



NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
6:00 P.M. – May 14, 2020

30360 Cougar Bend, Bulverde, TX 78163

MEETING AGENDA

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

2) APPROVAL OF MINUTES

- a. March 12, 2020, Planning and Zoning Commission meeting.

3) REGULAR AGENDA ITEMS

- A. ZC-20-01 (Zone Change): Hold a public hearing and consider an application by MADRE Holdings, on behalf of St. Paul Lutheran Church, for a Zone Change from a combination of R-2 (Residential) and C-2 (Commercial) Zoning Districts to a combination of R-2 (Residential), R-5 (Residential) and C-2 (Commercial) Zoning Districts on approximately 63 acres of land located at 32005 US HWY 281 N.
- B. PC-19-14 (Final Plat): Consider the approval of a Final Plat for Johnson Ranch Open Space, generally located north of Mustang Vista and Porcini Drive.
- C. PC-19-16 (Final Plat): Consider the approval of a Final Plat for Belle Oaks Ranch Phase 3, generally located on the east side of Blanco Road approximately 1.2 miles south of State Highway 46.
- D. PC-19-20 (Preliminary Plat): Reconsideration of a Preliminary Plat for the Cibolo Cliff Ranches subdivision, generally located at 7055 FM 1863.
- E. 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.

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 May 8, 2020.

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

City of Bulverde Planning & Zoning Commission Minutes
Regular Commission Meeting: March 12, 2020

Meeting Duration: 6:31 p.m. to 7:11 p.m.

CALL TO ORDER

Commission Members Present: Mike Romans (Chairman), Jim Binkley, Larry Sunn, Lindy Sisk

Commission Members Absent: Tom Hackleman, Rhianna Stewart

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

Approval of Minutes

- a. **Commissioner Binkley made a motion, seconded by Commissioner Sunn to approve the minutes of the February 13, 2020 meeting.**

EXECUTIVE SESSION

None

REGULAR AGENDA ITEMS

- A. PC-19-02 (Final Plat): Consider a Final Plat (Revision) for Park Village, Unit 5, generally located east of Blanco Road approximately ½ mile south of State Highway 46. ***Director Ramos presented the staff report to the Commission. After discussion and public comment, Commissioner Sunn made a motion, seconded by Commissioner Sisk, to approve the Final Plat.***
- B. VR-20-02 (Variance): Consider a request by 4D Signworx, on behalf of Texas State Optical, for a variance to Section 3.08.102(a)(2) of the City of Bulverde Code of Ordinances, at 322 Singing Oaks, Suite 103. ***Director Ramos presented the staff report to the Commission. After discussion and questions to a representative of the owner, Commissioner Sunn made a motion, seconded by Commissioner Binkley, to recommend approval of the variance request to the City Council.***

PUBLIC COMMENTS

- A. Members of the public present spoke about the proposed QuikTrip project and the associated variance request which was tabled by the Commission in February. Chairman Romans stated that all the comments received will be taken into consideration when the item returns to the agenda.

REPORT BY CITY OFFICIALS AND STAFF ON ITEMS OF COMMUNITY INTEREST

None.

ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned at 7:11 pm. I certify that the above minutes were approved by the Commission on May 14, 2020.

Maria Franco, City Secretary



PLANNING AND ZONING COMMISSION ITEM:
ZC-20-01
ZONE CHANGE
32005 US HWY 281 N

MEETING DATE: May 14, 2020
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Planning Director

REQUEST:

Hold a public hearing and consider an application by MADRE Holdings, on behalf of St. Paul Lutheran Church, for a Zone Change from a combination of R-2 (Residential) and C-2 (Commercial) Zoning Districts to a combination of R-2 (Residential), R-5 (Residential) and C-2 (Commercial) Zoning Districts on approximately 63 acres of land located at 32005 US HWY 281 N.

APPLICANT:

MADRE HOLDINGS
17033 San Marcos Hwy
Martindale, TX 78655

PROPERTY INFORMATION:

Address: 32005 US HWY 281 N
Legal Description: A-289 SUR-793 I & G N RR CO, ACRES 62.682
Owner: St. Paul Lutheran Church
29797 US HWY 281 N
Bulverde, TX 78163
Existing Land Use: Undeveloped
Existing Zoning: R-2 Residential, C-2 Commercial
Proposed Zoning: R-2 Residential, R-5 Residential, C-2 Commercial

NOTICE:

Personal Notice: April 28, 2020
Published Notice: April 28, 2020

Staff sent 22 Personal Notices to properties within a 200 feet buffer of the subject property. As of May 8, 2020, 11 letters from owners of those 22 properties have been received.

IN SUPPORT: 0

IN OPPOSITION: 11

SUMMARY:

The City of Bulverde received an application from MADRE Holdings to rezone approximately 62.682 acres of land in the City of Bulverde from a combination of R-2 Residential and C-2

Commercial Zoning Districts to a combination of R-2 Residential, R-5 Residential and C-2 Commercial Zoning Districts.

In addition to the responses to the personal notices mentioned, approximately 40 letters in opposition have been received from the general public

PREVIOUS ACTION:

This property was previously annexed and zoned to its current zoning configuration in 2017 under case ZC-17-01.

At the time, the City of Bulverde was made aware that the proposed use of the parcel (construction of a new St. Paul Lutheran Church) was abandoned and the site was being marketed for development instead. At that time the City Council determined that it was in the community's best interest to ensure that the surrounding established uses were protected from incompatible development. There was also a concern regarding the potential for any future development generating traffic directed towards an undeveloped but dedicated road with a direct connection to Barton Hill Drive.

Therefore, the City annexed the land and zoned it to its current configuration.

ANALYSIS:

The subject property represents an approximately 63-acre parcel fronting on US HWY 281 N directly west of its intersection with Mustang Vista. The front portion of the property fronting US HWY 281 N is already zoned C-2 Commercial and no change is proposed to the boundaries of the C-2 Commercial zoning.

The property is bounded by R-2 Residential Zoning to the north, west and southwest, R-3 Residential Zoning to the south, and C-2 Commercial Zoning to the northeast, east and southeast.

The remainder of the parcel is currently zoned R-2 Residential, where the proposed changes would occur. The developer is requesting to rezone the property to R-5 Residential zoning with the westernmost portion of the property remaining zoned R-2.

Per Section 14.03.004 of the Code of Ordinances: *The intent of the R-2 district is to provide for the development of single-family homes on lots that are large by typical suburban standards but are not required to meet the minimum standards for the R-1 district.* The lot sizes in R-2 Residential range from one (1) to 4.99 acres.

Per Section 14.03.007 of the Code of Ordinances: *The intent of the R-5 district is to provide quality standards for residential development that accommodates multiple families on a single lot at densities greater than those permitted in the single-family zoning districts. These homes may be developed for lease (apartments) or for individual sale (condominiums). Uses are intended to be limited to certain parts of the community so that the predominant residential use in Bulverde continues to be single-family homes.* The lot sizes in R-5 Residential are at a minimum of 30,000 square feet.

As a rezoning is necessary prior to the proposed development occurring, no plat has been submitted for this property. Any plat submittal would require the necessary studies outlined in Chapter 10 (Subdivision Ordinance) of the Code of Ordinances such as Traffic Impact Analysis, Drainage Analysis, TCEQ/Edwards Aquifer letters, and others.

The Future Land Use Plan of the City of Bulverde was amended as part of the previous Zone Change for this property. As such, the Future Land Use Plan identifies the subject property as CC – Community Commercial Center and LR – Large Lot Residential Place Types. LR is defined a predominantly single-family housing in large lot developments with the primary land use of single-family detached homes. CC is characterized by small, free-standing buildings containing one or more businesses with the primary land use of retail and commercial uses.

STAFF RECOMMENDATION:

The concerns expressed by adjoining property owners and the surrounding neighborhood related to the development of this tract are not new. When the expected low impact use of the property (Church building) was changed in 2017, the City acted to annex this property and zone it in a manner consistent and compatible with the surrounding, established uses. This led to a C-2 Commercial zone on the front of the parcel, which fronted on a major highway and had adjacent commercially zoned tracts, and to an R-2 Single Family Residential zone on the balance of the property, which bordered other areas slated for similar Single Family Residential development. As far as staff can determine, nothing regarding the character of the subject property nor the surrounding area has changed which would justify the requested zone change. **Since all of the factors, concerns, and considerations that guided the City’s actions in 2017 are still applicable to the property today, staff recommends denial of the requested zone change application.**

Furthermore, because more than twenty percent (20%) of the surrounding property owners protested the Zone Change, the Texas Local Government Code requires an affirmative vote of at least three-fourths (3/4 or 75%) of all members of the governing body to approve the Zone Change.

ATTACHMENTS:

- Application
- Cover Letter
- Vicinity Map
- Current Zoning
- Proposed Zoning
- Proposed Site Plan



Application for Zoning Change

30360 Cougar Bend, Bulverde, TX 78163
Telephone: 830-438-3612 - Fax: 830-438-4339

www.ci.bulverde.tx.us

Date: _____

Case No. _____

Applicant Information:

MADRE HOLDINGS (512) 357-4072

Name Phone Fax
17033 San Marcos Hwy, Martindale, TX 78655
Address Email

Property Owner Information:

ST. PAUL Lutheran Church 830.980.2813

Name Phone Fax
29797 US Hwy 281 NORTH
Address Bulverde, Tx 78163 Email

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

Property Identification:

Street Address: **32005 US HWY 281 N BULVERDE, TX 78163**

Legal Description: **A-289 SUR-793 I & G N RR CO, ACRES 62.682**

Zoning District Classification: **R-2, and C-2**

Requested Zoning District Classification: **R-2, C-2 and R-5**

Purposes and Reasons: *(may attach additional sheets if needed)*

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.

Michael Werner



Signature of Owner/Applicant

PRESIDENT

Date

3/27/2020
09:09 AM CDT

3/27/2020

ST. PAUL LUTHERAN CHURCH

Fees:

Planned Development District Zone Change Review Fee - \$2,000.00 + \$100.00 per acre.

Zone Change Review Fee (all other zoning categories) - \$750.00 + \$100.00 per acre.



TX2 Engineering
Firm F-20787
645 Floral Ave, Ste C
New Braunfels, TX 78130
816-510-9151

Date: 04-06-2020

City Of Bulverde
Planning Department
30360 Cougar Bend
Bulverde, TX 78163

Re: Vista Canyons – Rezoning Application

Planning Staff:

I am submitting this letter in support of a rezoning application and packet of materials for a property along HWY 281, just west of the Johnson Ranch development. The property is currently zoned as R-2 residential and C-2 commercial. The existing property is owned by St. Paul Lutheran Church and will be developed by Madre Holdings. The owner of the property has signed the attached rezoning application in support of the provided package of materials.

The rezoning application is being submitted as the proposed development for the property does not fit into the existing zoning classification for the property. The proposed development will consist of improvements more closely zoned with R-2, R-5, and C-2 zones.

Commercial C-2:

The frontage along HWY 281 is currently zoned as C-2 commercial. The proposed development is consistent with the existing zone.

Residential R-2:

The western most portion of the property is currently zoned as R-2 residential. The proposed development is consistent with the existing zone with lots that are greater than 1 acre but less than 5 acres in lot area.

Residential R-5:

The proposed zoning between the R-2 and C-2 zones is proposed as R-5 residential. There is existing zoning of R-5 residential to the south of this development with a proposed density of 22 units per acre within the zone. The proposed density within the R-5 zoning associated with this application is 3.6 units per acre.

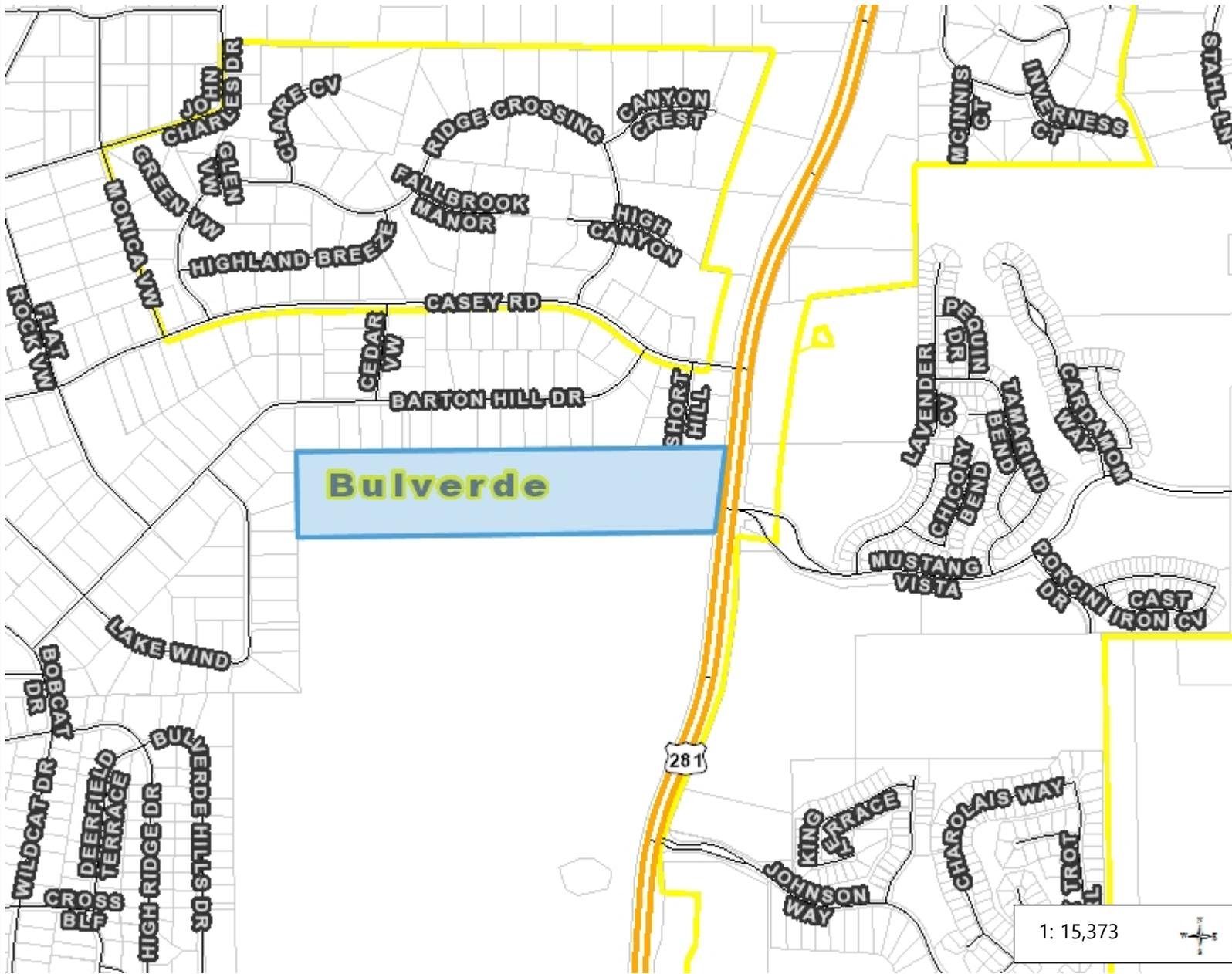
The proposed development will be serviced with wet utilities from Canyon Lake Water Service Company, and On-site sewage facilities. The dry utilities (electrical and communications) will be serviced by the local service providers.

Thank you for your time and consideration for this proposed change. Please feel free to contact me with any questions or comment regarding the provided materials.

Sincerely,

Trevor, Vice President

CC: File,



- Legend**
- Major Roads
 - Farm roads
 - Highways
 - Streets
 - Parcels
 - Future Parcels

Bulverde

281

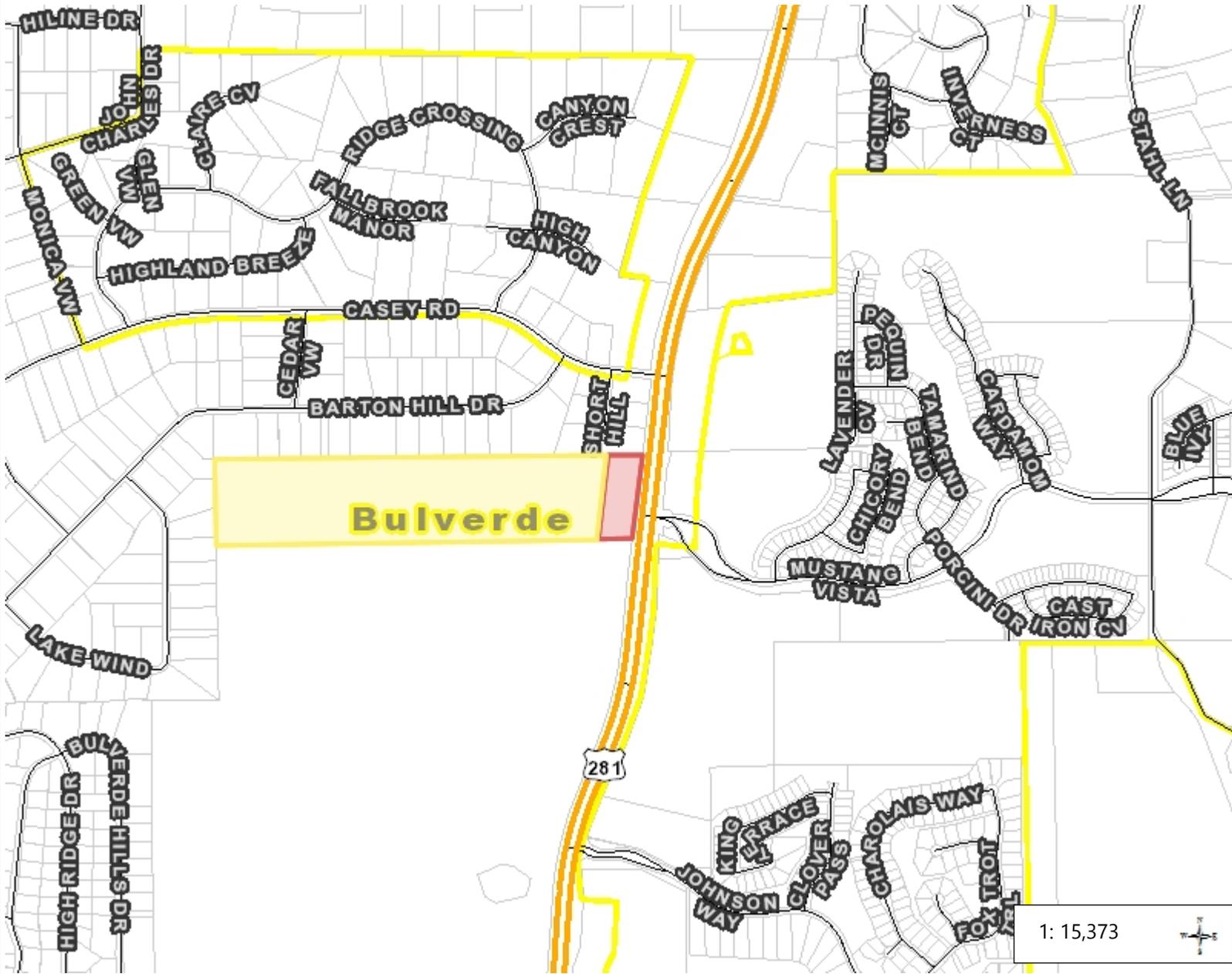
1: 15,373




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
32005 US HWY 281 N



Legend

- Major Roads
 - Farm roads
 - Highways
- Streets
- Parcels
- Future Parcels

Notes

32005 US HWY 281 N
 R-2 Residential
 C-2 Commercial

1: 15,373

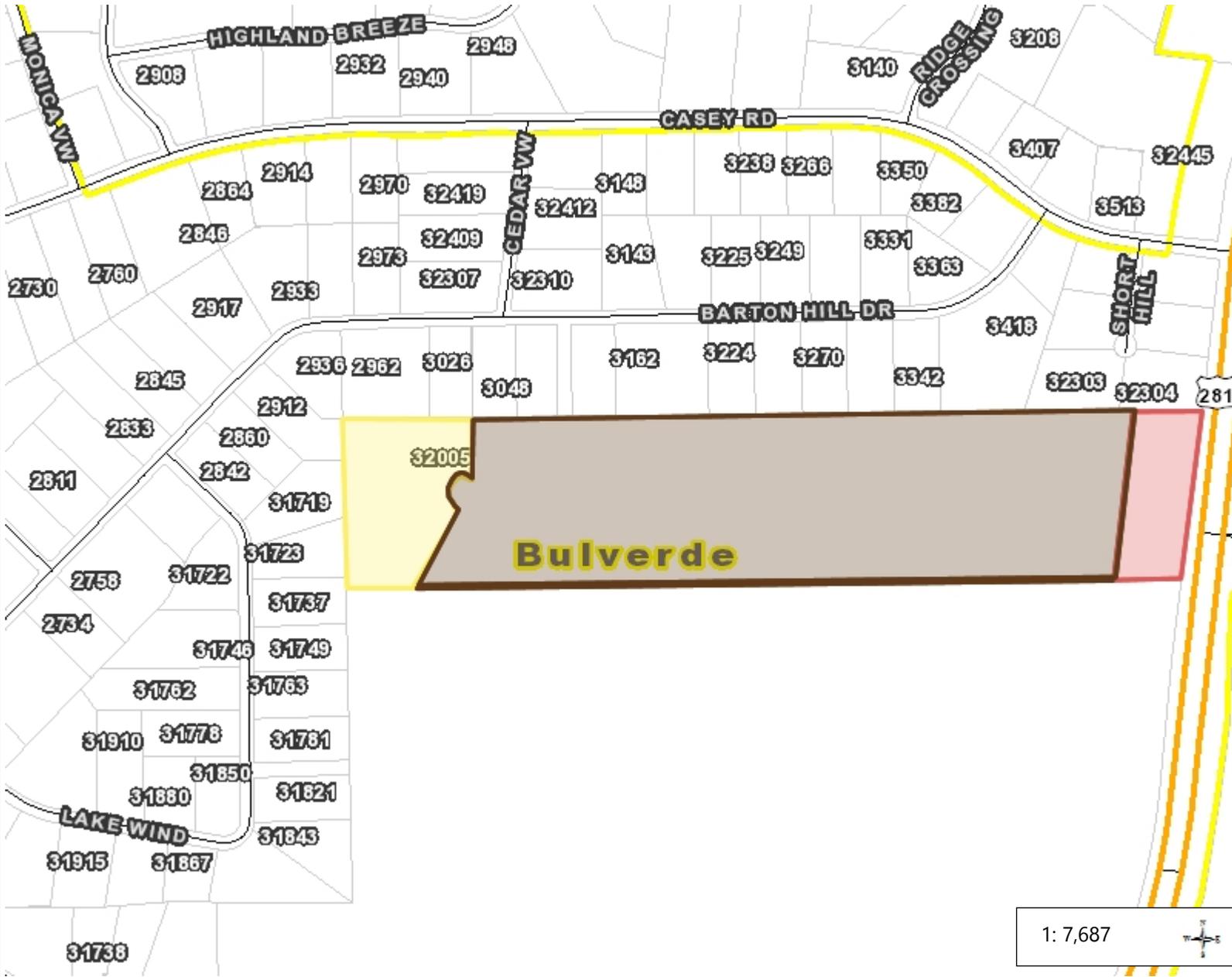


0.5 0 0.24 0.5 Miles



Legend

- Addresses
- Major Roads
 - Farm roads
 - Highways
- Streets
- Parcels
- Future Parcels



Notes

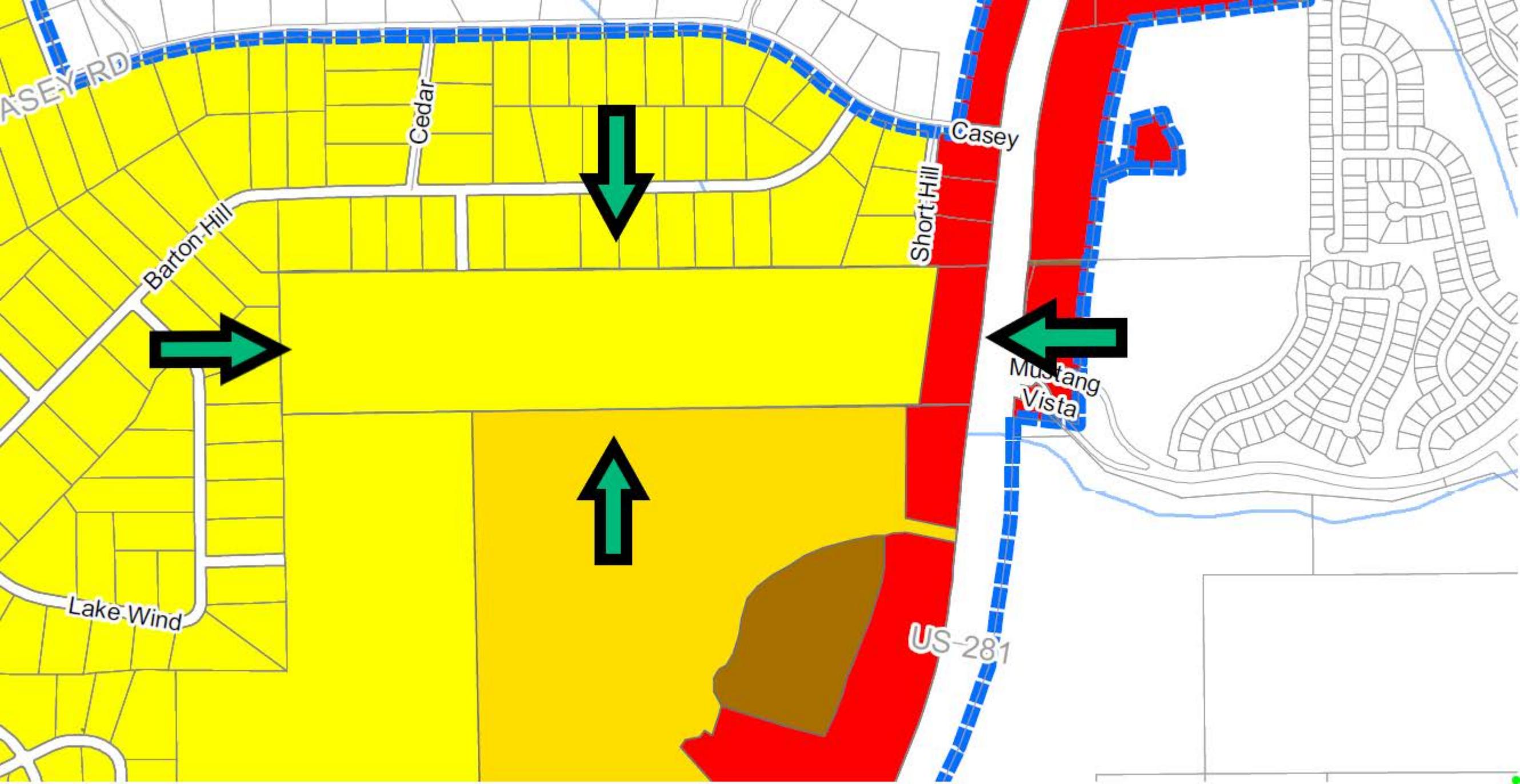
- 32005 US HWY 281 N
- R-2 Residential
- R-5 Residential
- C-2 Commercial

For illustrative purposes only. Not exact.

1: 7,687



0.2 0 0.12 0.2 Miles



CASEY RD

Cedar

Barton Hill

Casey

Short Hill

Mustang Vista

Lake Wind

US-281



PLANNING AND ZONING COMMISSION ITEM:
PC-19-14
FINAL PLAT
JOHNSON RANCH OPEN SPACE

MEETING DATE: May 14, 2020
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Planning Director

REQUEST:

Consider the approval of a Final Plat for Johnson Ranch Open Space, generally located north of Mustang Vista and Porcini Drive.

APPLICANT:

Lennar Homes of Texas Land and Construction, Ltd.
1922 Dry Creek Way, Ste. 101
San Antonio, TX 78259

PROPERTY INFORMATION:

Owner: Lennar Homes
Legal Descrp: A 70.933 ACRE TRACT OF LAND OUT OF THE A. L. BUECHE SURVEY NO. 582, ABSTRACT 80, AND THE JACOB KADERLI SURVEY NO. 465, ABSTRACT 309, COMAL COUNTY, TEXAS, BEING A REMAINING PORTION OF A 287.000 ACRE TRACT OF LAND CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY WARRANTY DEED EXECUTED DECEMBER 31,2012 AND RECORDED IN DOC. NO. 201306000265, OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, AND CORRECTED IN DOC. NO. 201306010127, SAID OFFICIAL PUBLIC RECORDS.
Size: 70.933 acres, 2 lots
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Open Space

SUMMARY:

This is a proposed Final Plat that seeks to establish open space lots in the Johnson Ranch North Subdivision, generally located north of Mustang Vista and west of Stahl Lane.

