



NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
6:00 P.M. – DECEMBER 16TH, 2021
30360 Cougar Bend, Bulverde, TX 78163

MEETING AGENDA

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

2) APPROVAL OF MINUTES

- a. November 10th, 2021 Planning and Zoning Commission meeting
- b. November 30th, 2021 Special Planning and Zoning Commission meeting

3) REGULAR AGENDA ITEMS

- A. PC-21-29 (Replat): Consider the approval of a Replat for Lots 11R, 12R and 101R, Johnson Ranch N Unit 8, generally located near the Southwest corner of Mustang Vista and Stahl Lane.
- B. PC-21-30 (Final): Consider the approval of a Final Plat for Centennial Ridge, Unit 2A, generally located on the east side of Adyson Ridge Drive, 0.6 miles north of E Amman Road.
- C. PC-21-31 (Final): Consider the approval of a Final Plat for 4S Ranch, Unit 8A, located approximately 2.0 miles Southeast of the intersection of Mustang Vista and Stahl Lane.
- D. VR-21-13: Consider a request by SignTek Inc, for a variance to Section 3.08.102(a)(3) of the City of Bulverde Code of Ordinances at 33701 Hwy 281 N.

4) EXECUTIVE SESSION

The Planning and Zoning Commission reserves the right to adjourn into executive session at any time regarding any item on the agenda for any reason authorized by Chapter 551, Texas Government Code, including but not limited to the following sections:

551.071 – Consultation with attorney

551.072 – Deliberations regarding real property

5) 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.

6) 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.

7) 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 always readily accessible to the public, by 5:00 pm on December 13th, 2021.

Susana Huerta, AICP
Planning Director

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

City of Bulverde Planning & Zoning Commission Minutes
Regular Commission Meeting: Nov. 10th, 2021

Meeting Duration: 6:00pm-9:18pm

CALL TO ORDER

Commission Members Present: Lindy Sisk (Chairman), Michelle Molina, Ted Hawkins, Joe Alexandre (Vice Chair), Jeffrey Burrier

Commission Members Absent: Seth Prescott, Gregory Porter

City Staff Present: Susana Huerta (Planning Director), Adrian Garcia (City Engineer) Jason Rammel (City Attorney), Grant Fore (Planner I), Marcus Thomas (Planner I)

APPROVAL OF MINUTES

- a. October 14, 2021, Planning and Zoning Commission meeting. **Chairman Sisk made a motion to approve the minutes from the October 14th, 2021, Planning and Zoning commission meeting. The motion was seconded by Commissioner Burrier and passed with a vote of 5-0.**

REGULAR AGENDA ITEMS

PC-21-15 (MDP): Reconsideration of a Master Development Plan (MDP) Amendment for Belle Oaks Ranch, generally located on the east side of Blanco Road, approximately 1.2 miles south of State Highway 46. **Director Huerta presented the staff report for this item and answered questions asked by the commission. After further discussion and consideration, Chairman Sisk made a motion to approve PC-21-15. The motion was seconded by Commissioner Molina and passed with a 5-0 vote.**

PC-21-21 (Final): Consider the approval of a Final Plat for 4S Ranch, Unit 9A, located approximately 2.0 miles southeast of the intersection of Mustang Vista and Stahl Lane. **Director Huerta presented the staff report and answered questions asked by the commission. After further discussion and consideration, Chairman Sisk made a motion to approve PC-21-21. The motion was passed by Commissioner Molina and passed with a 3-0 vote, with Commissioners Burrier and Hawkins abstaining.**

PC-21-22 (Final): Consider the approval of a Final Plat for 4S Ranch, Unit 7B, located approximately 2.0 miles southeast of the intersection of Mustang Vista and Stahl Lane. **Director Huerta presented the staff report and answered questions asked by the commission. After further discussion and consideration, Commissioner Molina made a motion to approve PC-21-22. The motion was seconded by Commissioner Alexandre and passed with a 3-0 vote, with Commissioners Burrier and Hawkins abstaining.**

VR-21-08: Consider a request by Vaquero Bulverde Partners, LP for a variance to Section 3.08.102(b)(4) of the City of Bulverde Code of Ordinances at 18500 Forty-Six Parkway.

Director Huerta presented the staff report and answered questions asked by the commission. After further discussion and consideration, Chairman Sisk made a motion to recommend approval of VR-21-08. The motion was seconded by Commissioner Hawkins and passed with a 5-0 vote.

VR-21-11: Consider a request by Texas Regional Bank for a variance to Chapter 17.06.009, related to Tree Removal and Mitigation of the City of Bulverde Code of Ordinances, on 5.92 acres located at 20725 Highway 46. **Director Huerta presented the staff report and answered questions asked by the commission. After further discussion and consideration, Commissioner Hawkins made a motion to recommend denial of VR-21-11. The motion was passed by Commissioner Molina and passed with a 5-0 vote.**

VR-21-04: Consider a request by Noah's Ark Development for a variance to Section 17.04.003, related to Cuts, and Section 17.04.004, related to Fills, of the City of Bulverde Code of Ordinances, on 6.00 acres located at 30665 US Highway 281 N, for the proposed expansion of an existing self-storage facility.

Director Huerta presented the staff report and answered questions asked by the commission. After

further discussion and consideration, Chairman Sisk made a motion to recommend approval of VR-21-04. The motion was seconded by Commissioner Molina, with Chairman Sisk, Commissioners Burrier and Molina voting in favor and Commissioners Alexandre and Hawkins voting for denial.

VR-21-05: Consider a request by Noah's Ark Development for a variance to Chapter 17, Section 17.06.009, related to Tree Removal and Mitigation, of the City of Bulverde Code of Ordinances, on 6.00 acres located at 30665 US Highway 281 N, for the proposed expansion of an existing self-storage facility. **Director Huerta presented the staff report and answered questions asked by the commission. After further discussion and consideration, Chairman Sisk made a motion to recommend denial of VR-21-05. The motion was seconded by Commissioner Molina and passed with a 5-0 vote.**

VR-21-06: Consider a request by Noah's Ark Development for a variance to Section 17.03.005, related to Disturbance of Slope Areas, of the City of Bulverde Code of Ordinances, on 6.00 acres located at 30665 US Highway 281 N, for the proposed expansion of an existing self-storage facility. **Director Huerta presented the staff report and answered questions asked by the commission. After further discussion and consideration, Chairman Sisk made a motion to recommend approval of VR-21-06. The motion was seconded by Commissioner Alexandre and passed with a 5-0 vote.**

PDD-21-04: Hold a public hearing and consider a PDD Zone Change request to amend the existing C-2 Commercial District to a PDD Planned Development District on 6.00 acres located at 30665 US Highway 281 N, for the proposed expansion of an existing self-storage facility. **Director Huerta presented the staff report and answered questions asked by the commission. After further discussion and consideration, Commissioner Molina made a motion to recommend approval of PDD-21-04. The motion was seconded by Chairman Sisk and passed with a 5-0 vote.**

CA-21-13: Public Hearing and Consideration of an Ordinance of the City Council of the City of Bulverde, Texas, amending Chapter 14, Zoning, The City of Bulverde Code of Ordinances by amending the Use Table in Section 14.04.002 to allow Guest Houses in the R-2 and R-3 Residential Districts by Special Use Permit; Amending the definition of Guest House to delete reference to Agricultural Districts and reference to family members; repealing conflicting Ordinances; providing a severability clause; and providing an effective date. **Director Huerta presented the staff report and answered questions asked by the commission. After further discussion and consideration, Commissioner Alexandre a motion to recommend approval of CA-21-13. The motion was seconded by Commissioner Burrier and passed with a 5-0 vote.**

CA-21-14: Public Hearing and Consideration of an Ordinance of the City Council of the City of Bulverde, Texas, amending Chapter 14, Zoning, The City of Bulverde Code of Ordinances by amending Section 14.02.001 to add Home Health Care Provider to the Definition of Caretaker's Quarters; repealing conflicting ordinances; providing a severability clause; and providing an effective date. **Director Huerta presented the staff report and answered questions asked by the commission. After further discussion and consideration, Chairman Sisk made a motion to recommend approval of CA-21-14. The motion was seconded by Commissioner Molina and passed with a 5-0 vote**

PUBLIC COMMENTS

None

REPORT BY CITY OFFICIALS AND STAFF ON ITEMS OF COMMUNITY INTEREST

ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned at 9:18p.m. I certify that the above minutes were approved by the Commission on December 16th, 2021.

Maria Franco, City Secretary

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
Special Commission Meeting: Nov. 30, 2021

Meeting Duration: 6:00pm-6:22pm

CALL TO ORDER

Commission Members Present: Lindy Sisk (Chairman), Michelle Molina, Ted Hawkins, Gregory Porter, Joe Alexandre (Vice Chair)

Commission Members Absent: Michael Beavers (Alternate), Seth Prescott, Jeffrey Burrier

City Staff Present: Susana Huerta (Planning Director), Adrian Garcia (City Engineer), Jason Rammel (City Attorney), Grant Fore (Planner I), Marcus Thomas (Planner I)

REGULAR AGENDA ITEMS

- a. VR-21-12: Consider a request by Hillside Fellowship Church for a variance to Section 17.04.003, related to Cuts, and Section 17.04.004, related to Fills, of the City of Bulverde Code of Ordinances, on 9.667 acres located at 7055 US Highway 281. **Director Huerta presented the staff report and answered questions asked by the commission. After further consideration and discussion, Chairman Sisk made a motion to recommend approval of VR-21-12. The motion was seconded by Commissioner Porter and passed with a 5-0 vote.**

PUBLIC COMMENTS

None

REPORT BY CITY OFFICIALS AND STAFF ON ITEMS OF COMMUNITY INTEREST

ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned at 6:22p.m. I certify that the above minutes were approved by the Commission on December 16th, 2021.

Maria Franco, City Secretary



PLANNING AND ZONING COMMISSION ITEM:
PC-21-29

REPLAT

Replat of Lots 11R, 12R and 101R, Johnson Ranch North Unit 8

MEETING DATE: December 16, 2021

DEPARTMENT: Planning & Development

PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consider the approval of a Replat of Lots 11R, 12R and 101R, Johnson Ranch Unit 8, generally located at the southwest corner of Mustang Vista and Stahl Road.

APPLICANTS:

Lennar Homes of Texas/Richard Mott
1922 Dry Creek Way Suite 101
San Antonio, TX 78259

PROPERTY INFORMATION:

Owners: Lennar Homes of Texas
Legal Description: 0.567 ACRES OF LAND IN THE JACOB KADERLI SURVEY NO. 465, A-309, 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: 0.567 acres; 3 lots
Existing Land Use: Undeveloped
Existing Zoning: ETJ
Proposed Land-Use: Single-Family Residential

SUMMARY & ANALYSIS:

This is a proposed replat of three residential lots, Lot 11R, Lot 12R and Lot 101R which were previously platted as Lots 11, 12 and 101 of Johnson Ranch N Unit 8. The purpose of this replat is to change the side yard setback for corner Lots 11R, 12R and 101R from 25' to 10'.

STAFF RECOMMENDATION:

The application, plat and required documents have been reviewed by Halff Associates and City staff. The applicant failed to address all comments.

Therefore, Staff recommends **DENIAL** of the Replat.

ATTACHMENTS:

Application

Plat

Halff Acceptance Memo



APPLICATION FOR REPLAT

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: Johnson Ranch North Unit No Unit 8
 Location Description/Nearest Intersection: Southwest corner of Mustang Vista & Stahl Road Intersection

2. Owner/Applicant: Lennar Homes of Texas/Richard Mott
 Address: 1922 Dry Creek Way, Suite 101 San Antonio, Texas 78259 Email: richard.mott@lennar.com
 Telephone: 210.403.6200 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): Nicholas Kehl, P.E.
 Address: 1120 South Capital of Texas Hwy. Suite 220 Building 3 Email: nkehl@bowman.com
 Telephone: 512.672.8969 Fax: _____ Mobile: _____

4. Property Details:

City Limits:	<input type="checkbox"/> In <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>Johnson Ranch North/GBRA</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>Johnson Ranch North/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>52</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>19.01 Ac</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>High</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>N/A</u>		

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



 Signature of Owner/Applicant

10/25/2021

 Date

Fees and Submittal Dates on Page 2

Fees:

Replats/Vacating Plats

- \$750.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family. (\$750.00 + \$15.00 x 3 SF lots = \$795.00)

Traffic Impact Analysis (TIA) Review

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

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

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

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

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

SUBMITTAL DATES: NOVEMBER 2020 – DECEMBER 2021

Planning & Zoning Meeting	City Council Meeting	Submittal Date
NOVEMBER 12, 2020	DECEMBER 8, 2020	OCTOBER 13, 2020
DECEMBER 10, 2020	JANUARY 12, 2021	NOVEMBER 10, 2020
JANUARY 14, 2021	FEBRUARY 9, 2021	DECEMBER 15, 2020
FEBRUARY 11, 2021	MARCH 9, 2021	JANUARY 12, 2021
MARCH 11, 2021	APRIL 13, 2021	FEBRUARY 9, 2021
APRIL 15, 2021	MAY 11, 2021	MARCH 16, 2021
MAY 13, 2021	JUNE 8, 2021	APRIL 13, 2021
JUNE 10, 2021	JULY 15, 2021	MAY 11, 2021
JULY 15, 2021	AUGUST 10, 2021	JUNE 15, 2021
AUGUST 12, 2020	SEPTEMBER 14, 2021	JULY 13, 2021
SEPTEMBER 16, 2021	OCTOBER 12, 2021	AUGUST 17, 2021
OCTOBER 14, 2021	NOVEMBER 9, 2021	SEPTEMBER 14, 2021
NOVEMBER 10, 2021	DECEMBER 14, 2021	OCTOBER 12, 2021
DECEMBER 16, 2021	JANUARY 11, 2022	NOVEMBER 16, 2021



