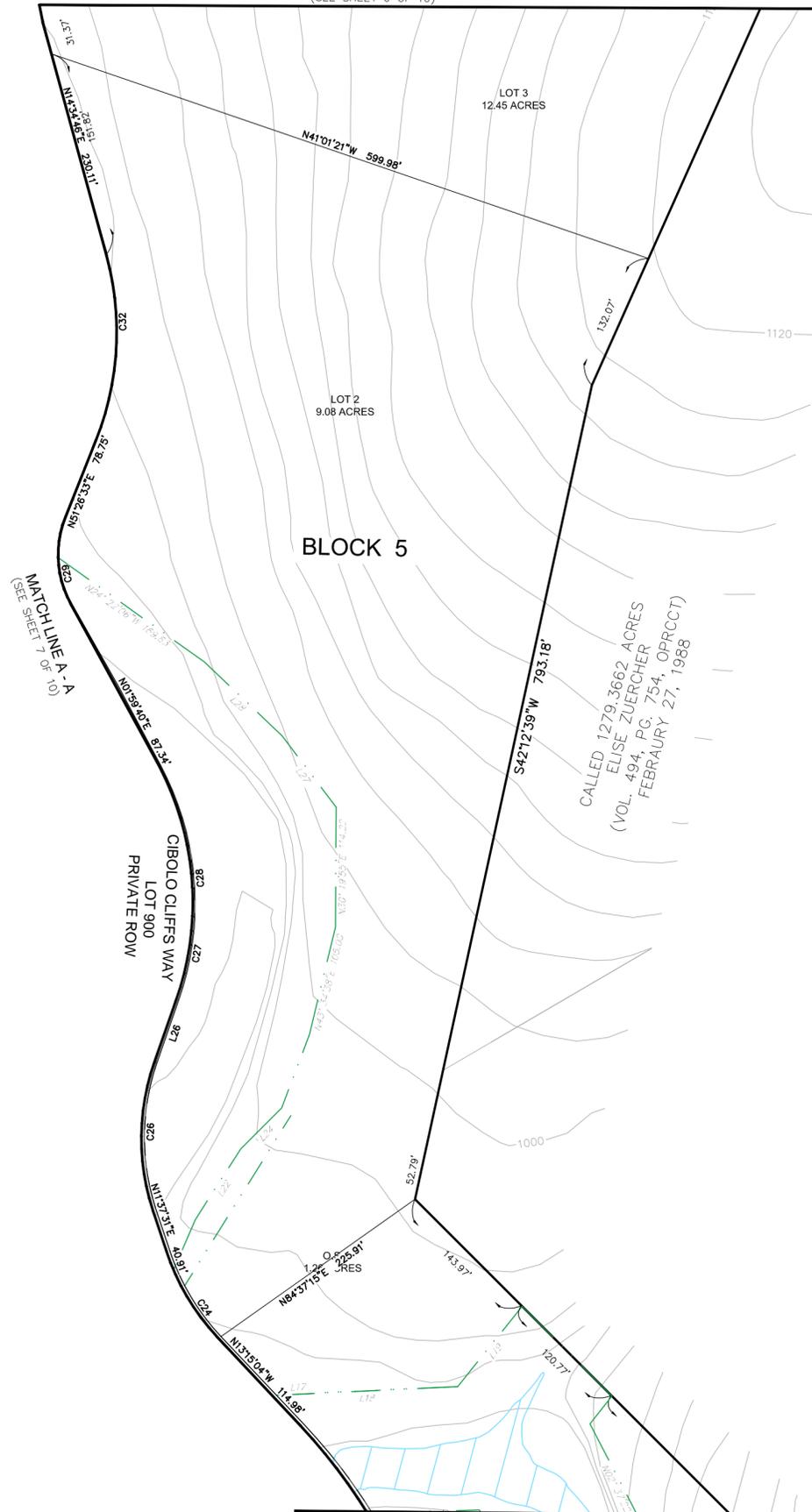
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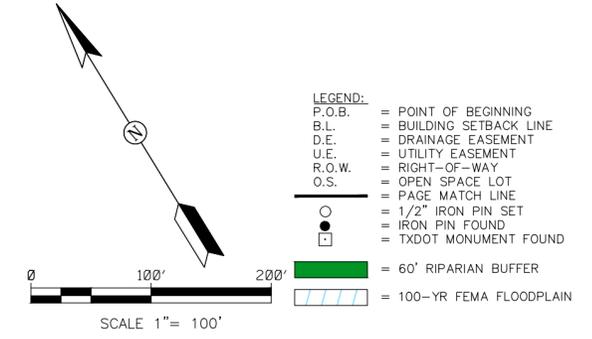
SUBDIVISION PLAT ESTABLISHING  
**CIBOLO CLIFF RANCHES SUBDIVISION**

BEING ALL OF 239.536 ACRE TRACT OF LAND SITUATED IN THE COMAL COUNTY, TEXAS, BEING OUT OF THE ALEJO MONTEZ SURVEY NO. 413, ANNA DECKER SURVEY NO. 678, BEATY SEALE & FORWOOD SURVEY NO. 821, BEATY SEALE & FORWOOD SURVEY 01, BEATY-SEALE & FORWOOD SURVEY NO. 799, AND THE E. CASA SURVEY NO. 347, AND BEING ALL OF A CALLED 187.7 ACRE TRACT OF LAND (TRACT ONE), A PORTION OF A CALLED 83.287 ACRE TRACT OR LAND (TRACT TWO), AND ALL OF CALLED 6.761 ACRE TRACT OF LAND (TRACT THREE), AS CONVEYED TO ATTILIO ZACCARIA, JR. FAMILY LIMITED PARTNERSHIP, LTD. AND RECORDED IN DOCUMENT NO. 20160638940, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS.

MATCH LINE A - A  
(SEE SHEET 6 OF 10)



MATCH LINE A - A  
(SEE SHEET 10 OF 10)



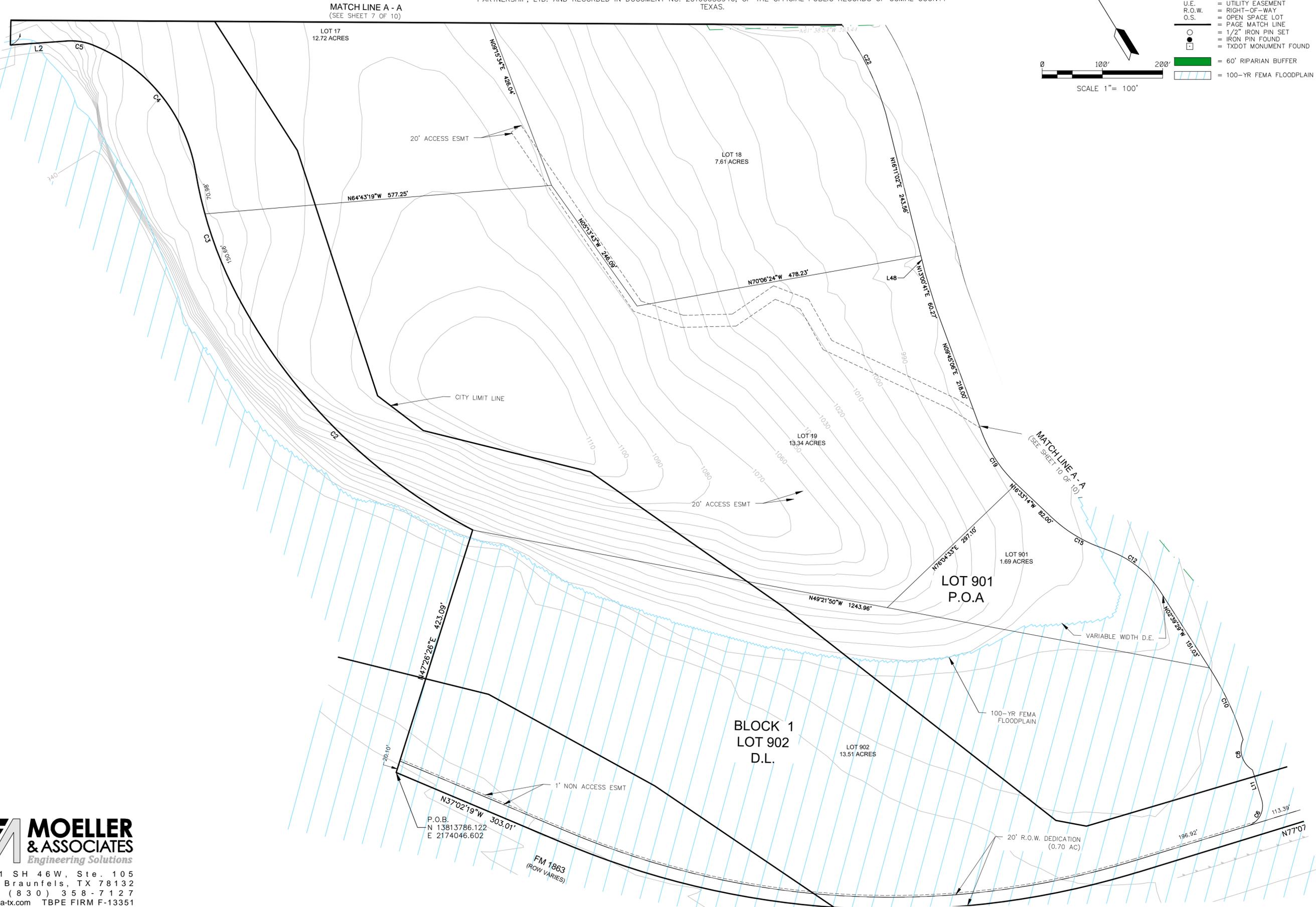
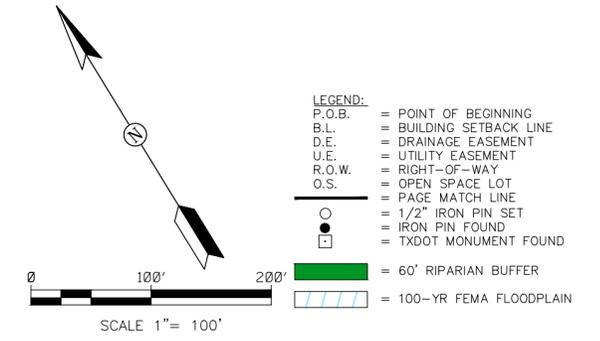
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**MOELLER & ASSOCIATES**  
Engineering Solutions

2021 SH 46W, Ste. 105  
New Braunfels, TX 78132  
ph: (830) 358-7127  
www.ma-tx.com TBPE FIRM F-13351

# SUBDIVISION PLAT ESTABLISHING CIBOLO CLIFF RANCHES SUBDIVISION

BEING ALL OF 239.536 ACRE TRACT OF LAND SITUATED IN THE COMAL COUNTY, TEXAS, BEING OUT OF THE ALEJO MONTEZ SURVEY NO. 413, ANNA DECKER SURVEY NO. 678, BEATY SEALE & FORWOOD SURVEY NO. 821, BEATY SEALE & FORWOOD SURVEY 01, BEATY-SEALE & FORWOOD SURVEY NO. 799, AND THE E. CASA SURVEY NO. 347, AND BEING ALL OF A CALLED 187.7 ACRE TRACT OF LAND (TRACT ONE), A PORTION OF A CALLED 83.287 ACRE TRACT OR LAND (TRACT TWO), AND ALL OF CALLED 6.761 ACRE TRACT OF LAND (TRACT THREE), AS CONVEYED TO ATTILIO ZACCARIA, JR. FAMILY LIMITED PARTNERSHIP, LTD. AND RECORDED IN DOCUMENT NO. 20160638940, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS.



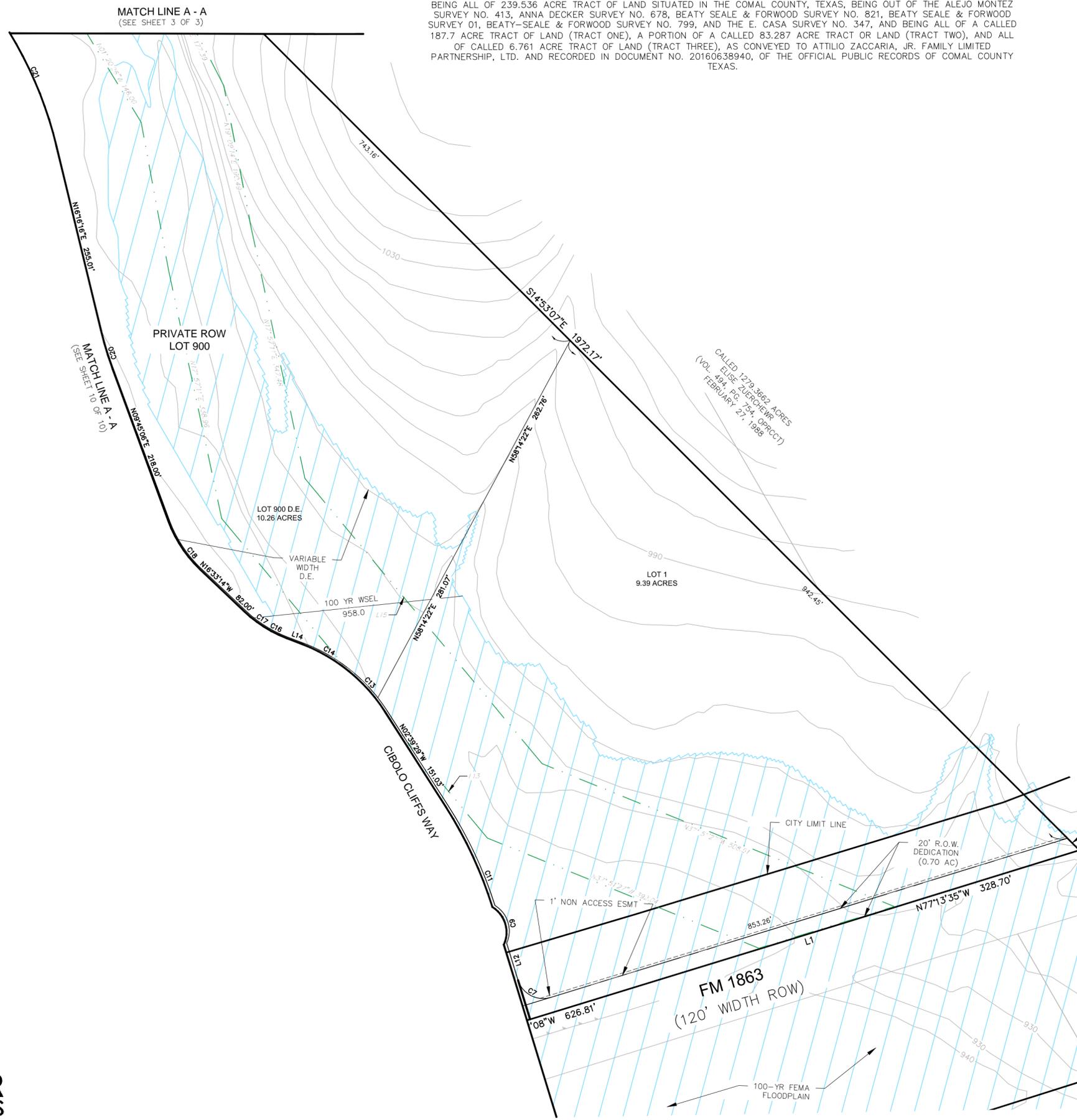
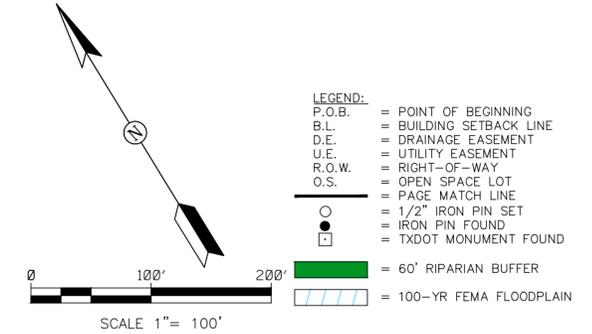
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SUBDIVISION PLAT ESTABLISHING  
**CIBOLO CLIFF RANCHES SUBDIVISION**

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PLANNING AND ZONING COMMISSION ITEM:  
PC-19-20  
**PRELIMINARY PLAT**  
**CIBOLO CLIFF RANCHES**

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

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**REQUEST:**  
Reconsideration of a Preliminary Plat for the Cibolo Cliff Ranches subdivision, generally located at 7055 FM 1863.

**APPLICANT:**  
Moeller & Associates attn: James Ingalls, P.E.  
2021 SH 46 W, Ste. 105  
New Braunfels, TX 78132

**PROPERTY INFORMATION:**

Owner: A Z Family, L.P., attn: Phil Zaccaria  
Legal Descrp: BEING ALL OF A 239.536 ACRE TRACT OF LAND SITUATED IN THE COMAL COUNTY, TEXAS, BEING OUT OF THE ALEJO MONTEZ SURVEY NO. 413, ANNA DECKER SURVEY NO. 678, BEATY SEALE & FORWOOD SURVEY NO. 821, BEATY SEAL & FORWOOD SURVEY 01, BEATY-SEALE & FORWOOD SURVEY NO. 799 AND THE E. CASA SURVEY NO. 347, AND BEING ALL OF A CALLED 187.7 ACRE TRACT OF LAND (TRACT ONE), A PORTION OF A CALLED 83.287 ACRE TRACT OF LAND (TRACT TWO), AND ALL OF A CALLED 6.761 ACRE TRACT OF LAND (TRACT THREE), AS CONVEYED TO ATTILIO ZACCARIA, JR. FAMILY LIMITED PARTNERSHIP, LTD. AND RECORDED IN DOCUMENT NO. 201606338940, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

Size: 217 Acres; 22 lots  
Existing Land Use: Undeveloped  
Existing Zoning: Extraterritorial Jurisdiction (ETJ)  
Proposed Land-Use: Single Family Residential

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**SUMMARY:**

This is a proposed preliminary plat for Cibolo Cliff Ranches. It falls under the new City of Bulverde plat submittal requirements, which requires consideration at the Planning & Zoning Commission and the final approval from the City Council.

The proposed preliminary plat would establish 22 single-family residential lots. Since this is not part of a phased development, it does not require a Master Development Plan.

This preliminary plat was submitted concurrently with a request for a variance to the block length requirements (VR-19-17), which would have to be decided prior to the plat approval.

**ANALYSIS:**

The proposed subdivision lies completely outside the City Limits. Groundwater wells would provide water to lots in the subdivision while on-site septic facilities would serve each lot. The proposed development is low-density residential and will be a private community with no public roadways.

Half Associates and the City of Bulverde Planning and Engineering staff have reviewed the plat and encountered multiple deficiencies. A resubmittal was received in November, but there were comments that were not properly addressed. Another comment letter was sent to the developer on December 10, 2019.

The required revisions have not been made in time for the agenda posting for this meeting. Therefore, staff recommends the Planning & Zoning Commission vote to **DENY** the Preliminary Plat.

**ATTACHMENTS:**

Application

Plat

Comment Letter



# APPLICATION FOR PRELIMINARY PLAT

Planning & Development Department  
 30360 Cougar Bend, Bulverde, TX 78163  
 Telephone: 830-438-3612 - Fax. 830-438-4339  
[www.bulverdetx.gov](http://www.bulverdetx.gov)

**ALL APPLICATIONS SHALL BE ACCEPTED BY APPOINTMENT ONLY DURING A PRE-APPLICATION CONFERENCE ON THE DATES SPECIFIED IN PAGE 2 OF THIS APPLICATION. TO SCHEDULE AN APPOINTMENT PLEASE CONTACT THE BULVERDE PLANNING & DEVELOPMENT DEPARTMENT.**

1. Name of Subdivision: Cibolo Cliff Ranches Unit No                       
 Location Description/Nearest Intersection: 7055 FM 1863, Bulverde, Texas, 78163  
1 mile from east of Beck Rd.

2. Owner/Applicant: A Z Family, L.P. Attn: Mr. Phil Zaccaria  
 Address: 21260 Gathering Oak #106, San Antonio, Texas, 78260 Email:                       
 Telephone:                      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): Moeller & Associates attn: James Ingalls, P.E. (Agent)  
 Address: 2021 Sh 46W, Ste. 105, New Braunfels, TX 78132 Email: plats@ma-tx.com  
 Telephone: 830-358-7127 Fax:                      Mobile:                     

4. Property Details:

City Limits:	<input type="checkbox"/> In <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>private wells</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>On-site septic (ossf)</u>
Residential:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
No. of Lots:	<u>22</u>	TxDOT Frontage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total Acreage without floodplain:	<u>217 ac</u>	100-Year Floodplain:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Density Class:	<u>Low</u>		
Zoning Class:	<u>n/a</u>	Edwards Aquifer Zone:	<input checked="" type="checkbox"/> Recharge <input type="checkbox"/> Contributing

The undersigned agrees to comply with all platting and subdivision requirements of the City of Bulverde, and hereby authorizes the surveyor/engineer to record the approved final plat. The undersigned agrees to pay the appropriate fees as outlined in the Planning and Development Fee Schedule and agrees to pay fees for any additional review requiring consultation with City Consultants, including involvement of a contract engineer in a predevelopment conference. To the extent possible, City Staff will provide the Owner/Applicant with an estimate of fees should outside consultation be required.

James Ingalls (Agent) 9-30-19.  
 Signature of Owner/Applicant Date

---

**Fees on Page 2**

**Fees:**

**Preliminary Plats**

- \$1250.00 + \$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 DATES: OCTOBER 2019 – DECEMBER 2020**

<b>Planning &amp; Zoning Meeting</b>	<b>City Council Meeting</b>	<b>Submittal Date</b>
<b>OCTOBER 10, 2019</b>	<b>NOVEMBER 12, 2019</b>	<b>SEPTEMBER 12, 2019</b>
<b>NOVEMBER 14, 2019</b>	<b>DECEMBER 10, 2019</b>	<b>OCTOBER 15, 2019</b>
<b>DECEMBER 12, 2019</b>	<b>JANUARY 14, 2020</b>	<b>NOVEMBER 13, 2019</b>
<b>JANUARY 16, 2020</b>	<b>FEBRUARY 11, 2020</b>	<b>DECEMBER 17, 2019</b>
<b>FEBRUARY 13, 2020</b>	<b>MARCH 10, 2020</b>	<b>JANUARY 15, 2020</b>
<b>MARCH 12, 2020</b>	<b>APRIL 14, 2020</b>	<b>FEBRUARY 11, 2020</b>
<b>APRIL 16, 2020</b>	<b>MAY 12, 2020</b>	<b>MARCH 17, 2020</b>
<b>MAY 14, 2020</b>	<b>JUNE 9, 2020</b>	<b>APRIL 14, 2020</b>
<b>JUNE 11, 2020</b>	<b>JULY 14, 2020</b>	<b>MAY 12, 2020</b>
<b>JULY 16, 2020</b>	<b>AUGUST 11, 2020</b>	<b>JUNE 16, 2020</b>
<b>AUGUST 13, 2020</b>	<b>SEPTEMBER 8, 2020</b>	<b>JULY 14, 2020</b>
<b>SEPTEMBER 10, 2020</b>	<b>OCTOBER 13, 2020</b>	<b>AUGUST 11, 2020</b>
<b>OCTOBER 15, 2020</b>	<b>NOVEMBER 10, 2020</b>	<b>SEPTEMBER 15, 2020</b>
<b>NOVEMBER 12, 2020</b>	<b>DECEMBER 8, 2020</b>	<b>OCTOBER 13, 2020</b>
<b>DECEMBER 10, 2020</b>	<b>JANUARY 12, 2021</b>	<b>NOVEMBER 10, 2020</b>



## Planning and Development Preliminary Plat Application Checklist

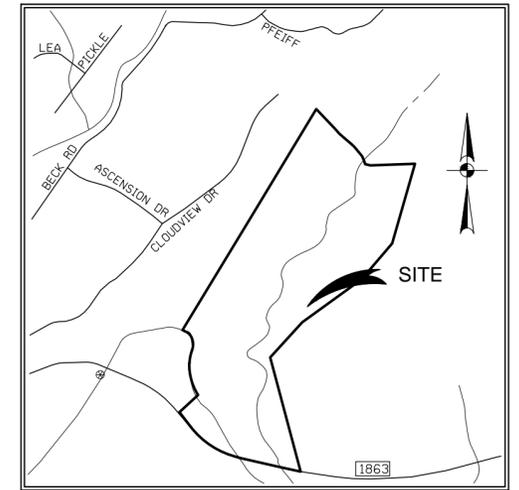
**ALL SUBMITTALS MUST FOLLOW THE FOLLOWING REQUIREMENTS TO BE  
ACCEPTED BY THE CITY OF BULVERDE FOR INITIAL REVIEW**

- 2 Copies of the Preliminary Plat
- One electronic copy of each document required below and plat drawing(s) in PDF format.
- A check or money order for the platting fee, review fee and other required fees.
  - Plat Application & Review Fee
  - SWMP Review Fee
  - TIA Fee
- 2 copies of the Utility Layout showing all proposed utilities and easements
- 2 copies of the Traffic Impact Analysis
- 1 copy of the approved Floodplain Development Permit from Comal County if subdivision includes property within the ETJ.
- 2 copies of the Drainage Study
- 2 copies of the Water Study and Water Supply Certification as applicable
- 2 copies of the Sewer Study as applicable
- 2 copies of the Environmental Assessment
- Certification by all utilities and that will provide service to the proposed subdivision and all entities with regulatory authority pertaining to the proposed subdivision including but not limited to the following.
  - Electric Utility
  - Gas Utility
  - Public Water System
  - Telephone Utility
  - Cable TV Utility
  - TxDOT
  - TCEQ
  - Other agencies or entities having jurisdiction
- Evidence that the applicant has submitted the information required above to the utilities and entities described above
- Variance Requests (if any)
- Original Tax Certificates
  - City
  - County
  - School
- Letter of Agent or other power of attorney authorizing signature of Owner on plat
- Other applicable legal documents including deed restrictions, homeowner's association documents, etc.



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**LOCATION MAP**  
SCALE: 1"=2,000'

**NOTES:**

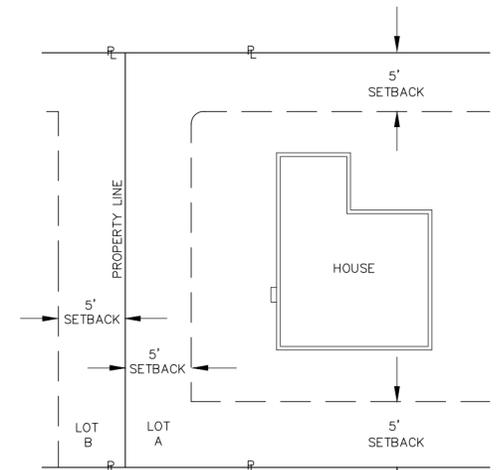
1. ALL LOTS WITHIN THE SUBDIVISION WILL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE SYSTEM FACILITIES AND PRIVATE WATER WELLS. THERE WILL BE NO GAS SERVICE PROVIDED.
2. ALL STREETS ARE PROPOSED AS RURAL LOCAL TYPE FUNCTIONAL CLASSIFICATION WITH 60' FOOT RIGHT-OF-WAYS UNLESS NOTED OTHERWISE.
3. NO SIDEWALKS ARE PROPOSED FOR THIS DEVELOPMENT AS THESE STREETS ARE PROPOSED TO BE RURAL-LOCAL STREETS, ONE-FAMILY LARGE LOT RESIDENTIAL (RURAL).
4. LOT 900, BLOCK 1 IS A PRIVATE ROW AND IS A NON-BUILDABLE LOT. THE LOT IS TO BE USED FOR A PRIVATE STREET, DRAINAGE CONVEYANCE, UTILITY EASEMENT, AND AN OPEN SPACE. LOT 901, BLOCK 1 IS A PROPERTY OWNERS ASSOCIATION OPEN SPACE LOT. LOT 902, BLOCK 1 IS A DRAINAGE LOT/AND OPEN SPACE AND IS A NON-BUILDABLE LOT. THESE LOTS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION, THEIR SUCCESSOR'S OR ASSIGNS, AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF BULVERDE OR COMAL COUNTY.
5. THE SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
6. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE IN GRID BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983. DISTANCES SHOWN HEREON ARE SURFACE USING COMBINED SCALE FACTOR OF 1.00015.
7. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND MARKERS WILL BE SET WITH 1/2" IRON PIN WITH PLASTIC CAP STAMPED "DAM #5348 PROP. COR." IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
8. CIBOLO CLIFF RANCHES, FALLS WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF BULVERDE.
9. THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL.
10. CIBOLO CLIFF RANCHES, ESTABLISHING A TOTAL OF 22 LOTS, WITH 19 BEING BUILDABLE.
11. THIS SUBDIVISION IS SUBJECT TO THE CITY OF BULVERDE PARK LAND AND DEDICATION ORDINANCE. THIS PLAT IS APPROVED FOR ONE (1) DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 19 LOTS WHERE FEES ARE DUE AT THE TIME OF RECORDATION. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH NEW DWELLING UNIT.
12. NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASES THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF BULVERDE AND COMAL COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
13. THE ELEVATION OF THE LOWEST FLOOR SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST HAVE A FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF TWO FEET ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER

FROM LEAVING THE STREET.

14. MAINTENANCE OF DRAINAGE EASEMENT DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
15. THE SUBDIVISION IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE A, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE COMAL COUNTY, TEXAS COMMUNITY PANEL NUMBER 4809100405F, REVISED NOVEMBER 02, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
16. ANY DRIVEWAY CONSTRUCTION ON COUNTY ROADS WITHIN THE UNINCORPORATED AREAS OF COMAL COUNTY MUST BE PERMITTED BY THE COMAL COUNTY ROAD DEPARTMENT.
17. THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. PROPERTY OWNERS ARE REQUIRED TO FOLLOW THE APPROVED W.P.A.P. TEXAS EDWARDS AQUIFER PROGRAM FILE NO. \_\_\_\_\_, DATED \_\_\_\_\_.
18. BUILDING SET BACK LINES ARE OFFSET 5' FROM ALL LOT LINES

**TXDOT NOTES:**

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 1 (ONE) ACCESS POINT, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 2230.99 FEET. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
5. ANY TRAFFIC CONTROL MEASURE (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.