ANALYSIS:

The proposed Final Plat has been reviewed by the City of Bulverde Planning Department, City Engineer, and Halff Associates and all recommend acceptance of the Final Plat.

STAFF RECOMMENDATION:

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

ATTACHMENTS:

Application

Final Plat



Application for Plat

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

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

1. Name of Subdivision: Johnson Ranch Open Space Unit No n/a
 Location Description/Nearest Intersection: North or Mustang Vista and Porcini Drive

2. Owner/Applicant: Lennar Homes of Texas Land and Construction, Ltd.
 Address: 1922 Dry Creek Way, Suite 101 Email: richard.mott@lennar.com
 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): Pape-Dawson Engineers, Inc.
 Address: 2000 NW Loop 410 Email: bspengler@pape-dawson.com
 Telephone: 210-375-9000 Fax: _____ Mobile: _____

4. Property Details:

City Limits:	___ In <u>X</u> Out (ETJ)	Water Source:	n/a
Commercial:	<u>X</u> Yes ___ No	Sewage Treatment:	n/a
Residential:	___ Yes <u>X</u> No	TxDOT Frontage:	___ Yes <u>X</u> No
No. of Lots:	<u>2</u>	100-Year Floodplain:	___ Yes <u>X</u> No
Total Acreage without floodplain:	<u>75.974</u>	Edwards Aquifer Zone:	___ Recharge
Density Class:	n/a		<u>X</u> Contributing
Zoning Class:	n/a		

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

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

 Signature of Owner/Applicant 7/8/19

Date

Fees on Page 2

Fees:

Master Plans

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

Preliminary Plats

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

Final Plats

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

Amending Plats

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

Replats/Vacating Plats

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

Development Plats

- \$250.00

Conveyance Plats

- \$250.00

Traffic Impact Analysis (TIA) Review

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

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

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

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

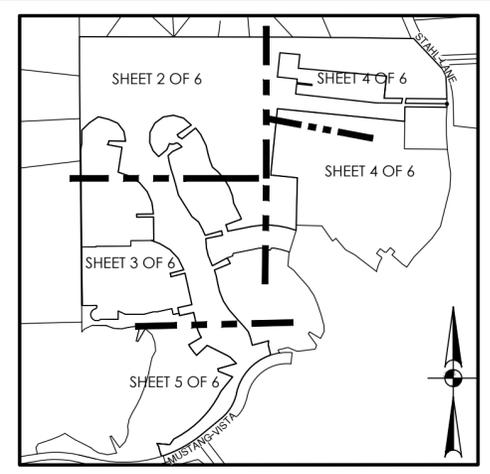
- \$1750 - (0-5 acres)
- \$2500 + \$10/acre (5+ acres)



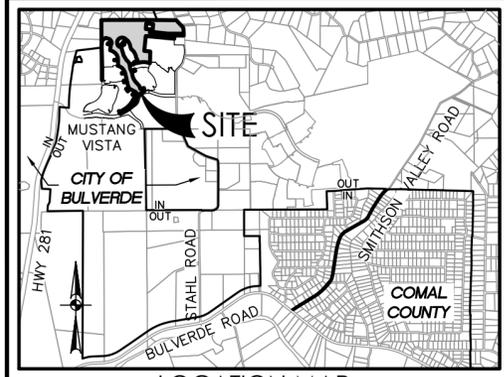
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
 DATE OF PREPARATION: April 8, 2020

SUBDIVISION PLAT OF JOHNSON RANCH OPEN SPACE

A 70.933 ACRE TRACT OF LAND OUT OF THE A. L. BUECHE SURVEY NO. 582, ABSTRACT 80, AND THE JACOB KADERLI SURVEY NO. 465, ABSTRACT 309, COMAL COUNTY, TEXAS, BEING A REMAINING PORTION OF A 287,000 ACRE TRACT OF LAND CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., BY WARRANTY DEED EXECUTED DECEMBER 31, 2012 AND RECORDED IN DOC. NO. 201306000265, OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, AND CORRECTED IN DOC. NO. 201306010127, SAID OFFICIAL PUBLIC RECORDS.



INDEX MAP
SCALE: 1"= 1000'



LOCATION MAP
NOT-TO-SCALE

INGRESS/EGRESS:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

OPEN SPACE:

LOT 901, BLOCK B, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

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, PIPES, 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 HEAR 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.

WATER OR WASTEWATER UTILITY NOTES:

- 1) THE EASEMENTS AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAT AS "WATER OR WASTEWATER" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED WATER OR WASTEWATER FACILITIES AND APPURTENANCES.
- 2) TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, THE WATER/WASTEWATER UTILITY PROVIDER 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 WATER OR WASTEWATER EASEMENTS.
- 4) DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF WATER OR WASTEWATER EASEMENTS OR WATER OR WASTEWATER UTILITIES MUST BE APPROVED IN WRITING BY THE WATER/WASTEWATER UTILITY PROVIDER AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY THE WATER/WASTEWATER UTILITY PROVIDER.
- 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 WATER OR WASTEWATER UTILITIES; GATES MUST BE CENTERED ACROSS WATER OR WASTEWATER UTILITIES.
- 7) CUSTOMER WATER AND WASTEWATER 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 (NAD 83) 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 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL 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

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	325.00'	9°56'11"	N17°18'14"W	56.29'	56.36'
C2	175.00'	9°04'19"	N6°00'49"W	27.68'	27.71'
C3	15.00'	46°36'39"	N41°14'38"W	11.87'	12.20'
C4	51.00'	16°28'56"	N26°10'47"W	14.62'	14.67'
C5	51.00'	58°43'03"	N86°47'19"E	50.01'	52.27'
C6	15.00'	62°12'09"	N88°31'52"E	15.50'	16.28'
C7	125.00'	22°08'08"	S49°18'00"E	47.99'	48.29'
C8	275.00'	7°44'24"	S11°27'42"E	37.12'	37.15'
C9	325.00'	3°04'43"	S29°22'34"E	17.46'	17.46'
C10	275.00'	7°14'32"	S27°17'40"E	34.74'	34.76'
C11	36.50'	22°43'46"	S1°37'17"W	14.38'	14.48'
C12	62.00'	26°41'46"	S0°21'43"E	28.63'	28.89'
C13	14.01'	67°21'20"	S20°50'05"W	15.54'	16.47'
C14	430.00'	58°24'22"	S41°10'25"W	419.60'	438.33'
C15	370.00'	38°29'18"	S31°12'54"W	243.90'	248.55'
C16	1020.00'	20°50'02"	S60°52'36"W	368.85'	370.89'
C17	15.00'	92°44'16"	N62°20'15"W	21.71'	24.28'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C18	62.00'	19°24'28"	N25°31'48"W	20.90'	21.00'
C19	38.00'	25°55'49"	N22°16'07"W	17.05'	17.20'
C20	50.00'	22°36'45"	N7°06'13"W	19.61'	19.73'
C21	475.00'	13°20'58"	N36°37'29"W	110.42'	110.67'
C22	225.00'	5°55'11"	N15°23'12"W	23.24'	23.25'
C23	50.00'	38°25'07"	N20°09'07"E	32.90'	33.53'
C24	430.00'	4°46'58"	S57°42'14"W	35.88'	35.89'
C25	532.20'	17°48'42"	N63°06'22"E	164.78'	165.45'
C26	512.20'	17°43'25"	N63°06'42"E	157.81'	158.44'
C27	974.79'	18°54'47"	N38°58'08"E	320.32'	321.77'
C28	954.79'	19°01'58"	N38°56'22"E	315.71'	317.17'
C29	169.20'	25°45'08"	S58°40'09"W	75.41'	76.05'
C30	189.20'	26°35'48"	S58°35'39"W	87.04'	87.83'
C31	1020.00'	11°0'47"	S53°19'49"W	21.00'	21.00'
C32	1007.50'	14°35'14"	S45°26'30"W	255.81'	256.50'
C33	1007.50'	2°02'18"	S54°56'56"W	35.84'	35.84'
C34	1007.50'	4°24'43"	S35°56'32"W	77.56'	77.58'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C35	1020.00'	1°41'05"	S57°34'42"W	29.99'	29.99'
C36	370.00'	2°23'43"	S13°10'06"W	15.47'	15.47'
C37	986.50'	3°42'11"	N54°35'34"E	63.75'	63.76'
C38	986.50'	14°35'35"	N45°26'41"E	250.58'	251.26'
C39	986.50'	4°25'05"	N35°56'21"E	76.05'	76.07'
C40	759.76'	5°26'55"	N31°35'47"E	72.22'	72.25'
C41	430.00'	32°42'01"	S28°19'15"W	242.10'	245.41'
C42	430.00'	3°57'07"	S42°41'42"W	29.65'	29.66'
C43	435.00'	24°54'08"	N32°13'11"E	187.58'	189.06'
C44	430.00'	2°51'31"	S46°53'14"W	21.45'	21.45'
C45	435.00'	3°38'44"	N46°29'37"E	27.67'	27.68'
C46	435.00'	1°28'10"	N49°03'04"E	11.16'	11.16'
C47	430.00'	4°09'26"	S64°56'49"W	31.19'	31.20'
C48	430.00'	4°54'53"	S50°46'26"W	36.87'	36.89'
C49	430.00'	3°38'44"	S46°29'37"W	27.35'	27.36'
C50	50.00'	20°25'14"	N6°00'28"W	17.73'	17.82'
C51	780.76'	4°48'54"	S31°54'19"W	65.59'	65.61'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S25°43'14"E	63.90'
L2	S3°20'06"E	111.98'
L3	S1°23'41"E	80.10'
L4	S0°06'12"E	26.54'
L5	N73°26'27"W	65.46'
L6	N73°19'30"W	8.47'
L7	N78°12'52"W	71.02'
L8	N84°12'31"W	79.05'
L9	S88°51'38"W	75.01'
L10	S82°24'02"W	77.34'
L11	N19°03'42"W	17.01'
L12	N26°21'56"W	65.33'
L13	N27°24'26"W	62.55'
L14	N9°35'14"W	65.55'
L15	N20°54'45"W	74.23'
L16	N30°36'21"W	85.52'
L17	N41°37'51"W	80.33'
L18	N50°47'54"W	53.79'
L19	N21°39'28"W	57.38'
L20	N15°23'50"W	61.95'
L21	N13°18'12"W	70.70'
L22	N26°04'46"W	104.33'
L23	N38°35'39"W	66.85'
L24	N48°10'24"W	87.06'
L25	N74°03'08"W	86.58'
L26	S80°29'42"W	86.64'

LINE TABLE		
LINE #	BEARING	LENGTH
L27	S53°35'23"W	86.64'
L28	S28°07'03"W	86.70'
L29	S11°3'55"W	86.58'
L30	S22°10'54"E	72.71'
L31	S43°55'11"E	67.75'
L32	N49°17'07"E	89.87'
L33	N23°58'00"E	54.48'
L34	S63°52'12"W	85.57'
L35	S46°49'40"W	50.65'
L36	S10°10'35"E	47.39'
L37	S13°58'10"E	69.77'
L38	S17°49'48"E	70.75'
L39	S15°19'16"E	67.48'
L40	S14°30'02"E	84.03'
L41	S51°03'30"E	70.62'
L42	S28°04'53"E	65.00'
L43	S24°54'55"E	60.58'
L44	S3°50'03"E	77.07'
L45	S12°20'27"E	65.16'
L46	S22°05'52"E	93.00'
L47	S16°56'12"E	52.12'
L48	S11°12'49"E	64.11'
L49	S12°44'21"E	67.84'
L50	S21°58'11"E	85.85'
L51	S32°33'45"E	85.85'
L52	S41°00'40"E	70.13'

LINE TABLE		
LINE #	BEARING	LENGTH
L53	S42°00'21"E	120.00'
L54	S39°25'41"E	53.06'
L55	S20°35'19"E	52.64'
L56	S13°46'32"E	66.31'
L57	S13°42'40"E	66.47'
L58	N15°49'34"W	60.75'
L59	S84°17'51"E	106.89'
L60	N35°15'03"E	57.05'
L61	N60°42'51"E	68.31'
L62	N56°19'37"E	72.28'
L63	N51°56'10"E	62.09'
L64	N47°52'04"E	62.09'
L65	N43°47'59"E	62.09'
L66	N39°43'53"E	62.09'
L67	N35°39'47"E	62.09'
L68	N31°35'42"E	62.09'
L69	N28°12'59"E	57.99'
L70	N45°08'22"W	74.27'
L71	N58°39'13"W	32.95'
L72	N30°41'26"W	22.09'
L73	N22°04'24"W	53.34'
L74	N14°03'34"W	54.03'
L75	S12°44'21"E	89.66'
L76	N12°25'37"W	67.61'
L77	N12°25'37"W	6.77'
L78	N25°58'51"W	106.30'

LINE TABLE		
LINE #	BEARING	LENGTH
L79	N42°54'25"W	98.62'
L80	N59°15'50"W	98.81'
L81	N69°12'15"W	75.97'
L82	N89°27'17"E	19.85'
L83	N0°32'43"W	25.19'
L84	N7°26'52"W	95.79'
L85	N23°39'50"W	99.32'
L86	N40°12'58"W	99.32'
L87	N56°46'06"W	99.32'
L88	N70°46'46"W	99.39'
L89	N8°37'16"E	67.35'
L90	N8°31'57"E	65.03'
L91	N8°34'39"E	77.37'
L92	N9°52'57"W	83.52'
L93	N36°50'00"W	86.17'
L94	N67°01'37"W	82.26'
L95	N76°06'06"W	87.10'
L96	S56°19'41"W	88.18'
L97	S46°00'36"W	91.06'
L98	S0°03'52"E	110.90'
L99	S8°23'54"W	55.90'
L100	S89°27'17"W	5.15'
L101	N48°53'14"E	28.50'
L102	N32°20'56"W	72.21'
L103	S32°26'29"E	67.08'
L104	N77°55'59"E	72.63'

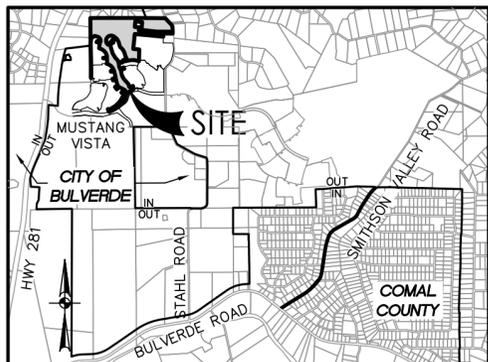
LINE TABLE		
LINE #	BEARING	LENGTH
L105	N77°55'59"E	71.56'
L106	N18°42'23"W	20.02'
L107	N18°42'23"W	30.00'
L108	N0°15'50"W	30.00'
L109	N10°14'37"E	40.50'
L110	S37°32'57"E	12.63'
L111	N37°32'57"W	12.63'
L112	S13°08'00"W	18.42'
L113	N13°08'00"E	48.12'
L114	N72°50'33"E	47.34'
L115	N27°50'33"E	96.68'
L116	N9°54'59"E	41.01'
L117	N58°35'26"E	71.52'
L118	S72°44'07"E	47.04'
L119	S10°14'37"W	40.56'
L120	N72°44'07"W	14.47'
L121	S58°35'26"W	52.52'
L122	S9°54'59"W	15.38'
L123	S27°50'33"W	33.91'
L124	S72°50'33"W	47.63'
L125	N1°18'42"W	79.00'
L126	N3°20'06"W	107.46

SUBDIVISION PLAT OF JOHNSON RANCH OPEN SPACE

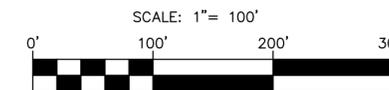
A 70.933 ACRE TRACT OF LAND OUT OF THE A. L. BUECHE SURVEY NO. 582, ABSTRACT 80, AND THE JACOB KADERLI SURVEY NO. 465, ABSTRACT 309, COMAL COUNTY, TEXAS, BEING A REMAINING PORTION OF A 287.000 ACRE TRACT OF LAND CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., BY WARRANTY DEED EXECUTED DECEMBER 31, 2012 AND RECORDED IN DOC. NO. 201306000265, OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, AND CORRECTED IN DOC. NO. 201306010127, SAID OFFICIAL PUBLIC RECORDS.

**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: April 8, 2020

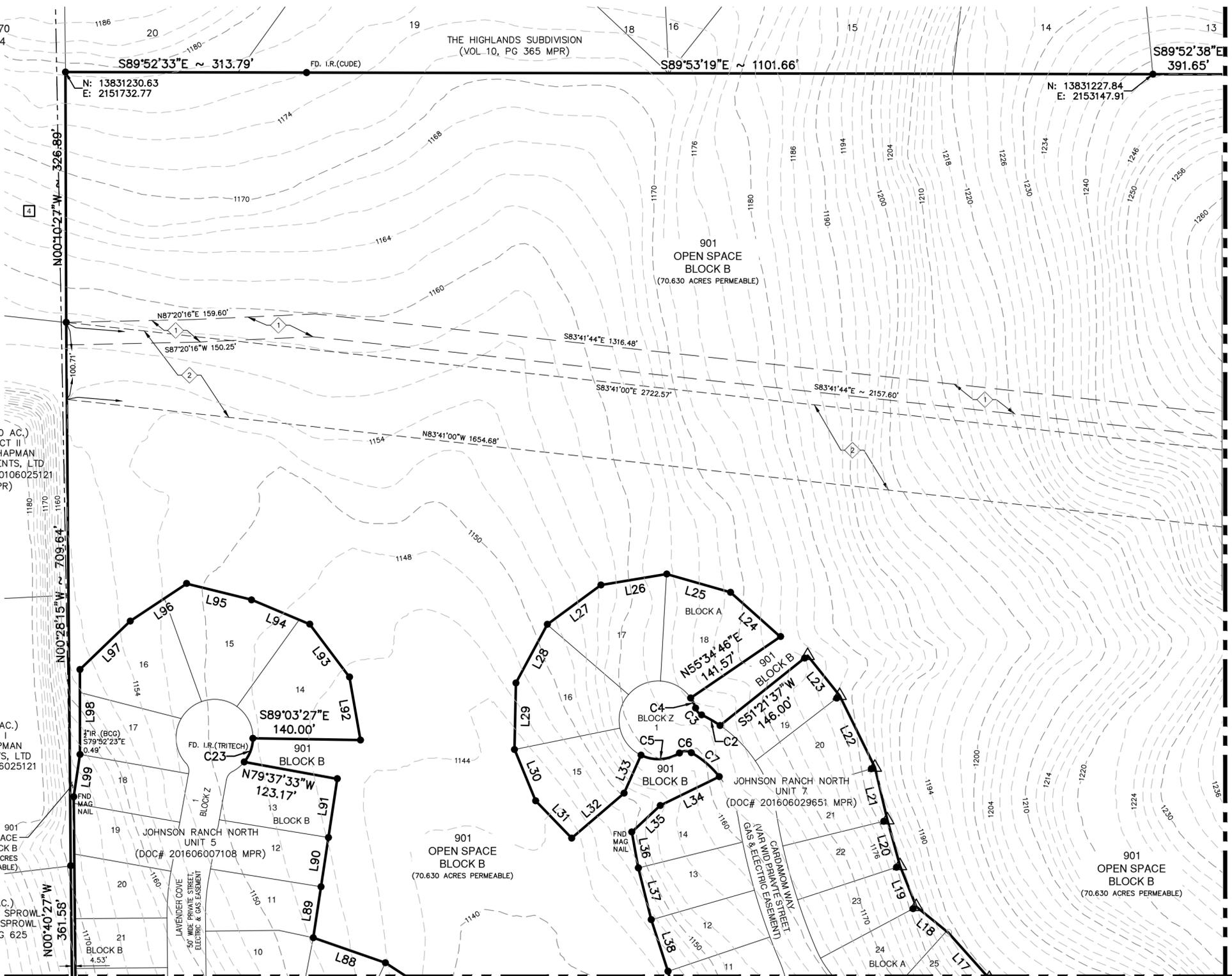


LOCATION MAP
NOT TO SCALE



LEGEND	
AC	ACRE(S)
BLK	BLOCK
DOC	DOCUMENT NUMBER
MPR	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
---	EXISTING CONTOURS
VOL	VOLUME
PG	PAGE(S)
VAR WID	VARIABLE WIDTH
FND	FOUND
●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
△	SET 1/2" IRON ROD (PD)-ROW
○	CALCULATED POINT
◇	30' PERMANENT WATER EASEMENT GBRA (DOC# 200506005969 OPR)
◇	100' ELECTRIC LINE EASEMENT AND RIGHT OF WAY (VOL 325, PG 73 DR)
4	(5.301 AC.) VALDIS DUNIS & SUSAN A. DUNIS (DOC# 2004060118979 OPR)

E. KOCH
SURVEY NO. 970
ABSTRACT 884



(9.830 AC.)
TRACT II
H.L. CHAPMAN
INVESTMENTS, LTD
(DOC# 200106025121
OPR)

(10.548 AC.)
TRACT I
H.L. CHAPMAN
INVESTMENTS, LTD
DOC# 200106025121
OPR)

E. KOCH
SURVEY NO. 970
ABSTRACT 884

(39.878 AC.)
HAROLD WAYNE SPROWL
& PATRICIA I. SPROWL
(VOL 928, PG 625
DR)

MATCHLINE "A" - SEE SHEET 3 OF 6

SHEET 2 OF 6

MATCHLINE "B" - SEE SHEET 4 OF 6

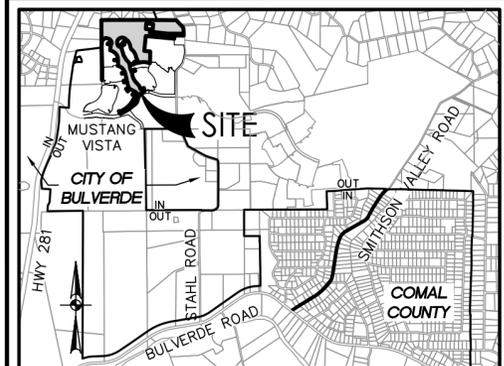
CIVIL JOB NO. 8547-57; SURVEY JOB NO. 8547-57

JOHNSON RANCH OPEN SPACE

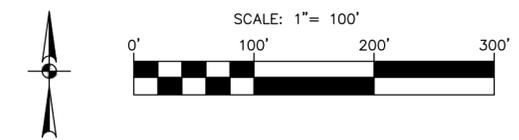
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SUBDIVISION PLAT
 OF
JOHNSON RANCH OPEN SPACE

A 70.933 ACRE TRACT OF LAND OUT OF THE A. L. BUECHE SURVEY NO. 582, ABSTRACT 80, AND THE JACOB KADERLI SURVEY NO. 465, ABSTRACT 309, COMAL COUNTY, TEXAS, BEING A REMAINING PORTION OF A 287.000 ACRE TRACT OF LAND CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., BY WARRANTY DEED EXECUTED DECEMBER 31, 2012 AND RECORDED IN DOC. NO. 201306000265, OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, AND CORRECTED IN DOC. NO. 201306010127, SAID OFFICIAL PUBLIC RECORDS.

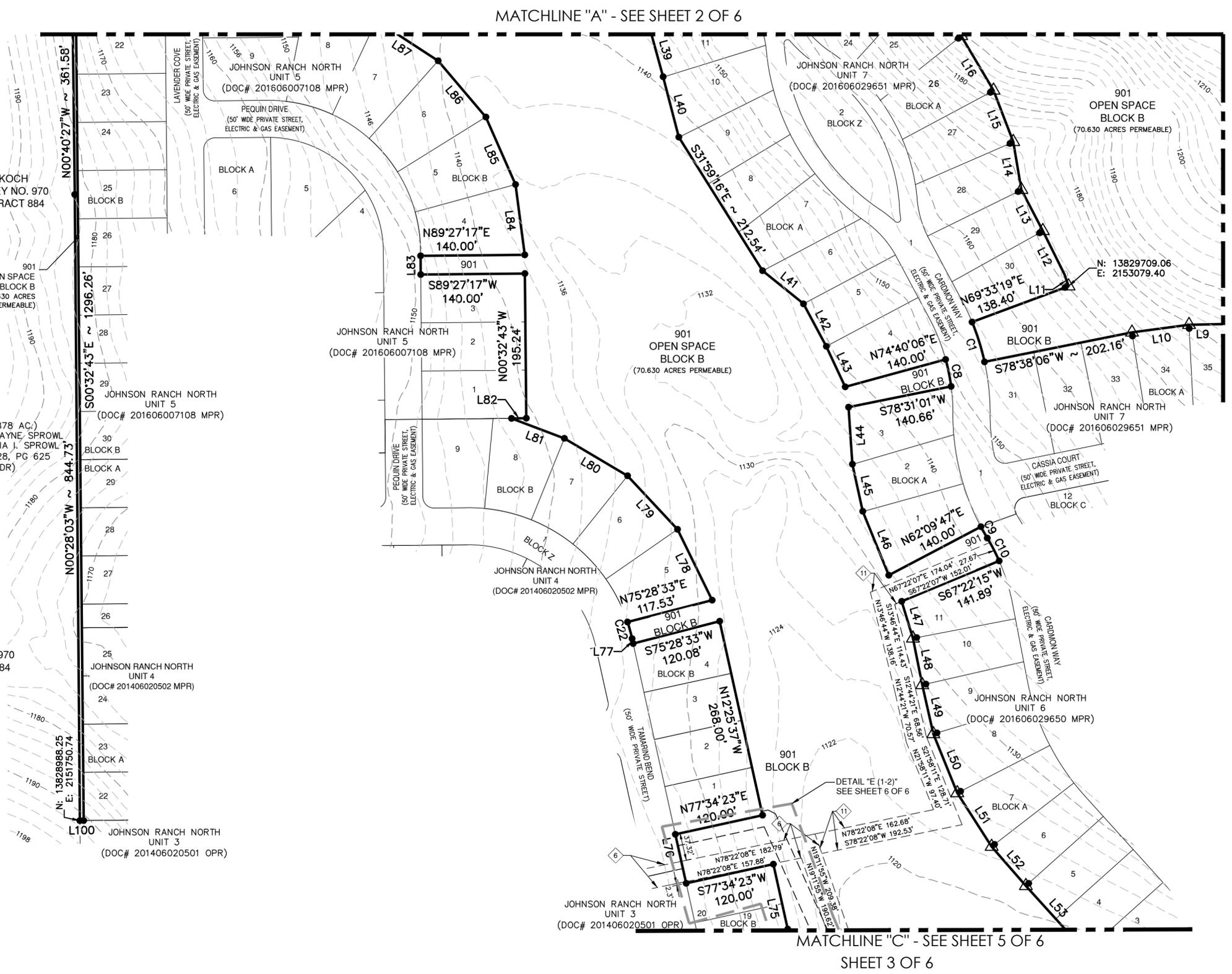


LOCATION MAP
 NOT-TO-SCALE



LEGEND

- | | | | |
|-------|--|---------|---|
| AC | ACRE(S) | VOL | VOLUME |
| BLK | BLOCK | PG | PAGE(S) |
| DOC | DOCUMENT NUMBER | VAR WID | VARIABLE WIDTH |
| MPR | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS | FND | FOUND |
| 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 |
| | | △ | CALCULATED POINT |
| - - - | EXISTING CONTOURS | | |
| - - - | ORIGINAL SURVEY/COUNTY LINE | | |
| Ⓜ | VARIABLE WIDTH SANITARY SEWER EASEMENT | ◇ | 28" GAS, ELECTRIC, TELEPHONE, AND TELEVISION EASEMENT (DOC# 201406034464 OPR) |
| | | ◇ | 28" GAS, ELECTRIC, TELEPHONE, AND TELEVISION EASEMENT (DOC# 201606023850 OPR) |



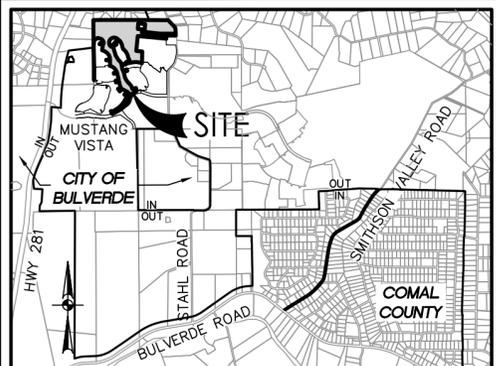
MATCHLINE "A" - SEE SHEET 2 OF 6

MATCHLINE "D" - SEE SHEET 4 OF 6

MATCHLINE "C" - SEE SHEET 5 OF 6
 SHEET 3 OF 6

**SUBDIVISION PLAT
 OF
 JOHNSON RANCH OPEN SPACE**

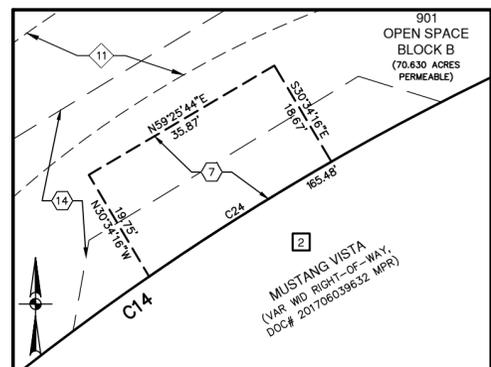
A 70.933 ACRE TRACT OF LAND OUT OF THE A. L. BUECHE SURVEY NO. 582, ABSTRACT 80, AND THE JACOB KADERLI SURVEY NO. 465, ABSTRACT 309, COMAL COUNTY, TEXAS, BEING A REMAINING PORTION OF A 287.000 ACRE TRACT OF LAND CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., BY WARRANTY DEED EXECUTED DECEMBER 31, 2012 AND RECORDED IN DOC. NO. 20130600265, OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, AND CORRECTED IN DOC. NO. 201306010127, SAID OFFICIAL PUBLIC RECORDS.



