



NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
6:00 P.M. – January 14, 2021
30360 Cougar Bend, Bulverde, TX 78163

MEETING AGENDA

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

2) APPROVAL OF MINUTES

- a. December 10, 2020, Planning and Zoning Commission meeting.

3) REGULAR AGENDA ITEMS

- A. PC-20-02 (Final): Consider a Final Plat for the Johnson Ranch North Unit 9 Subdivision, generally located at the Southwest corner of Mustang Vista and Stahl Lane.
- B. PC-20-20 (Preliminary): Consideration of a Preliminary Plat for 4S Ranch, Unit 8B Subdivision, generally located 1.7 miles southeast of the intersection of Mustang Vista and Stahl Lane.
- C. PC-20-27 (Final): Consideration of a Final Plat (Revision) for Belle Oaks Ranch, Phase VI, generally located on the east side of Blanco Road approximately 1.2 miles south State Highway 46.

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 January 11, 2021.

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: December 10, 2020

Meeting Duration: 6:02 p.m. to 8:51 p.m.

CALL TO ORDER

Commission Members Present: Jim Binkley (Chairman), Lindy Sisk (Vice Chairman), Dickie Lubel, Larry Sunn, David Bullock, Clint Hays, Joe Alexandre, and Seth Prescott (Alternate)

Commission Members Absent: None

City Staff Present: Susana Ramos (Planning Director), Adrian Garcia (City Engineer), Jason Rammel (City Attorney), Eron Spencer (Planner I), Pilar Pinto (Planner I)

APPROVAL OF MINUTES

- a. **Commissioner Sunn made a motion, seconded by Commissioner Bullock, to approve the minutes of the November 12, 2020 meeting. Motion passed 7-0.**

EXECUTIVE SESSION

None

REGULAR AGENDA ITEMS

- A. PC-17-17 (Preliminary Plat): Consideration of a Preliminary Plat for 4S Ranch, Unit 10B, generally located 1.7 miles southeast of the intersection of Mustang Vista and Stahl Lane. ***Director Ramos presented the staff report for this agenda item to the Commission. Dane Wright, a representative of Pape-Dawson Engineers, answered questions from Planning & Zoning Commissioners regarding this plat. After further discussion, Commissioner Bullock made a motion, seconded by Commissioner Hays, to recommend approval of the 4S Ranch, Unit 10B Final Plat. Motion passed 7-0.***

RECESS

The Commission entered into a recess at 7:20 p.m. and reconvened at 7:30 p.m. to resume the meeting.

- B. VR-20-01 (Variance): Consider a request by QuikTrip Corporation for a variance to Chapter 17, Section 17.07.003, related to Riparian Buffers, of the City of Bulverde Code of Ordinances, at the southwest corner of State Highway 46 and Stahl Lane. ***Director Ramos presented the staff report for this agenda item to the Commission. Representatives of QuikTrip answered questions from Planning & Zoning Commissioners regarding this variance. After discussion and public comments made by 10 citizens, Commissioner Bullock made a motion, seconded by Commissioner Hays, to recommend denial of the variance request as presented. Motion passed 6-1. (Commissioner Sunn voted against denial of the variance request)***
- C. VR-20-06 (Variance): Consider a request by QuikTrip Corporation for a variance to Chapter 17, Section 17.06.010, related to Tree Protection Measures, of the City of Bulverde Code of Ordinances, at the southwest corner of State Highway 46 and Stahl Lane. ***Director Ramos presented the staff report for this agenda item to the Commission. Representatives of QuikTrip answered questions from Planning & Zoning Commissioners regarding this variance. After discussion and public comments made by 10 citizens, Commissioner Bullock made a motion, seconded by Vice Chairman Sisk, to recommend denial of the variance request as presented. Motion passed 6-1. (Commissioner Sunn voted against denial of the variance request)***

- D. VR-20-07 (Variance): Consider a request by QuikTrip Corporation for a variance to Chapter 17, Section 17.04.003, related to Cuts, and Section 17.04.004, related to Fills, of the City of Bulverde Code of Ordinances, at the southwest corner of State Highway 46 and Stahl Lane. *Director Ramos presented the staff report for this agenda item to the Commission. Representatives of QuikTrip answered questions from Planning & Zoning Commissioners regarding this variance. After discussion and public comments made by 10 citizens, Commissioner Bullock made a motion, seconded by Commissioner Alexandre, to recommend denial of the variance request as presented. Motion passed 6-1. (Commissioner Sunn voted against denial of the variance request)*

PUBLIC COMMENTS

None

REPORT BY CITY OFFICIALS AND STAFF ON ITEMS OF COMMUNITY INTEREST

Chairman Binkley suggested that the City's zoning ordinance be amended to establish a minimum distance between gasoline service stations and residential zoning districts.

ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned at 8:51 p.m. I certify that the above minutes were approved by the Commission on January 14, 2021.

Maria Franco, City Secretary



PLANNING AND ZONING COMMISSION ITEM:
PC-20-02
FINAL PLAT
JOHNSON RANCH NORTH UNIT 9

MEETING DATE: January 14, 2021
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Planning Director

REQUEST:

Consider a Final Plat for the Johnson Ranch North Unit 9 Subdivision, generally located at the Southwest corner of Mustang Vista and Stahl Lane.

APPLICANT:

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

PROPERTY INFORMATION:

Owner: Lennar Homes
Legal Description: 31.363 ACRES OF LAND IN THE JACOB KADERLI SURVEY NO. 465, -309, THE JACOB KADERLI SURVEY NO. 449, A-308, AND A. L. BUECHE SURVEY NO. 582, A-80, IN COMAL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 287.000 ACRE TRACT DESCRIBED IN THE DEED OF RECORD IN DOCUMENT NO. 201306000265 AND CORRECTED IN DOCUMENT NO. 201306010127, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
Size: 31.363 acres; 69 Lots
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Single Family Residential

SUMMARY:

This is a proposed final plat for Johnson Ranch Unit 9, part of the Johnson Ranch North development for a which a Development Agreement dated July 22, 2008 was entered into and is subject to the vested Subdivision Ordinance 258-07-09-25 with amendments through April 2011. The proposed Final Plat is for approximately 31.363 acres of undeveloped property and establishes 69 lots.

ANALYSIS:

The proposed subdivision lies completely outside the City Limits. No portion of the proposed subdivision lies in the 100-yr floodplain. Water and Sewer services will be provided by the Johnson Ranch MUD.

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

STAFF RECOMMENDATION:

The proposed final plat revision has been reviewed by Halff Associates and the City Staff. All comments made by Halff have been addressed and reviewed.

Therefore, Staff recommend **APPROVAL** of the final plat.

ATTACHMENTS:

1. Final Plat
2. Master Development Plat
3. Halff Associate Comments Memo

JOHNSON RANCH NORTH – UNIT 9

FOR REVIEW ONLY

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

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., BY AND THROUGH BRIAN BARRON, BEING THE OWNER OF 31.363 ACRES OF LAND IN THE JACOB KADERLI SURVEY NO. 465, A-309, THE A.L. BUECHE SURVEY NO. 582, A-80 AND THE JOHN KADERLI SURVEY NO. 449, A-308, IN COMAL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 287,000 ACRE TRACT DESCRIBED IN THE DEED OF RECORD IN DOCUMENT NO. 20130600265 AND CORRECTED IN DOCUMENT NO. 201306010127, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID 31.363 ACRES IN ACCORDANCE WITH THE ATTACHED PLAT, TO BE KNOWN AS

"JOHNSON RANCH NORTH – UNIT 9"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HERON EXPRESSED, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED BUT NOT RELEASED; PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE.

IN WITNESS WHEREOF, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS THE _____ DAY OF _____, 20____, A.D.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

 BRIAN BARRON
 LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
 1922 DRY CREEK WAY, SUITE 101
 SAN ANTONIO, TX 78259

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY _____ MY COMMISSION EXPIRES ON: _____

PRINTED ADDRESS OF NOTARY _____

SURVEYOR'S STATEMENT:

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

 RUDOLF J. PATA, JR., RPLS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5385-STATE OF TEXAS
 BOWMAN CONSULTING GROUP, LTD.
 1120 S. CAPITAL OF TEXAS HWY, BUILDING 3, SUITE 220
 AUSTIN, TEXAS 78746

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RUDOLF J. PATA, JR., RPLS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

 PATRICIA GEGENHEIMER
 BOWMAN CONSULTING GROUP, LTD.
 1120 S. CAPITAL OF TEXAS HWY, BUILDING 3, SUITE 220
 AUSTIN, TEXAS 78746

ENGINEER'S STATEMENT:

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

 NICHOLAS G. KEHL, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 NO. 104450 – STATE OF TEXAS
 BOWMAN CONSULTING GROUP, LTD.
 1120 S. CAPITAL OF TEXAS HWY, BUILDING 3, SUITE 220
 AUSTIN, TEXAS 78746

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

 PATRICIA GEGENHEIMER
 BOWMAN CONSULTING GROUP, LTD.
 1120 S. CAPITAL OF TEXAS HWY, BUILDING 3, SUITE 220
 AUSTIN, TEXAS 78746

LEGAL DESCRIPTION:

31.363 ACRES OF LAND IN THE JACOB KADERLI SURVEY NO. 465, A-309, THE JACOB KADERLI SURVEY NO. 449, A-308, AND A. L. BUECHE SURVEY NO. 582, A-80, IN COMAL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 287,000 ACRE TRACT DESCRIBED IN THE DEED OF RECORD IN DOCUMENT NO. 20130600265 AND CORRECTED IN DOCUMENT NO. 201306010127, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, ON THE _____ DAY OF _____, 20____.

 CHAIRPERSON _____ SECRETARY _____

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

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

_____ DAY OF _____ 20____, A.D. AT _____ O'CLOCK ____M., AND DULY RECORDED ON THE

_____ DAY OF _____ 20____, A.D. AT _____ O'CLOCK ____M., PLAT RECORDS OF SAID COUNTY

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

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____, A.D.

BOBBIE KOEPP, COUNTY CLERK, COMAL COUNTY, TEXAS.

 DEPUTY

FLOOD NOTE:

THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 48091C-0220F, DATED SEPTEMBER 2, 2009.

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

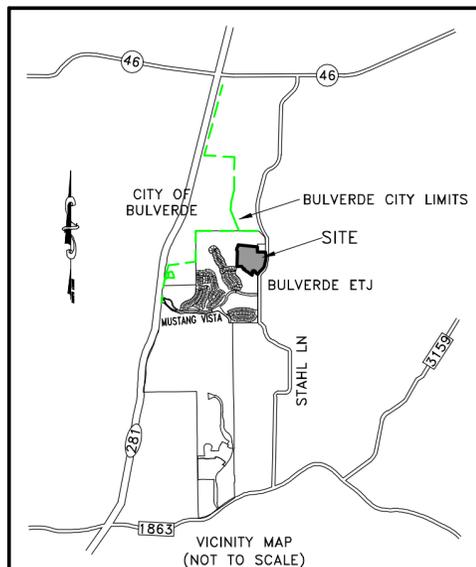
BEARING AND COORDINATE BASIS:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, GRID
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99984.

BENCHMARK LIST: – VERTICAL DATUM NAVD88 –

BM-65167:
 COTTON GIN SPINDLE SET IN ROCK
 (SURFACE COORDINATES: N=13,831,059 / E=2,154,217)
 ELEVATION = 1134.43 FEET

BM-65169:
 MAG-NAIL SET IN ROCK
 (AERIAL MAPPING PANEL POINT 7)
 (SURFACE COORDINATES: N=13,831,835 / E=2,153,057)
 ELEVATION = 1,137.17 FEET



NOTES:

1. TOTAL ACREAGE: 31.363 ACRES.
 2. THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 3.524 ACRES.
 3. THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 2564 LINEAR FEET.
- TOTAL NUMBER OF LOTS: 69
 SINGLE FAMILY: 66
 OPEN SPACE: 1
 PRIVATE STREET: 2
4. AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD." OR ITS SUCCESSORS OR ASSIGNS.
 5. ALL LOTS ARE FOR SINGLE FAMILY RESIDENTIAL USE UNLESS IDENTIFIED BELOW:
 LOT 177, BLOCK D, IS DESIGNATED AS AN OPEN SPACE AND DRAINAGE EASEMENT LOT. LOT 1, BLOCK Z, (CUMIN COURT) AND LOT 2, BLOCK Z, (ESCAROLE BEND, GINGER COVE AND STAR ANISE WAY) ARE DESIGNATED AS PRIVATE STREETS.
 6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY DEVELOPER OR ITS ASSIGNS. DEVELOPER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY.
 7. 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 TYPES OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER.
 8. WASTEWATER SERVICE WILL BE PROVIDED BY JOHNSON RANCH M.U.D., AND NO STRUCTURE IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL IT HAS WATER AND WASTEWATER SERVICE.
 9. PUBLIC SIDEWALKS ARE REQUIRED ALONG THE STREETS AS SHOWN BY THE CONSTRUCTION PLANS. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
 10. LOT GRADING SHALL BE PERFORMED BY HOME BUILDER IN ACCORDANCE WITH THE CONSTRUCTION PLANS.
 11. ALL PROPERTY WITHIN THE SUBDIVISION THAT IS NOT IN THE CITY OF BULVERDE'S CORPORATE LIMITS IS LOCATED WITHIN THE BOUNDARIES OF JOHNSON RANCH M.U.D..
 12. WATER SERVICE SHALL BE PROVIDED BY A PUBLIC WATER SYSTEM MEETING THE REQUIREMENTS OF TCEQ AND ANY OTHER GOVERNMENTAL OR QUASI-GOVERNMENTAL AGENCY HAVING JURISDICTION OVER PUBLIC WATER SYSTEMS. THE PUBLIC WATER SYSTEM SHALL BE OPERATED PURSUANT TO A CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 12977 (CCN) BY ITS HOLDER, GUADALUPE BLANCO RIVER AUTHORITY. DEVELOPER, FOR ITSELF, SUCCESSORS, AND ASSIGNS RESERVES THE RIGHT TO DRILL, OPERATE, AND MAINTAIN PRIVATE OR PUBLIC WATER WELLS RESERVED UNTO DEVELOPER, ITS SUCCESSORS AND ASSIGNS. PRIVATE WATER WELLS ARE NOT PERMITTED ON ANY LOTS WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF DEVELOPER.
 13. WASTEWATER SERVICE SHALL BE PROVIDED BY A CENTRAL COLLECTION, TREATMENT AND EFFLUENT DISPOSAL SYSTEM APPROVED BY THE TCEQ PURSUANT TO PERMIT NO. WD0014975001 AND TO BE PROVIDED BY JOHNSON RANCH M.U.D. AND GUADALUPE-BLANCO RIVER AUTHORITY ("GBRA") PURSUANT TO CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 20892 ("CCN") CURRENTLY HELD BY GBRA.
 14. LOT 177, BLOCK D, IS DESIGNATED AS AN OPEN SPACE LOT. USES THAT MAY BE PERMITTED WITHIN THESE LOTS UPON WRITTEN AUTHORIZATION BY DEVELOPER INCLUDE: DRAINAGE CONVEYANCE, EASEMENTS, WATER AND WASTEWATER UTILITY EASEMENTS FOR WATER AND WASTEWATER UTILITY INSTALLATIONS, PARKS, TRAILS, WATER QUALITY FEATURES AND OTHER USES AS APPROVED BY THE DEVELOPER.
 15. WATER DISTRIBUTION MAINS SHALL BE LOCATED WITHIN THE RIGHT OF WAY OR IN WATER EASEMENTS AND SHALL NOT BE PLACED IN PUBLIC UTILITY EASEMENTS EXCEPT TO CROSS THEM.
 16. ALL PUBLIC UTILITY EASEMENTS SHALL ONLY BE USED BY PUBLIC OR PRIVATE UTILITY ENTITIES (UNLESS OTHERWISE EXPRESSLY AUTHORIZED IN WRITING BY DEVELOPER) FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE, GAS, STORM DRAINAGE, POTABLE OR NON-POTABLE WATER, TREATED OR UNTREATED WASTEWATER AND/OR CATV LINES AND APPURTENANCES, WHICH PROVIDE SERVICE SOLELY AND EXCLUSIVELY TO THE PROPERTY INCLUDED IN THIS PLAT OR ANY ADJOINING PROPERTY DEVELOPED OR TO BE DEVELOPED AS PART OF THE JOHNSON RANCH SUBDIVISION OR PROPERTY WHICH IS BEING DEVELOPED BY AN ENTITY OWNED IN WHOLE OR IN PART BY THE PRINCIPALS, PARTNERS, OR OWNERS OF THE ENTITY WHICH OWNS THE PROPERTY DESCRIBED HEREIN.
 17. IT IS UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED UPON THE SURFACE OR UNDERGROUND WITHIN THE EASEMENTS DEDICATED HEREIN. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO AND EGRESS FROM THE PRIVATE ROADWAYS AND EASEMENT, AND THE RIGHT FROM TIME TO TIME TO CUT ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY FACILITIES.
 18. DEVELOPER, FOR ITSELF, SUCCESSORS, AND ASSIGNS, RESERVES THE RIGHT TO USE AND TO GRANT TO THIRD PARTIES THE RIGHT TO USE THE PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE PURPOSES OF INSTALLING, REPAIRING, MAINTAINING, AND OPERATING A WATER DISTRIBUTION SYSTEM AND A SEWAGE TREATMENT AND DISPOSAL SYSTEM, INCLUDING THE RIGHT TO CONSTRUCT, MAINTAIN, AND OPERATE WATER OR SEWER MAINS OR LINES FOR THE TRANSMISSION OF TREATED, UNTREATED, POTABLE OR NON-POTABLE WATER, WASTEWATER, EFFLUENT AND SEWAGE OR FOR ANY OTHER UTILITY OR AMENITY WHETHER SERVING THE PROPERTY DESCRIBED HEREIN OR OTHERWISE.
 19. ALL UTILITIES INSTALLED WITHIN ANY PUBLIC UTILITY EASEMENT DEDICATED BY THIS PLAT SHALL BE UNDERGROUND EXCEPT SUCH PORTIONS THAT ARE NECESSARY OR REQUIRED BY LAW TO BE MAINTAINED ABOVEGROUND WHICH ARE TYPICAL COMPONENTS OF AN UNDERGROUND UTILITY SYSTEM THAT ARE NONETHELESS CONSTRUCTED ABOVEGROUND AND WHICH HAVE BEEN APPROVED BY DEVELOPER OR THE DECLARANT OF ANY RESTRICTIVE COVENANTS IMPOSED UPON THE PROPERTY DESCRIBED HEREIN IN WRITING PRIOR TO THEIR CONSTRUCTION.
 20. THE CURRENT ELECTRIC SERVICE PROVIDER IS CPS ENERGY, PROVIDED HOWEVER, DEVELOPER RESERVES THE RIGHT TO ALLOW OTHER ELECTRIC SERVICE PROVIDERS TO SERVE THIS PLATTED AREA OR OTHER PORTIONS OF JOHNSON RANCH NORTH.
 21. THE CURRENT TELECOMMUNICATION SERVICE PROVIDER IS GUADALUPE TELEPHONE COMPANY, PROVIDED HOWEVER, DEVELOPER RESERVES THE RIGHT TO ALLOW OTHER TELECOMMUNICATIONS SERVICE PROVIDERS TO SERVE THIS PLATTED AREA OR OTHER PORTIONS OF JOHNSON RANCH NORTH.