**TYPICAL SETBACK ON INTERIOR PROPERTY LINE**

STATE OF TEXAS  
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS

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

OWNER:  
A Z FAMILY, L.P.  
C/O PHIL ZACCARIA  
21260 GATHERING OAK, #106  
SAN ANTONIO, TX 78260

STATE OF TEXAS  
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_DAY OF \_\_\_\_\_, 2019,

BY \_\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS:

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

DREW A. MAWYER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348  
D.A. MAWYER LAND SURVEYING  
5151 W. SH46  
NEW BRAUNFELS, TEXAS 78132  
FIRM #10191500

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- LEGEND:**
- P.O.B. = POINT OF BEGINNING
  - B.L. = BUILDING SETBACK LINE
  - D.E. = DRAINAGE EASEMENT
  - U.E. = UTILITY EASEMENT
  - R.O.W. = RIGHT-OF-WAY
  - O.S. = OPEN SPACE LOT
  - = PAGE MATCH LINE
  - = 1/2" IRON PIN SET
  - = IRON PIN FOUND
  - = TXDOT MONUMENT FOUND

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE  
PLANNING COMMISSION OF THE CITY OF BULVERDE, TEXAS.

CHAIRMAN \_\_\_\_\_

APPROVED FOR ACCEPTANCE

DATE \_\_\_\_\_ PLANNING DIRECTOR \_\_\_\_\_

DATE \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_ DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOCUMENT NO. \_\_\_\_\_ OF COMAL COUNTY THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M. WITNESS MY HAND AND OFFICIAL SEAL, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY \_\_\_\_\_

Drawing Name: \\mo-server01\Engineering\Projects\ZAC0001 - Cibolo Cliff Ranches\Planning\Platting\Cibolo Cliff Ranches Plat3.dwg User: jamesingalls Dec 02, 2019 - 8:08pm

# CIBOLO CLIFF RANCHES SUBDIVISION

BEING ALL OF 239.536 ACRE TRACT OF LAND SITUATED IN THE COMAL COUNTY, TEXAS, BEING OUT OF THE ALEJO MONTEZ SURVEY NO. 413, ANNA DECKER SURVEY NO. 678, BEATY SEALE & FORWOOD SURVEY NO. 821, BEATY SEALE & FORWOOD SURVEY 01, BEATY-SEALE & FORWOOD SURVEY NO. 799, AND THE E. CASA SURVEY NO. 347, AND BEING ALL OF A CALLED 187.7 ACRE TRACT OF LAND (TRACT ONE), A PORTION OF A CALLED 83.287 ACRE TRACT OR LAND (TRACT TWO), AND ALL OF CALLED 6.761 ACRE TRACT OF LAND (TRACT THREE), AS CONVEYED TO ATTILIO ZACCARIA, JR. FAMILY LIMITED PARTNERSHIP, LTD. AND RECORDED IN DOCUMENT NO. 20160638940, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	105.19'	N77°07'08"W
L2	93.47'	N64°02'17"W
L3	109.88'	S41°17'33"E
L4	111.90'	S49°02'23"E
L5	147.30'	S49°02'23"E
L6	75.89'	S46°47'44"E
L7	202.76'	S39°16'39"E
L8	104.12'	S23°38'19"E
L9	37.58'	S12°26'25"E
L10	92.02'	S76°42'43"E
L11	51.86'	N12°52'52"E
L12	51.92'	S12°52'52"W
L13	556.67'	S09°39'13"E
L14	22.01'	N39°10'02"W
L15	497.04'	N09°39'13"W
L16	25.63'	S00°35'28"E
L17	301.27'	S62°43'39"E
L18	172.12'	N62°43'39"W
L19	98.03'	S68°39'09"W
L20	116.79'	S53°14'57"W
L21	40.91'	S11°37'31"W
L22	80.10'	S62°37'38"W
L23	23.47'	S62°37'38"W
L24	55.18'	S74°51'49"W
L25	70.92'	S63°30'56"W
L26	62.95'	S49°05'11"W
L27	85.15'	N07°00'54"W
L28	102.08'	N16°21'39"W
L29	75.49'	N00°39'32"E
L30	54.97'	N18°36'29"W
L31	93.90'	N60°47'15"W
L32	47.58'	N60°47'15"W
L33	65.60'	N18°34'53"E
L34	72.81'	N22°15'48"E
L35	200.20'	N85°43'33"W
L36	72.21'	N71°10'30"W
L37	25.99'	N56°55'11"W
L38	69.16'	N43°41'40"E
L39	203.53'	N59°21'52"E
L40	171.56'	N69°27'35"E

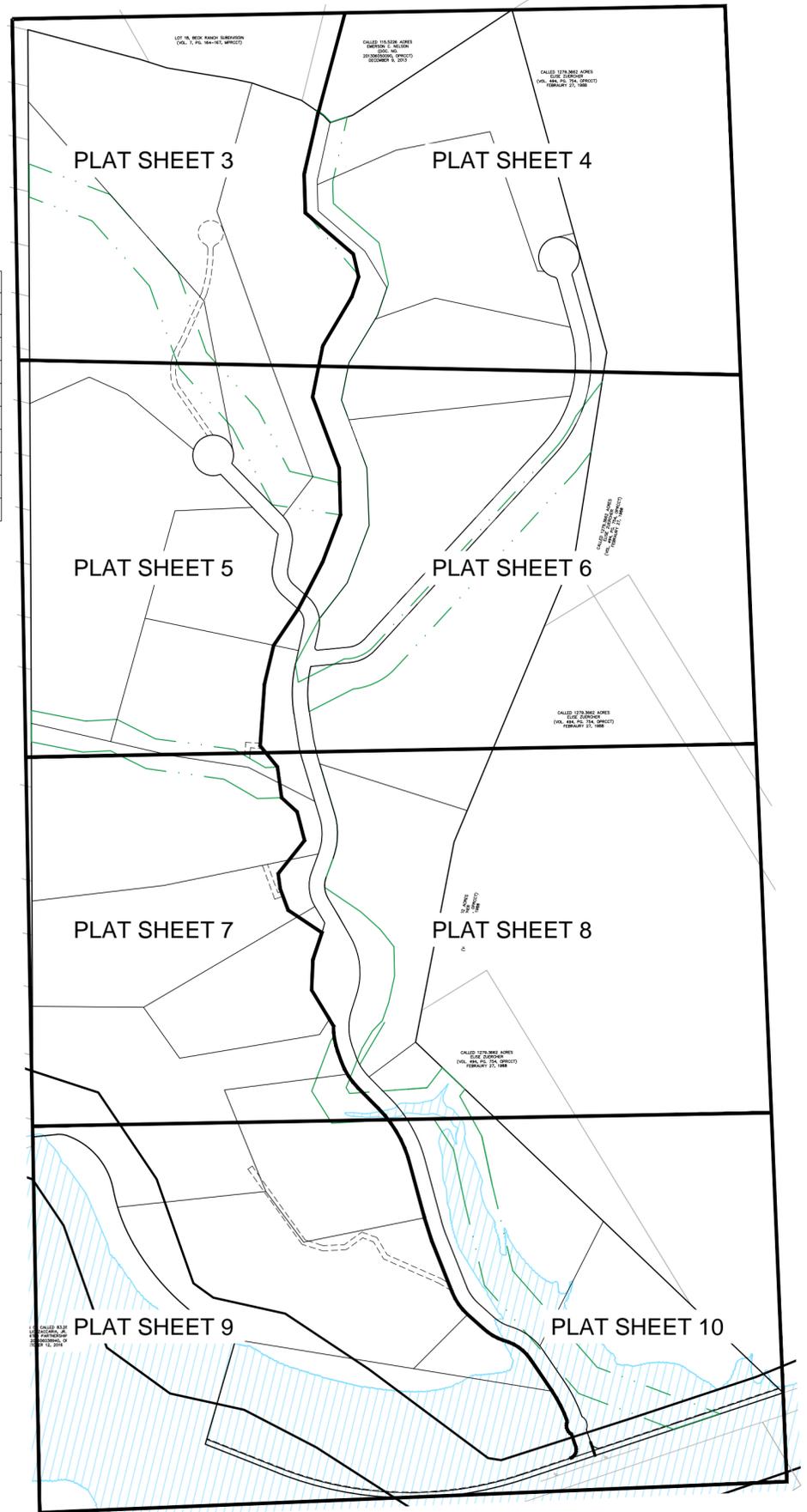
LINE TABLE		
LINE	LENGTH	BEARING
L41	78.71'	S16°57'26"E
L42	78.70'	N16°57'26"W
L43	57.01'	N29°50'30"E
L44	128.27'	N50°30'03"E
L45	9.80'	S18°26'57"W
L46	116.64'	N29°37'30"E
L47	59.04'	N23°47'58"E
L48	31.25'	N16°11'02"E
L49	31.13'	N01°02'33"E
L50	15.27'	N45°01'54"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	972.47'	1392.70'	40°00'27"	507.00'	952.83'	S57°06'55"E
C2	556.41'	934.10'	34°07'46"	286.74'	548.22'	S15°08'26"E
C3	221.64'	679.32'	18°41'37"	111.81'	220.66'	S11°16'16"W
C4	283.93'	276.38'	58°51'35"	155.92'	271.60'	N08°48'43"W
C5	45.02'	100.00'	25°47'46"	22.90'	44.64'	N51°08'24"W
C6	54.98'	35.00'	90°00'00"	35.00'	49.50'	N57°52'52"E
C7	54.91'	35.00'	89°53'05"	34.93'	49.45'	S32°10'35"E
C8	57.80'	40.00'	82°47'30"	35.26'	52.90'	N12°52'03"E
C9	57.84'	40.00'	82°50'39"	35.29'	52.93'	N12°52'08"E
C10	132.08'	500.00'	15°08'05"	66.42'	131.69'	N04°54'33"E
C11	148.32'	560.00'	15°10'31"	74.60'	147.89'	S04°55'46"W
C12	108.33'	170.00'	36°30'33"	56.07'	106.50'	N20°54'46"W
C13	146.56'	230.00'	36°30'33"	75.86'	144.09'	N20°54'46"W
C14	146.56'	230.00'	36°30'33"	75.86'	144.09'	N20°54'46"W
C15	90.78'	230.00'	22°36'49"	45.99'	90.19'	N27°51'38"W
C16	67.10'	170.00'	22°36'49"	33.99'	66.66'	S27°51'38"E
C17	67.10'	170.00'	22°36'49"	33.99'	66.66'	S27°51'38"E
C18	78.05'	170.00'	26°18'19"	39.73'	77.37'	S03°24'04"E
C19	105.60'	230.00'	26°18'19"	53.75'	104.67'	N03°24'04"W
C20	53.48'	470.00'	6°31'10"	26.77'	53.45'	S13°00'41"W
C21	273.09'	530.00'	29°31'20"	139.65'	270.08'	N01°30'36"E
C22	163.35'	470.00'	19°54'50"	82.51'	162.53'	N03°53'59"E
C23	121.57'	280.00'	24°52'35"	61.76'	120.62'	S00°48'47"E
C24	7.99'	10.00'	45°47'48"	4.22'	7.78'	S47°13'05"W
C25	95.52'	220.00'	24°52'35"	48.52'	94.77'	S00°48'47"E
C26	100.90'	280.00'	20°38'47"	51.00'	100.35'	S21°56'54"W
C27	143.84'	220.00'	37°27'41"	74.60'	141.29'	S30°21'21"W
C28	230.14'	280.00'	47°05'32"	122.02'	223.71'	N25°32'26"E
C29	85.00'	95.00'	51°15'54"	45.58'	82.19'	S26°17'29"W
C30	138.69'	155.00'	51°15'54"	74.37'	134.11'	S26°17'29"W
C31	80.09'	4764.24'	0°57'47"	40.04'	80.08'	N51°26'33"E
C32	180.15'	280.00'	36°51'47"	93.31'	177.06'	N33°00'40"E
C33	139.69'	220.00'	36°22'53"	72.29'	137.36'	N32°46'13"E
C34	74.04'	530.00'	8°00'14"	37.08'	73.98'	S18°34'53"W
C35	173.18'	470.00'	21°06'40"	87.58'	172.20'	S33°08'20"W
C36	195.28'	530.00'	21°06'40"	98.76'	194.18'	S33°08'20"W
C37	191.06'	260.00'	42°06'11"	100.07'	186.79'	S85°09'54"E
C38	113.90'	155.00'	42°06'11"	59.66'	111.35'	S85°09'54"E
C39	125.98'	148.39'	48°38'32"	67.07'	122.23'	S81°18'20"E
C40	69.81'	95.00'	42°06'11"	36.57'	68.25'	N85°09'54"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C50	74.10'	70.00'	60°39'06"	40.95'	70.69'	N13°22'07"E
C51	66.01'	65.00'	58°10'58"	36.17'	63.21'	S12°08'03"W
C52	126.97'	125.00'	58°12'01"	69.57'	121.58'	N12°08'35"E
C53	122.38'	130.31'	53°48'41"	66.13'	117.94'	N14°14'04"E
C54	1.17'	1.00'	67°12'03"	0.66'	1.11'	S20°50'38"W
C55	210.14'	79.00'	152°24'26"	321.72'	153.44'	N55°45'44"W
C56	24.25'	220.00'	6°18'56"	12.14'	24.24'	N48°11'22"E
C57	139.69'	220.00'	36°22'53"	72.29'	137.36'	N32°46'13"E
C68	59.01'	470.00'	7°11'38"	29.55'	58.97'	N09°39'15"W

STREET NAME	STREET CL LENGTH LF
CIBOLO CLIFFS WAY	2087 LF
ZACCARIA WAY	4461 LF

- LEGEND:**
- = POINT OF BEGINNING
  - = BUILDING SETBACK LINE
  - = DRAINAGE EASEMENT
  - = UTILITY EASEMENT
  - = RIGHT-OF-WAY
  - = OPEN SPACE LOT
  - = PAGE MATCH LINE
  - = 1/2" IRON PIN SET
  - = IRON PIN FOUND
  - = TXDOT MONUMENT FOUND
  - = 60' RIPARIAN BUFFER
  - = 100-YR FEMA FLOODPLAIN



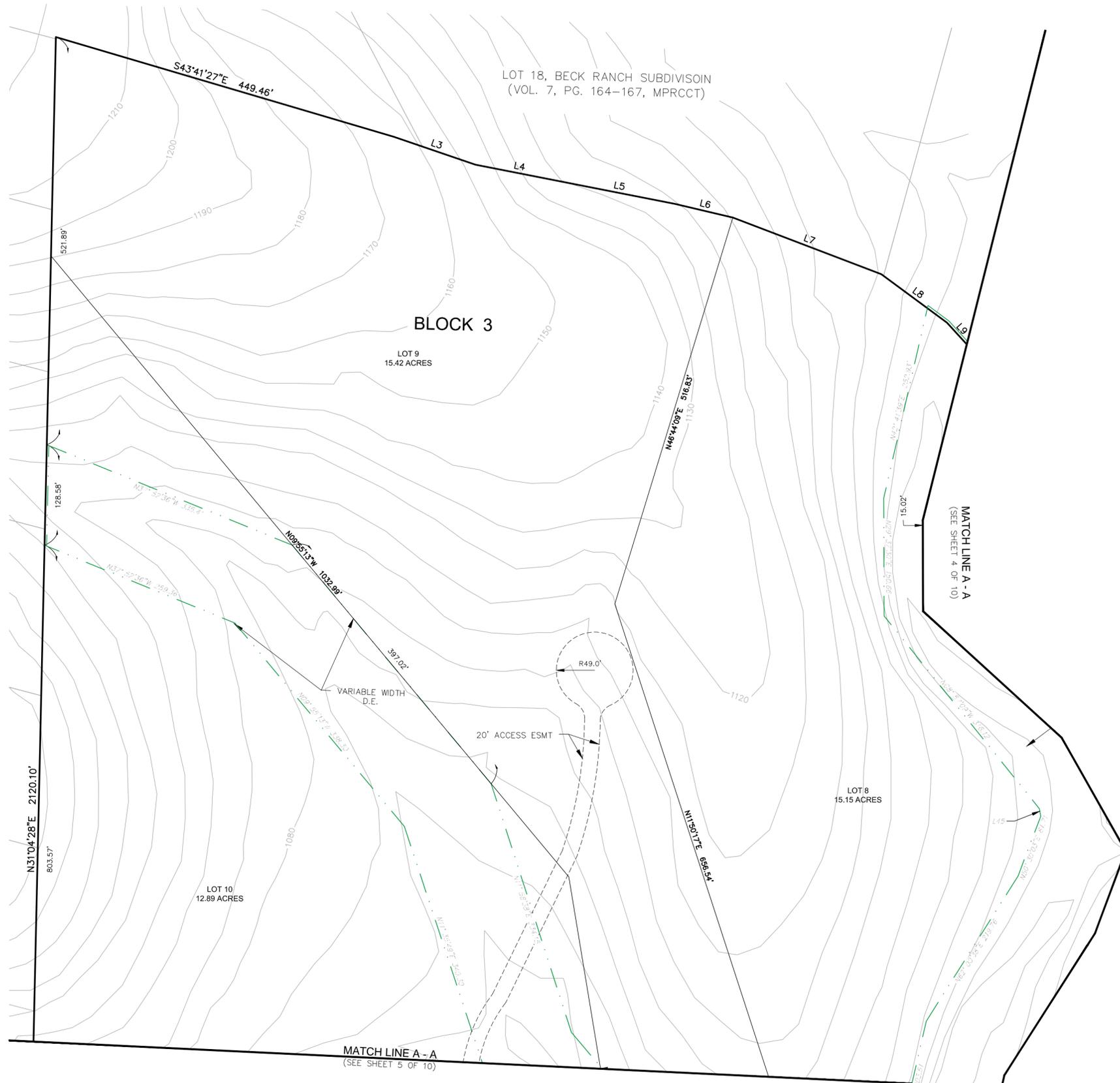
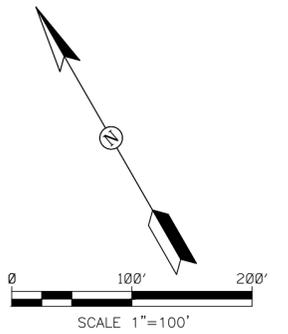
**INDEX MAP DETAIL**  
SCALE: 1" = 400'

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SUBDIVISION PLAT ESTABLISHING  
**CIBOLO CLIFF RANCHES SUBDIVISION**

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SKYRIDGE SUBDIVISION  
(VOL. 8, PG. 77-78, MPRCCT)

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- = POINT OF BEGINNING
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  - - - = UTILITY EASEMENT
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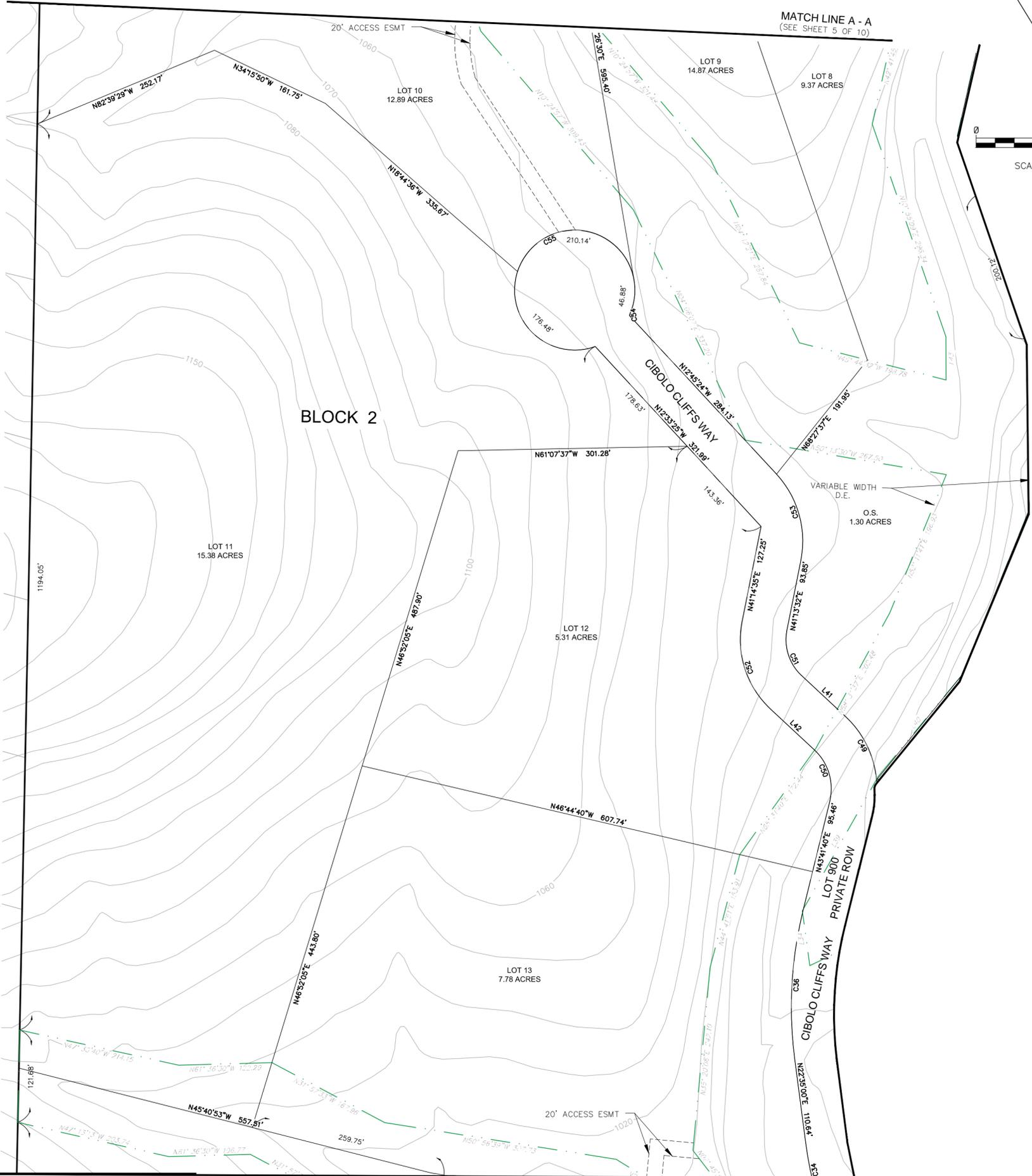
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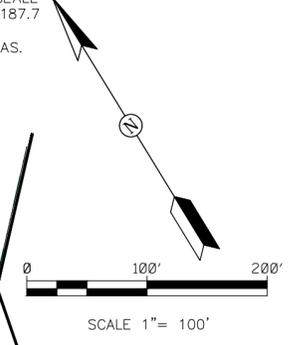


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  - — — — — = PAGE MATCH LINE
  - = 1/2" IRON PIN SET
  - = IRON PIN FOUND
  - = TXDOT MONUMENT FOUND
  - [Green Shaded Area] = 60' RIPARIAN BUFFER
  - [Blue Hatched Area] = 100-YR FEMA FLOODPLAIN



SKYRIDGE SUBDIVISION  
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MATCH LINE A - A  
(SEE SHEET 7 OF 10)

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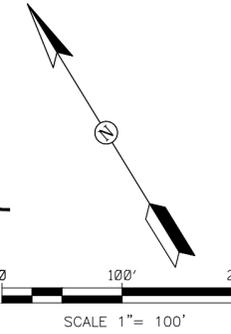
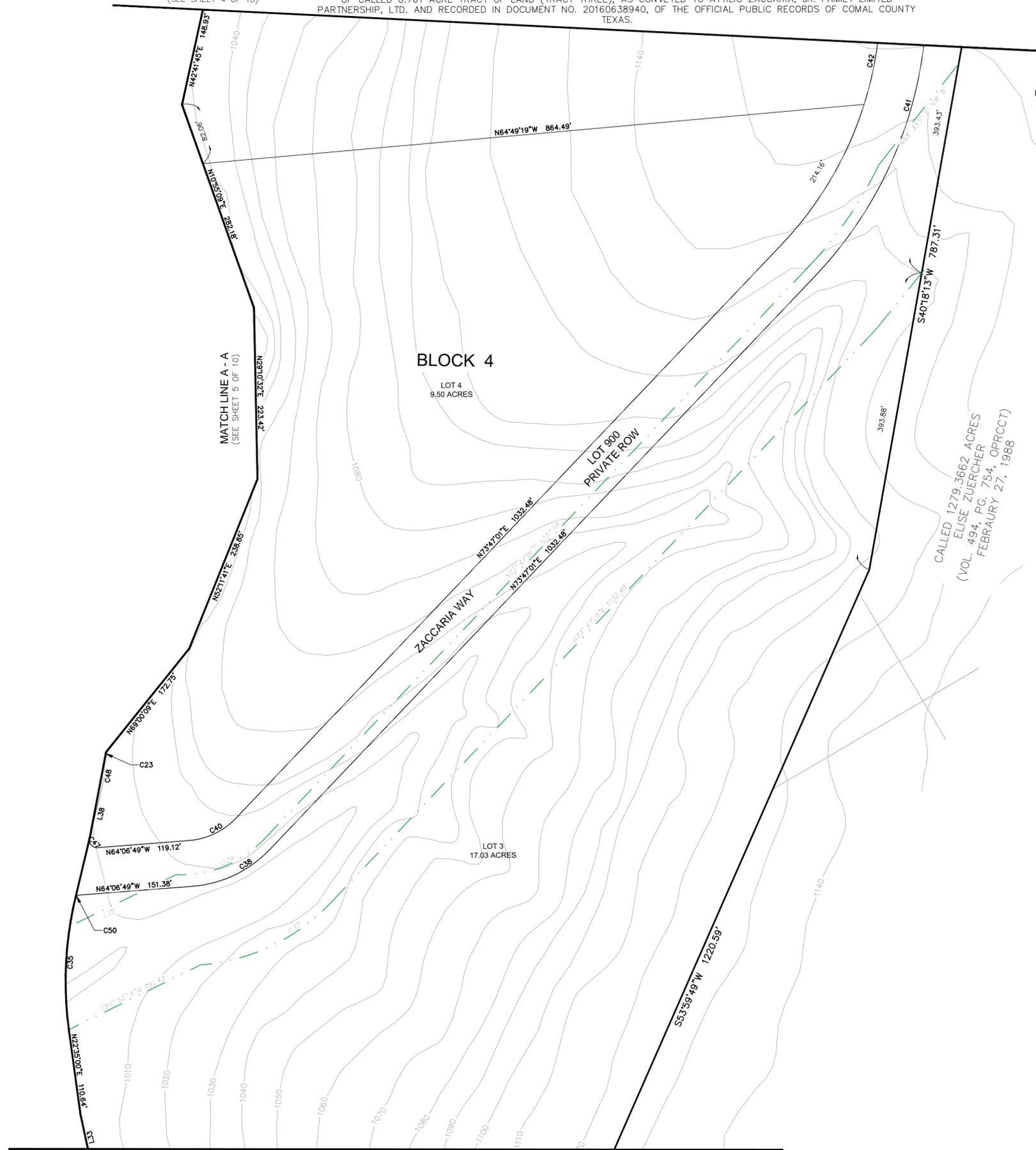
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MATCH LINE A - A  
(SEE SHEET 4 OF 10)

MATCH LINE A - A  
(SEE SHEET 5 OF 10)

MATCH LINE A - A  
(SEE SHEET 8 OF 10)



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  - R.O.W. = RIGHT-OF-WAY
  - O.S. = OPEN SPACE LOT
  - [Symbol] = PAGE MATCH LINE
  - [Symbol] = 1/2" IRON PIN SET
  - [Symbol] = IRON PIN FOUND
  - [Symbol] = TXDOT MONUMENT FOUND
  - [Green shaded area] = 60' RIPARIAN BUFFER
  - [Blue hatched area] = 100-YR FEMA FLOODPLAIN