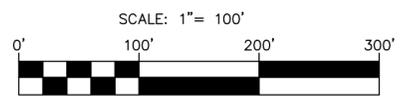
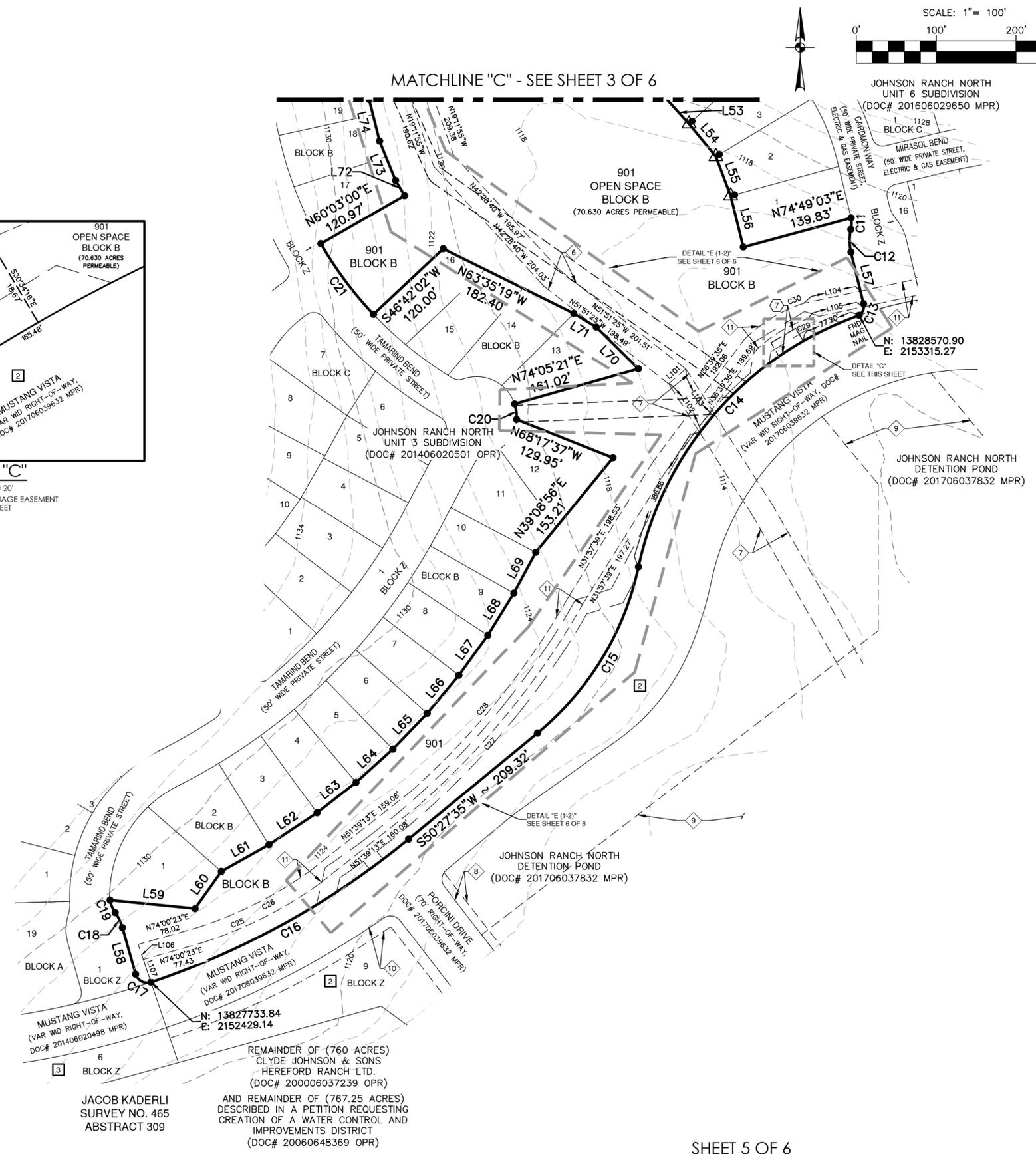
LOCATION MAP
 NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
DOC	DOCUMENT NUMBER	VAR WID	VARIABLE WIDTH
MPR	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS	FND	FOUND
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
— 1140	EXISTING CONTOURS	△	CALCULATED POINT
⑦	VARIABLE WIDTH DRAINAGE EASEMENT	⑧	28' GAS, ELECTRIC, TELEPHONE, AND TELEVISION EASEMENT (DOC# 201406034464 OPR)
⑦		⑦	ELECTRIC & GAS LINES RIGHT-OF-WAY AGREEMENT CITY OF SAN ANTONIO (DOC# 201406040566 OPR)
⑧		⑧	EXHIBIT A & B ELECTRIC & GAS LINES RIGHT-OF-WAY AGREEMENT (DOC# 201606023850 OPR)
⑨		⑨	DRAINAGE EASEMENT (DOC# 201706037832 MPR)
⑩		⑩	14' GAS, ELECTRIC, TELEPHONE, AND TELEVISION EASEMENT (DOC# 201706039632 MPR)
⑪		⑪	20' GAS, ELECTRIC, TELEPHONE, AND TELEVISION EASEMENT (DOC# 201606023850 OPR)
⑫		⑫	MUSTANG VISTA JOHNSON RANCH NORTH MASTER TRACT 2 (DOC# 201706039632 MPR)
⑬		⑬	MUSTANG VISTA JOHNSON RANCH NORTH MASTER TRACT (DOC# 201406020498 MPR)



DETAIL "C"
 SCALE: 1" = 20'
 VARIABLE WIDTH DRAINAGE EASEMENT
 SEE THIS SHEET



JOHNSON RANCH OPEN SPACE Civil Job No. 8547-57; Survey Job No. 8547-57

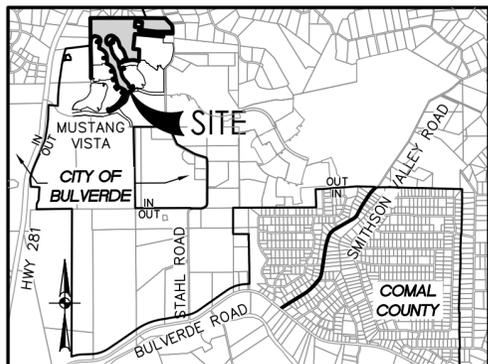
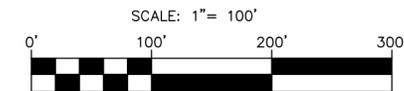
Date: Apr 08, 2020, 4:51pm, User: ID: CCorzo
 File: P:\8547-57\Design\Civil\PLAT\PLAT_854757.dwg

SUBDIVISION PLAT OF JOHNSON RANCH OPEN SPACE

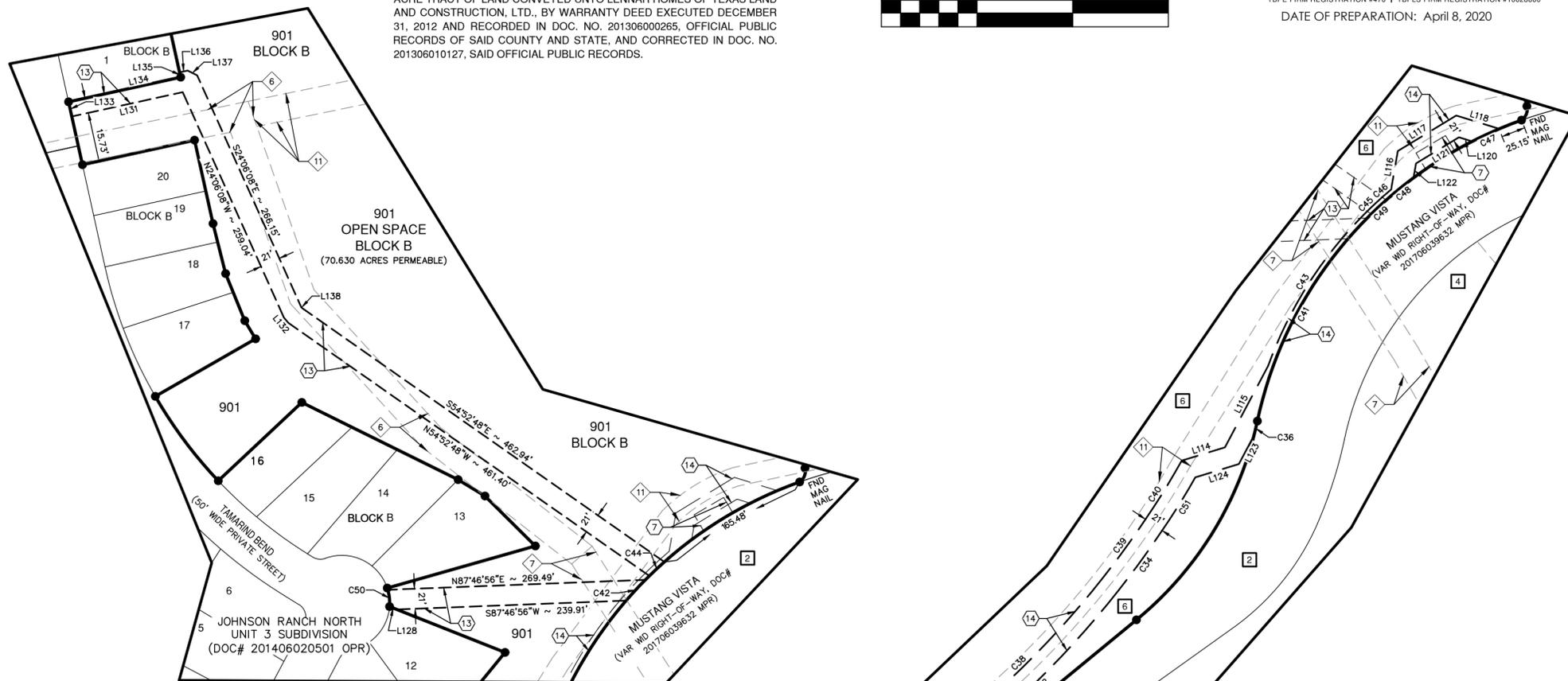
A 70.933 ACRE TRACT OF LAND OUT OF THE A. L. BUCHE SURVEY NO. 582, ABSTRACT 80, AND THE JACOB KADERLI SURVEY NO. 465, ABSTRACT 309, COMAL COUNTY, TEXAS, BEING A REMAINING PORTION OF A 287.000 ACRE TRACT OF LAND CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., BY WARRANTY DEED EXECUTED DECEMBER 31, 2012 AND RECORDED IN DOC. NO. 20130600265, OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, AND CORRECTED IN DOC. NO. 201306010127, SAID OFFICIAL PUBLIC RECORDS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #4701 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: April 8, 2020



LOCATION MAP
NOT-TO-SCALE

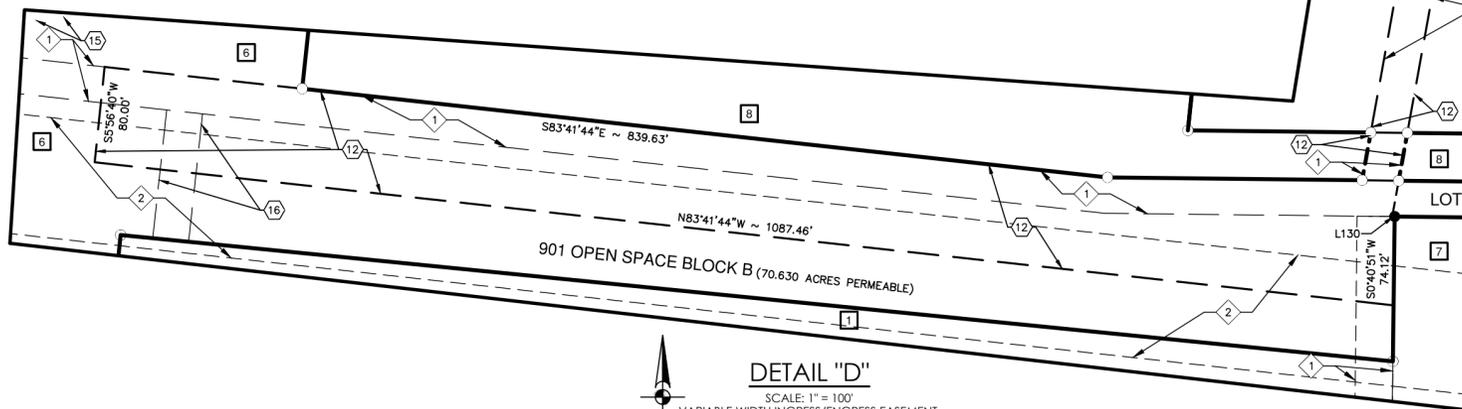


DETAIL "E-1"

SCALE: 1" = 100'
VARIABLE WIDTH SANITARY SEWER EASEMENT
SEE SHEETS 3 & 5 OF 6

DETAIL "E-2"

SCALE: 1" = 100'
VARIABLE WIDTH WATER EASEMENT
SEE SHEET 5 OF 6



DETAIL "D"

SCALE: 1" = 100'
VARIABLE WIDTH INGRESS/EGRESS EASEMENT
SEE SHEET 4 OF 6

LEGEND

- | | | | |
|--------|--|---------|--|
| AC | ACRE(S) | VOL | VOLUME |
| BLK | BLOCK | PG | PAGE(S) |
| DOC | DOCUMENT NUMBER | VAR WID | VARIABLE WIDTH |
| MPR | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS | FND | FOUND |
| OPR | OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS | ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| — 1140 | EXISTING CONTOURS | ○ | SET 1/2" IRON ROD (PD) |
| | | ○ | SET 1/2" IRON ROD (PD)-ROW |
-
- | | | | |
|---|--|---|---|
| ① | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑦ | 30' PERMANENT WATER EASEMENT GBRA (DOC# 200506005969 OPR) |
| ② | VARIABLE WIDTH DRAINAGE EASEMENT | ⑧ | 100' ELECTRIC LINE EASEMENT AND RIGHT OF WAY (VOL 325, PG 73 DR) |
| ③ | 21' DEDICATION TO PUBLIC RIGHT-OF-WAY (0.307 ACRES) | ⑨ | 28' GAS, ELECTRIC, TELEPHONE, AND TELEVISION EASEMENT (DOC# 201406034464 OPR) |
| ④ | VARIABLE WIDTH INGRESS/EGRESS | ⑩ | ELECTRIC & GAS LINES RIGHT-OF-WAY AGREEMENT CITY OF SAN ANTONIO (DOC# 201406040566 OPR) |
| ⑤ | VARIABLE WIDTH SANITARY SEWER EASEMENT | ⑪ | EXHIBIT A & B ELECTRIC & GAS LINES RIGHT-OF-WAY AGREEMENT (DOC# 201606023850 OPR) |
| ⑥ | VARIABLE WIDTH WATER EASEMENT | ⑫ | 14' GAS, ELECTRIC, TELEPHONE, AND TELEVISION EASEMENT (DOC# 201706039632 MPR) |
| ⑬ | 10' DRAINAGE EASEMENT (0.056 TOTAL ACRES OFF-LOT) | ⑬ | 20' GAS, ELECTRIC, TELEPHONE, AND TELEVISION EASEMENT (DOC# 201606023850 OPR) |
| ⑭ | 30' PERMANENT WATER EASEMENT | | |
| ⑮ | UNPLATTED A REMAINING PORTION OF A 287.000 ACRE TRACT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD (DOC# 20130600265 AND CORRECTED IN DOC# 201306010127 OPR) | | |
| ⑯ | MUSTANG VISTA JOHNSON RANCH NORTH MASTER TRACT 2 (DOC# 201706039632 MPR) | | |
| ⑰ | JOHNSON RANCH NORTH DETENTION POND (DOC# 201706037832 MPR) | | |
| ⑱ | 901 OPEN SPACE BLOCK B (70.630 ACRES PERMEABLE) | | |
| ⑲ | UNPLATTED PEDERNALES ELECTRIC COOPERATIVE, INC. 2.922 ACRES (DOC# 9706018642 OPR) | | |
| ⑳ | UNPLATTED SJWTX, INC. D/B/A CANYON LAKE WATER SERVICE COMPANY TOM HODGE 4.9814 ACRES (DOC# XXXXXXXX OPR) | | |



PLANNING AND ZONING COMMISSION ITEM:
PC-19-16
FINAL PLAT
Belle Oaks Ranch, Phase 3

MEETING DATE: May 14, 2020
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Planning Director

REQUEST:
Consider the approval of a Final Plat for Belle Oaks Ranch Phase 3, generally located on the east side of Blanco Road approximately 1.2 miles south of State Highway 46.

APPLICANT:
Southerland Belle Oaks, LLC
110 River Crossing
Suite 1
Spring Branch, TX
512-847-5263

PROPERTY INFORMATION:
Owner: Belle Oaks Ranch, Ltd.
Legal Description: A 107.61 ACRE TRACT OF LAND, OUT OF THE MARY MCVICAR SURVEY NO. 238, ABSTRACT 387, COMAL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 209.88 ACRE TRACT OF LAND AS CONVEYED TO SOUTHERLAND BELLE OAKS, LLC., OF RECORD IN DOCUMENT NO. 201906030616 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
Size: 107.61 acres; 78 lots
Existing Land Use: Undeveloped
Existing Zoning: R-2
Proposed Land-Use: Single Family Residential

SUMMARY:
This is a proposed final plat for Belle Oaks Ranch Phase 3, part of the Belle Oaks Ranch development for which a Development Agreement dated January 9, 2018 was entered into and is subject to the vested Subdivision Ordinance 509, approved in December 2017. A Master Development Plan for Belle Oaks Ranch was approved by the Planning & Zoning Commission and the City Council in January 2019. The proposed Final Plat is for approximately 107.61 acres of undeveloped property and establishes 78 single family residential lots.

ANALYSIS:

The application and plat have been reviewed by Halff Associates, the City of Bulverde's engineering consultant and the City of Bulverde Planning Department. The application and plat meet all requirements set forth by the vested Subdivision Ordinance and all outstanding comments have been resolved, except for the 25' setback requirement specified in Chapter 14 (Zoning) of the Code of Ordinances. The developer has requested an amendment to the development agreement permitting 20' side setbacks, which will be discussed by the City Council on May 12.

Water Utilities will be provided by Canyon Lake WSC and electric service will be provided by Pedernales Electric Cooperative. Each lot will be served by an OSSF.

STAFF RECOMMENDATION:

Staff recommends **approval** of the Final Plat, pending approval of the amendment to the Development Agreement by the City Council on May 12.

ATTACHMENTS:

Application
Final Plat



Application for Plat

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

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

1. Name of Subdivision: Belle Oaks Ranch Unit No Phase III
 Location Description/Nearest Intersection: Approximately 1.2 miles south of HWY 46 on the east side of Blanco Road with approximately 1.1 miles of frontage on Blanco Road.

2. Owner/Applicant: Southerland Belle Oaks, LLC
 Address: 110 River Crossing Blvd, Ste.1 Spring Branch, TX 78070 Email: dmullins@southlp.com
 Telephone: 512-847-5263 Fax: _____ Mobile: _____
 Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

3. Licensed Engineer/Surveyor (technical contact): Matkin Hoover Engineering & Surveying
 Address: 8 Spencer Road Ste. 100 Boerne, TX 78006 Email: gkeller@matkinhoover.com
 Telephone: 830-249-0600 Fax: 830-249-0099 Mobile: _____

4. Property Details:

City Limits:	<input checked="" type="radio"/> In <input type="radio"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Sewage Treatment:	<u>OSSF</u>
Residential:	<input checked="" type="radio"/> Yes <input type="radio"/> No	TxDOT Frontage:	<input type="radio"/> Yes <input checked="" type="radio"/> No
No. of Lots:	<u>78</u>	100-Year Floodplain:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Total Acreage without floodplain:	<u>107.61</u>	Edwards Aquifer Zone:	<input type="radio"/> Recharge
Density Class:	<u>Medium</u>		<input checked="" type="radio"/> Contributing
Zoning Class:	<u>R-2</u>		

5. Waiver:

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

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

DM Mullins
 Signature of Owner/Applicant 7/25/19
Date
Authorized Agent for
Southerland Belle Oaks LLC

Fees on Page 2

Fees:

Master Plans

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

Preliminary Plats

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

Final Plats

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

Amending Plats

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

Replats/Vacating Plats

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

Development Plats

- \$250.00

Conveyance Plats

- \$250.00

Traffic Impact Analysis (TIA) Review

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

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

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

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

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

NOTES:

1. ACREAGE OF SUBDIVISION = 107.61 ACRES. THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 1.38 A/CLOT.
2. NO LOTS IN PHASE III ARE ENCLOSED BY SPECIAL FLOOD HAZARD AREAS (UNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48091C0195F, EFFECTIVE DATE SEPTEMBER 2, 2009 FOR COMAL COUNTY, TEXAS.
3. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CANYON LAKE WATER SERVICE COMPANY (CLWSC).
4. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
5. ELECTRIC SERVICE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
6. COMMUNICATIONS SERVICE WILL BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE.
7. POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES WITHIN THE SUBDIVISION.
8. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH 1/2" IRON RODS WITH MATKINHOOPER CAP.
9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983, SURFACE ADJUSTMENT FACTOR 1.00013. DISTANCES SHOWN HEREON ARE GRID UNITS. VERTICAL DATUM IS BASED ON NAVD88.
10. THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE CONTRIBUTION ZONE PLAN (CZP) IN WRITING.
11. A TWENTY (20) FOOT PUBLIC UTILITY EMBANKMENT/BACKSLOPE AND DRAINAGE EASEMENT (P.U.D.E.B.E.) IS HEREBY DEDICATED ALONG THE FRONT PROPERTY LINE OF ALL LOTS IN THIS SUBDIVISION IN ADDITION TO THOSE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THE PLAT. THERE IS ALSO HEREBY DEDICATED A FIVE (5) FOOT WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL NON-ADJACENT LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOME SITE, THIS EASEMENT SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.
12. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, AND/OR CATV LINES AND APPURTENANCES.
13. GRANTOR HEREBY DEDICATES TO THE PUBLIC UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
14. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. LANDSCAPING, FENCES, OR OTHER TYPES OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT SHALL NOT BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER.
15. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANKS FIELDS, ETC.) GRANTEE OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
16. A DEVELOPMENT AGREEMENT FOR BELLE OAKS RANCH WAS EXECUTED ON JANUARY 9TH, 2018 AND RECORDED AS DOCUMENT NO. 20180601658 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY. THE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE ORDINANCE IN EFFECT AT THE TIME OF THE DEVELOPMENT AGREEMENT EXECUTION.
17. IT IS HEREBY UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ALL NECESSARY APPURTENANCES, WHETHER THESE IMPROVEMENTS ARE INSTALLED UNDERGROUND, OVERHEAD, AND/OR ON THE SURFACE OF THE GROUND WITHIN THE PUBLIC UTILITY EASEMENTS DEDICATED ON THIS PLAT. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN IN A PUBLIC UTILITY EASEMENT AREA WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SAID PUBLIC UTILITIES. THE PUBLIC UTILITY EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR PUBLIC UTILITY SURVEYOR IS RESPONSIBLE. PUBLIC UTILITY SURVEYORS AND THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS FROM PRIVATE ROADS AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ANY AND ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY CAUSE INTERFERENCE WITH THE OPERATION OF SAID PUBLIC UTILITY FACILITIES.
18. THE CITY OF BULVERDE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, RECREATION AREAS AND OPEN SPACES; THE SUBDIVISION PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, ROADS, DRIVES, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF BULVERDE, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS NOTE.
19. SPECIAL LOT DEDICATION/DESIGNATION:
 - 19.1. LOTS 906, 907, 908, & 909 ARE DESIGNATED AS OPEN SPACE / DRAINAGE EASEMENTS AND ARE HEREBY OWNED AND MAINTAINED BY THE POA.
 - 19.2. LOT 1003 IS HEREBY DESIGNATED AS PRIVATE STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT. LOT 1003 SHALL BE OWNED AND MAINTAINED BY THE POA, ALL STREETS WITHIN LOT 1003 WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOT OWNERS AND SUCCESSORS WITHIN THE SUBDIVISION.
20. A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT WITHIN THE PRIVATE ROADS FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND ENFORCING THE CITY ORDINANCES, AND GIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH PRIVATE DRIVES, STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES. THE POA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.
21. A DRIVEWAY CULVERT IS REQUIRED FOR ALL DRIVEWAYS WHERE DRAINAGE CONVEYANCE ACROSS THE DRIVEWAY IS REQUIRED, SOME (NOT ALL) LOTS THAT REQUIRE A CULVERT HAVE BEEN NOTED.
22. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
23. DRIVEWAYS SHALL TAKE ACCESS OFF OF INTERNALLY PLATTED ROADS.
24. DUE TO FUTURE POTENTIAL WATER SYSTEM MODIFICATIONS, ALL LOTS WITHIN THIS DEVELOPMENT SHALL INSTALL AN INDIVIDUAL PRESSURE REDUCING VALVE ON THE CUSTOMER SIDE OF THE METER. THE INDIVIDUAL PRESSURE REDUCING VALVES SHALL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.
25. BELLE OAKS RANCH PHASE III DRAINAGE DESIGN WAS BASED ON AN AVERAGE IMPERVIOUS COVER OF 10.000 SF PER LOT. ALL LOTS THAT CONSTRUCT MORE THAN 10,000 SF MAY BE SUBJECT TO ADDITIONAL DRAINAGE ANALYSIS AND DETENTION REQUIREMENTS.
26. THE CITY OF BULVERDE MINIMUM FRONT BUILDING SETBACK IS 40' AND MINIMUM REAR AND SIDE BUILDING SETBACKS ARE 20'. EACH LOT IS SUBJECT TO ADDITIONAL POA BUILDING SETBACK RESTRICTIONS.
27. MINIMUM WATER PRESSURE NOTIFICATION. LOTS 88, 89, 90, 91, 92, 93, 94, 95, 96, AND 97, BLOCK 4 WILL BE PROVIDED WITH A MINIMUM OF 35 PSI WATER PRESSURE AT THE METER LOCATION. DUE TO THE EXISTING ELEVATIONS OF THESE LOTS, THE LOT OWNER MAY EXPERIENCE LESS THAN 35 PSI OF WATER PRESSURE AT THE HOMESITE. THE LOT OWNER MAY ELECT TO INSTALL A WATER BOOSTER/PUMP SYSTEM THAT WILL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.

PEDERNALES ELECTRIC NOTES:

1. ANY PEC MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF PEC EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
2. PEDERNALES ELECTRIC COOPERATIVE, INC. (PEC) AS PART OF ITS ELECTRIC SYSTEM ARE HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW: NONE.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SUBDIVISION PLAT BELLE OAKS RANCH, PHASE III

A 107.61 ACRE TRACT OF LAND, OUT OF THE MARY MCVICAR SURVEY NO. 238, ABSTRACT 387, COMAL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 209.88 ACRE TRACT OF LAND AS CONVEYED TO SOUTHERLAND BELLE OAKS, LLC., OF RECORD IN DOCUMENT NO. 201906030616 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

NEW RESIDENTIAL LOTS: 78

I, GARRETT D. KELLER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT NO PORTION OF PHASE III IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS UNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48091C0195F, EFFECTIVE DATE SEPTEMBER 2, 2009 FOR COMAL COUNTY, TEXAS.

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

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

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

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

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

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

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

I, DAN MULLINS, AUTHORIZED AGENT FOR SOUTHERLAND BELLE OAKS, LLC, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 201906030616 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. THIS SUBDIVISION IS TO BE KNOWN AS BELLE OAKS RANCH, PHASE III.