CPS NOTES

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

WATER OR WASTEWATER UTILITY NOTES:

1. THE EASEMENTS AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAT AS "WATER" OR "WASTEWATER" ARE FOR THE PURPOSE 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.

SUBDIVISION PLAT
JOHNSON RANCH
NORTH – UNIT 9
COMAL COUNTY, TEXAS

Bowman Consulting Group, Ltd.
 1120 S. Capital of Texas Hwy, Building 3, Suite 220, Austin, Texas 78746
 Phone: (512) 327-1180 Fax: (512) 327-4062
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| DATE: 03-12-20 | | CHECKED BY: RP | |
| SCALE: 1"=100' | | JOB #: 5522-02-029 | |
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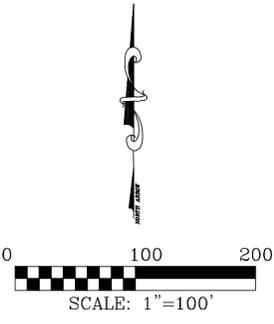
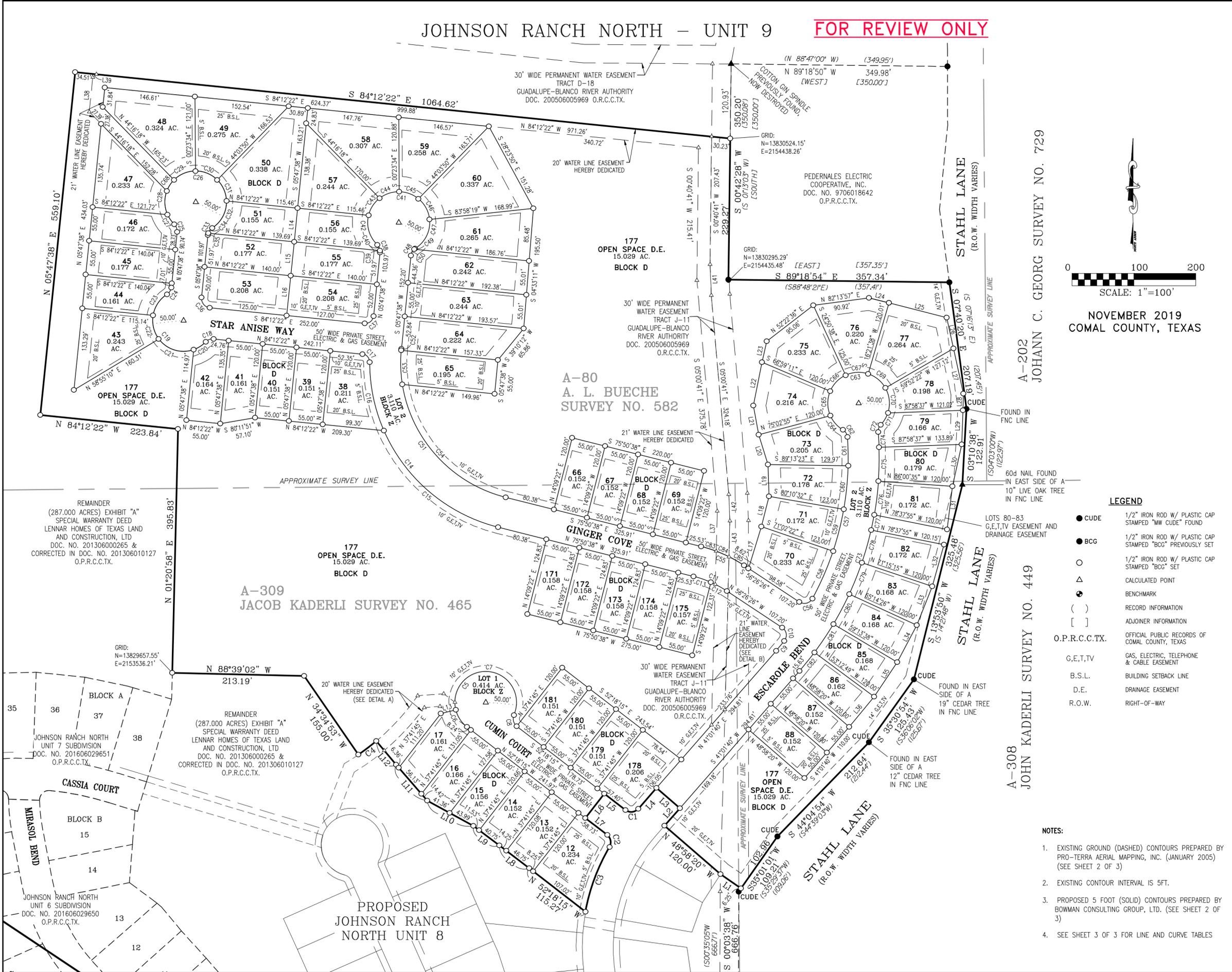
PLOT DATE: Mar 12, 2020 - 8:56am

SHEET 1 OF 3

PLAN #: 1222

JOHNSON RANCH NORTH - UNIT 9

FOR REVIEW ONLY



NOVEMBER 2019
COMAL COUNTY, TEXAS

A-202
JOHANN C. GEORG SURVEY NO. 729

A-308
JOHN KADERLI SURVEY NO. 449

LEGEND

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

NOTES:

1. EXISTING GROUND (DASHED) CONTOURS PREPARED BY PRO-TERRA AERIAL MAPPING, INC. (JANUARY 2005) (SEE SHEET 2 OF 3)
2. EXISTING CONTOUR INTERVAL IS 5FT.
3. PROPOSED 5 FOOT (SOLID) CONTOURS PREPARED BY BOWMAN CONSULTING GROUP, LTD. (SEE SHEET 2 OF 3)
4. SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

SUBDIVISION PLAT
JOHNSON RANCH
NORTH - UNIT 9
COMAL COUNTY, TEXAS

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| NO. | REVISION | BY | DATE |
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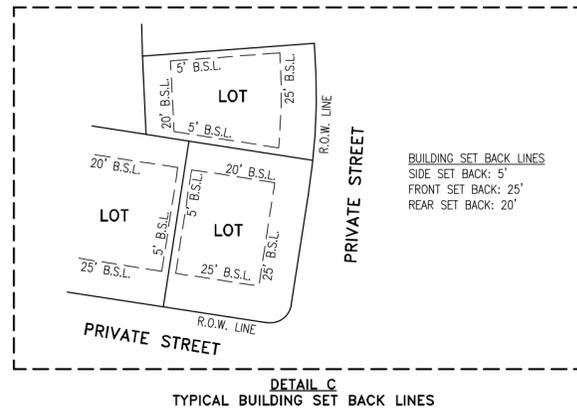
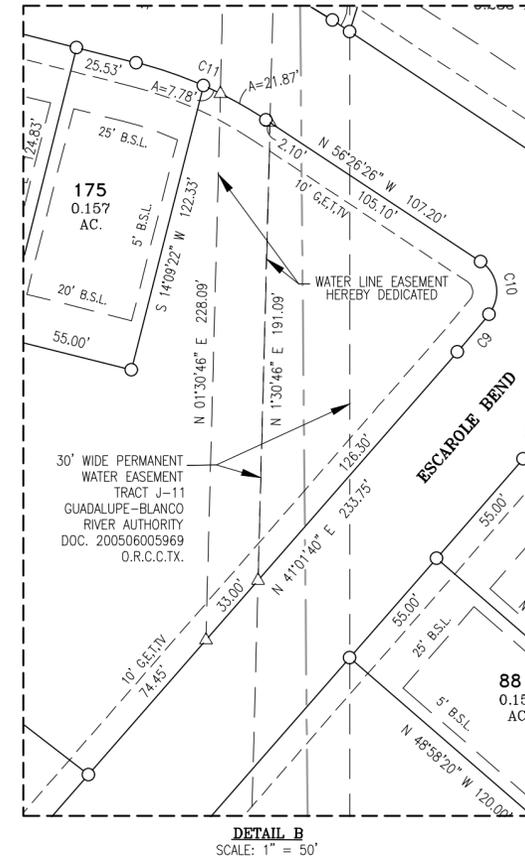
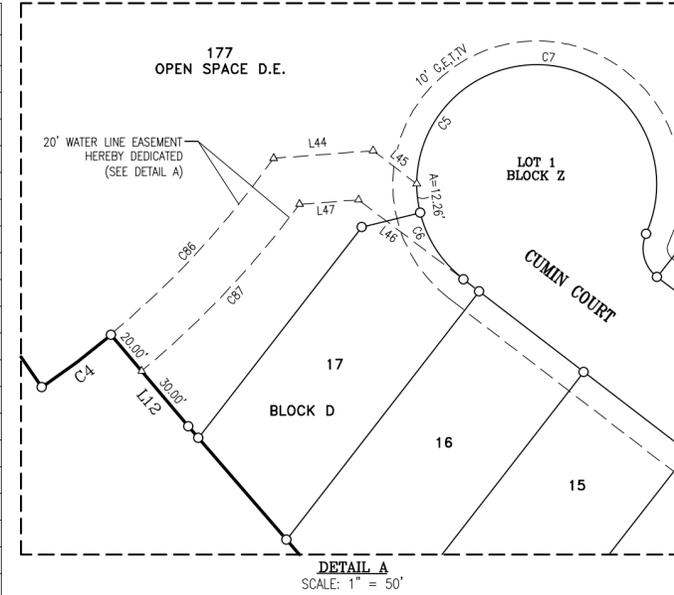
JOHNSON RANCH NORTH – UNIT 9

FOR REVIEW ONLY

| LINE # | BEARING | DISTANCE |
|--------|---------------|----------|
| L1 | N 54°58'59" W | 40.10' |
| L2 | N 41°01'40" E | 37.61' |
| L3 | N 48°58'20" W | 50.00' |
| L4 | S 41°01'40" W | 45.00' |
| L5 | N 52°18'15" W | 43.67' |
| L6 | S 37°41'45" W | 50.00' |
| L7 | S 52°18'15" E | 45.00' |
| L8 | N 52°24'22" W | 61.00' |
| L9 | N 53°04'56" W | 52.28' |
| L10 | N 61°08'32" W | 85.35' |
| L11 | N 40°47'04" W | 76.91' |
| L12 | N 40°06'36" W | 50.00' |
| L13 | N 76°15'37" E | 25.00' |
| L14 | S 05°47'38" W | 55.00' |
| L15 | S 05°47'38" W | 55.00' |
| L16 | S 05°47'38" W | 65.00' |
| L17 | N 17°01'40" E | 70.77' |
| L18 | N 14°07'14" E | 50.82' |
| L19 | N 01°58'12" W | 51.40' |
| L20 | N 16°57'56" W | 50.83' |
| L21 | N 10°33'34" W | 48.01' |
| L22 | N 11°23'11" E | 71.55' |
| L23 | N 12°34'17" E | 35.15' |
| L24 | S 75°38'46" E | 33.42' |
| L25 | S 75°38'46" E | 96.28' |
| L26 | S 12°22'39" E | 51.23' |
| L27 | S 12°22'39" E | 75.07' |
| L28 | S 01°51'55" W | 27.05' |
| L29 | S 01°51'55" W | 55.13' |
| L30 | S 12°26'38" W | 69.78' |
| L31 | S 07°08'57" W | 70.52' |
| L32 | S 15°42'37" W | 70.53' |
| L33 | S 21°45'10" W | 67.66' |
| L34 | S 27°45'58" W | 67.66' |
| L35 | S 33°46'46" W | 67.66' |
| L36 | S 39°25'48" W | 63.36' |
| L37 | S 01°30'46" W | 65.04' |
| L38 | N 05°47'38" E | 56.32' |
| L39 | N 51°48'17" E | 7.67' |
| L40 | N 05°47'38" E | 20.00' |
| L41 | S 02°10'00" E | 50.22' |
| L42 | S 02°30'45" E | 43.08' |
| L43 | S 01°30'46" W | 58.19' |
| L44 | N 85°43'58" E | 42.16' |
| L45 | S 52°49'36" E | 22.86' |
| L46 | N 52°49'36" E | 54.84' |
| L47 | S 85°43'58" W | 25.18' |

| CURVE # | RADIUS | ARC DISTANCE | CHORD BEARING | CHORD DISTANCE |
|---------|---------|--------------|---------------|----------------|
| C1 | 15.00' | 22.69' | S 84°21'42" W | 20.59' |
| C2 | 15.00' | 21.62' | S 11°01'05" E | 19.79' |
| C3 | 325.00' | 112.60' | S 20°20'33" W | 112.04' |
| C4 | 375.00' | 36.19' | S 52°39'15" W | 36.17' |
| C5 | 50.00' | 223.98' | N 76°01'27" E | 78.45' |
| C6 | 50.00' | 33.66' | N 33°01'20" W | 33.02' |
| C7 | 50.00' | 190.32' | S 84°41'36" E | 94.53' |
| C8 | 15.00' | 20.07' | S 13°58'32" E | 18.61' |
| C9 | 475.00' | 20.56' | N 39°47'16" E | 20.56' |
| C10 | 15.00' | 24.87' | N 08°56'46" W | 22.12' |
| C11 | 175.00' | 59.26' | N 66°08'32" W | 58.98' |
| C12 | 175.00' | 29.65' | N 61°17'42" W | 29.62' |
| C13 | 175.00' | 29.61' | N 70°59'48" W | 29.58' |
| C14 | 275.00' | 365.27' | N 37°47'32" W | 339.00' |
| C15 | 275.00' | 250.98' | N 49°41'54" W | 242.36' |
| C16 | 275.00' | 114.29' | N 11°38'48" W | 113.47' |
| C17 | 13.00' | 19.16' | N 41°58'24" W | 17.48' |
| C18 | 15.00' | 13.62' | S 69°47'01" W | 13.16' |
| C19 | 50.00' | 169.33' | N 39°12'22" W | 99.25' |
| C20 | 50.00' | 23.73' | S 57°22'19" W | 23.51' |
| C21 | 50.00' | 63.04' | N 72°54'38" W | 58.95' |
| C22 | 50.00' | 40.40' | N 13°38'33" W | 39.31' |
| C23 | 50.00' | 42.16' | N 33°39'36" E | 40.92' |
| C24 | 15.00' | 13.62' | N 31°48'14" E | 13.16' |
| C25 | 15.00' | 13.62' | N 20°12'59" W | 13.16' |
| C26 | 50.00' | 247.87' | S 84°12'22" E | 61.54' |
| C27 | 50.00' | 19.25' | N 35°11'45" W | 19.13' |
| C28 | 50.00' | 39.32' | N 01°38'09" W | 38.32' |
| C29 | 50.00' | 38.29' | N 67°40'04" E | 37.36' |
| C30 | 50.00' | 38.80' | S 68°09'52" E | 37.83' |
| C31 | 50.00' | 38.33' | S 23°58'33" E | 37.40' |
| C32 | 50.00' | 52.21' | S 27°53'57" W | 49.87' |
| C33 | 15.00' | 13.62' | S 31°48'14" W | 13.16' |
| C34 | 15.00' | 10.57' | S 37°37'40" W | 10.35' |
| C35 | 15.00' | 3.05' | S 11°37'04" W | 3.04' |
| C36 | 15.00' | 23.56' | S 39°12'22" E | 21.21' |
| C37 | 13.00' | 20.42' | N 50°47'38" E | 18.38' |
| C38 | 15.00' | 13.62' | N 20°12'59" W | 13.16' |
| C39 | 15.00' | 3.05' | N 00°01'49" W | 3.04' |
| C40 | 15.00' | 10.57' | N 26°02'25" W | 10.35' |
| C41 | 50.00' | 247.87' | S 84°12'22" E | 61.54' |
| C42 | 50.00' | 52.21' | N 16°18'42" W | 49.87' |
| C43 | 50.00' | 33.44' | N 32°45'55" E | 32.82' |

