



NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
6:00 P.M. – October 13, 2022
30360 Cougar Bend, Bulverde, TX 78163

MEETING AGENDA

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

2) APPROVAL OF MINUTES

- a. September 15, 2022 Planning and Zoning Commission meeting.

3) REGULAR AGENDA ITEMS

- A. PC-21-08 (Final): Reconsideration of a Final Plat for the Spring Branch Vet subdivision, generally located a quarter mile south of Flying R Ranch Rd., at 5090 US Highway 281 North.
- B. PC-22-28 (Conveyance): Reconsideration of a Conveyance Plat for the JLS Struthoff subdivision, generally located a quarter mile south of Flying R Ranch Rd., at 5090 US Highway 281 North.
- C. PC-22-30 (Final): Consideration of a Final Plat for the Heimer Cove subdivision, generally located near the intersection of Bulverde Road and Heimer Cove.
- D. PC-22-31 (Final): Consideration of a Final Plat for the 4S Ranch Unit 8B subdivision, generally located 1.7 miles southeast of the intersection of Mustang Vista and Stahl Lane.
- E. PC-22-32 (Final): Consideration of a Final Plat for the 4S Ranch Unit 10B subdivision, generally located 1.7 miles southeast of the intersection of Mustang Vista and Stahl Lane.
- F. PC-22-33 (Final): Consideration of a Final Plat for the 4S Ranch Unit 11 subdivision, generally located 1.7 miles southeast of the intersection of Mustang Vista and Stahl Lane.
- G. PC-22-34 (Replat): Consideration of a Replat for Lot 901, Johnson Ranch subdivision, generally located 0.45 miles north of the intersection of Stahl Lane and Mustang Vista.
- H. PC-22-36 (Replat): Consideration of a Replat for Lot 12R and Lot 13R, Berry Oaks subdivision, located at 450 Berry Oaks Drive.

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 readily accessible to the public at all times, by 5:00 pm on October 7, 2022.

Susana Huerta, 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 Meeting: September 15th, 2022

Meeting Duration: 6:00PM-7:38PM

CALL TO ORDER

Commission Members Present: Lindy Sisk (Chairman), Joe Alexandre (Vice Chair), Seth Prescott, Michelle Molina, Gregory Porter, Ashley Cartier, Ted Hawkins, Jeffrey Burrier (Alternate)

Commission Members Absent: None

City Staff Present: Susana Huerta (Planning Director), Adrian Garcia (City Engineer), Jason Rammel (City Attorney), James Young (Code Compliance Specialist)

APPROVAL OF MINUTES

- A. August 11th, 2022 Planning and Zoning Commission Meeting. **Commissioner Molina made a motion to approve the minutes with a correction. The motion was seconded by Commissioner Porter and passed with a 7-0 vote.**

EXECUTIVE SESSION

Pursuant to Texas Government Code § 551.071, the Planning and Zoning Commission met in closed session to deliberate and consult with the City Attorney regarding Commission operations, including approval of plats, the Texas Open Meetings Act, the Texas Public Information Act, variances, and conflicts of interest.

ELECTION OF COMMISSION CHAIR AND VICE CHAIR

Joe Alexandre was elected as Chair and Ted Hawkins was elected Vice Chair of the Planning and Zoning Commission.

REGULAR AGENDA ITEMS

- A. PC-22-27 (Preliminary): Reconsideration of a Preliminary Plat for Mitchell Tract, located at 200 Mitchell Drive. **Director Huerta presented the staff report and answered questions asked by the commission. After discussion and consideration, Commissioner Prescott made a motion to recommend approval of PC-22-27. The motion was seconded by Commissioner Cartier and passed with a 6-1 vote, with one abstention.**
- B. PC-21-08 (Final): Reconsideration of a Final Plat for the Spring Branch Vet subdivision, generally located a quarter mile south of Flying R Ranch Rd., at 5090 US Highway 281 North. **Director Huerta presented the staff report and answered questions asked by the commission. After discussion and consideration, due to unresolved review comments, Commissioner Prescott made a motion to recommend denial of PC-21-08. The motion was seconded by Commissioner Sisk and passed with a 7-0 vote.**
- C. PC-22-28 (Conveyance): Consideration of a Conveyance Plat for the JLS Struthoff subdivision, generally located a quarter mile south of Flying R Ranch Rd., at 5090 US Highway 281 North. **Director Huerta presented the staff report and answered questions asked by the commission. After discussion and consideration, due to unresolved review comments, Commissioner Molina made a motion to recommend denial of PC-22-28. The motion was seconded by Commissioner Prescott and passed with a 7-0 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 7:38 p.m. I certify that the above minutes were approved by the Commission on October 13th, 2022.

Maria Franco, City Secretary



PLANNING AND ZONING COMMISSION ITEM:
PC-21-08
FINAL PLAT
SPRING BRANCH VET HOSPITAL

MEETING DATE: October 13, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, Planning Director

REQUEST:

Reconsideration of a Final Plat for the Spring Branch Vet subdivision, generally located a quarter mile south of Flying R Ranch Rd., at 5090 US Highway 281 North.

APPLICANT:

INK Civil
Attn: James Ingalls, P.E.
2021 SH 46 W, Ste. 105
New Braunfels, TX 78132

PROPERTY INFORMATION:

Owner: MPH Real Estate, LLC., Attn: Megan Hughes
Legal Description: BEING ALL OF A 239.536 ACRE TRACT OF LAND SITUATED IN THE COMAL COUNTY, TEXAS, BEING OUT OF THE ALEJO MONTEZ SURVEY NO. 413, ANNA DECKER SURVEY NO. 678, BEATY SEALE & FORWOOD SURVEY NO. 821, BEATY SEAL & FORWOOD SURVEY 01, BEATY-SEALE & FORWOOD SURVEY NO. 799 AND THE E. CASA SURVEY NO. 347, AND BEING ALL OF A CALLED 187.7 ACRE TRACT OF LAND (TRACT ONE), A PORTION OF A CALLED 83.287 ACRE TRACT OF LAND (TRACT TWO), AND ALL OF A CALLED 6.761 ACRE TRACT OF LAND (TRACT THREE), AS CONVEYED TO ATTILIO ZACCARIA, JR. FAMILY LIMITED PARTNERSHIP, LTD. AND RECORDED IN DOCUMENT NO. 201606338940, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
Size: 1.997 Acres; 1 Lot
Existing Land Use: Commercial
Existing Zoning: C-3, Commercial District

SUMMARY:

This is a proposed final plat for Spring Branch Veterinary Hospital. It falls under the City of Bulverde's current plat submittal requirements. The purpose of this final plat is to expand the parking lot at the existing veterinarian office.