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

SOUTHERLAND BELLE OAKS, LLC
C/O DAN MULLINS
110 RIVER CROSSING BLVD, STE. 1
SPRING BRANCH, TX 78070

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

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

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

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

STATE OF TEXAS
COUNTY OF COMAL

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

IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS ____ DAY OF _____, A.D. 20__.

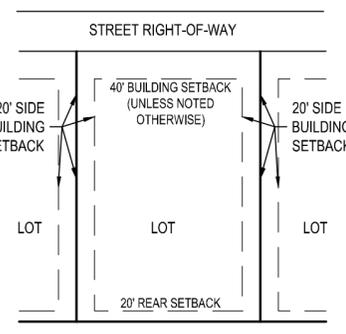
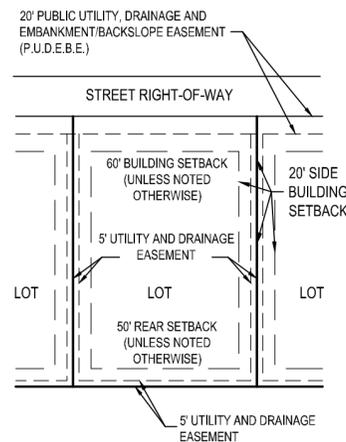
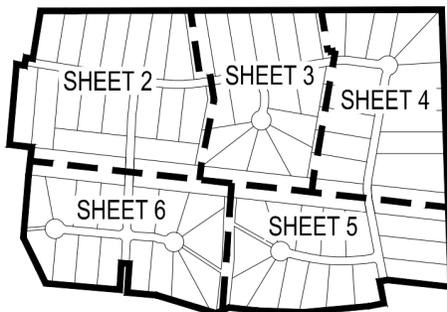
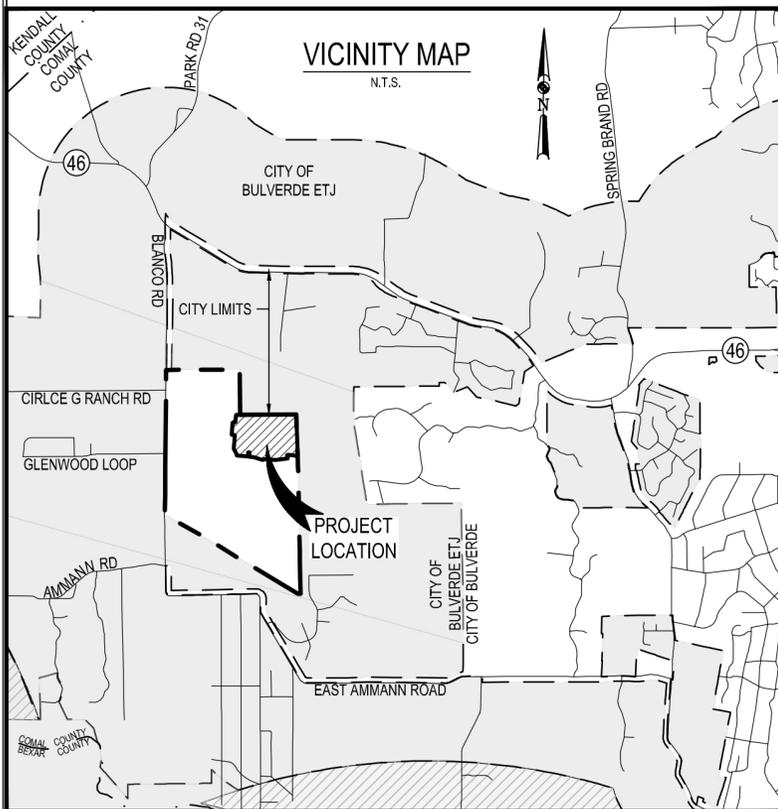
COUNTY CLERK
COMAL COUNTY, TEXAS

BY: _____
DEPUTY TO COUNTY CLERK

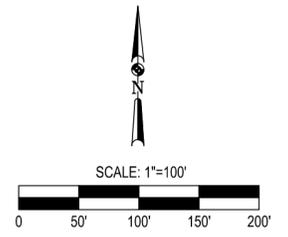
THIS PLAT OF BELLE OAKS RANCH, PHASE III HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____, YEAR _____.

BY: _____
CHAIRPERSON



<p>OWNER/DEVELOPER: SOUTHERLAND BELLE OAKS, LLC C/O DAN MULLINS 110 RIVER CROSSING BLVD, STE.1 SPRING BRANCH, TX 78070 OFF: (512) 847-5263 FAX: (830) 885-5248 DMULLINS@SOUTHLP.COM</p>	<p>SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE L. PRESSLER, R.P.L.S. 8 SPENCER ROAD, SUITE 300 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 KYLE.PRESSLER@MATKINHOOVER.COM</p>	<p>AGENT/PREPARER: MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT D. KELLER, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 GKELLER@MATKINHOOVER.COM</p>	<p>MATKINHOOVER ENGINEERING & SURVEYING</p> <p>8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 CONTACT@MATKINHOOVER.COM TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000</p> <p>3303 SHELL ROAD SUITE 3 GEORGETOWN, TEXAS 78628 OFFICE: 512-868-2244</p>	<p>DATE: DECEMBER 19, 2019 MHE JOB NO. - 2969.03 MHS JOB NO. - 17-1480</p> <p>SHEET 1 OF 7</p>
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- LEGEND**
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
 - FOUND 1/2" IRON ROD
 - ⊙ FOUND NAIL IN THE BASE OF A 6" WOOD POST
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BACKSLOPE EASEMENT
 - V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
 - V.W.P.U.E. VARIABLE WIDTH PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
 - M.P.R.C.T. MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - D.R. DEED RECORDS
 - O.P.R. OFFICIAL PUBLIC RECORDS
 - R.O.W. RIGHT-OF-WAY
 - B.S. BUILDING SETBACK
 - N.T.S. NON TYPICAL SETBACK
 - (TYP.) TYPICAL
 - (XX.XX AC) LOT ACREAGE CONTAINING DRAINAGE EASEMENT
 - CITY OF BULVERDE MINIMUM SETBACKS. SEE NOTE 26 ON SHEET 1 FOR ADDITIONAL SETBACK REQUIREMENTS
 - ▨ DRAINAGE EASEMENT

FINISHED FLOOR ELEVATIONS
 THE LOWEST FLOOR TO BE AT LEAST 12 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORM WATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO THE STORM WATER CONVEYANCE STRUCTURES MUST HAVE FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE. DEVIATION FROM THIS REQUIREMENT REQUIRES THE PROPERTY OWNERS ASSOCIATION BOARD APPROVAL.

SUBDIVISION PLAT BELLE OAKS RANCH, PHASE III

OWNER/DEVELOPER:
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 C/O DAN MULLINS
 110 RIVER CROSSING BLVD, STE.1
 SPRING BRANCH, TX 78070
 OFF: (512) 847-5263
 FAX: (830) 885-5248
 DMULLINS@SOUTHLP.COM

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

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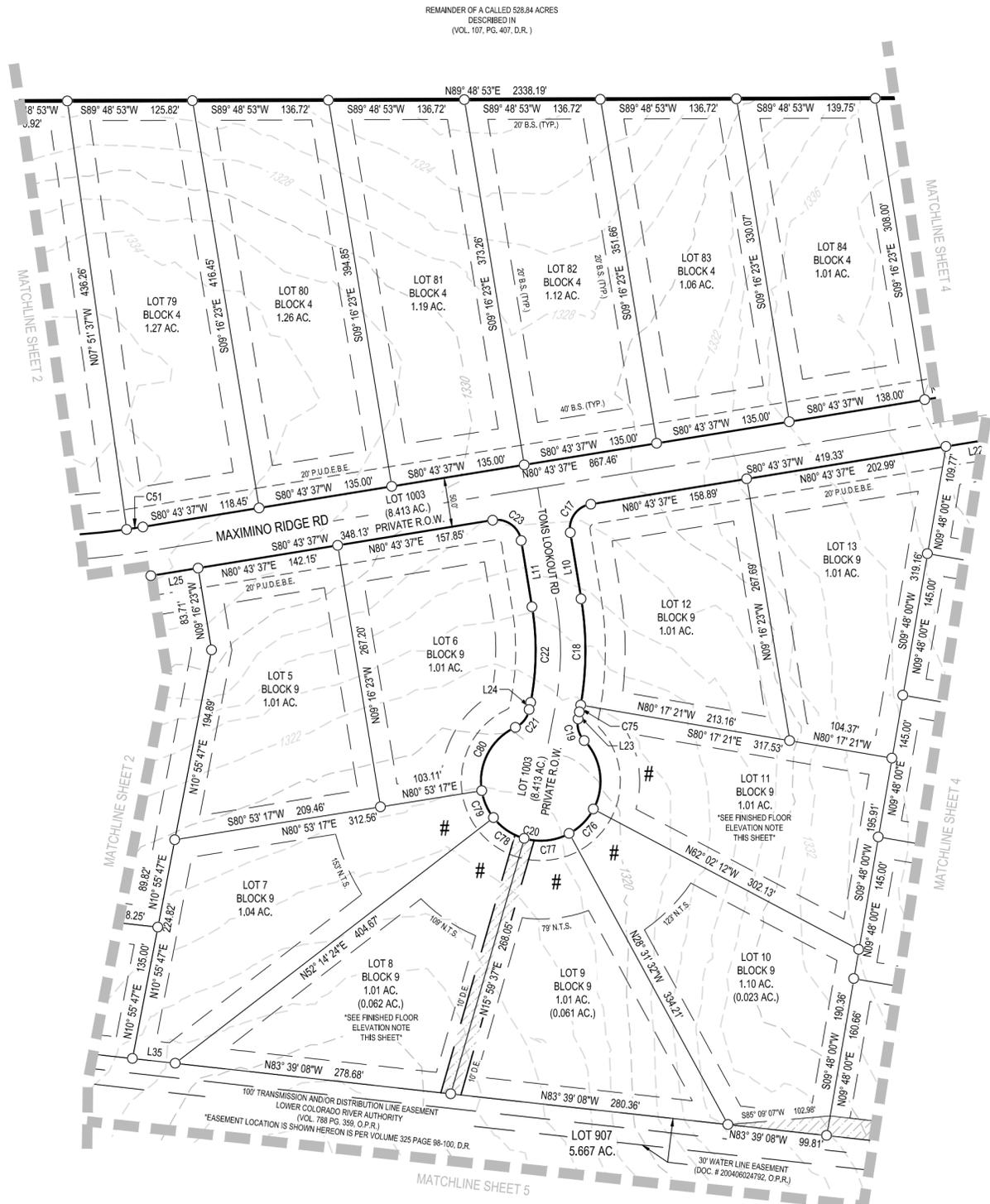
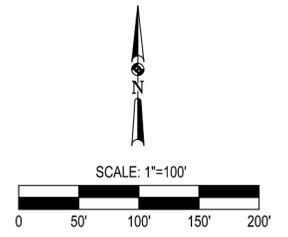
MATKINHOOVER
 ENGINEERING & SURVEYING

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 OFFICE: (830) 249-0600
 CONTACT@MATKINHOOVER.COM

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

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

DATE: DECEMBER 19, 2019
 MHE JOB NO. - 2969.03
 MHS JOB NO. - 17-4180



- LEGEND**
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
 - FOUND 1/2" IRON ROD
 - ⊙ FOUND NAIL IN THE BASE OF A 6" WOOD POST
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BACKSLOPE EASEMENT
 - V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
 - V.W.P.U.E. VARIABLE WIDTH PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
 - M.P.R.C.T. MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - D.R. DEED RECORDS
 - O.P.R. OFFICIAL PUBLIC RECORDS
 - R.O.W. RIGHT-OF-WAY
 - B.S. BUILDING SETBACK
 - N.T.S. NON TYPICAL SETBACK
 - (TYP.) TYPICAL
 - (XX.XX AC) LOT ACREAGE CONTAINING DRAINAGE EASEMENT
 - CITY OF BULVERDE MINIMUM SETBACKS. SEE NOTE 26 ON SHEET 1 FOR ADDITIONAL SETBACK REQUIREMENTS
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LOT REQUIRES A DRIVEWAY CULVERT TO CONVEY BAR DITCH RUNOFF TO THE DRAINAGE EASEMENT AT THE COMMON LOT LINE BETWEEN LOTS 8 & 9, BLOCK 9.

SUBDIVISION PLAT BELLE OAKS RANCH, PHASE III

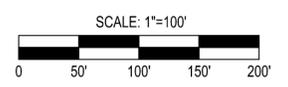
<p>OWNER/DEVELOPER: SOUTHERLAND BELLE OAKS, LLC C/O DAN MULLINS 110 RIVER CROSSING BLVD, STE.1 SPRING BRANCH, TX 78070 OFF: (512) 847-5263 FAX: (830) 885-5248 DMULLINS@SOUTHLP.COM</p>	<p>SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE L. PRESSLER, R.P.L.S. 8 SPENCER ROAD, SUITE 300 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 KYLE.PRESSLER@MATKINHOOVER.COM</p>	<p>AGENT/PREPARER: MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT D. KELLER, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 GKELLER@MATKINHOOVER.COM</p>
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 ENGINEERING & SURVEYING

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 OFFICE: (830) 249-0600
 CONTACT@MATKINHOOVER.COM

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

DATE: DECEMBER 19, 2019
 MHE JOB NO. - 2969.03
 MHS JOB NO. - 17-4180



THOMAS MCGEEHEE
SURVEY NO. 431
ABSTRACT 408
CALLED 57.782 ACRES
DESCRIBED IN DEED OF TRUST
(DOC NO. 201706028612, O.P.R.)

FRIEDRICH VOGES
SURVEY NO. 694
ABSTRACT 710
CALLED 62.782 ACRES
DESCRIBED IN
(DOC NO. 200606023697, O.P.R.)

- LEGEND**
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
 - FOUND 1/2" IRON ROD
 - ⊙ FOUND NAIL IN THE BASE OF A 6" WOOD POST
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BACKSLOPE EASEMENT
 - V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
 - V.W.P.U.E. VARIABLE WIDTH PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
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 - (TYP.) TYPICAL
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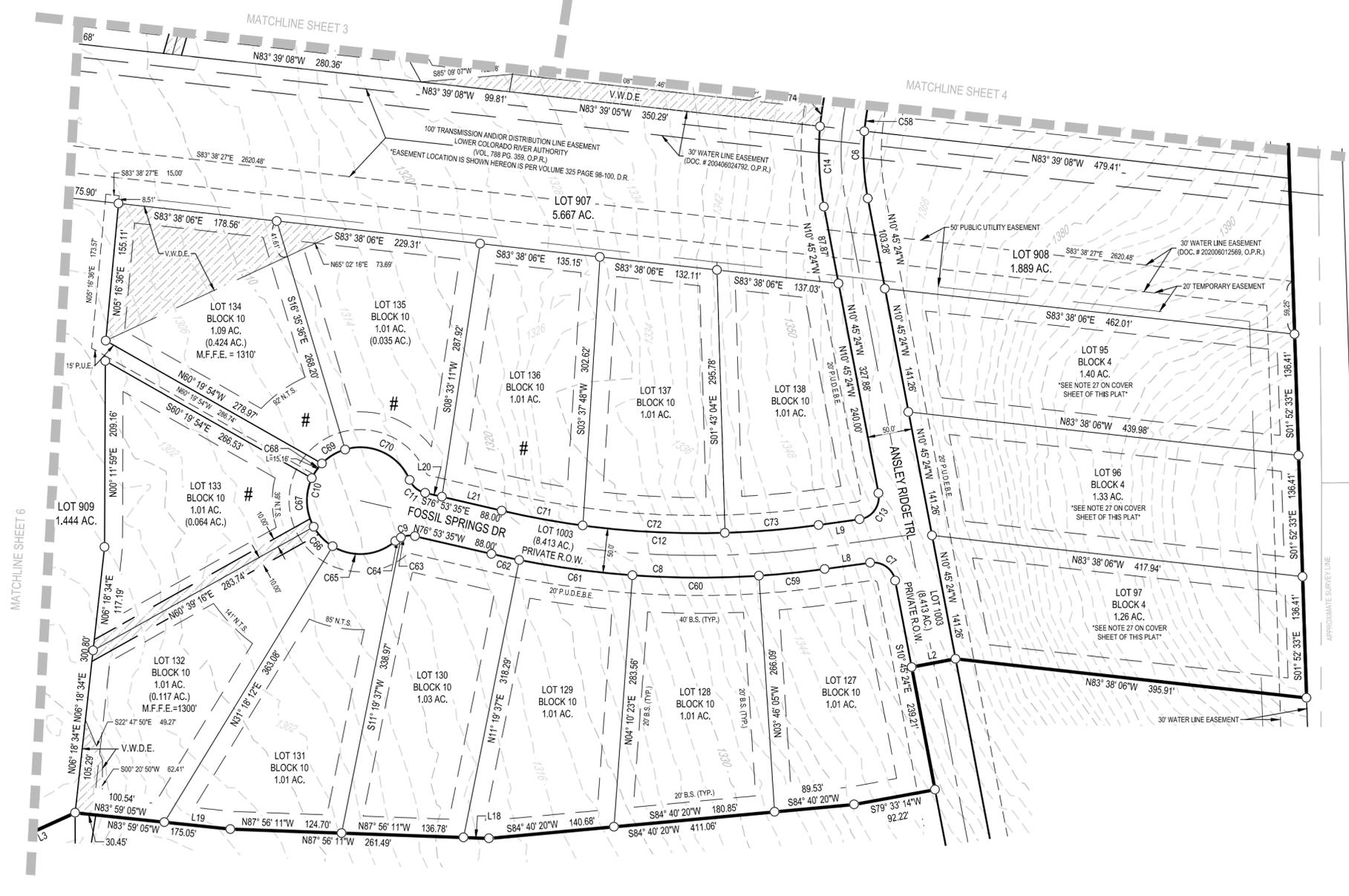
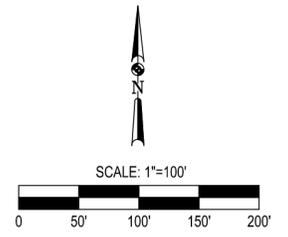
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3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: (512) 866-2244

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

DATE: DECEMBER 19, 2019
MHE JOB NO. - 2969.03
MHS JOB NO. - 17-4180



CALLED 62.782 ACRES DESCRIBED IN (DOC. NO. 200606023697, O.P.R.)
FRIEDRICH VOGES
 SURVEY NO. 694
 ABSTRACT 710

ANTON RUBIO
 SURVEY
 ABSTRACT 497

- LEGEND**
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
 - FOUND 1/2" IRON ROD
 - ⊙ FOUND NAIL IN THE BASE OF A 6" WOOD POST
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 - P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BACKSLOPE EASEMENT
 - V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
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LOT REQUIRES A DRIVEWAY CULVERT TO CONVEY BAR DITCH RUNOFF TO THE DRAINAGE EASEMENT LOCATED AT THE COMMON LOT LINE BETWEEN LOTS 132 & 133, BLOCK 10.

SUBDIVISION PLAT BELLE OAKS RANCH, PHASE III

OWNER/DEVELOPER:
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 C/O DAN MULLINS
 110 RIVER CROSSING BLVD, STE.1
 SPRING BRANCH, TX 78070
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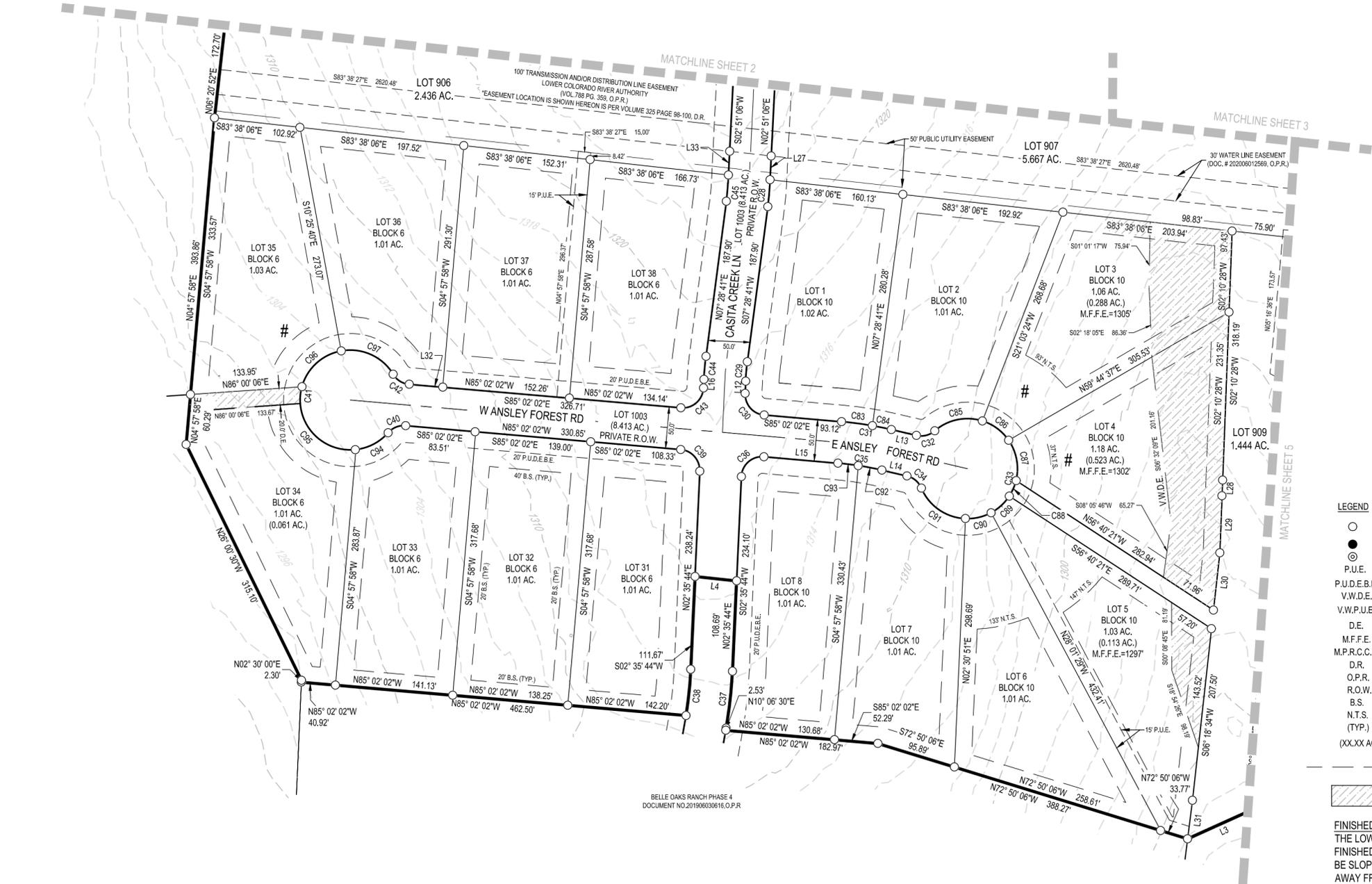
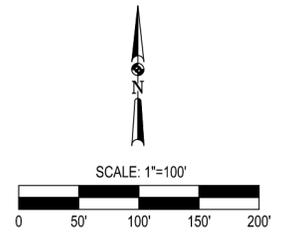
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 GEORGETOWN, TEXAS 78628
 OFFICE: (512) 866-2244

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

DATE: DECEMBER 19, 2019
 MHE JOB NO. - 2969.03
 MHS JOB NO. - 174180



BELLE OAKS RANCH PHASE 4
DOCUMENT NO.201906030616.O.P.R

- LEGEND**
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
 - FOUND 1/2" IRON ROD
 - ⊙ FOUND NAIL IN THE BASE OF A 6" WOOD POST
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BACKSLOPE EASEMENT
 - V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
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LOT REQUIRES A DRIVEWAY CULVERT TO CONVEY BAR DITCH RUNOFF TO THE DRAINAGE EASEMENT LOCATED ON LOT 34, BLOCK 6, OR THE OPEN SPACE LOT (LOT 909) LOCATED BETWEEN LOTS 4 & 5, BLOCK 10.

SUBDIVISION PLAT BELLE OAKS RANCH, PHASE III

OWNER/DEVELOPER:
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TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

DATE: DECEMBER 19, 2019
MHE JOB NO. - 2969.03
MHS JOB NO. - 174180

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89° 48' 53"E	156.67'
L2	N79° 14' 36"E	50.00'
L3	S65° 34' 52"W	88.01'
L4	N83° 59' 35"W	50.09'
L5	S80° 41' 52"E	50.68'
L6	N09° 18' 08"E	50.00'
L7	S80° 41' 52"E	43.86'
L8	S82° 05' 22"W	51.45'
L9	N82° 05' 22"E	46.48'
L10	S09° 16' 23"E	67.62'
L11	N09° 16' 23"W	67.62'
L12	S02° 35' 44"W	14.59'
L13	S76° 53' 35"E	30.81'
L14	N76° 53' 35"W	30.81'
L15	N85° 02' 02"W	88.98'
L16	N02° 35' 44"E	10.45'
L17	N89° 48' 53"E	9.66'
L18	N87° 56' 11"W	28.56'