Planning and Development Replat Application Checklist

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

- 2 Copies of the Proposed Plat Document
- One electronic copy of each document required below and plat drawing(s) in PDF format.
- A check or money order for the platting fee, review fee and other required fees.
 - Plat Application & Review Fee
 - SWMP Review Fee (if applicable)
 - TIA Fee (if applicable)
- If public notification is required, submit to the City a map of the lots in the original subdivision within 200 feet of the replat accompanied by a list of property owners of the lots from the most current tax roll
 - Refer to Chapter 10, Exhibit A, Section 1.04 of the Code of Ordinances for conditions that require public notification
- 1 copy of a Traffic Impact Analysis
 - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- 1 copy of an Environmental Assessment
 - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- 1 copy of Water System Study
 - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- 1 copy of Sewer System Study
 - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- 1 copy of Stormwater Management Plan
 - NOT REQUIRED IF IMPERVIOUS COVER WILL NOT INCREASE
- Variance Requests (if any)
- Original Tax Certificates
 - City
 - County
 - School
- Letter of Agent or other power of attorney authorizing signature of Owner on plat
- Other applicable legal documents including deed restrictions, homeowner's association documents, etc.
- For plats in the ETJ, provide a copy of an approved PIPROW permit from Comal County for any utilities, landscaping, street lighting, or other private features located in the public right-of-way
- Lienholder's acknowledgement (if applicable)

REPLAT OF LOTS 11, 12 & 101, BLOCK C – JOHNSON RANCH NORTH – UNIT 8

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 THAT CERTAIN 0.567 ACRES OF LAND IN THE JACOB KADERLI SURVEY NO. 465, A-309, 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 0.567 ACRES IN ACCORDANCE WITH THE ATTACHED PLAT, TO BE KNOWN AS

"REPLAT OF LOTS 11, 12 & 101, BLOCK C – JOHNSON RANCH NORTH – UNIT 8"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREON 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 _____, 202____, 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 _____)

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 _____, 202____, 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, TERRY L. ROWE, 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 MY DIRECTION AND SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS LOCATED TO THE SURVEYING PORTIONS THEREOF.

 TERRY L. ROWE, RPLS DATE _____
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5493-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 _____)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TERRY L. ROWE, 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 _____, 202____, A.D.

 NOTARY PUBLIC IN AND FOR THE
 STATE OF TEXAS

 PRINTED NAME OF NOTARY MY COMMISSION EXPIRES ON: _____

 PRINTED ADDRESS OF NOTARY

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. DATE _____
 REGISTERED PROFESSIONAL ENGINEER
 NO. 10450 – 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 _____)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICHOLAS G. KEHL, 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 _____, 202____, A.D.

 NOTARY PUBLIC IN AND FOR THE
 STATE OF TEXAS

 PRINTED NAME OF NOTARY MY COMMISSION EXPIRES ON: _____

 PRINTED ADDRESS OF NOTARY

LEGAL DESCRIPTION:

0.567 ACRES OF LAND IN THE JACOB KADERLI SURVEY NO. 465, A-309, 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 _____ 202____, A.D. AT _____ O'CLOCK ____M., AND DULY RECORDED ON THE _____ DAY OF _____ 202____, 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 _____, 202____, 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).

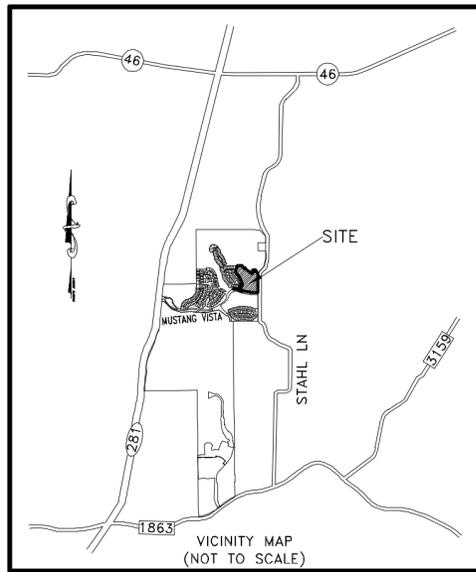
BEARING AND COORDINATE BASIS:

- BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, GRID
- DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
- 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:

- TOTAL ACREAGE: 0.567 ACRES.
- AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD." OR ITS SUCCESSORS OR ASSIGNS.
- ALL LOTS ARE FOR SINGLE FAMILY RESIDENTIAL USE.
- 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.
- 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.
- 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.
- 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.
- LOT GRADING SHALL BE PERFORMED BY HOME BUILDER IN ACCORDANCE WITH THE CONSTRUCTION PLANS.
- 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..
- 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.
- WASTEWATER SERVICE SHALL BE PROVIDED BY A CENTRAL COLLECTION, TREATMENT AND EFFLUENT DISPOSAL SYSTEM APPROVED BY THE TCEQ PURSUANT TO PERMIT NO. W00014975001 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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

- 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 GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS 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, OR ANY OTHER EASEMENTS FOR UTILITIES, UNLESS THE CHANGES TO SUCH ELEMENTS ARE DESCRIBED BELOW.
- 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.
- 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:

- 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.
- 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.
- 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.
- 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.
- MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 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.
- CUSTOMER WATER AND WASTEWATER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.

SUBDIVISION PLAT

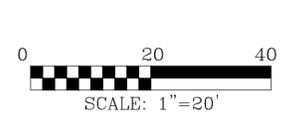
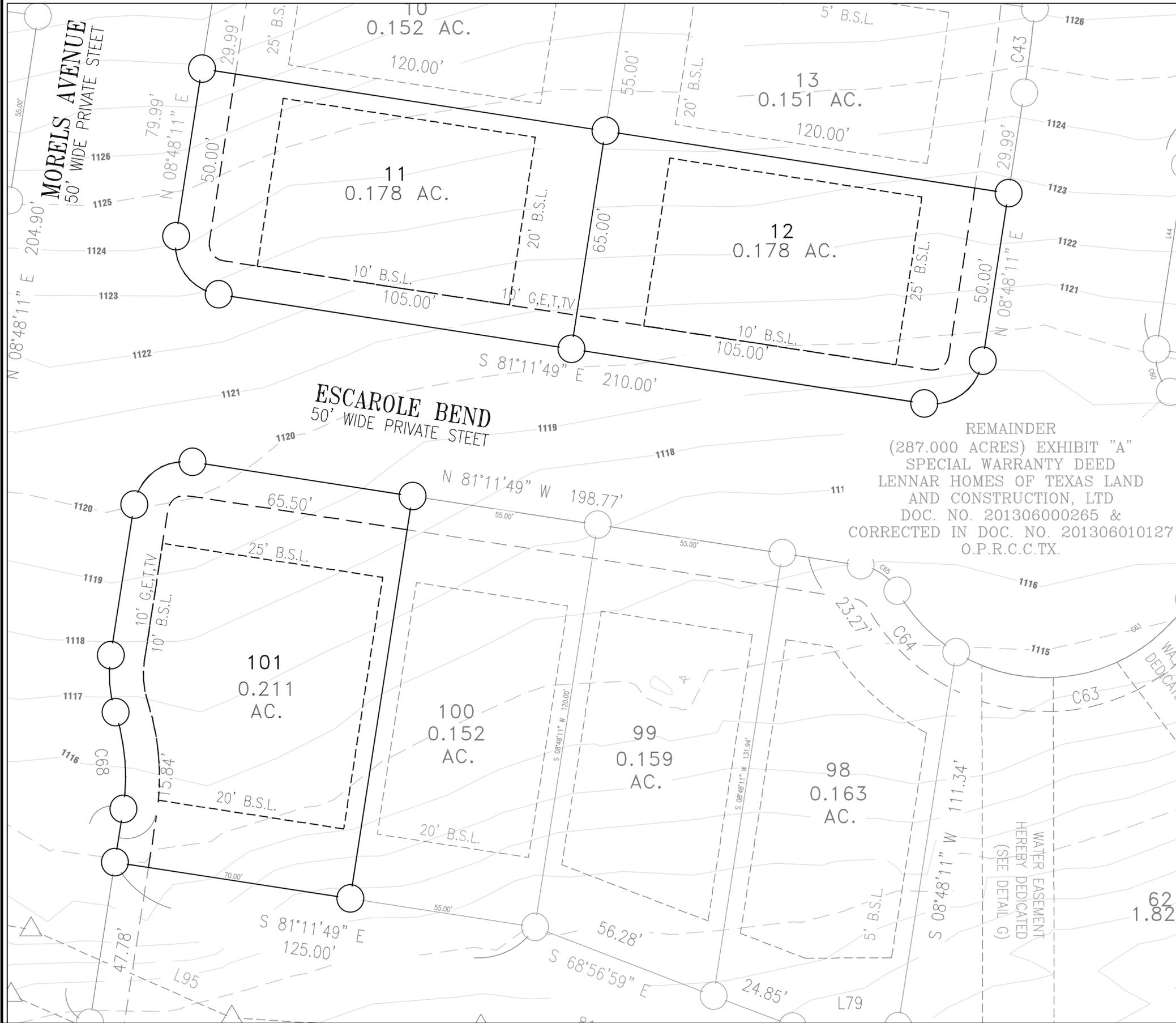
REPLAT OF
 LOTS 11, 12 & 101, BLOCK C
 JOHNSON RANCH NORTH – UNIT 8
 COMAL COUNTY, TEXAS

Bowman Consulting Group, Ltd.
 1120 S. Capital of Texas Hwy, Building 3, Suite 220, Austin, Texas 78746
 Phone: (512) 352-1180 Fax: (512) 352-7806
 www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
 TBP# Fm No. F-14309 | TPLS Fm No. 101206-00

Bowman
 CONSULTING

FILE: \\x-aust-ec1-srv\New\Projects\5522 - Johnson Ranch\5522-02-027 (ENG) - 4R North - Units 8 and 9 Planning\NRI\Engineering\Survey\Replat\2021.12.08_4R_North_Unit_8.plt - Exhibit.dwg	DATE: 10-Dec-21	DRAWN BY: EN	CHECKED BY: TR	SCALE: 1"=100'	JOB #: 5522	REVISION	BY	DATE
						1	VG	09/14/2021
						2	SS	12/10/2021

REPLAT OF LOTS 11, 12 & 101, BLOCK C – JOHNSON RANCH NORTH – UNIT 8



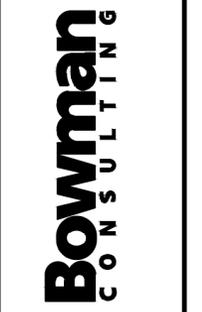
DECEMBER, 2020
COMAL COUNTY, TEXAS

REMAINDER
(287.000 ACRES) EXHIBIT "A"
SPECIAL WARRANTY DEED
LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD
DOC. NO. 201306000265 &
CORRECTED IN DOC. NO. 201306010127
O.P.R.C.C.TX.

- 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,TV GAS, ELECTRIC, TELEPHONE & CABLE EASEMENT
 - B.S.L. BUILDING SETBACK LINE
 - D.E. DRAINAGE EASEMENT
 - R.O.W. RIGHT-OF-WAY

SUBDIVISION PLAT
REPLAT OF
LOTS 11, 12 & 101, BLOCK C
JOHNSON RANCH NORTH – UNIT 8
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) 327-0922
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TBPB Firm No. F-14309 | TBPB Firm No. 101206-00



FILE: \\x-out-01-sm\New_Projects\5522 - Johnson Ranch\5522-02-027 (ENC) - JF North - Unit 8 and 9 Planning MK\Engineering\Survey\Replat\2021\12.06.20\jr_north_unit_8.plt - Exhibiting	CREW: MK, CF		
DATE: 10-Dec-21	DRAWN BY: EN		
SCALE: 1"=100'	CHECKED BY: TR		
JOB #: 5522	DRAWING #: NORTH UNIT-8		
1 REVISED B.S.L TO 10' ON LOTS 11, 12 & 101 BLOCK C	VG 09/14/2021		
2 ENLARGEMENT FOR LOTS 11, 12 & 101 BLOCK C	SS 12/10/2021		
NO.	REVISION	BY	DATE

REVIEW MEMORANDUM

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

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

SUBJECT: Johnson Ranch Unit 8
Lots 11, 12 & 101 Block C Replat Review
PC-21-29

DATE: December 13, 2021

Half Associates, on behalf of the City of Bulverde, has performed a review on the replat application and supporting documents for the **Johnson Ranch Unit 8** development, dated 12/10/21. 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** and unresolved/new items noted in **red** to be addressed by the applicant before resubmittal.