The proposed final plat shows the new property boundary of the existing 0.99 acre-tract being combined with a newly purchased 1 acre lot out of the adjacent 9.962 acre-tract owned by JLS

Struthoff Holdings, LLC. As such, the proposed final plat would establish a 1.997-acre commercial lot. Since this is not part of a phased development, it does not require a preliminary plat.

ANALYSIS:

The proposed subdivision lies completely inside the City Limits. The lot is currently served by a private water well and on-site septic facilities. Utility certification letters were provided by Guadalupe Valley Telephone Cooperative, Inc. (GVTC), and Pedernales Electric Cooperative (PEC).

STAFF RECOMMENDATION:

Halff Associates and City staff have reviewed the proposed final plat and associated documents. Per the attached review memo, all review comments have been addressed.

Therefore, staff recommends **APPROVAL** of this final plat.

ATTACHMENTS:

1. Application
2. Final Plat
3. Halff Review 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: Spring Branch Vet Commercial Unit No. _____
 Location Description/Nearest Intersection: Hwy 281, quarter of a mile south of Flying R Ranch Rd

2. Owner/Applicant: MPH Real Estate, LLC. attn: Megan Hughes
 Address: 5090 Hwy 281 North, Spring Branch, TX 78070 Email: brokerassistant@dleedwardsrealty.com
 Telephone: 903-738-5239 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): James Ingalls, P.E. (Agent)
 Address: 2021 Sh 46W, Ste. 105, New Braunfels, TX 78132 Email: plats@ma-tx.com
 Telephone: 830-358-7127 Fax: _____ Mobile: _____

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In <input type="checkbox"/> Out (ETJ)	Water Source:	<u>private water well</u>
Commercial:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sewage Treatment:	<u>On-site septic (ossf)</u>
Residential:	<input type="checkbox"/> Yes <input type="checkbox"/> No		
No. of Lots:	<u>1</u>	TxDOT Frontage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total Acreage without floodplain:	<u>1.997</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Density Class:	_____	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Zoning Class:	<u>C3</u>		<input checked="" type="checkbox"/> Contributing

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



 Signature of Owner/Applicant

3-16-21

 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.

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: OCTOBER 2019 – DECEMBER 2020

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



Planning and Development Final Plat Application Checklist

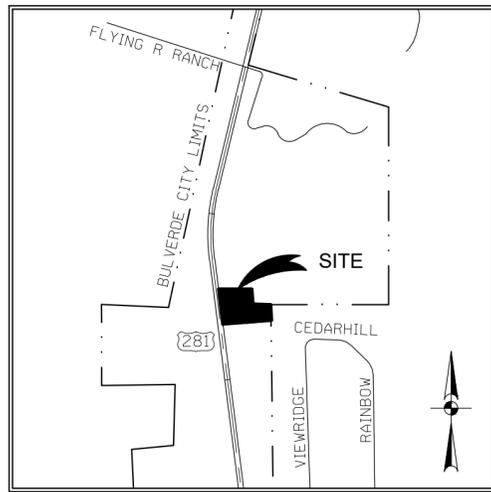
**ALL SUBMITTALS MUST FOLLOW THE FOLLOWING REQUIREMENTS TO BE
ACCEPTED BY THE CITY OF BULVERDE FOR INITIAL REVIEW**

- 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:

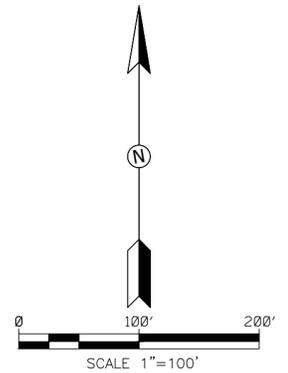
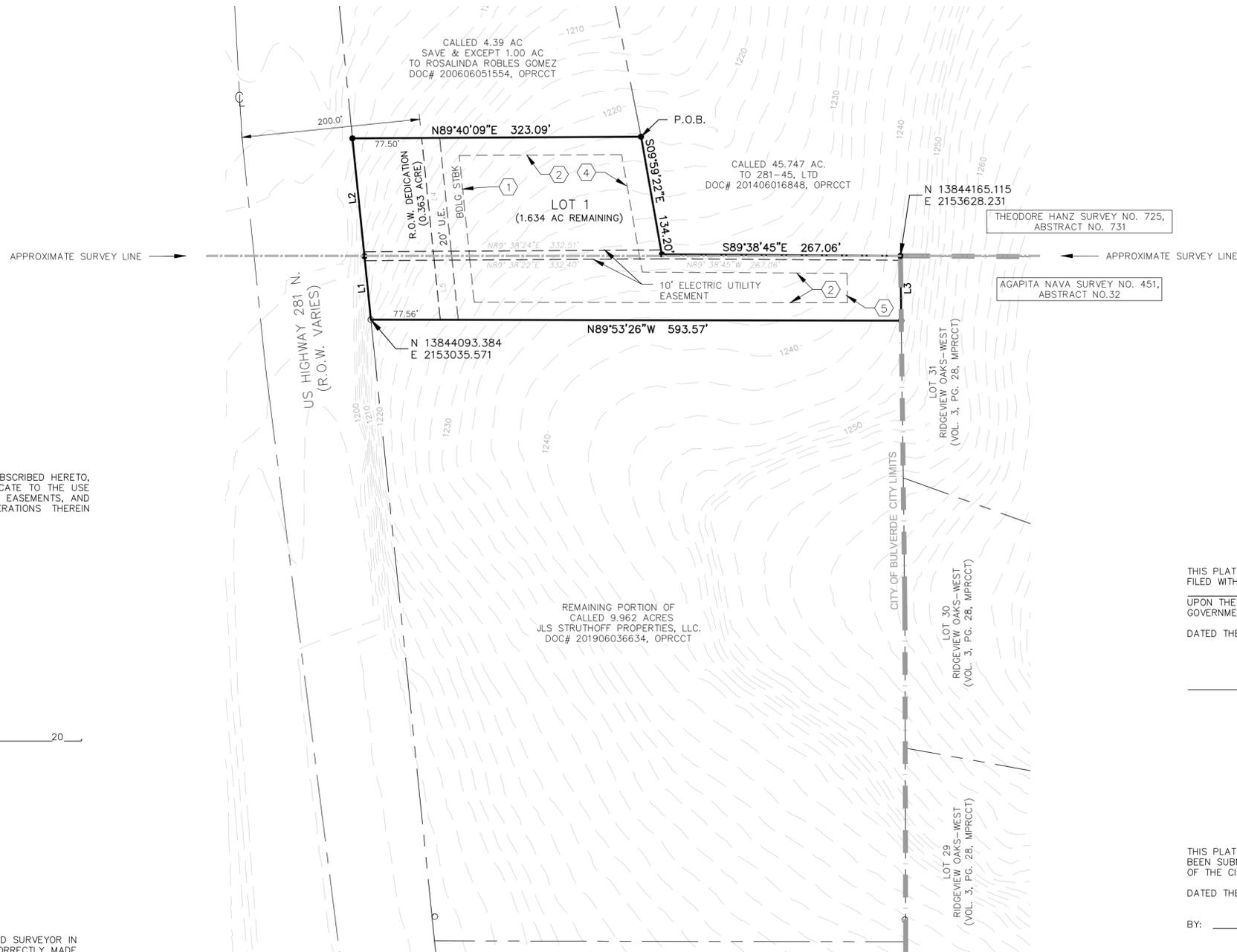
Case Number:



LOCATION MAP
SCALE: 1"=3,000'

PLAT ESTABLISHING SPRING BRANCH VET SUBDIVISION

BEING A 0.997 OF AN ACRE TRACT OF LAND OUT OF THE THEODORE HANZ SURVEY NO.725, ABSTRACT NO. 731, IN COMAL COUNTY, TEXAS, BEING THAT SAME CERTAIN CALLED 1.000 ACRE TRACT OF LAND, AS CONVEYED TO MPH REAL ESTATE, LLC, AND RECORDED IN DOCUMENT NO. 201606027768, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND BEING A 1.000 ACRE TRACT OF LAND OUT OF THE AGAPITA NAVA SURVEY NO. 451, ABSTRACT NO. 32, IN COMAL COUNTY, TEXAS, BEING OUT OF A CALLED 9.962 ACRE TRACT OF LAND, AS CONVEYED TO JLS STRUTHOFF HOLDINGS, LLC, AND RECORDED IN DOCUMENT NO. 201906036634, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



LINE TABLE		
LINE	LENGTH	BEARING
L1	71.66'	N05°49'17"W
L2	133.08'	N05°49'05"W
L3	72.87'	S00°42'48"E
L4	133.08'	N05°48'48"W
L5	72.26'	N05°49'48"W

KEY NOTE:

- ① FRONT BLDG SETBACK OF 40' FT
- ② SIDE BLDG SETBACK OF 20' FT
- ③ SIDE BLDG SETBACK OF 40' FT ADJACENT TO RESIDENTIAL ZONE
- ④ BACK BLDG SETBACK OF 25' FT
- ⑤ BACK BLDG SETBACK OF 60' ADJACENT TO RESIDENTIAL ZONE

STATE OF TEXAS
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS

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

OWNER:
MPH REAL ESTATE, LLC
MEGAN P HUGHES,
5090 HWY 281 NORTH
SPRING BRANCH, TEXAS 78070

LEINHOLDER:
FIRST COMMAND FINANCIAL SERVICES, INC.
GEOFFREY GRIFFIN, VICE PRESIDENT
1 FIRSTCOMM PLAZA,
FORT WORTH, TEXAS 76109

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____DAY OF _____, 20____.

BY _____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS:

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

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



- LEGEND:**
- P.O.B. = POINT OF BEGINNING
 - B.L. = BUILDING SETBACK LINE
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - O.S. = OPEN SPACE LOT
 - OPRCCT = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - MPRCCT = MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - = APPROXIMATE SURVEY LINE
 - = 1/2" IRON PIN SET
 - = IRON PIN FOUND
 - = TXDOT MONUMENT FOUND

2021 W SH46, STE 105
NEW BRAUNFELS, TX, 78132
PH: 830-358-7127 ink-civil.com
TBPE FIRM F-13351

NOTES:

- THE LOT IS PROVIDED WATER BY PRIVATE WATER WELL. SEWER IS PROVIDED BY ON-SITE SEPTIC. ELECTRIC SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC. NO GAS SERVICE WILL BE PROVIDED.
- THE SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE IN GRID BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983. DISTANCES SHOWN HEREON ARE SURFACE USING COMBINED SCALE FACTOR OF 1.00015.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND MARKERS WILL BE SET WITH 1/2" IRON PIN WITH PLASTIC CAP STAMPED "DAM #5348 PROP. COR." IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- SPRING BRANCH VET SUBDIVISION FALLS WITHIN THE CITY LIMITS OF THE CITY OF BULVERDE.
- SPRING BRANCH VET SUBDIVISION ESTABLISHING A TOTAL OF 1 LOTS, WITH 1 BEING BUILDABLE.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE A, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE COMAL COUNTY, TEXAS COMMUNITY PANEL NUMBER 48091C0210F, REVISED SEPTEMBER 2, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- A PORTION OF THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

TXDOT NOTES:

- FOR COMMERCIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 1 (ONE) RIGHT-IN/OUT ONLY ACCESS POINT, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 204.7 FEET. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
- ANY TRAFFIC CONTROL MEASURE (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

THIS PLAT OF _____ 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 THE PLAT WITHIN THE TIME PERIOD PRESCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THE ____DAY OF _____, 20____.

PLANNING DIRECTOR

THIS PLAT OF _____ 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 THE ____DAY OF _____, 20____.

BY: _____
CHAIRPERSON

STATE OF TEXAS
COUNTY OF COMAL

I, _____ 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 _____, 20____, AT _____ M. WITNESS MY HAND OFFICIAL SEAL, THIS THE ____ DAY OF _____, A.D. 20____.

COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY

REVIEW MEMORANDUM

TO: James Ingalls, P.E.
Ink Civil
2021 SH 46W, Ste. 105
New Braunfels, TX 78132
plats@ma-tx.com

FROM: Chelsy Houy, PE, CFM
chouy@halff.com

SUBJECT: Spring Branch Vet Commercial
Final Plat Acceptance Memo
PC-21-08

DATE: October 4, 2022

Halff Associates, on behalf of the City of Bulverde, has performed a review of the resubmittal for the Spring Branch Vet Commercial Final Plat, dated September 27, 2022 and supporting documents. The review was conducted relative to the requirements established in the current Subdivision Ordinance and Drainage Design Criteria Manual (DDCM, January 2019). The following items were reviewed, with resolved items noted in blue. Based on our review of the referenced documents, Halff Associates has no further comments and recommends approval.