LINE TABLE		
LINE	BEARING	DISTANCE
L19	N83° 59' 05"W	74.51'
L20	S76° 53' 35"E	19.23'
L21	S76° 53' 35"E	68.77'
L22	S80° 43' 37"W	57.45'
L23	S10° 55' 47"W	7.38'
L24	N10° 59' 47"E	7.38'
L25	S80° 43' 37"W	48.13'
L26	S04° 41' 02"E	79.58'
L27	S02° 51' 08"W	28.49'
L28	S02° 10' 28"W	18.88'
L29	S02° 10' 28"W	68.57'
L30	S06° 18' 34"W	69.21'
L31	S07° 06' 40"W	46.61'
L32	S85° 02' 02"E	40.31'
L33	N02° 51' 06"E	28.49'
L34	N04° 41' 02"W	89.32'
L35	N83° 39' 08"W	43.39'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	725.00'	235.05'	18°34'32"	S89° 59' 08"E	234.02'
C2	325.00'	93.99'	16°34'10"	N89° 00' 41"E	93.66'
C3	25.00'	23.96'	54°55'14"	N69° 50' 09"E	23.06'
C4	62.00'	218.96'	202°20'41"	S36° 27' 07"E	121.65'
C5	25.00'	23.96'	54°55'14"	S37° 15' 37"W	23.06'
C6	275.00'	98.67'	20°33'24"	S00° 28' 42"E	98.14'
C7	25.00'	38.03'	8°09'14"	N54° 20' 01"W	34.47'
C8	1025.00'	376.00'	2°10'03"	N87° 24' 07"W	373.89'
C9	25.00'	23.55'	53°58'05"	S76° 07' 22"W	22.69'
C10	60.00'	301.53'	287°56'10"	N13° 06' 25"E	70.59'
C11	25.00'	23.55'	53°58'05"	S49° 54' 32"E	22.69'
C12	975.00'	357.66'	2°10'03"	S87° 24' 07"E	355.65'
C13	25.00'	40.51'	92°50'46"	N35° 39' 59"E	36.22'
C14	325.00'	90.78'	16°00'14"	N02° 45' 17"W	90.48'
C15	25.00'	40.36'	92°30'14"	N36° 27' 07"W	36.12'
C16	275.00'	79.53'	16°34'10"	S89° 00' 41"W	79.25'
C17	25.00'	39.27'	90°00'00"	S35° 43' 37"W	35.36'
C18	325.00'	107.68'	18°59'02"	S00° 13' 08"W	107.19'
C19	25.00'	24.10'	55°13'52"	S15° 29' 12"E	23.18'
C20	60.00'	301.59'	288°00'00"	N79° 06' 08"W	70.53'
C21	25.00'	23.55'	53°58'05"	N37° 54' 50"E	22.69'
C22	275.00'	96.97'	20°12'10"	N00° 49' 42"E	96.47'
C23	25.00'	39.27'	90°00'00"	N54° 16' 23"W	35.36'
C24	775.00'	251.26'	18°34'32"	N89° 59' 08"W	250.16'
C25	25.00'	39.27'	90°00'00"	S54° 18' 08"W	35.36'
C26	275.00'	67.13'	13°59'10"	S02° 18' 33"W	66.96'
C27	325.00'	42.74'	7°32'08"	S00° 54' 58"E	42.71'
C28	325.00'	26.24'	4°37'35"	S05° 09' 53"W	26.24'
C29	275.00'	23.43'	4°52'57"	S05° 02' 12"W	23.43'
C30	25.00'	38.24'	87°37'46"	S41° 13' 09"E	34.62'
C31	425.00'	60.39'	8°08'27"	S80° 57' 49"E	60.34'
C32	25.00'	23.55'	53°58'05"	N76° 07' 22"E	22.69'
C33	60.00'	301.53'	287°56'10"	S13° 06' 25"W	70.59'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C34	25.00'	23.55'	53°58'05"	N49° 54' 32"W	22.69'
C35	375.00'	53.28'	8°08'27"	N80° 57' 49"W	53.24'
C36	25.00'	40.30'	92°22'14"	S48° 46' 51"W	36.08'
C37	525.00'	68.84'	7°30'47"	S06° 21' 07"W	68.79'
C38	475.00'	62.28'	7°30'47"	N06° 21' 07"E	62.24'
C39	25.00'	38.24'	87°37'46"	N41° 13' 09"W	34.62'
C40	25.00'	23.55'	53°58'05"	S67° 58' 55"W	22.69'
C41	60.00'	301.53'	287°56'10"	N04° 57' 58"E	70.59'
C42	25.00'	23.55'	53°58'05"	S58° 03' 00"E	22.69'
C43	25.00'	40.30'	92°22'14"	N48° 46' 51"E	36.08'
C44	325.00'	27.70'	4°52'57"	N05° 02' 12"E	27.69'
C45	275.00'	22.20'	4°37'35"	N05° 09' 53"E	22.20'
C46	275.00'	36.17'	7°32'08"	N00° 54' 58"W	36.14'
C47	325.00'	79.33'	13°59'10"	N02° 18' 33"E	79.14'
C48	25.00'	39.27'	90°00'00"	N35° 41' 52"W	35.36'
C49	725.00'	29.15'	2°18'14"	S81° 50' 59"E	29.15'
C50	725.00'	189.34'	14°57'49"	N89° 31' 00"E	188.81'
C51	725.00'	16.55'	1°18'29"	S81° 22' 51"W	16.55'
C52	325.00'	64.26'	11°19'42"	S86° 23' 27"W	64.15'
C53	325.00'	29.73'	5°14'28"	N85° 19' 28"W	29.72'
C54	62.00'	63.40'	58°35'22"	N71° 40' 13"E	60.67'
C55	62.00'	34.82'	32°10'28"	S62° 56' 53"E	34.36'
C56	62.00'	46.79'	43°14'23"	S25° 14' 28"E	45.69'
C57	62.00'	73.95'	68°20'30"	S30° 32' 59"W	69.65'
C58	275.00'	22.81'	4°45'11"	S07° 25' 24"W	22.81'
C59	1025.00'	74.11'	4°08'33"	S84° 09' 38"W	74.09'
C60	1025.00'	142.06'	7°56'28"	S89° 47' 51"E	141.95'
C61	1025.00'	127.98'	7°09'15"	S82° 15' 00"E	127.90'
C62	1025.00'	31.84'	1°46'48"	N77° 46' 59"W	31.84'
C63	25.00'	16.15'	37°01'11"	S84° 35' 50"W	15.87'
C64	25.00'	7.40'	16°56'54"	N57° 36' 47"E	7.37'
C65	60.00'	75.57'	72°09'52"	N85° 13' 16"E	70.67'
C66	60.00'	30.74'	29°21'04"	N44° 01' 16"W	30.40'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C67	60.00'	56.79'	54°14'02"	N02° 13' 43"W	54.70'
C68	60.00'	20.17'	19°15'28"	N34° 31' 02"E	20.07'
C69	60.00'	30.64'	29°15'38"	N58° 46' 35"E	30.31'
C70	60.00'	87.62'	83°40'07"	S64° 45' 33"E	80.04'
C71	975.00'	92.56'	5°26'20"	N79° 36' 45"W	92.52'
C72	975.00'	159.72'	9°23'08"	S87° 01' 30"E	159.54'
C73	975.00'	105.39'	6°11'35"	N85° 11' 09"E	105.33'
C74	325.00'	25.83'	4°33'11"	N07° 31' 25"E	25.82'
C75	325.00'	6.91'	1°13'08"	S10° 19' 13"W	6.91'
C76	60.00'	35.09'	33°30'40"	S44° 43' 08"W	34.59'
C77	60.00'	46.62'	44°31'08"	S83° 44' 03"W	45.46'
C78	60.00'	37.96'	36°14'47"	N55° 52' 59"W	37.33'
C79	60.00'	30.00'	28°38'52"	N23° 26' 10"W	29.69'
C80	60.00'	77.50'	74°00'36"	N27° 53' 34"E	72.23'
C81	775.00'	84.05'	6°12'50"	S83° 50' 02"W	84.01'
C82	775.00'	139.12'	10°17'05"	S87° 55' 01"E	138.93'
C83	425.00'	37.26'	5°01'24"	S82° 31' 20"E	37.25'
C84	425.00'	22.26'	3°00'01"	S78° 30' 38"E	22.25'
C85	60.00'	60.79'	58°02'58"	N78° 09' 49"E	58.22'
C86	60.00'	39.93'	38°07'41"	S53° 44' 52"E	39.19'
C87	60.00'	50.83'	48°32'24"	S10° 24' 49"E	49.32'
C88	60.00'	20.39'	19°28'16"	S23° 35' 31"W	20.29'
C89	60.00'	30.00'	28°38'52"	S47° 39' 05"W	29.69'
C90	60.00'	31.98'	30°32'20"	S77° 14' 41"W	31.60'
C91	60.00'	67.61'	64°33'39"	N55° 12' 19"W	64.09'
C92	375.00'	28.75'	4°23'35"	N78° 05' 22"W	28.75'
C93	375.00'	24.53'	3°44'52"	N83° 09' 36"W	24.53'
C94	60.00'	45.19'	43°09'28"	S62° 34' 37"W	44.13'
C95	60.00'	116.57'	11°19'02"	N40° 11' 08"W	99.08'
C96	60.00'	67.12'	64°05'58"	N47° 31' 21"E	63.68'
C97	60.00'	72.84'	69°21'43"	S65° 44' 48"E	68.28'
C98	775.00'	28.09'	2°04'36"	N81° 44' 10"W	28.09'

SUBDIVISION PLAT BELLE OAKS RANCH, PHASE III

OWNER/DEVELOPER:
SOUTHERLAND BELLE OAKS, LLC
C/O DAN MULLINS
110 RIVER CROSSING BLVD, STE.1
SPRING BRANCH, TX 78070
OFF: (512) 847-5263
FAX: (830) 885-5248
DMULLINS@SOUTHLP.COM

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

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



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

3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: (512) 868-2244
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

DATE: DECEMBER 19, 2019
MHE JOB NO. - 2969.03
MHS JOB NO. - 17-4180



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

MEETING DATE: May 14, 2020
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Director

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 without floodplain; 22 lots
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Single Family Residential

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.

The Future Land Use Plan identifies the subject property under A – Agricultural and RL – Rural Living Place Types. A – Agricultural is characterized by very large tracts of undeveloped land used for agriculture uses and providing much of the open space character in the community. Its primary land use is agricultural with a secondary land use of single-family detached homes and supporting structures. RL – Rural Living is characterized by very large lots, abundant open space, and high degree of separation between buildings, with lots typically larger than 5 acres in size. Its primary land use is single-family detached homes with secondary uses as agricultural, open space, and limited amounts of supporting retail.

Halff Associates and the City of Bulverde Planning and Engineering staff have reviewed the plat and encountered multiple deficiencies. This plat has been previously denied in November 2019, December 2019, and January 2020. After their latest resubmittal, all deficiencies have been addressed and an acceptance letter was provided.

Therefore, staff recommends the Planning & Zoning Commission vote to **APPROVE** the Preliminary Plat, pending the approval of the associated variance request.

ATTACHMENTS:

- Application
- Plat
- Acceptance 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

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	TxDOT Frontage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
No. of Lots:	<u>22</u>	100-Year Floodplain:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total Acreage without floodplain:	<u>217 ac</u>	Edwards Aquifer Zone:	<input checked="" type="checkbox"/> Recharge
Density Class:	<u>Low</u>		<input type="checkbox"/> Contributing
Zoning Class:	<u>n/a</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: Date: 9-30-19.

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

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



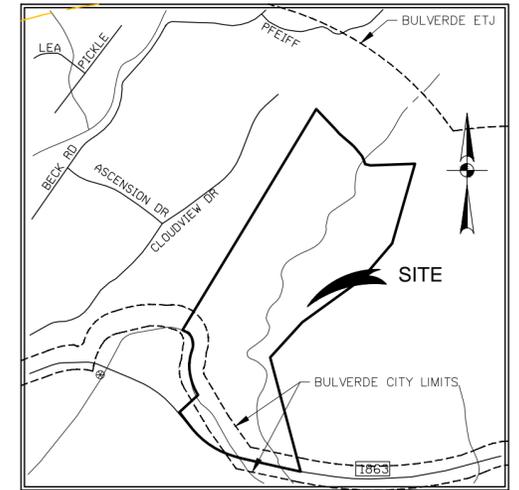
Planning and Development Preliminary Plat Application Checklist

**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.

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 801, 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 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 OPEN SPACE. LOTS 901, 902, 903, BLOCK 1 IS A PROPERTY OWNERS ASSOCIATION LOT. THIS LOT 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 CITY LIMITS AND 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 20 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 48091C0405F, 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. RN110724663; ADDITIONAL ID. NO. 13000898, DATED OCTOBER 24, 2019.
18. BUILDING SET BACK LINES SHALL BE IN ACCORDANCE WITH SUBDIVISION CODE SECTION 2.03 OF THE CITY OF BULVERDE CODE OF ORDINANCES.
19. PRIVATE ACCESS EASEMENTS SHOWN ON THE PLAT ARE PROVIDED ON TO THE LOTS IN WHICH THEY ARE PLACED AND TO ALLOW ACCESS FROM THE LOTS TO CIBOLO CLIFF RD. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS THAT UTILIZE THE EASEMENT FOR ACCESS. NO FENCING OR PRIVATE GATES ARE ALLOWED TO CROSS THE EASEMENT AND PREVENT ACCESS ALONG THE EASEMENT.

20. 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 THROUGHFARE 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.

SLOPE:

FOR THE PURPOSE OF PRESERVING AREAS HAVING A SLOPE GREATER THAN 25%, THE EASEMENTS DESIGNATED ON THIS PLAT AS "SLOPE EASEMENT" ARE DEDICATED TO THE PUBLIC. WITHIN SUCH SLOPE EASEMENTS THE FOLLOWING ACTIVITIES ARE PROHIBITED:

- (A) DEVELOPMENT;
- (B) DISTURBANCE; AND
- (C) THE REMOVAL OF PROTECTED, SPECIMEN, MAJESTIC, OR HISTORIC TREES

NOT WITHSTANDING THE FOREGOING, AND PROVIDED THAT NO PROTECTED, SPECIMEN, MAJESTIC, OR HISTORIC TREES ARE REMOVED, THE FOLLOWING ACTIVITIES AND IMPROVEMENTS ARE PERMITTED:

- (A) ROADWAYS OR UTILITY CONSTRUCTION WHEN THE ROADWAY OR UTILITY IMPROVEMENTS ARE NECESSARY IN THE SLOPE AREA FOR A LAWFULLY CONSTRUCTED IMPROVEMENT OUTSIDE OF SUCH SLOPE AREA TO EXIST AND THERE IS NO PRACTICAL ALTERNATIVE TO CONSTRUCTION WITHIN SUCH SLOPE AREA.
- (B) CANTILEVERING OF STRUCTURES OVER A STEEP SLOPE PROVIDED THAT SUCH CANTILEVERING WILL NOT ALTER NATURAL STORMWATER DRAINAGE OR JEOPARDIZE SLOPE STABILITY.
- (C) RETAINING WALLS AND OTHER STRUCTURES THAT ARE NECESSARY FOR SLOPE STABILIZATION PROVIDED THE FOLLOWING CONDITIONS ARE MET:
 - I) RETAINING WALLS SHALL NOT BE USED TO INCREASE TABLE LAND.
 - II) BACKFILLING OF A RETAINING WALL IS PERFORMED ONLY A NECESSARY FOR SLOPE STABILIZATION.
- (A) RECONSTRUCTION ON THE EXACT FOUNDATION OF A PREVIOUSLY EXISTING STRUCTURE.
- (B) BRIDGES, WALKWAYS, STAIRS, AND FENCES PROVIDED THAT SUCH BRIDGES, WALKWAYS, STAIRS, AND FENCES WILL NOT ALTER NATURAL STORMWATER DRAINAGE OR JEOPARDIZE SLOPE STABILITY.
- (F) REMOVAL OF TREES NOT DEFINED BY THE CODE OF ORDINANCES OF THE CITY OF BULVERDE, TEXAS AS PROTECTED, SPECIMEN, MAJESTIC, OR HISTORIC TREES.

THE SLOPE EASEMENTS DEDICATED HEREIN ARE ENFORCEABLE BY THE CITY OF BULVERDE BY ANY ACTION AT LAW OR IN EQUITY. TO OBTAIN INJUNCTIVE RELIEF, THE CITY OF BULVERDE SHALL ONLY BE REQUIRED TO SHOW VIOLATION OF THE TERMS OF THE SLOPE EASEMENTS DEDICATED HEREIN; AND A SHOWING OF IMMINENT HARM OR IRREPARABLE INJURY SHALL NOT BE REQUIRED.

ALL TERMS, PHRASES, AND WORDS IN THIS INSTRUMENT THAT ARE NOT OTHERWISE DEFINED HEREIN SHALL HAVE THAT MEANING ASSIGNED TO THEM BY THE CODE OF ORDINANCES OF THE CITY OF BULVERDE, TEXAS ON THE DATE THAT THIS PLAT IS RECORDED.

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 _____, 2020,

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

- LEGEND:**
- = POINT OF BEGINNING
 - = DRAINAGE EASEMENT
 - = UTILITY EASEMENT
 - = RIGHT-OF-WAY
 - = SLOPE EASEMENT
 - = ACCESS EASEMENT
 - = PAGE MATCH LINE
 - = 1/2" IRON PIN SET
 - = IRON PIN FOUND
 - = TXDOT MONUMENT FOUND
 - - - - = SLOPE EASEMENT
 - — — — = PROPERTY BOUNDARY LINE
 - · - · - = DRAINAGE EASEMENT
 - · — · — = PROPERTY LOT LINE
 - - - - = STREET CENTERLINE
 - · - · - = 100-YR WSEL
 - = 100-YR FEMA FLOODPLAIN

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

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

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 801, 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 - BOUNDARY AND LOTS		
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
L8	104.12'	S23°38'19"E
L9	37.58'	S12°26'25"E
L10	92.02'	S76°42'43"E
L11	26.35'	N12°52'52"E
L12	26.28'	N12°52'52"E
L13	22.01'	S39°10'02"E
L14	22.01'	N39°10'02"W
L15	82.00'	N16°33'14"W
L16	82.00'	N16°33'14"W
L17	40.91'	S11°37'31"W
L18	40.91'	S11°37'31"W
L19	87.61'	N01°02'33"E
L20	62.95'	S49°05'11"W
L21	15.27'	N45°01'54"E
L22	75.49'	S00°39'32"W
L23	175.58'	N01°19'28"E
L24	80.08'	S51°26'33"W
L25	78.75'	N51°26'33"E
L26	50.06'	S71°10'30"E
L28	80.10'	N71°10'30"W
L29	69.16'	N43°41'40"E
L30	78.70'	S16°57'26"E
L31	78.71'	S16°57'26"E
L32	93.85'	S41°13'32"W
L33	91.74'	S41°14'35"W
L35	89.69'	N63°30'56"E
L36	49.50'	N57°52'52"E
L37	49.55'	N32°03'41"W

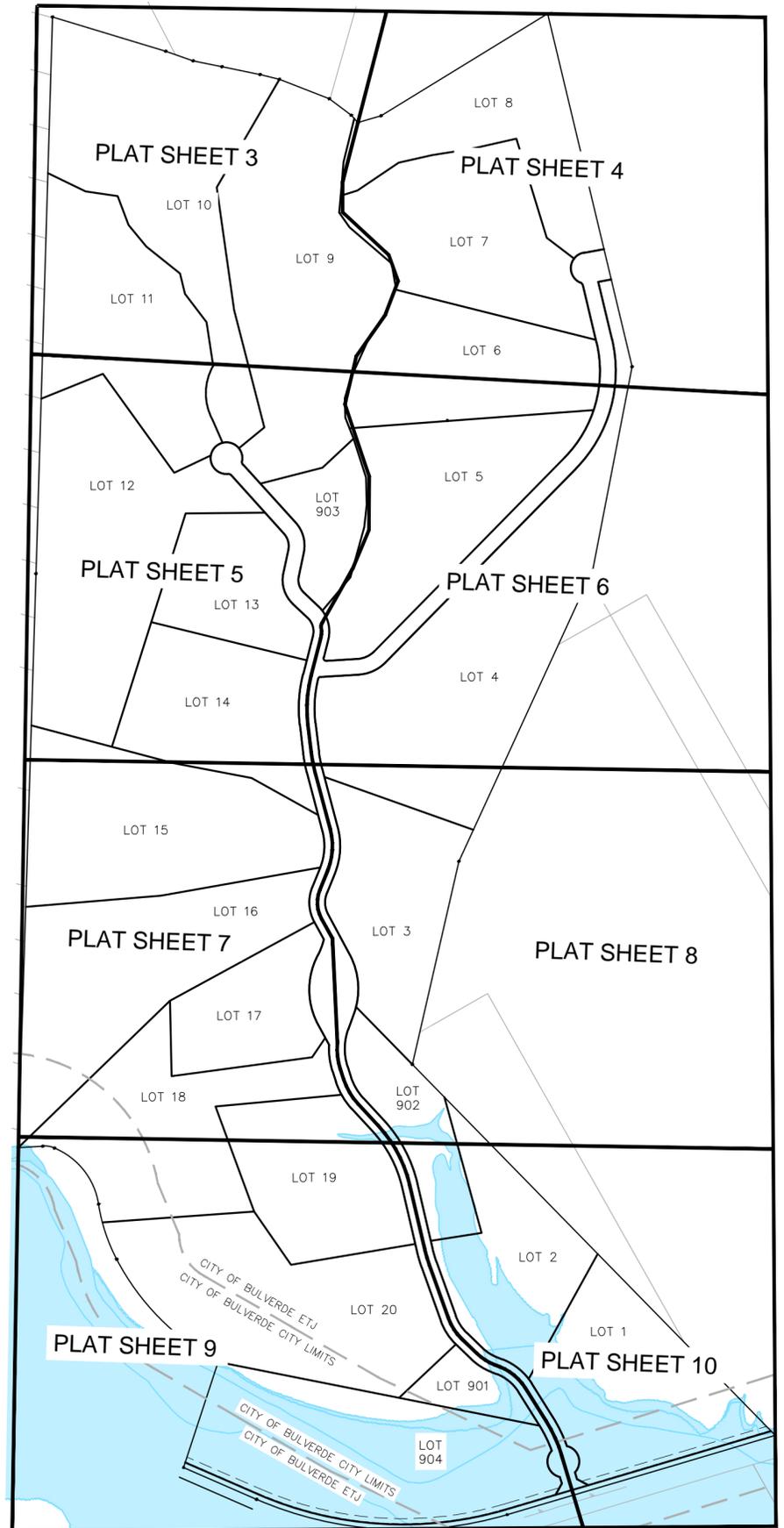
LINE TABLE - EASEMENTS		
LINE	LENGTH	BEARING
L47	105.66'	N21°48'17"W
L48	34.90'	N11°25'36"W
L49	35.36'	N13°21'16"E
L51	98.03'	N68°39'09"E
L52	71.45'	N24°32'12"W
L53	48.22'	N48°38'16"E
L54	17.94'	N62°37'38"E
L55	85.15'	N07°00'54"W
L56	47.43'	N55°27'57"E
L57	107.51'	N22°34'23"E
L58	182.51'	N78°40'52"W
L59	175.76'	N49°07'46"E
L60	13.16'	N12°38'01"W
L61	54.97'	N18°36'29"W
L62	93.90'	N60°47'15"W
L63	49.25'	N39°06'36"E
L64	54.83'	N39°06'36"E
L65	101.58'	N23°30'27"W
L66	69.90'	S26°02'03"E
L67	57.61'	N22°26'38"E
L68	118.29'	N68°33'01"E
L69	38.74'	N23°35'13"W
L70	101.50'	N32°18'02"E
L71	56.79'	N48°48'01"E
L72	63.10'	N71°09'52"W
L73	57.85'	N29°28'53"E
L74	75.05'	N33°31'50"W

CURVE TABLE - BOUNDARY AND LOTS						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	972.47'	1392.70'	40°00'27"	507.00'	952.83'	N57°06'55"W
C2	556.41'	934.10'	34°07'46"	286.74'	548.22'	N15°08'26"W
C3	221.64'	679.32'	18°41'37"	111.81'	220.66'	N11°16'16"E
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
C8	126.56'	60.00'	120°51'12"	105.73'	104.37'	N12°27'16"E
C9	124.72'	60.00'	119°05'42"	102.05'	103.45'	S12°25'43"W
C10	122.38'	560.00'	12°31'15"	61.43'	122.13'	N03°36'08"E
C11	107.02'	500.00'	12°15'50"	53.72'	106.82'	N03°28'26"E
C12	146.56'	230.00'	36°30'33"	75.86'	144.09'	N20°54'46"W
C13	108.33'	170.00'	36°30'33"	56.07'	106.50'	N20°54'46"W
C14	67.10'	170.00'	22°36'49"	33.99'	66.66'	N27°51'38"W
C15	90.78'	230.00'	22°36'49"	45.99'	90.19'	N27°51'38"W
C16	105.60'	230.00'	26°18'19"	53.75'	104.67'	N03°24'04"W
C17	78.05'	170.00'	26°18'19"	39.73'	77.37'	N03°24'04"W
C18	60.31'	530.00'	6°31'10"	30.19'	60.27'	S13°00'41"W
C19	53.48'	470.00'	6°31'10"	26.77'	53.45'	S13°00'41"W
C20	242.17'	470.00'	29°31'20"	123.84'	239.50'	N01°30'36"E
C21	273.09'	530.00'	29°31'20"	139.65'	270.08'	N01°30'36"E
C22	121.57'	280.00'	24°52'35"	61.76'	120.62'	N00°48'47"W
C23	95.52'	220.00'	24°52'35"	48.52'	94.77'	N00°48'47"W
C24	143.84'	220.00'	37°27'41"	74.60'	141.29'	N30°21'21"E
C25	101.18'	280.00'	20°42'12"	51.15'	100.63'	S21°58'37"W
C26	101.67'	280.00'	20°48'17"	51.40'	101.11'	S11°26'41"W
C27	175.29'	280.00'	35°52'13"	90.63'	172.45'	S39°35'38"W
C28	230.14'	280.00'	47°05'32"	122.02'	223.71'	N25°32'26"E
C29	47.99'	220.00'	12°29'51"	24.09'	47.89'	N51°16'49"E
C30	38.86'	95.00'	23°26'04"	19.70'	38.59'	N39°43'31"E
C32	138.69'	155.00'	51°15'54"	74.37'	134.11'	N26°17'29"E
C33	180.15'	280.00'	36°51'47"	93.31'	177.06'	N33°00'40"E
C34	139.69'	220.00'	36°22'53"	72.29'	137.36'	N32°46'13"E
C35	65.66'	470.00'	8°00'14"	32.88'	65.60'	S18°34'53"W
C36	74.04'	530.00'	8°00'14"	37.08'	73.98'	S18°34'53"W
C37	169.49'	470.00'	20°39'42"	85.67'	168.57'	N32°54'51"E
C37	534.97'	530.00'	57°50'01"	292.78'	512.55'	N44°52'46"E
C38	195.28'	530.00'	21°06'40"	98.76'	194.18'	N33°08'20"E
C39	12.68'	10.00'	72°38'30"	7.35'	11.85'	S79°33'56"W
C40	18.82'	10.00'	107°48'28"	13.72'	16.16'	N10°12'34"W
C41	113.90'	155.00'	42°06'11"	59.66'	111.35'	S85°09'54"E
C42	69.81'	95.00'	42°06'11"	36.57'	68.25'	N85°09'54"W

CURVE TABLE - BOUNDARY AND LOTS						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C43	534.86'	530.00'	57°49'15"	292.70'	512.45'	N44°52'23"E
C44	474.31'	470.00'	57°49'15"	259.57'	454.44'	N44°52'23"E
C45	14.73'	16.00'	52°45'08"	7.93'	14.22'	N10°24'49"W
C46	149.49'	60.00'	142°45'08"	178.04'	113.72'	N34°35'11"E
C48	74.10'	70.00'	60°39'10"	40.95'	70.69'	N13°22'07"E
C49	137.62'	130.00'	60°39'09"	76.05'	131.28'	N13°22'08"E
C50	66.01'	65.00'	58°10'58"	36.17'	63.21'	S12°08'03"W
C51	126.97'	125.00'	58°12'01"	69.57'	121.58'	N12°08'35"E
C52	122.48'	130.00'	53°58'56"	66.21'	118.00'	N14°14'04"E
C53	65.73'	70.00'	53°48'01"	35.51'	63.34'	N14°20'35"E
C54	14.74'	16.00'	52°46'20"	7.94'	14.22'	S13°36'34"W
C55	14.64'	16.00'	52°24'43"	7.88'	14.13'	N38°45'47"W
C56	298.41'	60.00'	284°57'52"	46.07'	73.08'	S77°30'48"W

CURVE TABLE - EASEMENTS						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C57	185.07'	180.00'	58°54'30"	101.65'	177.02'	N26°12'42"E
C58	205.63'	200.00'	58°54'30"	112.94'	196.69'	N26°12'42"E
C59	185.41'	558.85'	19°00'34"	93.57'	184.56'	N39°05'19"E
C60	174.22'	538.85'	18°31'29"	87.88'	173.46'	N39°12'03"E
C61	20.63'	16.00'	73°51'47"	12.03'	19.23'	N06°59'35"W
C62	18.54'	16.00'	66°23'32"	10.47'	17.52'	N62°46'48"E

STREET NAME	STREET CL LENGTH LF
CIBOLO CLIFF RD	4461 LF
ZACCARIA PKWY	2087 LF



INDEX MAP DETAIL

SCALE: 1" = 400'

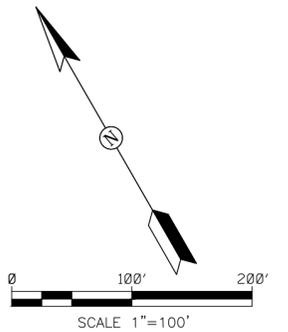
- LEGEND:**
- = POINT OF BEGINNING
 - = DRAINAGE EASEMENT
 - = UTILITY EASEMENT
 - = RIGHT-OF-WAY
 - = SLOPE EASEMENT
 - = ACCESS EASEMENT
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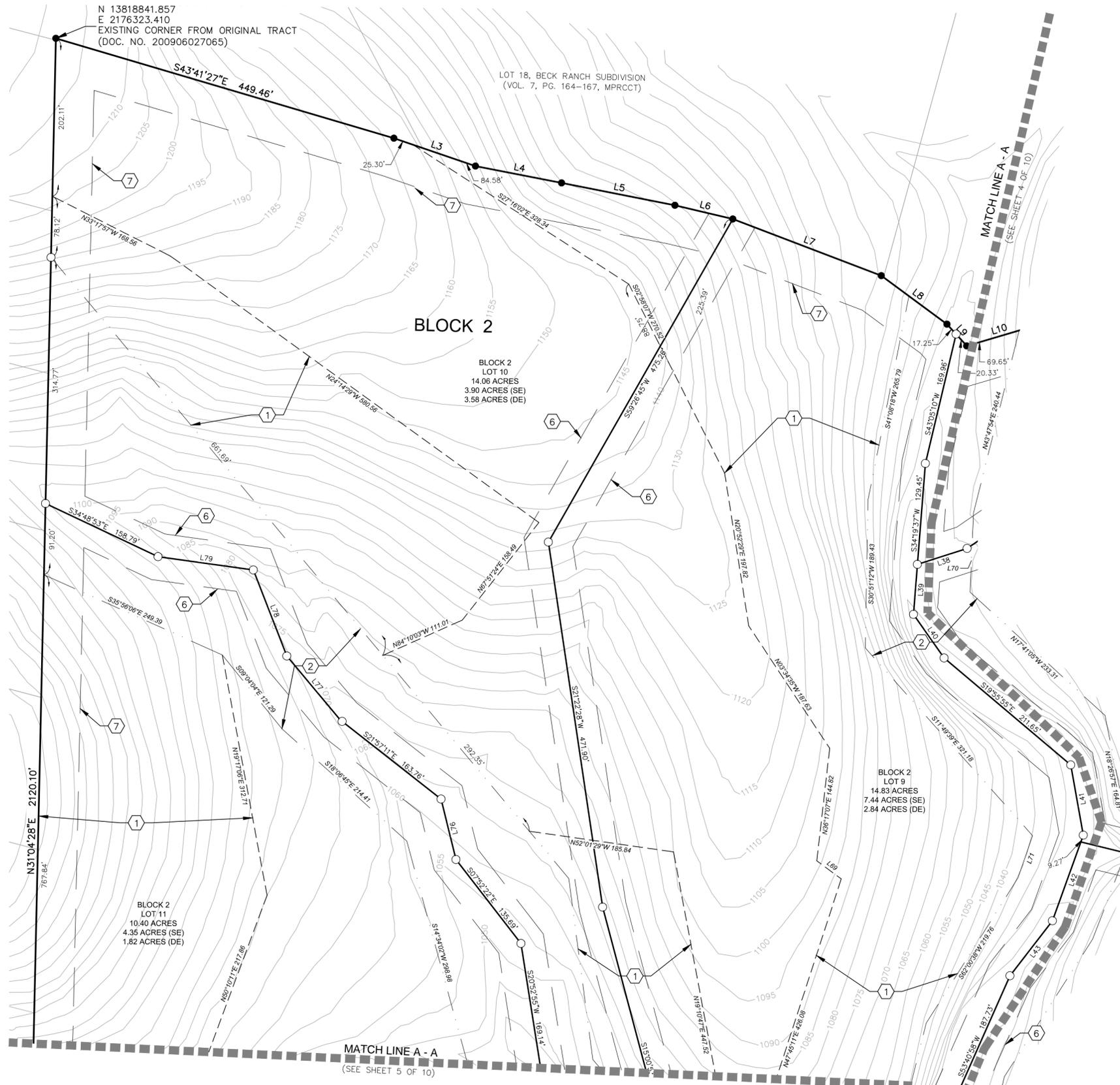
SUBDIVISION PLAT ESTABLISHING CIBOLO CLIFF RANCHES SUBDIVISION

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 801, 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.