CALLED 1279.3662 ACRES  
ELISE ZUERCHER  
(VOL. 494, PG. 754, OPFR0CT)  
FEBRUARY 27, 1988

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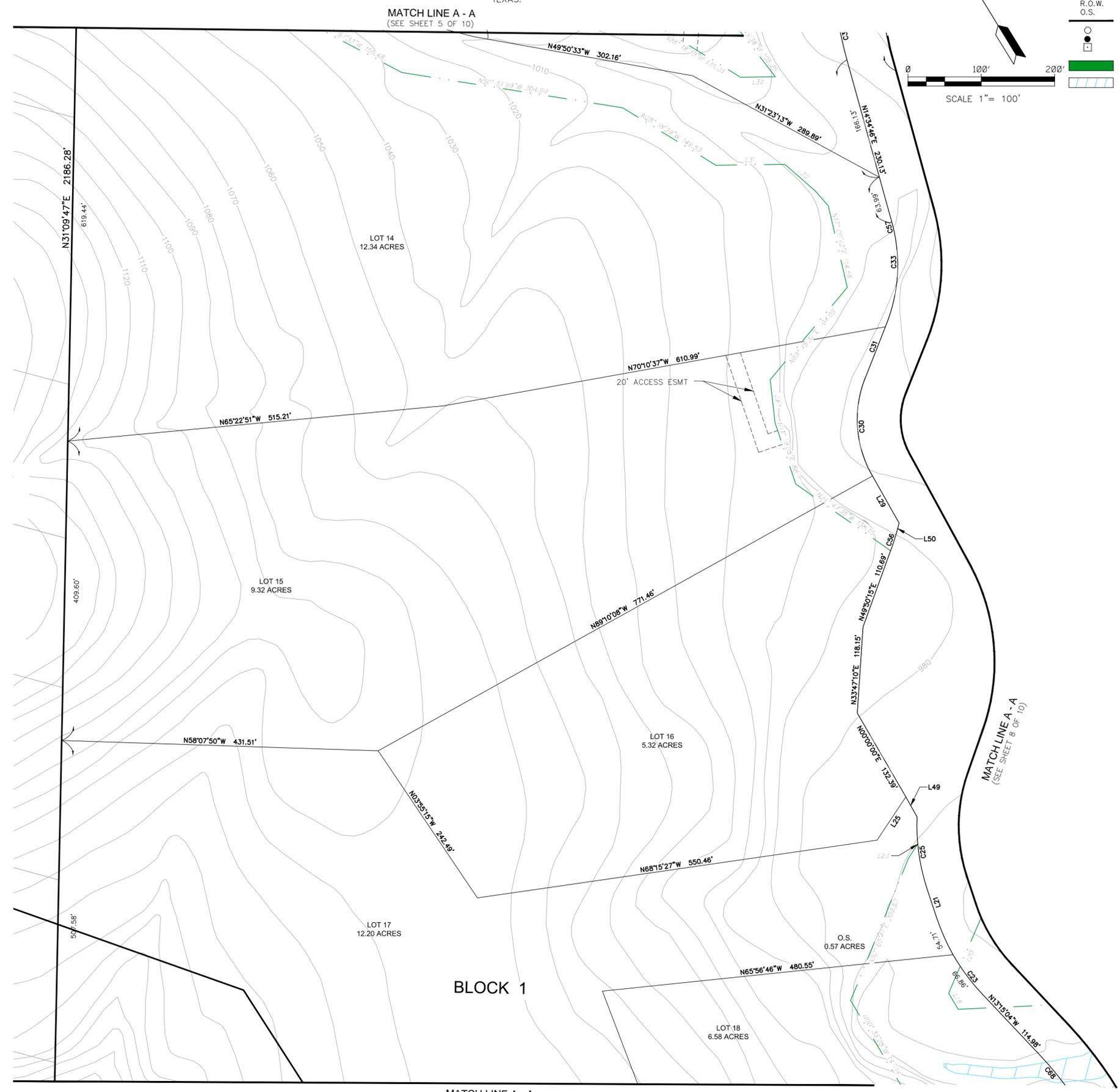
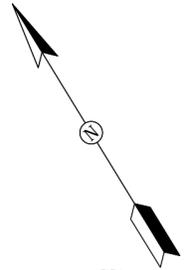
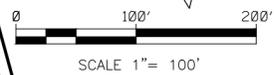
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SKYRIDGE SUBDIVISION  
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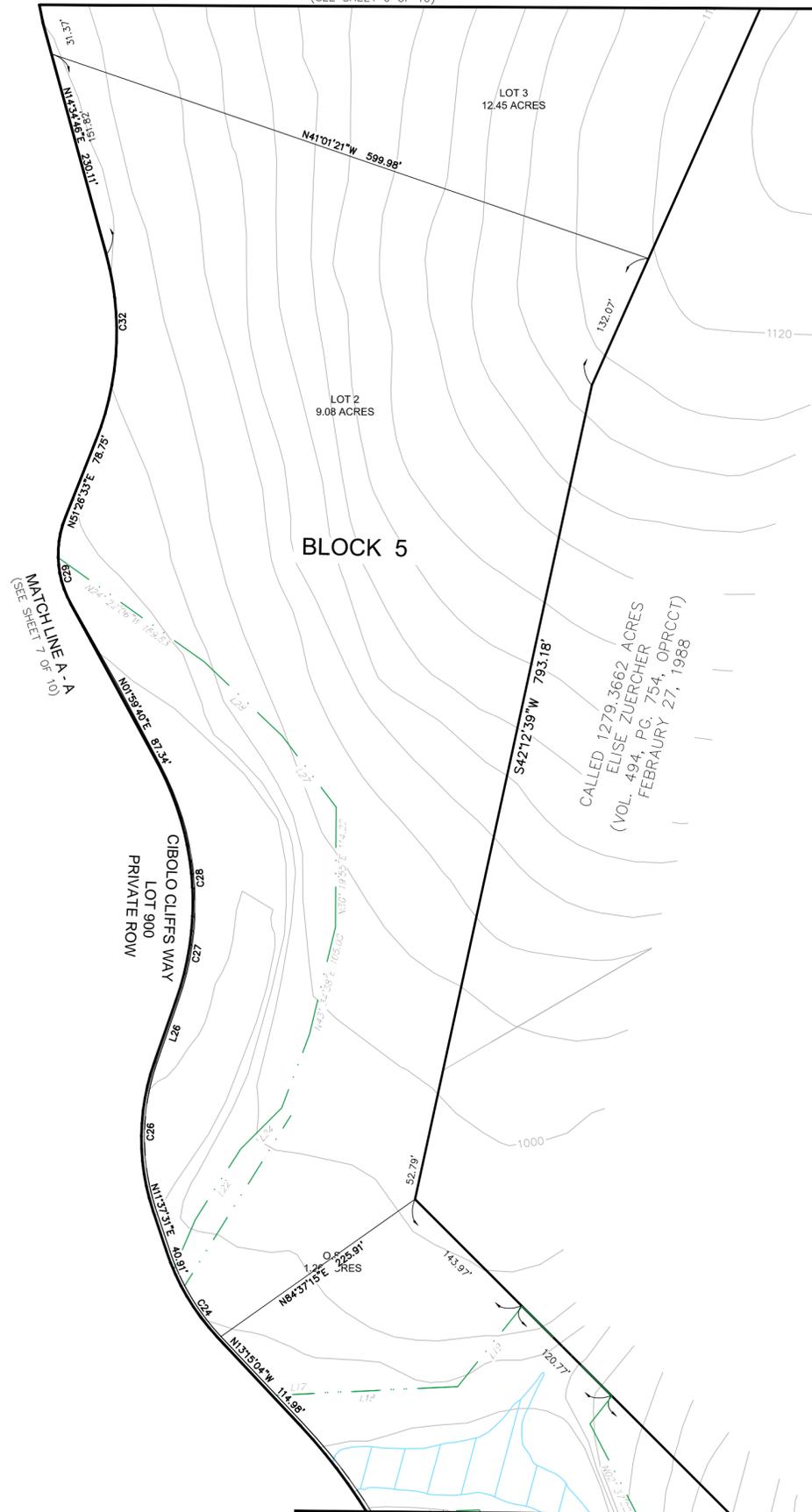
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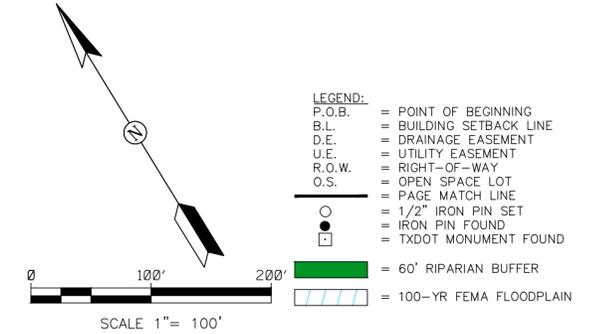
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MATCH LINE A - A  
(SEE SHEET 6 OF 10)



MATCH LINE A - A  
(SEE SHEET 10 OF 10)

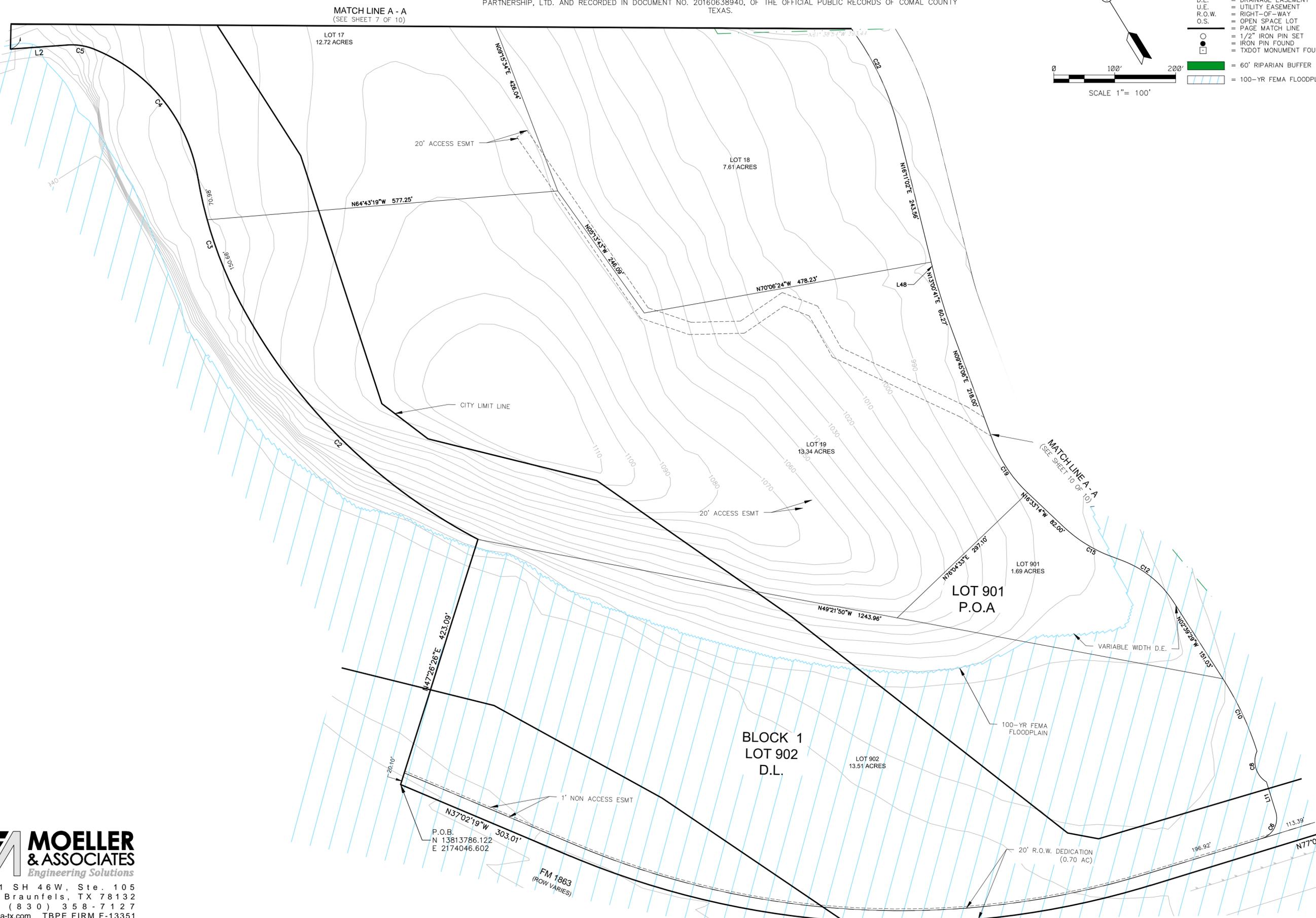
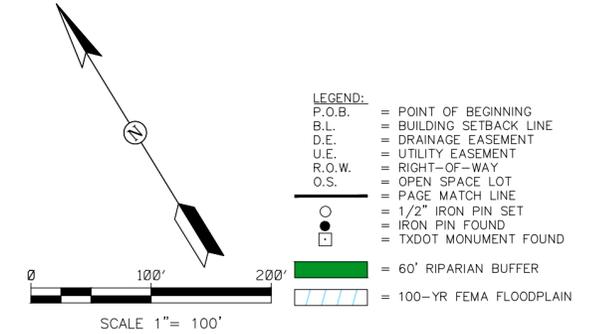


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New Braunfels, TX 78132  
ph: (830) 358-7127  
www.ma-tx.com TBPE FIRM F-13351



## **REVIEW MEMORANDUM**

**TO:** James Ingalls, P.E.  
Moeller & Associates  
2021 SH 46W, Ste. 105  
New Braunfels, TX 78132  
[plats@ma-tx.com](mailto:plats@ma-tx.com)

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

**SUBJECT:** Cibolo Cliff Ranches Subdivision  
Preliminary Plat Review

**DATE:** October 22, 2019

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Halff Associates, on behalf of the City of Bulverde, has performed a review on the Cibolo Cliff Ranches Preliminary Plat, dated October 3, 2019 and supporting documents. The review was conducted relative to the requirements established in the current Subdivision Ordinance and Drainage Design Criteria Manual (DDCM, January 2019). The following items were reviewed, with specific items to be addressed by the applicant listed below before resubmittal.

### **Plat specifications, Ordinance Section 1.05(b)**

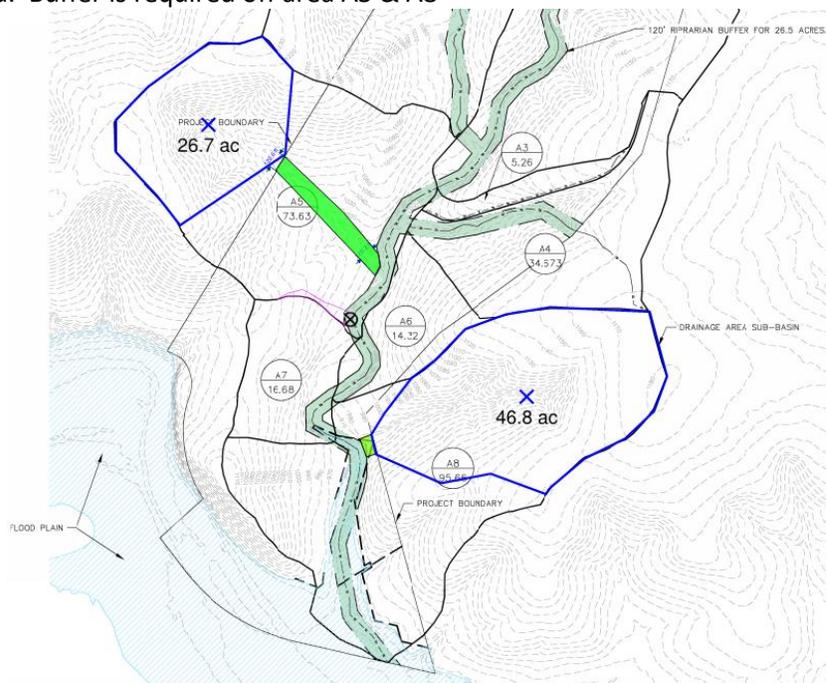
1. Plat scale must not exceed 1" = 100 feet.
2. Missing length of streets
3. Note 13 - revise to say "two feet" instead of one. "...must have a flood slab elevation...a minimum of ~~one foot~~ two feet above the 100-year water flow elevation..."
4. Note 4 & 12 – Lot 900 is open space/drainage easement but includes proposed roadway. Revise to show road ROW separate from drainage easement.
5. Include block numbers for each lot (it's been noted a variance has been requested for block lengths).
6. Include street names for all streets and roads.
7. Bearing and distance dimension from a corner of the subdivision to a corner of the original tract or original survey.
8. A minimum of two corners of the subdivision referenced to State Plane Grid Coordinates.
9. Show city limits and limits of the City's ETJ on location map and plat (i.e. FM 1863)
10. Contour lines showing existing elevations at a two-foot contour interval for slopes up to 10 percent and at a five-foot contour interval for slopes greater than 10 percent on the Preliminary Plat. Contour lines shall be gray-scaled to avoid confusion with the subdivision lot lines, right-of-way boundaries, etc.
11. 100-year Flood Zone water surface elevations at a minimum of a two-foot interval and minimum slab elevations for each lot with a portion of the 100-year Flood Zone on the lot.
12. Locations, widths, names of existing streets, lots, easements, pipelines, fee strips, survey lines, building lines, watercourses, and other important features within and immediately adjacent to

the subdivision. Use light dashed lines to indicate features not within the boundary of the subdivision.

13. Label drawing as "Subdivision Plat", not "Preliminary Plat".
14. Provide acreage of all drainage easements within each lot. Keep in mind, fences will not be allowed within the drainage easements. All easements must be labeled with bearing and direction to a fixed location.
15. Label riparian buffer as 120 feet wide, not 60 feet.
16. Plat all riparian buffers within a subdivision as common area lots established as non- buildable lots solely for the purpose of open space (Subdivision Code Section 4.07).
17. Missing setback lines, legend, abbreviations and street ROW lines.
18. 5+ acre lots shall have minimum frontage of 209 feet (Subdivision Code Section 2.03)
19. Unnamed lot bounding Lot 13, 12, 11 and Lot 900. This appears to be a shared access lot will require construction of a street to the same standards as required for public streets.
20. Plat does not close. See attached closure check.

**Plat Supporting Documents, Ordinance Section 1.04(c)**

21. Riparian Buffer Exhibit - A riparian buffer of 60 feet on either side of the centerline of any watercourse within the city limits and the ETJ that drains greater than 25 acres is hereby established. Buffer is required off area A5 & A8



22. TIA appears reasonable and 20 residential lots should not adversely affect traffic on FM 1863
23. Block length waiver appears reasonable...Halff has no objection to this waiver from an engineering/platting standpoint.

24. Missing slope map prepared in accordance with Subdivision Code Section 4.04.

#### **Drainage Report**

25. Site Location/Description: "...proposed development is located off of FM ~~1083~~ 1863..."
26. Hydrology - City of Bulverde Storm Drainage Design Criteria Manual is dated January 2019. Correct rainfall was used from 2019 manual/NOAA Atlas 14.
27. Hydraulics, bottom of page 3 – Looks like the sentence wasn't completed for "Culverts acting as check dams will..."
28. Tc calculations – Sheet flow P2 = 4.12 inches, not 3.77 inches.
29. Proposed CN shows 12.46 acres of more impervious cover. Please specify the assumptions and breakdown of this impervious cover. The proposed main roadway is estimated to cover 12 acres. Please base calculations on the largest anticipated impervious cover (i.e. 4,000 SF house + \_\_\_SF driveway, etc.).
30. The report shows an increase in runoff at FM 1863. Detention facilities shall be designed to limit the runoff from the site to predevelopment rates for the full range of potential storms including the 2-year, 5-year, 10-year, 25-year, and 100-year events (DDCM Section 7). Please include this detention in your analysis.
31. The way hydrology is calculated is a little unusual for the unit hydrograph method. Typically, time of concentration and Curve Numbers are calculated for each individual sub-basin and then routed through the main channel. What is shown is not technically wrong, just over simplified. This is probably why a Tc flowpath was not shown on the drainage area map for Area A5, A6, A7 and A8.

#### **City Staff Comments**

32. Provide verification that third parties received preliminary plat information: electric, water, county, TXDOT, emergency services, etc.
33. Regarding the proposed block length variance, provide letter of concurrence from emergency services entity that states "the block length will not negatively impact their ability to provide service to this subdivision".
34. If the proposed subdivision is to be gated, consider providing emergency access in accordance with the 2015 International Fire Code 503.6.
35. Correct typo in legal description: "TRACT OR LAND" needs to be corrected to "TRACT OF LAND"



PLANNING AND ZONING COMMISSION ITEM:  
PC-19-24  
**PRELIMINARY PLAT**  
4S RANCH, UNIT 7B

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

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**REQUEST:**

Consideration of a Preliminary Plat for 4S Ranch Subdivision Unit 7B, generally located 1.7 miles southeast of the intersection of Mustang Vista and Stahl Lane.

**APPLICANT:**

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

**PROPERTY INFORMATION:**

Owner: Lennar Homes  
Legal Descrp: 49.151 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD IN DEED RECORDED IN DOCUMENT 201506007928 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. OUT OF THE D. LEWIS SURVEY NUMBER 347, ABSTRACT 367, IN COMAL COUNTY, TEXAS.  
Size: 49.151 acres; 152 lots  
Existing Land Use: Undeveloped  
Existing Zoning: Extraterritorial Jurisdiction (ETJ)  
Proposed Land-Use: Single Family Residential

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**SUMMARY:**

This is a proposed preliminary plat for Unit 7B of the 4S Ranch development, for which a Development Agreement was approved in 2014 and Master Development Plan (MDP) subsequently approved in 2015.

This proposed Preliminary Plat is for approximately 49.151 acres of vacant property and establishes 152 single family residential lots. The density class for this plat is High Density.

**ANALYSIS:**

The proposed subdivision lies completely outside the City Limits. Water service will be provided by the Canyon Lake Water Service Company. Sewer Service will be provided by the Guadalupe Blanco River Authority.

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

Halff Associates and the City of Bulverde Planning Department have reviewed the proposed preliminary plat and related required documents. Multiple deficiencies were encountered. Comments were sent to the developer, which will not be addressed in time for this meeting.

Therefore, Staff recommends **DENIAL**.

**ATTACHMENTS:**

Application  
Preliminary Plat  
Comments Letter



# APPLICATION FOR PRELIMINARY PLAT

Planning & Development Department  
 30360 Cougar Bend, Bulverde, TX 78163  
 Telephone: 830-438-3612 - Fax: 830-438-4339  
[www.bulverdetx.gov](http://www.bulverdetx.gov)

**ALL APPLICATIONS SHALL BE ACCEPTED BY APPOINTMENT ONLY DURING A PRE-APPLICATION CONFERENCE ON THE DATES SPECIFIED IN PAGE 2 OF THIS APPLICATION. TO SCHEDULE AN APPOINTMENT PLEASE CONTACT THE BULVERDE PLANNING & DEVELOPMENT DEPARTMENT.**

- Name of Subdivision: 4S Ranch Unit No 7B  
 Location Description/Nearest Intersection: Approximately 1.7 miles southeast of Mustang Vista/Stahl Lane intersection
- Owner/Applicant: Lennar Homes of Texas Land and Construction, LTD  
 Address: 1992 Dry Creek Way, Suite 101, San Antonio, TX 78259 Email: richard.mott@lennar.com  
 Telephone: (210) 889-5516 Fax: \_\_\_\_\_ Mobile: \_\_\_\_\_  
*Note: If applicant is person other than owner, a letter of authorization must be provided from owner.*
- Licensed Engineer/Surveyor (technical contact): Pape-Dawson Engineers, Inc.  
 Address: 2000 NW Loop 410, San Antonio, TX 78213 Email: bspengler@pape-dawson.com  
 Telephone: (210) 375-9000 Fax: (210) 375-9010 Mobile: \_\_\_\_\_
- 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>GBRA</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>152</u>	100-Year Floodplain:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total Acreage without floodplain:	<u>39.93</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>High</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>Single-Family</u>		

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

9/16/19  
 \_\_\_\_\_  
 Date

Fees on Page 2

**Fees:**

**Preliminary Plats**

- \$1250.00 + \$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 DATES: OCTOBER 2019 – DECEMBER 2020**

<b>Planning &amp; Zoning Meeting</b>	<b>City Council Meeting</b>	<b>Submittal Date</b>
<b>OCTOBER 10, 2019</b>	<b>NOVEMBER 12, 2019</b>	<b>SEPTEMBER 12, 2019</b>
<b>NOVEMBER 14, 2019</b>	<b>DECEMBER 10, 2019</b>	<b>OCTOBER 15, 2019</b>
<b>DECEMBER 12, 2019</b>	<b>JANUARY 14, 2020</b>	<b>NOVEMBER 13, 2019</b>
<b>JANUARY 16, 2020</b>	<b>FEBRUARY 11, 2020</b>	<b>DECEMBER 17, 2019</b>
<b>FEBRUARY 13, 2020</b>	<b>MARCH 10, 2020</b>	<b>JANUARY 15, 2020</b>
<b>MARCH 12, 2020</b>	<b>APRIL 14, 2020</b>	<b>FEBRUARY 11, 2020</b>
<b>APRIL 16, 2020</b>	<b>MAY 12, 2020</b>	<b>MARCH 17, 2020</b>
<b>MAY 14, 2020</b>	<b>JUNE 9, 2020</b>	<b>APRIL 14, 2020</b>
<b>JUNE 11, 2020</b>	<b>JULY 14, 2020</b>	<b>MAY 12, 2020</b>
<b>JULY 16, 2020</b>	<b>AUGUST 11, 2020</b>	<b>JUNE 16, 2020</b>
<b>AUGUST 13, 2020</b>	<b>SEPTEMBER 8, 2020</b>	<b>JULY 14, 2020</b>
<b>SEPTEMBER 10, 2020</b>	<b>OCTOBER 13, 2020</b>	<b>AUGUST 11, 2020</b>
<b>OCTOBER 15, 2020</b>	<b>NOVEMBER 10, 2020</b>	<b>SEPTEMBER 15, 2020</b>
<b>NOVEMBER 12, 2020</b>	<b>DECEMBER 8, 2020</b>	<b>OCTOBER 13, 2020</b>
<b>DECEMBER 10, 2020</b>	<b>JANUARY 12, 2021</b>	<b>NOVEMBER 10, 2020</b>



# Planning and Development Preliminary Plat Application Checklist

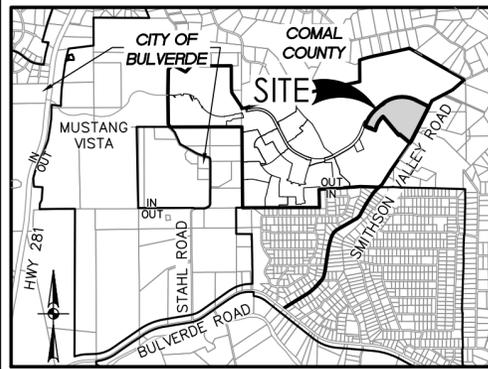
**ALL SUBMITTALS MUST FOLLOW THE FOLLOWING REQUIREMENTS TO BE  
ACCEPTED BY THE CITY OF BULVERDE FOR INITIAL REVIEW**

- 2 Copies of the Preliminary Plat
- One electronic copy of each document required below and plat drawing(s) in PDF format.
- A check or money order for the platting fee, review fee and other required fees.
  - Plat Application & Review Fee
  - SWMP Review Fee
  - TIA Fee
- 2 copies of the Utility Layout showing all proposed utilities and easements
- 2 copies of the Traffic Impact Analysis
- 1 copy of the approved Floodplain Development Permit from Comal County if subdivision includes property within the ETJ.
- 2 copies of the Drainage Study
- 2 copies of the Water Study and Water Supply Certification as applicable
- 2 copies of the Sewer Study as applicable
- 2 copies of the Environmental Assessment
- Certification by all utilities and that will provide service to the proposed subdivision and all entities with regulatory authority pertaining to the proposed subdivision including but not limited to the following.
  - Electric Utility
  - Gas Utility
  - Public Water System
  - Telephone Utility
  - Cable TV Utility
  - TxDOT
  - TCEQ
  - Other agencies or entities having jurisdiction
- Evidence that the applicant has submitted the information required above to the utilities and entities described above
- Variance Requests (if any)
- Original Tax Certificates
  - City
  - County
  - School
- Letter of Agent or other power of attorney authorizing signature of Owner on plat
- Other applicable legal documents including deed restrictions, homeowner's association documents, etc.





SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: October 29, 2019



LOCATION MAP  
NOT-TO-SCALE

DETENTION AND RETENTION FACILITIES NOTE:  
THE 100-YEAR WATER SURFACE ELEVATION IN THE STORAGE AREAS SHALL BE AT LEAST TWO FEET BELOW THE LOWEST FINISHED FLOOR ELEVATION IN THE AREAS TRIBUTARY TO THE STORMWATER DETENTION AND RETENTION FACILITIES.

### SUBDIVISION PLAT OF 4S RANCH, UNIT 7B

A 49.151 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE D. LEWIS SURVEY NUMBER 347, ABSTRACT 367, IN COMAL COUNTY, TEXAS.

#### OPEN SPACE NOTE:

LOT 901, BLOCK 37, AND LOT 902, BLOCK 32 ARE DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

#### MINIMUM FINISHED FLOOR ELEVATION NOTE:

THE MAXIMUM WATER SURFACE ELEVATION DURING THE 100-YEAR STORM EVENT SHALL BE NO LESS THAN TWO FEET BELOW THE FINISHED FLOOR ELEVATION OF ADJACENT RESIDENTIAL DWELLING AND PUBLIC, COMMERCIAL, AND INDUSTRIAL BUILDINGS.