Plat specifications, Ordinance Section 1.05(b)

1. Bearing and distance dimension from a corner of the subdivision to a corner of the original tract or original survey. – [Comment resolved](#)
2. A minimum of two corners of the subdivision referenced to State Plane Grid Coordinates. – [Comment resolved](#)
3. Contour lines showing existing elevations at a two-foot contour interval for slopes up to 10 percent and at a five-foot contour interval for slopes greater than 10 percent. Contour lines shall be gray-scaled to avoid confusion with the subdivision lot lines, right-of-way boundaries, etc. – [Comment resolved](#)
4. Label all easements with bearing and direction to a fixed location. – [Comment resolved](#)
5. Provide bearing, direction and acreage of ROW “dedication”. – [Comment resolved](#)
6. Missing setback lines and legend with abbreviations and line types (place front setback line behind the ROW dedication). – [Comment resolved](#)
7. Plat does not close, see closure check below. Make sure bearing & distance is directed in a clockwise direction around the perimeter for closure. – [Comment resolved](#)
8. Remove the signature block for the City Engineer. – [Comment resolved](#)

9. The Planning Director's signature block should read: – [Comment resolved](#)

THIS REPLAT OF _____ 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*

10. Remove note 6 regarding the proposed use of the subdivision. – [Comment resolved](#)
11. Removed note 8 regarding elevations. – [Comment resolved](#)
12. Provide the name and address of the Lienholder. – [Comment resolved](#)
13. State building setback line dimensions on the plat. – [Comment resolved](#)
14. Add P&Z signature block as stated below. – [Comment resolved](#)

THIS PLAT OF _____ 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 THE _____ DAY OF _____, 20__

*BY: _____
CHAIRPERSON*

15. Verify all signature block dates are updated to 2022 or left as 20__ (notary block and planning director block are out of date). – [Comment resolved](#)
16. Lot acreage should be called out reflecting the acreage after proposed right-of-way dedication. – [Comment resolved](#)
17. Provide proof of TxDOT approval. – [Comment resolved](#)

Plat Supporting Documents, Ordinance Section 1.04(c)

18. According to the Drainage Report, dated 3/16/21, proposed improvements are limited to just over 3,000 SF of additional parking area. The existing lot already includes 30,000 SF of impervious cover from concrete driveway, parking lot and 4,000 SF building. Runoff will follow existing grade to a well-defined drainage ditch along US-281 and drain north for 200 LF before entering an existing drop inlet. Half concurs that the additional runoff generated from this development should not adversely affect adjacent properties and is adequately safe from flooding. – [no response required](#).

Remainder Tracts, Ordinance Section 1.06(e)

19. Any land left after platting or conveying a portion of a parent tract shall be considered a remainder tract. The owner of a remainder tract will need to obtain final approval of a subdivision plat or conveyance plat for the remainder tract as required by this Ordinance. In this case, the remainder tract is proposed to remain unplatted. However, a final plat may not be

approved if it results in a remainder tract that cannot be legally platted under the terms of the Bulverde Code of Ordinances. – *response says there should be no legal reason that the remaining 9.962 acres could not be platted independently, but this does not comply with Section 1.06(e)(i)(2) of the Subdivision Ordinance: A remainder tract shall not be considered in compliance with this Ordinance, unless:*

- (A) the owner of such remainder tract has obtained final approval of a subdivision plat or conveyance plat for the remainder tract, as required by this Ordinance; or*
- (B) The remainder tract is located within the development boundaries of an approved Master Development Plan (MPD).*

The remainder tract will need to be platted concurrently. [Comment resolved.](#)



PLANNING AND ZONING COMMISSION ITEM:
PC-22-28

CONVEYANCE PLAT
JLS STRUTHOFF SUBDIVISION

MEETING DATE: October 13, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Grant Fore, Planner II

REQUEST:

Reconsideration of a Conveyance Plat for the JLS Struthoff subdivision, generally located a quarter mile south of Flying R Ranch Rd., at 5090 US Highway 281 North.

APPLICANT:

INK Civil
Attn: James Ingalls, P.E.
2021 SH 46 W, Ste. 105
New Braunfels, TX 78132

PROPERTY INFORMATION:

Legal Description: BEING A 8.962 OF AN ACRE TRACT OUT OF THE AGAPITA NAVA SURVEY NO. 451, ABSTRACT NO. 32, IN COMAL COUNTY, TEXAS, BEING OUT OF A CALLED 9.962 ACRE TRACT OF LAND, AS CONVEYED TO JLS STRUTHOFF HOLDINGS, LLC, AND RECORDED IN DOCUMENT NO. 201906036634, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

Size: 8.962 Acres; 1 Lot
Existing Land Use: Commercial
Existing Zoning: C-3, Commercial District

SUMMARY:

This is a proposed conveyance plat for Struthoff Subdivision. It falls under the City of Bulverde's current plat submittal requirements. The purpose of this conveyance plat is to plat the remainder tract left from the proposed Spring Branch Vet Clinic Plat.

The proposed conveyance plat shows the new property boundary of the remaining 8.862-acre tract left after one acre was sold to the adjacent property owner out of the previous 9.962 acre-tract owned by JLS Struthoff Holdings, LLC. The proposed conveyance plat is not for development purposes.

ANALYSIS:

The proposed subdivision lies completely inside the City Limits. The property is currently served by a private water well and on-site septic facilities. Utility certification letters were provided by

Guadalupe Valley Telephone Cooperative, Inc. (GVTC), and Pedernales Electric Cooperative (PEC).

STAFF RECOMMENDATION:

Halff Associates and City staff have reviewed the proposed conveyance plat and associated documents. Per the attached review memo, comments have been resolved.

Therefore, staff recommends APPROVAL of this conveyance plat.