| CURVE # | RADIUS | ARC DISTANCE | CHORD BEARING | CHORD DISTANCE |
|---------|---------|--------------|---------------|----------------|
| C44 | 50.00' | 34.06' | N 71°26'32" E | 33.40' |
| C45 | 50.00' | 33.86' | S 69°38'39" E | 33.21' |
| C46 | 50.00' | 38.59' | S 28°08'12" E | 37.64' |
| C47 | 50.00' | 55.71' | S 25°53'34" W | 52.87' |
| C48 | 15.00' | 13.62' | S 31°48'14" W | 13.16' |
| C49 | 15.00' | 1.78' | S 54°24'29" W | 1.78' |
| C50 | 15.00' | 11.84' | S 28°23'53" W | 11.53' |
| C51 | 225.00' | 320.59' | S 35°01'30" E | 294.15' |
| C52 | 225.00' | 2.16' | S 05°31'08" W | 2.16' |
| C53 | 225.00' | 55.63' | S 01°50'22" E | 55.49' |
| C54 | 225.00' | 262.80' | S 42°23'00" E | 248.11' |
| C55 | 225.00' | 76.20' | S 66°08'32" E | 75.83' |
| C56 | 15.00' | 24.87' | N 76°03'55" E | 22.12' |
| C57 | 475.00' | 271.89' | N 12°10'22" E | 268.19' |
| C58 | 475.00' | 83.94' | N 23°30'30" E | 83.83' |
| C59 | 475.00' | 70.47' | N 14°11'43" E | 70.41' |
| C60 | 475.00' | 71.01' | N 05°39'45" E | 70.94' |
| C61 | 475.00' | 46.47' | N 01°25'21" W | 46.45' |
| C62 | 15.00' | 14.44' | N 31°47'54" W | 13.89' |
| C63 | 50.00' | 247.77' | N 82°35'24" E | 61.62' |
| C64 | 50.00' | 31.32' | N 41°25'27" W | 30.81' |
| C65 | 50.00' | 40.57' | N 00°13'54" W | 39.47' |
| C66 | 50.00' | 36.78' | N 44°05'06" E | 35.95' |
| C67 | 50.00' | 37.06' | N 86°23'18" E | 36.21' |
| C68 | 50.00' | 21.67' | N 33°18'40" E | 21.50' |
| C69 | 50.00' | 36.87' | S 51°15'12" E | 36.04' |
| C70 | 50.00' | 42.30' | S 05°53'25" E | 41.05' |
| C71 | 50.00' | 22.87' | S 31°26'56" W | 22.67' |
| C72 | 15.00' | 12.89' | S 19°55'37" W | 12.50' |
| C73 | 525.00' | 418.98' | S 18°09'54" W | 407.95' |
| C74 | 525.00' | 24.51' | S 03°21'37" E | 24.50' |
| C75 | 525.00' | 55.10' | S 00°59'01" W | 55.08' |
| C76 | 525.00' | 55.10' | S 06°59'50" W | 55.08' |
| C77 | 525.00' | 25.00' | S 11°22'05" W | 25.00' |
| C78 | 525.00' | 55.10' | S 15°44'21" W | 55.08' |
| C79 | 525.00' | 55.10' | S 21°45'10" W | 55.08' |
| C80 | 525.00' | 55.10' | S 27°45'58" W | 55.08' |
| C81 | 525.00' | 55.10' | S 33°46'46" W | 55.08' |
| C82 | 525.00' | 38.86' | S 38°54'25" W | 38.86' |
| C83 | 225.00' | 25.37' | S 72°36'48" E | 25.36' |
| C84 | 225.00' | 22.66' | S 66°29'54" E | 22.65' |
| C85 | 225.00' | 28.17' | S 60°01'37" E | 28.15' |
| C86 | 375.00' | 99.86' | N 42°15'38" E | 99.57' |
| C87 | 395.00' | 95.53' | S 42°57'40" W | 95.30' |



SUBDIVISION PLAT
JOHNSON RANCH
NORTH – UNIT 9
COMAL COUNTY, TEXAS

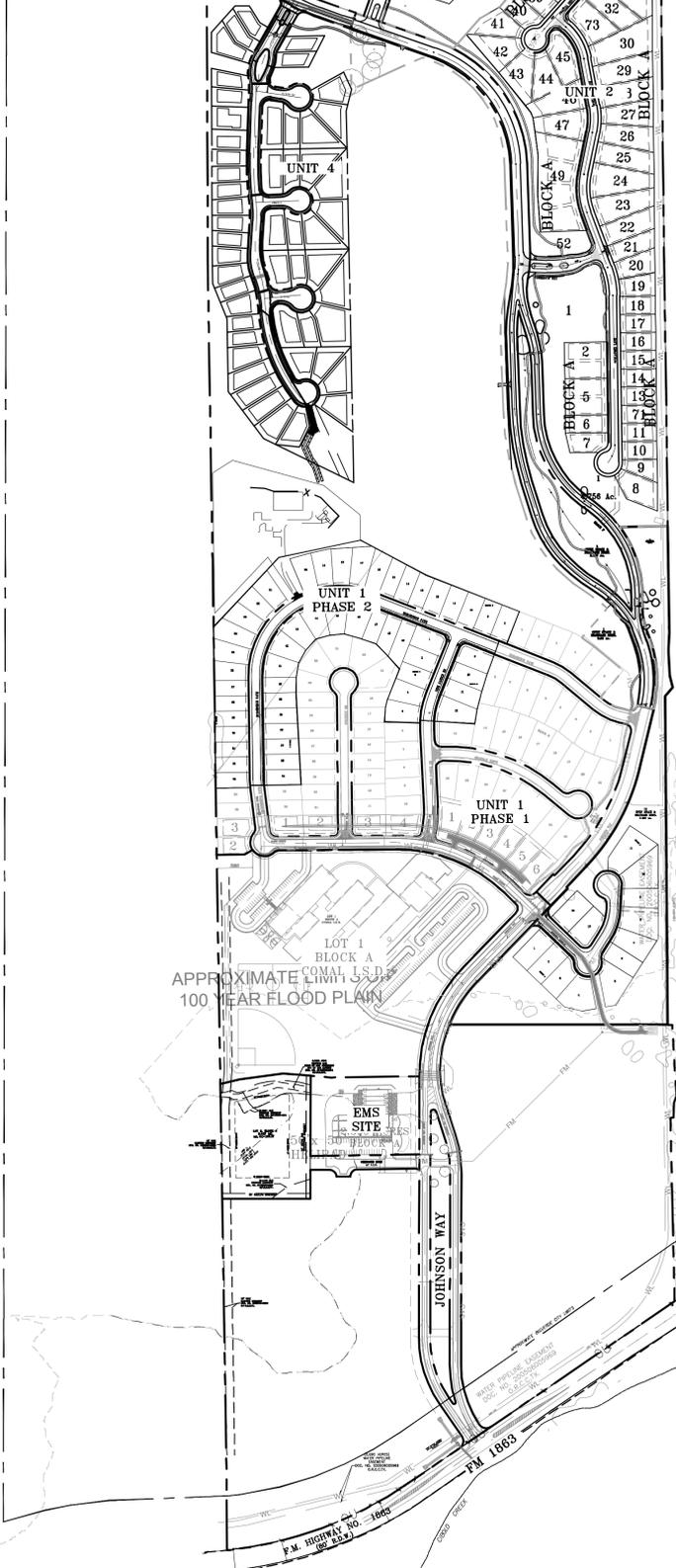
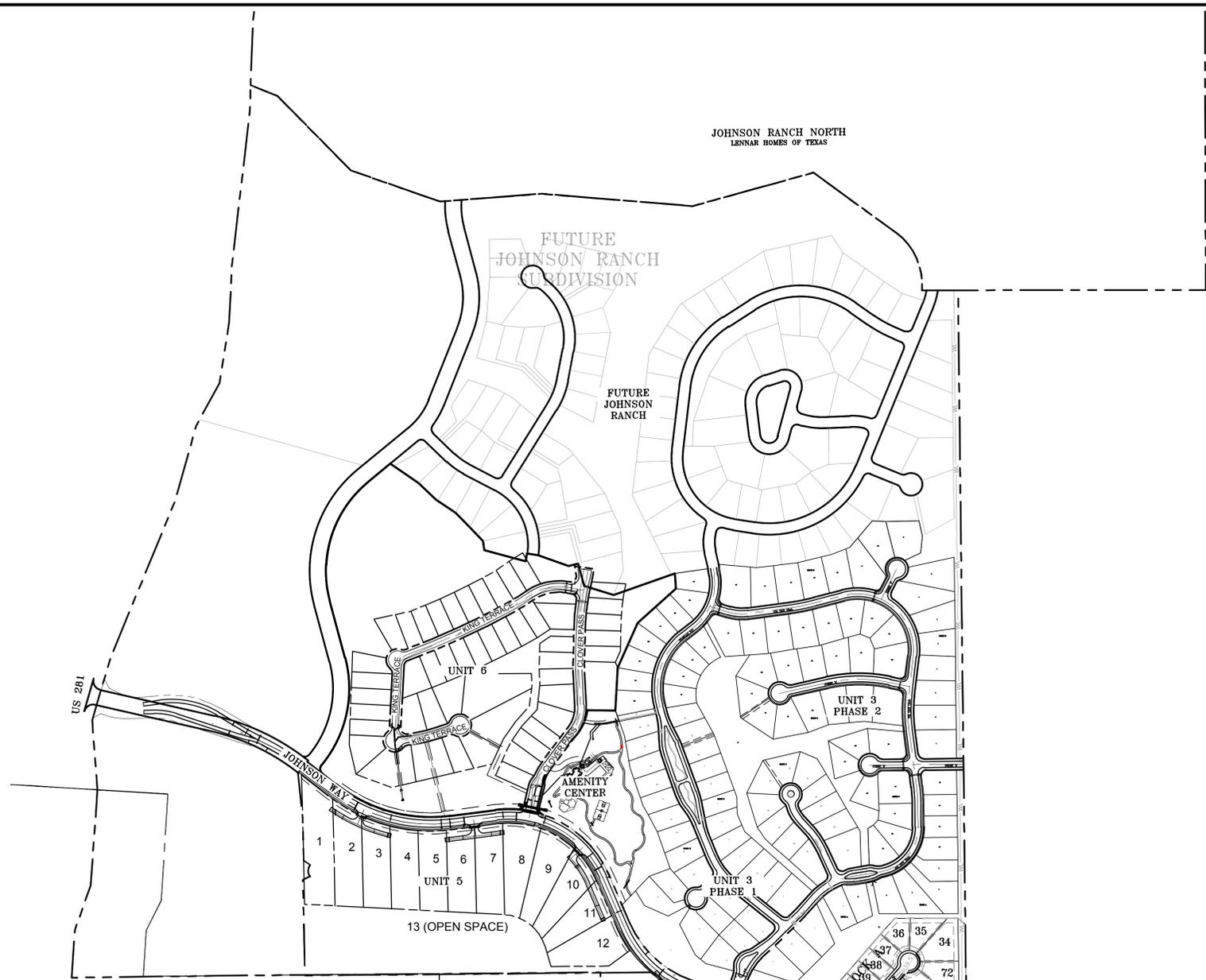
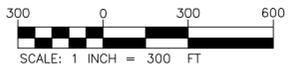
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JOHNSON RANCH NORTH
LENNAR HOMES OF TEXAS



APPROXIMATE COMAL COUNTY
LIMITS
100 YEAR FLOOD PLAN

JOHNSON RANCH
JANUARY 2019

Bowman
CONSULTING

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Phone: (512) 327-1180 • Fax: (512) 327-4062 • www.bowmanconsulting.com
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TBPE Firm Registration No. F-14309

REVIEW MEMORANDUM

TO: Nicholas Kehl, P.E.
Bowman Consulting
1120 S. Capital of TX Hwy
Suite 220 Bldg. 3
Austin, TX 78746
nkehl@bowmanconsulting.com

FROM: Sam Edwards, PE
sedwards@half.com

SUBJECT: Johnson Ranch North Unit 9
Final Plat / Construction Plan Acceptance

DATE: August 24, 2020

Half Associates, on behalf of the City of Bulverde, has performed a review on the final plat & design plans for Johnson Ranch North, Unit 9, dated 8/17/20 and supporting documents, including Drainage Report dated 8/10/20. The review was conducted relative to the requirements established in the vested Subdivision Ordinance 258-07-09-25 (with amendments through April 11, 2011) of the City of Bulverde AND the Development Agreement dated September 11, 2012. The following items were reviewed, with resolved items noted in blue. Based on our review of the referenced documents, Half Associates has no further comments and recommends approval of the Johnson Ranch North Unit 9 Final Plat at the next available Planning & Zoning meeting and approval of the design plans for construction by City staff.

A pre-construction meeting should be scheduled with the City and the City inspection fee is estimated at \$12,200.00 for Unit 9 (\$78 base + \$3.10 per LF of roads[2,644 LF] & drainage infrastructure [1,265]).

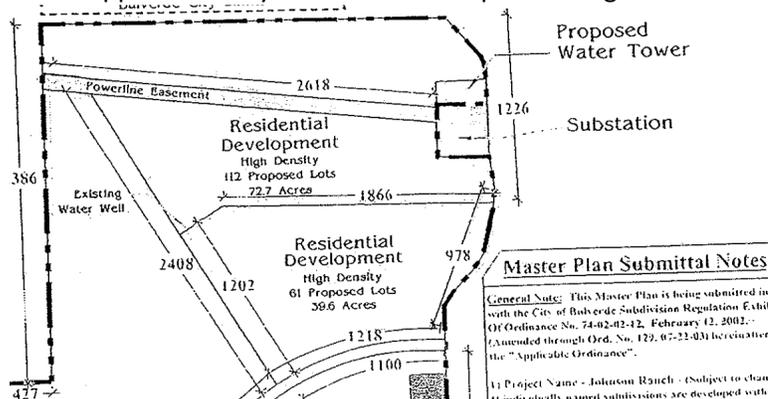
Plat Comments

1. Per the City's adopted Transportation Master Plan, Stahl Lane is classified as an arterial roadway (86' ROW). Additional ROW dedication is needed along the eastern property boundary. – Transportation Master Plan requires ROW dedication unless documentation can be provided that ROW has already been dedicated to provide required width. – [comment resolved](#)
2. Developer Agreement Exhibit 'C' – Unit 9 consists of 31.363 acres and 66 residential lots, averaging 1 lot per 20,700 square feet of gross land area. This exceeds the one residential lot per 30,000 square feet allowed. Please provide cumulative calculation of single family lots platted vs. total lots allowed per developer agreement section 3.02.

density of the Project at full build out does not exceed the requirements
Section 3.02. With each final plat submittal, Developer shall provide a
cumulative calculation of single family lots platted versus the total single family
lots allowed based on the area of the residential development areas designated on
the Project Master Plan.

– Provided documentation shows 959 residential lots being developed. 2006 Master Plan indicates 954 residential lots and 160 mixed use lots. If total number of lots is different than that approved in the master plan, then an amendment will be required to the Master Plan or the development needs to reduce the total number of lots being developed. – [comment resolved](#). Current Density Exhibit indicates 852 residential lots.

3. Unit 9 appears to vary from the Master plan acreage and lots.



– Provided documentation shows 959 residential lots being developed. 2006 Master Plan indicates 954 residential lots and 160 mixed use lots. If total number of lots is different than that approved in the master plan, then an amendment will be required to the Master Plan or the development needs to reduce the total number of lots being developed. – [comment resolved](#). Current Density Exhibit indicates 852 residential lots.

4. 1.05(b) – Plat indicates only one (1) Block 'D' for all lots. Residential lots are separated by Open Space and as well as front various streets within Unit 9. Additional Blocks should be delegated within Unit 9. – [comment resolved](#).
5. 1.05(b) – Provide Bearing and Distance dimension from a corner of the subdivision to a corner of the original tract or original survey. – [comment resolved](#)
6. 1.05(b) – Show City limits and limits of City's ETJ on Vicinity Map. – [comment resolved](#).
7. Lots 59-64 exceed the "Aspect Ratio" that lots be no greater than 3.5:1 unless approved by City Planning Director or City Engineer. Lot dimensions appear to be within acceptable intent of the Aspect Ratio, therefore no corrective action is recommended. – [No response required](#).

Plat Supporting Documents:

1. 1.05(b) – Provide Approval Letters from TCEQ for Central Water Systems and Central Sewer Systems. – [comment resolved](#).

2. Correspondence from CPS (Elect & Gas) indicated the utility can serve the listed development. Provided letter indicates the utility has not yet received plans for review, nor has approved either the final plat or plans. Please provide approval documentation from CPS for the final plat and construction plans. – **Please provide approval documentation once received**
3. Correspondence from Johnson Ranch MUD (Water & Sewer) indicates that the MUD has adequate capacity to serve the referenced project. Provided letter does not serve as approval of the final plat or construction plans. Please provide approval documentation from the MUD for the final plat and construction plans. – **Please provide approval documentation once received**
4. TPDES permit - provide approved copies for City records. – **Provide documentation. Response from Bowman Consulting indicated the contractor to submit permit prior to construction.**

Construction Plans & Drainage Report

1. Sheets 7-9 of 35 AND the Drainage Analysis Report – The drainage area delineated does not incorporate the entirety of Unit 9. A note on sheet 9 of 35 states “This Portion of Unit 9 is Served by Drainage Constructed for Unit 8”. Other areas to the North and West are within Unit 9 and not incorporated into any known drainage analysis. Provide drainage analysis for all areas within the Unit. – **comment resolved.**
2. Provide Pre-Development runoff calculations. Plan sheet 8 of 35 gives a 100-year Pre-Development flow to Stahl Road, however no calculations are provided. No Pre-Development calculations are provided for Unit 9. – **comment resolved.**
3. Sheet 7-9 of 35 – Drainage calculations provided are duplicated between sheets, other tables appear to have missing information. Provide correct tables with complete information. – **comment resolved.**
4. Sheet 9 of 35 AND the Drainage Analysis Report – Drainage Area acreages shown in the Time of Concentration calculations do not match acreages shown on the Area Flow Calculations. – Acreages still don’t match between time of concentration and HEC results for all drainage areas. Current drainage calculations on plan sheets removed the pre and post calculations. Please provide these calculations not just the difference. A new drainage report was not provided in the current submittal, so cannot confirm if report has been revised. – **comment resolved.**
5. Drainage Analysis Report - No street capacity calculations were provided for Cumin Court – Escarole Bend and Cumin Court shows Q100 flows < Q5 flows (drainage report page 4 of 39). A new drainage report was not provided in the current submittal, so cannot confirm if report has been revised. – **comment resolved.**
6. Drainage Analysis Report – “Inlet Report Summary” for the 5-year and 100-year storm – Flows shown for each inlet do not match the “Post Development Drainage Area Runoff Flows for Inlets” calculations provided. – **comment resolved.**

7. Drainage Analysis Report – Provided storm sewer drainage calculations. Flow, Depth of Flow, Velocity, etc. – [comment resolved](#).
8. Drainage Analysis Report – Provide storm sewer discharge calculation onto Stahl Lane. Velocity, Energy Dissipation. Cannot concentrate discharge into street. Show how this discharge will not exceed pre-developed conditions. – [Comment resolved](#).