#### C.P.S. NOTES:

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

#### GBRA NOTES:

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

#### SURVEYOR'S NOTES:

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

#### MISCELLANEOUS NOTE:

- FUTURE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE CODE OF ORDINANCES.
- CONTOURS SHOWN ARE BASED OFF OF AN ON THE GROUND SURVEY. THE DATUM USED TO GENERATE THE CONTOURS IS THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- TOTAL LENGTH OF ROADWAY DEDICATION IN 4S RANCH UNIT-7B IS 5,333 LINEAR FEET.
- 4S RANCH UNIT-7C LIES WITHIN THE CITY OF BULVERDE'S ETJ AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

STATE OF TEXAS  
COUNTY OF COMAL

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

ERIC J. SNELL  
REGISTERED PROFESSIONAL LAND SURVEYOR, #6527  
PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TEXAS 78213

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S34°37'54"W	100.59'
L2	N25°05'14"W	32.46'
L3	N50°21'21"W	75.06'
L4	S50°06'56"W	45.00'
L5	N39°53'04"W	125.00'
L6	S50°06'56"W	2.75'
L7	N39°38'24"W	50.01'
L8	N40°29'42"W	124.45'
L9	S46°06'02"W	103.49'
L10	S38°22'32"W	103.52'
L11	S30°57'21"W	103.52'
L12	S23°32'11"W	103.52'
L13	S18°15'04"W	51.80'
L14	S17°33'24"W	57.74'
L15	S17°33'24"W	70.61'
L16	N68°30'08"W	111.76'

LINE TABLE		
LINE #	BEARING	LENGTH
L17	N68°30'08"W	50.00'
L18	N68°30'08"W	51.71'
L19	N58°30'08"W	38.78'
L20	N68°30'08"W	44.77'
L21	N21°29'52"E	68.41'
L22	N52°27'00"E	70.06'
L23	S39°53'04"E	28.41'
L24	S32°20'22"E	61.98'
L25	S39°53'04"E	54.72'
L26	S7°36'06"W	64.86'
L27	S68°39'41"E	199.57'
L28	S23°10'06"W	53.51'
L29	S50°06'56"W	340.20'
L30	N50°06'56"E	261.00'
L31	S50°06'56"W	261.00'
L32	N50°06'56"E	261.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L33	S50°06'56"W	253.59'
L34	N50°06'56"E	253.59'
L35	S50°06'56"W	228.24'
L36	S21°29'52"W	76.41'
L37	N21°29'52"E	76.41'
L38	N50°06'56"E	228.24'
L39	N39°53'04"W	52.06'
L40	N47°25'46"W	61.98'
L41	N39°53'04"W	31.26'
L42	N7°36'06"E	78.65'
L43	N68°39'41"W	199.48'
L44	N23°10'06"E	53.42'
L45	N50°06'56"E	1.20'
L46	S50°06'56"W	206.49'
L47	S50°06'56"W	45.00'
L48	S50°06'56"W	45.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L49	S50°06'56"W	45.00'
L50	S50°06'56"W	45.00'
L51	S50°06'56"W	45.00'
L52	S50°06'56"W	50.00'
L53	S49°45'19"W	47.50'
L54	S47°23'04"W	50.00'
L55	S44°39'22"W	50.00'
L56	S41°55'40"W	50.00'
L57	S39°11'58"W	50.00'
L58	S10°25'04"W	24.96'
L59	S35°05'37"E	126.12'
L60	S46°30'27"W	45.92'
L61	N0°00'52"W	45.59'
L62	S0°00'52"E	54.41'
L63	S8°45'34"W	15.00'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1157.00'	62°28'31"	S85°24'04"W	1200.01'
C2	475.00'	3°56'28"	N70°28'22"W	32.67'
C3	15.00'	90°00'00"	N23°30'09"W	21.21'
C4	15.00'	89°59'59"	S66°29'53"W	21.21'
C5	15.00'	10°00'00"	N63°30'08"W	2.61'
C6	200.00'	10°00'00"	N63°30'08"W	34.86'
C7	13.00'	90°00'00"	N23°30'08"W	18.38'
C8	1457.00'	28°37'04"	N35°48'24"E	720.20'
C9	13.00'	90°00'03"	S84°53'01"E	18.39'
C10	13.00'	94°02'52"	N7°08'22"E	19.02'
C11	200.00'	7°32'42"	S36°06'43"E	26.32'
C12	15.00'	7°32'42"	S36°06'43"E	1.97'
C13	14.00'	85°45'43"	S82°45'55"E	19.05'
C14	957.00'	41°01'08"	N74°51'47"E	670.59'
C15	15.00'	32°44'24"	N79°00'09"E	8.46'
C16	50.00'	176°59'21"	S28°52'22"E	99.97'
C17	15.00'	52°01'12"	S33°36'42"W	13.16'
C18	825.00'	11°04'21"	S13°08'17"W	159.19'
C19	14.00'	87°20'09"	S24°59'37"E	19.33'
C20	14.00'	40°23'54"	S88°51'36"E	9.67'
C21	50.00'	172°37'30"	S22°44'47"E	99.79'
C22	14.00'	40°23'53"	S43°21'57"W	9.67'
C23	925.00'	26°56'50"	S36°38'31"W	431.04'
C24	14.00'	90°00'00"	N5°06'56"E	19.80'
C25	14.00'	90°00'00"	N84°53'04"W	19.80'
C26	14.00'	90°00'00"	N5°06'56"E	19.80'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C27	14.00'	90°00'00"	N84°53'04"W	19.80'
C28	625.00'	0°40'45"	S49°46'34"W	7.41'
C29	675.00'	0°36'38"	N49°48'37"E	7.19'
C30	14.00'	90°00'00"	N5°06'56"E	19.80'
C31	14.00'	90°00'00"	N84°53'04"W	19.80'
C32	1207.00'	28°37'04"	S35°48'24"W	596.62'
C33	1257.00'	28°37'04"	N35°48'24"E	621.34'
C34	14.00'	90°00'00"	N5°06'56"E	19.80'
C35	15.00'	7°32'42"	N43°39'25"W	1.97'
C36	200.00'	7°32'42"	N43°39'25"W	26.32'
C37	14.00'	94°36'32"	S7°25'12"W	20.58'
C38	907.00'	39°35'29"	S74°31'13"W	614.34'
C39	25.00'	93°17'09"	N39°02'28"W	36.35'
C40	775.00'	40°53'00"	N28°02'36"E	541.34'
C41	14.00'	91°37'50"	S85°41'59"E	20.08'
C42	14.00'	88°31'16"	S4°22'34"W	19.54'
C43	825.00'	24°38'02"	S36°19'11"W	351.98'
C44	14.00'	87°20'09"	S67°40'15"W	19.33'
C45	25.00'	91°49'47"	N22°44'47"W	35.92'
C46	875.00'	26°56'50"	N36°38'31"E	407.74'
C47	14.00'	90°00'00"	S84°53'04"E	19.80'
C48	1382.00'	28°37'04"	S35°48'24"W	683.12'
C49	500.00'	0°50'56"	S49°41'28"W	7.41'
C50	950.00'	0°29'26"	S26°53'03"W	8.14'
C51	1082.00'	39°34'55"	N74°48'12"E	732.71'

STATE OF TEXAS  
COUNTY OF BEXAR

KNOWN ALL MEN BY THESE PRESENTS:

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

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
BY: U.S. HOME CORPORATION,  
A DELAWARE CORPORATION  
ITS GENERAL PARTNER  
BRIAN BARRON, VICE PRESIDENT  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TEXAS 78259

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN BARRON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_, NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
COUNTY CLERK OF COMAL COUNTY, DO HEREBY  
CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP  
AND PLAT RECORDS, DOC # \_\_\_\_\_ OF COMAL COUNTY ON THE  
\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT \_\_\_\_\_ M.

COUNTY CLERK, COMAL COUNTY, TEXAS

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

THIS PLAT OF 4S RANCH, UNIT-7B 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 \_\_\_\_\_

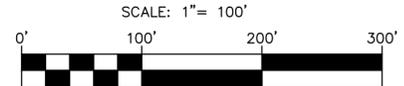
BY: \_\_\_\_\_  
CHAIRPERSON

# PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPB FIRM REGISTRATION #470 | TBPFS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: October 29, 2019

## SUBDIVISION PLAT OF 4S RANCH, UNIT 7B

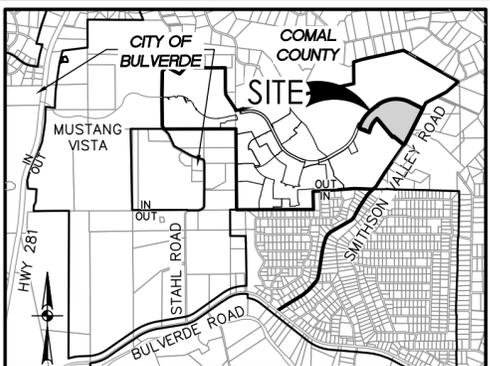
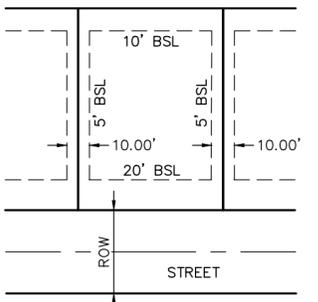
A 49.151 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE D. LEWIS SURVEY NUMBER 347, ABSTRACT 367, IN COMAL COUNTY, TEXAS.



### LEGEND

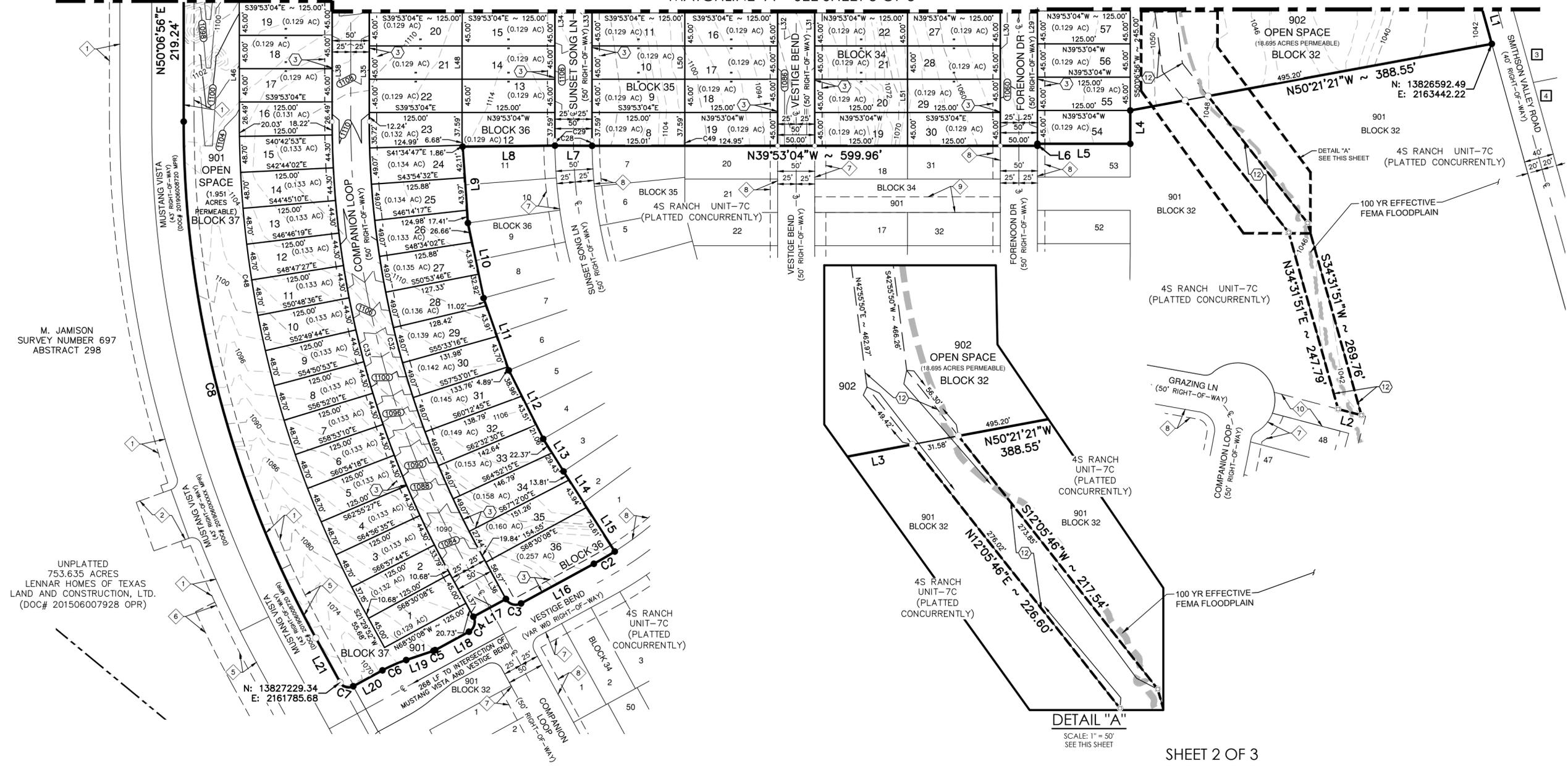
- |     |  |     |   |
|-----|--|-----|---|
| DOC | DOCUMENT NUMBER  | VOL | VOLUME  |
| MPR | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS                              | PG  | PAGE(S)   |
| OPR | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF COMAL COUNTY, TEXAS          | VAR | VARIABLE WIDTH  |
|     |  | WID | REPETITIVE BEARING AND/OR DISTANCE  |
|     |  |     | ● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)  |
|     |  |     | ○ SET 1/2" IRON ROD (PD)  |
|     |  |     | ○ SET 1/2" IRON ROD (PD)-ROW  |
|     |  |     | ⊠ EASEMENT POINT OF INTERSECTION  |
| --- | 1149 EXISTING CONTOURS   |     |   |
| --- | 1140 PROPOSED CONTOURS   |     |   |
| --- | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN           |     |   |
| --- | ORIGINAL SURVEY/COUNTY LINE CENTERLINE                                   |     |   |
| ⊠   | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT                       | ⊠   | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (MUSTANG VISTA PHASE 4, DOC# 20190600XXXX MPR)   |
| ⊠   | 21' SANITARY SEWER EASEMENT  | ⊠   | 70' X 50' SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (MUSTANG VISTA PHASE 4, DOC# 20190600XXXX MPR) |
| ⊠   | 28' ELECTRIC EASEMENT  | ⊠   | 14' GETCTV EASEMENT (MUSTANG VISTA PHASE III, DOC# 20190600XXXX MPR)  |
| ⊠   | UNPLATTED GOLL JOHN W 5.89 ACRES (DOC# 201306046066 OPR)                 | ⊠   | 29' DRAINAGE EASEMENT (MUSTANG VISTA PHASE III, DOC# 20190600XXXX MPR)  |
| ⊠   | UNPLATTED ESTRADA AROLD JR & JULISSA 5.671 ACRES (DOC# 201706036900 OPR) | ⊠   | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (4S RANCH, UNIT 7C, DOC# 20190600XXXX MPR)   |
|     |  | ⊠   | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (4S RANCH, UNIT 7C, DOC# 20190600XXXX MPR)   |
|     |  | ⊠   | 21' SANITARY SEWER EASEMENT (4S RANCH, UNIT 7C, DOC# 20190600XXXX MPR)  |
|     |  | ⊠   | 28' ELECTRIC EASEMENT (4S RANCH, UNIT 7C, DOC# 20190600XXXX MPR)  |

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



LOCATION MAP  
NOT-TO-SCALE

MATCHLINE "A" - SEE SHEET 3 OF 3



M. JAMISON  
SURVEY NUMBER 697  
ABSTRACT 298

UNPLATTED  
753.635 ACRES  
LENNAR HOMES OF TEXAS  
LAND AND CONSTRUCTION, LTD.  
(DOC# 201506007928 OPR)

N: 13827229.34  
E: 2161785.68

DETAIL "A"  
SCALE: 1" = 50'  
SEE THIS SHEET

# SUBDIVISION PLAT OF 4S RANCH, UNIT 7B

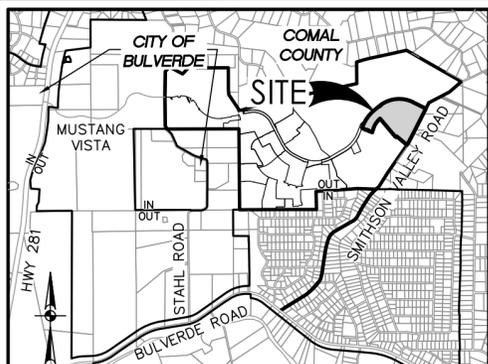
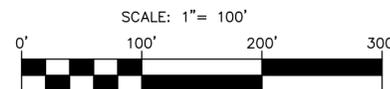
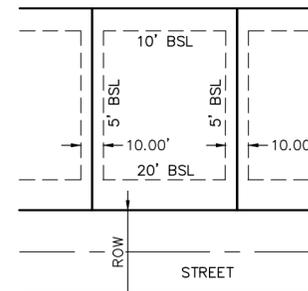
A 49.151 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE D. LEWIS SURVEY NUMBER 347, ABSTRACT 367, IN COMAL COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: October 29, 2019

### TYPICAL BUILDING SET-BACKS

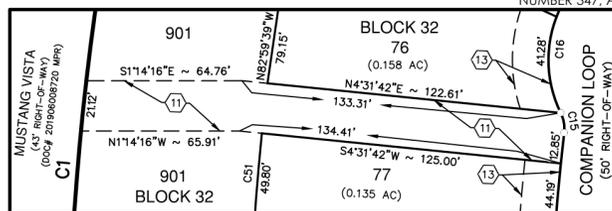
FOR HIGH DENSITY CLASS LOTS SERVED BY BOTH A CENTRAL WATER SYSTEM AND CENTRAL SEWER SYSTEM IN THE CITY'S ETJ, THE MINIMUM SIDE SETBACK SHALL BE 5 FEET, THE MINIMUM FRONT SETBACK SHALL BE 20 FEET AND MINIMUM REAR SETBACK SHALL BE 10 FEET.



LOCATION MAP  
NOT-TO-SCALE

### LEGEND

- |     |   |     |  |
|-----|---|-----|--|
| DOC | DOCUMENT NUMBER   | VOL | VOLUME   |
| MPR | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS   | PG  | PAGE(S)  |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF COMAL COUNTY, TEXAS | VAR | VARIABLE WIDTH                                 |
|     |   |     | REPETITIVE BEARING AND/OR DISTANCE             |
|     |   |     | ● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
|     |   |     | ○ SET 1/2" IRON ROD (PD)                       |
|     |   |     | ○ SET 1/2" IRON ROD (PD)-ROW                   |
|     |   |     | ⊗ EASEMENT POINT OF INTERSECTION               |
- 
- |            |  |
|------------|--|
| — 1140     | EXISTING CONTOURS  |
| - - - 1140 | PROPOSED CONTOURS  |
| ---        | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN |
| ---        | ORIGINAL SURVEY/COUNTY LINE CENTERLINE                         |
- 
- |   |  |   |  |
|---|--|---|--|
| ③ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT                       | ④ | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (MUSTANG VISTA PHASE 4, DOC# 20190600XXXX MPR)  |
| ⑪ | 21' SANITARY SEWER EASEMENT  | ⑤ | 70' X 50' SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (MUSTANG VISTA PHASE 4, DOC# 20190600XXXX MPR)      |
| ⑫ | 28' ELECTRIC EASEMENT  | ⑥ | VARIABLE WIDTH SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (MUSTANG VISTA PHASE 4, DOC# 20190600XXXX MPR) |
| ⑬ | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT                       | ⑦ | VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (4S RANCH UNIT-7A, DOC# 201906008720 MPR)   |
| ① | UNPLATTED DAVID C & JEAN M ANDERSON 5.7 ACRES (DOC# 200306040782 OPR)    |   |  |
| ② | UNPLATTED WILLIAM D & KIMBERLY A NEES 2.00 ACRES (DOC# 200606031138 OPR) |   |  |
| ③ | UNPLATTED GOLL JOHN W 5.89 ACRES (DOC# 201306040606 OPR)                 |   |  |



DETAIL "B"  
SCALE: 1" = 50'  
SEE THIS SHEET

UNPLATTED  
753.635 ACRES  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD  
(DOC# 201506007928 OPR)

M. JAMISON  
SURVEY NUMBER 697  
ABSTRACT 298

UNPLATTED  
DUSTIN & LAUREN FOX  
26.664 ACRES  
(DOC# 201706028529 OPR)

M. JAMISON  
SURVEY NUMBER 697  
ABSTRACT 298

UNPLATTED  
DUSTIN & LAUREN FOX  
26.664 ACRES  
(DOC# 201706028529 OPR)

J. BYLAND  
SURVEY NUMBER 438  
ABSTRACT 50

UNPLATTED  
DAVID C & JEAN M ANDERSON  
12.465 ACRES  
(DOC# 200406006234 OPR)

UNPLATTED  
DAVID C & JEAN M ANDERSON  
12.465 ACRES  
(DOC# 200406006234 OPR)

OPEN SPACE  
(1.951 ACRES PERMEABLE)

MATCHLINE "A" - SEE SHEET 2 OF 3

SHEET 3 OF 3

## REVIEW MEMORANDUM

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

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

**SUBJECT:** 4S Ranch, Unit 7B Prelim Plat Review

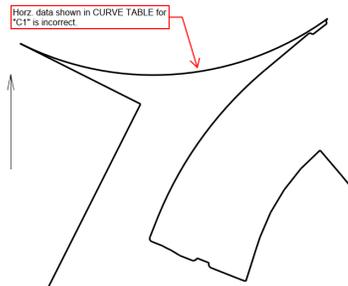
**DATE:** December 5, 2019

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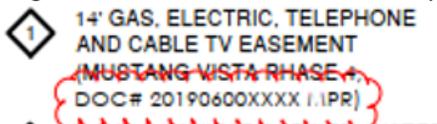
Halff Associates, on behalf of the City of Bulverde, has performed a review on the preliminary plat application and supporting documents for the **4S Ranch, Unit 7B** development. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated December 31, 2014 (between the City of Bulverde and STAHL LANE, LTD.). The following items were reviewed, with specific items to be addressed by the applicant listed below before resubmittal.

### Plat specifications, Ordinance Section 1.05(b)

1. Plat does not close, Chord Bearing is incorrect for C1.



2. Legend on several sheets has incomplete DOC#'s for easements.

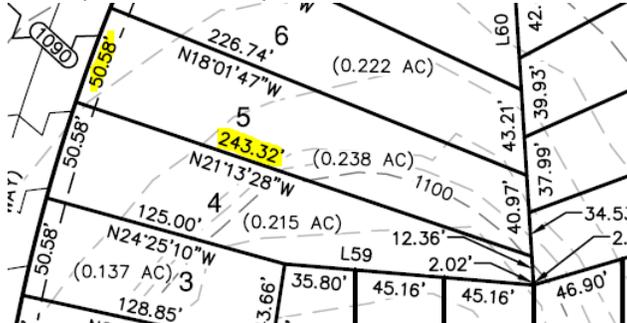


### Plat Supporting Documents, Ordinance Section 1.04(c)

No comments

**General Design 2.03(c)**

3. Lot depth to width aspect ratio is limited to 3:1 for lots less than 1.01 acres.



4. Minimum frontage is 45 feet for lots smaller than 1.01 per development agreement.



**Streets 2.04(a)**

No comments

**Drainage Analysis**

The 4S Ranch Phase 4 Drainage analysis was reviewed for the purposes of this plat. A large offsite area drains to Lot 902 which includes a detention pond & open channel. It is assumed that the 100-year design discharge can be contained within the easement and will be checked with design plans. Assumptions and calculations for sizing the detention basins appear to be reasonable. No drainage comments at this time.



PLANNING AND ZONING COMMISSION ITEM:  
PC-19-25  
**PRELIMINARY PLAT**  
4S RANCH, UNIT 7C

---

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

---

**REQUEST:**  
Consideration of a Preliminary Plat for 4S Ranch, Unit 7C, generally located 1.7 miles southeast of the intersection of Mustang Vista and Stahl Lane.

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

**PROPERTY INFORMATION:**  
Owner: Lennar Homes  
Legal Description: 94.234 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD IN DEED RECORDED IN DOCUMENT 201506007928 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. OUT OF THE D. LEWIS SURVEY NUMBER 347, ABSTRACT 367, IN COMAL COUNTY, TEXAS.  
Size: 94.234 acres; 149 lots  
Existing Land Use: Undeveloped  
Existing Zoning: Extraterritorial Jurisdiction (ETJ)  
Proposed Land-Use: Single Family Residential

---

**SUMMARY:**  
This is a proposed preliminary plat for Unit 7C of the 4S Ranch development, for which a Development Agreement was approved in 2014 and Master Development Plan (MDP) subsequently approved in 2015.

This proposed Preliminary Plat is for approximately 94.234 acres of vacant property and establishes 152 single family residential lots. The density class for this plat is High Density.

**ANALYSIS:**  
The proposed subdivision lies completely outside the City Limits. Water service will be provided by the Canyon Lake Water Service Company. Sewer Service will be provided by the Guadalupe Blanco River Authority.

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

Halff Associates and the City of Bulverde Planning Department have reviewed the proposed preliminary plat and related required documents. Multiple deficiencies were encountered. Comments were sent to the developer, which will not be addressed in time for this meeting.

Therefore, Staff recommends **DENIAL**.

**ATTACHMENTS:**

Application

Preliminary Plat

Comment Letter



# APPLICATION FOR PRELIMINARY PLAT

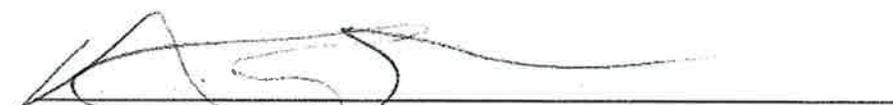
Planning & Development Department  
 30360 Cougar Bend, Bulverde, TX 78163  
 Telephone: 830-438-3612 - Fax: 830-438-4339  
[www.bulverdetx.gov](http://www.bulverdetx.gov)

**ALL APPLICATIONS SHALL BE ACCEPTED BY APPOINTMENT ONLY DURING A PRE-APPLICATION CONFERENCE ON THE DATES SPECIFIED IN PAGE 2 OF THIS APPLICATION. TO SCHEDULE AN APPOINTMENT PLEASE CONTACT THE BULVERDE PLANNING & DEVELOPMENT DEPARTMENT.**

1. Name of Subdivision: 4S Ranch Unit No 7C  
 Location Description/Nearest Intersection: Approximately 1.7 miles southeast of Mustang Vista/Stahl Lane intersection
  
2. Owner/Applicant: Lennar Homes of Texas Land and Construction, LTD  
 Address: 1992 Dry Creek Way, Suite 101, San Antonio, TX 78259 Email: richard.mott@lennar.com  
 Telephone: (210) 889-5516 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): Pape-Dawson Engineers, Inc.  
 Address: 2000 NW Loop 410, San Antonio, TX 78213 Email: bspengler@pape-dawson.com  
 Telephone: (210) 375-9000 Fax: (210) 375-9010 Mobile: \_\_\_\_\_
  
4. Property Details:
 

City Limits:	<u>  </u> In <u>  </u> <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<u>  </u> Yes <u>  </u> <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>GBRA</u>
Residential:	<input checked="" type="checkbox"/> Yes <u>  </u> No	TxDOT Frontage:	<u>  </u> Yes <input checked="" type="checkbox"/> No
No. of Lots:	<u>149</u>	100-Year Floodplain:	<input checked="" type="checkbox"/> Yes <u>  </u> No
Total Acreage without floodplain:	<u>41.77</u>	Edwards Aquifer Zone:	<u>  </u> Recharge
Density Class:	<u>High</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>Single-Family</u>		

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

9/16/19  
 \_\_\_\_\_  
 Date

Fees on Page 2

**Fees:**

**Preliminary Plats**

- \$1250.00 + \$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 DATES: OCTOBER 2019 – DECEMBER 2020**

<b>Planning &amp; Zoning Meeting</b>	<b>City Council Meeting</b>	<b>Submittal Date</b>
<b>OCTOBER 10, 2019</b>	<b>NOVEMBER 12, 2019</b>	<b>SEPTEMBER 12, 2019</b>
<b>NOVEMBER 14, 2019</b>	<b>DECEMBER 10, 2019</b>	<b>OCTOBER 15, 2019</b>
<b>DECEMBER 12, 2019</b>	<b>JANUARY 14, 2020</b>	<b>NOVEMBER 13, 2019</b>
<b>JANUARY 16, 2020</b>	<b>FEBRUARY 11, 2020</b>	<b>DECEMBER 17, 2019</b>
<b>FEBRUARY 13, 2020</b>	<b>MARCH 10, 2020</b>	<b>JANUARY 15, 2020</b>
<b>MARCH 12, 2020</b>	<b>APRIL 14, 2020</b>	<b>FEBRUARY 11, 2020</b>
<b>APRIL 16, 2020</b>	<b>MAY 12, 2020</b>	<b>MARCH 17, 2020</b>
<b>MAY 14, 2020</b>	<b>JUNE 9, 2020</b>	<b>APRIL 14, 2020</b>
<b>JUNE 11, 2020</b>	<b>JULY 14, 2020</b>	<b>MAY 12, 2020</b>
<b>JULY 16, 2020</b>	<b>AUGUST 11, 2020</b>	<b>JUNE 16, 2020</b>
<b>AUGUST 13, 2020</b>	<b>SEPTEMBER 8, 2020</b>	<b>JULY 14, 2020</b>
<b>SEPTEMBER 10, 2020</b>	<b>OCTOBER 13, 2020</b>	<b>AUGUST 11, 2020</b>
<b>OCTOBER 15, 2020</b>	<b>NOVEMBER 10, 2020</b>	<b>SEPTEMBER 15, 2020</b>
<b>NOVEMBER 12, 2020</b>	<b>DECEMBER 8, 2020</b>	<b>OCTOBER 13, 2020</b>
<b>DECEMBER 10, 2020</b>	<b>JANUARY 12, 2021</b>	<b>NOVEMBER 10, 2020</b>

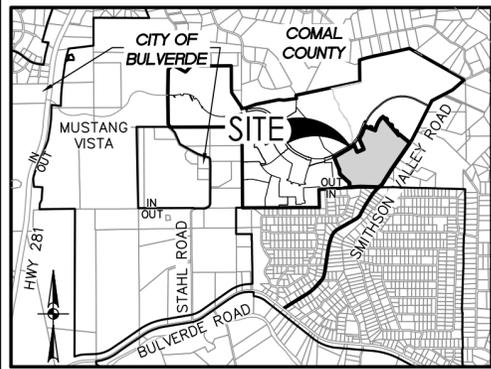


# Planning and Development Preliminary Plat Application Checklist

**ALL SUBMITTALS MUST FOLLOW THE FOLLOWING REQUIREMENTS TO BE  
ACCEPTED BY THE CITY OF BULVERDE FOR INITIAL REVIEW**

- 2 Copies of the Preliminary Plat
- One electronic copy of each document required below and plat drawing(s) in PDF format.
- A check or money order for the platting fee, review fee and other required fees.
  - Plat Application & Review Fee
  - SWMP Review Fee
  - TIA Fee
- 2 copies of the Utility Layout showing all proposed utilities and easements
- 2 copies of the Traffic Impact Analysis
- 1 copy of the approved Floodplain Development Permit from Comal County if subdivision includes property within the ETJ.
- 2 copies of the Drainage Study
- 2 copies of the Water Study and Water Supply Certification as applicable
- 2 copies of the Sewer Study as applicable
- 2 copies of the Environmental Assessment
- Certification by all utilities and that will provide service to the proposed subdivision and all entities with regulatory authority pertaining to the proposed subdivision including but not limited to the following.
  - Electric Utility
  - Gas Utility
  - Public Water System
  - Telephone Utility
  - Cable TV Utility
  - TxDOT
  - TCEQ
  - Other agencies or entities having jurisdiction
- Evidence that the applicant has submitted the information required above to the utilities and entities described above
- Variance Requests (if any)
- Original Tax Certificates
  - City
  - County
  - School
- Letter of Agent or other power of attorney authorizing signature of Owner on plat
- Other applicable legal documents including deed restrictions, homeowner's association documents, etc.





LOCATION MAP  
NOT-TO-SCALE

**OPEN SPACE NOTE:**  
LOT 901, BLOCK 32, AND LOT 901, BLOCK 34 ARE DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

**MINIMUM FINISHED FLOOR ELEVATION NOTE:**  
THE MAXIMUM WATER SURFACE ELEVATION DURING THE 100-YEAR STORM EVENT SHALL BE NO LESS THAN TWO FEET BELOW THE FINISHED FLOOR ELEVATION OF ADJACENT RESIDENTIAL DWELLING AND PUBLIC, COMMERCIAL, AND INDUSTRIAL BUILDINGS.