ATTACHMENTS:

1. Application
2. Conveyance Plat
3. Halff Review 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: JLS Struthoff Subdivision Unit No. _____
 Location Description/Nearest Intersection: Hwy 281 N, quarter of a mile south of Flying R Ranch Rd

2. Owner/Applicant: James Ingalls, P.E. (Agent)
 Address: 2021 Sh 46W, Ste. 105, New Braunfels, TX 78132 Email: jamesingalls@ink-civil.com
 Telephone: 830-358-7127 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): James Ingalls, P.E. (Agent)
 Address: 2021 Sh 46W, Ste. 105, New Braunfels, TX 78132 Email: jamesingalls@ink-civil.com
 Telephone: 830-358-7127 Fax: _____ Mobile: _____

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In	<input type="checkbox"/> Out (ETJ)	Water Source:	<u>n/a</u>
Commercial:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Sewage Treatment:	<u>n/a</u>
Residential:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	TxDOT Frontage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
No. of Lots:	<u>1</u>		100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>8.962</u>		Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	_____			<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>C3</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

8-15-22
 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 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 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

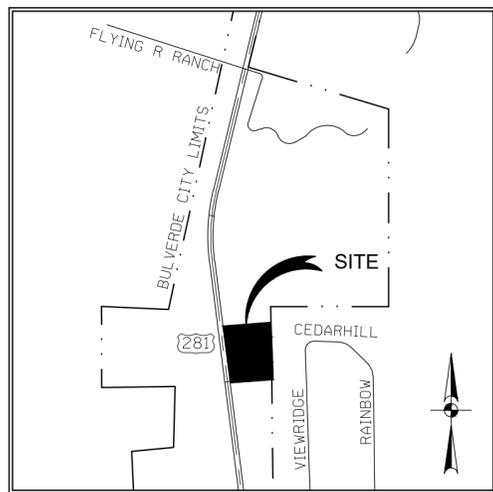
Reviewed by:

Date:

Case Number:

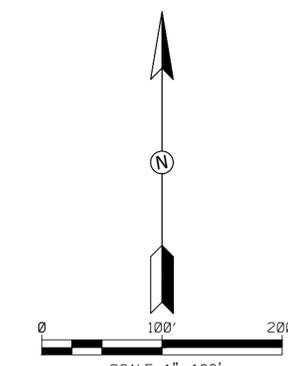
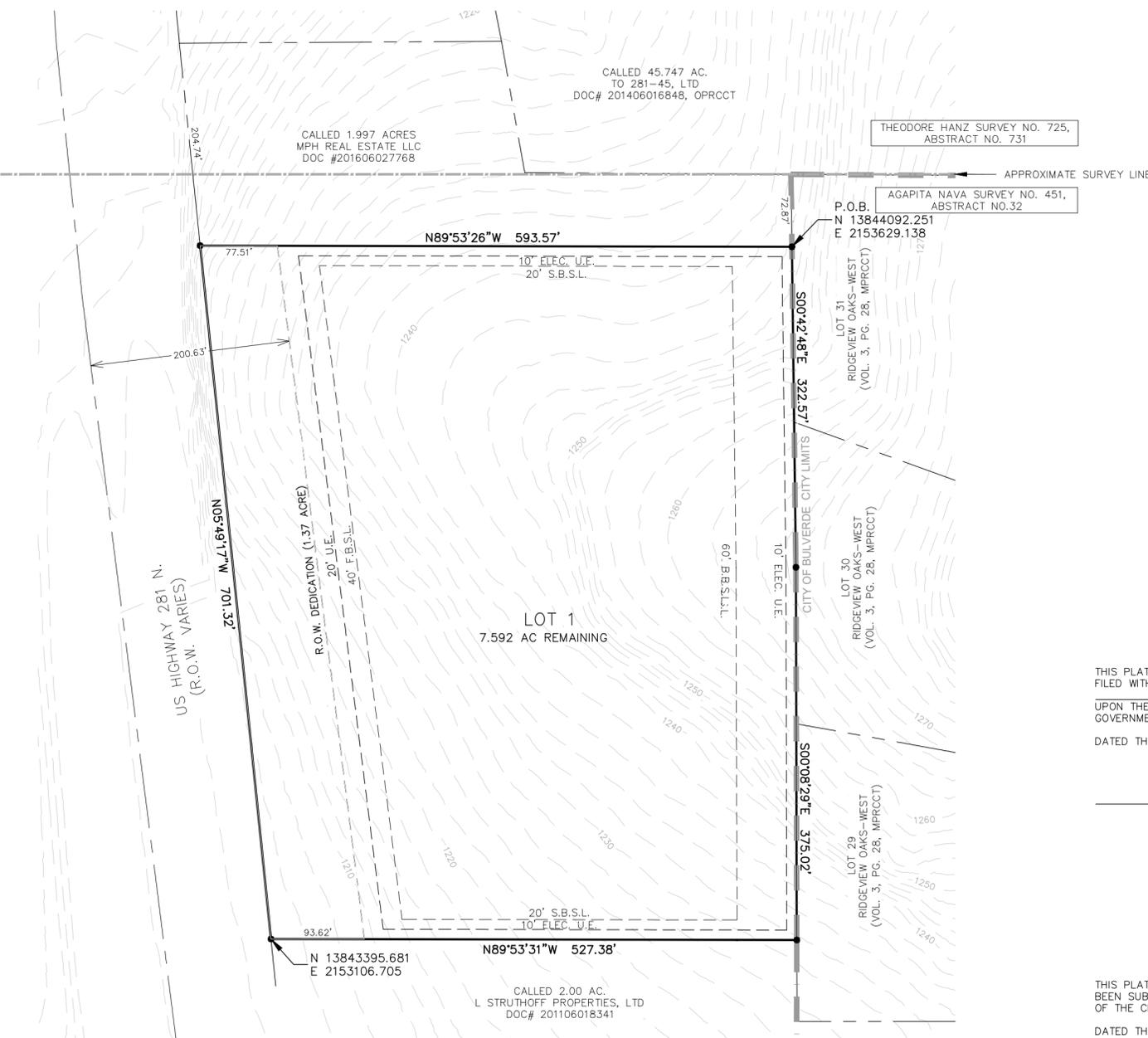
CONVEYANCE PLAT ESTABLISHING JLS STRUTHOFF SUBDIVISION

BEING A 8.962 OF AN ACRE TRACT OF THE AGAPITA NAVA SURVEY NO. 451, ABSTRACT NO. 32, IN COMAL COUNTY, TEXAS, BEING OUT OF A CALLED 9.962 ACRE TRACT OF LAND, AS CONVEYED TO JLS STRUTHOFF HOLDINGS, LLC, AND RECORDED IN DOCUMENT NO. 201906036634, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



LOCATION MAP
SCALE: 1"=3,000'