OS-3 pre-dev: Area 16.19 acres, Tc 19.2 minutes, 0% impervious cover & Q100 = 99.2 cfs

OS-3 post-dev: Area 15.15 acres & Q100 = 90.8 cfs ✓

P C5: 1.93 acres, Tc= 11.78 min, 40.2% impervious

P C6: 0.45 acres, Tc=5 min, 72.8% impervious

P C5 & C6 diverted to Detention Pond on Stahl Lane.

P D9: 7.25 acres, Tc=7.8 min, 26.3% impervious

P G1: 1.54 acres, Tc=5 min, 29.8% impervious

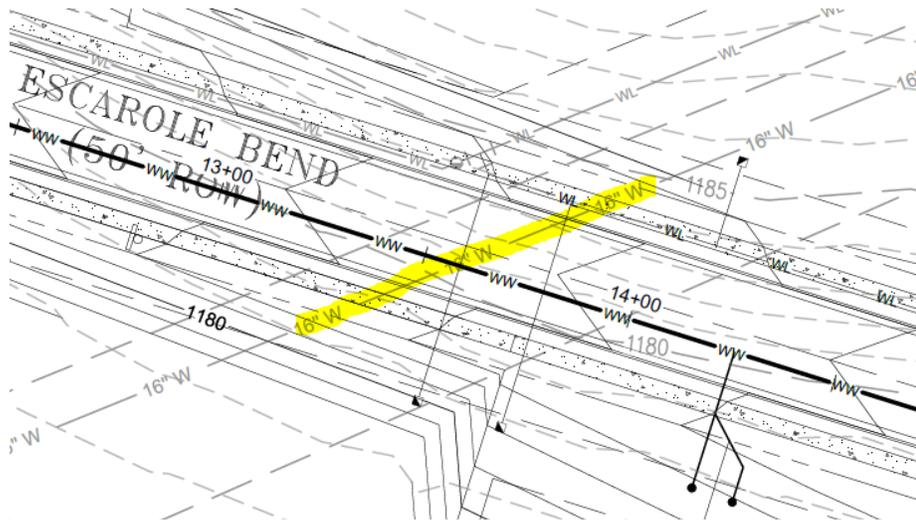
P OS-3: 3.98 acres, 21.47 min, 11.9% impervious

& Q100 from Storm Line C = 74 cfs ✓ Gabion wall will act as a level spreader and control flow across Stahl Lane similar to existing conditions.

OS-4 pre-dev: Area 2.18 acres, Tc 19.6 minutes, CN 80.0 & Q100 = 13.4 cfs

OS-4 post-dev area = 1.98 acres & Q100 = 12.6 cfs ✓

9. Sheet 10 of 35 – Suggest adding Stabilized Construction Entrance along or near Cumin Court. – [comment resolved](#).
10. Sheet 12 of 35 – Minimum K-Value for sag curve is 35 for Urban Local, 2.04(e) – [comment resolved](#).
11. Sheet 20 of 35 – Provide Design and Drainage Calculations for Channel 'C' – [comment resolved](#).
12. Wastewater and Water Plan Sheets – Notes indicate a 16-inch GBRA water line within a 30-foot easement. Sheets also indicate a water line paralleling the 16-inch but outside of the easement. Provide information on this existing water line, Ownership, Size, Material, Etc. – [comment resolved](#).
13. Sheet 22 of 35 – Notes indicate Proposed Wastewater and Water Crossing but do not identify Crossings with Existing Water Lines. – Label all existing and proposed lines in plan view, and show all existing and proposed lines in profile. Some utilities are still missing callouts on plan and profile (See sheet 24 of 40 for reference, 16" water line crossing @ ~ Sta: 13+60, this crossing is missing from the profile below) – [comment resolved](#).



14. Sheet 27 of 35 – Identify Size, Material Type, etc of proposed and existing water lines. – Label all existing and proposed lines in plan view, and show all existing and proposed lines in profile – [comment resolved](#)
15. Sheet 27 of 35 - Remove/Relocate Flush Valve and AARV from intersection of Escarole Bend and Ginger Cove. – [comment resolved](#).
16. Sheet 28 of 35 – Provide Signage (Street Names, STOP, Speed Limit) for Cumin Court if not already existing. – [comment resolved](#).



PLANNING AND ZONING COMMISSION ITEM:
PC-20-20
PRELIMINARY PLAT
4S Ranch Unit 8B

MEETING DATE: January 14, 2021
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Planning Director

REQUEST:

Consideration of a Preliminary Plat for 4S Ranch, Unit 8B Subdivision, generally located 1.7 miles southeast of the intersection of Mustang Vista and Stahl Lane.

APPLICANT:

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

PROPERTY INFORMATION:

Owner: Lennar Homes of Texas Land and Construction, LTD
Legal Description: A 39.184 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007929, OF THE OFFICIAL PUBLIC RECORD OF COMAL COUNTY, TEXAS. OUT OF THE DANIEL LEWIS SURVEY NUMBER 347, ABSTRACT 367, AND THE MARIA JAMISON SURVEY NUMBER 697, ABSTRACT 298, IN COMAL COUNTY, TEXAS
Size: 39.184 acres; 77 lots
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Single Family Residential

SUMMARY:

This is a proposed preliminary plat for 4S Ranch, Unit 8B Subdivision development, for which a Development Agreement was approved in December 2014 and Master Development Plan (MDP) subsequently approved in 2015.

This proposed Preliminary Plat is for approximately 39.184 acres of vacant property and establishes 77 single family residential lots. The density class for this plat is High Density.

ANALYSIS:

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

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

Half Associates and the City of Bulverde Planning Department have reviewed the proposed preliminary plat and related required documents.

Therefore, Staff recommends **APPROVAL** of this Preliminary Plat.

ATTACHMENTS:

- Application
- Preliminary Plat
- Comment Letter



APPLICATION FOR PRELIMINARY PLAT

Planning & Development Department
 30360 Cougar Bend, Bulverde, TX 78163
 Telephone: 830-438-3612 - Fax: 830-438-4339
www.bulverdetx.gov

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

1. Name of Subdivision: 4S Ranch Unit - 8B Unit No _____
 Location Description/Nearest Intersection: Approximately 1.7 miles Southeast of Mustang Vista/Stalh Lane Intersection

2. Owner/Applicant: Lennar Homes of Texas Land and Construction, LTD
 Address: 1992 Dry Creek Way, Suite 101, San Antonio, TX 78259 Email: richard.mott@lennar.com
 Telephone: (210) 889-5516 Fax: _____ Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

3. Licensed Engineer/Surveyor (technical contact): Pape-Dawson Engineers, Inc.
 Address: 2000 NW Loop 410, San Antonio, TX 78213 Email: bspengler@pape-dawson.com
 Telephone: (210) 375-9000 Fax: (210) 375-9010 Mobile: _____

4. Property Details:

| | | | | |
|-----------------------------------|---|---|-----------------------|---|
| City Limits: | <input type="checkbox"/> In | <input checked="" type="checkbox"/> Out (ETJ) | Water Source: | <u>CLWSC</u> |
| Commercial: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Sewage Treatment: | <u>GBRA</u> |
| Residential: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | TxDOT Frontage: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| No. of Lots: | <u>77</u> | | 100-Year Floodplain: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Total Acreage without floodplain: | <u>39.19</u> | | Edwards Aquifer Zone: | <input type="checkbox"/> Recharge |
| Density Class: | <u>High</u> | | | <input checked="" type="checkbox"/> Contributing |
| Zoning Class: | <u>Single Family</u> | | | |

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

DocuSigned by:

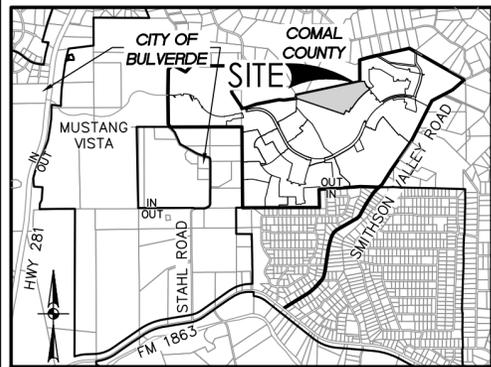
 904C110AE8D14AF...

12/14/2020

Signature of Owner/Applicant

Date

Fees on Page 2



LOCATION MAP
NOT-TO-SCALE

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

OPEN SPACE NOTE:
LOT 902, BLOCK 50 IS DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

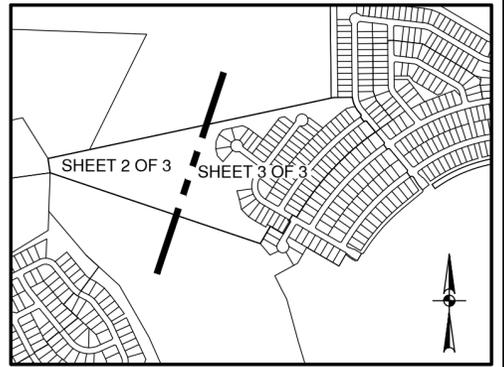
MINIMUM FINISHED FLOOR ELEVATION NOTE:
THE MAXIMUM WATER SURFACE ELEVATION DURING THE 100-YEAR STORM EVENT SHALL BE NO LESS THAN TWO FEET BELOW THE FINISHED FLOOR ELEVATION OF ADJACENT RESIDENTIAL DWELLING AND PUBLIC, COMMERCIAL, AND INDUSTRIAL BUILDINGS.

SUBDIVISION PLAT
OF
4S RANCH, UNIT 8B

A 39.184 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE DANIEL LEWIS SURVEY NUMBER 347, ABSTRACT 367, AND THE MARIA JAMISON SURVEY NUMBER 697, ABSTRACT 298, IN COMAL COUNTY, TEXAS.



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: December 14, 2020



INDEX MAP
SCALE: 1"= 1000'

C.P.S. NOTES:

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

GBRA NOTES:

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

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3/8" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

MISCELLANEOUS NOTE:

- FUTURE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE CODE OF ORDINANCES.
- CONTOURS SHOWN ARE BASED OFF OF AN ON THE GROUND SURVEY. THE DATUM USED TO GENERATE THE CONTOURS IS THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- TOTAL LENGTH OF ROADWAY DEDICATION IN 4S RANCH UNIT-8B IS 2,439 LINEAR FEET.
- 4S RANCH UNIT-8B LIES WITHIN THE CITY OF BULVERDE'S ETJ AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

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

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

STATE OF TEXAS
COUNTY OF BEXAR

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

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

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

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | BEARING | LENGTH |
| L1 | N77°52'48"E | 22.65' |
| L2 | N89°21'50"E | 152.98' |
| L3 | S39°53'04"E | 29.04' |
| L4 | S35°42'38"E | 50.00' |
| L5 | S39°53'04"E | 112.44' |
| L6 | S53°55'39"W | 81.55' |
| L7 | S52°07'05"W | 62.94' |
| L8 | S50°30'55"W | 62.94' |
| L9 | S48°54'45"W | 62.94' |
| L10 | S47°18'35"W | 62.92' |
| L11 | S45°42'26"W | 62.94' |
| L12 | S44°06'16"W | 62.94' |
| L13 | S42°30'07"W | 62.92' |
| L14 | S40°53'58"W | 62.94' |
| L15 | S39°17'47"W | 62.95' |
| L16 | S37°41'37"W | 62.93' |
| L17 | S36°05'29"W | 62.75' |
| L18 | S34°29'35"W | 63.11' |
| L19 | S32°53'10"W | 62.93' |
| L20 | S31°53'07"W | 75.87' |
| L21 | N59°49'11"W | 39.74' |
| L22 | S30°10'49"W | 50.00' |
| L23 | S30°10'49"W | 111.00' |
| L24 | N59°49'11"W | 125.00' |
| L25 | S31°52'19"W | 56.79' |
| L26 | S59°49'11"E | 70.90' |
| L27 | N37°10'41"E | 47.54' |
| L28 | N52°49'19"W | 202.12' |
| L29 | S52°49'19"E | 202.11' |
| L30 | S59°49'11"E | 114.24' |
| L31 | N31°52'19"E | 59.09' |
| L32 | N77°55'40"E | 69.83' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | BEARING | LENGTH |
| L33 | N51°14'01"E | 52.18' |
| L34 | N49°50'43"E | 52.18' |
| L35 | N48°40'22"E | 52.18' |
| L36 | N47°30'01"E | 52.18' |
| L37 | N46°19'41"E | 52.18' |
| L38 | N45°09'20"E | 52.18' |
| L39 | N43°59'00"E | 52.18' |
| L40 | N42°48'39"E | 51.80' |
| L41 | N41°38'48"E | 52.55' |
| L42 | N40°27'58"E | 52.18' |
| L43 | N39°17'37"E | 52.18' |
| L44 | N38°07'16"E | 52.18' |
| L45 | N36°56'56"E | 52.18' |
| L46 | N35°46'35"E | 52.18' |
| L47 | N34°36'13"E | 52.18' |
| L48 | N33°25'54"E | 52.14' |
| L49 | N32°16'55"E | 51.64' |
| L50 | N31°05'19"E | 68.10' |
| L51 | N29°54'34"W | 67.33' |
| L52 | N44°27'12"W | 83.65' |
| L53 | N12°30'51"W | 84.01' |
| L54 | N14°56'16"W | 20.16' |
| L55 | N14°57'37"W | 56.55' |
| L56 | N43°21'08"W | 64.90' |
| L57 | N13°49'17"W | 61.96' |
| L58 | N2°54'50"E | 62.17' |
| L59 | N22°34'43"E | 62.33' |
| L60 | N41°12'13"E | 50.93' |
| L61 | S64°07'02"E | 55.34' |
| L62 | N77°55'40"E | 45.46' |
| L63 | N88°14'51"E | 15.71' |

| CURVE TABLE | | | | | |
|-------------|----------|------------|---------------|---------|---------|
| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 225.00' | 33°50'08" | S22°58'00"E | 130.95' | 132.87' |
| C2 | 14.00' | 94°10'19" | S71°2'06"W | 20.51' | 23.01' |
| C3 | 2375.00' | 0°08'17" | S54°21'23"W | 5.73' | 5.73' |
| C4 | 14.00' | 85°41'25" | S82°43'46"E | 19.04' | 20.94' |
| C5 | 14.00' | 90°00'00" | S14°49'11"E | 19.80' | 21.99' |
| C6 | 2375.00' | 22°24'55" | S43°04'46"W | 923.24' | 929.15' |
| C7 | 14.00' | 91°41'30" | S13°58'26"E | 20.09' | 22.40' |
| C8 | 175.00' | 96°59'52" | N11°19'15"W | 262.13' | 296.26' |
| C9 | 14.00' | 90°00'00" | N7°49'19"W | 19.80' | 21.99' |
| C10 | 14.00' | 52°27'20" | N79°03'00"W | 12.37' | 12.82' |
| C11 | 50.00' | 284°54'41" | N37°10'41"E | 60.94' | 248.63' |
| C12 | 14.00' | 52°27'22" | S26°35'40"E | 12.37' | 12.82' |
| C13 | 14.00' | 90°00'00" | N82°10'41"E | 19.80' | 21.99' |
| C14 | 14.00' | 38°37'26" | N17°51'58"E | 9.26' | 9.44' |
| C15 | 50.00' | 282°40'49" | S40°06'21"E | 62.47' | 246.69' |
| C16 | 14.00' | 64°03'22" | S69°12'22"W | 14.85' | 15.65' |
| C17 | 125.00' | 96°59'52" | S11°19'15"E | 187.24' | 211.62' |
| C18 | 14.00' | 88°18'30" | N76°01'34"E | 19.50' | 21.58' |
| C19 | 2425.00' | 22°24'55" | N43°04'47"E | 942.67' | 948.71' |

STATE OF TEXAS
COUNTY OF BEXAR

KNOWN ALL MEN BY THESE PRESENTS:

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

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

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF COMAL

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

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY

THIS PLAT OF _____ 4S RANCH, UNIT-8B _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, YEAR _____

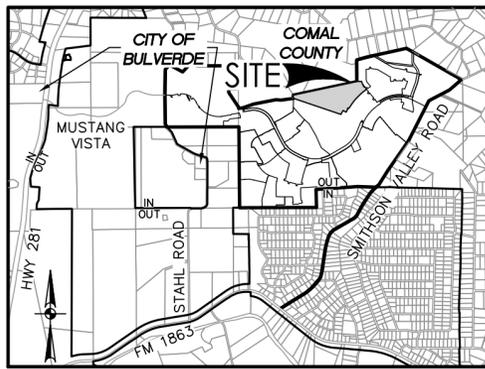
BY: _____
CHAIRPERSON

**SUBDIVISION PLAT
OF
4S RANCH, UNIT 8B**

A 39.184 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE DANIEL LEWIS SURVEY NUMBER 347, ABSTRACT 367, AND THE MARIA JAMISON SURVEY NUMBER 697, ABSTRACT 298, IN COMAL COUNTY, TEXAS.