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

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

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

**MISCELLANEOUS NOTE:**  
1. FUTURE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE CODE OF ORDINANCES.  
2. CONTOURS SHOWN ARE BASED OFF OF AN ON THE GROUND SURVEY. THE DATUM USED TO GENERATE THE CONTOURS IS THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.  
3. TOTAL LENGTH OF ROADWAY DEDICATION IN 4S RANCH UNIT-7C IS 4,994 LINEAR FEET.  
4. 4S RANCH UNIT-7C LIES WITHIN THE CITY OF BULVERDE'S ETJ AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

STATE OF TEXAS  
COUNTY OF COMAL

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

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

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

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

ERIC J. SNELL  
REGISTERED PROFESSIONAL LAND SURVEYOR, #6527  
PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TEXAS 78213

**CLOMR NOTE:**  
THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND APPROVED BY FEMA ON FEBRUARY 26, 2019 (CASE NO. 19-06-0091R). WATER SURFACE ELEVATIONS SHOWN ARE BASED ON THE 100-YEAR CORRECTED EFFECTIVE MODEL FOR LEWIS CREEK FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**DETENTION AND RETENTION FACILITIES NOTE:**  
THE 100-YEAR WATER SURFACE ELEVATION IN THE STORAGE AREAS SHALL BE AT LEAST TWO FEET BELOW THE LOWEST FINISHED FLOOR ELEVATION IN THE AREAS TRIBUTARY TO THE STORMWATER DETENTION AND RETENTION FACILITIES.

**SUBDIVISION PLAT  
OF  
4S RANCH, UNIT 7C**

A 94.234 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE D. LEWIS SURVEY NUMBER 347, ABSTRACT 367, IN COMAL COUNTY, TEXAS.

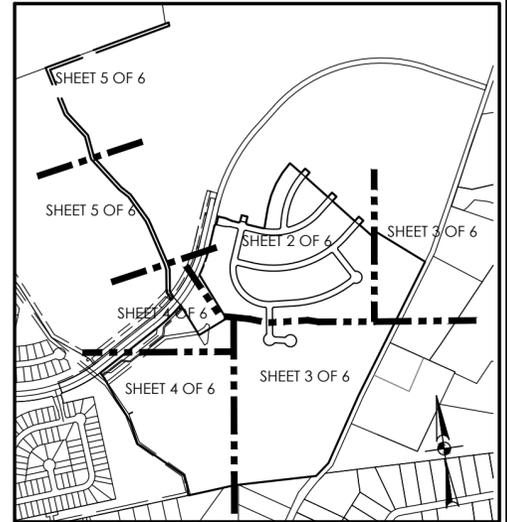
LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N21°29'52"E	70.00'	L36	S7°50'56"W	206.99'	L71	N67°01'01"E	296.80'
L2	S68°30'08"E	44.77'	L37	S29°45'28"E	221.88'	L72	N67°01'01"E	352.26'
L3	S58°30'08"E	38.78'	L38	S68°30'08"E	111.76'	L73	N47°04'06"E	3.28'
L4	S68°30'08"E	51.71'	L39	N29°45'28"W	224.97'	L74	S42°52'08"E	18.50'
L5	N21°29'52"E	50.00'	L40	N68°30'08"W	107.14'	L75	N47°04'06"E	12.39'
L6	S68°30'08"E	50.00'	L41	S13°26'50"W	46.54'	L76	N82°16'26"E	100.01'
L7	S21°29'52"W	50.00'	L42	N13°26'50"E	69.14'	L77	N63°32'21"E	4.35'
L8	S68°30'08"E	111.76'	L43	N69°47'13"W	58.16'	L78	N66°51'13"E	12.57'
L9	N17°33'24"E	128.36'	L44	N69°47'13"W	85.41'	L79	S69°54'18"W	50.59'
L10	N18°15'04"E	51.80'	L45	N72°40'13"W	51.77'	L80	N72°57'22"E	21.30'
L11	N23°32'11"E	103.52'	L46	N85°28'57"W	67.28'	L81	N76°00'27"E	12.93'
L12	S40°29'42"E	124.45'	L47	S47°04'16"W	15.42'	L82	N79°03'31"E	4.63'
L13	N50°06'56"E	42.81'	L48	S86°35'42"W	50.02'	L83	N82°06'36"E	11.55'
L14	S40°29'42"E	50.00'	L49	S53°37'51"W	50.59'	L84	S85°09'40"W	50.59'
L15	S50°06'56"W	43.34'	L50	S51°06'37"W	32.99'	L85	N88°12'45"E	23.84'
L16	N50°06'56"E	50.00'	L51	N50°06'56"E	60.66'	L86	S88°44'11"E	18.28'
L17	S39°53'04"E	50.00'	L52	N50°06'56"E	45.00'	L87	S85°41'06"E	12.75'
L18	S50°06'56"W	50.00'	L53	N50°06'56"E	45.00'	L88	S82°38'02"E	7.17'
L19	N50°06'56"E	50.00'	L54	N51°22'37"E	7.37'	L89	S79°34'57"E	8.95'
L20	S39°53'04"E	50.00'	L55	N55°51'16"E	17.71'	L90	S73°28'48"E	50.59'
L21	S50°06'56"W	47.25'	L56	N60°35'07"E	53.65'	L91	S76°31'53"E	4.95'
L22	S39°53'04"E	125.00'	L57	N65°17'37"E	15.29'	L92	S70°25'44"E	50.59'
L23	N50°06'56"E	45.00'	L58	N70°03'56"E	5.39'	L93	S68°31'06"E	82.92'
L24	N87°55'17"W	37.56'	L59	N74°46'41"E	53.65'	L94	S47°15'17"W	29.73'
L25	N0°00'00"E	109.37'	L60	N79°30'32"E	27.61'	L95	S12°34'1"E	28.50'
L26	N90°00'00"W	9.00'	L61	N84°14'23"E	17.28'	L96	S43°41'05"E	99.49'
L27	N0°00'00"E	30.36'	L62	N88°58'14"E	43.31'	L97	N43°41'05"W	97.78'
L28	N51°58'36"W	40.35'	L63	S86°17'55"E	13.73'	L98	S16°51'32"E	51.70'
L29	N28°49'16"W	57.43'	L64	S76°50'13"E	19.26'	L99	N16°52'24"W	48.30'
L30	N68°30'08"W	44.77'	L65	S72°06'16"E	8.93'	L100	S9°18'31"E	52.07'
L31	N78°30'08"W	38.78'	L66	S68°35'59"E	44.40'	L101	N9°18'31"W	47.93'
L32	N68°30'08"W	51.71'	L67	N50°09'02"E	43.77'	L102	N23°04'57"W	75.03'
L33	N7°50'56"E	203.14'	L68	S35°22'30"W	43.73'	L103	S23°04'57"E	57.38'
L34	N78°19'44"W	71.52'	L69	S26°05'19"W	43.75'			
L35	S78°19'44"E	75.98'	L70	S22°17'47"W	43.79'			

CURVE TABLE						CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1243.00'	2°02'07"	N60°51'52"E	44.15'	44.15'	C25	25.00'	86°10'41"	S35°14'24"E	34.16'	37.60'
C2	1242.82'	12°40'17"	N53°30'43"E	274.30'	274.86'	C26	15.00'	86°40'07"	S51°10'59"W	20.59'	22.69'
C3	1242.93'	12°00'13"	N27°29'58"E	259.92'	260.40'	C27	875.00'	34°42'36"	S77°09'45"W	522.01'	530.08'
C4	13.00'	90°00'00"	N66°29'52"E	18.38'	20.42'	C28	15.00'	50°21'06"	S84°59'00"W	12.76'	13.18'
C5	200.00'	10°00'00"	S63°30'08"E	34.86'	34.91'	C29	50.00'	191°56'14"	S14°11'26"W	99.46'	167.50'
C6	15.00'	10°00'00"	S63°30'08"E	2.61'	2.62'	C30	15.00'	52°01'11"	S55°46'05"E	13.16'	13.62'
C7	15.00'	90°00'00"	N66°29'52"E	21.21'	23.56'	C31	15.00'	87°16'14"	S13°52'39"W	20.70'	22.85'
C8	15.00'	90°00'00"	S23°30'08"E	21.21'	23.56'	C32	825.00'	7°23'50"	S53°48'51"W	106.44'	106.51'
C9	475.00'	3°56'28"	S70°28'22"E	32.67'	32.67'	C33	775.00'	61°22'56"	N80°48'24"E	791.13'	830.27'
C10	675.00'	0°36'38"	N49°48'37"E	7.19'	7.19'	C34	15.00'	90°00'00"	S23°30'08"E	21.21'	23.56'
C11	625.00'	0°40'45"	S49°46'34"W	7.41'	7.41'	C35	15.00'	100°49'06"	S61°05'19"W	23.12'	26.39'
C12	60.08'	48°21'01"	N22°57'11"W	49.21'	50.70'	C36	275.00'	96°09'43"	S37°24'06"E	409.25'	461.54'
C13	61.00'	13°54'49"	N16°22'26"W	14.78'	14.81'	C37	825.00'	34°44'23"	N77°08'51"E	492.59'	500.21'
C14	200.00'	10°00'00"	N73°30'08"W	34.86'	34.91'	C38	25.00'	89°32'09"	N15°00'36"E	35.21'	39.07'
C15	15.00'	10°00'00"	N73°30'08"W	2.61'	2.62'	C39	15.00'	87°16'14"	N73°23'36"W	20.70'	22.85'
C16	15.00'	90°00'00"	N23°30'08"W	21.21'	23.56'	C40	825.00'	48°31'34"	S87°14'05"W	678.03'	698.73'
C17	325.00'	96°53'33"	N26°56'55"W	486.42'	549.61'	C41	15.00'	90°00'00"	S66°29'52"W	21.21'	23.56'
C18	15.00'	83°14'37"	N33°46'23"W	19.93'	21.79'	C42	525.00'	61°22'56"	S80°48'24"W	535.93'	562.44'
C19	15.00'	52°01'12"	N33°51'32"E	13.16'	13.62'	C43	475.00'	32°22'21"	N66°18'07"E	264.82'	268.38'
C20	50.00'	190°13'05"	N35°14'24"W	99.60'	166.00'	C44	15.00'	110°57'33"	S42°01'57"E	24.72'	29.05'
C21	15.00'	52°01'12"	S75°39'39"W	13.16'	13.62'	C45	625.00'	35°59'22"	S31°26'31"W	386.16'	392.58'
C22	15.00'	52°01'12"	N52°19'08"W	13.16'	13.62'	C46	675.00'	36°03'28"	N31°28'34"E	417.82'	424.80'
C23	50.00'	284°02'25"	S11°40'16"W	61.54'	247.87'	C47	15.00'	79°24'34"	N53°09'07"E	19.16'	20.79'
C24	15.00'	52°01'12"	N75°39'39"E	13.16'	13.62'	C48	475.00'	18°38'28"	S77°49'22"E	153.86'	154.54'

THIS PLAT OF 4S RANCH, UNIT-7C 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



INDEX MAP  
SCALE: 1"=1000'

STATE OF TEXAS  
COUNTY OF BEXAR

KNOWN ALL MEN BY THESE PRESENTS:

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

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
BY: U.S. HOME CORPORATION,  
A DELAWARE CORPORATION  
ITS GENERAL PARTNER  
BRIAN BARRON, VICE PRESIDENT  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TEXAS 78259

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN BARRON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

STATE OF TEXAS  
COUNTY OF COMAL

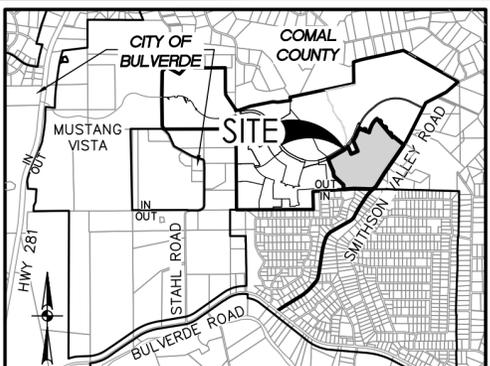
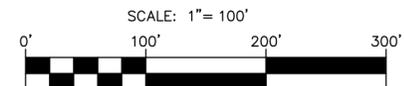
I, \_\_\_\_\_, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC # \_\_\_\_\_ OF COMAL COUNTY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT \_\_\_\_\_ M.

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

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

**SUBDIVISION PLAT  
 OF  
 4S RANCH, UNIT 7C**

A 94.234 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE D. LEWIS SURVEY NUMBER 347, ABSTRACT 367, IN COMAL COUNTY, TEXAS.

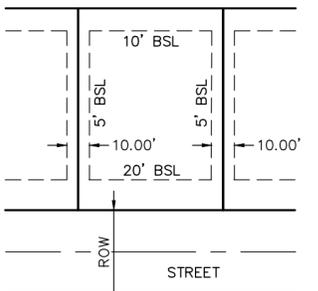


**LOCATION MAP**  
 NOT-TO-SCALE

**LEGEND**

- |        |   |         |  |
|--------|---|---------|--|
| DOC    | DOCUMENT NUMBER   | VOL     | VOLUME   |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION   | PG      | PAGE(S)  |
| MPR    | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS   | VAR WID | VARIABLE WIDTH AND/OR DISTANCE   |
| OPR    | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF COMAL COUNTY, TEXAS   |         |  |
| 1140   | EXISTING CONTOURS   | 1234.56 | MINIMUM FINISHED FLOOR ELEVATION   |
| 1140   | PROPOSED CONTOURS   |         |  |
| ---    | ORIGINAL SURVEY/COUNTY LINE   |         |  |
| ---    | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN  |         |  |
| ---    | 100 YR CLOMR FLOODPLAIN (CASE NO. 19-06-0091R)  |         |  |
| SS     | SANITARY SEWER LINE   |         |  |
| €      | CENTERLINE  |         |  |
| ③      | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | ◇       | 14' GETCTV EASEMENT (MUSTANG VISTA PHASE III, DOC# 20190600XXXX MPR)   |
| ④      | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | ◇       | 14' X 18' WATER EASEMENT (MUSTANG VISTA PHASE III, DOC# 20190600XXXX MPR)  |
| ⑪      | 21' SANITARY SEWER EASEMENT   | ◇       | 29' DRAINAGE EASEMENT (MUSTANG VISTA PHASE III, DOC# 20190600XXXX MPR)   |
| ⑫      | 28' ELECTRIC EASEMENT (2.130 TOTAL ACRES OFF-LOT)   | ◇       | 16' X 14' DRAINAGE EASEMENT (MUSTANG VISTA PHASE III, DOC# 20190600XXXX MPR)   |
| ⑬      | 50' X 50' SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO RIGHT-OF-WAY (0.171 TOTAL ACRES OFF-LOT)             | ◇       | VARIABLE WIDTH SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE RIGHT-OF-WAY (MUSTANG VISTA PHASE III, DOC# 20190600XXXX MPR) |
| ⑭      | VARIABLE WIDTH SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE RIGHT-OF-WAY (0.058 TOTAL ACRES OFF-LOT) | ◇       | VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (4S RANCH UNIT-7A, DOC# 201906008720 MPR)   |
| ⑮      | VARIABLE WIDTH SANITARY SEWER EASEMENT  |         |  |
| ⑯      | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  |         |  |
| 1      | 4S RANCH UNIT-7A (DOC# 201906008720 MPR)  |         |  |
| 2      | UNPLATTED 753.635 ACRES LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. (DOC# 201506007928 OPR)   |         |  |
| 3      | D. LEWIS SURVEY NUMBER 347 ABSTRACT 367   |         |  |

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



J. BYLAND SURVEY NUMBER 438 ABSTRACT 50

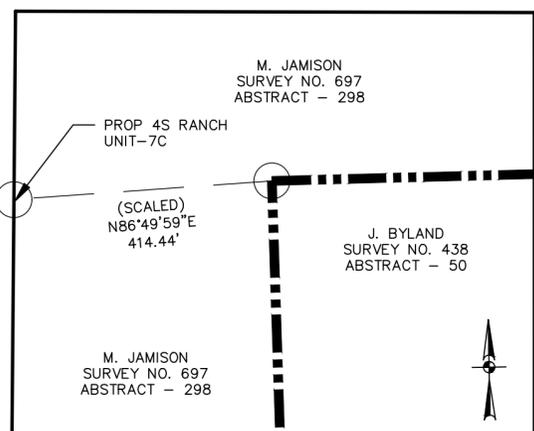
901 OPEN SPACE (0.258 ACRES PERMEABLE)

901 OPEN SPACE (0.004 AC)

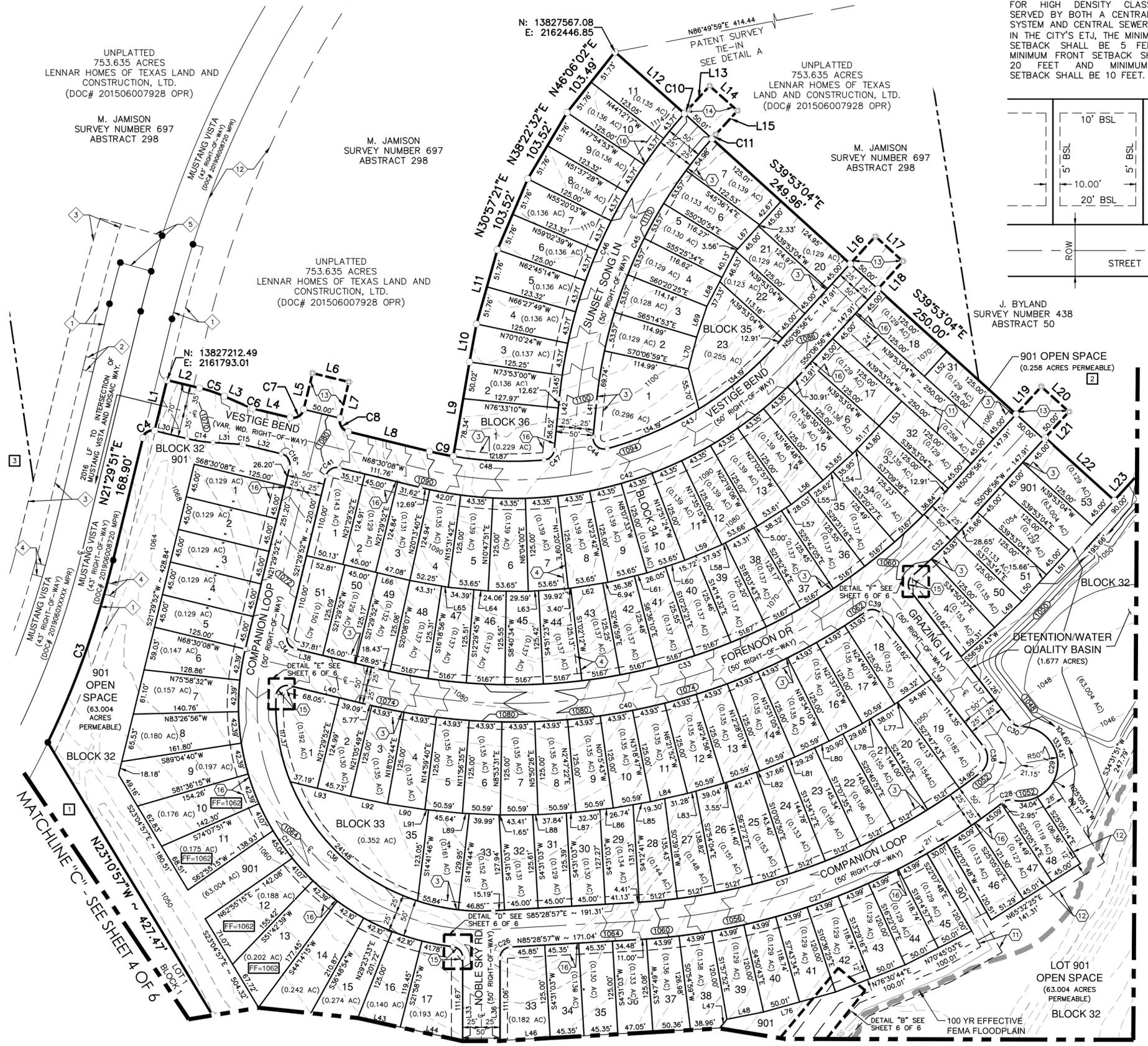
DETENTION/WATER QUALITY BASIN (1.677 ACRES)

LOT 901 OPEN SPACE (63.004 ACRES PERMEABLE)

100 YR EFFECTIVE FEMA FLOODPLAIN



**DETAIL "A"**  
 SCALE: 1" = 20'



MATCHLINE "B" - SEE SHEET 3 OF 6

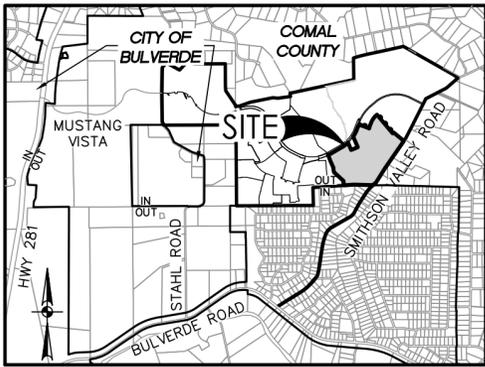
MATCHLINE "A" - SEE SHEET 3 OF 6

**SUBDIVISION PLAT  
 OF  
 4S RANCH, UNIT 7C**

A 94.234 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LID IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE D. LEWIS SURVEY NUMBER 347, ABSTRACT 367, IN COMAL COUNTY, TEXAS.



SCALE: 1" = 100'



**LOCATION MAP**  
 NOT-TO-SCALE

**LEGEND**

- |         |   |   |
|---------|---|---|
| DOC     | DOCUMENT NUMBER   | REPETITIVE BEARING AND/OR DISTANCE  |
| GETCTV  | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION   | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)  |
| MPR     | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS   | SET 1/2" IRON ROD (PD)  |
| OPR     | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF COMAL COUNTY, TEXAS | SET 1/2" IRON ROD (PD)-ROW  |
| VOL     | VOLUME  | EASEMENT P.I. POINT   |
| PG      | PAGE(S)   | WATER SURFACE ELEVATION   |
| VAR WID | VARIABLE WIDTH  | HYDRAULIC CROSS SECTION   |
| 1140    | EXISTING CONTOURS   |   |
| 1140    | PROPOSED CONTOURS   |   |
| ---     | ORIGINAL SURVEY/COUNTY LINE   |   |
| ---     | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN                            |   |
| ---     | 100 YR CLOMR FLOODPLAIN (CASE NO. 19-06-0091R)  |   |
| SS      | SANITARY SEWER LINE   |   |
| ⊕       | CENTERLINE  |   |
| ⊕       | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | UNPLATTED 753.635 ACRES LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. (DOC# 201506007928 OPR) |
| ⊕       | 21' SANITARY SEWER EASEMENT   |   |
| ⊕       | 28' ELECTRIC EASEMENT (2.130 TOTAL ACRES OFF-LOT)   |   |
| ⊕       | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  |   |

MATCHLINE "D" - SEE THIS SHEET

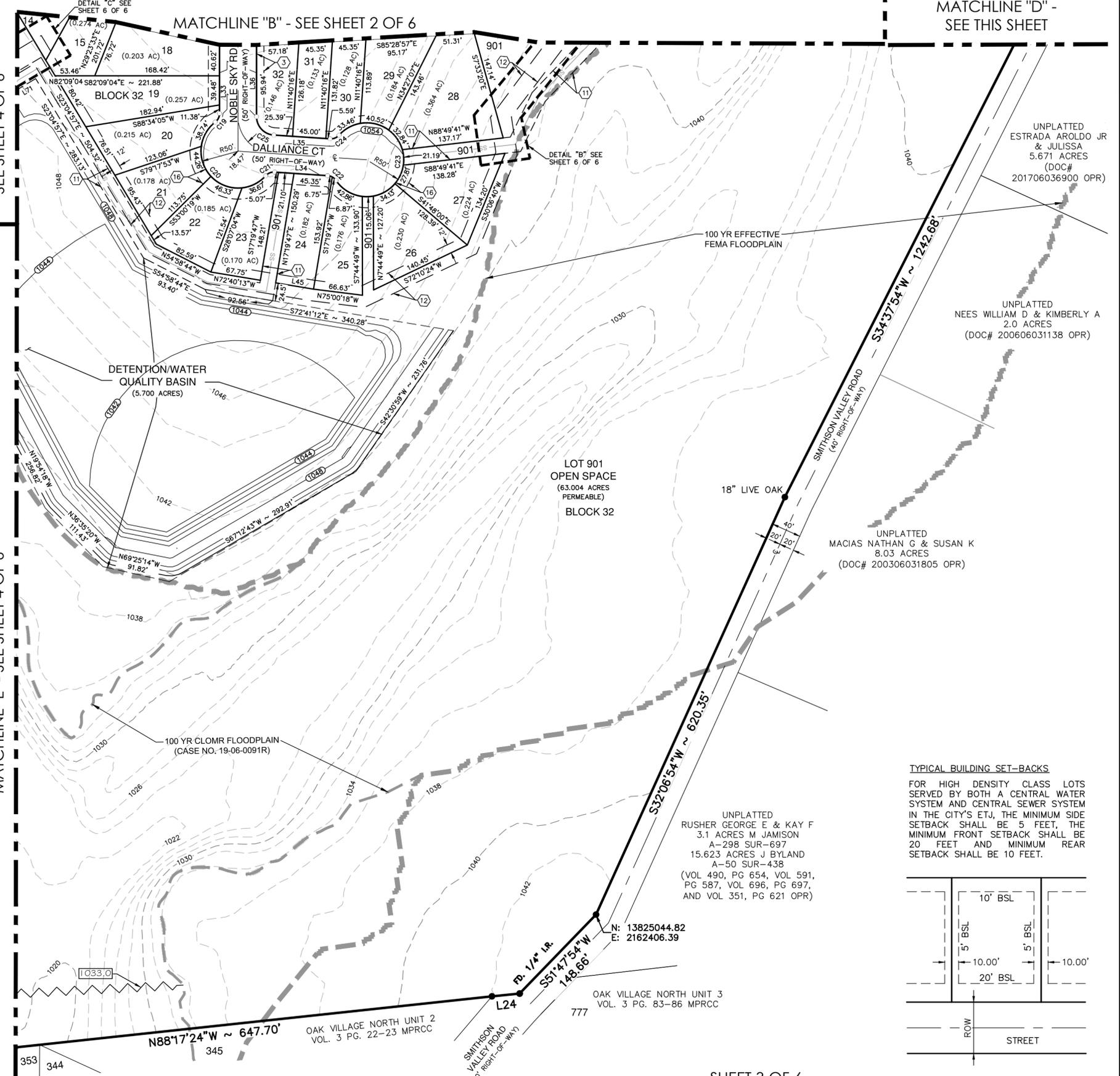
MATCHLINE "F" - SEE SHEET 4 OF 6

MATCHLINE "B" - SEE SHEET 2 OF 6

MATCHLINE "E" - SEE SHEET 4 OF 6

MATCHLINE "A" - SEE SHEET 2 OF 6

MATCHLINE "D" - SEE THIS SHEET



UNPLATTED ESTRADA AROLD JR & JULISSA 5.671 ACRES (DOC# 201706036900 OPR)

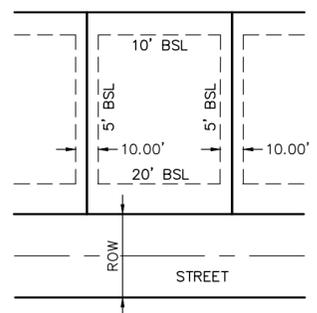
UNPLATTED NEES WILLIAM D & KIMBERLY A 2.0 ACRES (DOC# 200606031138 OPR)

UNPLATTED MACIAS NATHAN G & SUSAN K 8.03 ACRES (DOC# 200306031805 OPR)

UNPLATTED RUSHER GEORGE E & KAY F 3.1 ACRES M JAMISON A-298 SUR-697 15.623 ACRES J BYLAND A-50 SUR-438 (VOL 490, PG 654, VOL 591, PG 587, VOL 696, PG 697, AND VOL 351, PG 621 OPR)

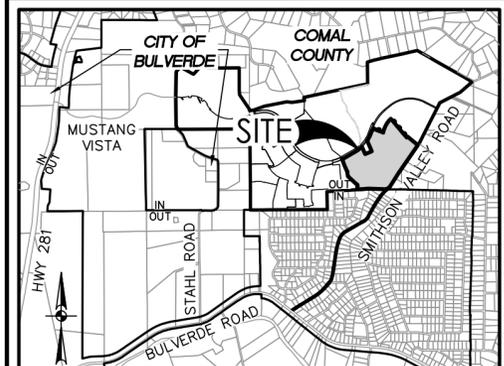
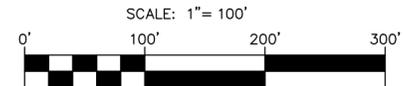
**TYPICAL BUILDING SET-BACKS**

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



SUBDIVISION PLAT  
 OF  
**4S RANCH, UNIT 7C**

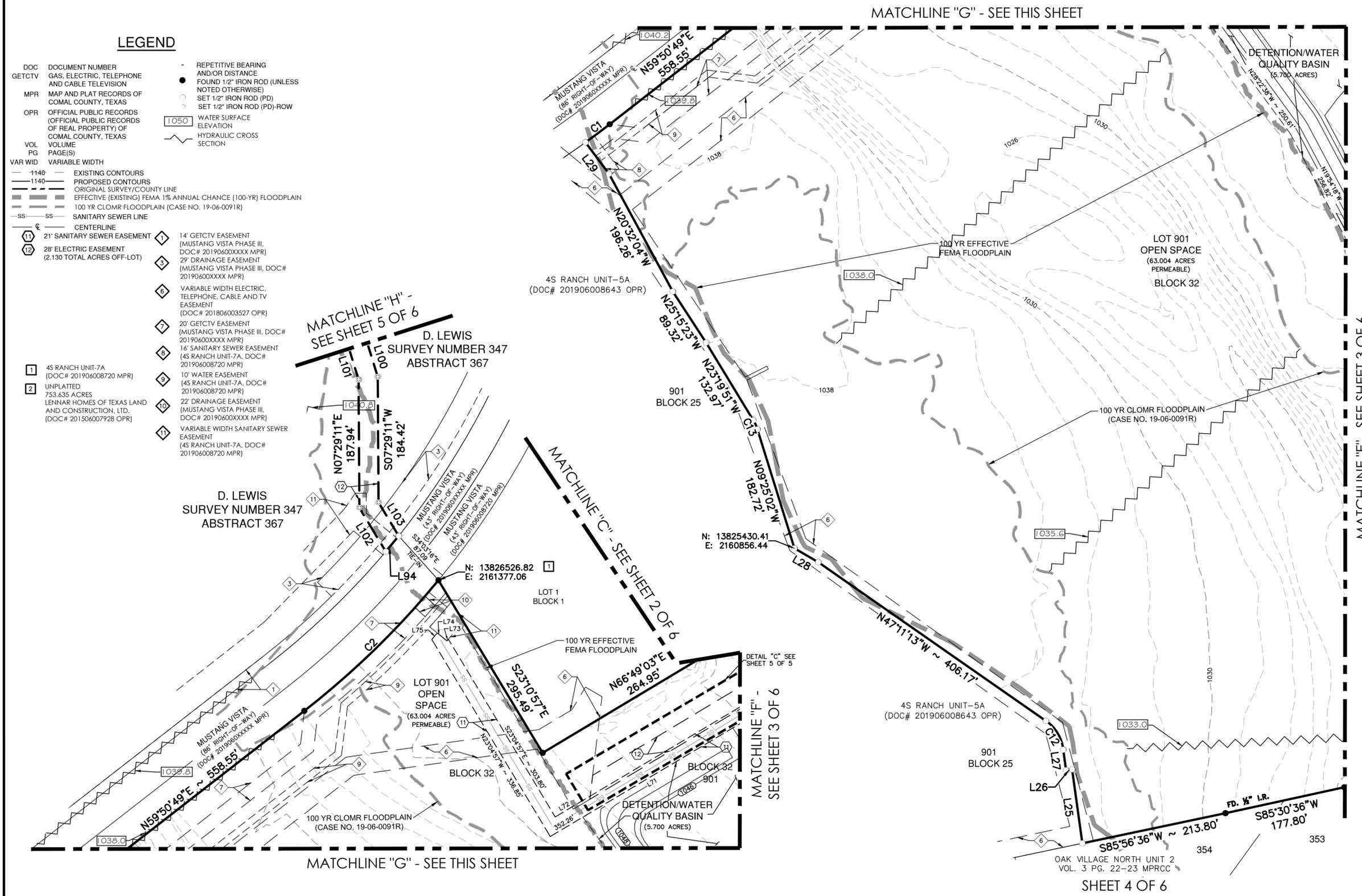
A 94.234 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE D. LEWIS SURVEY NUMBER 347, ABSTRACT 367, IN COMAL COUNTY, TEXAS.