APPROXIMATE SURVEY LINE



- LEGEND:**
- P.O.B. = POINT OF BEGINNING
 - F.B.S.L. = FRONT BUILDING SETBACK LINE
 - S.B.S.L. = SIDE BUILDING SETBACK LINE
 - B.B.S.L. = BACK BUILDING SETBACK LINE
 - D.L. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - O.S. = OPEN SPACE LOT
 - OPRCCT = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - MPRCCT = MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - = 1/2" IRON PIN SET
 - = IRON PIN FOUND
 - = TXDOT MONUMENT FOUND

STATE OF TEXAS
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS

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

OWNER:
JLS STRUTHOFF HOLDINGS LLC
PO BOX 160279
SAN ANTONIO, TX 78280

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____ 20__

BY _____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS:

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

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



2021 W SH46, STE 105
NEW BRAUNFELS, TX 78132
PH: 830-358-7127 ink-civil.com
TBPE FIRM F-13351

- LEGEND:**
- P.O.B. = POINT OF BEGINNING
 - B.L. = BUILDING SETBACK LINE
 - D.E. = DRAINAGE EASEMENT
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 - = APPROXIMATE SURVEY LINE
 - = 1/2" IRON PIN SET
 - = IRON PIN FOUND
 - = TXDOT MONUMENT FOUND

NOTES:

1. THE LOT IS PROVIDED WATER BY PRIVATE WATER WELL. SEWER IS PROVIDED BY ON-SITE SEPTIC. ELECTRIC SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC. NO GAS SERVICE WILL BE PROVIDED.
2. THE SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
3. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE IN GRID BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983. DISTANCES SHOWN HEREON ARE SURFACE USING COMBINED SCALE FACTOR OF 1.00015.
4. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND MARKERS WILL BE SET WITH 1/2" IRON PIN WITH PLASTIC CAP STAMPED "DAM #5348 PROP. COR." IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
5. JLS STRUTHOFF SUBDIVISION FALLS WITHIN THE CITY LIMITS OF THE CITY OF BULVERDE.
6. JLS STRUTHOFF SUBDIVISION ESTABLISHING A TOTAL OF 1 LOTS, WITH 1 BEING BUILDABLE.
7. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE A, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE COMAL COUNTY, TEXAS COMMUNITY PANEL NUMBER 48091C0210F, REVISED SEPTEMBER 2, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. A PORTION OF THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
9. A MINIMUM OF 20 FOOT UTILITY EASEMENTS TO BE ALONG ALL ROADWAYS AND THE 10 FOOT UTILITY EASEMENTS ALONG ALL REMAINING PROPERTY LINES, WITH GUYING EASEMENTS AS REQUIRED, ARE TO BE DEDICATED TO PEDERNALES ELECTRIC COOPERATIVE, INC.

10. THIS CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY OF BULVERDE, TEXAS FOR THE PURPOSE OF SALE OR CONVEYANCE ONLY. NO BUILDING PERMIT SHALL BE ISSUED, NOR DEVELOPMENT BEGIN, NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED AND FILED OF RECORD IN ACCORDANCE WITH THE CODE OF ORDINANCE OF THE CITY OF BULVERDE TEXAS.

TXDOT NOTES:

1. FOR COMMERCIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 1 (ONE) RIGHT-IN/ONLY ACCESS POINT, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 701.32 FEET. THE ACCESS POINT WILL BECOME RIGHT-IN/OUT ONLY IN THE FUTURE. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THROUGHFARE PLANS.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
5. ANY TRAFFIC CONTROL MEASURE (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

THIS PLAT OF _____ 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 THE PLAT WITHIN THE TIME PERIOD PRESCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THE ____ DAY OF _____ 20__

PLANNING DIRECTOR

THIS PLAT OF _____ 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 THE ____ DAY OF _____ 20__

BY: _____
CHAIRPERSON

STATE OF TEXAS
COUNTY OF COMAL

I, _____ 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 _____, 20____, AT _____ M. WITNESS MY HAND OFFICIAL SEAL, THIS THE ____ DAY OF _____, A.D. 20____.

COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY

REVIEW MEMORANDUM

TO: James Ingalls, P.E.
Ink Civil
2021 SH 46W, Ste. 105
New Braunfels, TX 78132
plats@ma-tx.com

FROM: Chelsy Houy, PE, CFM
chouy@half.com

SUBJECT: JLS Struthoff Conveyance Plat
Acceptance Memo
PC-22-28

DATE: October 4, 2022

Half Associates, on behalf of the City of Bulverde, has performed a review of the submittal for JLS Struthoff Conveyance Plat, dated September 27, 2022 and supporting documents. The review was conducted relative to the requirements established in the current Subdivision Ordinance and Drainage Design Criteria Manual (DDCM, January 2019). The following items were reviewed, with resolved items noted in **blue**. Based on our review of the referenced documents, Half Associates has no further comments and recommends approval.

Plat specifications, Ordinance Section 1.05

1. Provide a bearing and distance dimension from a corner of the subdivision to a corner of the original tract or original survey. **Comment resolved.**
2. A minimum of two corners of the subdivision referenced to State Plane Grid Coordinates. **Comment resolved.**
3. Provide a dimension from the current property line to the proposed right of way dedication line. **Comment resolved.**
4. Lot acreage should be called out reflecting the acreage after proposed right-of-way dedication. **Comment resolved.**
5. Conveyance plat shall include the Acknowledgement stated in Section 1.05(k)(viii): **Comment resolved.**

“This Conveyance Plat is a record of property approved by the City of Bulverde, Texas for the purpose of sale or conveyance only. No building permit shall be issued, nor development begin, nor permanent public utility service provided until a final plat is approved and filed of record in accordance with the Code of Ordinance of the City of Bulverde, Texas.”

6. Add P&Z signature block as stated below. **Comment resolved.**



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

THIS PLAT OF _____ 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 THE _____ DAY OF _____, 20__

BY: _____

CHAIRPERSON

7. Verify all signature block dates are updated to 2022 or left as 20__ (notary block and planning director block are out of date). [Comment resolved.](#)
8. Provide proof of TxDOT approval. [TxDOT approval/email correspondence provided.](#)



PLANNING AND ZONING COMMISSION ITEM:
PC-22-30
FINAL PLAT
Heimer Cove

MEETING DATE: October 13, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:
Consideration of a Final Plat for Heimer Cove subdivision, generally located near the intersection of Heimer Cove and Bulverde Road.