1. The purpose of the replat was to change the side yard setback lines for corner lots 11, 12 and 101 of Block C from 25' to 10'. No other changes have been made to the plat.

As such, this replat should only include information relative to the replat of these three lots, not a resubmittal of the entire unit. Please follow requirements relative to Subdivision Code Section 1.04(h) "Replatting Without Vacating Preceding Plat" and resubmit with only references to the lots being replatted (i.e. boundary lines, adjoining ownership information, etc.). – **Comment resolved.**

Plat specifications, Ordinance Section 1.05(b)

2. **Missing dimensions of each lot (specifically curve lines for boundary)**
3. **Missing Bearing and distance dimension from a corner of the subdivision to a corner of the original tract or original survey.**
4. **A minimum of two corners of the subdivision referenced to State Plane Grid Coordinates.**
5. **City limits and limits of the City's ETJ on vicinity map**
6. **Adjoining ownership information (owner name, acreage, deed record information) to the proposed plat shall be shown on the plat drawing. Have the lots been sold to anyone yet?**



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

Plat Supporting Documents, Ordinance Section 1.04(h)

7. When notification is required, submit to the City a map of the lots in the original subdivision within 200 feet of the replat accompanied by a list of property owners of the lots from the most current tax roll.

General Design 2.03(c)

No comments

Streets 2.04(a)

No comments

Drainage Analysis

No comments... no increase in impervious cover



PLANNING AND ZONING COMMISSION ITEM:
PC-21-30
FINAL PLAT
CENTENNIAL RIDGE UNIT 2A

MEETING DATE: December 16, 2021
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consider a Final Plat for the Centennial Ridge Unit 2A Subdivision, generally located on the east side of Adyson Ridge Drive, 0.6 miles north of E Amman Road

APPLICANT:

Dan Mullins, Authorized Agent
Southerland Bulverde Land, LLC
110 River Crossing Blvd. Ste. 1
Spring Branch, Texas 78070

PROPERTY INFORMATION:

Owner: Southerland Bulverde Land, LLC
Legal Description: BEING A TOTAL OF 11.634 ACRES OF LAND SITUATED WITHIN THE A. HOLBROOK SURVEY, ABSTRACT NO.270, COMAL COUNTY, TEXAS; BEING ALL OF THAT CERTAIN 10.533 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND BULVERDE LAND, LLC IN DOC#202106056069 OF THE COMAL COUNTY REAL PROPERTY RECORDS; AND BEING A PORTION OF THAT CERTAIN 172.37 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND BULVERDE LAND, LLC IN DOC#201806047247 OF THE COMAL COUNTY REAL PROPERTY RECORDS.
Size: 11.63 acres; 2 Lots
Existing Land Use: Undeveloped
Existing Zoning: R-1
Proposed Land-Use: Single-Family Residential

SUMMARY:

This is a proposed final plat for Unit 2A of the Centennial Ridge Subdivision. The City of Bulverde approved a Master Development Plan for this subdivision in February 2019. Development in this tract, formerly known as the Cole Tract, is governed by a development agreement and the vested

ordinance. The initial zoning for this development is R-1. All proposed lots conform to the R-1 zoning which requires a minimum lot size of five (5) acres or greater.

ANALYSIS:

This proposed Final Plat is approximately 11.63 acres of vacant property and establishes 2 single-family residential lots.

The City of Bulverde Future Land Use plan identifies the density class for this plat as Estate Residential, single-family housing on large lots is the predominant land use. Similar to Rural Living. This use may or may not have a farm and livestock activities.

Each lot will be served by individual water wells and on-site septic facilities, Electric Service provided by Pedernales Electric Cooperative and Telephone Services by Guadalupe Valley Telephone Cooperative, Inc.

STAFF RECOMMENDATION:

The proposed submittal 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:

Application

Final Plat

Master Development Plat

Halff Acceptance Memo



APPLICATION FOR FINAL 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: Centennial Ridge Unit No 2A
Location Description/Nearest Intersection: East side of Adyson Ridge Dr. 0.6 mile north of E Amman Rd

2. Owner/Applicant: Southerland Bulverde Land, LLC
Address: 110 River Crossing Blvd. Spring Branch, TX 78070 Email: dmullins@southlp.com
Telephone: (830) 228-5263 Fax: _____ Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

3. Licensed Engineer/Surveyor (technical contact): Darren J. McAfee, PE
Address: 4350 Lockhill Selma Rd. Suite 100, San Antonio TX, 78249 Email: dmcafee@jonescarter.com
Telephone: (210) 546-0053 Fax: _____ Mobile: _____

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In <input type="checkbox"/> Out (ETJ)	Water Source:	<u>individual wells</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>OSSF</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>2</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>11.63</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>R-1</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>R-1</u>		

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

Signature of Owner/Applicant

11/15/21

Date

Fees and Submittal Dates on Page 2

Fees:

Final Plats

- \$1250.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family. **\$1,280.00**

Traffic Impact Analysis (TIA) Review

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

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

- \$1500 – (0-5 acres)
- \$2500 + \$10/lot – (5+ acres) **\$2,520.00**

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

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

Subdivision Improvement Construction Plan Review

- \$2500

Subdivision Improvement Construction Inspection

- \$50 + \$2.00/LF of each infrastructure improvement to be inspected

Subdivision Improvement Construction Deposit for Multiple Inspections

- \$50 + \$2.00/LF of each infrastructure improvement to be inspected

SUBMITTAL DATES: NOVEMBER 2020 – DECEMBER 2021

Planning & Zoning Meeting	City Council Meeting	Submittal Date
NOVEMBER 12, 2020	DECEMBER 8, 2020	OCTOBER 13, 2020
DECEMBER 10, 2020	JANUARY 12, 2021	NOVEMBER 10, 2020
JANUARY 14, 2021	FEBRUARY 9, 2021	DECEMBER 15, 2020
FEBRUARY 11, 2021	MARCH 9, 2021	JANUARY 12, 2021
MARCH 11, 2021	APRIL 13, 2021	FEBRUARY 9, 2021
APRIL 15, 2021	MAY 11, 2021	MARCH 16, 2021
MAY 13, 2021	JUNE 8, 2021	APRIL 13, 2021
JUNE 10, 2021	JULY 13, 2021	MAY 11, 2021
JULY 15, 2021	AUGUST 10, 2021	JUNE 15, 2021
AUGUST 12, 2021	SEPTEMBER 14, 2021	JULY 13, 2021
SEPTEMBER 16, 2021	OCTOBER 12, 2021	AUGUST 17, 2021
OCTOBER 14, 2021	NOVEMBER 9, 2021	SEPTEMBER 14, 2021
NOVEMBER 10, 2021	DECEMBER 14, 2021	OCTOBER 12, 2021
DECEMBER 16, 2021	JANUARY 11, 2022	NOVEMBER 16, 2021



Planning and Development Final Plat Application Checklist

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

- 2 Copies of the Final Plat
- One electronic copy of each document required below and plat drawing(s) in PDF format.
- A check or money order for the platting fee, review fee and other required fees.
 - Plat Application & Review Fee
 - SWMP Review Fee
 - NA TIA Fee
 - NA SICP Fee
- 2 copies of the Final Utility Layout showing all proposed utilities and easements
- NA 2 copies of the Final Traffic Impact Analysis
- NA 2 copies of construction cost projections for improvements required herein. Cost projections prepared without complete and approved construction plans shall include at a minimum a 10% design phase contingency and a 15% construction contingency.
- NA 1 copy of the approved Floodplain Development Permit from Comal County if subdivision includes property within the ETJ.
- 2 copies of the Final Drainage Study
- 1 copy of the recorded deed
- 1 copy of each letter approving the Final Plat reviewed by all utilities that will provide service to the proposed subdivision and all entities with regulatory authority pertaining to the proposed subdivision including but not limited to the following.
 - Electric Utility
 - NA Gas Utility
 - NA Public Water System
 - Telephone Utility
 - Cable TV Utility
 - NA TxDOT
 - TCEQ
 - Other agencies or entities having jurisdiction
- NA Variance Requests (if any)
- Original Tax Certificates
 - City
 - County
 - School
- Letter of Agent or other power of attorney authorizing signature of Owner on plat

Reviewed by:

Date:

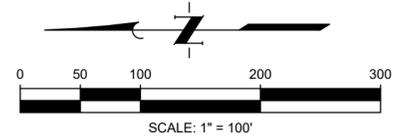
Case Number:

SUBDIVISION PLAT ESTABLISHING
CENTENNIAL RIDGE UNIT 2A

BEING A TOTAL OF 11.634 ACRES OF LAND SITUATED WITHIN THE A. HOLBROOK SURVEY, ABSTRACT NO.270, COMAL COUNTY, TEXAS; BEING ALL OF THAT CERTAIN 10.533 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND BULVERDE LAND, LLC IN DOC#202106056069 OF THE COMAL COUNTY REAL PROPERTY RECORDS; AND BEING A PORTION OF THAT CERTAIN 172.37 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND BULVERDE LAND, LLC IN DOC#201806047247 OF THE COMAL COUNTY REAL PROPERTY RECORDS.



DATE OF PRINT: December 13, 2021



STATE OF TEXAS
COUNTY OF COMAL

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

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

STATE OF TEXAS
COUNTY OF COMAL

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

_____ DAY OF _____, A.D. 20____

NOTARY PUBLIC, COMAL COUNTY, TEXAS

THIS PLAT OF CENTENNIAL RIDGE UNIT 2A 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 20____.

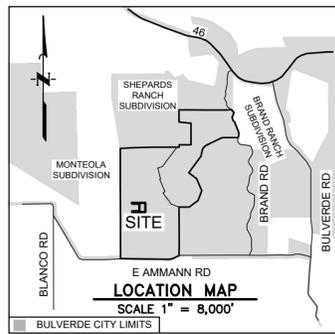
BY: _____
CHAIRPERSON

STATE OF TEXAS
COUNTY OF COMAL

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

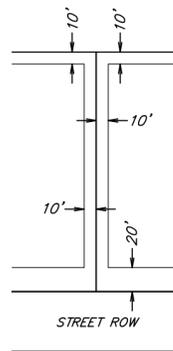
COUNTY CLERK
COMAL COUNTY, TEXAS

BY: _____
DEPUTY



LEGEND

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



TYPICAL UTILITY EASEMENTS

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

GENERAL NOTES

- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
- THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).
- NO FEMA FLOODPLAIN IS PRESENT WITHIN THE BOUNDARY OF THIS SITE AT THE TIME OF PLATTING. THE CLOSEST 100-YEAR FLOODPLAIN LIMITS ARE THOSE SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FM48091C0215F, DATED SEPTEMBER 2, 2009. THE FLOODPLAIN LIMITS SHOWN ON FEMA FIRM FM48091C0215F ARE APPROXIMATE AND SUBJECT TO CHANGE.
- ALL OF THE CENTENNIAL RIDGE SUBDIVISION FALLS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. CONSTRUCTION WITHIN THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OUTLINED IN THE CONTRIBUTING ZONE PLAN (CZP ID NO. 13000887) APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL EQUALITY (TCEQ) ON APRIL 24, 2019.
- ALL OF THE CENTENNIAL RIDGE SUBDIVISION FALLS WITHIN THE CITY LIMITS OF THE CITY OF BULVERDE, TEXAS.
- THE DEVELOPMENT OF CENTENNIAL RIDGE UNIT 2A IS SUBJECT TO THE DEVELOPMENT AGREEMENT "AMENDMENT NO. 1 COLE" EFFECTIVE SEPTEMBER 4, 2018 AND THE DEVELOPMENT REGULATIONS STIPULATED IN ARTICLE V OF THE AGREEMENT.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN CENTENNIAL RIDGE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF BULVERDE OR COMAL COUNTY.
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
- DRIVEWAY CULVERTS ARE REQUIRED AT ALL DRIVEWAY CROSSINGS OF A ROADSIDE CHANNEL. DRIVEWAY CULVERTS MUST BE APPROPRIATELY SIZED TO CONVEY DRAINAGE WITHOUT BACKING UP DRAINAGE UPSTREAM OF THE CULVERT.
- A 10' UTILITY EASEMENT (UE) IS PRESENT ALONG THE SIDE AND BACK LOT LINES OF EACH LOT AND A 20' UE IS PRESENT ALONG THE ROAD FRONTAGE OF EACH LOT.
- TOTAL LINEAR FEET OF STREETS = 0 LF