- LEGEND:**
- P.O.B. = POINT OF BEGINNING
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - S.E. = SLOPE EASEMENT
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SKYRIDGE SUBDIVISION
(VOL. 8, PG. 77-78, MPRCCT)

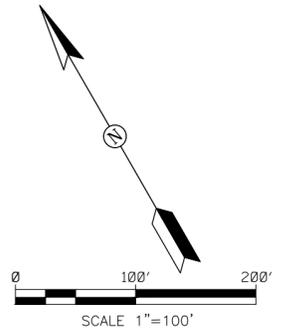


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SUBDIVISION PLAT ESTABLISHING CIBOLO CLIFF RANCHES SUBDIVISION

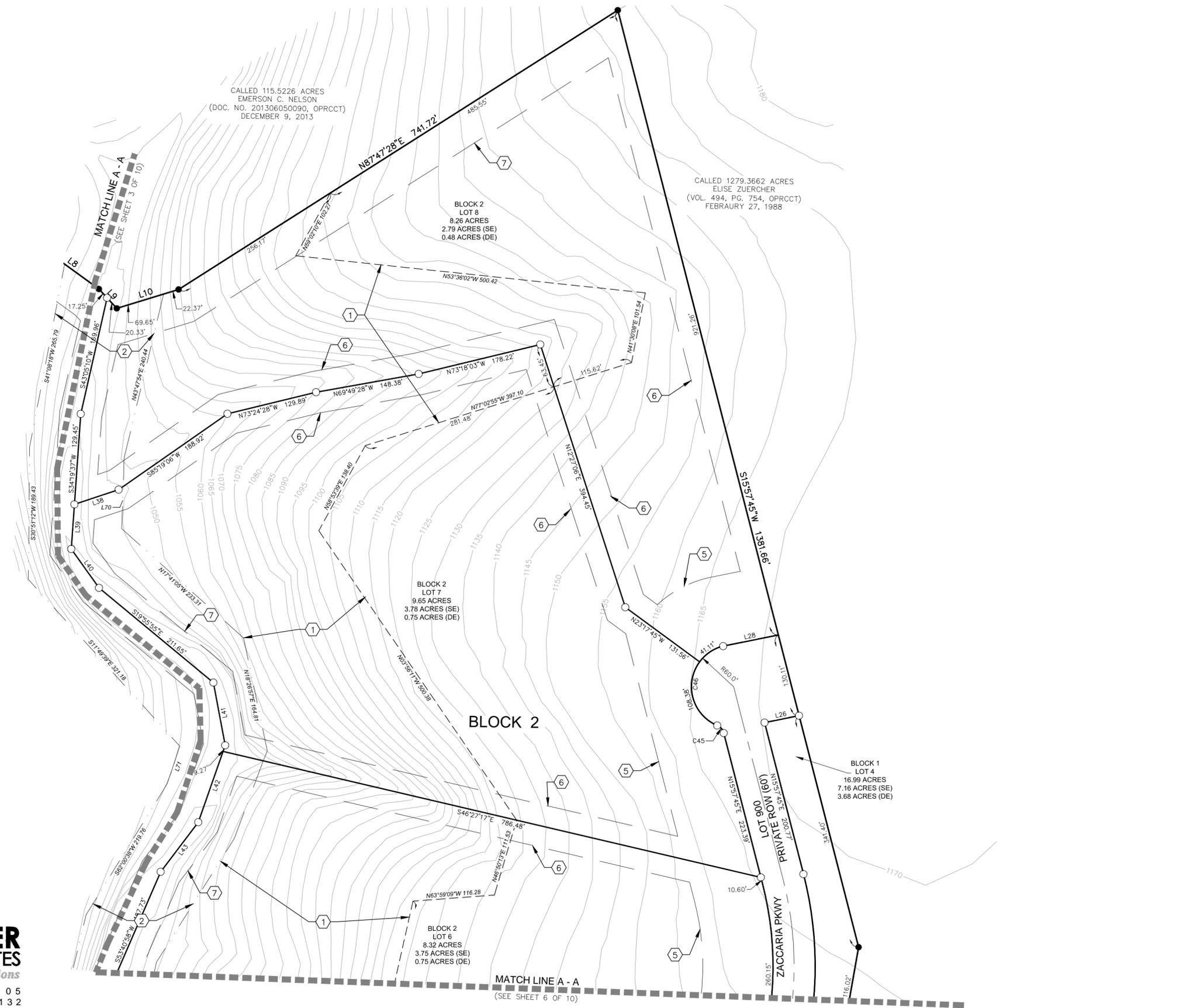
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CALLED 115.5226 ACRES
EMERSON C. NELSON
(DOC. NO. 201306050090, OPRCCT)
DECEMBER 9, 2013

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

BLOCK 2
LOT 8
8.26 ACRES
2.79 ACRES (SE)
0.48 ACRES (DE)

BLOCK 2
LOT 7
9.65 ACRES
3.78 ACRES (SE)
0.75 ACRES (DE)

BLOCK 1
LOT 4
16.99 ACRES
7.16 ACRES (SE)
3.68 ACRES (DE)

BLOCK 2
LOT 6
8.32 ACRES
3.75 ACRES (SE)
0.75 ACRES (DE)

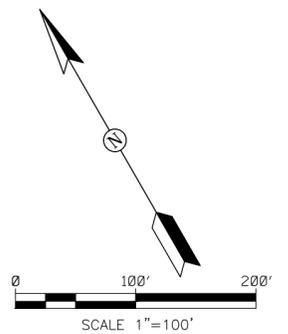
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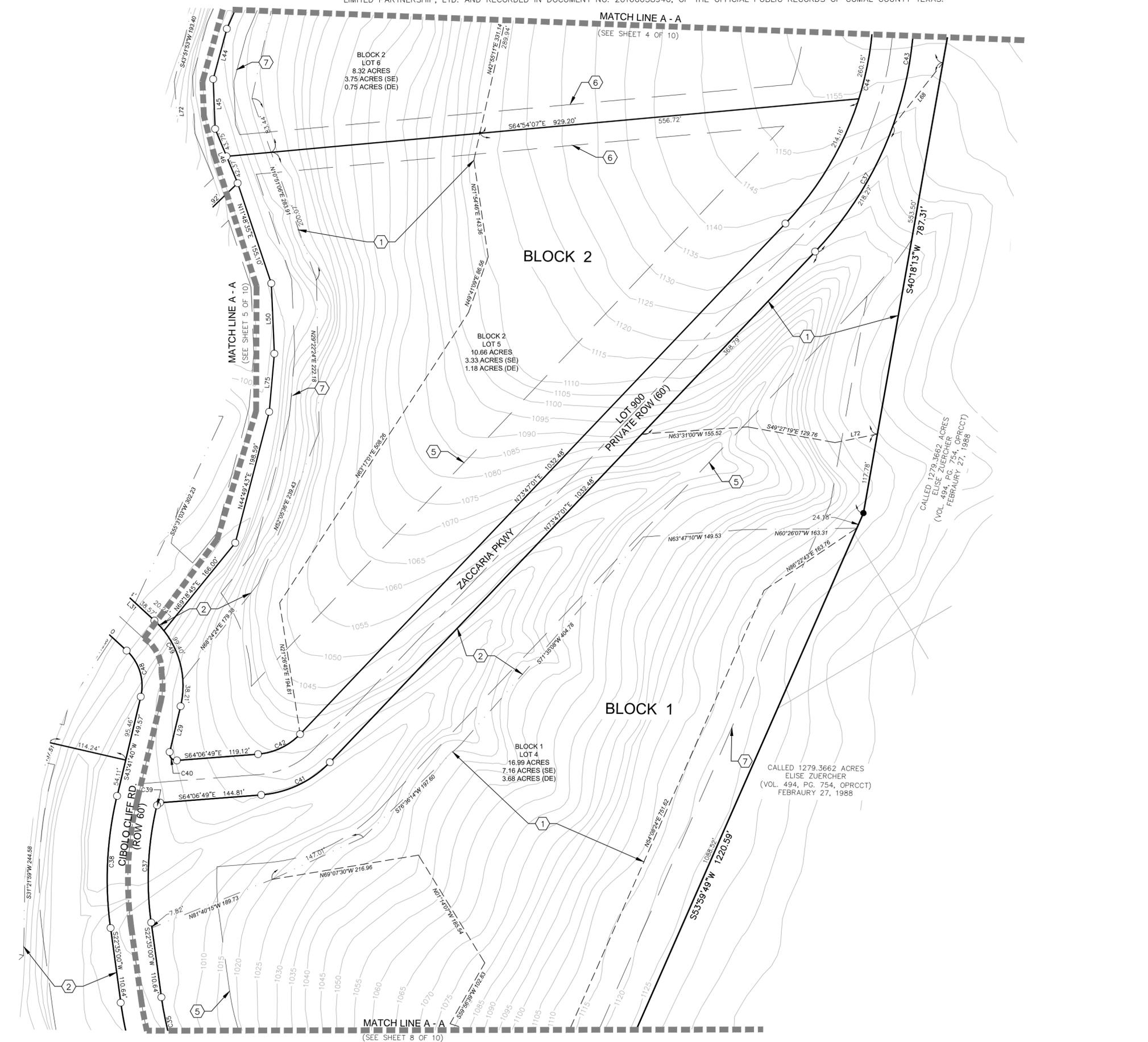
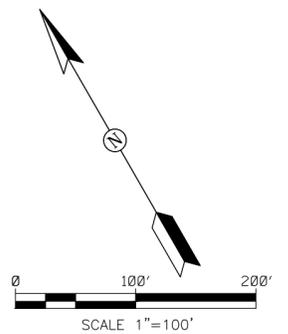
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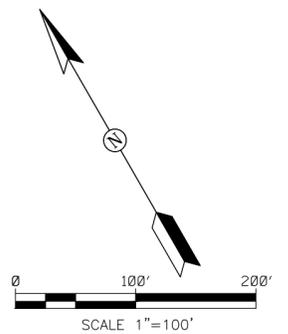
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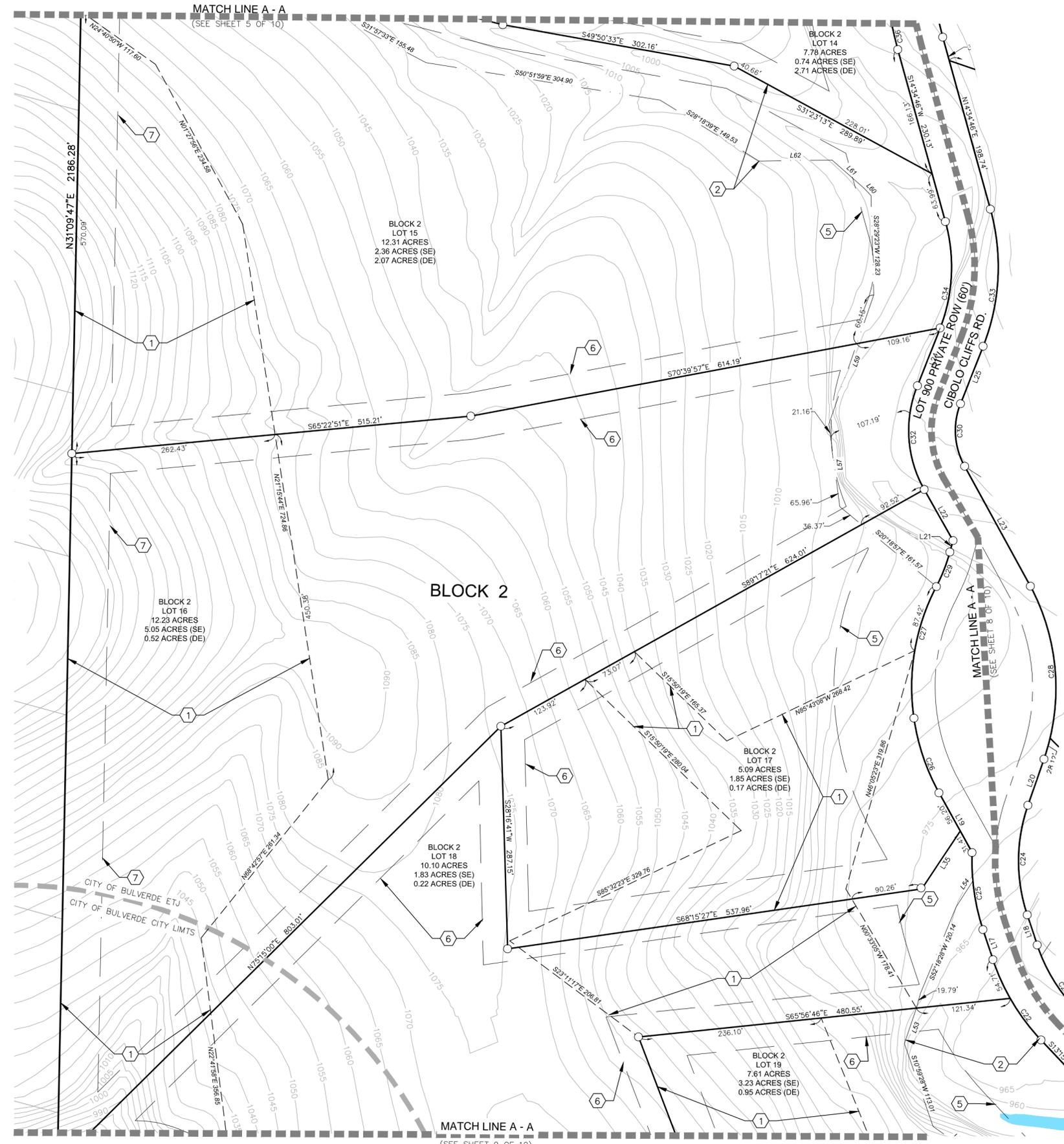
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(VOL. 8, PG. 77-78, MPRCCT)

CITY OF BULVERDE ETJ
CITY OF BULVERDE CITY LIMITS

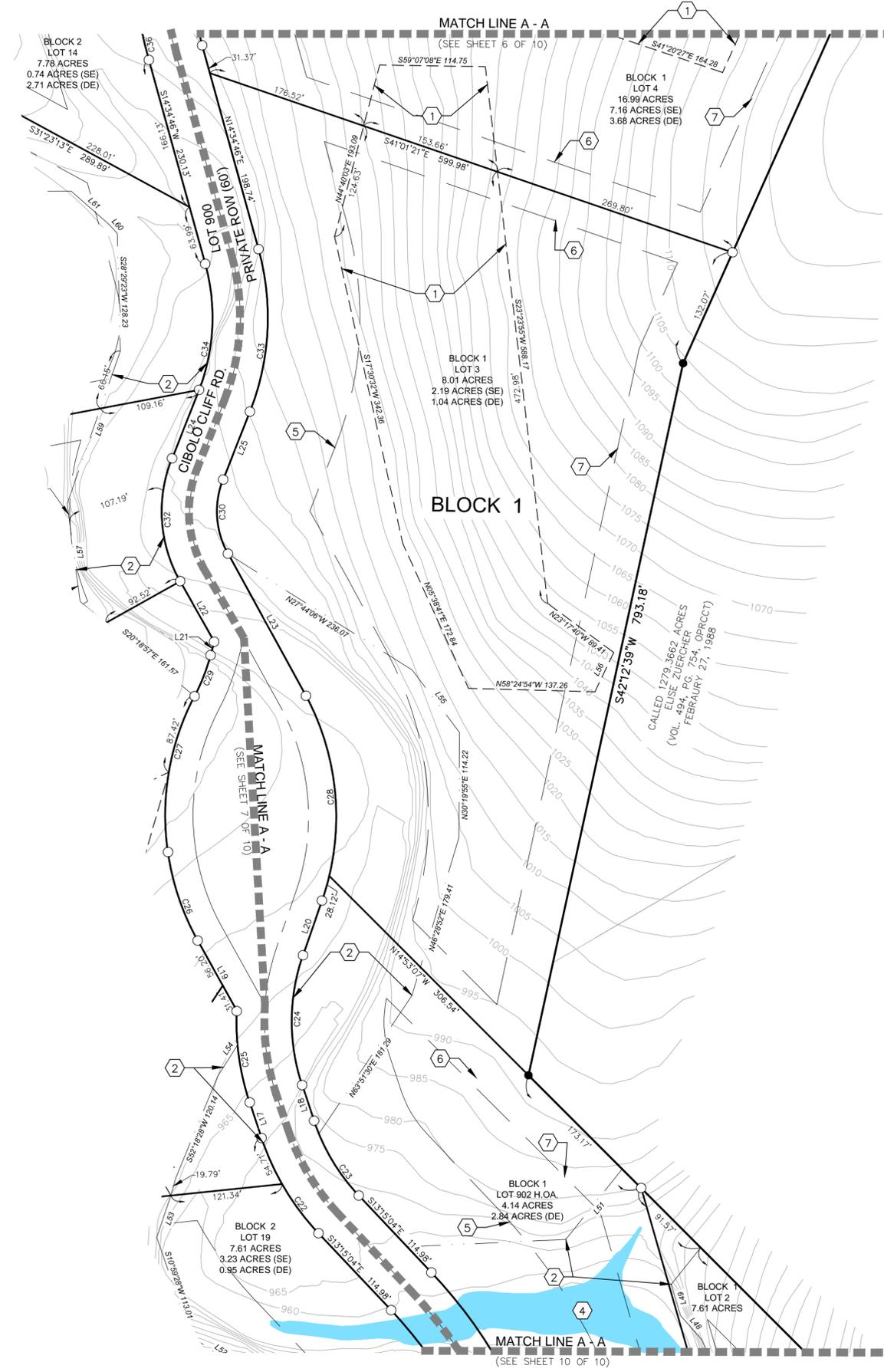
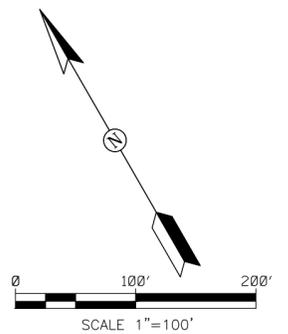
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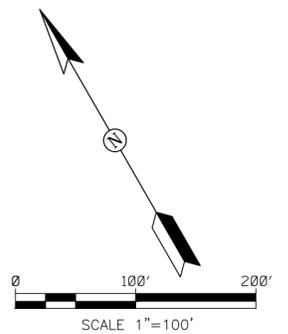
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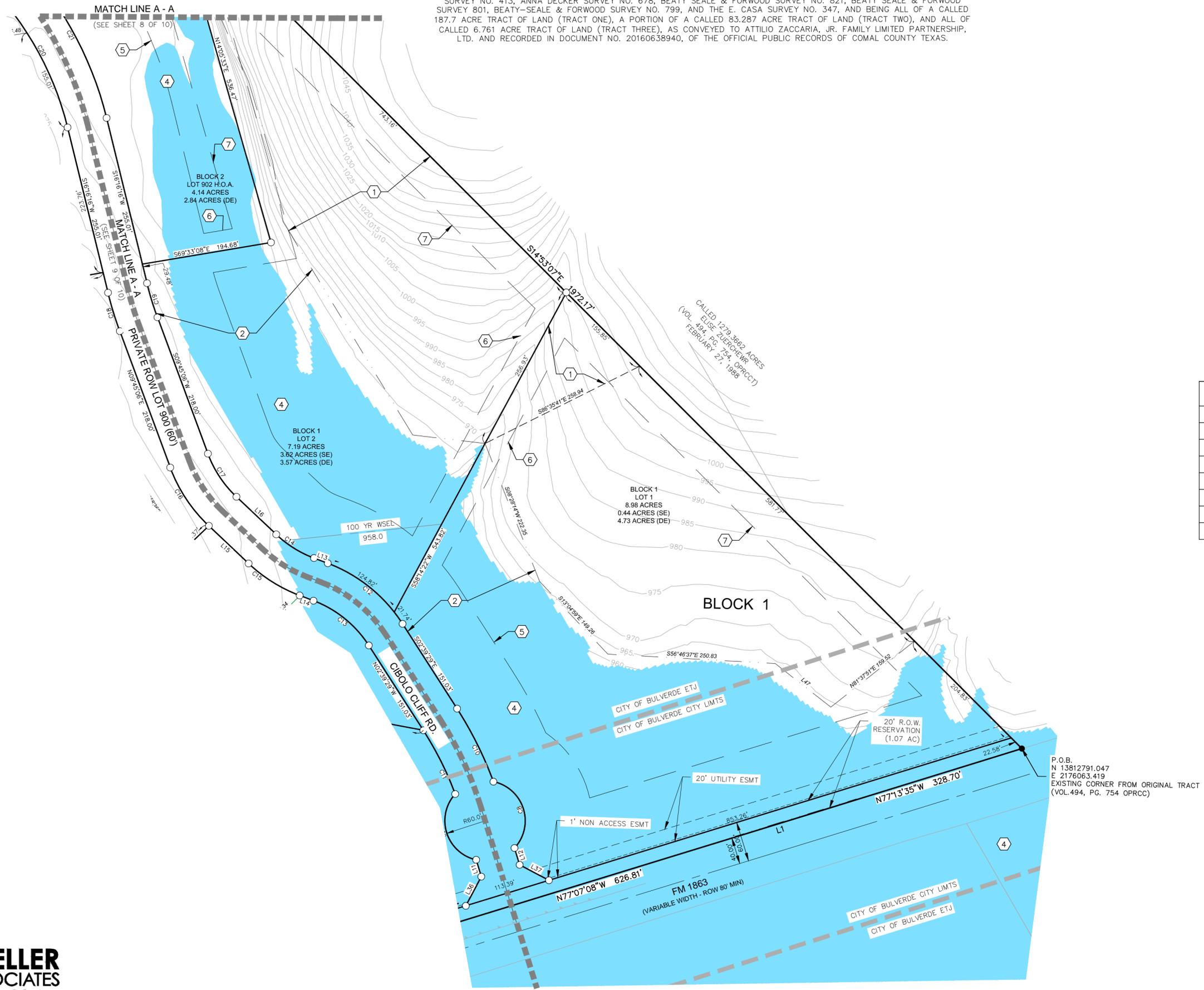
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E 2176063.419
EXISTING CORNER FROM ORIGINAL TRACT
(VOL.494, PG. 754 OPRCC)

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REVIEW MEMORANDUM

TO: James Ingalls, P.E.
Moeller & Associates
2021 SH 46W, Ste. 105
New Braunfels, TX 78132
jamesingalls@ma-tx.com

FROM: Sam Edwards, PE, CFM
sedwards@halff.com

SUBJECT: Cibolo Cliff Ranches Subdivision
Preliminary Plat Review Acceptance

DATE: May 1, 2020

Halff Associates, on behalf of the City of Bulverde, has performed a review on the Cibolo Cliff Ranches Preliminary Plat, dated May 1, 2020 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, resolved items noted in blue. Based on our review of the referenced documents, Halff Associates has no further comments and recommends approval of the Cibolo Cliff Ranches preliminary plat at the next available Planning & Zoning meeting.

It is understood that additional drainage analysis will be provided with detailed design plans and a request for Conditional Letter of Map Revision (CLOMR) since part of this development is within the Cibolo Creek regulatory floodway.

Plat specifications, Ordinance Section 1.05(b)

1. Plat scale must not exceed 1" = 100 feet. – comment resolved
2. Missing length of streets – comment resolved...table added Page 2.
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..." – comment resolved
4. Note 4 & 12 – Lot 900 is open space/drainage easement but includes proposed roadway. Revise to show road ROW separate from drainage easement. – comment resolved...road ROW now shown.
5. Include block numbers for each lot (it's been noted a variance has been requested for block lengths). – Block numbers are noted, but not obvious where the boundaries are. Suggest including block number underneath each Lot #. – Comment resolved...Block numbers have been revised and lot numbers are consistently labeled.
6. Include street names for all streets and roads. – comment resolved

7. Bearing and distance dimension from a corner of the subdivision to a corner of the original tract or original survey. 12/10 Comment: still missing. - Corners are labeled "Existing Corner From Survey". Are these Original Tract Monuments? Please Label which Original Survey each is referenced to. – [comment resolved](#)
8. A minimum of two corners of the subdivision referenced to State Plane Grid Coordinates. – [comment resolved](#)
9. Show city limits and limits of the City's ETJ on location map and plat (i.e. FM 1863) – Plat shows and labels City Limits on Sheets 9 & 10, shows City Limits on Sheet 7 but not labeled. Not shown on Location Map (Sheet 1), Shown but not labeled on Index Map (Sheet 2) – [comment resolved](#)
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. – Plat shows ten-foot contours, revise to include 5' contours. – [comment resolved](#)
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. – 100-year Flood Zone is shown on Sheets 7, 8, 9, & 10. Its is not labeled on Sheets 7 & 8. – [comment resolved](#)
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. 12/10 Comment: Still need consistent labeling from sheet to sheet. Current line types and scales make it difficult to differentiate between Outer Boundaries, Interior Property Lines, Rights-of-Way, Match Lines, City Limits, etc. Also, need to show line types on legend. – [comment resolved...Labels are more consistent from sheet to sheet.](#)
13. Label drawing as "Subdivision Plat", not "Preliminary Plat". – [comment resolved](#)
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. 12/10 Comment: All easements (drainage, access, etc) need to provide acreage as well as bearing and distance for easement lines. – [comment resolved...Labels are more consistent from sheet to sheet.](#)
15. Label riparian buffer as 120 feet wide, not 60 feet. – Plat Legend indicates 60 feet, Legend has R.B shaded but it doesn't show shading on the plat sheets. As discussed during 11/27 meeting, riparian buffers don't need to be defined on plat, but drainage easements should encompass both riparian buffers & floodplains. – [comment resolved](#)
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). – As discussed during 11/27 meeting, riparian buffers don't need to be defined on plat, but drainage easements should encompass both riparian buffers & floodplains. – [comment resolved](#)
17. Missing setback lines, legend, abbreviations and street ROW lines. – Setback lines are incorrect for low density lots (Subdivision Code Section 2.03). Front setback = 100', side setback = 40', rear setback = 50'. Show setback lines on plat in addition to typical exhibit. Legend is missing on Sheet 3. Lot 900 shows as a Private ROW Lot as well as Cibolo Cliffs Way ROW. The boundary lines indicate separate lots (Sheets 8 & 10). The Match Line and Boundary Line of the Lots/Cibolo Cliffs Way interfere with one another and are not correctly represented between

- sheets. – Typical Setback Exhibit has been revised, however setbacks are not shown on platted lots. Please include setback lines so it is clear to property owners where they can place structures. – [comment resolved...setback lines drawn & labeled on plat.](#)
18. 5+ acre lots shall have minimum frontage of 209 feet (Subdivision Code Section 2.03) – [comment resolved](#) – What is the purpose of the Access Easement through Lots 9 & 10, when both lots have frontage on Cibolo Cliffs Way? Reason for other Access Easements shown on Plat (Sheet 5, 7, & 9). – Access easements at the platting/subdividing stage should not cut through lots. The applicant states that these easements have been added as alternative driveway paths between lots should residents find access off the street frontages too steep. This appears to have been done to minimize the length of public street access, but Halff believes the street and lot layout at the platting/development stage should account for access to such lots, so these additional “access easements” are not needed. – [comment resolved...access easements removed from plat.](#)
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. – [comment resolved](#)
20. Plat does not close. See attached closure check. Missing line segment end points. – [comment resolved...closure verified.](#)

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 – Appears to be shown on the Plat (not shaded as indicated on Legend. Does not show on the Riparian Buffer Exhibit. As discussed during 11/27 meeting, riparian buffers don't need to be defined on plat, but drainage easements should encompass both riparian buffers & floodplains. – [comment resolved](#)
22. TIA appears reasonable and 20 residential lots should not adversely affect traffic on FM 1863– [comment resolved](#)
23. Block length waiver appears reasonable...Halff has no objection to this waiver from an engineering/platting standpoint. – [comment resolved](#)
24. Missing slope map prepared in accordance with Subdivision Code Section 4.04. – A Slope Map has been provided. Missing slope easements on plat per Subdivision Code Section 4.04(g). “Every area identified in the slope map as having a slope greater than 25% shall be dedicated as an easement in the plat as a “Slope Easement.” The plat shall contain the following note setting forth the terms of such Slope Easement...”– [comment resolved](#)

Drainage Report – Missing attachments in drainage report....could not verify revisions.