LOCATION MAP  
 NOT-TO-SCALE

**LEGEND**

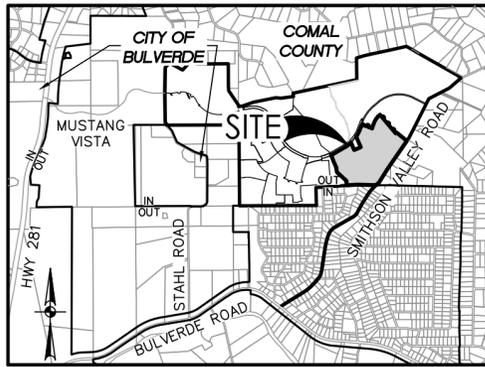
- |          |   |      |   |
|----------|---|------|---|
| DOC      | DOCUMENT NUMBER   | •    | REPETITIVE BEARING AND/OR DISTANCE  |
| GETCTV   | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION   | ●    | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)                                      |
| MPR      | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS   | ○    | SET 1/2" IRON ROD (PD)  |
| OPR      | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF COMAL COUNTY, TEXAS         | ○    | SET 1/2" IRON ROD (PD)-ROW  |
| VOL PG   | VOLUME PAGE(S)  | 1050 | WATER SURFACE ELEVATION   |
| VAR WID  | VARIABLE WIDTH  | —    | HYDRAULIC CROSS SECTION   |
| — 1140 — | EXISTING CONTOURS   | —    |   |
| — 1140 — | PROPOSED CONTOURS   | —    |   |
| —        | ORIGINAL SURVEY/COUNTY LINE   | —    |   |
| —        | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN                                    | —    |   |
| —        | 100 YR CLOMR FLOODPLAIN (CASE NO. 19-06-0091R)  | —    |   |
| — SS —   | SANITARY SEWER LINE   | —    |   |
| —        | CENTERLINE  | —    |   |
| ⑪        | 21' SANITARY SEWER EASEMENT   | ◇    | 14' GETCTV EASEMENT (MUSTANG VISTA PHASE III, DOC# 20190600XXXX MPR)              |
| ⑫        | 28' ELECTRIC EASEMENT (2.130 TOTAL ACRES OFF-LOT)   | ◇    | 29' DRAINAGE EASEMENT (MUSTANG VISTA PHASE III, DOC# 20190600XXXX MPR)            |
|          |   | ◇    | VARIABLE WIDTH ELECTRIC, TELEPHONE, CABLE AND TV EASEMENT (DOC# 201806003527 OPR) |
|          |   | ◇    | 20' GETCTV EASEMENT (MUSTANG VISTA PHASE III, DOC# 20190600XXXX MPR)              |
|          |   | ◇    | 16' SANITARY SEWER EASEMENT (4S RANCH UNIT-7A, DOC# 201906008720 MPR)             |
| 1        | 4S RANCH UNIT-7A (DOC# 201906008720 MPR)  | ◇    | 10' WATER EASEMENT (4S RANCH UNIT-7A, DOC# 201906008720 MPR)                      |
| 2        | UNPLATTED 753.635 ACRES LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. (DOC# 201506007928 OPR) | ◇    | 22' DRAINAGE EASEMENT (MUSTANG VISTA PHASE III, DOC# 20190600XXXX MPR)            |
|          |   | ◇    | VARIABLE WIDTH SANITARY SEWER EASEMENT (4S RANCH UNIT-7A, DOC# 201906008720 MPR)  |



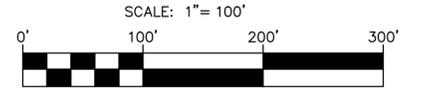
4S RANCH, UNIT 7C  
 Civil Job No. 8547-47; Survey Job No. 8547-00

SUBDIVISION PLAT  
 OF  
**4S RANCH, UNIT 7C**

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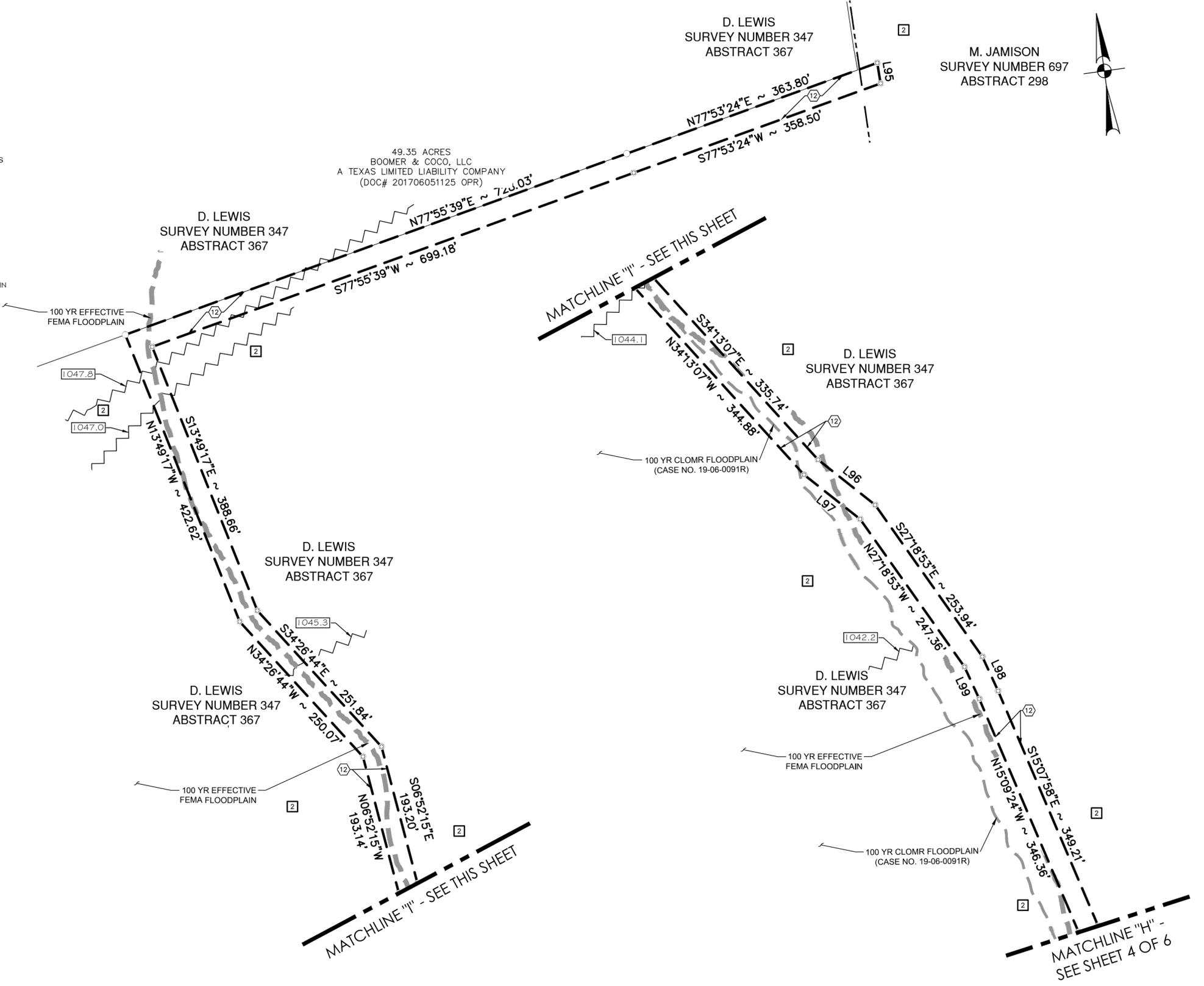
LOCATION MAP  
 NOT-TO-SCALE



M. JAMISON  
 SURVEY NUMBER 697  
 ABSTRACT 298

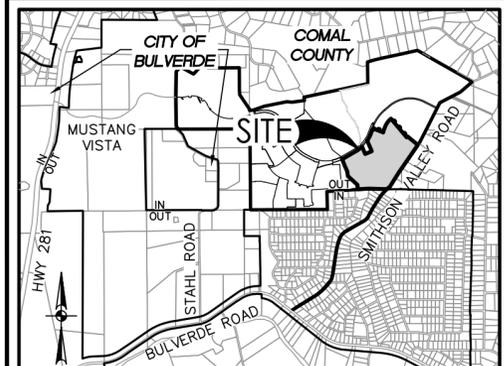
**LEGEND**

- |         |   |      |   |
|---------|---|------|---|
| DOC     | DOCUMENT NUMBER   | -    | REPETITIVE BEARING AND/OR DISTANCE  |
| GETCTV  | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION   | ●    | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)  |
| MPR     | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS   | ○    | SET 1/2" IRON ROD (PD)  |
| OPR     | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF COMAL COUNTY, TEXAS | ○    | SET 1/2" IRON ROD (PD)-ROW  |
| VOL     | VOLUME  | 1050 | WATER SURFACE ELEVATION   |
| PG      | PAGE(S)   |      | HYDRAULIC CROSS SECTION   |
| VAR WID | VARIABLE WIDTH  |      |   |
| ---     | 1140  | ---  | EXISTING CONTOURS   |
| ---     | 1140  | ---  | PROPOSED CONTOURS   |
| ---     |   | ---  | ORIGINAL SURVEY/COUNTY LINE   |
| ---     |   | ---  | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN                                    |
| ---     |   | ---  | 100 YR CLOMR FLOODPLAIN (CASE NO. 19-06-0091R)  |
| ---     |   | ---  | CENTERLINE  |
| Ⓜ       |   |      | 28' ELECTRIC EASEMENT (2.130 TOTAL ACRES OFF-LOT)   |
| Ⓜ       |   |      | UNPLATTED 753.635 ACRES LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. (DOC# 201506007928 OPR) |



**SUBDIVISION PLAT  
 OF  
 4S RANCH, UNIT 7C**

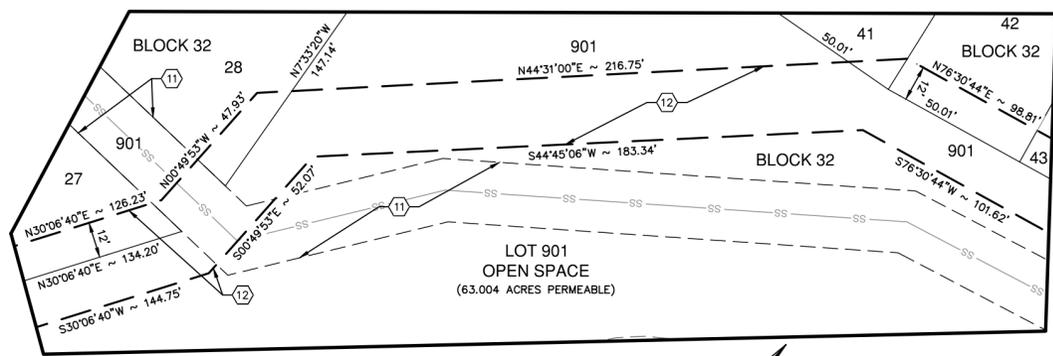
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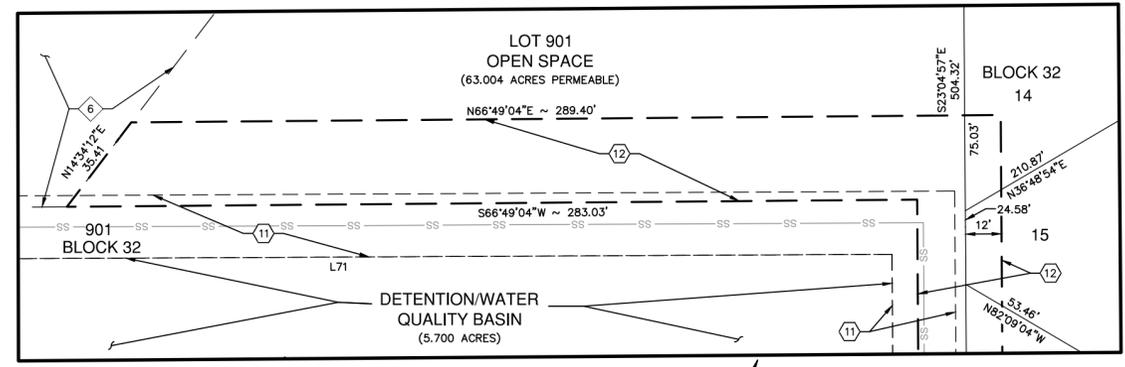
**LOCATION MAP**  
 NOT-TO-SCALE

**LEGEND**

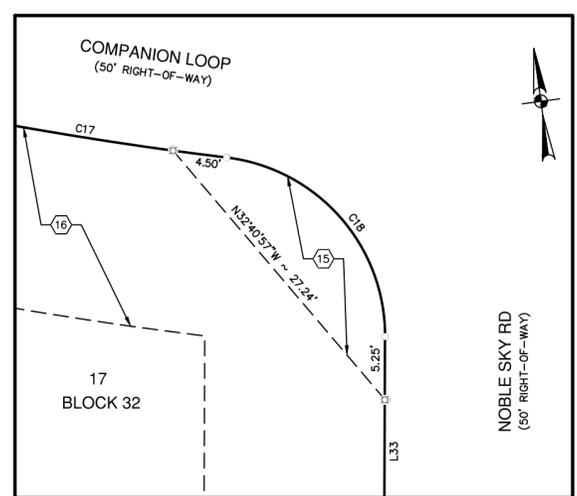
DOC	DOCUMENT NUMBER	VOL	VOLUME
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	PG	PAGE(S)
MPR	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS	VAR WID	VARIABLE WIDTH
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF COMAL COUNTY, TEXAS	-	REPETITIVE BEARING AND/OR DISTANCE
		●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
		○	SET 1/2" IRON ROD (PD)
		○	SET 1/2" IRON ROD (PD)-ROW
		⊗	EASEMENT P.I. POINT
-1140-	EXISTING CONTOURS		
-1140-	PROPOSED CONTOURS		
-1140-	ORIGINAL SURVEY/COUNTY LINE		
-1140-	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
-1140-	100 YR CLOMR FLOODPLAIN (CASE NO. 19-06-0091R)		
-SS-	SANITARY SEWER LINE		
⊕	CENTERLINE		
⊕	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⊕	VARIABLE WIDTH ELECTRIC, TELEPHONE, CABLE AND TV EASEMENT (DOC# 201806003527 OPR)
⊕	21' SANITARY SEWER EASEMENT		
⊕	28' ELECTRIC EASEMENT (2.130 TOTAL ACRES OFF-LOT)		
⊕	VARIABLE WIDTH SANITARY SEWER EASEMENT		
⊕	15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT		



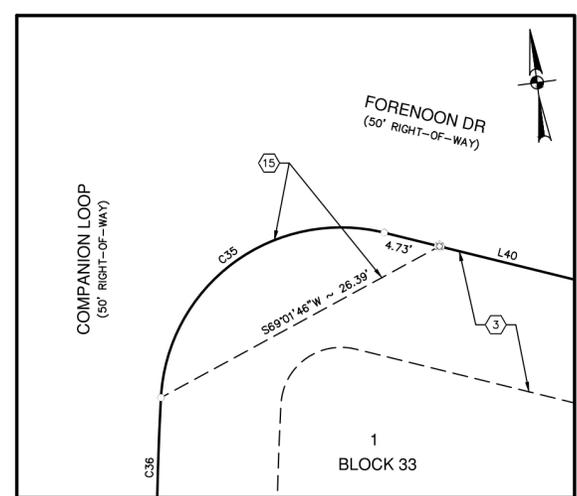
**DETAIL "B"**  
 SCALE: 1" = 40'  
 SEE SHEETS 2 & 3 OF 6



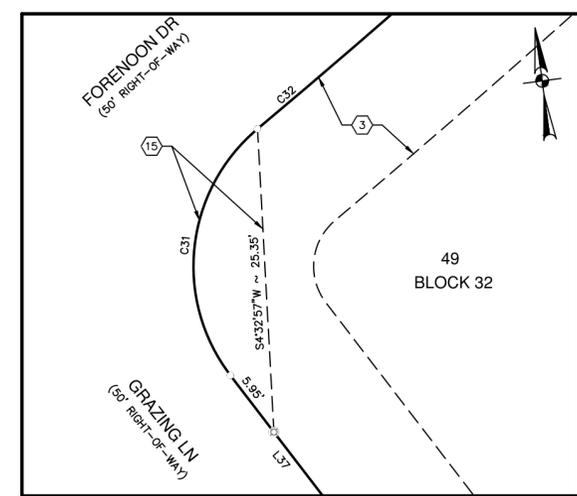
**DETAIL "C"**  
 SCALE: 1" = 40'  
 SEE SHEETS 3 & 4 OF 6



**DETAIL "D"**  
 SCALE: 1" = 10'  
 SEE SHEET 2 OF 6



**DETAIL "E"**  
 SCALE: 1" = 10'  
 SEE SHEET 2 OF 6



**DETAIL "F"**  
 SCALE: 1" = 10'  
 SEE SHEET 2 OF 6

## REVIEW MEMORANDUM

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

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

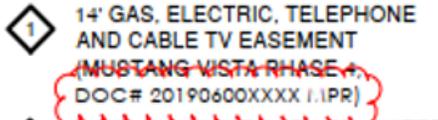
**SUBJECT:** 4S Ranch, Unit 7C Prelim Plat Review

**DATE:** December 5, 2019

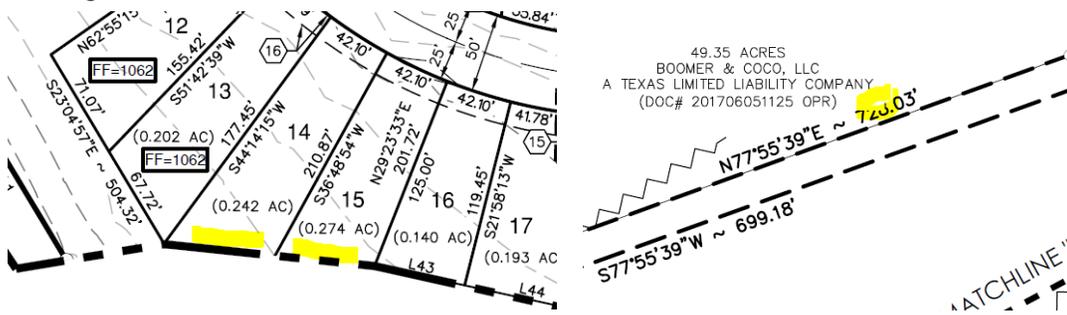
Halff Associates, on behalf of the City of Bulverde, has performed a review on the preliminary plat application and supporting documents for the **4S Ranch, Unit 7C** development. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated December 31, 2014 (between the City of Bulverde and STAHL LANE, LTD.). The following items were reviewed, with specific items to be addressed by the applicant listed below before resubmittal.

### Plat specifications, Ordinance Section 1.05(b)

- Legend on several sheets has incomplete DOC#'s for easements.



- Missing or blocked information

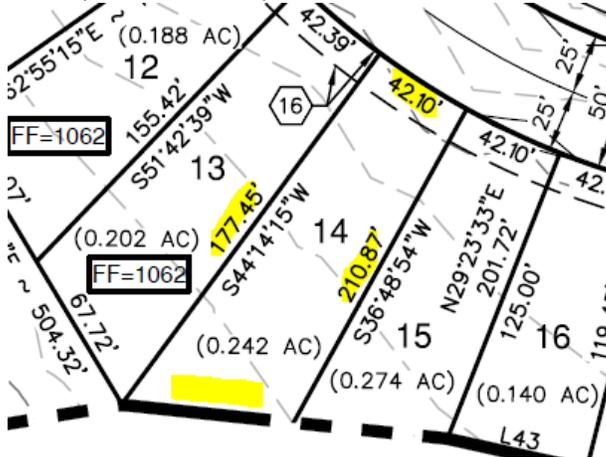


### Plat Supporting Documents, Ordinance Section 1.04(c)

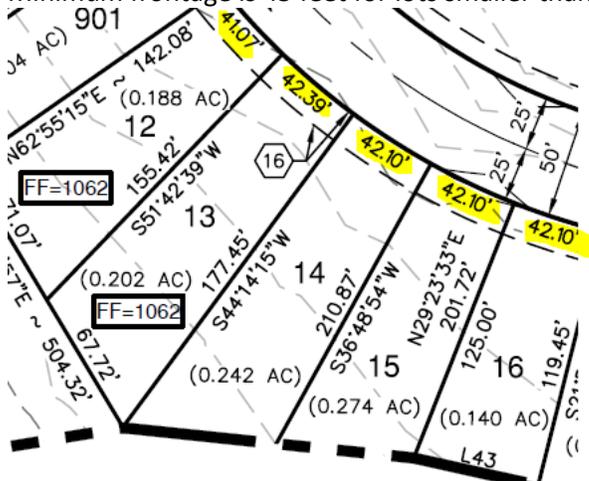
No comments

**General Design 2.03(c)**

- Lot depth to width aspect ratio is limited to 3:1 for lots less than 1.01 acres.



- Minimum frontage is 45 feet for lots smaller than 1.01 per development agreement.



**Streets 2.04(a)**

No comments

**Drainage Analysis**

The 4S Ranch Phase 4 Drainage analysis was reviewed for the purposes of this plat. Offsite area drains to Lot 901 which includes a detention/water quality basin & open channel. It is assumed that the 100-year design discharge can be contained within the easement and will be checked with design plans. Assumptions and calculations for sizing the detention basin appear to be reasonable. No drainage comments at this time.



PLANNING AND ZONING COMMISSION ITEM:  
PC-19-26  
**PRELIMINARY PLAT**  
MUSTANG VISTA PHASE IV & AMENITY  
CENTER #2

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

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**REQUEST:**

Consideration of a Preliminary Plat for Mustang Vista Phase IV & Amenity Center #2, generally located 1.0 miles southeast of the intersection of Mustang Vista and Stahl Lane.

**APPLICANT:**

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

**PROPERTY INFORMATION:**

**Owner:** Lennar Homes  
**Legal Description:** 8.611 ACRE TRACT OF LAND, SAID 8.611 ACRE TRACT OF LAND COMPRISED OF 8.223 ACRES BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD IN DEED RECORDED IN DOCUMENT 201506007928 AND 0.388 ACRES OFF-LOT EASEMENTS, BEING OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. OUT OF THE D. LEWIS SURVEY NUMBER 347, ABSTRACT 367, IN COMAL COUNTY, TEXAS.  
**Size:** 8.611 acres; 2 lots  
**Existing Land Use:** Undeveloped  
**Existing Zoning:** Extraterritorial Jurisdiction (ETJ)  
**Proposed Land-Use:** Roadway & Non-Single Family

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**SUMMARY:**

This is a proposed preliminary plat for Mustang Vista Phase IV & Amenity Center #2, for which a Development Agreement was approved in 2014 and Master Development Plan (MDP) subsequently approved in 2015.

This proposed Preliminary Plat is for approximately 8.611 acres establishes a roadway extension of the existing Mustang Vista, and a lot for an amenity center that will serve the Hidden Trails (4S Ranch) subdivision. The density class for this plat is High Density.

**ANALYSIS:**

The proposed subdivision lies completely outside the City Limits. Water service will be provided by the Canyon Lake Water Service Company. Sewer Service will be provided by the Guadalupe Blanco River Authority.

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

Halff Associates and the City of Bulverde Planning Department have reviewed the proposed preliminary plat and related required documents. Multiple deficiencies were encountered. Comments were sent to the developer, which will not be addressed in time for this meeting.

Therefore, Staff recommends **DENIAL**.

**ATTACHMENTS:**

Application  
Preliminary Plat  
Comment Letter



## APPLICATION FOR PRELIMINARY PLAT

Planning & Development Department  
 30360 Cougar Bend, Bulverde, TX 78163  
 Telephone: 830-438-3612 - Fax: 830-438-4339  
[www.bulverdetx.gov](http://www.bulverdetx.gov)

**ALL APPLICATIONS SHALL BE ACCEPTED BY APPOINTMENT ONLY DURING A PRE-APPLICATION CONFERENCE ON THE DATES SPECIFIED IN PAGE 2 OF THIS APPLICATION. TO SCHEDULE AN APPOINTMENT PLEASE CONTACT THE BULVERDE PLANNING & DEVELOPMENT DEPARTMENT.**

1. Name of Subdivision: Mustang Vista Phase 4 & Amenlty Center #2 Unit No. \_\_\_\_\_  
 Location Description/Nearest Intersection: Approximately 1.9 miles southeast of Mustang Vista/Stahl Lane intersection
  
2. Owner/Applicant: Lennar Homes of Texas Land and Construction, LTD  
 Address: 1992 Dry Creek Way, Sulte 101, San Antonlo, TX 78259 Email: rlchard.mott@lennar.com  
 Telephone: (210) 889-5516 Fax: \_\_\_\_\_ Mobile: \_\_\_\_\_  
*Note: If applicant is person other than owner, a letter of authorizatton must be provided from owner.*
  
3. Licensed Engineer/Surveyor (technical contact): Pape-Dawson Engineers, Inc.  
 Address: 2000 NW Loop 410, San Antonlo, TX 78213 Email: bspengler@pape-dawson.com  
 Telephone: (210) 375-9000 Fax: (210) 375-9010 Mobile: \_\_\_\_\_

**4. Property Details:**

City Limits:	<input type="checkbox"/> In <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sewage Treatment:	<u>GBRA</u>
Residential:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
No. of Lots:	<u>2</u>	TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>8.61</u>	100-Year Floodplain:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Density Class:	<u>High</u>		
Zoning Class:	<u>Non-Single Family</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge <input type="checkbox"/> Contributing

The undersigned agrees to comply with all platting and subdivision requirements of the City of Bulverde, and hereby authorizes the surveyor/engineer to record the approved final plat. The undersigned agrees to pay the appropriate fees as outlined in the Planning and Development Fee Schedule and agrees to pay fees for any additional review requiring consultation with City Consultants, including involvement of a contract engineer in a predevelopment conference. To the extent possible, City Staff will provide the Owner/Applicant with an estimate of fees should outside consultation be required.