PEDERNALES ELECTRIC COOPERATIVE NOTES

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

STATE OF TEXAS
COUNTY OF BEXAR

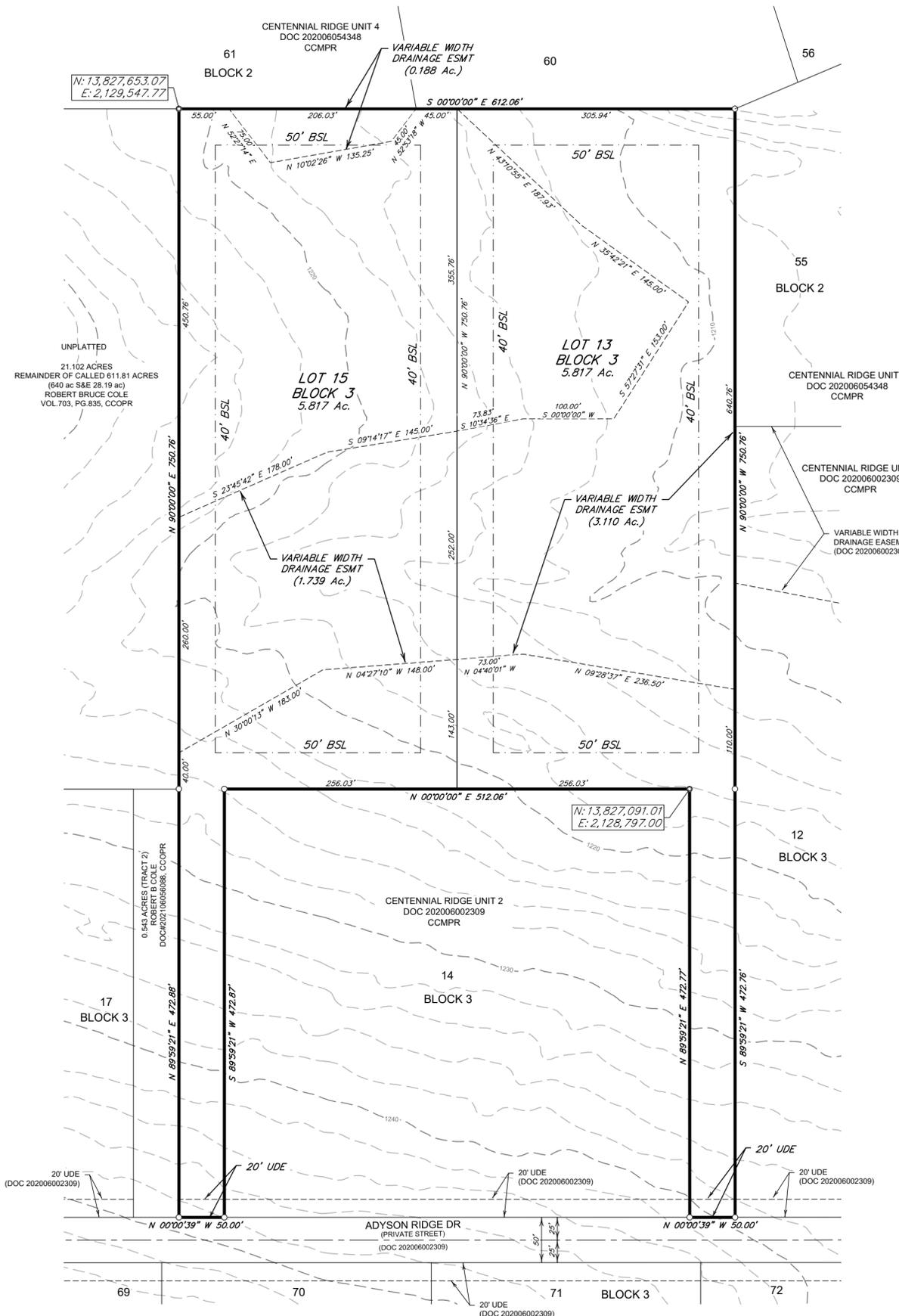
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER
DARRIN J. McNEEL, P.E.
4350 LOCKHILL SELMA RD SUITE 100, SAN ANTONIO, TX 78249

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR
TROY A. TROBAUGH, R.P.L.S.
4350 LOCKHILL SELMA RD SUITE 100, SAN ANTONIO, TX 78249



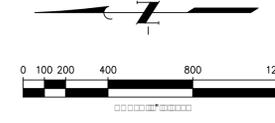
Civil Job No. 16264-0005-00

CENTENNIAL RIDGE MASTER DEVELOPMENT PLAN

A 940.142 ACRE TRACT OF LAND SITUATED IN THE A. HOLBROOK SURVEY, ABSTRACT NO.270, THE EL PASO IRRIGATION CO. SURVEY, ABSTRACT NO.148, THE F. SCHAFER SURVEY, ABSTRACT NO.563, THE E. RYAN SURVEY, ABSTRACT NO.506, AND THE W. BEARD SURVEY, ABSTRACT NO.49, IN COMAL COUNTY, TEXAS; BEING THAT CERTAIN 469.95 ACRES (471.95 ACRES, SAVE AND EXCEPT 2.00 ACRES) DESCRIBED IN INSTRUMENT TO DTB INVESTMENTS, LP. RECORDED AS DOCUMENT NUMBER 201706046997 OF THE COMAL COUNTY OFFICIAL PUBLIC RECORDS; AND A PORTION OF THAT CERTAIN 801.58 ACRES DESCRIBED IN INSTRUMENT TO DTB INVESTMENTS, LP. RECORDED AS DOCUMENTS NUMBER 201606043595 (300.19 ACRES) AND 201606043597 (501.39 ACRES) OF THE COMAL COUNTY OFFICIAL PUBLIC RECORDS; AND THE REMAINDER OF THAT CERTAIN 611.81 ACRES (640 ACRES SAVE AND EXCEPT 28.19 ACRES) DESCRIBED IN INSTRUMENT TO ROBERT BRUCE COLE RECORDED IN VOLUME 703, PAGE 835 OF THE COMAL COUNTY OFFICIAL PUBLIC RECORDS.

NOTES:

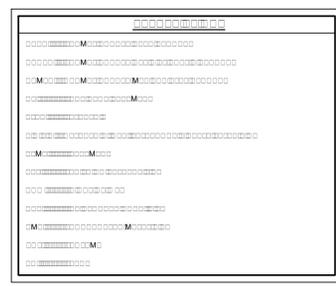
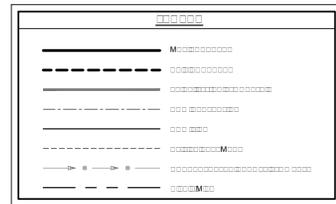
1. This property is located within the city limits of the City of Bulverde in Comal County.
2. This property is located within the Edwards Aquifer Contributing Zone.
3. This property is located within Comal ISD.
4. All streets within the proposed project will be dedicated to the property owner's association as private.
5. On-Site water wells will be constructed on the lots to provide water service.
6. On-Site septic tanks will be constructed on the lots to provide sewer service.
7. The entire property is zoned R-1 as specified in the City of Bulverde Zoning Ordinance.
8. All lots will have a minimum size of 5,000 acres.
9. The bearings and distances shown hereon are Texas State Plane Coordinate System Grid South Central Zone (NAD83), as determined by record information.
10. Floodplain limits shown on this Master Development Plan are approximate and subject to change. Floodplain limits are shown according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) FM48091C0215F Dated September 2, 2009.
11. Detention will be provided for all concentrated runoff flowing to adjacent properties, unless adjacent property owners agree to accept the ultimate development runoff without detention.
12. Drainage easements will be sized to contain concentrated flow where runoff will flow greater than 1 foot deep during the 25-year storm event.
13. Drainage easements will be sized and detailed on the final plat for each unit of the development.
14. Overhead electric will be placed in the street right-of-way or a parallel easement for electric service to lots.
15. A portion of this development is subject to the development agreement "Amendment No. 1 Cole" effective September 4, 2018 and the development regulations stipulated in Article V of the agreement.
16. A portion of this development is subject to the conditions pertaining to R-1 zoned areas in the development agreement "Amendment No. 1 Amman Hills Ranch & Bulverde Point Ranch Agreement" effective September 4, 2018.
17. Lot 902 is reserved for a potential future roadway tie-in to the adjacent property to the south.



CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	68.88'	74.94'	71.30'	N 07°51'52" W	62°20'17"	41.66'
C2	586.00'	263.92'	263.64'	N 77°00'00" E	20°00'00"	135.28'
C3	586.00'	546.83'	527.20'	N 37°16'01" E	53°27'52"	285.15'
C4	595.00'	285.20'	282.48'	N 77°09'38" E	27°27'49"	145.40'

DEVELOPMENT TABLE							
	ZONING	SIZE (Ac)	LOTS	DENSITY	ROW DEDICATION	PARKLAND DEDICATION	SCHEDULE
UNIT 1	R-1	358.129	67	0.19	-	-	4/1/2018
UNIT 2	R-1	172.386	29	0.17	0.084 Ac	-	6/1/2018
UNIT 3	R-1	207.870	39	0.19	-	-	9/5/2019
UNIT 2A	R-1	21.102	4	0.19	-	-	11/1/2018
UNIT 4	R-1	180.662	36	0.20	0.099 Ac	-	9/7/2020
OVERALL	R-1	940.142	175	0.19	0.183 Ac	0.000 Ac	

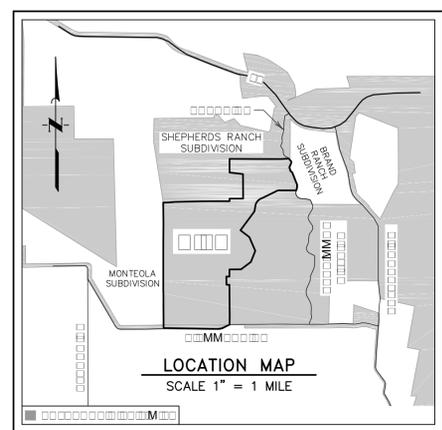
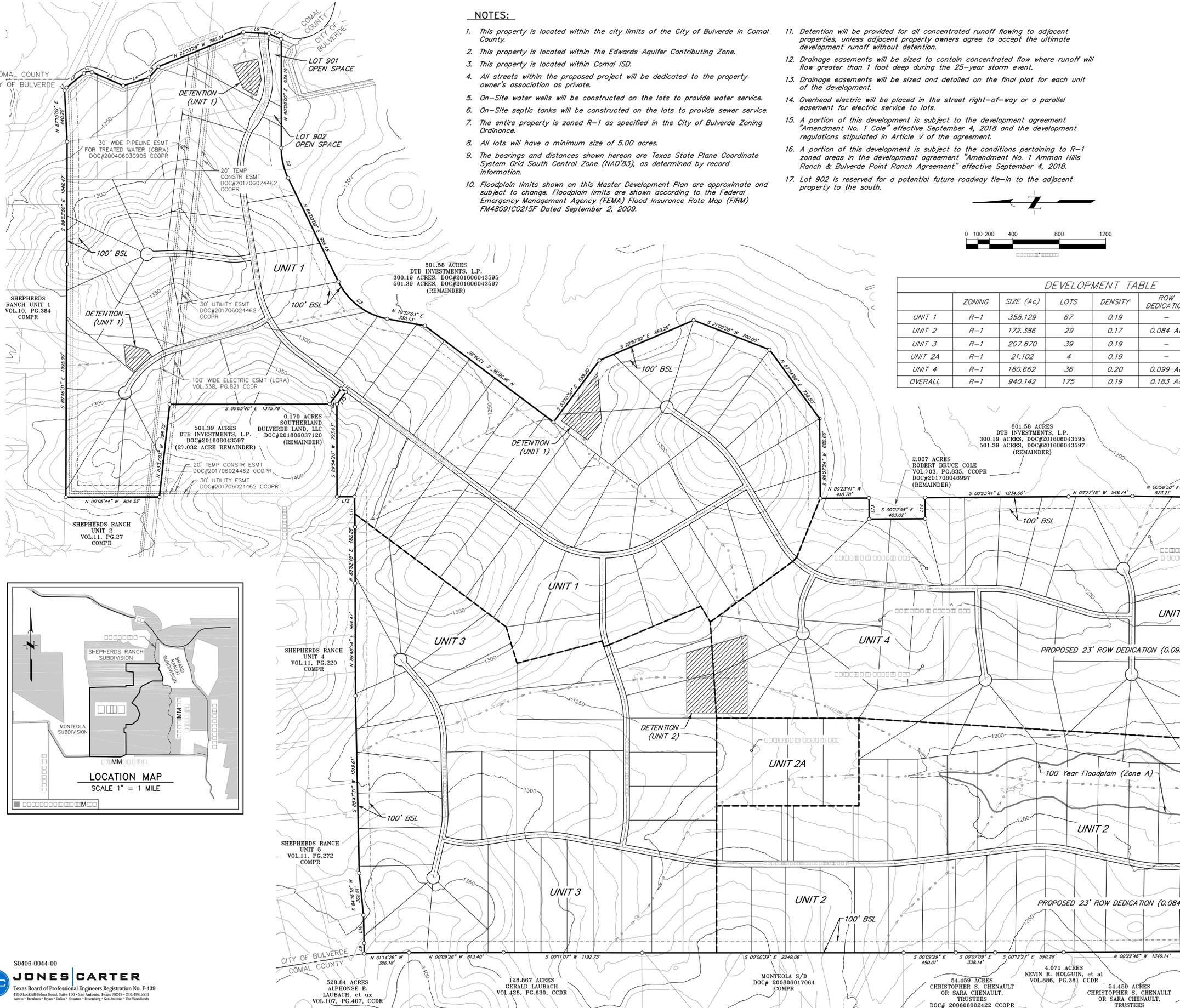
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 56°17'29" W	30.74'
L2	N 39°14'51" W	191.83'
L3	N 23°13'09" E	291.74'
L4	N 17°21'44" W	233.17'
L5	S 48°32'08" E	124.00'
L6	N 02°59'50" E	221.21'
L7	N 24°08'35" E	115.33'
L8	N 82°30'58" E	63.62'
L9	N 65°13'43" W	92.23'
L10	S 89°40'00" W	89.21'
L11	N 89°15'43" E	260.13'
L12	N 00°05'44" W	151.14'
L13	N 89°33'59" E	180.83'
L14	N 89°34'40" E	180.93'
L15	N 53°21'24" W	129.23'
L16	S 36°33'36" W	50.00'
L17	S 53°21'24" E	166.53'



OWNER/DEVELOPER ENGINEER/SURVEYOR:

OWNER

OWNER



50406-0044-00
JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
4390 Lockhill-Spring Road, Suite 100 • San Antonio, Texas 78249 • TEL: 484.5311
Austin • Baytown • Dallas • Houston • Knoxville • San Antonio • The Woodlands

A1: 1/26/24 16264-0002-00 Centennial Ridge MDP, Bulverde, Comal Co, L2 Design Phase CAD Centennial Ridge MDP.dwg DLM: April 17, 2019

CENTENNIAL RIDGE MDP

REVIEW MEMORANDUM

TO: Darren McAfee
Jones I Carter
4350 Lockhill Selma Rd, Suite 100
San Antonio, TX 78249
DMcAfee@jonescarter.com

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

SUBJECT: Centennial Ridge Unit 2A Final Plat
Acceptance, PC-21-30

DATE: December 13, 2021

Halff Associates, on behalf of the City of Bulverde, has performed a review on the Centennial Ridge Unit 2A Final Plat, dated May 28, 2019 and design plans dated November 16, 2021. The review was conducted relative to the requirements established in the vested Subdivision Ordinance of the City of Bulverde (January 2015), the Bulverde Drainage Design Manual (BDDM) AND the Development Agreement dated August 18, 2018 between the City of Bulverde and DTB Investments, LP. The following items were reviewed, with resolved items noted in blue. Based on our review of the referenced documents, Halff Associates has no further comments and recommends approval of the Centennial Ridge Unit 2A final plat at the next available Planning & Zoning meeting.