25. Site Location/Description: “...proposed development is located off of FM ~~1083~~ 1863...” – [comment resolved](#)
26. Hydrology - City of Bulverde Storm Drainage Design Criteria Manual is dated January 2019. Correct rainfall was used from 2019 manual/NOAA Atlas 14. – [comment resolved](#)

27. Hydraulics, bottom of page 3 – Looks like the sentence wasn't completed for "Culverts acting as check dams will...." – [comment resolved](#)
28. Tc calculations – Sheet flow P2 = 4.12 inches, not 3.77 inches. 12/10 Comment: Missing attachments in drainage report....could not verify revisions. – [comment resolved](#)
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.). 12/10 Comment: Missing attachments in drainage report....could not verify revisions. – [Comment resolved...CN's based on a pad size of 7,500 SF and driveway size of 7,500 SF. Street lengths included in CN calculations.](#)
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. - Drainage easements will need to contain 100-year backwater for detention. 12/10 Comment: Missing attachments in drainage report....could not verify revisions. – [Comment resolved...report updated with proposed detention at culvert crossings. Further analysis for all storm year events will be provided with permitted design.](#)
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. 12/10 Comment: Missing attachments in drainage report....could not verify revisions. – [Comment resolved...methodology updated and makes more sense.](#)

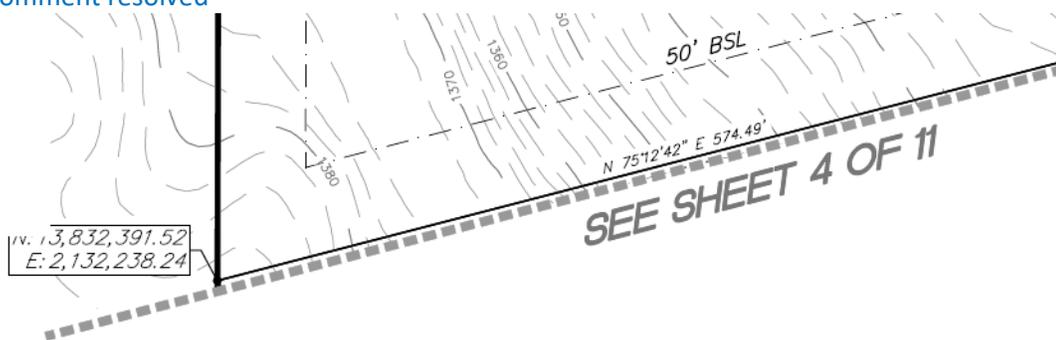
**Additional note for final plat submittal. Part of the project is located within a regulatory floodplain and floodway. One of the conditions for approval at P&Z will be that the CLOMR must be approved by FEMA prior to final plat. City of Bulverde floodplain permit must also be completed and CLOMR approved by FEMA prior to the City allowing construction within the regulatory floodplain.
[\(Response not required at this time, but is only a reminder for future submittals\)](#)

City Staff Comments

32. Provide verification that third parties received preliminary plat information: electric, water, county, TXDOT, emergency services, etc. – [comment resolved](#)
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". – Email Correspondence, No decision has been made – [comment resolved...email from Emergency Service District #5 received on 1/8/20 saying they have no objections to the proposed variance request for street stub out and block lengths.](#)
34. If the proposed subdivision is to be gated, consider providing emergency access in accordance with the 2015 International Fire Code 503.6. – Added an area for a turn-around however does not meet the minimum diameter for a Cul-de-Sac (Low and Medium Density, min. 120 feet diameter) (Subdivision Code Section 2.03) – Cul-de-Sac(s) have been revised to 120 feet diameter, however the turn-around is still labeled as 40 feet radius (C8 and C9) – [comment resolved](#)
35. Correct typo in legal description: "TRACT OR LAND" needs to be corrected to "TRACT OF LAND" – [comment resolved](#)

Additional Comments

- 36. Missing line segment end points.
- 37. Match lines are difficult to distinguish from outer boundary. – [comment resolved](#)
- 38. Show Lot 900 Road ROW width. – [comment resolved](#)
- 39. Cul-de-Sac(s) on Sheets 4 & 5 do not meet minimum diameter (Subdivision Code Section 2.03) – [comment resolved](#)
- 40. Curve Table is incomplete. – [comment resolved](#)
- 41. The matchlines are cut along other boundary lines, making it difficult to distinguish between the two. Suggest using a dashed grey line slightly offset from the plat boundaries like this: – [comment resolved](#)



- 42. Sheet 6 - variable width drainage easement/riparian buffer overlaps with Zaccaria Pkwy. The roadway will need to be shifted to the north so it does not encroach on the riparian buffer. – [comment withdrawn...The roadway alignment for the majority of Zaccaria Pkwy follows the alignment of an existing roadway that has been utilized since the ranch was purchased in the 1960s. This alignment has been topped with base many times over the years and is about 20ft wide for accessing the rear of the property. The intention is to keep the similar alignment and vertical profile while providing for safe passage of drainage conveyance throughout the site. Having met those engineering parameters with the current proposed design, the riparian buffer easement overlays this area. In the engineer’s opinion, moving the roadway out of the riparian buffer would create more disturbance to the riparian buffer area than utilizing the current alignment.](#)

Additional Comments from April 3, 2020 Submittal

The most recent plat submitted with a “Prepared April 2, 2020” date provides different boundary lots lines than plat with a “Prepared March 5, 2020” date which was previously recommended for approval by Halff Associates. Based on the review of the most recent plat, Halff has noted the following items for revision prior to approval:

- 43. Label ALL lots including open space lots on Index Map (Sheet 2 of 10) – [comment resolved](#)
- 44. Confirm label Lot 902 or 904 between Sheets 2 and 9 of 10 – [comment resolved](#)
- 45. Missing Distances on lot boundary lines (Check sheets 3-10 of 10) – 4/30 Comment: Still missing some distances on boundary lines. Check and verify all Lots, Easements, ROW, etc. has bearings and distances shown to determine limits of each boundary. – [comment resolved](#)
- 46. Acreages for lots are inconsistent between sheets – 4/30 Comment: Still some inconsistency. (See Sheet 3 & 5, Lot 10). Check and verify all Lot and Easement acreages – [comment resolved](#)
- 47. Lot Numbers are inconsistent between sheets – [comment resolved](#)



Half Associates, Inc.
100 NE Loop 410, Suite 200
San Antonio, Texas 78216
(210) 798-1895

48. Missing Lot Numbers and Acreages on several lots shown on multiple sheets – [comment resolved](#)
49. Text is unreadable in several areas due to other text or lines – [comment resolved](#)
50. Use the same “Prepared” date...differs on each sheet of the plat – [comment resolved](#)



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

MEETING DATE: May 14, 2020
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Director

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

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 January 16, 2020, meeting, the Planning & Zoning Commission voted to table the item.

ATTACHMENTS:

Application
Plat



Application for Variance

30360 Cougar Bend, Bulverde, TX 78163
Telephone: 830-438-3612 - Fax: 830-438-4339
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.

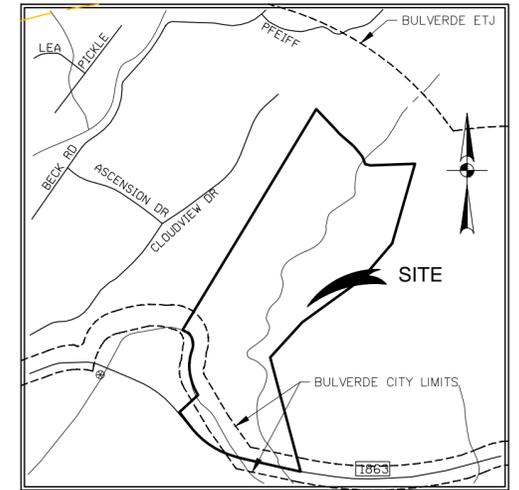
- 4) What effect, if any, would the variance have on the orderly subdivision of other land in the area in accordance with the City of Bulverde Code of Ordinances?
This will only affect the property to the east, should they ever subdivide, as it will only have one point of connection to subject property. 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.

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 801, 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 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 OPEN SPACE. LOTS 901, 902, 903, BLOCK 1 IS A PROPERTY OWNERS ASSOCIATION LOT. THIS LOT 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 CITY LIMITS AND 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 20 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 48091C0405F, 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. RN110724663; ADDITIONAL ID. NO. 13000898, DATED OCTOBER 24, 2019.
18. BUILDING SET BACK LINES SHALL BE IN ACCORDANCE WITH SUBDIVISION CODE SECTION 2.03 OF THE CITY OF BULVERDE CODE OF ORDINANCES.
19. PRIVATE ACCESS EASEMENTS SHOWN ON THE PLAT ARE PROVIDED ON TO THE LOTS IN WHICH THEY ARE PLACED AND TO ALLOW ACCESS FROM THE LOTS TO CIBOLO CLIFF RD. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS THAT UTILIZE THE EASEMENT FOR ACCESS. NO FENCING OR PRIVATE GATES ARE ALLOWED TO CROSS THE EASEMENT AND PREVENT ACCESS ALONG THE EASEMENT.

20. 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 THROUGHFARE 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.

SLOPE:

FOR THE PURPOSE OF PRESERVING AREAS HAVING A SLOPE GREATER THAN 25%, THE EASEMENTS DESIGNATED ON THIS PLAT AS "SLOPE EASEMENT" ARE DEDICATED TO THE PUBLIC. WITHIN SUCH SLOPE EASEMENTS THE FOLLOWING ACTIVITIES ARE PROHIBITED:

- (A) DEVELOPMENT;
- (B) DISTURBANCE; AND
- (C) THE REMOVAL OF PROTECTED, SPECIMEN, MAJESTIC, OR HISTORIC TREES

NOT WITHSTANDING THE FOREGOING, AND PROVIDED THAT NO PROTECTED, SPECIMEN, MAJESTIC, OR HISTORIC TREES ARE REMOVED, THE FOLLOWING ACTIVITIES AND IMPROVEMENTS ARE PERMITTED:

- (A) ROADWAYS OR UTILITY CONSTRUCTION WHEN THE ROADWAY OR UTILITY IMPROVEMENTS ARE NECESSARY IN THE SLOPE AREA FOR A LAWFULLY CONSTRUCTED IMPROVEMENT OUTSIDE OF SUCH SLOPE AREA TO EXIST AND THERE IS NO PRACTICAL ALTERNATIVE TO CONSTRUCTION WITHIN SUCH SLOPE AREA.
- (B) CANTILEVERING OF STRUCTURES OVER A STEEP SLOPE PROVIDED THAT SUCH CANTILEVERING WILL NOT ALTER NATURAL STORMWATER DRAINAGE OR JEOPARDIZE SLOPE STABILITY.
- (C) RETAINING WALLS AND OTHER STRUCTURES THAT ARE NECESSARY FOR SLOPE STABILIZATION PROVIDED THE FOLLOWING CONDITIONS ARE MET:
 - I) RETAINING WALLS SHALL NOT BE USED TO INCREASE TABLE LAND.
 - II) BACKFILLING OF A RETAINING WALL IS PERFORMED ONLY A NECESSARY FOR SLOPE STABILIZATION.
- (A) RECONSTRUCTION ON THE EXACT FOUNDATION OF A PREVIOUSLY EXISTING STRUCTURE.
- (B) BRIDGES, WALKWAYS, STAIRS, AND FENCES PROVIDED THAT SUCH BRIDGES, WALKWAYS, STAIRS, AND FENCES WILL NOT ALTER NATURAL STORMWATER DRAINAGE OR JEOPARDIZE SLOPE STABILITY.
- (F) REMOVAL OF TREES NOT DEFINED BY THE CODE OF ORDINANCES OF THE CITY OF BULVERDE, TEXAS AS PROTECTED, SPECIMEN, MAJESTIC, OR HISTORIC TREES.

THE SLOPE EASEMENTS DEDICATED HEREIN ARE ENFORCEABLE BY THE CITY OF BULVERDE BY ANY ACTION AT LAW OR IN EQUITY. TO OBTAIN INJUNCTIVE RELIEF, THE CITY OF BULVERDE SHALL ONLY BE REQUIRED TO SHOW VIOLATION OF THE TERMS OF THE SLOPE EASEMENTS DEDICATED HEREIN; AND A SHOWING OF IMMINENT HARM OR IRREPARABLE INJURY SHALL NOT BE REQUIRED.

ALL TERMS, PHRASES, AND WORDS IN THIS INSTRUMENT THAT ARE NOT OTHERWISE DEFINED HEREIN SHALL HAVE THAT MEANING ASSIGNED TO THEM BY THE CODE OF ORDINANCES OF THE CITY OF BULVERDE, TEXAS ON THE DATE THAT THIS PLAT IS RECORDED.

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 _____, 2020,

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

- LEGEND:**
- P.O.B. = POINT OF BEGINNING
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - S.E. = SLOPE EASEMENT
 - A.E. = ACCESS EASEMENT
 - PAGE MATCH LINE
 - = 1/2" IRON PIN SET
 - = IRON PIN FOUND
 - = TXDOT MONUMENT FOUND
 - - - - = SLOPE EASEMENT
 - = PROPERTY BOUNDARY LINE
 - · - · - = DRAINAGE EASEMENT
 - = PROPERTY LOT LINE
 - - - - = STREET CENTERLINE
 - · - · - = 100-YR WSEL
 - = 100-YR FEMA FLOODPLAIN

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

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

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 801, 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 - BOUNDARY AND LOTS		
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
L8	104.12'	S23°38'19"E
L9	37.58'	S12°26'25"E
L10	92.02'	S76°42'43"E
L11	26.35'	N12°52'52"E
L12	26.28'	N12°52'52"E
L13	22.01'	S39°10'02"E
L14	22.01'	N39°10'02"W
L15	82.00'	N16°33'14"W
L16	82.00'	N16°33'14"W
L17	40.91'	S11°37'31"W
L18	40.91'	S11°37'31"W
L19	87.61'	N01°02'33"E
L20	62.95'	S49°05'11"W
L21	15.27'	N45°01'54"E
L22	75.49'	S00°39'32"W
L23	175.58'	N01°19'28"E
L24	80.08'	S51°26'33"W
L25	78.75'	N51°26'33"E
L26	50.06'	S71°10'30"E
L28	80.10'	N71°10'30"W
L29	69.16'	N43°41'40"E
L30	78.70'	S16°57'26"E
L31	78.71'	S16°57'26"E
L32	93.85'	S41°13'32"W
L33	91.74'	S41°14'35"W
L35	89.69'	N63°30'56"E
L36	49.50'	N57°52'52"E
L37	49.55'	N32°03'41"W

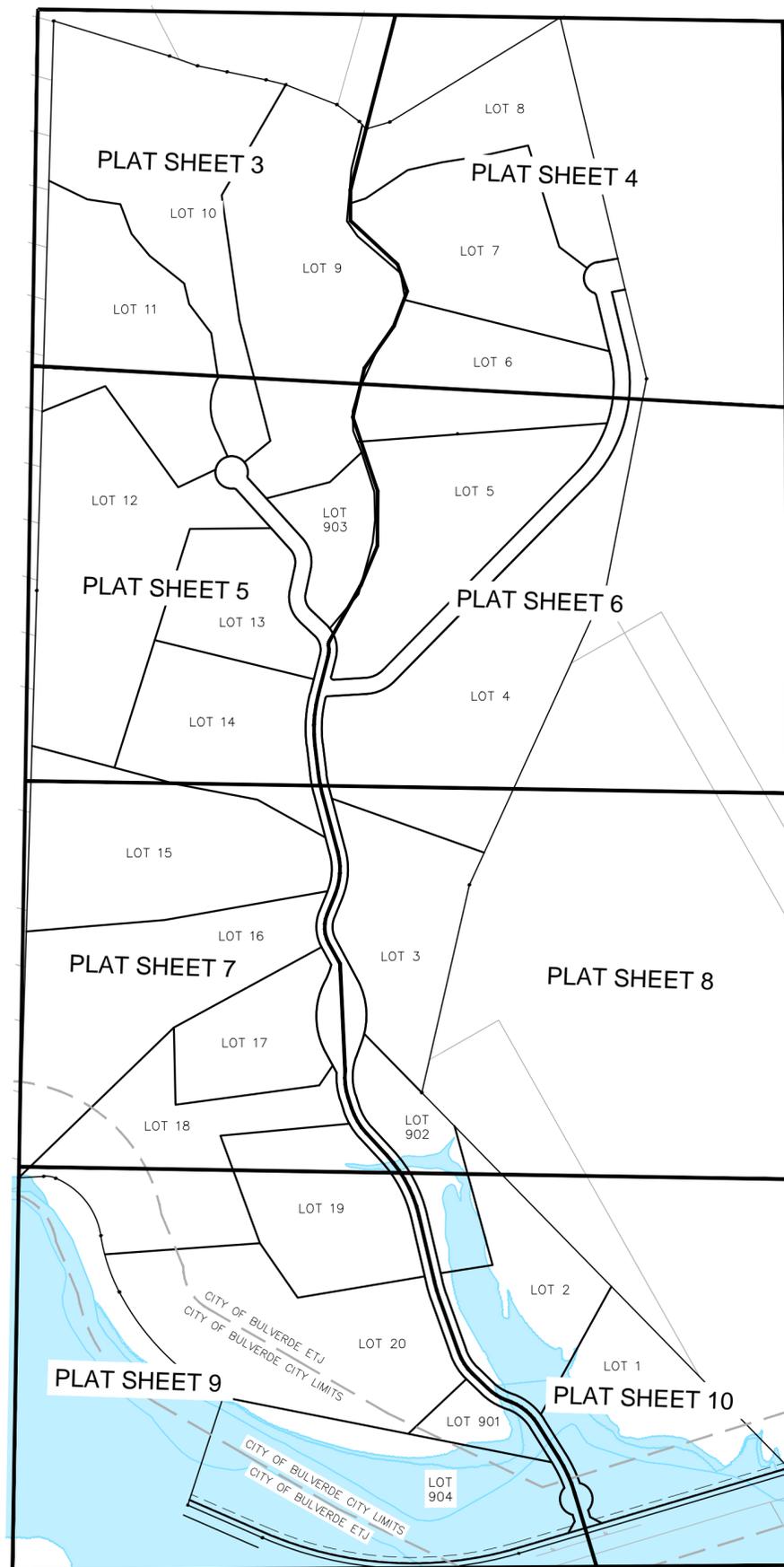
LINE TABLE - EASEMENTS		
LINE	LENGTH	BEARING
L47	105.66'	N21°48'17"W
L48	34.90'	N11°25'36"W
L49	35.36'	N13°21'16"E
L51	98.03'	N68°39'09"E
L52	71.45'	N24°32'12"W
L53	48.22'	N48°38'16"E
L54	17.94'	N62°37'38"E
L55	85.15'	N07°00'54"W
L56	47.43'	N55°27'57"E
L57	107.51'	N22°34'23"E
L58	182.51'	N78°40'52"W
L59	175.76'	N49°07'46"E
L60	13.16'	N12°38'01"W
L61	54.97'	N18°36'29"W
L62	93.90'	N60°47'15"W
L63	49.25'	N39°06'36"E
L64	54.83'	N39°06'36"E
L65	101.58'	N23°30'27"W
L66	69.90'	S26°02'03"E
L67	57.61'	N22°26'38"E
L68	118.29'	N68°33'01"E
L69	38.74'	N23°35'13"W
L70	101.50'	N32°18'02"E
L71	56.79'	N48°48'01"E
L72	63.10'	N71°09'52"W
L73	57.85'	N29°28'53"E
L74	75.05'	N33°31'50"W

CURVE TABLE - BOUNDARY AND LOTS						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	972.47'	1392.70'	40°00'27"	507.00'	952.83'	N57°06'55"W
C2	556.41'	934.10'	34°07'46"	286.74'	548.22'	N15°08'26"W
C3	221.64'	679.32'	18°41'37"	111.81'	220.66'	N11°16'16"E
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
C8	126.56'	60.00'	120°51'12"	105.73'	104.37'	N12°27'16"E
C9	124.72'	60.00'	119°05'42"	102.05'	103.45'	S12°25'43"W
C10	122.38'	560.00'	12°31'15"	61.43'	122.13'	N03°36'08"E
C11	107.02'	500.00'	12°15'50"	53.72'	106.82'	N03°28'26"E
C12	146.56'	230.00'	36°30'33"	75.86'	144.09'	N20°54'46"W
C13	108.33'	170.00'	36°30'33"	56.07'	106.50'	N20°54'46"W
C14	67.10'	170.00'	22°36'49"	33.99'	66.66'	N27°51'38"W
C15	90.78'	230.00'	22°36'49"	45.99'	90.19'	N27°51'38"W
C16	105.60'	230.00'	26°18'19"	53.75'	104.67'	N03°24'04"W
C17	78.05'	170.00'	26°18'19"	39.73'	77.37'	N03°24'04"W
C18	60.31'	530.00'	6°31'10"	30.19'	60.27'	S13°00'41"W
C19	53.48'	470.00'	6°31'10"	26.77'	53.45'	S13°00'41"W
C20	242.17'	470.00'	29°31'20"	123.84'	239.50'	N01°30'36"E
C21	273.09'	530.00'	29°31'20"	139.65'	270.08'	N01°30'36"E
C22	121.57'	280.00'	24°52'35"	61.76'	120.62'	N00°48'47"W
C23	95.52'	220.00'	24°52'35"	48.52'	94.77'	N00°48'47"W
C24	143.84'	220.00'	37°27'41"	74.60'	141.29'	N30°21'21"E
C25	101.18'	280.00'	20°42'12"	51.15'	100.63'	S21°58'37"W
C26	101.67'	280.00'	20°48'17"	51.40'	101.11'	S11°26'41"W
C27	175.29'	280.00'	35°52'13"	90.63'	172.45'	S39°35'38"W
C28	230.14'	280.00'	47°05'32"	122.02'	223.71'	N25°32'26"E
C29	47.99'	220.00'	12°29'51"	24.09'	47.89'	N51°16'49"E
C30	38.86'	95.00'	23°26'04"	19.70'	38.59'	N39°43'31"E
C32	138.69'	155.00'	51°15'54"	74.37'	134.11'	N26°17'29"E
C33	180.15'	280.00'	36°51'47"	93.31'	177.06'	N33°00'40"E
C34	139.69'	220.00'	36°22'53"	72.29'	137.36'	N32°46'13"E
C35	65.66'	470.00'	8°00'14"	32.88'	65.60'	S18°34'53"W
C36	74.04'	530.00'	8°00'14"	37.08'	73.98'	S18°34'53"W
C37	169.49'	470.00'	20°39'42"	85.67'	168.57'	N32°54'51"E
C37	534.97'	530.00'	57°50'01"	292.78'	512.55'	N44°52'46"E
C38	195.28'	530.00'	21°06'40"	98.76'	194.18'	N33°08'20"E
C39	12.68'	10.00'	72°38'30"	7.35'	11.85'	S79°33'56"W
C40	18.82'	10.00'	107°48'28"	13.72'	16.16'	N10°12'34"W
C41	113.90'	155.00'	42°06'11"	59.66'	111.35'	S85°09'54"E
C42	69.81'	95.00'	42°06'11"	36.57'	68.25'	N85°09'54"W

CURVE TABLE - BOUNDARY AND LOTS						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C43	534.86'	530.00'	57°49'15"	292.70'	512.45'	N44°52'23"E
C44	474.31'	470.00'	57°49'15"	259.57'	454.44'	N44°52'23"E
C45	14.73'	16.00'	52°45'08"	7.93'	14.22'	N10°24'49"W
C46	149.49'	60.00'	142°45'08"	178.04'	113.72'	N34°35'11"E
C48	74.10'	70.00'	60°39'10"	40.95'	70.69'	N13°22'07"E
C49	137.62'	130.00'	60°39'09"	76.05'	131.28'	N13°22'08"E
C50	66.01'	65.00'	58°10'58"	36.17'	63.21'	S12°08'03"W
C51	126.97'	125.00'	58°12'01"	69.57'	121.58'	N12°08'35"E
C52	122.48'	130.00'	53°58'56"	66.21'	118.00'	N14°14'04"E
C53	65.73'	70.00'	53°48'01"	35.51'	63.34'	N14°20'35"E
C54	14.74'	16.00'	52°46'20"	7.94'	14.22'	S13°36'34"W
C55	14.64'	16.00'	52°24'43"	7.88'	14.13'	N38°45'47"W
C56	298.41'	60.00'	284°57'52"	46.07'	73.08'	S77°30'48"W

CURVE TABLE - EASEMENTS						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C57	185.07'	180.00'	58°54'30"	101.65'	177.02'	N26°12'42"E
C58	205.63'	200.00'	58°54'30"	112.94'	196.69'	N26°12'42"E
C59	185.41'	558.85'	19°00'34"	93.57'	184.56'	N39°05'19"E
C60	174.22'	538.85'	18°31'29"	87.88'	173.46'	N39°12'03"E
C61	20.63'	16.00'	73°51'47"	12.03'	19.23'	N06°59'35"W
C62	18.54'	16.00'	66°23'32"	10.47'	17.52'	N62°46'48"E

STREET NAME	STREET CL LENGTH LF
CIBOLO CLIFF RD	4461 LF
ZACCARIA PKWY	2087 LF



INDEX MAP DETAIL

SCALE: 1" = 400'