\_\_\_\_\_  
 Signature of Owner/Applicant 11/5/19  
Date

Fees on Page 2

Fees:

**Preliminary Plats**

- \$1250.00 + \$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 DATES: OCTOBER 2019 – DECEMBER 2020**

<b>Planning &amp; Zoning Meeting</b>	<b>City Council Meeting</b>	<b>Submittal Date</b>
<b>OCTOBER 10, 2019</b>	<b>NOVEMBER 12, 2019</b>	<b>SEPTEMBER 12, 2019</b>
<b>NOVEMBER 14, 2019</b>	<b>DECEMBER 10, 2019</b>	<b>OCTOBER 15, 2019</b>
<b>DECEMBER 12, 2019</b>	<b>JANUARY 14, 2020</b>	<b>NOVEMBER 13, 2019</b>
<b>JANUARY 16, 2020</b>	<b>FEBRUARY 11, 2020</b>	<b>DECEMBER 17, 2019</b>
<b>FEBRUARY 13, 2020</b>	<b>MARCH 10, 2020</b>	<b>JANUARY 15, 2020</b>
<b>MARCH 12, 2020</b>	<b>APRIL 14, 2020</b>	<b>FEBRUARY 11, 2020</b>
<b>APRIL 16, 2020</b>	<b>MAY 12, 2020</b>	<b>MARCH 17, 2020</b>
<b>MAY 14, 2020</b>	<b>JUNE 9, 2020</b>	<b>APRIL 14, 2020</b>
<b>JUNE 11, 2020</b>	<b>JULY 14, 2020</b>	<b>MAY 12, 2020</b>
<b>JULY 16, 2020</b>	<b>AUGUST 11, 2020</b>	<b>JUNE 16, 2020</b>
<b>AUGUST 13, 2020</b>	<b>SEPTEMBER 8, 2020</b>	<b>JULY 14, 2020</b>
<b>SEPTEMBER 10, 2020</b>	<b>OCTOBER 13, 2020</b>	<b>AUGUST 11, 2020</b>
<b>OCTOBER 15, 2020</b>	<b>NOVEMBER 10, 2020</b>	<b>SEPTEMBER 15, 2020</b>
<b>NOVEMBER 12, 2020</b>	<b>DECEMBER 8, 2020</b>	<b>OCTOBER 13, 2020</b>
<b>DECEMBER 10, 2020</b>	<b>JANUARY 12, 2021</b>	<b>NOVEMBER 10, 2020</b>



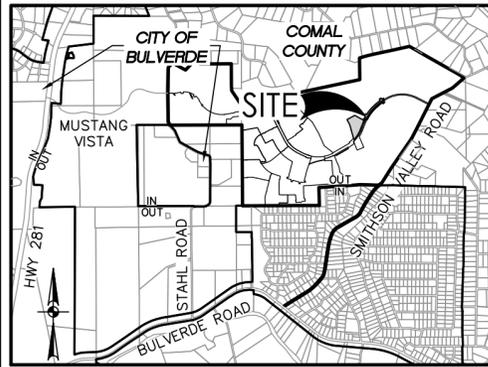
## Planning and Development Preliminary Plat Application Checklist

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**ALL SUBMITTALS MUST FOLLOW THE FOLLOWING REQUIREMENTS TO BE  
ACCEPTED BY THE CITY OF BULVERDE FOR INITIAL REVIEW**

- 2 Copies of the Preliminary Plat
- One electronic copy of each document required below and plat drawing(s) in PDF format.
- A check or money order for the platting fee, review fee and other required fees.
  - o Plat Application & Review Fee
  - o SWMP Review Fee
  - o TIA Fee
- 2 copies of the Utility Layout showing all proposed utilities and easements
- 2 copies of the Traffic Impact Analysis
- 1 copy of the approved Floodplain Development Permit from Comal County if subdivision includes property within the ETJ.
- 2 copies of the Drainage Study
- 2 copies of the Water Study and Water Supply Certification as applicable
- 2 copies of the Sewer Study as applicable
- 2 copies of the Environmental Assessment
- Certification by all utilities and that will provide service to the proposed subdivision and all entities with regulatory authority pertaining to the proposed subdivision including but not limited to the following.
  - o Electric Utility
  - o Gas Utility
  - o Public Water System
  - o Telephone Utility
  - o Cable TV Utility
  - o TxDOT
  - o TCEQ
  - o Other agencies or entities having jurisdiction
- Evidence that the applicant has submitted the information required above to the utilities and entities described above
- Variance Requests (if any)
- Original Tax Certificates
  - o City
  - o County
  - o School
- Letter of Agent or other power of attorney authorizing signature of Owner on plat
- Other applicable legal documents including deed restrictions, homeowner's association documents, etc.





**LOCATION MAP**  
NOT-TO-SCALE

**CLOMR NOTE:**

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND APPROVED BY FEMA ON FEBRUARY 26, 2019 (CASE NO. 19-06-0091R). WATER SURFACE ELEVATIONS SHOWN ARE BASED ON THE 100-YEAR CORRECTED EFFECTIVE MODEL FOR LEWIS CREEK FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**MINIMUM FINISHED FLOOR ELEVATION NOTE:**

THE MAXIMUM WATER SURFACE ELEVATION DURING THE 100-YEAR STORM EVENT SHALL BE NO LESS THAN TWO FEET BELOW THE FINISHED FLOOR ELEVATION OF ADJACENT RESIDENTIAL DWELLING AND PUBLIC, COMMERCIAL, AND INDUSTRIAL BUILDINGS.

**OPEN SPACE NOTE:**

LOT 900, BLOCK 40, IS DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

**DETENTION AND RETENTION FACILITIES NOTE:**

THE 100-YEAR WATER SURFACE ELEVATION IN THE STORAGE AREAS SHALL BE AT LEAST TWO FEET BELOW THE LOWEST FINISHED FLOOR ELEVATION IN THE AREAS TRIBUTARY TO THE STORMWATER DETENTION AND RETENTION FACILITIES.

**SUBDIVISION PLAT  
OF  
MUSTANG VISTA PHASE 4 &  
AMENITY CENTER #2**

A 8.611 ACRE TRACT OF LAND, SAID 8.611 ACRE TRACT OF LAND COMPRISED OF 8.223 ACRES BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928 AND 0.388 ACRES OFF-LOT EASEMENTS, BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. OUT OF THE D. LEWIS SURVEY NUMBER 347, ABSTRACT 367, IN COMAL COUNTY, TEXAS.

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

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

**GBRA NOTES:**

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

**SURVEYOR'S NOTES:**

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3/8" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON".
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE (SCALE FACTOR = 0.99983002889).
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

**MISCELLANEOUS NOTE:**

- FUTURE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE CODE OF ORDINANCES.
- CONTOURS SHOWN ARE BASED OFF OF AN ON THE GROUND SURVEY. THE DATUM USED TO GENERATE THE CONTOURS IS THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- TOTAL LENGTH OF ROADWAY DEDICATION IN MUSTANG VISTA PHASE IV IS 1023 LINEAR FEET.
- MUSTANG VISTA PHASE III LIES WITHIN THE CITY OF BULVERDE'S ETJ AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

STATE OF TEXAS  
COUNTY OF COMAL

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

ERIC J. SNELL  
REGISTERED PROFESSIONAL LAND SURVEYOR, #6527  
PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TEXAS 78213

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N66°22'45"W	43.00'
L2	N66°23'01"W	14.01'
L3	N59°49'11"W	10.00'
L4	N30°10'49"E	10.00'
L5	N59°49'11"W	33.68'
L6	S59°49'11"E	33.68'
L7	N30°10'49"E	10.00'
L8	S59°49'11"E	10.00'
L9	N39°53'04"W	10.00'
L10	N50°06'56"E	10.00'
L11	N39°53'04"W	33.77'
L12	S39°53'04"E	36.18'
L13	N50°06'56"E	10.00'
L14	S39°53'04"E	10.00'
L15	S35°52'55"E	14.00'
L16	S35°51'56"E	43.04'
L17	N66°23'01"W	14.01'

LINE TABLE		
LINE #	BEARING	LENGTH
L18	N39°53'04"W	10.00'
L19	S50°06'56"W	10.00'
L20	N39°53'04"W	20.26'
L21	S39°53'04"E	17.61'
L22	S50°06'56"W	10.00'
L23	S39°53'04"E	10.00'
L24	S35°28'56"E	14.00'
L25	N59°49'12"W	11.09'
L26	S59°49'11"E	11.09'
L27	N39°53'05"W	11.00'
L28	S39°53'04"E	10.24'
L29	N53°59'01"E	7.80'
L30	S35°52'00"E	43.00'
L31	N39°53'04"W	11.00'
L32	S39°53'06"E	10.79'
L33	N64°52'31"E	66.51'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1543.00'	1°51'24"	N24°32'57"E	50.00'	50.00'
C2	1557.00'	3°03'48"	N26°59'33"E	83.23'	83.24'
C3	200.00'	1°29'56"	N59°04'13"W	5.23'	5.23'
C4	200.00'	1°29'56"	S60°34'10"E	5.23'	5.23'
C5	1557.00'	18°16'45"	N40°58'34"E	494.63'	496.73'
C6	200.00'	1°30'09"	N39°08'00"W	5.24'	5.24'
C7	200.00'	1°01'56"	S40°24'02"E	3.60'	3.60'
C8	1257.00'	0°29'56"	N53°54'42"E	10.94'	10.94'
C9	1243.00'	2°18'17"	N55°18'50"E	50.00'	50.00'
C10	1200.00'	2°23'14"	S55°21'22"W	50.00'	50.00'
C11	1200.00'	4°02'49"	S52°08'21"W	84.74'	84.76'
C12	1500.00'	26°29'41"	S36°52'06"W	687.47'	693.63'
C13	1443.00'	24°34'42"	S37°51'40"W	612.57'	617.26'
C14	200.00'	5°23'57"	N42°35'02"W	18.84'	18.85'
C15	200.00'	6°11'48"	S36°47'10"E	21.62'	21.63'
C16	1143.00'	0°30'05"	S54°16'03"W	10.00'	10.00'
C17	1157.00'	4°24'07"	N52°19'00"E	88.87'	88.89'
C18	1457.00'	24°31'41"	N37°51'05"E	618.99'	623.74'
C19	1543.00'	4°47'30"	N26°01'00"E	129.00'	129.04'
C20	13.00'	88°13'52"	N15°42'11"W	18.10'	20.02'
C21	13.00'	88°13'48"	N76°03'48"E	18.10'	20.02'
C22	1543.00'	18°10'03"	N41°01'54"E	487.21'	489.26'
C23	13.00'	90°00'00"	N5°06'56"E	18.38'	20.42'
C24	13.00'	90°31'34"	S80°56'06"E	18.47'	20.54'
C25	13.00'	89°49'46"	N84°47'53"W	18.36'	20.38'
C26	13.00'	94°02'53"	S7°08'22"W	19.02'	21.34'
C27	1543.13'	0°55'21"	N23°09'34"E	24.84'	24.84'
C28	1543.00'	1°12'02"	S22°05'53"W	32.33'	32.33'
C29	1157.00'	21°58'50"	S32°29'17"W	441.15'	443.86'

STATE OF TEXAS  
COUNTY OF BEXAR

KNOWN ALL MEN BY THESE PRESENTS:

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

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
BY: U.S. HOME CORPORATION,  
A DELAWARE CORPORATION  
ITS GENERAL PARTNER  
BRIAN BARRON, VICE PRESIDENT  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TEXAS 78259

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN BARRON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF COMAL

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

COUNTY CLERK, COMAL COUNTY, TEXAS

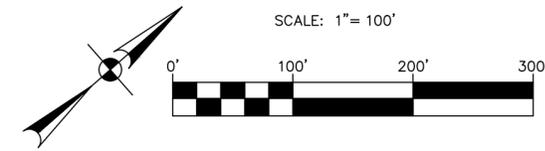
THIS PLAT OF MUSTANG VISTA PHASE 4 & AMENITY CENTER #2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

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

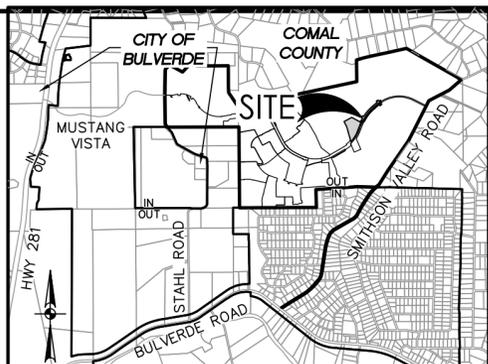
# SUBDIVISION PLAT OF MUSTANG VISTA PHASE 4 & AMENITY CENTER #2

A 8.611 ACRE TRACT OF LAND, SAID 8.611 ACRE TRACT OF LAND COMPRISED OF 8.223 ACRES BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928 AND 0.388 ACRES OFF-LOT EASEMENTS, BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE D. LEWIS SURVEY NUMBER 347, ABSTRACT 367, IN COMAL COUNTY, TEXAS.



**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: JULY 23, 2019

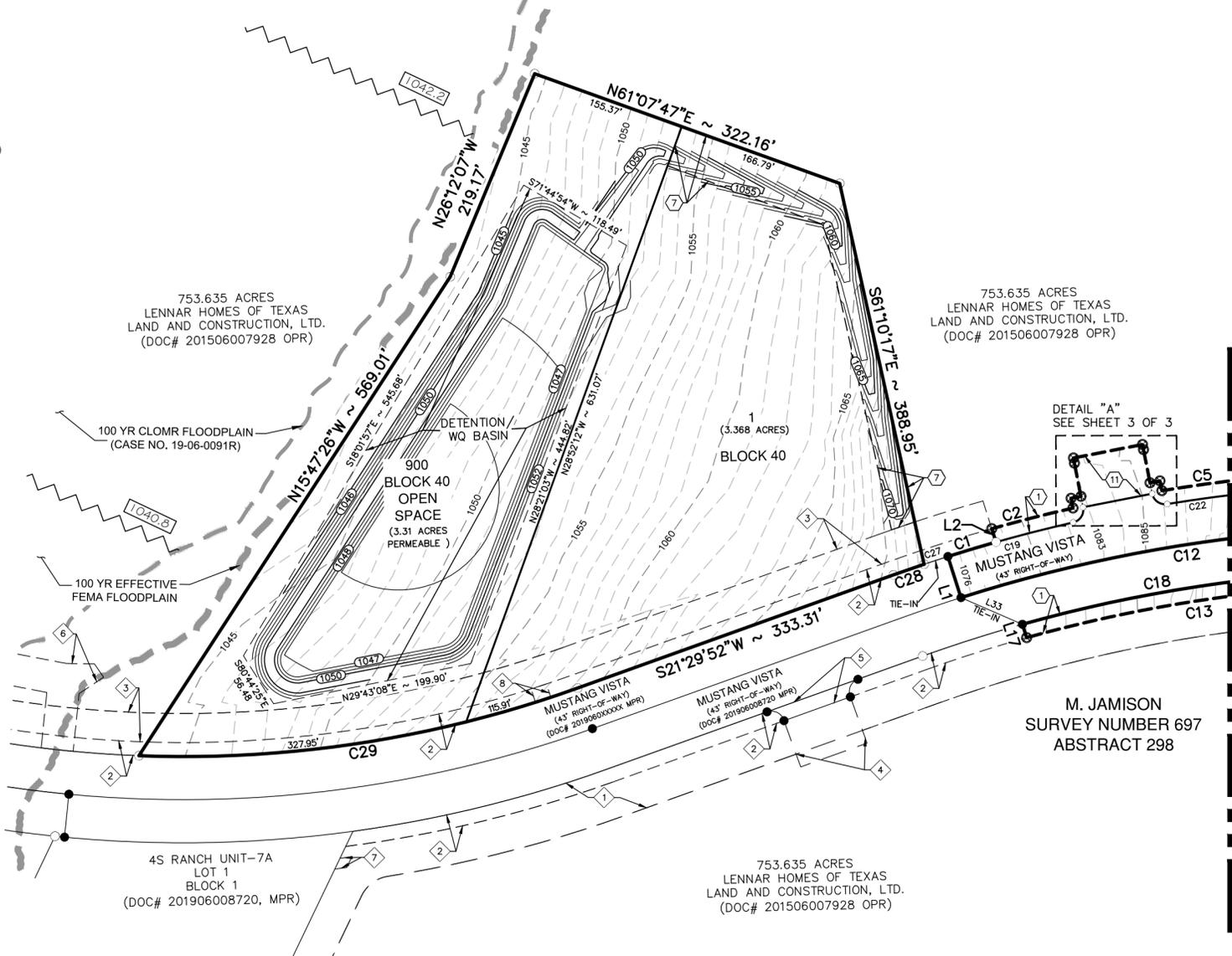


**LOCATION MAP**

NOT-TO-SCALE

### LEGEND

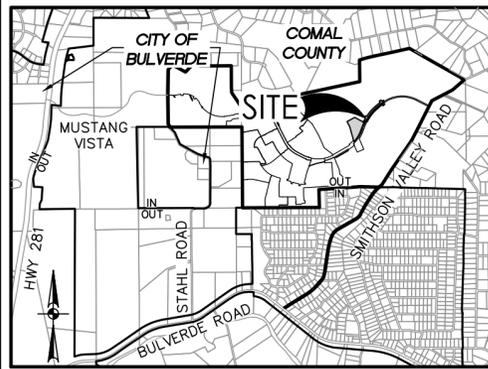
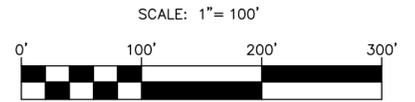
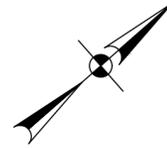
DOC	DOCUMENT NUMBER	VOL	VOLUME
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	PG	PAGE(S)
MPR	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS (SURVEYOR)	VAR WID	VARIABLE WIDTH
OPR	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
		○	SET 1/2" IRON ROD (PD)
		○	SET 1/2" IRON ROD (PD)-ROW
		⊙	EASEMENT POINT OF INTERSECTION
		1050	WATER SURFACE ELEVATION
			HYDRAULIC CROSS SECTION
---	1140 EXISTING CONTOURS		
---	1140 PROPOSED CONTOURS		
---	CENTERLINE		
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
---	100 YR CLOMR FLOODPLAIN (CASE NO. 19-06-0091R)		
1	14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.563 ACRES TOTAL OFF LOT)	4	VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (DOC# 201906008720 MPR)
7	VARIABLE WIDTH DRAINAGE EASEMENT	2	14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (MUSTANG VISTA PHASE III PLAT DOC# 2019060XXXXX MPR)
11	70" X 50" SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.240 ACRES TOTAL OFF LOT)	3	23" DRAINAGE EASEMENT (MUSTANG VISTA PHASE III PLAT DOC# 2019060XXXXX MPR)
		4	VARIABLE WIDTH SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (MUSTANG VISTA PHASE III PLAT DOC# 2019060XXXXX MPR)
		5	14" RIGHT-OF-WAY DEDICATION (MUSTANG VISTA PHASE III PLAT DOC# 2019060XXXXX MPR)
		6	10" WATER EASEMENT (4S RANCH UNIT-7A, DOC# 201906008720 MPR)
		7	VAR WID DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (4S RANCH UNIT-7A, DOC# 201906008720 MPR)
		8	16" X 14" DRAINAGE EASEMENT (MUSTANG VISTA PHASE III, PLATTED CONCURRENTLY)



MATCHLINE "A" - SEE SHEET 3 OF 3

SUBDIVISION PLAT  
 OF  
**MUSTANG VISTA PHASE 4 &  
 AMENITY CENTER #2**

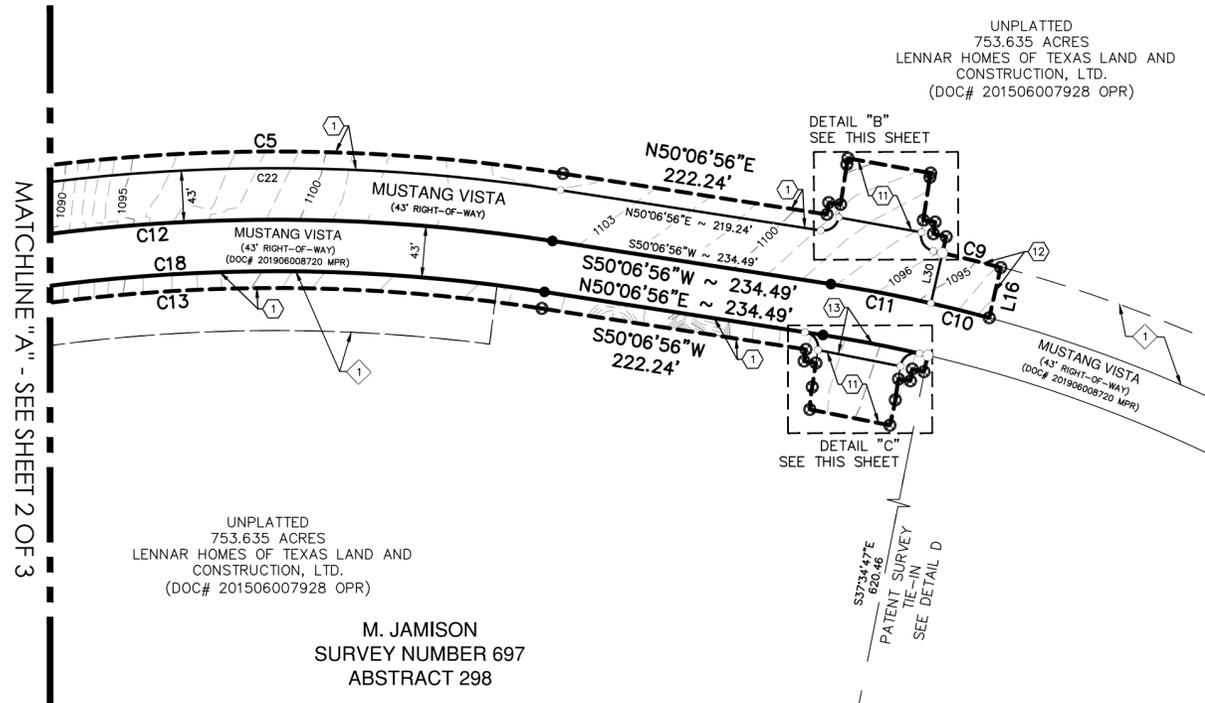
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**LOCATION MAP**  
 NOT-TO-SCALE

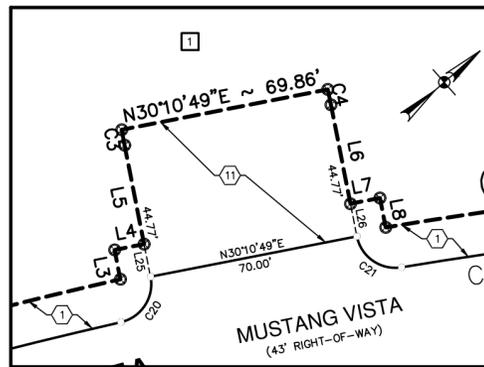
**LEGEND**

- |        |   |         |  |
|--------|---|---------|--|
| DOC    | DOCUMENT NUMBER                                       | VOL     | VOLUME                                       |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION         | PG      | PAGE(S)                                      |
| MPR    | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS(SURVEYOR) | VAR WID | VARIABLE WIDTH                               |
|        |   | ●       | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
|        |   | ○       | SET 1/2" IRON ROD (PD)                       |
|        |   | ○       | SET 1/2" IRON ROD (PD)-ROW                   |
|        |   | ○       | EASEMENT POINT OF INTERSECTION               |
- 
- |     |      |                   |
|-----|------|-------------------|
| --- | 1140 | EXISTING CONTOURS |
| --- | 1140 | PROPOSED CONTOURS |
| --- |      | CENTERLINE        |
- 
- ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.563 ACRES TOTAL OFF LOT)
  - ⑪ 70' X 50' SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.240 ACRES TOTAL OFF LOT)
  - ⑫ VARIABLE WIDTH SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.049 ACRES OFF LOT)
  - ⑬ 14' RIGHT-OF-WAY DEDICATION (0.024 ACRES TOTAL)
  - ◇ VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (DOC# 201906008720 MPR)
  - UNPLATTED 753.635 ACRES LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. (DOC 2015-060-07928 OPR)

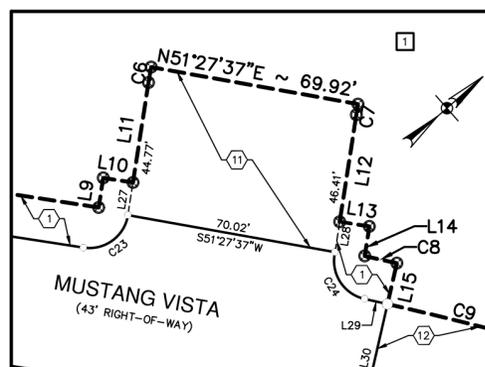


UNPLATTED  
 753.635 ACRES  
 LENNAR HOMES OF TEXAS LAND AND  
 CONSTRUCTION, LTD.  
 (DOC# 201506007928 OPR)

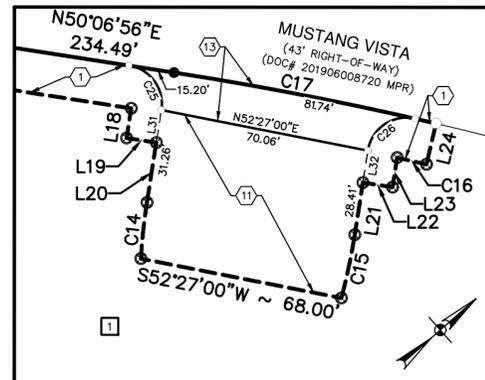
M. JAMISON  
 SURVEY NUMBER 697  
 ABSTRACT 298



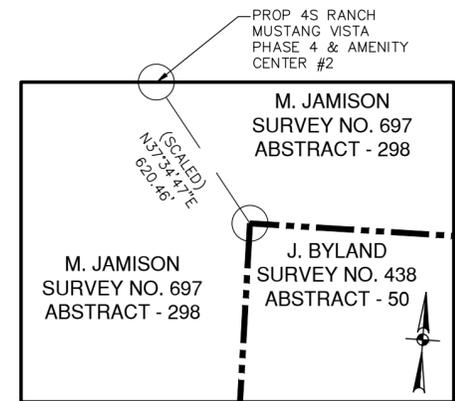
**DETAIL "A"**  
 SCALE: 1" = 40'  
 SEE SHEET 2 OF 3



**DETAIL "B"**  
 SCALE: 1" = 40'  
 SEE THIS SHEET



**DETAIL "C"**  
 SCALE: 1" = 40'  
 SEE THIS SHEET



**DETAIL "D"**  
 SCALE: 1" = 40'  
 SEE THIS SHEET

## REVIEW MEMORANDUM

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

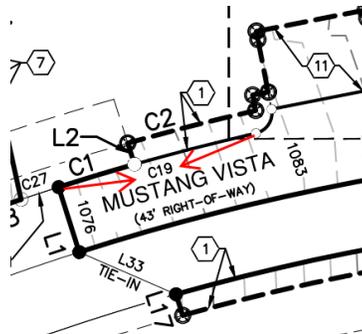
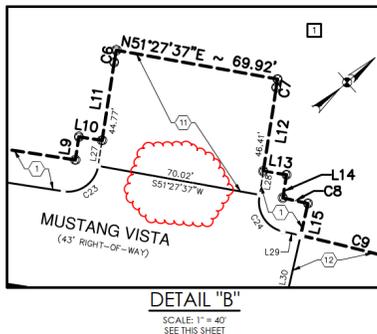
**FROM:** Sam Edwards, PE, CFM  
[sedwards@halff.com](mailto:sedwards@halff.com)

**SUBJECT:** 4S Ranch, Mustang Vista Phase 4 and Amenity Center No. 2 Preliminary Plat Review      **DATE:** December 5, 2019

Halff Associates, on behalf of the City of Bulverde, has performed a review on the preliminary plat application and supporting documents for the **Mustang Vista Phase 4 & Amenity Center #2** development. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated December 31, 2014 (between the City of Bulverde and STAHL LANE, LTD.). The following items were reviewed, with specific items to be addressed by the applicant listed below before resubmittal.

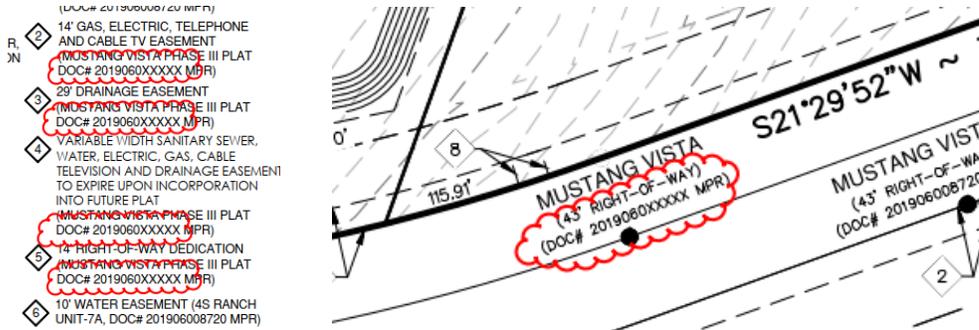
**Plat specifications, Ordinance Section 1.05(b)**

1. Plat does not close (Mustang Vista section). Bearing on Detail "B" calls for S51°27'37"W. This should be NE rather than SW. Clarify the limits of C19.

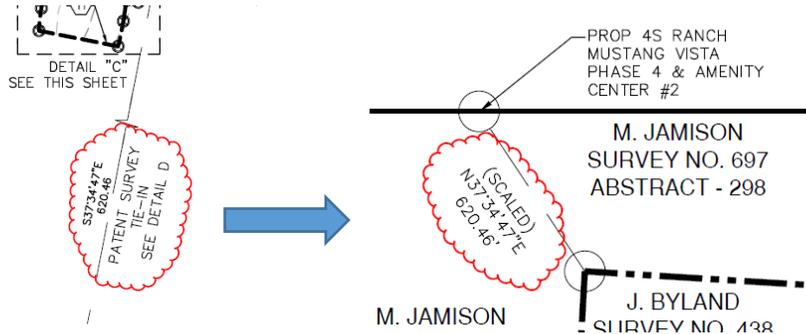


2. No Setback Lines are identified
3. Call out acreage for variable width drainage easement, Lot 1.
4. Sheet 1 of 3, Miscellaneous Note #4 references Mustang Vista Phase III.

- Sheet 2 of 3, Legend, Several DOC#'s are incomplete. Also incomplete on Mustang Vista ROW call-out.



- Confirm correct bearing from corner of the subdivision to a corner of the original tract or original survey. Sheet 3 of 3 shows SE bearing, Detail "D" shows NE bearing.



- Need to provide a minimum of two (2) corners of the subdivision referenced to state plane coordinates.

**Plat Supporting Documents, Ordinance Section 1.04(c)**

- An overall utility plan was provided for Mustang Vista Phase 4 and a separate utility plan was provided for the Amenity Center #2. The utility plan for Mustang Vista Phase 4 lacks information and callouts. No sewer (existing or proposed) is shown. Line types for water do not match the legend.

**Drainage Analysis**

The 4S Ranch Phase 4 Drainage analysis was reviewed for the purposes of this plat. It is assumed that the 100-year design discharge can be contained within the drainage easement and will be checked with design plans. Assumptions and calculations for sizing the detention basin appear to be reasonable. No drainage comments at this time.



PLANNING & ZONING COMMISSION ITEM  
VR-19-30  
**VARIANCE**  
Sanctuary of Hope

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

---

**REQUEST:**

Consider a request by Global Evangelism, Inc., for a variance to Section 17.06.009 of the City of Bulverde Code of Ordinances, pertaining to tree removal and mitigation requirements.

**OWNER/APPLICANT:**

Global Evangelism, Inc.  
6102 Broadway, Suite B3  
San Antonio, TX 78230

**PROPERTY INFORMATION:**

Address: 1218 E Ammann Road, Bulverde, TX 78163  
Owner: Global Evangelism, Inc.  
Existing Land Use: Institutional (Shelter)  
Existing Zoning: None (ETJ)

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**SUMMARY:**

Global Evangelism, Inc., owner of the Sanctuary of Hope, is requesting a variance to Section 17.06.009 pertaining to Tree removal and mitigation requirements. The Sanctuary of Hope is now constructing Phase II of their campus. The site plan shows that trees subject to the ordinance are proposed to be removed and replanted. Phase I was compliant with the Tree Preservation and Mitigation requirements. However, the applicant has requested a variance for Phase II due to limitations in water resources, land conditions, and space requirements. The applicant is requesting a reduction of twenty-eight (28) four caliper inch (4") trees out of the required sixty-five (65) four caliper inch (4") trees required to be replanted, and twenty-eight (28) six caliper inch (6") trees out of the required sixty-five (65) six caliper inch (6") trees required to be replanted.