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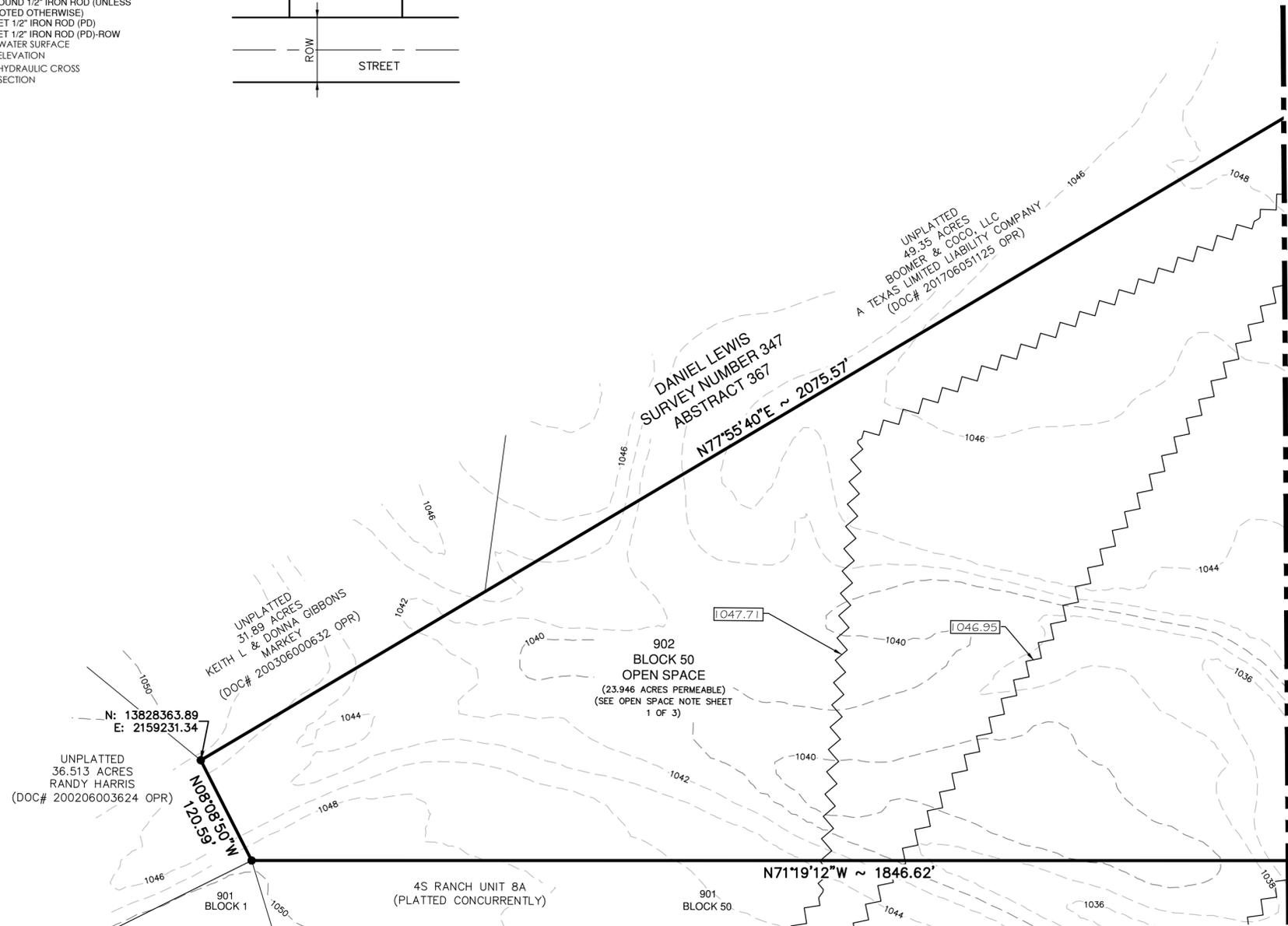
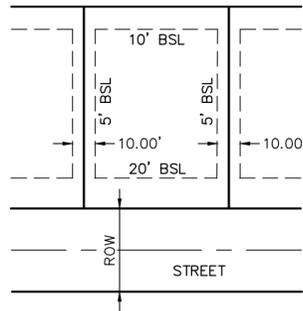
LOCATION MAP
NOT-TO-SCALE

LEGEND

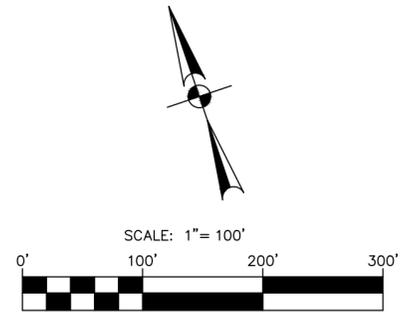
| | | | |
|-------|---|------|--|
| AC | ACRE(S) | VOL | VOLUME |
| DOC | DOCUMENT NUMBER | PG | PAGE(S) |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF COMAL COUNTY, TEXAS | ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| ○ | SET 1/2" IRON ROD (PD) | ○ | SET 1/2" IRON ROD (PD)-ROW |
| --- | EXISTING CONTOURS | 1050 | WATER SURFACE ELEVATION |
| - - - | PROPOSED CONTOURS | | HYDRAULIC CROSS SECTION |
| --- | ORIGINAL SURVEY / COUNTY LINE | | |

TYPICAL BUILDING SET-BACKS

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



MATCHLINE "A" - SEE SHEET 3 OF 3





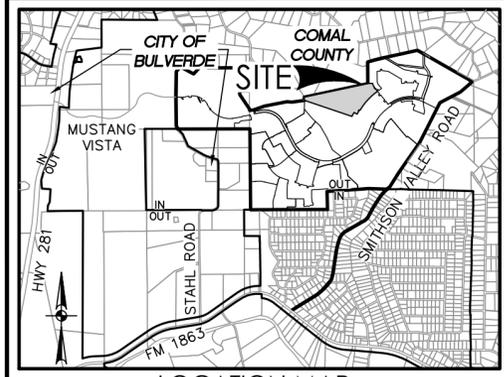
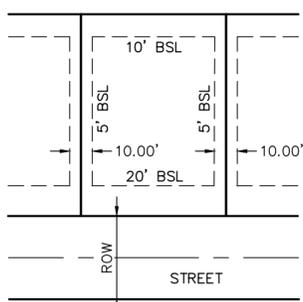
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #1028800
DATE OF PREPARATION: December 14, 2020

SUBDIVISION PLAT OF 4S RANCH, UNIT 8B

A 39.184 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE DANIEL LEWIS SURVEY NUMBER 347, ABSTRACT 367, AND THE MARIA JAMISON SURVEY NUMBER 697, ABSTRACT 298, IN COMAL COUNTY, TEXAS.

TYPICAL BUILDING SET-BACKS

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



LOCATION MAP
NOT-TO-SCALE

LEGEND

- | | | | |
|--------|---|---------|---|
| AC | ACRE(S) | VOL | VOLUME |
| DOC | DOCUMENT NUMBER | PG | PAGE(S) |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF COMAL COUNTY, TEXAS | ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | ○ | SET 1/2" IRON ROD (PD) |
| INT | INTERSECTION | ○ | SET 1/2" IRON ROD (PD)-ROW |
| LF | LINEAR FEET | ROW | RIGHT-OF-WAY |
| --- | EXISTING CONTOURS | 1050 | WATER SURFACE ELEVATION |
| - - - | PROPOSED CONTOURS | 1234.56 | MINIMUM FINISHED FLOOR ELEVATION |
| --- | ORIGINAL SURVEY / COUNTY LINE | | |
| --- | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN | | |
| --- | 100-YR CLOMR FLOODPLAIN (CASE NO. 19-06-0091R) | | |
| ③ | 10' GETCTV ESMT | ◇ | 28' GETCTV ESMT (4S RANCH UNIT-7C, PLATTED CONCURRENTLY) |
| ⑪ | 15' GETCTV ESMT | ◇ | VAR WID DRAINAGE ESMT (4S RANCH, UNIT 9A, PLATTED CONCURRENTLY) |
| ⑫ | 10' SANITARY SEWER ESMT | ◇ | VAR WID GETCTV ESMT (4S RANCH, UNIT 9B/9C & MUSTANG VISTA PHASE 5 PLATTED CONCURRENTLY) |
| | | ◇ | 10' GETCTV ESMT (4S RANCH, UNIT 9A, PLATTED CONCURRENTLY) |
| | | ◇ | 10' GETCTV ESMT (4S RANCH, UNIT 8A, PLATTED CONCURRENTLY) |

MATCHLINE "A" - SEE SHEET 2 OF 3

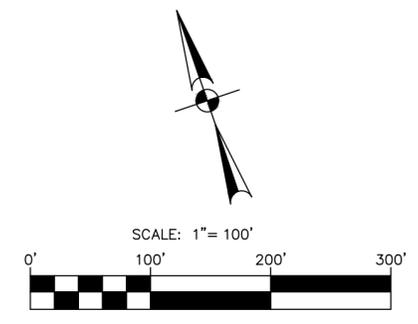


902 BLOCK 50 OPEN SPACE (23.946 ACRES PERMEABLE) (SEE OPEN SPACE NOTE SHEET 1 OF 3)

4S RANCH UNIT 8A (PLATTED CONCURRENTLY)

901 BLOCK 50

N: 13827653.19
E: 2160997.48



REVIEW MEMORANDUM

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

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

SUBJECT: 4S Ranch, Unit 8B
Preliminary Plat Acceptance
PC-20-20

DATE: December 28, 2020

Half Associates, on behalf of the City of Bulverde, has performed a review on the preliminary plat (dated 12/14/20) and supporting documents for the **4S Ranch, Unit 8B** development. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated December 31, 2014 (between the City of Bulverde and STAHL LANE, LTD.). After a thorough review, Half has no comments and recommends approval of the Unit 8B Preliminary Plat at the next available Planning & Zoning meeting.

Plat specifications, Ordinance Section 1.05(b)

No comments

Plat Supporting Documents, Ordinance Section 1.04(c)

No comments

General Design 2.03(c)

No comments – lot sizes, aspect ratios and frontage look fine.

Streets 2.04

No comments – widths, minimum radius and grade all look fine.

Drainage Analysis

No comments (Unit 8B was included in Phase 5 SWMP, dated September 10, 2020, was reviewed and approved on 9/29/20).



PLANNING AND ZONING COMMISSION ITEM:
PC-20-27
FINAL PLAT
Belle Oaks Ranch, Phase VI

MEETING DATE: January 14, 2021
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Planning Director

REQUEST:
Consideration of a Final Plat (Revision) for Belle Oaks Ranch, Phase VI, generally located on the east side of Blanco Road approximately 1.2 miles south State Highway 46.

APPLICANT:
Southernland Belle Oaks, LLC
110 River Crossing Blvd. Ste. 1
Spring Ranch, TX 78070

PROPERTY INFORMATION:

Owner: Southernland Belle Oaks, LLC
Legal Description: A 95.278 ACRE TRACT OF LAND, LOCATED IN THE MARY MCVICAR SURVEY NO. 238, ABSTRACT 387, AND THE JAMES WEBB SURVEY NO. 237, ABSTRACT 65, COMAL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 192.573 ACRE TRACT OF LAND AS CONVEYED TO SHOUTHERLAND BELLE OAKS II, LLC., OF RECORD IN DOCUMENT NO. 202006035010 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEAS.
Size: 95.278 acres; 77 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 V, for which a Development Agreement and Master Development Plan (MDP) approved in 2018.

ANALYSIS:

This proposed Final Plat is for approximately 95.278 acres of vacant property and establishes 77 single family residential lots. The density class for this plat is Medium Density.

The proposed subdivision is on the City of Bulverde Texas. Water service will be provided by the Canyon Lake Water Service Company. Sewer Service will be onsite sewer septic facilities. Electric Service provided by Pedernales Electric Cooperative, Inc.

The City of Bulverde Future Land Use plan identifies the subject area as Large Lot Residential. Large Lot Residential predominantly single-family housing on the urban fringe in large lots development Unlike Rural Living.

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

STAFF RECOMMENDATION:

The proposed final plat revision has been reviewed by Halff Associates and City Staff. All comments made by Halff have been addressed and reviewed.

Therefore, Staff recommends **APPROVAL** of this Final Plat.

ATTACHMENTS:

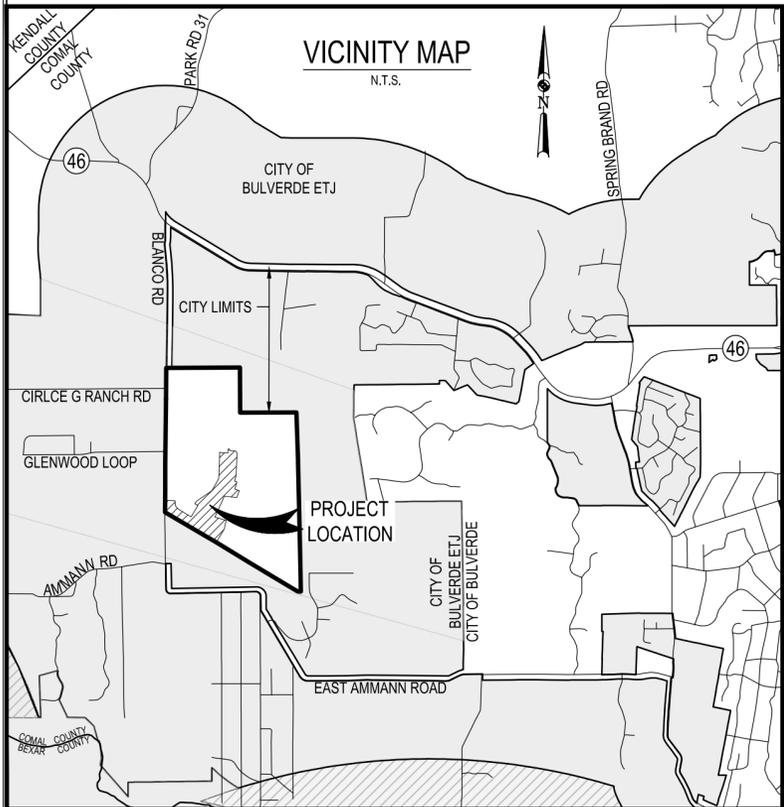
1. Final Plat
2. Master Development Plat
3. Halff Associates Comments Memo

NOTES:

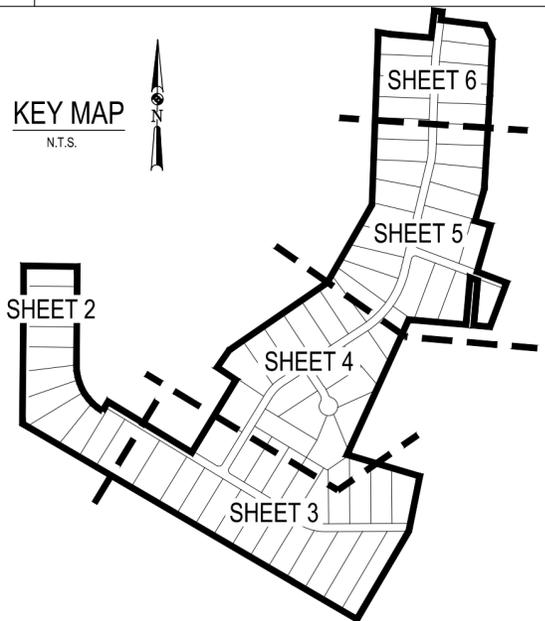
1. ACREAGE OF SUBDIVISION = 95.278 ACRES. THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 1.22 AC/LOT.
2. NO LOTS IN PHASE VI ARE ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE 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 MATKINHOOVER CAP.
9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983, 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. UNLESS SHOWN OTHERWISE, A TWENTY (20) FOOT PUBLIC UTILITY EMBANKMENT/BACKSLOPE AND DRAINAGE EASEMENT (P.U.D.E.B.E.) IS HEREBY DEDICATED ALONG THE FRONT PROPERTY LINE OF ALL LOTS IN THIS SUBDIVISION IN ADDITION TO THOSE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THE PLAT. THERE IS ALSO HEREBY DEDICATED A FIVE (5) FOOT WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL NON-ROADWAY LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOME SITE, THIS EASEMENT SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.
12. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, AND/OR CATV LINES AND APPURTENANCES.
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. 201806001658 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. AN AMENDMENT TO THIS DEVELOPMENT WAS APPROVED BY CITY COUNCIL ON MAY 12, 2020 AND THE SIDE BUILDING SET BACKS SHOWN ON THIS PLAT ARE IN COMPLIANCE WITH THIS AMENDED DEVELOPMENT AGREEMENT.
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 PURVEYOR IS RESPONSIBLE. PUBLIC UTILITY PURVEYORS AND THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS FROM PRIVATE ROADS AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ANY AND ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY CAUSE INTERFERENCE WITH THE OPERATION OF SAID PUBLIC UTILITY FACILITIES.
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. LOT 913, IS DESIGNATED AS OPEN SPACE / DRAINAGE EASEMENT AND IS HEREBY OWNED AND MAINTAINED BY THE POA.
 - 19.2. LOTS 1006 IS HEREBY DESIGNATED AS PRIVATE STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT. LOTS 1006 SHALL BE OWNED AND MAINTAINED BY THE POA.
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.
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 VI 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.

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.



KEY MAP
N.T.S.



SUBDIVISION PLAT BELLE OAKS RANCH, PHASE VI

A 95.278 acre tract of land, Located in the Mary McVicar Survey No. 238, Abstract 387, and the James Webb Survey No. 237, Abstract 655, Comal County, Texas and being a portion of a called 192.573 acre tract of land as conveyed to Southerland Belle Oaks II, L.L.C., of record in Document No. 2022006035010 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 VI IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0195F. EFFECTIVE DATE SEPTEMBER 26, 2008 FOR COMAL COUNTY, TEXAS.

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

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

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

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 §
§ KNOW ALL MEN BY THESE PRESENTS
COMAL COUNTY §

I, DAN MULLINS, AUTHORIZED AGENT FOR SOUTHERLAND BELLE OAKS II, L.L.C. SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022006035010 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 VI.