APPLICANT:
Bulverde Food Pantry
22951 Bulverde Road
Bulverde, TX 78163

PROPERTY INFORMATION:
Owner: Bulverde Food Pantry
Legal Description: A-206 SUR-192 G HERRERA, ACRES 5.
Size: 5.00 acres; 4 lots
Existing Land Use: Undeveloped
Existing Zoning: PDD with a base zoning of C-2
Proposed Land-Use:

SUMMARY:
This is a proposed final plat for Heimer Cove. This final plat is 5.00 acres in size and establishes 4 lots.

ANALYSIS:
The proposed subdivision falls inside City Limits. Each lot will be serviced by Canyon Lake Water Service Company (CLWSC), CPS Energy and GVTC. Each lot will be serviced by on-site septic facilities.

STAFF RECOMMENDATION:
Halff Associates and the City of Bulverde Planning Department have reviewed the proposed final plat and related documents. None of the comments noted in the review memo have been resolved.

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

ATTACHMENTS:

1. Application
2. Final Plat
3. Half Review 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

- Name of Subdivision: HEIMER COVE UNIT 1 Unit No 1
 Location Description/Nearest Intersection: 475' NORTH OF HEIMER COVE/BULVERDE ROAD INTERSECTION ON WEST SIDE OF HEIMER COVE RIGHT-OF-WAY
- Owner/Applicant: BULVERDE FOOD PALTRY, INC. C/O DENNY ROSENFELD
 Address: 22951 BULVERDE RD., BULVERDE, TX 78163 Email: drosenfeld@bvtc.com
 Telephone: _____ Fax: _____ Mobile: (210) 882-6006
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.
- Licensed Engineer/Surveyor (technical contact): TYLER MEALS
 Address: 10906 LAUREATE DR., JUNE 101, SA, TX 78249 Email: tyler@tylmealsurveyors.com
 Telephone: _____ Fax: _____ Mobile: (210) 740-2483
- Property Details:

City Limits:	<input checked="" type="checkbox"/> In <input type="checkbox"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sewage Treatment:	<u>OSSE</u>
Residential:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
No. of Lots:	<u>4</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>5.00</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	_____		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>PDD</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.

Denny Rosenfeld
 Signature of Owner/Applicant

Aug. 19, 2022
 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.

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

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

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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 2021 – DECEMBER 2022

Planning & Zoning Meeting	City Council Meeting	Submittal Date
NOVEMBER 10, 2021	DECEMBER 14, 2021	OCTOBER 12, 2021
DECEMBER 9, 2021	JANUARY 11, 2022	NOVEMBER 9, 2021
JANUARY 13, 2022	FEBRUARY 8, 2022	DECEMBER 14, 2021
FEBRUARY 10, 2022	MARCH 8, 2022	JANUARY 11, 2022
MARCH 10, 2022	APRIL 12, 2022	FEBRUARY 8, 2022
APRIL 14, 2022	MAY 10, 2022	MARCH 15, 2022
MAY 12, 2022	JUNE 14, 2022	APRIL 12, 2022
JUNE 9, 2022	JULY 12, 2022	MAY 10, 2022
JULY 14, 2022	AUGUST 9, 2022	JUNE 14, 2022
AUGUST 11, 2022	SEPTEMBER 13, 2022	JULY 12, 2022
SEPTEMBER 15, 2022	OCTOBER 11, 2022	AUGUST 16, 2022
OCTOBER 13, 2022	NOVEMBER 8, 2022	SEPTEMBER 13, 2022
NOVEMBER 10, 2022	DECEMBER 13, 2022	OCTOBER 11, 2022
DECEMBER 15, 2022	JANUARY 10, 2023	NOVEMBER 15, 2022



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 full-size physical copy and digital copy on 18" by 24" sheets with a minimum of a 1/2-inch margin of Final Plat
- 1 Physical copy of Final Plat Application
- 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
- A digital copy the Final Utility Layout showing all proposed utilities and easements
- A digital copy the Final Traffic Impact Analysis
- A digital copy 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.
- A digital copy of the approved Floodplain Development Permit from Comal County if subdivision includes property within the ETJ.
- A digital copy the Final Drainage Study
- A digital copy the recorded deed
- A digital 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 *N/A*
 - Public Water System
 - Telephone Utility
 - Cable TV Utility
 - TxDOT *N/A*
 - TCEQ
 - Other agencies or entities having jurisdiction
- A digital copy of Variance Requests (if any)
- A digital copy of Original Tax Certificates
 - City
 - County
 - School
- A digital copy of Letter of Agent or other power of attorney authorizing signature of Owner on plat

- N/A A digital copy of other applicable legal documents including deed restrictions, homeowner's association documents, etc.
- N/A A digital copy of verification of closure of the outer boundary of the plat
- N/A For plats, a digital copy of 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
- N/A If utility services must be extended beyond the outer boundary of the proposed subdivision across privately owned land to provide service to the lots in the proposed subdivision, then those utility service extensions must be contained in easements. Copies of the recorded easements for said utility extensions must be provided along with a map view showing the extensions from the outer boundary of the proposed subdivision to their ultimate connection points to be able to provide service.
- N/A A digital copy of Lienholder's acknowledgement (if applicable)
- A digital copy of Utility certification required under Section 3.303(a) pertaining to the area within the Final Plat.

ADDITIONAL COMMENTS

RIPARIAN EXHIBIT ALSO ATTACHED TO DELINEATE VARIABLE-WIDTH DRAINAGE EASEMENT SHOWN ON PLAT.

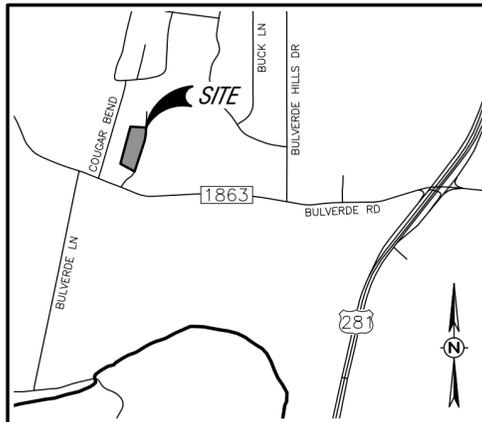
FOR OFFICE USE ONLY:

- Approved (Assign Case Number)
- Returned (Provide Comments)

Reviewed by:

Date:

Case Number:



LOCATION MAP
NOT TO SCALE

CPS UTILITY NOTES:

1. THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS 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 AN EGRESS OVER GRANTOR'S ADJACENT LANDS, 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 THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH SAID 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.