Plat specifications, Ordinance Section 1.05(b)

1. Unit 2A plat does not match boundary limits shown on MDP. Please explain why the two northern lots are not included as shown in the MDP. – [Comment resolved...Mr. Cole has elected to keep the 11 acres of land that is shown on the MDP as the northern two lots of Unit 2A. That area is not included in this plat because it is not the property of Southerland Bulverde Land, LLC. The intent is for that 11-acre parcel to remain as Mr. Coles residence.](#)

Plat Supporting Documents, Ordinance Section 1.04(c)

No comments

General Design 2.03(c)

No comments

Streets 2.04(a)

No comments

Drainage Analysis

1. No comments. Detention Pond constructed with Unit 2 was adequately sized to detain flows to predeveloped conditions at the property boundary with Ammann Road.



PLANNING AND ZONING COMMISSION ITEM:
PC-21-31
FINAL PLAT
4S RANCH, UNIT 8A

MEETING DATE: December 16th, 2021
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consider the approval of a Final Plat for 4S Ranch, Unit 8A, located approximately 2.0 miles southeast of the intersection of Mustang Vista and Stahl Lane.

APPLICANT:

Lennar Homes of Texas Land and Construction, LTD
1922 Dry Creek Way, Suite 101
San Antonio, TX 78259
(210) 889-5516

PROPERTY INFORMATION:

Owner: Lennar Homes of Texas Land and Construction, LTD
Legal Description: A 67.770 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, THE MARIA JAMESON SURVEY NUMBER 697, ABSTRACT 298, IN COMAL COUNTY, TEXAS.
Size: 67.770 acres; 67 lots
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Single-Family Residential

SUMMARY:

This is a proposed final plat for Unit 8A of the 4S Ranch Development, for which a Development Agreement was approved in 2014 and Master Development Plan (MDP) was subsequently approved in 2015.

ANALYSIS:

This proposed Final Plat is for approximately 67.770 acres of vacant property and establishes 67 single-family residential lots. The density class for this plat is high-density.

The proposed subdivision lies completely outside the City Limits. Water service will be provided by the Canyon Lake Water Supply Corporation. Sewer Service will be provided by the Guadalupe Blanco River Authority. Electric Service provided by CPS Energy. A portion of this proposed final plat lies within the 100 year-flood plain.

The City of Bulverde Future Land Use plan identifies the subject area as Cluster Residential. Cluster Residential neighborhoods are intended to provide a clustering of smaller residential lots. But within large areas of green/open space in order to maintain lower residential densities.

The application and proposed plat were reviewed and approved by City Staff and Halff Associates. There were no issues found during review. Therefore, Staff recommends **approval** of this final plat.

ATTACHMENTS:

Application

Master Development Plan

Final Plat

Halff Acceptance Memo



APPLICATION FOR FINAL 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: _____ Unit No _____
 Location Description/Nearest Intersection: _____

2. Owner/Applicant: _____
 Address: _____ Email: _____
 Telephone: _____ Fax: _____ Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

3. Licensed Engineer/Surveyor (technical contact): _____
 Address: _____ Email: _____
 Telephone: _____ Fax: _____ Mobile: _____

4. Property Details:

City Limits:	<input type="checkbox"/> In	<input type="checkbox"/> Out (ETJ)	Water Source:	_____
Commercial:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Sewage Treatment:	_____
Residential:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	TxDOT Frontage:	<input type="checkbox"/> Yes <input type="checkbox"/> No
No. of Lots:	67		100-Year Floodplain:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Total Acreage without floodplain:	_____		Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	_____			<input type="checkbox"/> Contributing
Zoning Class:	_____			

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:


9/16/2021

Signature of Owner/Applicant

Date

Fees and Submittal Dates on Page 2

Fees:

Final Plats

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

Traffic Impact Analysis (TIA) Review

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

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

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

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

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

Subdivision Improvement Construction Plan Review

- \$2500

Subdivision Improvement Construction Inspection

- \$50 + \$2.00/LF of each infrastructure improvement to be inspected

Subdivision Improvement Construction Deposit for Multiple Inspections

- \$50 + \$2.00/LF of each infrastructure improvement to be inspected

SUBMITTAL DATES: NOVEMBER 2020 – DECEMBER 2021

Planning & Zoning Meeting	City Council Meeting	Submittal Date
NOVEMBER 12, 2020	DECEMBER 8, 2020	OCTOBER 13, 2020
DECEMBER 10, 2020	JANUARY 12, 2021	NOVEMBER 10, 2020
JANUARY 14, 2021	FEBRUARY 9, 2021	DECEMBER 15, 2020
FEBRUARY 11, 2021	MARCH 9, 2021	JANUARY 12, 2021
MARCH 11, 2021	APRIL 13, 2021	FEBRUARY 9, 2021
APRIL 15, 2021	MAY 11, 2021	MARCH 16, 2021
MAY 13, 2021	JUNE 8, 2021	APRIL 13, 2021
JUNE 10, 2021	JULY 13, 2021	MAY 11, 2021
JULY 15, 2021	AUGUST 10, 2021	JUNE 15, 2021
AUGUST 12, 2021	SEPTEMBER 14, 2021	JULY 13, 2021
SEPTEMBER 16, 2021	OCTOBER 12, 2021	AUGUST 17, 2021
OCTOBER 14, 2021	NOVEMBER 9, 2021	SEPTEMBER 14, 2021
NOVEMBER 10, 2021	DECEMBER 14, 2021	OCTOBER 12, 2021
DECEMBER 16, 2021	JANUARY 11, 2022	NOVEMBER 16, 2021



Planning and Development Final Plat Application Checklist

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

- 2 Copies of the Final Plat
- One electronic copy of each document required below and plat drawing(s) in PDF format.
- A check or money order for the platting fee, review fee and other required fees.
 - Plat Application & Review Fee
 - SWMP Review Fee
 - TIA Fee
 - SICP Fee
- 2 copies of the Final Utility Layout showing all proposed utilities and easements
- 2 copies of the Final Traffic Impact Analysis
- 2 copies of construction cost projections for improvements required herein. Cost projections prepared without complete and approved construction plans shall include at a minimum a 10% design phase contingency and a 15% construction contingency.
- 1 copy of the approved Floodplain Development Permit from Comal County if subdivision includes property within the ETJ.
- 2 copies of the Final Drainage Study
- 1 copy of the recorded deed
- 1 copy of each letter approving the Final Plat reviewed by all utilities that will provide service to the proposed subdivision and all entities with regulatory authority pertaining to the proposed subdivision including but not limited to the following.
 - Electric Utility
 - Gas Utility
 - Public Water System
 - Telephone Utility
 - Cable TV Utility
 - TxDOT
 - TCEQ
 - Other agencies or entities having jurisdiction
- Variance Requests (if any)
- Original Tax Certificates
 - City
 - County
 - School
- Letter of Agent or other power of attorney authorizing signature of Owner on plat

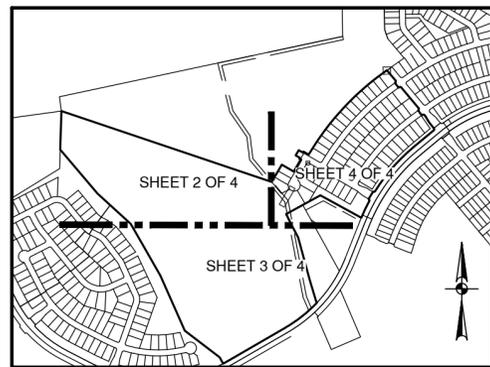
Reviewed by:

Date:

Case Number:



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: October 6, 2021



INDEX MAP
SCALE: 1"= 1000'

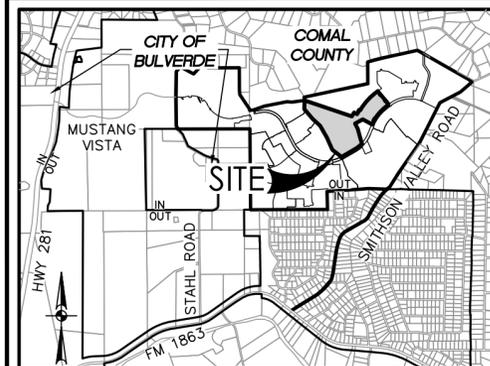
SUBDIVISION PLAT OF 4S RANCH, UNIT 8A

A 67.770 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, THE MARIA JAMESON SURVEY NUMBER 697, ABSTRACT 298, IN COMAL COUNTY, TEXAS.

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 901, BLOCK 41, AND LOTS 902, BLOCK 50 ARE DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

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



LOCATION MAP
NOT-TO-SCALE

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

GBRA NOTES:

1) GBRA (GUADALUPE-BLANCO RIVER AUTHORITY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED SANITARY SEWER FACILITIES AND APPURTENANCES.

2) TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GBRA SHALL HAVE THE RIGHT TO REMOVE SAID LANDS OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF, THE FACILITIES AND APPURTENANCES.

3) OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN 10 FEET OF GBRA UTILITIES.

4) DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBRA EASEMENTS OR GBRA UTILITIES MUST BE APPROVED IN WRITING BY GBRA AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GBRA.

5) MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

6) THE PROPERTY OWNER MUST INSTALL 16 FOOT GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.

7) CUSTOMER SANITARY SEWER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.

SURVEYOR'S NOTES:

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3" 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.

2. 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 CORRS NETWORK.