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

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

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

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
COMAL COUNTY

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

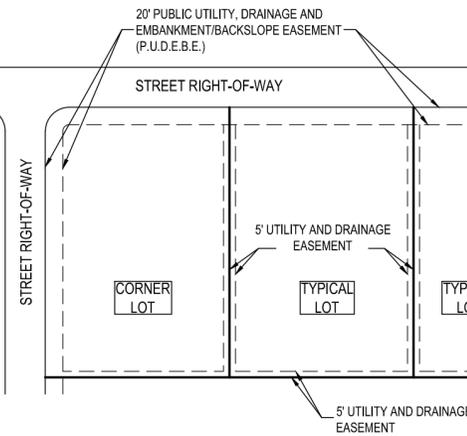
BY: _____
DEPUTY TO COUNTY CLERK

THIS PLAT OF BELLE OAKS RANCH, PHASE VI 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.

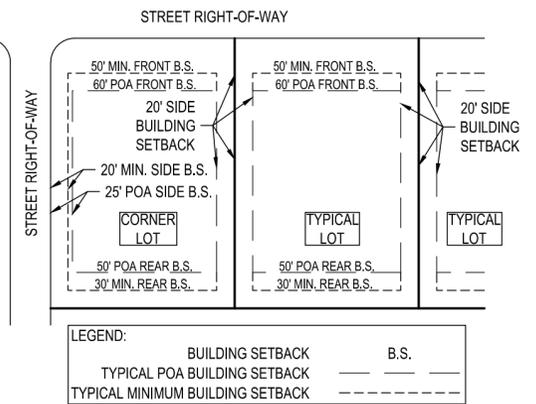
DATED THIS ____ DAY OF _____, YEAR _____

BY: _____
CHAIRPERSON

| STREET SUMMARY TABLE | |
|----------------------|---------------------|
| ROAD NAME | LENGTH OF ROAD (LF) |
| ANNABELLE AVE | 2,156 |
| SHELLY BRIDGE PT | 3,479 |
| ANSLEY HOME AVE | 672 |
| GREEN GATE VW | 295 |
| TOTAL | 6,602 |



TYPICAL LOT EASEMENTS
N.T.S. (ESTABLISHED ON ALL LOTS)



LEGEND:
BUILDING SETBACK _____ B.S.
TYPICAL POA BUILDING SETBACK _____
TYPICAL MINIMUM BUILDING SETBACK _____

BUILDING SETBACKS
N.T.S. (ESTABLISHED ON ALL LOTS)

OWNER/DEVELOPER:
SOUTHERLAND BELLE OAKS II, L.L.C.
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

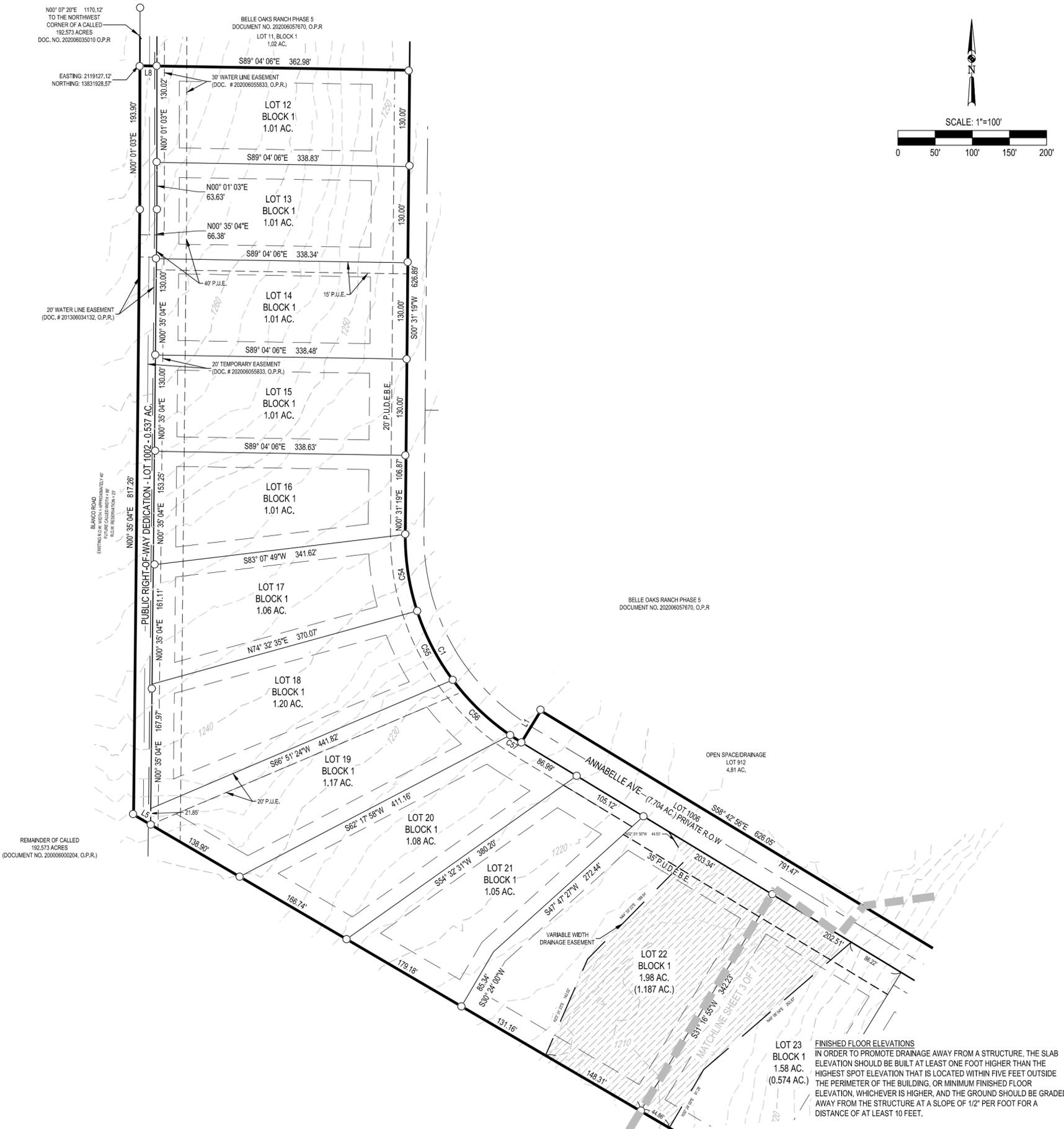
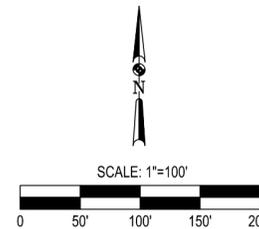
MATKINHOOVER
ENGINEERING & SURVEYING
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600
CONTACT@MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000
3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512.866.2244

SUBMITAL DATE: DECEMBER 15, 2020
PRINT/REVISION DATE: JANUARY 5, 2021

MHE JOB NO. - 2969.06
MHS JOB NO. - 17-4180

LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY," PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- ⊕ FOUND 10" WOOD POST
- FOUND 1/2" IRON ROD
- ⊙ FOUND NAIL IN THE BASE OF A 6" WOOD POST
- (X.XXX AC.) LOT ACREAGE CONTAINING DRAINAGE EASEMENT
- P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BLACKSLOPE 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
- 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
- MINIMUM BUILDING SETBACKS, SEE SHEET 1 FOR ADDITIONAL SETBACK REQUIREMENTS.
-  DRAINAGE EASEMENT



SUBDIVISION PLAT BELLE OAKS RANCH, PHASE VI

OWNER/DEVELOPER:
SOUTHERLAND BELLE OAKS II, 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
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C/O GARRETT D. KELLER, P.E.
8 SPENCER ROAD, SUITE 100
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MATKINHOOVER
ENGINEERING
& SURVEYING

8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600
CONTACT: (830) 249-0099
TXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

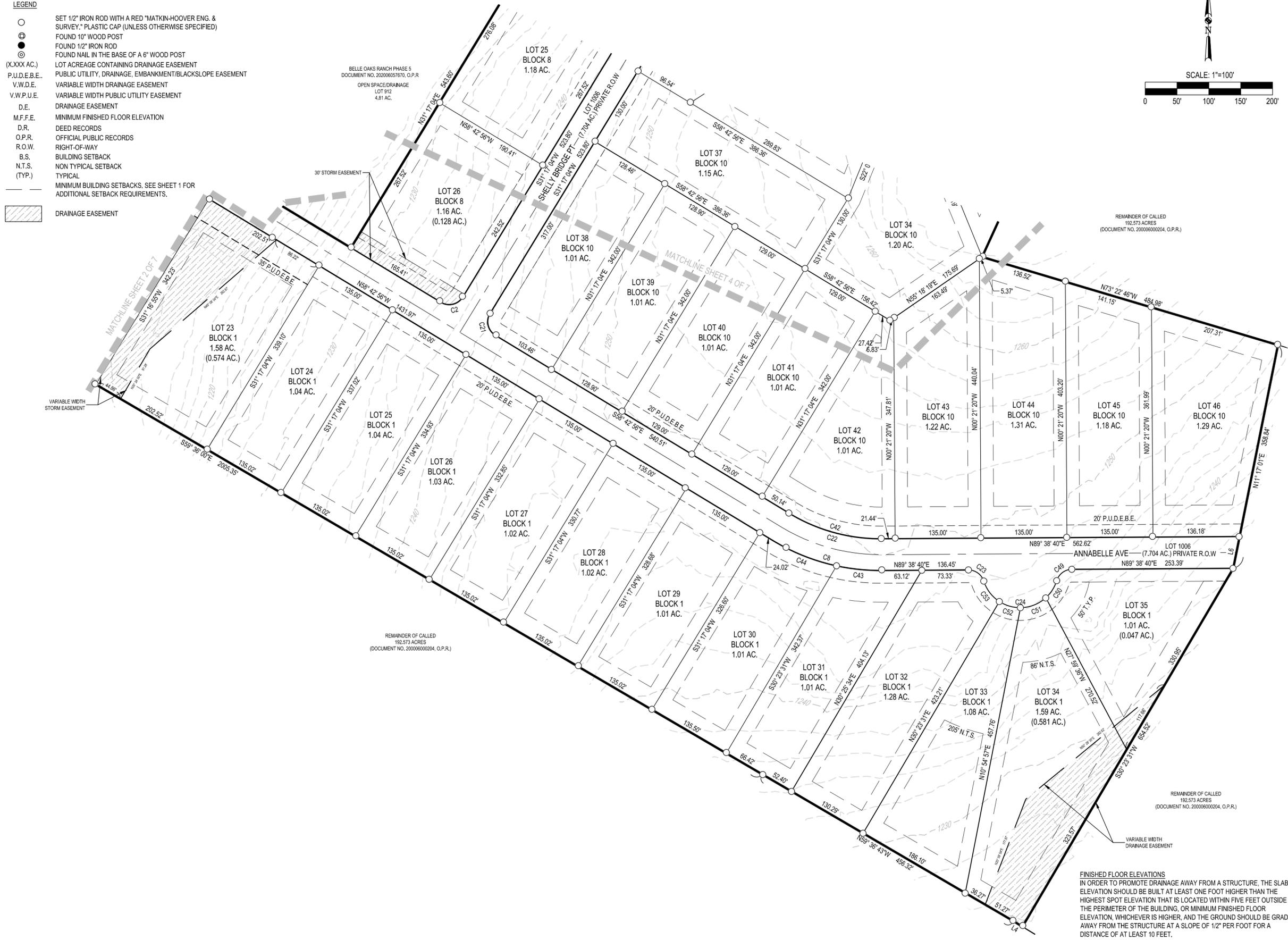
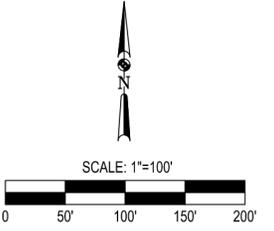
3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244

SUBMITTAL DATE: DECEMBER 15, 2020
PRINT/REVISION DATE: JANUARY 5, 2021

MHE JOB NO. - 2969.06
MHS JOB NO. - 17-4180

LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- FOUND 10" WOOD POST
- FOUND 1/2" IRON ROD
- FOUND NAIL IN THE BASE OF A 6" WOOD POST
- (X.XXX AC.) LOT ACREAGE CONTAINING DRAINAGE EASEMENT
- P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BLACKSLOPE 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
- 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
- MINIMUM BUILDING SETBACKS, SEE SHEET 1 FOR ADDITIONAL SETBACK REQUIREMENTS.
- ▨ DRAINAGE EASEMENT



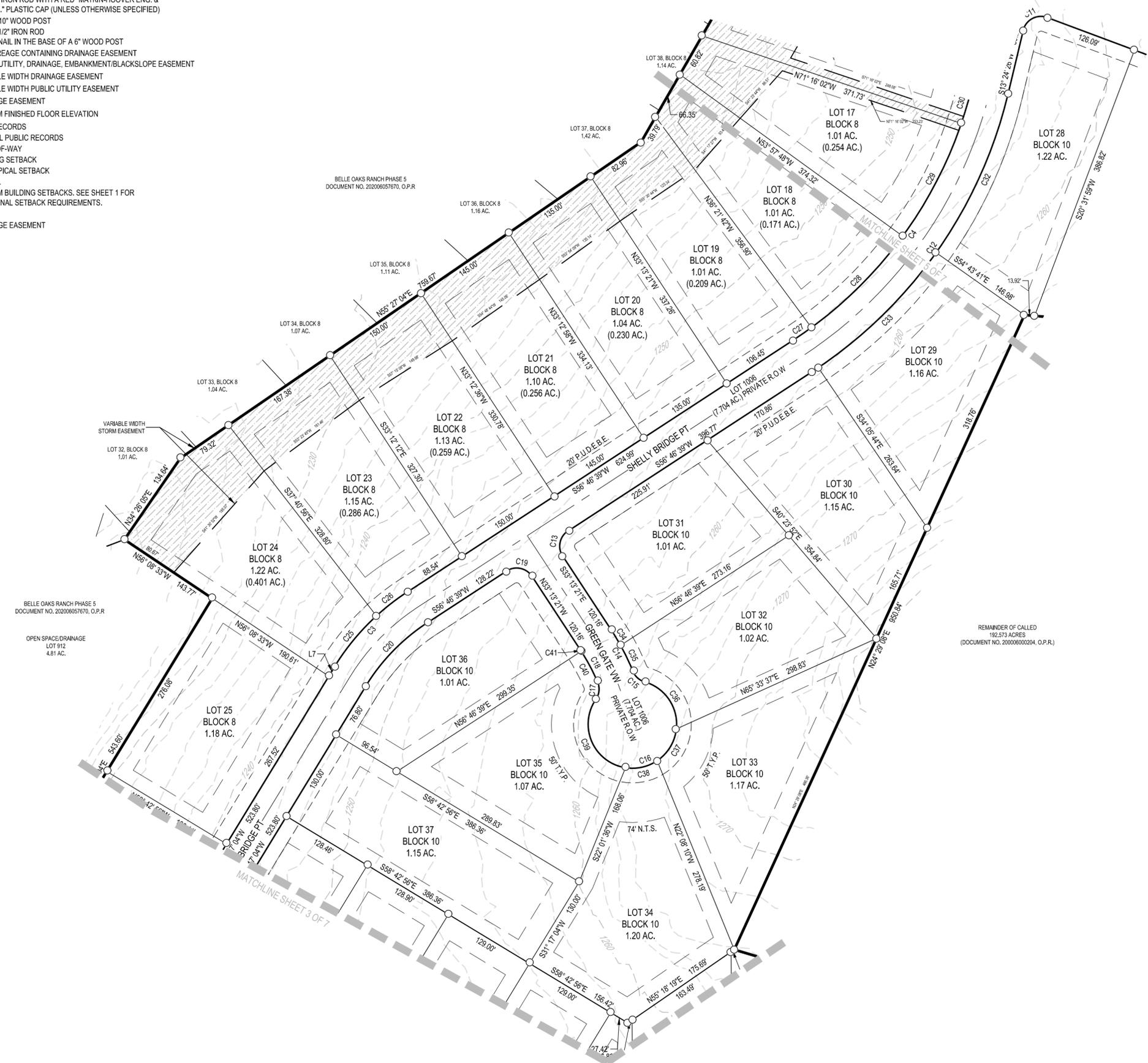
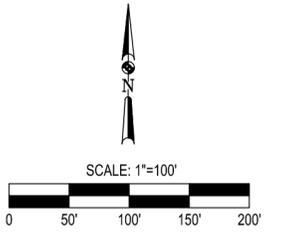
SUBDIVISION PLAT BELLE OAKS RANCH, PHASE VI

| | | | |
|---|---|--|--|
| <p>OWNER/DEVELOPER: SOUTHERLAND BELLE OAKS II, LLC C/O DAN MULLINS 110 RIVER CROSSING BLVD, STE.1 SPRINGER 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> | <div style="text-align: center;"> </div> <p style="font-size: small;">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 style="font-size: small;">3300 SHELL ROAD SUITE 3 GROESBECK, TEXAS 76038 OFFICE: (512) 868-2244</p> |
| <p>REMAINDER OF CALLED 192.573 ACRES (DOCUMENT NO. 20000600204, O.P.R.)</p> <p>REMAINDER OF CALLED 192.573 ACRES (DOCUMENT NO. 20000600204, O.P.R.)</p> <p>REMAINDER OF CALLED 192.573 ACRES (DOCUMENT NO. 20000600204, O.P.R.)</p> | | | <p>SUBMITTAL DATE: DECEMBER 15, 2020 PRINT/REVISION DATE: JANUARY 5, 2021</p> <p>MHE JOB NO. - 2969.06 MHS JOB NO. - 17-4180</p> |
| <p>SHEET 3 OF 7</p> | | | |

FINISHED FLOOR ELEVATIONS
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.

LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- ⊕ FOUND 10" WOOD POST
- FOUND 1/2" IRON ROD
- ⊙ FOUND NAIL IN THE BASE OF A 6" WOOD POST
- (X.XXX AC.) LOT ACREAGE CONTAINING DRAINAGE EASEMENT
- P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BLACKSLOPE EASEMENT
- V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
- V.W.P.U.E. VARIABLE WIDTH PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
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- D.R. DEED RECORDS
- O.P.R. OFFICIAL PUBLIC RECORDS
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- B.S. BUILDING SETBACK
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- MINIMUM BUILDING SETBACKS. SEE SHEET 1 FOR ADDITIONAL SETBACK REQUIREMENTS.
-  DRAINAGE EASEMENT



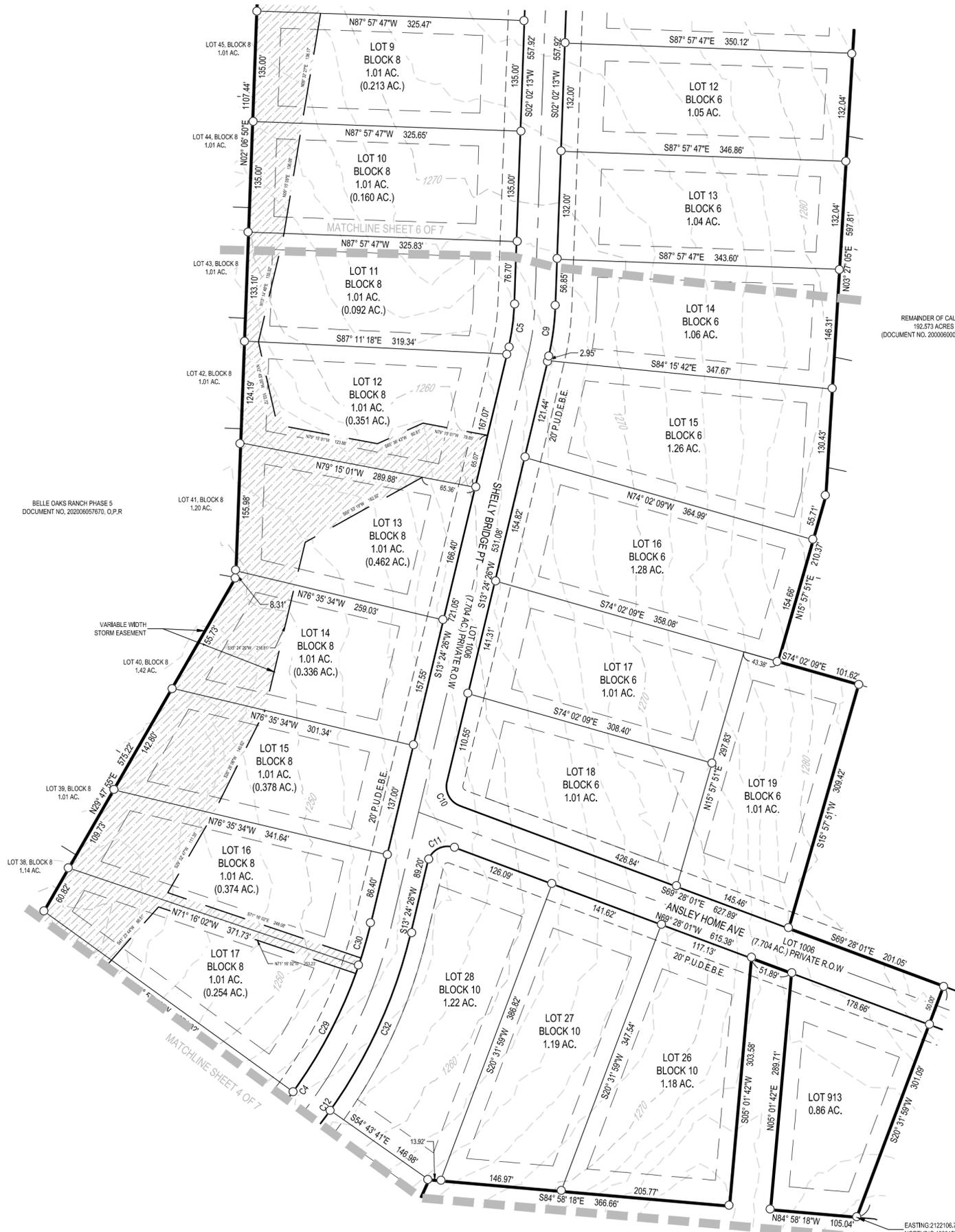
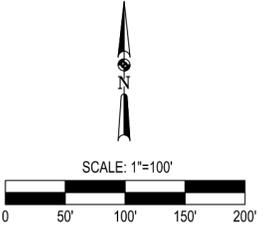
SUBDIVISION PLAT BELLE OAKS RANCH, PHASE VI

| | | | | |
|---|---|--|--|---|
| <p>OWNER/DEVELOPER: SOUTHERLAND BELLE OAKS II, 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</p> <p>3303 SHELL ROAD SUITE 3 GEORGETOWN, TEXAS 78628 OFFICE: (512) 366-2244</p> <p>TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000</p> | <p>SUBMITTAL DATE: DECEMBER 15, 2020 PRINT/REVISION DATE: JANUARY 5, 2021</p> <p>MHE JOB NO. - 2969.06 MHS JOB NO. - 17-4180</p> <p style="text-align: center;">SHEET 4 OF 7</p> |
|---|---|--|--|---|

FINISHED FLOOR ELEVATIONS
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.

LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- ⊕ FOUND 10" WOOD POST
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- P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BLACKSLOPE EASEMENT
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REMAINDER OF CALLED
192.573 ACRES
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SUBDIVISION PLAT BELLE OAKS RANCH, PHASE VI

OWNER/DEVELOPER:
SOUTHERLAND BELLE OAKS II, 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:
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ENGINEERING & SURVEYING
C/O KYLE L. PRESSLER, R.P.L.S.
8 SPENCER ROAD, SUITE 300
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KYLE.PRESSLER@MATKINHOOVER.COM

AGENT/PREPARER:
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C/O GARRETT D. KELLER, P.E.
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MATKINHOOVER
ENGINEERING & SURVEYING

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

3300 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: (512) 868-2244

SUBMITTAL DATE: DECEMBER 15, 2020
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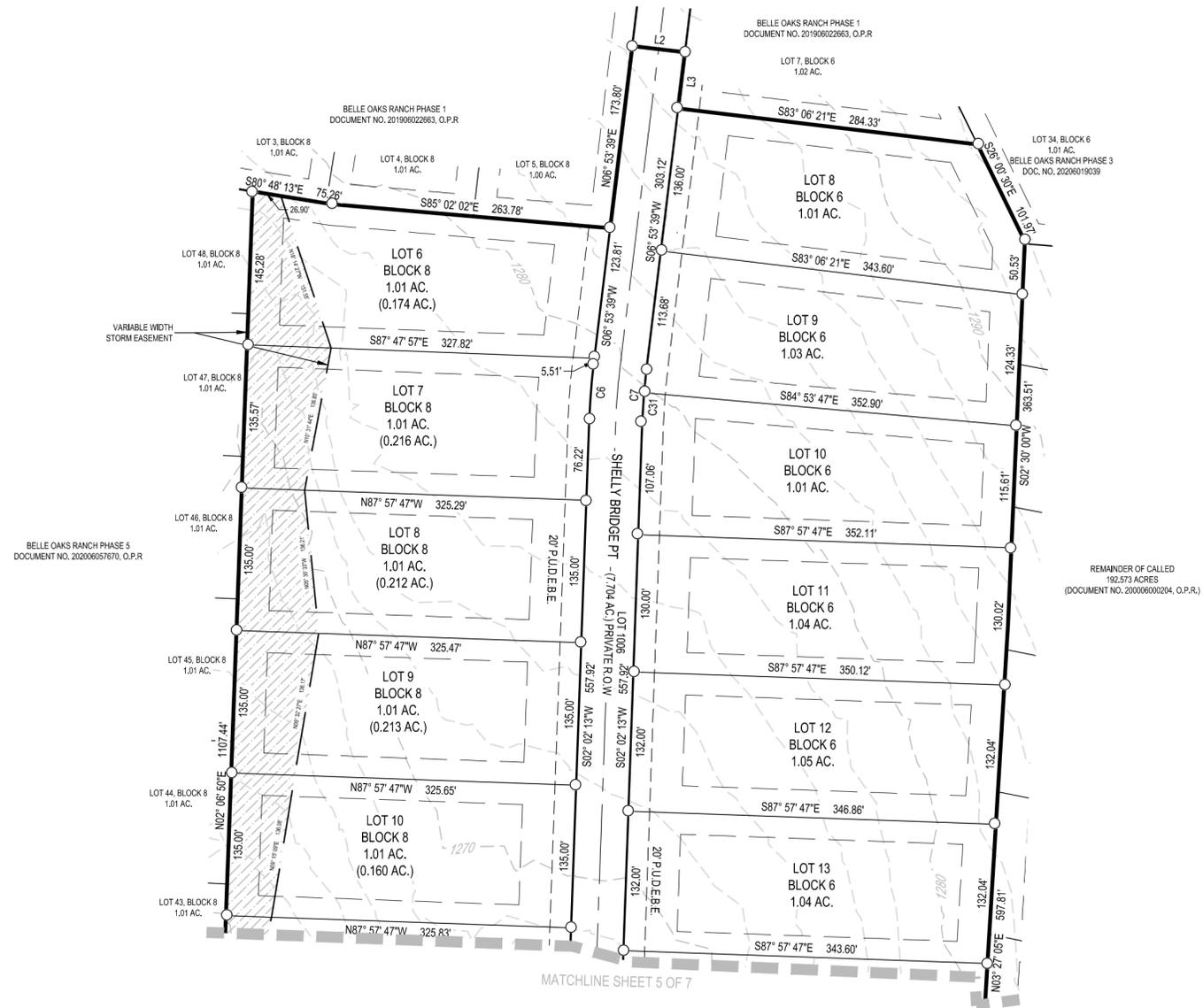
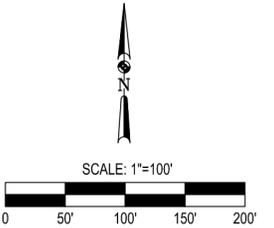
MHE JOB NO. - 2969.06
MHS JOB NO. - 17-4180

SHEET 5 OF 7

LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- ⊕ FOUND 10" WOOD POST
- FOUND 1/2" IRON ROD
- ⊙ FOUND NAIL IN THE BASE OF A 6" WOOD POST
- (X.XXX AC.) LOT ACREAGE CONTAINING DRAINAGE EASEMENT
- P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BLACKSLOPE EASEMENT
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DRAINAGE EASEMENT



FINISHED FLOOR ELEVATIONS
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SUBDIVISION PLAT BELLE OAKS RANCH, PHASE VI

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 8 SPENCER ROAD, SUITE 100
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MATKIN HOOVER

ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
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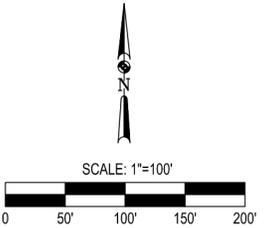
3300 SHELL ROAD SUITE 3
GROESBECK, TEXAS 78628
OFFICE: (512) 868-2244
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

SUBMITTAL DATE: DECEMBER 15, 2020
 PRINT/REVISION DATE: JANUARY 5, 2021

MHE JOB NO. - 2969.06
 MHS JOB NO. - 17-4180

LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- ⊕ FOUND 10" WOOD POST
- FOUND 1/2" IRON ROD
- ⊙ FOUND NAIL IN THE BASE OF A 6" WOOD POST
- (X.XXX AC.) LOT ACREAGE CONTAINING DRAINAGE EASEMENT
- P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BLACKSLOPE EASEMENT
- V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
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- MINIMUM BUILDING SETBACKS, SEE SHEET 1 FOR ADDITIONAL SETBACK REQUIREMENTS.
-  DRAINAGE EASEMENT



| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S31° 17' 04"W | 50.00' |
| L2 | N83° 06' 21"W | 50.00' |
| L3 | N06° 53' 38"E | 53.44' |
| L4 | S58° 32' 11"E | 16.76' |
| L5 | S59° 36' 00"E | 26.51' |
| L6 | N11° 17' 01"E | 51.05' |
| L7 | S31° 17' 04"W | 13.76' |
| L8 | S89° 04' 06"E | 23.00' |

| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|---------------|--------------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 325.00' | 336.01' | 59°14'15" | N29° 05' 48"W | 321.25' |
| C2 | 25.00' | 39.27' | 90°00'00" | S76° 17' 04"W | 35.36' |
| C3 | 325.00' | 144.61' | 25°29'35" | S44° 01' 52"W | 143.42' |
| C4 | 575.00' | 435.25' | 43°22'14" | S35° 05' 32"W | 424.93' |
| C5 | 275.00' | 54.57' | 11°22'13" | S07° 43' 19"W | 54.48' |
| C6 | 625.00' | 52.96' | 4°51'26" | S04° 27' 56"W | 52.97' |
| C7 | 575.00' | 48.75' | 4°51'26" | S04° 27' 56"W | 48.73' |
| C8 | 325.00' | 179.47' | 31°38'24" | N74° 32' 08"W | 177.20' |
| C9 | 325.00' | 64.50' | 11°22'13" | S07° 43' 19"W | 64.39' |
| C10 | 25.00' | 36.16' | 82°52'27" | S28° 01' 48"E | 33.09' |
| C11 | 25.00' | 42.38' | 97°07'33" | S61° 58' 12"W | 37.48' |
| C12 | 625.00' | 473.10' | 43°22'14" | S35° 05' 32"W | 461.86' |
| C13 | 25.00' | 39.27' | 90°00'00" | S11° 46' 39"W | 35.36' |
| C14 | 325.00' | 63.48' | 11°11'25" | S27° 37' 38"E | 63.37' |
| C15 | 25.00' | 22.53' | 51°37'43" | S47° 50' 47"E | 21.77' |
| C16 | 60.00' | 301.43' | 267°50'34" | S70° 15' 39"W | 70.67' |
| C17 | 25.00' | 24.93' | 57°07'55" | N05° 36' 58"E | 23.91' |
| C18 | 275.00' | 49.30' | 10°16'21" | N28° 05' 10"W | 49.24' |
| C19 | 25.00' | 39.27' | 90°00'00" | N78° 13' 21"W | 35.36' |
| C20 | 275.00' | 122.36' | 25°29'35" | S44° 01' 52"W | 121.35' |

| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|---------------|--------------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD LENGTH |
| C21 | 25.00' | 36.27' | 90°00'00" | S13° 42' 56"E | 35.36' |
| C22 | 275.00' | 151.86' | 31°38'24" | S74° 32' 08"E | 149.94' |
| C23 | 25.00' | 31.81' | 72°53'43" | N53° 54' 29"W | 29.70' |
| C24 | 60.00' | 152.67' | 145°47'27" | S89° 36' 40"W | 114.69' |
| C25 | 325.00' | 91.24' | 16°05'06" | S39° 19' 37"W | 90.94' |
| C26 | 325.00' | 53.37' | 9°24'29" | S52° 04' 29"W | 53.31' |
| C27 | 575.00' | 31.50' | 3°08'22" | S55° 12' 29"W | 31.50' |
| C28 | 575.00' | 176.64' | 17°36'06" | S44° 50' 15"W | 175.95' |
| C29 | 575.00' | 173.65' | 17°16'13" | S27° 23' 05"W | 172.99' |
| C30 | 575.00' | 53.45' | 5°19'33" | S16° 04' 12"W | 53.43' |
| C31 | 575.00' | 27.43' | 2°44'01" | S03° 24' 13"W | 27.43' |
| C32 | 625.00' | 238.51' | 21°51'53" | S24° 20' 22"W | 237.06' |
| C33 | 625.00' | 225.07' | 20°37'57" | S45° 35' 17"W | 223.85' |
| C34 | 325.00' | 24.36' | 4°17'43" | S31° 04' 29"E | 24.36' |
| C35 | 325.00' | 39.11' | 6°53'42" | S25° 28' 47"E | 39.09' |
| C36 | 60.00' | 83.78' | 80°00'13" | S33° 39' 32"E | 77.14' |
| C37 | 60.00' | 51.98' | 49°37'58" | S31° 09' 34"W | 50.37' |
| C38 | 60.00' | 44.86' | 42°50'18" | S77° 23' 42"W | 43.62' |
| C39 | 60.00' | 120.81' | 115°22'04" | N23° 30' 07"W | 101.41' |
| C40 | 275.00' | 47.49' | 9°53'43" | N27° 53' 51"W | 47.43' |

| CURVE TABLE | | | | | |
|-------------|---------|---------|-----------|---------------|--------------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD LENGTH |
| C41 | 275.00' | 1.81' | 0°22'38" | N33° 02' 02"W | 1.81' |
| C42 | 275.00' | 151.86' | 31°38'24" | S74° 32' 08"E | 149.94' |
| C43 | 325.00' | 71.35' | 12°34'45" | N84° 03' 58"W | 71.21' |
| C44 | 325.00' | 108.12' | 19°03'39" | N68° 14' 45"W | 107.62' |
| C49 | 25.00' | 31.81' | 72°53'43" | S53° 11' 48"W | 29.70' |
| C50 | 60.00' | 32.63' | 31°09'42" | N32° 19' 47"E | 32.23' |
| C51 | 60.00' | 43.70' | 41°44'02" | N68° 46' 39"E | 42.74' |
| C52 | 60.00' | 35.00' | 33°25'21" | S73° 38' 40"E | 34.51' |
| C53 | 60.00' | 41.34' | 39°28'22" | S37° 11' 46"E | 40.52' |
| C54 | 325.00' | 105.00' | 18°30'39" | N08° 44' 00"W | 104.54' |
| C55 | 325.00' | 105.00' | 18°30'39" | N27° 14' 40"W | 104.54' |
| C56 | 325.00' | 108.00' | 19°02'23" | N48° 01' 11"W | 107.50' |
| C57 | 325.00' | 18.01' | 3°10'33" | N57° 07' 39"W | 18.01' |