**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.*

**ATTACHMENTS:**

Cover Letter

Application with Exhibits

WIGODSKY & ASSOCIATES ARCHITECTS, LLC

December 6, 2019  
City of Bulverde  
30360 Cougar Bend  
Bulverde, TX 78163

RE: Sanctuary of Hope – Application for Variance

Dear City of Bulverde:

The Sanctuary of Hope, a nonprofit 88-acre campus for expecting mothers, their unborn children, and orphans, is located at 1218 East Ammann Road in Bulverde, Texas. The project was divided into two construction phases after the initial permit submittal. Phase I, which was completed on May 25, 2018, includes the 36,000 sf Main House Building, which houses the expecting mothers prior to birth. Phase I consisted of planting 77 four-inch trees and 79 six-inch trees and is compliant with the current City of Bulverde Code of Ordinances, Tree Preservation Code.

Phase II is currently under construction and consists of six single-story houses, each with an area of 6,000 square feet. The houses will be occupied by mothers after birth, their newborns, and orphans. The Phase II current design includes planting 65 four-inch trees, and 65 six-inch trees, which is an addition to the 156 trees planted in Phase I.

The owner respectfully requests a variance to reduce the number of proposed new trees by reducing the total new planted amount by 28 four-inch trees and 28 six-inch as shown on the attached exhibits L4.3 and L4.4. This reduction request is based on the hardships of the increased irrigation water demand on the aquifer and the tree canopy increase, that infringes on native grasses in open areas which results in additional soil erosion. The decrease in aquifer water usage will be beneficial to the public and surrounding neighbors who use the same water source for domestic use. The tree reduction also will not change the existing view of this property from the adjacent public street, Ammann Road. We believe reducing the number of new trees for this site can be achieved while maintaining the intent of the Tree Preservation Ordinance as defined in the City of Bulverde Code of Ordinances, Section 3.12.002, adopted August 13, 2019.

We appreciate the variance consideration. Please do not hesitate to call either myself at 210-912-5640, or the owner's representative Norman Trail at 210-913-0093 if you have any question or need additional information.

Sincerely,



---

Danny Derrick, AIA  
Wigodsky & Associate Architects, LLC



# Application for Variance

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

Date: 12/6/2019

Case No. \_\_\_\_\_

### Applicant Information:

Global Evangelism, Inc.	210-490-1600	n/a
Name	Phone	Fax
6102 Broadway, Suite B3, San Antonio, TX 78230		Norman.Trail@sacornestone.org
Address		Email

### Property Owner Information:

Global Evangelism Inc.	210-490-1600	n/a
Name	Phone	Fax
18410 Sonterra Place, San Antonio, Texas, 78258		Norman.Trail@sacornestone.org
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: 1218 East Ammann Road, Bulverde, Texas 78163

Legal Description: 85.727 acres, "Tract 1" Document No. 201506044527 Comal County, Texas

Zoning District Classification: Front property line along Ammann Road up to 300' is zoned "AG", the remainder of the property is not zoned, but within ETJ Boundary.

### Description of Request:

- Variance to Section 17.06.009 of the City of Bulverde Code of Ordinances, which requires: "Up to 25% of the required replacement tree caliper may be paid as cash in lieu to the city...."
- 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.

*Esther D. J.*  
Signature of Owner/Applicant

12/6/19  
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?

See attached "Variance Criteria Explanation Form Responses".

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

See attached "Variance Criteria Explanation Form Responses".

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

See attached "Variance Criteria Explanation Form Responses".

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

See attached "Variance Criteria Explanation Form Responses".

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

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

# WIGODSKY & ASSOCIATES ARCHITECTS, LLC

City of Bulverde - Application for Variance

Variance Criteria Explanation Form Responses, December 6, 2019  
(for Zoning Code Variances Only)

Note: The variance request is for the tree ordinance, not zoning. We answered the zoning code variance questions since they were the most applicable to our request. If you have additional or other questions you would like answered, please contact Danny Derrick at 210-912-5640 or [danny@wigodskyderrick.com](mailto:danny@wigodskyderrick.com).

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

Response: This 88-acre property had 156 trees installed during Phase I. The water demand required to maintain the trees is 1,281,000 gallons a year (reference Rialto Studio numbers in question #4 answer below). During the installation of trees, which occurred during the summer to meet the construction schedule, many trees died and were recently replaced. This water demand has not decreased as significantly as originally projected. The water demand for Phase II as currently design will increase the total water per year to 2,209,850 gallons. The variance, if approved, will decrease the amount of well water, which is also used by adjacent neighbors and the public, by 400,120 gallons per year.

Another special condition on this property is the lot layout. The lot is relatively a large, skinny rectangle, with the short end on the north which is along Ammann Road being the only portion of the site visible by the public. The existing trees removed from this property for the development were not visible from the public street.

The existing subject property had a mix of open spaces with native grass and closely spaced trees in large groups. The proposed trees planted will be spaced further apart and over time will create a larger canopy than what was removed. The larger canopy will encroach on the existing open areas of native grasses, which will cause more erosion under the canopies.

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

Response: Significant water used from water well, as noted in response to question #1. The canopy infringing on the existing open areas of existing native grasses and causing soil erosion as noted in response to question #1.

- 3) *“Describe how granting the variance will not be contrary to the public interest.”*

Response: The proposed variance to reduce the number of new trees planted which will reduce the amount of water taken from the aquifer is in the best interest of the public and neighbors who use the same water source for their domestic use. The tree reduction will also help preserve the existing natural native grass open field areas that were present on the site prior to construction. The proposed variance will also maintain the public's view of the site, in terms of number of trees and the overall natural appearance from Ammann Road.

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

Response: By reducing the amount of caliper inches to be planted we are still within the intent of the Tree Preservation Ordinance, as defined in Section 3.12.002 Purpose (see Ordinance excerpt, last page of this response). The following bullet points outlines how the variance will be in the spirit of the regulation;

- This variance will promote the protection of water sources by decreasing the irrigation demand from a water source that is used by neighbors for domestic use, such as drinking water. If the variance is not approved, the increase water demand is calculated as shown below. (Calculations are based on tree water usage without rainfall over a year.) Calculations by Rialto Studio (Landscape Architect).
  - Phase 1 demand. Trees: (77) 4” trees and (79) 6” trees = 1,281,000 gallons per year
  - Phase 2 demand as currently designed. Trees: (65) 4” trees and (65) 6” trees = 928,850 gallons per year.
  - Total irrigation required for Phase 1 and 2 = 2,209,850 gallons per year.
  - Total gallons saved if variance is granted for Phase 2 tree planting requirements would be 400,120 gallons per year.

This variance will help reduce the water demand on this water source that is used by many land owners.

- Existing trees removed from both Phases of construction were not visible from public streets and replacement trees will not be planted where visible from the public streets. The 88-acre property is very deep, with only the small north perimeter visible by the public along Ammann Road. The planting of new trees will not enhance or change the public view of this property. The public appearance can be maintained with the variance approval.
- The large number of tree caliper inches removed was increased by the character of the trees growing in large groups that have larger caliper inches but rather small canopy areas. When we plant the replacement trees, they will be spaced further apart and over time creating more canopy than what was removed. This will begin infringing on the existing open areas of existing native grasses, thereby causing more soil erosion under the canopies.
- Extreme efforts were taken to save as many existing trees as possible. Retaining walls, which were made from 12”x 24”x 60” limestone blocks, were used to save existing trees which resulted in the majority of the existing tree canopy to remain in place. Retaining walls were also located in close proximity to the buildings to minimize the development footprint on this site and save as many trees as possible.
- Phase One of the project was in completed and in compliance with the current Tree Preservation Code.

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- Requiring the replacement of the trees does not provide additional value to the existing property or adjacent properties.

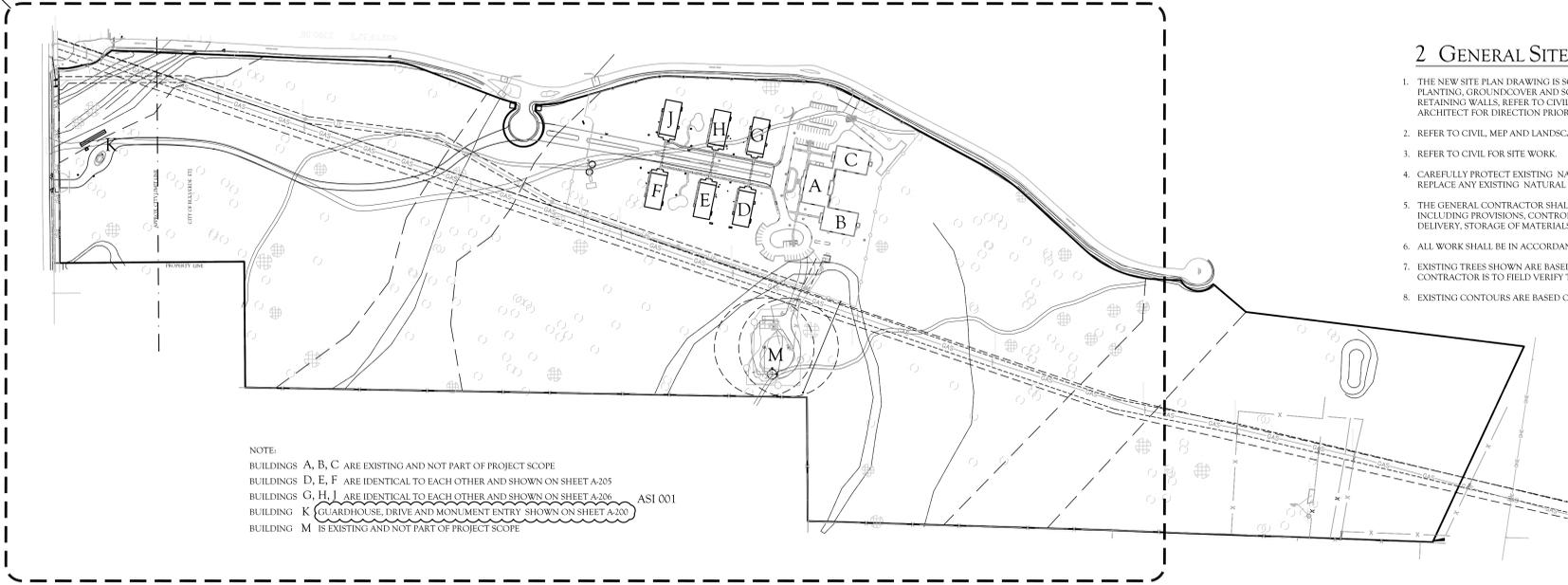
We believe decreasing the significant water demand on the public's water (acquirer) and helping prevent excessive erosion by not reducing open, native grass fields is beneficial to the public. In combination with maintaining the tree appearance from the adjacent public street, we believe this variance falls within the spirit of the regulation.

Ordinance Intent (excerpt):

Sec. 3.12.002 Purpose

The terms and provisions of this article are intended to accomplish the following public purposes:

- (1) Establish rules and regulations governing the protection and preservation of native or established trees within the city and its extraterritorial jurisdiction (ETJ).
- (2) Encourage the protection of healthy trees and provide for the replacement or replanting of trees that are necessarily removed during construction, development or redevelopment.
- (3) Provide for the preservation and protection of larger native or established trees, which provide a valuable amenity to the urban environment and which, once destroyed, can only be replaced after generations, if at all.
- (4) Provide for shade, windbreaks, and the cooling of air thereby, reducing the requirements for air conditioning, heating, and the unnecessary use of scarce energy sources.
- (5) Provide for open space and more efficient drainage of land; thereby, reducing the effects of soil erosion and the need for additional drainage facilities.
- (6) Prevent the clearcutting of land.
- (7) Preserve the country atmosphere and natural environment that define the community character of the city and make it unique and desirable, as described in the comprehensive plan.
- (8) Mitigate the ill effects of rapid and intense urbanization.
- (9) Prevent the unwarranted removal of protected, specimen, majestic or historic trees within the city and its ETJ.



NOTE:  
 BUILDINGS A, B, C ARE EXISTING AND NOT PART OF PROJECT SCOPE  
 BUILDINGS D, E, F ARE IDENTICAL TO EACH OTHER AND SHOWN ON SHEET A-205  
 BUILDINGS G, H, J ARE IDENTICAL TO EACH OTHER AND SHOWN ON SHEET A-206  
 BUILDING K GUARDHOUSE, DRIVE AND MONUMENT ENTRY SHOWN ON SHEET A-200  
 BUILDING M IS EXISTING AND NOT PART OF PROJECT SCOPE

### 2 GENERAL SITE NOTES:

1. THE NEW SITE PLAN DRAWING IS SCHEMATIC AND INDICATES THE GENERAL SCOPE OF NEW SITE WORK ONLY. FOR NEW TREES, PLANTING, GRON/MIX COVER AND SOIL, REFER TO LANDSCAPE. FOR NEW SIDEWALKS, ASPHALT PAVING, CONCRETE PAVING AND RETAINING WALLS, REFER TO CIVIL. IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURAL AND LANDSCAPE OR CIVIL, NOTIFY ARCHITECT FOR DIRECTION PRIOR TO COMMENCEMENT OF WORK.
2. REFER TO CIVIL, MEP AND LANDSCAPE DRAWINGS FOR ADDITIONAL SCOPE OF SITE WORK.
3. REFER TO CIVIL FOR SITE WORK.
4. CAREFULLY PROTECT EXISTING NATURAL FEATURES TO REMAIN DURING ALL PHASES OF NEW CONSTRUCTION ACTIVITY. REPAIR OR REPLACE ANY EXISTING NATURAL FEATURE TO REMAIN WHICH IS DAMAGED AS A RESULT OF NEW CONSTRUCTION ACTIVITIES.
5. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATION AND SCHEDULING OF THE CONSTRUCTION WORK, INCLUDING PROVISIONS, CONTROL OF ALL MEANS AND METHODS OF CONSTRUCTION, FIRE PREVENTION, COORDINATION, ORDERING, DELIVERY, STORAGE OF MATERIALS, DEBRIS REMOVAL, AND ASPECTS OF JOB SAFETY.
6. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES HAVING JURISDICTION.
7. EXISTING TREES SHOWN ARE BASED ON THE PAPE DAWSON TREE SURVEY AND ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR IS TO FIELD VERIFY TREE LOCATIONS PRIOR TO START OF CONSTRUCTION.
8. EXISTING CONTOURS ARE BASED ON PAPE DAWSON SITE SURVEY AND ARE SHOWN FOR REFERENCE ONLY.

### 3 LEGEND

- NORTH ARROW
- CITY LIMIT LINE
- PROPERTY LINE
- SETBACK
- EASEMENT
- EXISTING BARBED WIRE FENCE
- EXISTING CHAINLINK FENCE
- EXISTING TREE TO REMAIN
- NEW TREE, REF. LANDSCAPE
- NEW LIGHT POLE
- EXISTING HERITAGE TREE TO REMAIN
- EXISTING U.G. MAIN GAS LINE
- NEW BUILDING
- EXISTING BUILDING

Revisions:	Date:
ASI # 001	2/25/2019

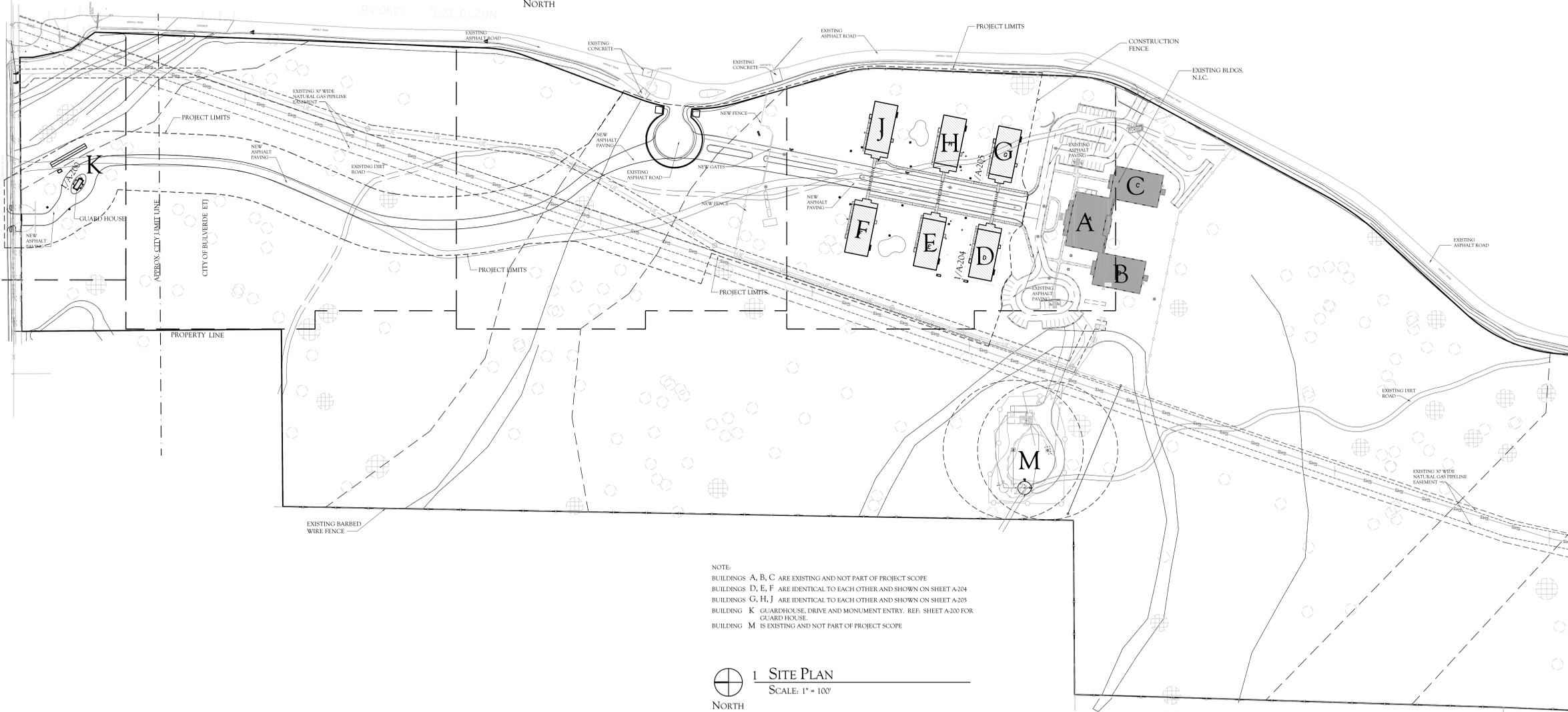
Project Name:  
**SANCTUARY OF HOPE CAMPUS HOMES**

1218 EAST AMMANN ROAD  
 BULVERDE, TEXAS 78163

Consultants:

### 4 OVERALL SITE PLAN

SCALE: 1" = 200'



NOTE:  
 BUILDINGS A, B, C ARE EXISTING AND NOT PART OF PROJECT SCOPE  
 BUILDINGS D, E, F ARE IDENTICAL TO EACH OTHER AND SHOWN ON SHEET A-204  
 BUILDINGS G, H, J ARE IDENTICAL TO EACH OTHER AND SHOWN ON SHEET A-205  
 BUILDING K GUARDHOUSE, DRIVE AND MONUMENT ENTRY. REF. SHEET A-200 FOR GUARDHOUSE.  
 BUILDING M IS EXISTING AND NOT PART OF PROJECT SCOPE

### 1 SITE PLAN

SCALE: 1" = 100'

NOTE: REFERENCE 4/A-100 FOR REMAINDER OF SITE

Architect:

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6102 BROADWAY SUITE B-3  
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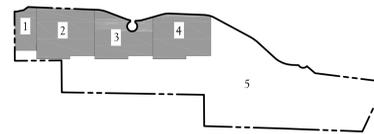


Drawing Description:  
**SITE PLAN**

Drawing No:

**A-100**

Date: October 30, 2018



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Revisions: \_\_\_\_\_ Date: \_\_\_\_\_  
 Addendum No. 3 11/27/2018

Project Name:  
**SANCTUARY OF HOPE CAMPUS HOMES**

1218 EAST AMMANN ROAD  
 BULVERDE, TEXAS 78163

Consultants:  
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 Rialto Studio, Inc.  
 Landscape Architects  
 2422 Broadway, Suite 105  
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 F: 210.828.1309



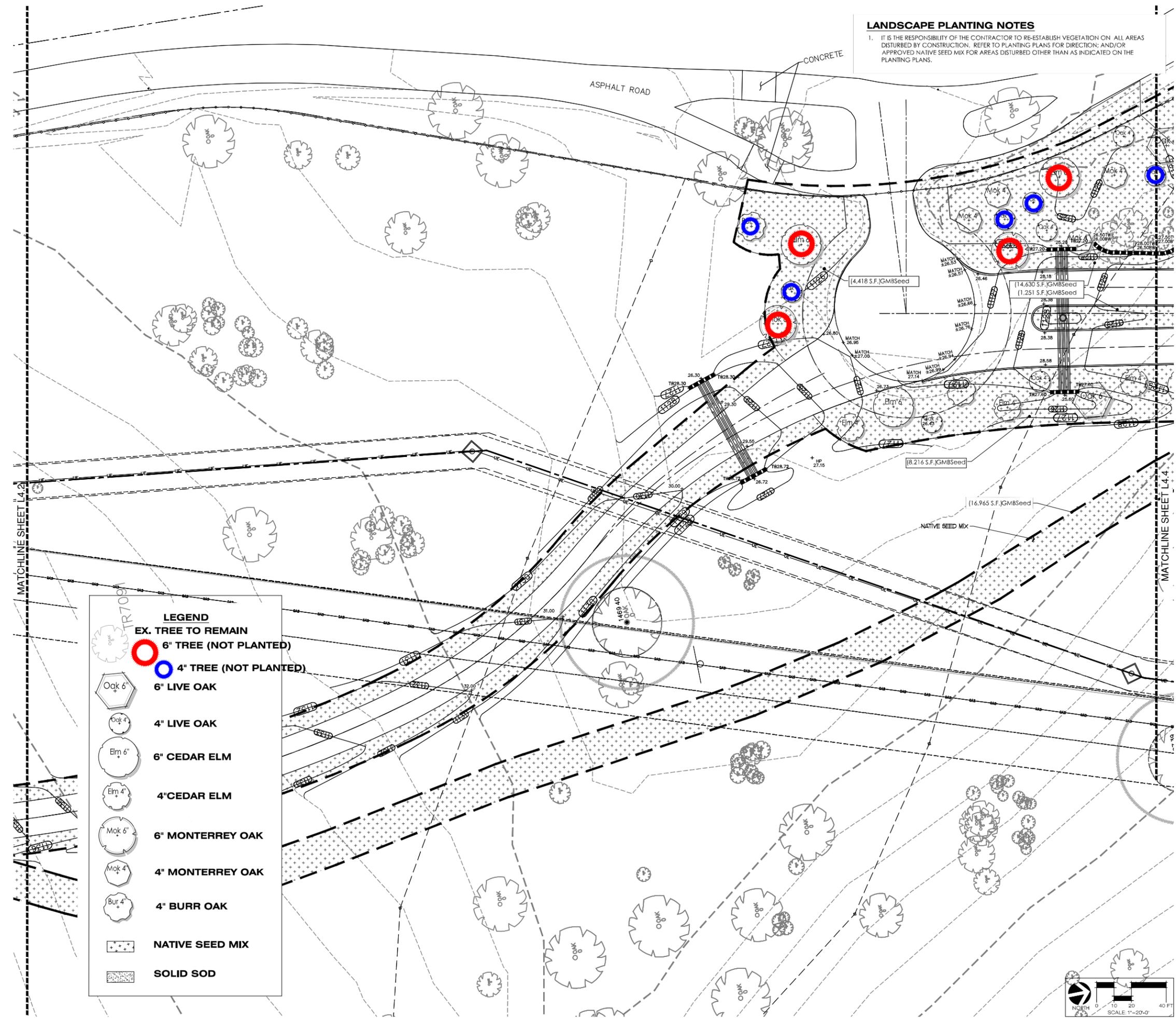
Architect:  
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 Fax: (210) 822-0102

Drawing Description:  
**PLANTING PLAN**

Drawing No:  
**L4.3**  
 Date: October 30, 2018

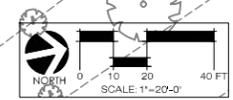
**LANDSCAPE PLANTING NOTES**

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RE-ESTABLISH VEGETATION ON ALL AREAS DISTURBED BY CONSTRUCTION. REFER TO PLANTING PLANS FOR DIRECTION; AND/OR APPROVED NATIVE SEED MIX FOR AREAS DISTURBED OTHER THAN AS INDICATED ON THE PLANTING PLANS.



**LEGEND**

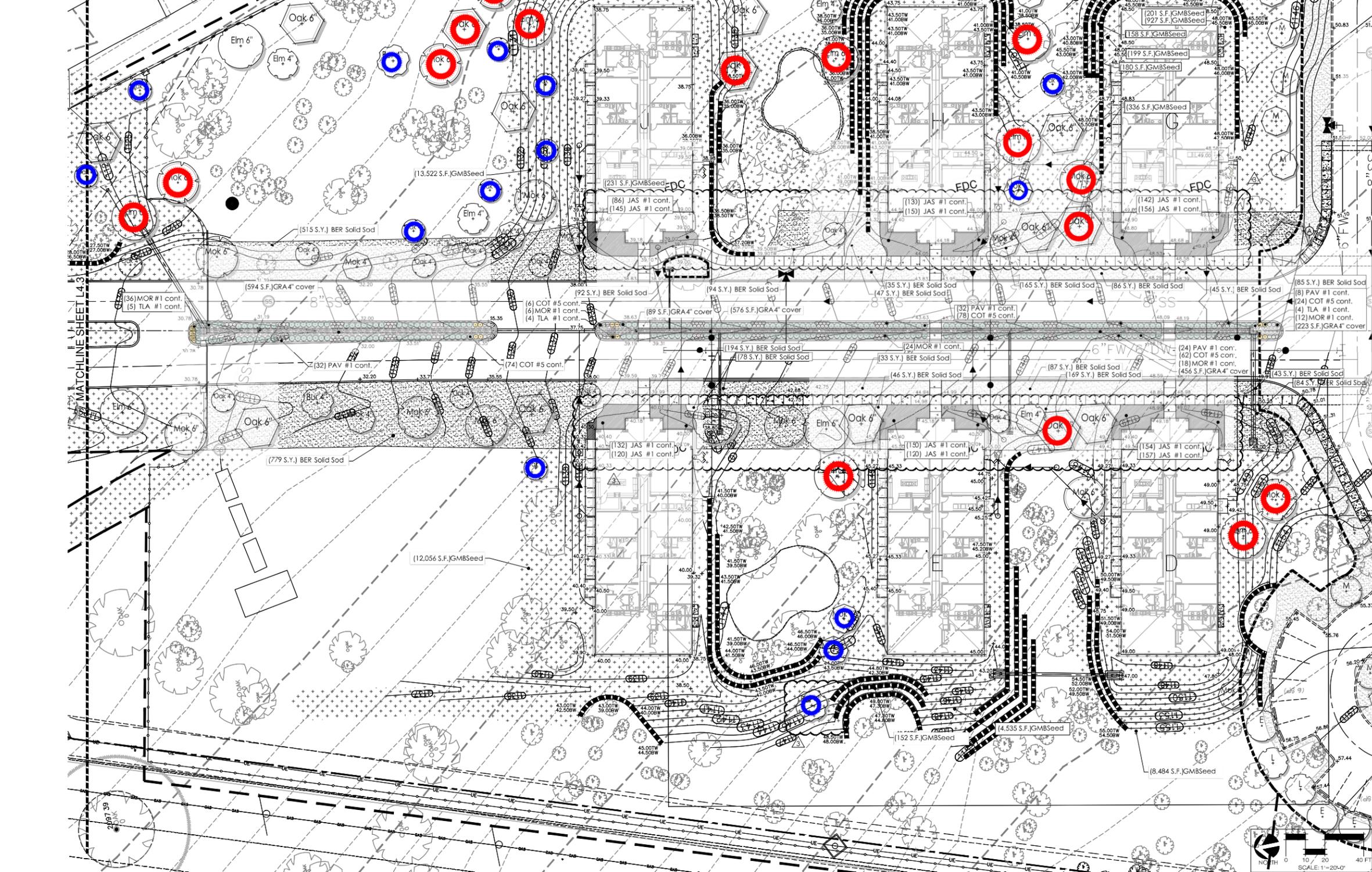
- EX. TREE TO REMAIN
- 6" TREE (NOT PLANTED)
- 4" TREE (NOT PLANTED)
- 6" LIVE OAK
- 4" LIVE OAK
- 6" CEDAR ELM
- 4" CEDAR ELM
- 6" MONTERREY OAK
- 4" MONTERREY OAK
- 4" BURR OAK
- NATIVE SEED MIX
- SOLID SOD



**LANDSCAPE PLANTING NOTES**

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RE-ESTABLISH VEGETATION ON ALL AREAS DISTURBED BY CONSTRUCTION. REFER TO PLANTING PLANS FOR DIRECTION; AND/OR APPROVED NATIVE SEED MIX FOR AREAS DISTURBED OTHER THAN AS INDICATED ON THE PLANTING PLANS.

LEGEND		NATIVE SEED MIX	
	EX. TREE TO REMAIN 6" TREE (NOT PLANTED)		NATIVE SEED MIX
	4" TREE (NOT PLANTED)		SOLID SOD
	6" LIVE OAK		
	4" LIVE OAK		
	6" CEDAR ELM		
	4" CEDAR ELM		
	6" MONTERREY OAK		
	4" MONTERREY OAK		
	4" BURR OAK		



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Revisions: \_\_\_\_\_ Date: \_\_\_\_\_  
 Addendum No. 3 11/27/2018

Project Name:  
**SANCTUARY OF HOPE CAMPUS HOMES**  
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Drawing Description:  
**PLANTING PLAN**

Drawing No:  
**L4.4**  
 Date: October 30, 2018