3. DIMENSIONS SHOWN ARE SURFACE. (COMBINED SCALE FACTOR: 0.99983)

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

MISCELLANEOUS NOTE:

1. FUTURE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE CODE OF ORDINANCES.

2. CONTOURS SHOWN ARE BASED OFF OF AN ON THE GROUND SURVEY. THE DATUM USED TO GENERATE THE CONTOURS IS THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

3. TOTAL LENGTH OF ROADWAY DEDICATION IN 4S RANCH UNIT-8A IS 2,743 LINEAR FEET.

4. 4S RANCH UNIT-8A 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	S59°49'11"E	115.00'	L16	N40°53'58"E	62.94'	L31	S29°53'04"E	38.67'	L46	S69°49'11"E	38.78'	L61	N35°39'38"E	63.41'
L2	N30°10'49"E	111.00'	L17	N42°30'07"E	62.92'	L32	S39°53'04"E	44.88'	L47	S59°49'11"E	44.77'	L62	N33°47'50"E	63.41'
L3	N59°49'11"W	10.00'	L18	N44°06'16"E	62.94'	L33	S30°10'49"W	70.00'	L48	N59°49'11"W	44.77'	L63	N33°07'20"E	58.71'
L4	N30°10'49"E	10.00'	L19	N45°42'26"E	62.94'	L34	S27°29'34"E	99.01'	L49	N49°49'11"W	38.78'	L64	N35°15'37"E	58.68'
L5	N59°49'11"W	40.00'	L20	N47°18'35"E	62.92'	L35	N28°49'43"W	60.40'	L50	S30°10'49"W	144.63'	L65	N37°23'49"E	58.64'
L6	N30°10'49"E	50.00'	L21	N48°54'45"E	62.94'	L36	N29°43'22"W	236.89'	L51	N30°10'49"E	207.08'	L66	N39°31'56"E	58.59'
L7	S59°49'11"E	40.00'	L22	N50°30'55"E	62.94'	L37	N31°52'19"E	50.23'	L52	N52°25'47"E	63.41'	L67	N41°39'57"E	58.54'
L8	N30°10'49"E	10.00'	L23	N52°07'05"E	62.94'	L38	N54°38'30"E	8.66'	L53	N50°34'00"E	63.41'	L68	N43°47'51"E	58.50'
L9	S59°49'11"E	50.03'	L24	N53°55'39"E	81.55'	L39	S54°38'30"W	8.66'	L54	N48°42'37"E	63.31'	L69	N45°55'38"E	58.44'
L10	N31°53'07"E	65.87'	L25	S39°53'04"E	110.24'	L40	S31°52'19"W	47.93'	L55	N46°50'09"E	63.51'	L70	N48°03'18"E	58.38'
L11	N32°53'10"E	62.93'	L26	S35°21'30"E	50.00'	L41	N31°52'19"E	41.37'	L56	N44°58'37"E	63.41'	L71	N49°52'53"E	58.32'
L12	N34°29'35"E	63.11'	L27	N54°38'30"E	6.17'	L42	N54°38'30"E	32.40'	L57	N43°06'49"E	63.41'	L72	S34°31'10"E	131.19'
L13	N36°05'29"E	62.75'	L28	S35°21'30"E	50.00'	L43	S54°38'30"W	32.40'	L58	N41°15'01"E	63.41'	L73	N59°49'11"W	21.00'
L14	N37°41'37"E	62.93'	L29	N54°38'30"E	6.17'	L44	S31°52'19"W	39.07'	L59	N39°23'13"E	63.41'	L74	N58°59'55"W	125.64'
L15	N39°17'47"E	62.95'	L30	S39°53'04"E	12.50'	L45	S59°49'11"E	8.65'	L60	N37°31'25"E	63.41'			

CURVE TABLE						CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	4.00'	90°00'00"	N14°49'11"W	5.66'	6.28'	C16	2125.00'	22°46'11"	N43°15'25"E	838.95'	844.49'
C2	14.00'	94°31'25"	S72°24'3"W	20.57'	23.10'	C17	2075.00'	22°46'11"	S43°15'25"W	819.21'	824.62'
C3	14.00'	85°28'26"	S82°37'17"E	19.00'	20.89'	C18	14.00'	91°41'30"	S13°58'26"E	20.09'	22.40'
C4	14.00'	94°31'34"	S72°24'3"W	20.57'	23.10'	C19	14.00'	88°18'30"	N76°01'34"E	19.50'	21.58'
C5	14.00'	85°28'26"	S82°37'17"E	19.00'	20.89'	C20	1825.00'	22°46'11"	N43°15'25"E	720.51'	725.27'
C6	15.00'	10°00'00"	S34°53'04"E	2.61'	2.62'	C21	1775.00'	22°46'11"	S43°15'25"W	700.77'	705.40'
C7	200.00'	10°00'00"	S34°53'04"E	34.86'	34.91'	C22	14.00'	91°41'30"	S13°58'26"E	20.09'	22.40'
C8	13.00'	90°00'00"	S5°06'56"W	18.38'	20.42'	C23	15.00'	10°00'00"	S64°49'11"E	2.61'	2.62'
C9	1543.00'	18°10'03"	S41°01'54"W	487.21'	489.26'	C24	200.00'	10°00'00"	S64°49'11"E	34.86'	34.91'
C10	13.00'	88°13'48"	S76°03'48"W	18.10'	20.02'	C25	200.00'	10°00'00"	N54°49'11"W	34.86'	34.91'
C11	13.00'	88°13'52"	S15°42'11"E	18.10'	20.02'	C26	15.00'	10°00'00"	N54°49'11"W	2.61'	2.62'
C12	1543.00'	5°42'51"	S25°33'20"W	153.82'	153.88'	C27	14.00'	90°00'00"	S75°10'49"W	19.80'	21.99'
C13	1157.00'	16°22'07"	S51°39'45"W	329.42'	330.54'	C28	14.00'	77°21'52"	S8°30'07"E	17.50'	18.90'
C14	1157.00'	2°05'14"	S60°53'26"W	42.14'	42.15'	C29	50.00'	257°21'52"	S81°29'53"W	78.06'	224.59'
C15	14.00'	88°18'30"	N76°01'34"E	19.50'	21.58'	C30	14.00'	90°00'00"	N14°49'11"W	19.80'	21.99'

THIS PLAT OF 4S RANCH, UNIT-8A 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

STATE OF TEXAS
COUNTY OF BEXAR

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

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

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF 4S RANCH, UNIT-8A WAS FILED WITH THE CITY OF BULVERDE, TEXAS ON THE _____ DAY OF _____, 20____. THE CITY COUNCIL OF THE CITY OF BULVERDE FAILED TO ACT UPON SUCH PLAT WITHIN THE TIME PERIOD PRESCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THE _____ DAY OF _____, 2021

BY: _____
PLANNING DIRECTOR

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



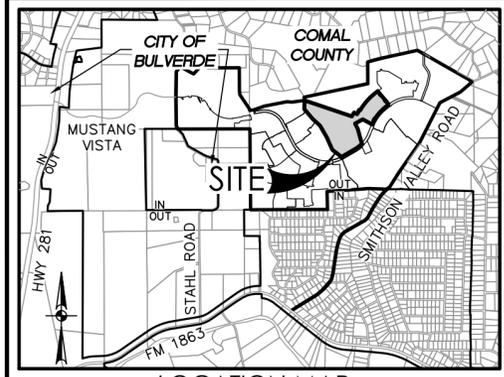
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: October 6, 2021

SUBDIVISION PLAT OF 4S RANCH, UNIT 8A

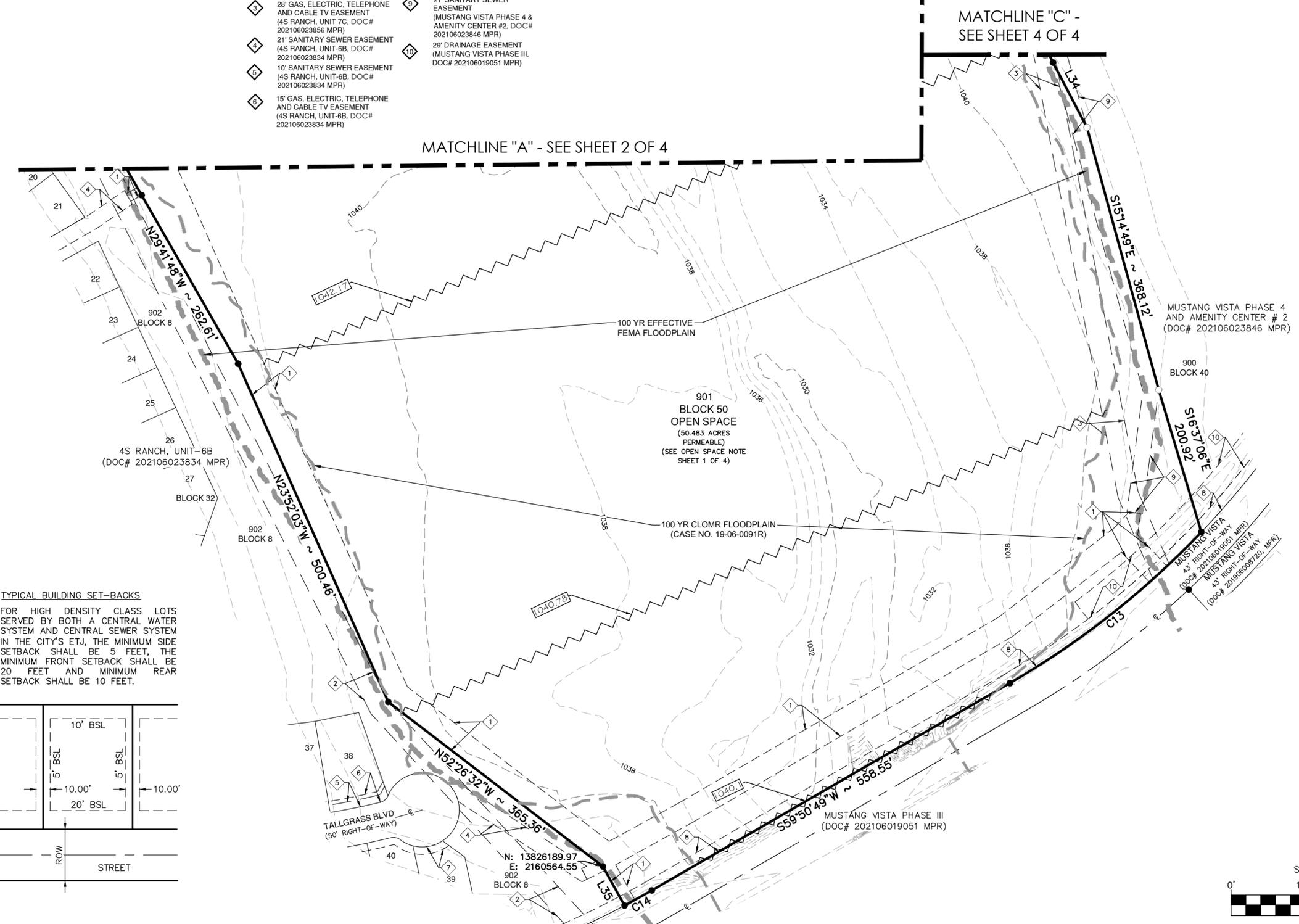
A 67.770 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE DANIEL LEWIS SURVEY NUMBER 347, ABSTRACT 367, THE MARIA JAMESON SURVEY NUMBER 697, ABSTRACT 298, IN COMAL COUNTY, TEXAS.

LEGEND

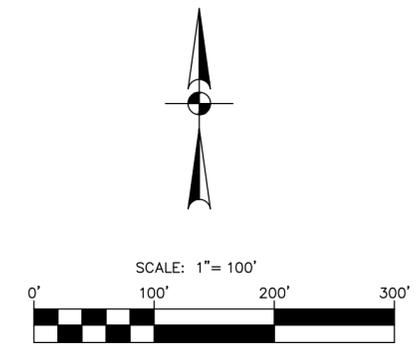
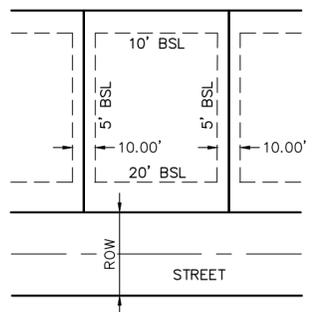
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|---------|---|---|--|
| AC | ACRE(S) | • | REPETITIVE BEARING AND/OR DISTANCE |
| DOC | DOCUMENT NUMBER | ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| ESMT | EASEMENT | ○ | SET 1/2" IRON ROD (PD) |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF COMAL COUNTY, TEXAS | ○ | SET 1/2" IRON ROD (PD)-ROW |
| MPR | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS | ○ | EASEMENT POINT OF INTERSECTION |
| VAR WID | VARIABLE WIDTH | ○ | WATER SURFACE ELEVATION |
| VOL | VOLUME | ○ | HYDRAULIC CROSS SECTION |
| PG | PAGE(S) | ○ | MINIMUM FINISHED FLOOR ELEVATION |
| -1140 | EXISTING CONTOURS | ○ | |
| -1140 | PROPOSED CONTOURS | ○ | |
| — | CENTERLINE | ○ | |
| — | ORIGINAL SURVEY/COUNTY LINE | ○ | |
-
- | | | | |
|---|---|----|---|
| 1 | VARIABLE WIDTH SANITARY SEWER EASEMENT (4S RANCH UNIT-7A, DOC# 201906008720 MPR) | 7 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (4S RANCH, UNIT-6B, DOC# 202106023834 MPR) |
| 2 | VARIABLE WIDTH ELECTRIC, TELEPHONE, AND CABLE AND TV EASEMENT (4S RANCH UNIT-7A, DOC# 201906008720 MPR) | 8 | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (MUSTANG VISTA PHASE III, DOC# 202106019051 MPR) |
| 3 | 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (4S RANCH, UNIT-7C, DOC# 202106023856 MPR) | 9 | 21' SANITARY SEWER EASEMENT (MUSTANG VISTA PHASE 4 & AMENITY CENTER #2, DOC# 202106023846 MPR) |
| 4 | 21' SANITARY SEWER EASEMENT (4S RANCH, UNIT-6B, DOC# 202106023834 MPR) | 10 | 29' DRAINAGE EASEMENT (MUSTANG VISTA PHASE III, DOC# 202106019051 MPR) |
| 5 | 10' SANITARY SEWER EASEMENT (4S RANCH, UNIT-6B, DOC# 202106023834 MPR) | | |
| 6 | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (4S RANCH, UNIT-6B, DOC# 202106023834 MPR) | | |



LOCATION MAP
NOT-TO-SCALE



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.