SUBDIVISION PLAT BELLE OAKS RANCH, PHASE VI

OWNER/DEVELOPER:
SOUTHERLAND BELLE OAKS II, 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
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OFF: (830) 249-0600
FAX: (830) 249-0099
GKELLER@MATKINHOOVER.COM



ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600
CONTACT@MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

3300 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244

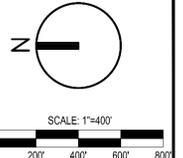
SUBMITTAL DATE: DECEMBER 15, 2020
PRINT/REVISION DATE: JANUARY 5, 2021

MHE JOB NO. - 2969.06
MHS JOB NO. - 17-4180

Date: Feb 10, 2020, 5:17pm User ID: jgibbons

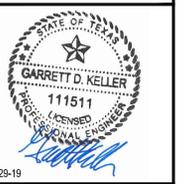
Z:\PROJECTS\2020 - Belle Oaks Ranch\MDP-01 - Amendment 1\2020001 - MASTER DEVELOPMENT PLAN.dwg

| | | | | |
|---|---|--|---|--|
| OWNER 1: DAN MULLINS, JAY PATTERSON SOUTHERLAND BELLE OAKS, LLC 110 RIVER CROSSING BLVD, SUITE 1 SPRING BRANCH, TX 78070 | OWNER 2: ANNABELLE ANSLEY MCGEE BELLE OAKS RANCH, LTD. 322 CARDINAL AVENUE SAN ANTONIO, TX 78209 | SUBDIVIDER: DAN MULLINS, JAY PATTERSON SOUTHERLAND BELLE OAKS, LLC 110 RIVER CROSSING BLVD, SUITE 1 SPRING BRANCH, TX 78070 | SURVEYOR: KYLE L. PRESSLER, R.P.L.S. MATKIN HOOVER ENGINEERING AND SURVEYING 8 SPENCER ROAD, SUITE 300 BOERNE, TX 78006 | ENGINEER: GARRETT D. KELLER, P.E. MATKIN HOOVER ENGINEERING AND SURVEYING 8 SPENCER ROAD, SUITE 300 BOERNE, TX 78006 |
|---|---|--|---|--|



LAND USE SUMMARY
 PROPERTY ACREAGE: 854.51
 LOT COUNT: 613
 DENSITY: 613 (LOTS) / 854.51 (ACRES) = 0.72 EDU/ACRE
 LENGTH OF ROAD CENTERLINE [L.F.]: 52,111'
 DRAINAGE AREA: 35.79 ACRES
 PARKLAND AREA: 43.72 ACRES

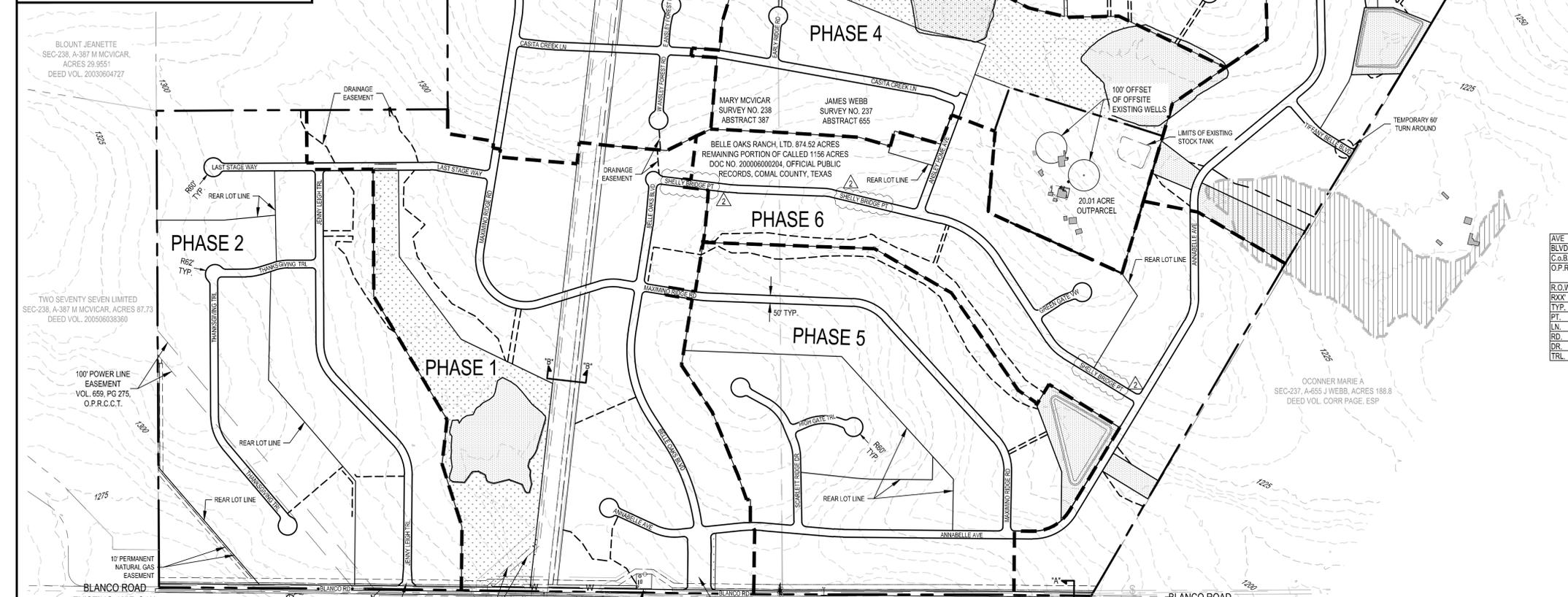
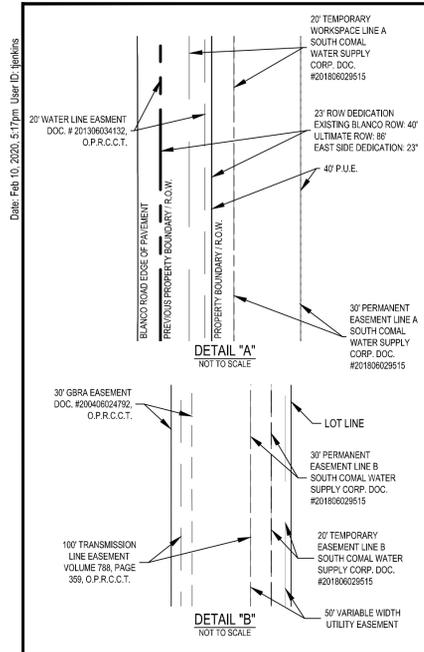
- NOTES:**
1. A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BULVERDE AND THE PROPERTY OWNER WAS SIGNED INTO EFFECT ON JANUARY 9, 2018, AND RECORDED AS DOCUMENT NO. 201806001658, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
 2. ALL PROPOSED ROADS WITHIN THE DEVELOPMENT SHALL BE PRIVATE AND CLASSIFIED AS LOCAL RURAL ROADS AND HAVE BEEN DESIGNED FOR A 25 MPH SPEED LIMIT.
 3. A PORTION OF THIS SUBDIVISION LIES WITHIN A SPECIAL FLOOD HAZARD ZONE 'A' AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48091C0195F DATED SEPTEMBER 2, 2009.
 4. THE BELLE OAKS RANCH SUBDIVISION LIES ENTIRELY WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
 5. THERE ARE NO PROPOSED COLLECTORS OR THOROUGHFARES OF ANY KIND WITHIN THIS SUBDIVISION.
 6. STREET NAMES SHOWN HAVE BEEN APPROVED BY THE COMAL COUNTY'S ENGINEER'S OFFICE. STREET NAMES, INCLUDING SUFFIXES, SHOWN ON PLAN ARE DISPLAYED AS APPROVED. ABBREVIATION TABLE PROVIDED FOR REFERENCE ONLY.
 7. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: CANYON LAKE WATER SERVICE COMPANY, ELECTRIC: PEDERNALS ELECTRIC COOPERATIVE, COMMUNICATION: GUADALUPE VALLEY TELEPHONE COOPERATIVE, GAS: ENERTEX, SANITARY SEWER: ON-SITE SEWAGE FACILITIES.
 8. PHASE BOUNDARIES AND LOT COUNTS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE. THERE ARE CURRENTLY 8 PHASES. SEE LOT DETAIL TABLE FOR MORE INFORMATION.
 9. THE CITY OF BULVERDE MINIMUM FRONT BUILDING SETBACK IS 40' AND A MINIMUM REAR AND SIDE BUILDING SETBACK OF 20'. EACH LOT IS SUBJECT TO ADDITIONAL POA BUILDING SETBACK RESTRICTIONS.



REVISIONS:

| |
|-----------------------------|
| UTILITY ASSIGNMENT REVISION |
| STREET NAME CORRECTION |
| SHELLY BRIDGE PT |

MATKINHOOVER ENGINEERING & SURVEYING
 3303 SHELL BROAD SUITE 100
 BOERNE, TEXAS 78006
 CONTACT: 817.266.2244
 WWW.MATKINHOOVER.COM
 TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1002400



LOT DETAIL TABLE

| PHASE | ACREAGE | LF OF ROAD | RESIDENTIAL LOTS |
|-------|---------|------------|------------------|
| 1 | 133.04 | 7,245 | 68 |
| 2 | 111.96 | 6,052 | 66 |
| 3 | 107.61 | 6,459 | 78 |
| 4 | 102.28 | 5,206 | 62 |
| 5 | 101.00 | 6,759 | 82 |
| 6 | 91.91 | 7,082 | 74 |
| 7 | 93.26 | 6,286 | 80 |
| 8 | 113.45 | 7,022 | 63 |
| TOTAL | 834.51 | 52,111 | 613 |

ABBREVIATIONS

| | |
|--------------|--|
| AVE | AVENUE |
| BLVD | BOULEVARD |
| C.&B. | CITY OF BULVERDE |
| O.P.R.C.C.T. | OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS |
| R.O.W. | RIGHT OF WAY |
| ROCK | RADIUS |
| TYP. | TYPICAL |
| PT. | POINT |
| LN. | LANE |
| RD. | ROAD |
| DR. | DRIVE |
| TRL. | TRAIL |

PROPERTY BOUNDARY

EXISTING 25' CONTOUR

EXISTING 5' CONTOUR

ADJOINING PROPERTY LINE

100 YEAR FEMA ZONE A

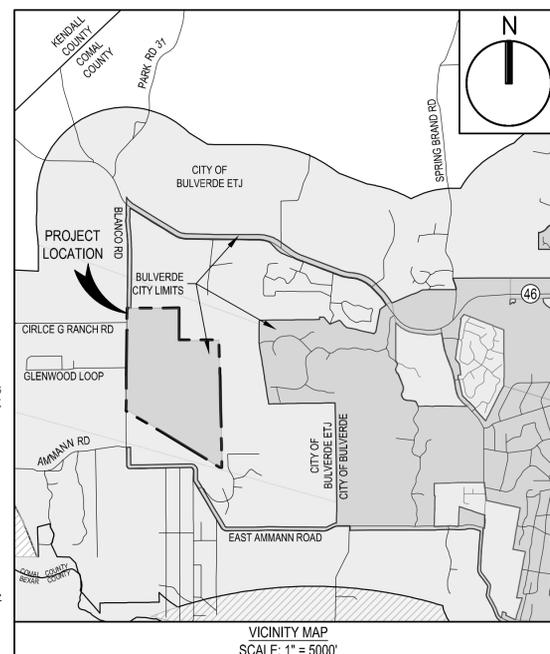
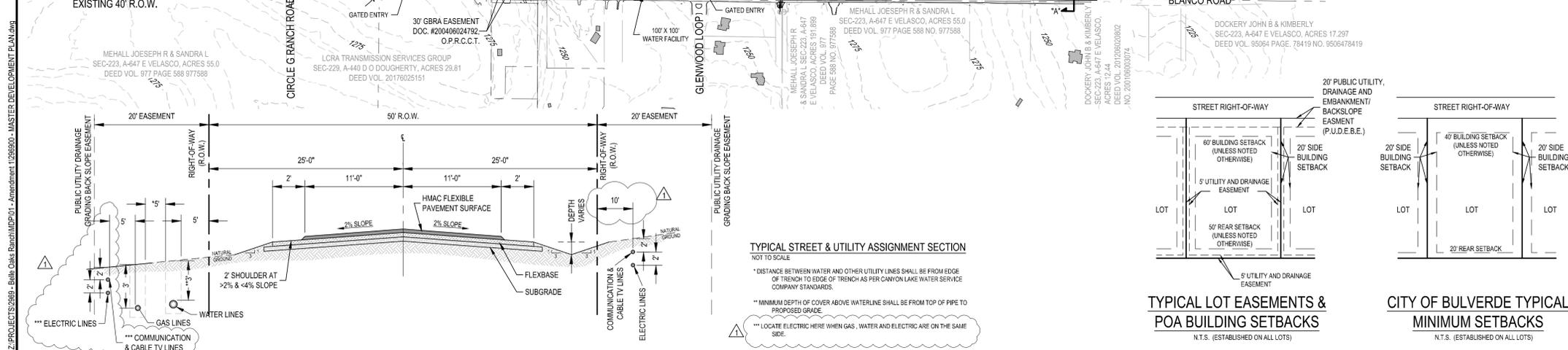
PROPOSED PARKLAND AREA

PRELIMINARY STORMWATER MANAGEMENT AREA

PROPOSED DRAINAGE EASEMENT

PROPOSED PHASING BOUNDARY

REAR LOT LINES



MASTER DEVELOPMENT PLAN
 FOR
BELLE OAKS RANCH
 BULVERDE, TEXAS

CS100

| | |
|--------------|---------|
| JOB NO. | 2989.00 |
| DESIGNED BY: | KWH |
| DRAWN BY: | RRA |
| CHECKED BY: | GDK |
| SHEET NO. | |

REVIEW MEMORANDUM

TO: Garrett D. Keller, PE
gkeller@matkinhoover.com
 Matkin Hoover
 8 Spencer Road, Suite 100
 Boerne, TX 78006

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

SUBJECT: Belle Oaks Ranch
 Phase 6 Final Plat Review
 PC-20-27

DATE: January 6, 2021

Half Associates, on behalf of the City of Bulverde, has performed a review on the Belle Oaks Ranch Phase 6 Final Plat, dated January 5, 2021. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde, the Bulverde Drainage Design Manual (BDDM) AND the Development Agreement dated January 9, 2018 (between the City of Bulverde and Belle Oaks Ranch, LTD.). The following items were reviewed, with resolved items noted in blue. Based on our review of the referenced documents, Half Associates has no further comments and recommends approval of the Belle Oaks Ranch Phase 6 Final Plat at the next available Planning & Zoning meeting.

Plat specifications, Ordinance Section 1.05(b)

- MDP limits the # of lots for Phase 6 to 74 lots, but plat sheet 1 says “77” lots and 82 were counted. Please revise to max shown on MDP or update MDP. – **Comment resolved...the last approved MDP, dated 10/15/2019, showed 615 total lots for the development. Since then, the Phase 5 & 6 boundaries have been adjusted to address City comments and 4 lots have been moved from Phase 5 to Phase 6, but the total lots have not increased for the development.**

From MDP dated 10/15/2019

| LOT DETAIL TABLE | | | |
|------------------|---------|------------|------------------|
| PHASE | ACREAGE | LF OF ROAD | RESIDENTIAL LOTS |
| 1 | 131.99 | 7,245 | 68 |
| 2 | 110.99 | 6,052 | 86 |
| 3 | 107.61 | 6,459 | 78 |
| 4 | 102.27 | 5,206 | 62 |
| 5 | 100.11 | 6,759 | 82 |
| 6 | 91.65 | 7,082 | 74 |
| 7 | 93.26 | 6,286 | 81 |
| 8 | 113.44 | 7,022 | 84 |
| TOTAL | 851.32 | 52,111 | 615 |



Revised MDP lot count

| LOT DETAIL TABLE | | | |
|------------------|---------|------------|------------------|
| PHASE | ACREAGE | LF OF ROAD | RESIDENTIAL LOTS |
| 1 | 133.04 | 7,245 | 68 |
| 2 | 111.96 | 6,052 | 86 |
| 3 | 107.61 | 6,459 | 78 |
| 4 | 102.27 | 5,206 | 62 |
| 5 | 97.30 | 6,761 | 78 |
| 6 | 95.28 | 6,602 | 78 |
| 7 | 93.26 | 6,286 | 80 |
| 8 | 113.45 | 7,022 | 83 |
| TOTAL | 834.51 | 52,111 | 613 |



- Provide a bearing and distance dimension from a corner of the subdivision to a corner of the original tract or original survey – **Comment resolved**
- Provide a minimum of two corners of the subdivision referenced to State Plane Grid Coordinates. – **Comment resolved**



Half Associates, Inc.
100 NE Loop 410, Suite 200
San Antonio, Texas 78216
(210) 798-1895
Fax (210) 798-1896

4. FEMA floodplain/drainage easement missing from Lot 34, Block 1. – [Comment resolved](#)

Plat Supporting Documents, Ordinance Section 1.04(c)

5. Verify that fire hydrant spacing is within requirements. There are multiple areas that seem to have more than 500' of street distance between hydrants (as measured along the water line/easement). – [Comment resolved](#)

General Design 2.03(c)

6. The following lots do not appear to meet minimum frontage requirements (105 feet):
 - a. Lot 17, Block 1 – [Comment resolved](#)
 - b. Lot 18, Block 1 – [Comment resolved](#)
 - c. Lot 19, Block 1 – [Comment resolved](#)

7. The following lots do not appear to meet the maximum aspect ratio requirements (4 to 1):
 - a. Lot 34, Block 1 – [Comment resolved](#)

Storm Water Management Plan / Drainage Analysis

No Comment - Phase 5 & 6 Drainage Report dated 10/13/20 was reviewed and approved on 11/6/20 with Phase 5 final plat.