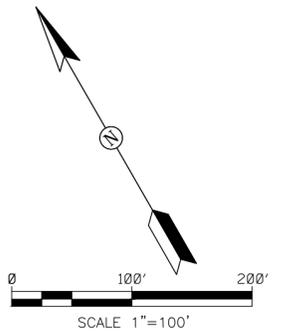
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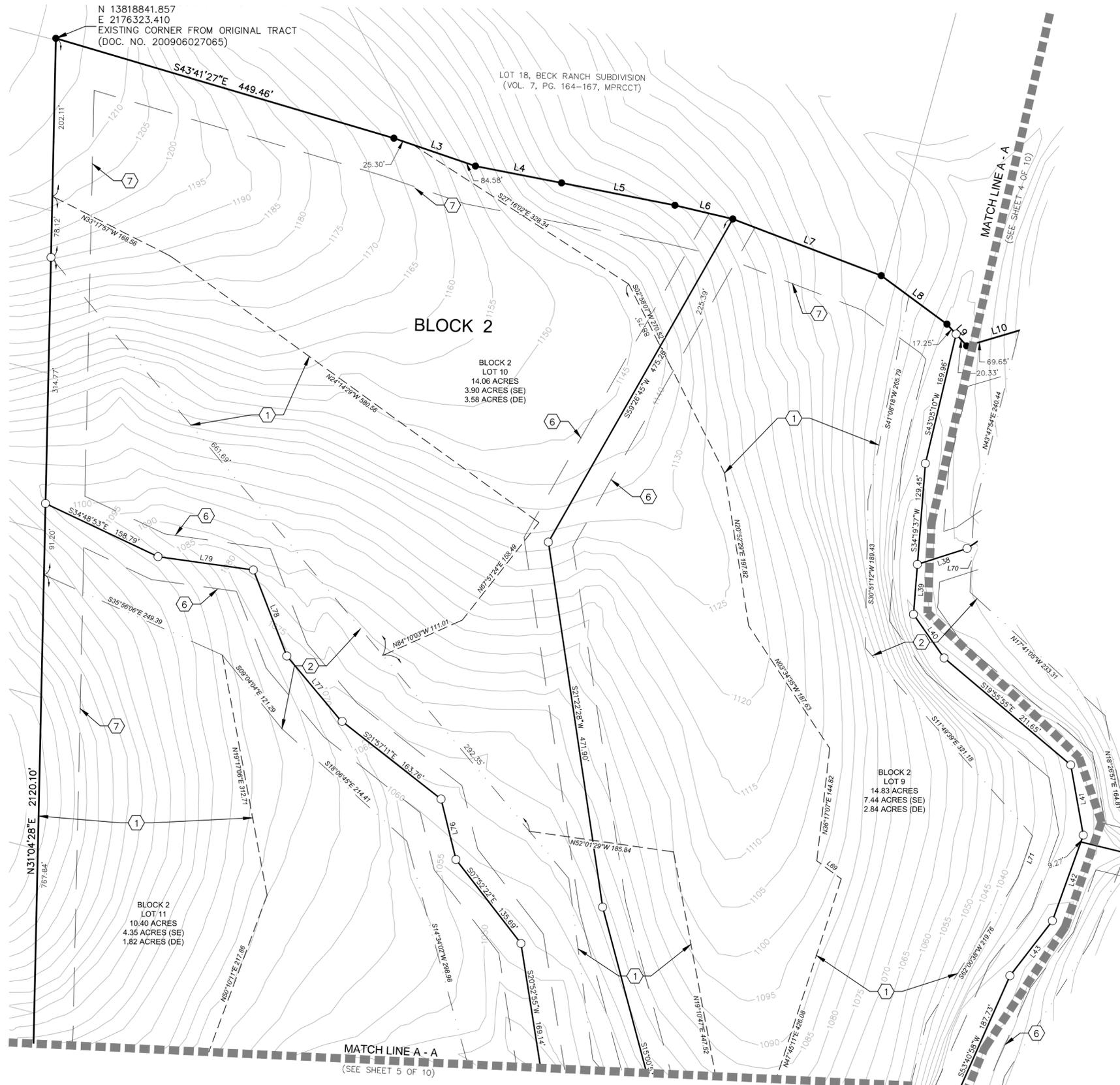
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PLAT KEYNOTES	
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①	VARIABLE WIDTH SLOPE EASEMENT
②	VARIABLE WIDTH DRAINAGE EASEMENT
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④	100 YEAR FEMA FLOODPLAIN
⑤	100' FRONT SETBACK
⑥	30' MIN SIDE SETBACK
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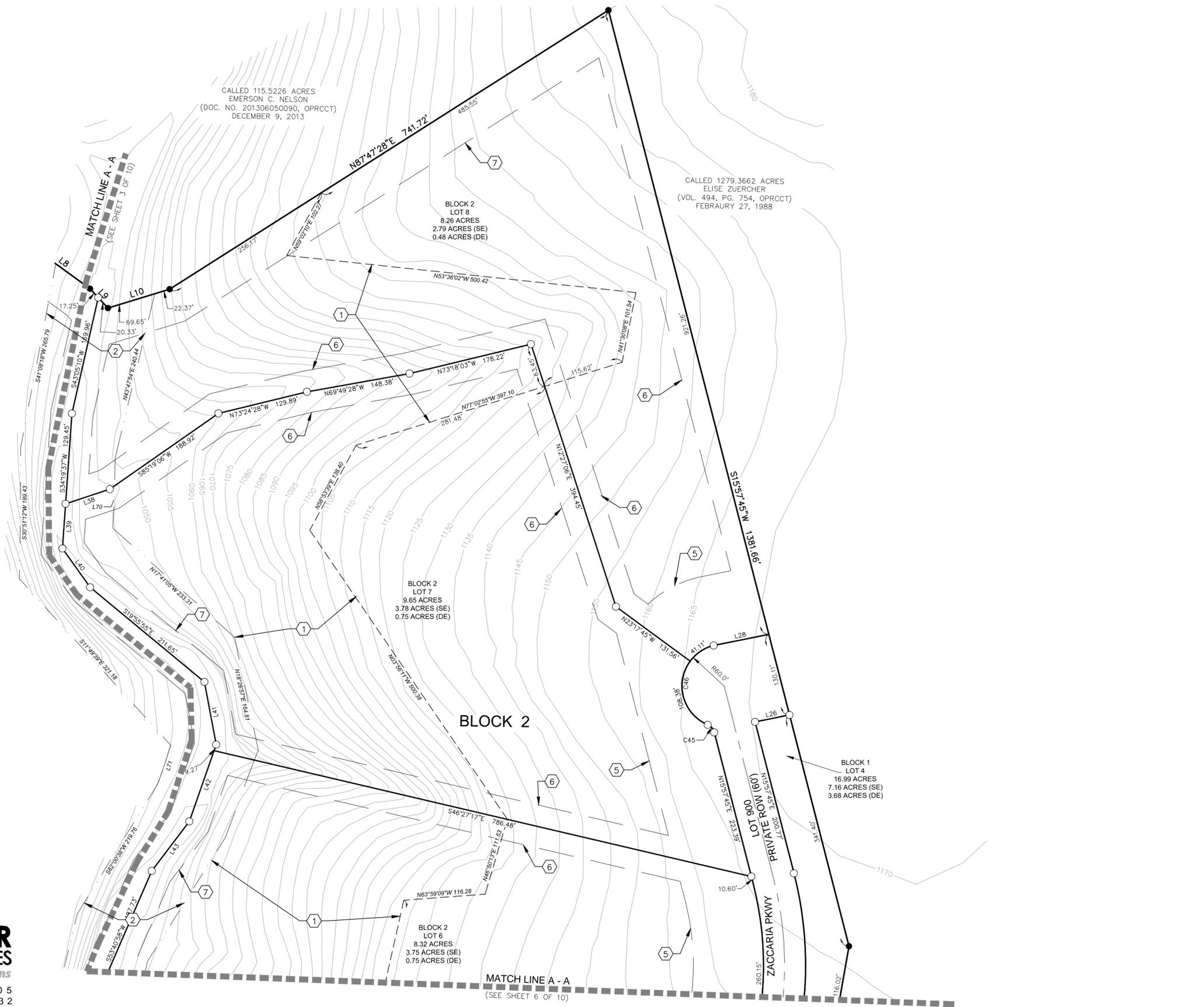
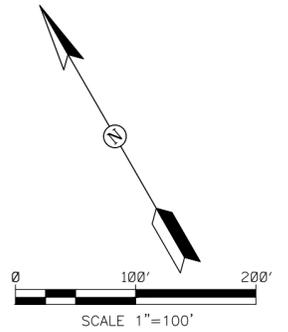
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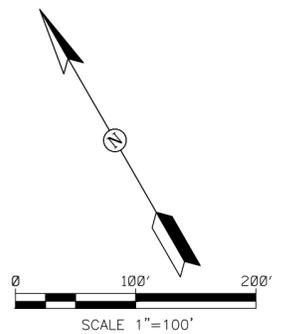
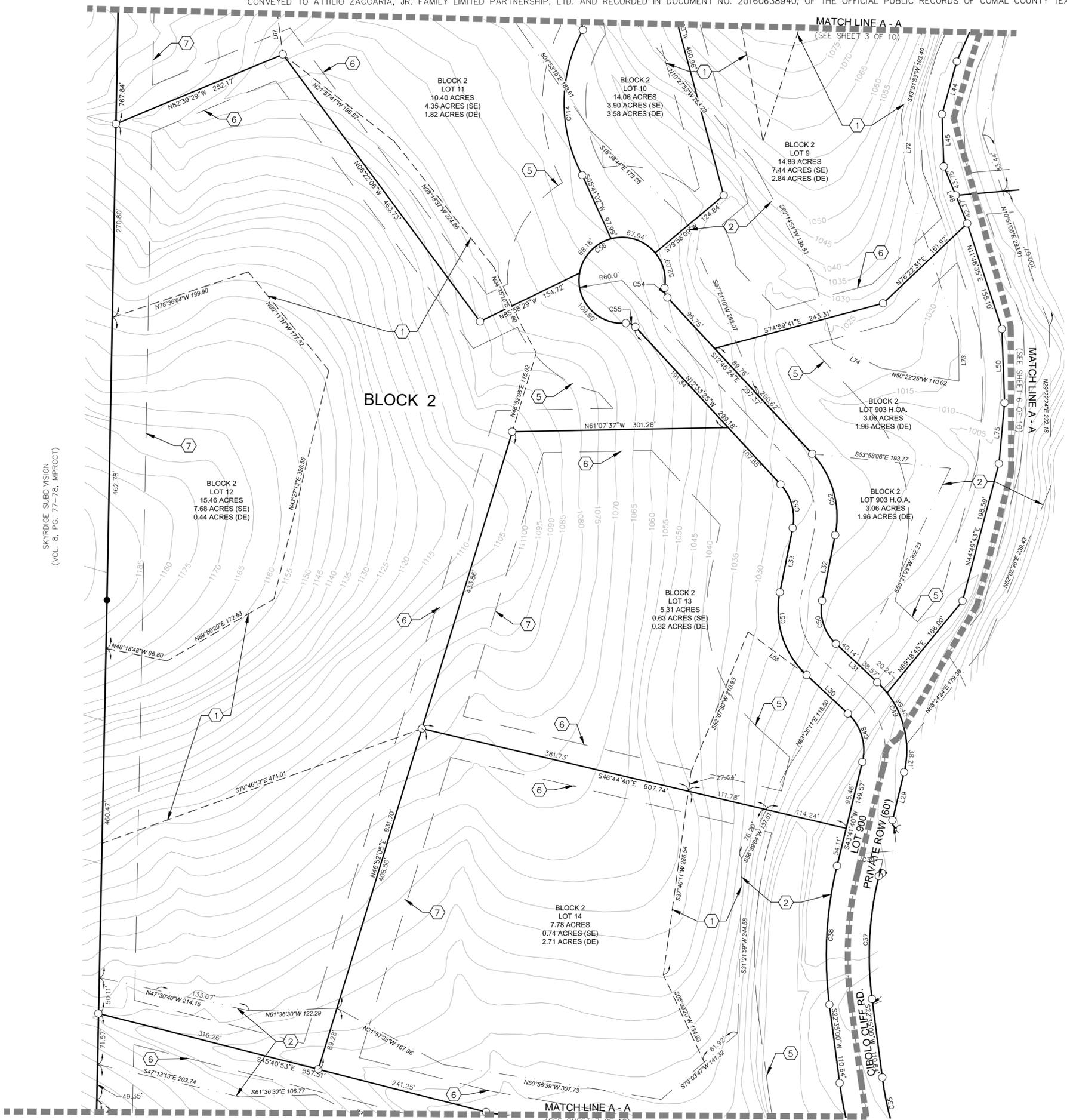
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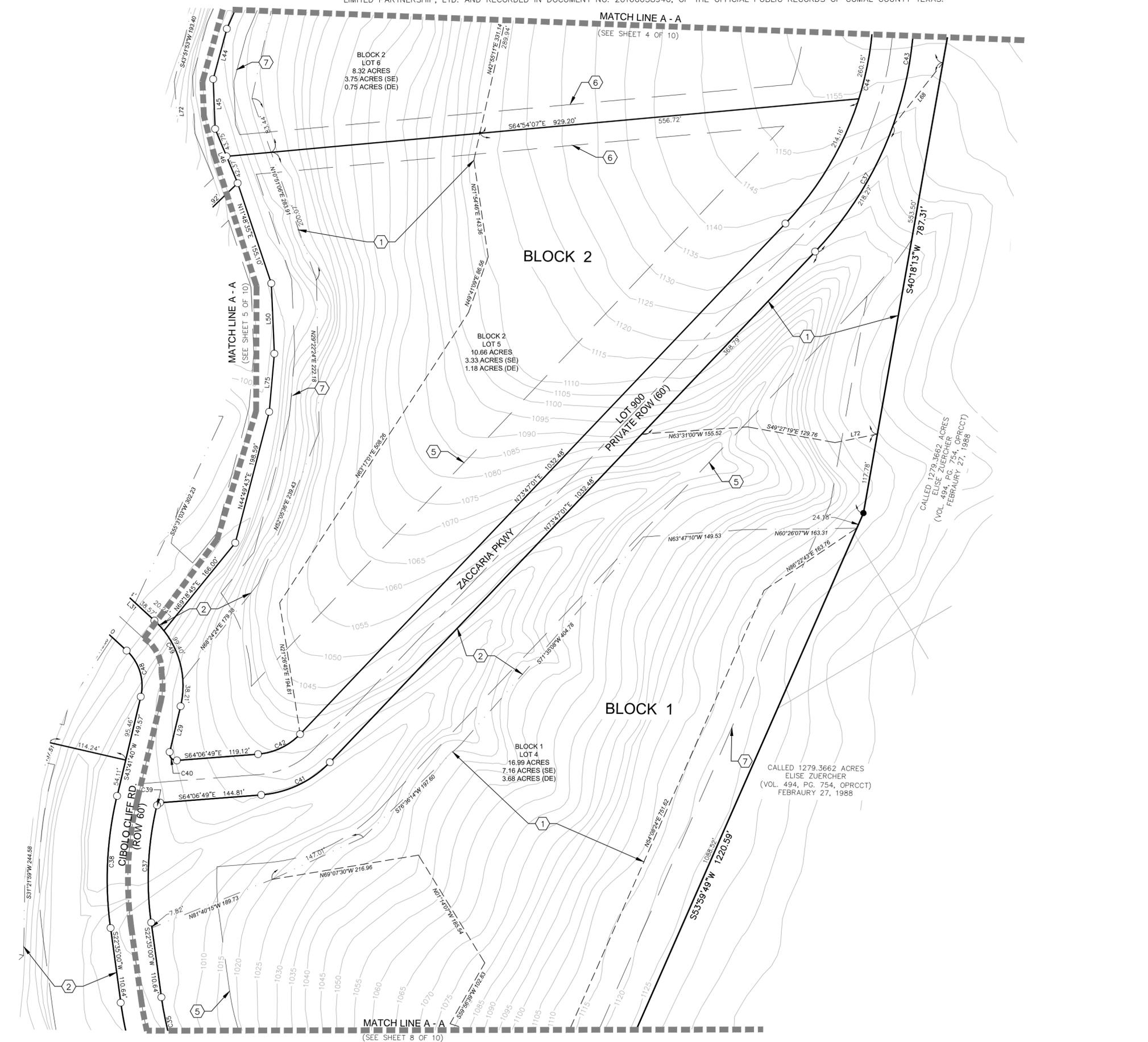
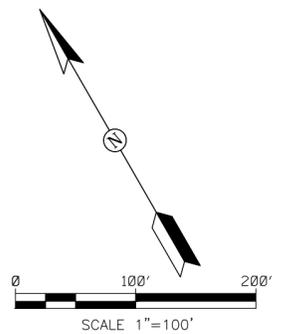
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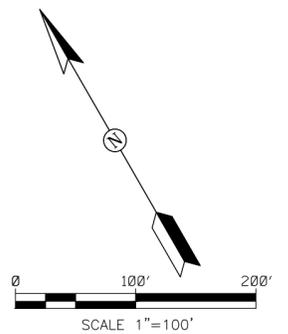
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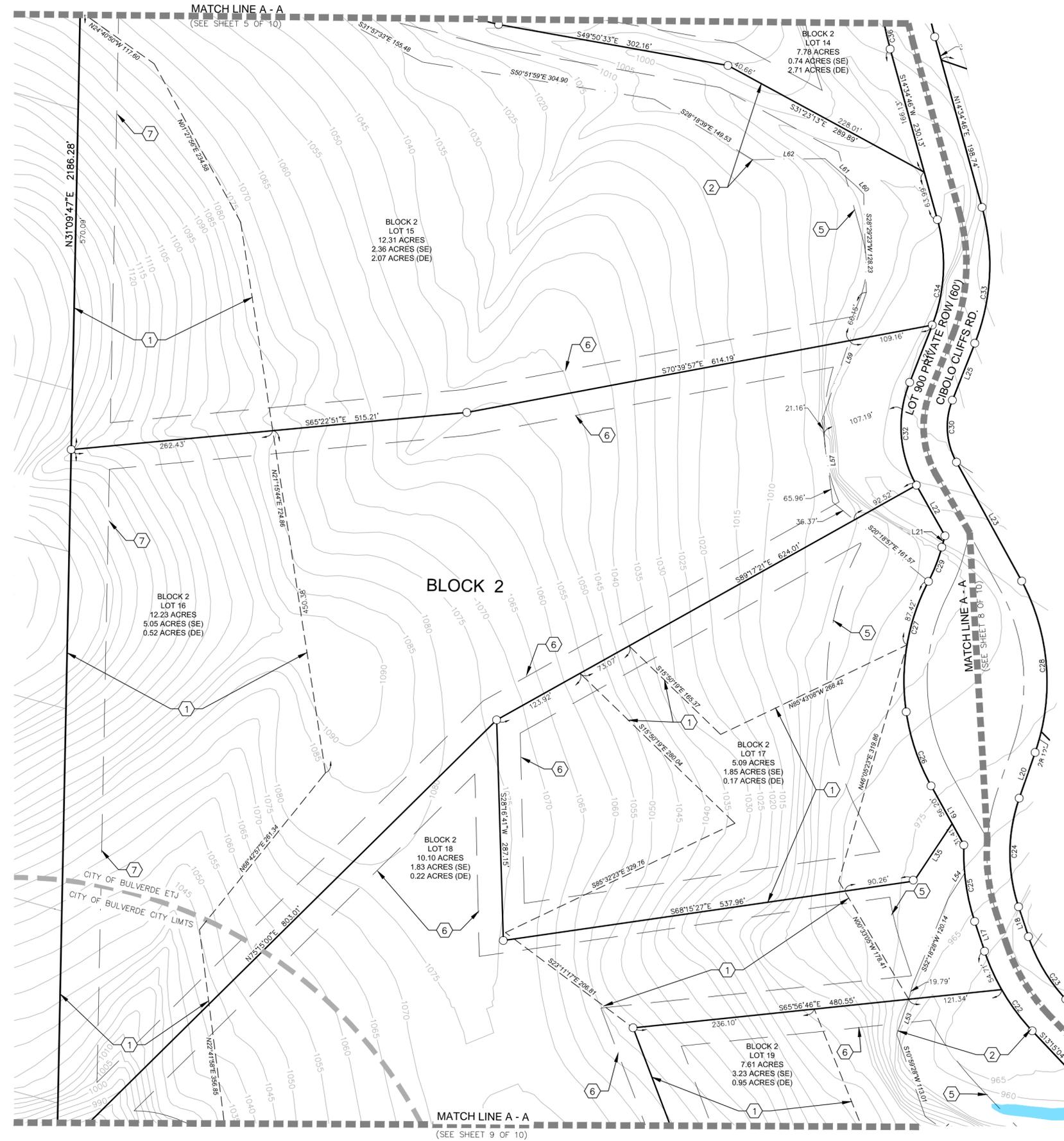
BEING ALL OF 239.536 ACRE TRACT OF LAND SITUATED IN THE COMAL COUNTY, TEXAS, BEING OUT OF THE ALEJO MONTEZ SURVEY NO. 413, ANNA DECKER SURVEY NO. 678, BEATY SEALE & FORWOOD SURVEY NO. 821, BEATY SEALE & FORWOOD SURVEY 801, BEATY-SEALE & FORWOOD SURVEY NO. 799, AND THE E. CASA SURVEY NO. 347, AND BEING 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 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.



LEGEND:

- P.O.B. = POINT OF BEGINNING
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- R.O.W. = RIGHT-OF-WAY
- S.E. = SLOPE EASEMENT
- A.E. = ACCESS EASEMENT
- = PAGE MATCH LINE
- = 1/2" IRON PIN SET
- = IRON PIN FOUND
- = TxDOT MONUMENT FOUND
- - - = SLOPE EASEMENT
- = PROPERTY BOUNDARY LINE
- · - · - = DRAINAGE EASEMENT
- · — · — = PROPERTY LOT LINE
- · — · — = STREET CENTERLINE
- · - · - = 100-YR WSEL
- = 100-YR FEMA FLOODPLAIN
- · - · - = TYP. INTERIOR SETBACK

PLAT KEYNOTES	
ITEM	DESCRIPTION
①	VARIABLE WIDTH SLOPE EASEMENT
②	VARIABLE WIDTH DRAINAGE EASEMENT
③	
④	100 YEAR FEMA FLOODPLAIN
⑤	100' FRONT SETBACK
⑥	30' MIN SIDE SETBACK
⑦	50' REAR SETBACK



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

CITY OF BULVERDE ETJ
CITY OF BULVERDE CITY LIMITS

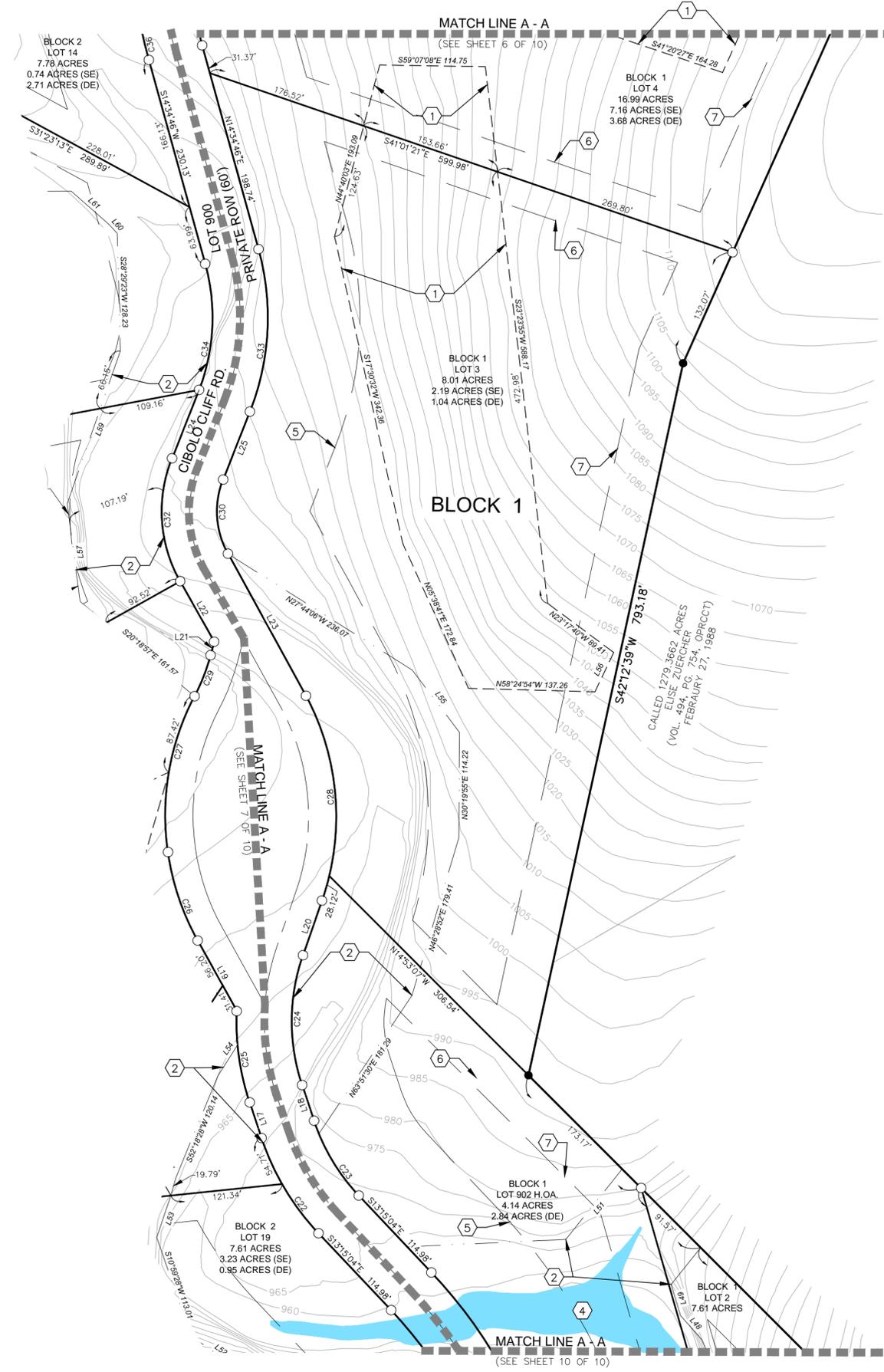
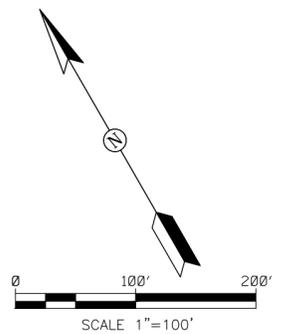
MOELLER & ASSOCIATES
Engineering Solutions

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

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SUBDIVISION PLAT ESTABLISHING
CIBOLO CLIFF RANCHES SUBDIVISION

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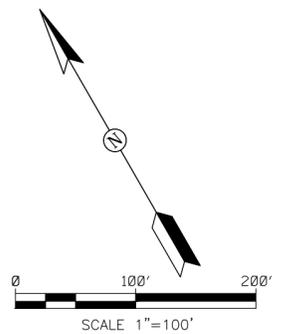
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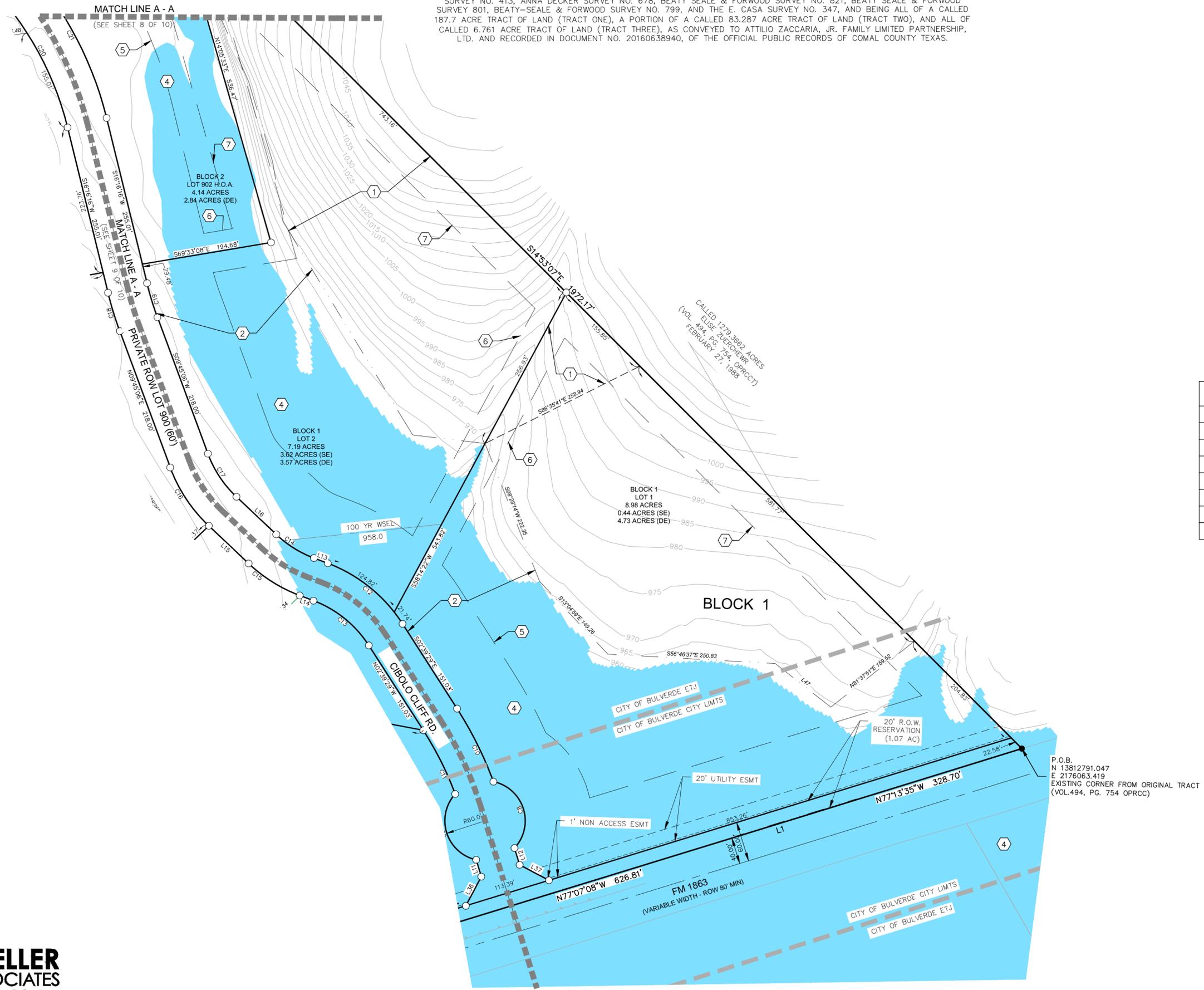
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P.O.B.
N 13612791.047
E 2176063.419
EXISTING CORNER FROM ORIGINAL TRACT
(VOL.494, PG. 754 OPRCC)

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