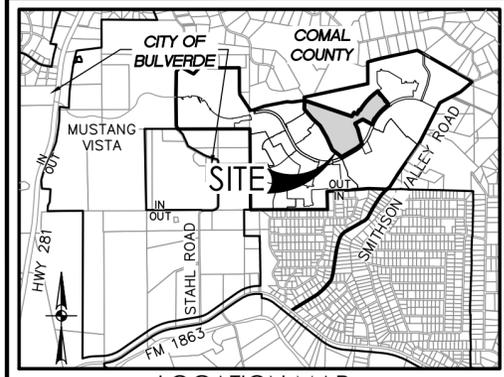
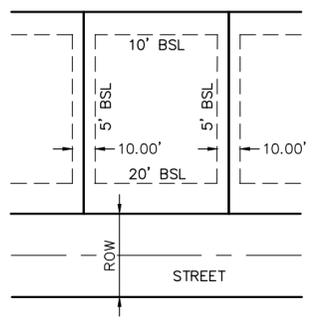
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: October 6, 2021

SUBDIVISION PLAT OF 4S RANCH, UNIT 8A

A 67.770 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, THE MARIA JAMESON SURVEY NUMBER 697, ABSTRACT 298, IN COMAL COUNTY, TEXAS.

TYPICAL BUILDING SET-BACKS

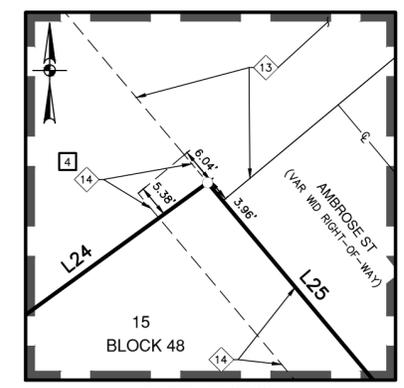
FOR HIGH DENSITY CLASS LOTS SERVED BY BOTH A CENTRAL WATER SYSTEM AND CENTRAL SEWER SYSTEM IN THE CITY'S ETJ, THE MINIMUM SIDE SETBACK SHALL BE 5 FEET, THE MINIMUM FRONT SETBACK SHALL BE 20 FEET AND MINIMUM REAR SETBACK SHALL BE 10 FEET.



LOCATION MAP
NOT-TO-SCALE

LEGEND

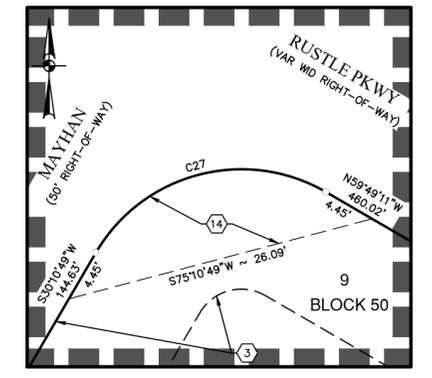
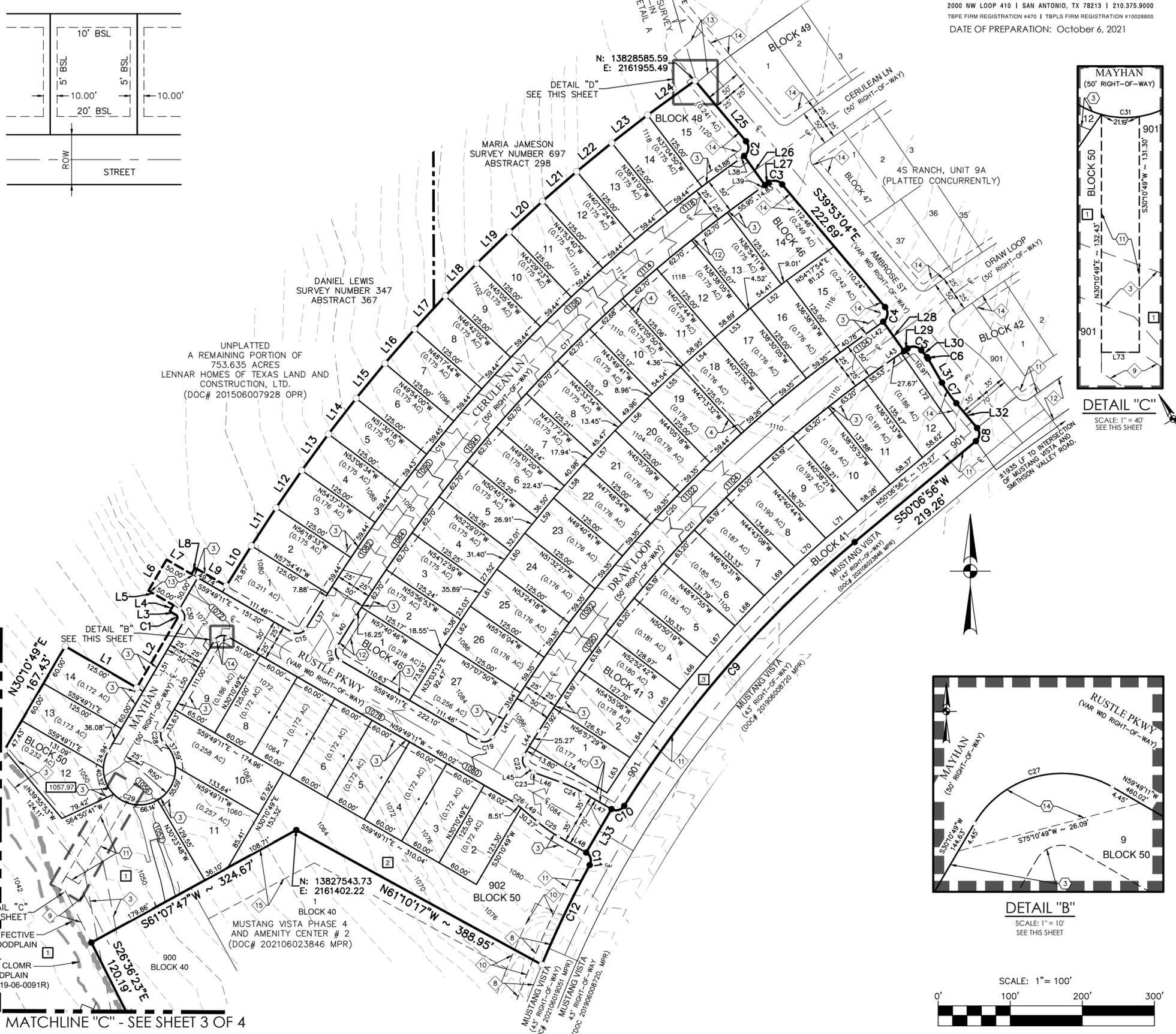
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|---------|---|--|----------------------------------|
| AC | ACRE(S) | REPETITIVE BEARING AND/OR DISTANCE | |
| DOC | DOCUMENT NUMBER | ● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) | |
| ESMT | EASEMENT | ○ SET 1/2" IRON ROD (PD) | |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF COMAL COUNTY, TEXAS | ⊠ EASEMENT POINT OF INTERSECTION | |
| MPR | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS | 1050 | WATER SURFACE ELEVATION |
| VAR WID | VARIABLE WIDTH | 1234.56 | HYDRAULIC CROSS SECTION |
| VOL | VOLUME | | MINIMUM FINISHED FLOOR ELEVATION |
| PG | PAGE(S) | | |
| --- | EXISTING CONTOURS | | |
| --- | PROPOSED CONTOURS | | |
| --- | CENTERLINE | | |
| --- | ORIGINAL SURVEY/COUNTY LINE | | |
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|---|--|---|--|
| ③ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.042 TOTAL ACRES OFF-LOT) | ⑤ | 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (4S RANCH, UNIT 7C, DOC# 202106023856 MPR) |
| ④ | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑥ | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (MUSTANG VISTA PHASE III, DOC# 202106019051 MPR) |
| ⑦ | 21' SANITARY SEWER EASEMENT | ⑧ | 21' SANITARY SEWER EASEMENT |
| ⑩ | 10' SANITARY SEWER EASEMENT | ⑨ | 21' SANITARY SEWER EASEMENT (MUSTANG VISTA PHASE 4 & AMENITY CENTER #2, DOC# 202106023846 MPR) |
| ⑫ | 50' X 50' SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.057 TOTAL ACRES OFF-LOT) | ⑩ | 29' DRAINAGE EASEMENT (MUSTANG VISTA PHASE III, DOC# 202106019051 MPR) |
| ⑬ | VARIABLE WIDTH SANITARY SEWER EASEMENT (0.003 ACRES) | ⑪ | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (MUSTANG VISTA PHASE 4 & AMENITY CENTER #2, DOC# 202106023846 MPR) |
| ⑭ | LOT 901, BLOCK 50 OPEN SPACE (50.483 ACRES PERMEABLE) (SEE OPEN SPACE NOTE SHEET 1 OF 4) | ⑫ | VARIABLE WIDTH SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (MUSTANG VISTA PHASE 4 & AMENITY CENTER #2, DOC# 202106023846 MPR) |
| ⑮ | LOT 902, BLOCK 50 OPEN SPACE (0.962 ACRES PERMEABLE) (SEE OPEN SPACE NOTE SHEET 1 OF 4) | ⑬ | 50' X 50' SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (4S RANCH, UNIT 9A, PLATTED CONCURRENTLY) |
| ⑯ | LOT 901, BLOCK 41 OPEN SPACE (0.638 ACRES PERMEABLE) (SEE OPEN SPACE NOTE SHEET 1 OF 4) | ⑭ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (4S RANCH, UNIT 9A, PLATTED CONCURRENTLY) |
| ⑰ | UNPLATTED A REMAINING PORTION OF 753.635 ACRES LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. (DOC# 201506007928 OPR) | ⑮ | VARIABLE WIDTH DRAINAGE EASEMENT (MUSTANG VISTA PHASE 4 & AMENITY CENTER #2, DOC# 202106023846 MPR) |



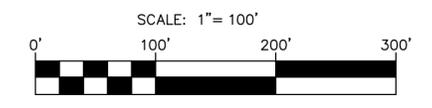
DETAIL "D"
SCALE: 1" = 20'
SEE THIS SHEET

MATCHLINE "B" - SEE SHEET 2 OF 4

MATCHLINE "C" - SEE SHEET 3 OF 4



DETAIL "B"
SCALE: 1" = 10'
SEE THIS SHEET



SCALE: 1" = 100'



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

REVIEW MEMORANDUM

TO: Dane Wright
dwright@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 8A Final Plat Acceptance
PC-21-31

DATE: November 29, 2021

Half Associates, on behalf of the City of Bulverde, has performed a review on the final plat application and supporting documents for the **4S Ranch, Unit 8A** development, dated 10/6/2021. 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.). Based on our review of the referenced documents, Half Associates has no comments and recommends approval of the 4S Ranch Unit 8A Final Plat at the next available Planning & Zoning meeting.

Plat specifications, Ordinance Section 1.05(b)

No comments, all comments from preliminary plat have been addressed and no other changes have been made.

Plat Supporting Documents, Ordinance Section 1.04(c)

No comments, sufficient documentation provided.

Drainage Analysis – approved...see memo dated 4/10/20



PLANNING & ZONING COMMISSION ITEM:
VR-21-13
SIGN VARIANCE
33701 Hwy 281 N

MEETING DATE: December 16th 2021
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Consider a request by SignTek Inc for a variance to Section 3.08.102(a)(3) of the City of Bulverde Code of Ordinances at 33701 Hwy 281 N.

OWNER:

Sheena Smith
5401 Virginia Way
Brentwood, TN 37027

APPLICANT:

SignTek Inc
16398 N Evans Road
Selma, TX 78154

PROPERTY INFORMATION:

Address: 33701 Hwy 281 N
Legal Description: BULVERDE RETAIL, LOT 3
Owner: SHEENA SMITH
Existing Land Use: Commercial/Retail
Existing Zoning: C-2 Commercial

ANALYSIS:

Tractor Supply Co, located at 33701 Hwy 281 N, has proposed an attached sign to be located at entrance of the Garden Center. There is one existing attached sign located at the main entrance of the building. The proposed attached sign for the Garden Center would exceed the maximum number of attached signs allowed per street frontage. Therefore, the applicant, SignTek Inc, is requesting a variance to allow the placement of the proposed attached sign.

Secondly, the proposed attached sign is greater than 25% in size of the existing attached sign located at the main entrance of the building. The existing attached sign at the main entrance of the building is 120 sqft in size. Based on the size of the existing sign at the main entrance of the building, the maximum allowed size of a secondary sign is 30 sqft. The proposed attached sign is

45 sqft in size. Therefore, the applicant, SignTek Inc, is requesting a variance to allow the size of the proposed attached sign for the Garden Center to exceed 25% of the size of the existing attached sign above the main entrance.

Per Section 3.08.102(a)(3) of the Bulverde Code of Ordinances, "only one attached sign per lease space shall be allowed along each street frontage on any site, unless otherwise specifically provided in this article. A secondary sign may be permitted at a public entrance, provided the entrance is on another side of the building, but shall be limited to twenty-five percent (25%) of the primary or permitted sign size, whichever is more restrictive. The six-inch minimum letter/logo height will not apply to these secondary signs. No more than two (2) attached signs shall be allowed per lease space. Attached signs shall be located within the first story of the main exterior entrance for a building or lease space."

Approval of the variance request does not permit the construction of signage at the specified location. Approval of the variance only serves to allow the signage discussed above to be potentially permitted through the typical permitting process.

CRITERIA FOR EVALUATION:

City Code has established criteria for the approval of variances to the City's signage regulations.

Section 3.08.072 of the City Code states:

"In granting any variance, the city council shall determine that a literal enforcement of the sign regulations will create an unnecessary hardship or a practical difficulty on the applicant, that the situation causing the unnecessary hardship or practical difficulty is unique to the affected property and is not self-imposed, that the variance will not injure and will be wholly compatible with the use and permitted development of adjacent properties, and that the granting of the variance will be in harmony with the spirit and purpose of this article."

ATTACHMENTS:

- A. Application
- B. Explanation
- C. Sign Renderings
- D. Letter of Authorization
- E. Aerial Map



Application for Variance

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

Date: Nov 17, 2021

Case No. _____

Applicant Information:

SignTek Inc 210.946.5511
Name Phone Fax
16398 N Evans Rd, Selma, TX 78154 permits@signtek.com
Address Email

Property Owner Information:

Sheena Smith 615.440.4337
Name Phone Fax
5401 Virginia Way, Brentwood, TN 37027 shesmith@tractorysupply.com
Address Email

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

Property Identification:

Street Address: 33701 N Hwy 281, Bulverde, TX 78163

Legal Description: _____

Zoning District Classification: _____

Description of Request:

- Variance to Section 3.08.102 (a) (3) of the City of Bulverde Code of Ordinances, which requires:
Only 1 attached sign per lease along frontage road
- Variance to Section 3.08.102 (a) (3) of the City of Bulverde Code of Ordinances, which requires:
Propose to exceed the maximum allowable square footage of the sign. The proposed sign exceeds the 25% maximum of the existing primary size sign.
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

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

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

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

Richard Roman
Signature of Owner/Applicant

11/17/21
Date

Fees:

- Zoning and Plat Variance Review Fee - \$700.00 (per Section/Provision of the Code)
- Variance Review Fee (all other Variances)- \$500.00 (per Section/Provision of the Code)

VARIANCE CRITERIA EXPLANATION FORM

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

- 1) Describe the special circumstances or conditions affecting the land involved such that strict application of the provisions of this ordinance would deprive the reasonable use of the land.

Although only one entrance to the property, the proposed sign would clearly direct customers to the garden center area.

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

The business expansion directs customers to appropriate area of the business and informs passers-by that a garden center is available.

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

No detriment will incur the public health, safety or welfare of customers or businesses. No injuries would result in this sign above the building entryway.

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

No effect. The Tractor Supply is situated alone on this property.

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

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

Client:



Location:

Bulverde, TX.

Project:

Garden Center Sign

Notes:

Dwg. Date: 9-14-21

Scale: NTS.

Revisions: Date:

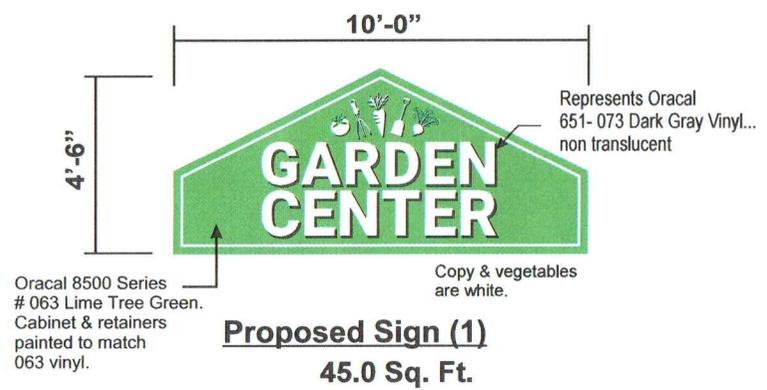
Presented By:



The Sign Resource, Inc.
P.O. Box 6215 Hickory, NC, 28603
Ph. 727-669-8877 www.TSRFL.com

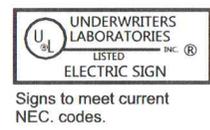
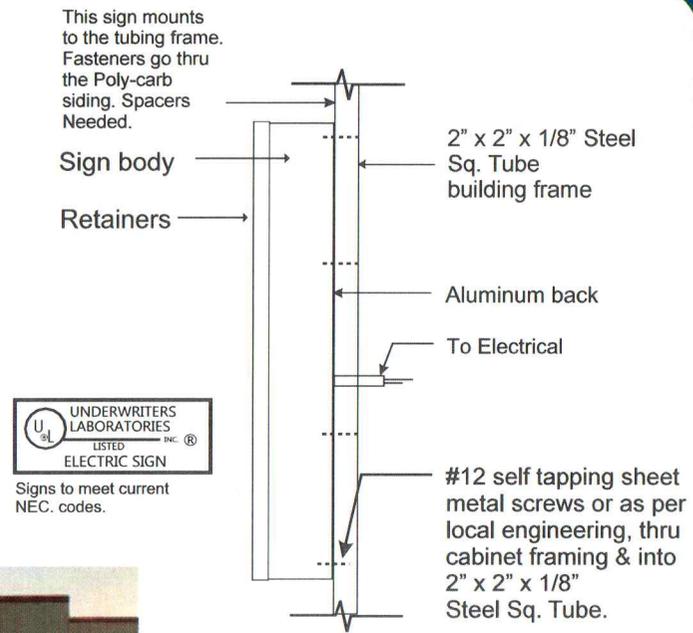
Note: This drawing is property of The Sign Resource, & shall not be reproduced without written permission.

Dwg. Number: TS- 8494



General Notes for Proposed Garden Center Sign

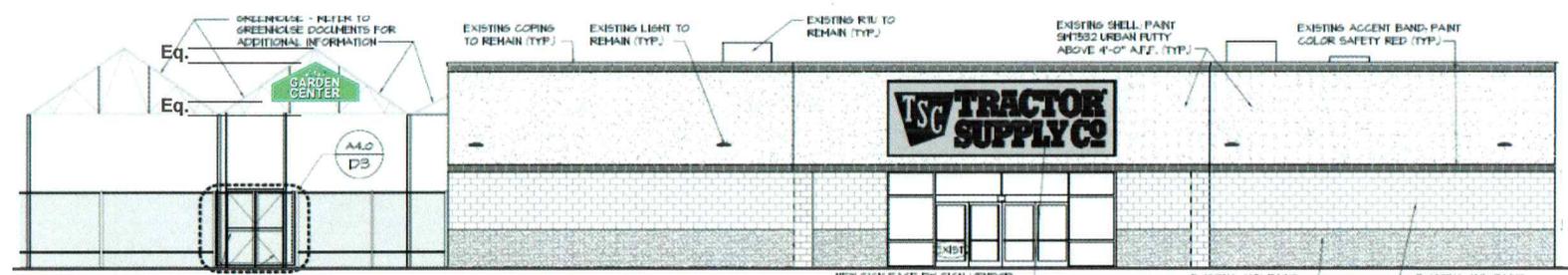
Cabinet is of Aluminum construction with sheet aluminum fillers.
 Face is 3/16" thick, flat Poly-carbonate with vinyl decoration.
 Illumination is provided by internal LEDs.
 UL listed outdoor rated disconnect required.
 Power supplies are multi-volt & contained in cabinet,



End View: Garden Center Sign



Existing 6'-3" x 20'-0" Wall Sign



Enlarged Garden Center Sign Elevation with Proposed Sign



Proposed
New Sign

Existing Store with Proposed New Garden Center & Sign

Client:

**TSC TRACTOR
SUPPLY CO.**

Location:

Bulverde, TX.

Project:

Garden Center Sign

Notes:

Dwg. Date:
9-14-21

Scale:
NTS.

Revisions: Date:

Presented By:



The Sign Resource, Inc.

P.O. Box 6215 Hickory, NC. 28603
Ph. 727-669-6877 www.TSRFL.com

Note: This drawing is property of
The Sign Resource, & shall not be
reproduced without written permission.

Dwg. Number: TS- 8495

Tractor Supply Co.

Letter of Authorization

Project Name: Tractor Supply Co.
Project Location: 33701 N Hwy 281
Permit Issuing Agency: Bulverde, TX 78163

I, Sheena N. Smith, property owner of the above noted property do hereby authorize
Printed Name

The Sign Resource, Inc and/or any authorized representative of The Sign Resource, Inc (Signtek) to submit for and receive Sign/Building permits and related electrical permits as required for new signage at the above-noted property. Furthermore, any authorized representative of The Sign Resource Inc (Signtek) may sign documents required to obtain such permits in my stead.

The authority provided above is strictly related to the permits outlined above and such authority shall cease immediately upon approved final inspections for the project described above. Additionally, the authority provided above is not relevant to any other project or matter without a separate and additional Letter of Authorization document being provided.

I have placed my notarized signature or mark below to allow such authorization.

Sheena Smith Construction Coordinator
Property Owner / Authorized Representative Signature Title

Property Owner Address: 5401 Virginia Way, Brentwood, TN 37027

Property Owner Phone: 615-440-4337 Property Owner Facsimile: N/A

The foregoing instrument was acknowledged before me on the 18th day of November, 2021
by Sheena Smith, who is personally known to me / who provided Herself

as identification and who did / did not take an oath.

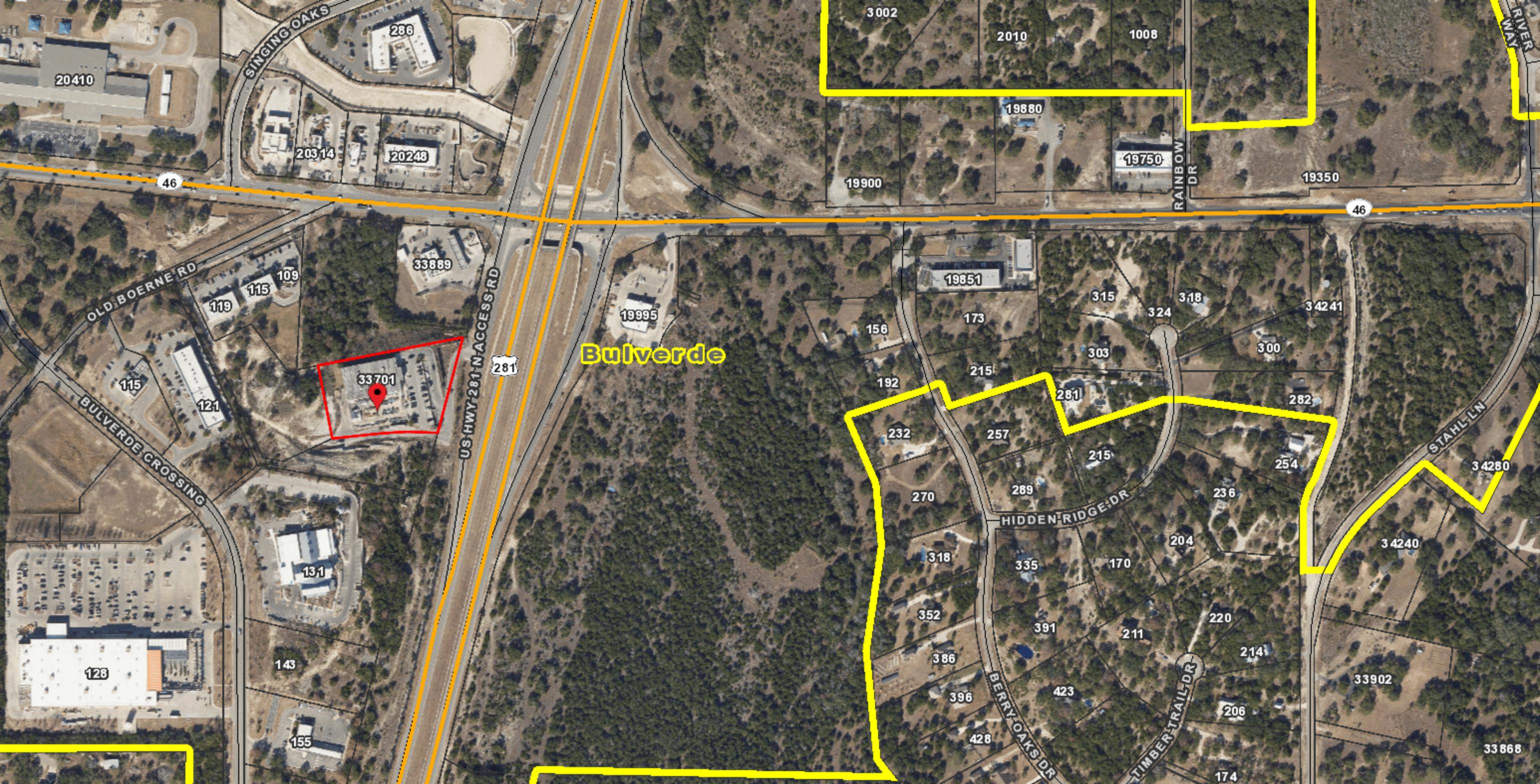
State of Tennessee

County of Williamson

Angela Fells
Notary Signature



Notary Stamp/Seal



Bulverde

33701

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281

SINGING OAKS

OLD BOERNE RD

BULVERDE CROSSING

US HWY 281 N ACCESS RD

RAINBOW DR

HIDDEN RIDGE DR

BERRY OAKS DR

TIMBER TRAIL DR

STAHL LN

RIVERWAY

20410

20314

20248

286

3002

2010

1008

19880

19750

19900

19350

119

115

109

33889

19995

19851

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