THE STATE OF TEXAS §
COUNTY OF BEXAR §

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

M. TYLER MEALS
REGISTERED PROFESSIONAL ENGINEER

THE STATE OF TEXAS §
COUNTY OF BEXAR §

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____ 20__

NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS §
COUNTY OF BEXAR §

I, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY UNDER MY SUPERVISION ON THE GROUND.

PAUL L. MYERS #6490
REGISTERED PROFESSIONAL LAND SURVEYOR

THE STATE OF TEXAS §
COUNTY OF BEXAR §

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____ 20__

NOTARY PUBLIC, STATE OF TEXAS

DRAINAGE NOTES:

FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE REFILL, OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM. MAINTENANCE OF DRAINAGE EASEMENTS WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY AND THE COMMUNITY BUT THE CITY OF BULVERDE DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE COUNTY.

SURVEYOR NOTES:

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83 (93).
1/2" IRON RODS WITH PLASTIC CAP STAMPED "MMES RPLS 6490" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
COORDINATES SHOWN HEREON ARE GRID.
DISTANCES SHOWN HEREON ARE SURFACE. GRID TO SURFACE = GRID * 1.00016.

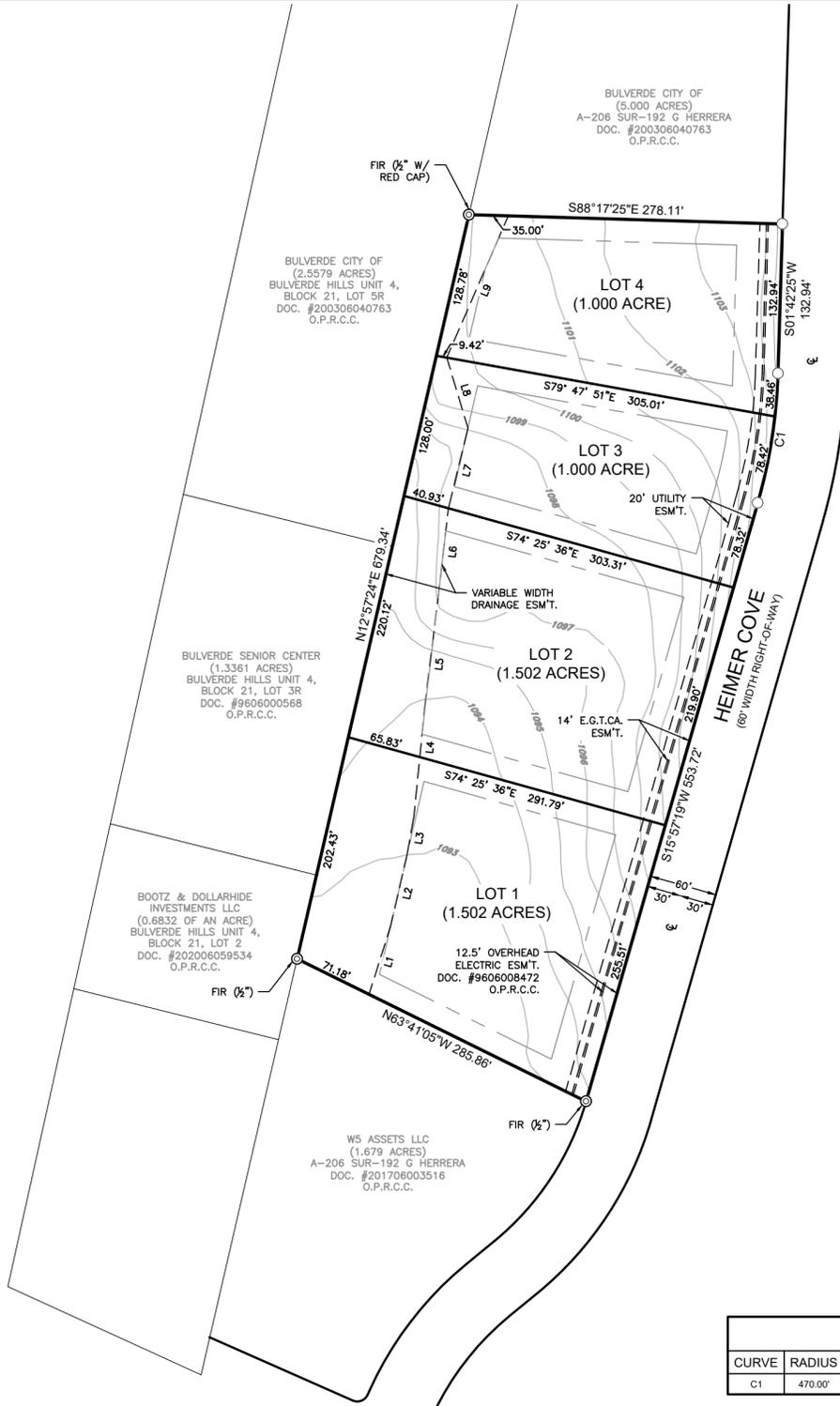
SETBACK NOTES:

UNLESS OTHERWISE NOTED, BUILDING SETBACKS TO BE AS FOLLOWS FOR ALL LOTS:
40' MINIMUM FRONT (HEIMER COVE STREET SIDE)
20' MINIMUM SIDE
REAR VARIES

LEGEND

- FIR = FOUND IRON ROD
- O.P.R.C.C. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY
- DOC. = DOCUMENT
- E.G.T.CA. = ELECTRICAL, GAS, TELEPHONE, CABLE TELEVISION EASEMENT
- ESM'T. = EASEMENT
- = BUILDING SETBACK LINE
- - - = EASEMENT LINE
- ⊕ = ROADWAY CENTERLINE
- = EXISTING GROUND MAJOR CONTOUR
- - - = EXISTING GROUND MINOR CONTOUR
- = EXISTING PROPERTY LINE
- = ADJOINING PROPERTY LINE
- ⊙ = FOUND MONUMENT
- = SET MONUMENT

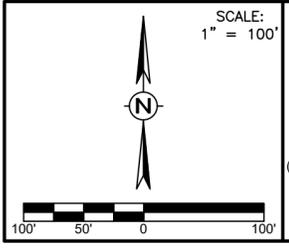
LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N17°23'29"E	63.81'
L2	N12°59'42"E	63.51'
L3	N10°15'51"E	36.15'
L4	N05°37'34"E	99.40'
L5	N06°56'41"E	100.61'
L6	N06°34'18"E	75.72'
L7	N13°38'28"E	73.43'
L8	N16°40'19"W	65.46'
L9	N23°24'16"E	137.44'



CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	470.00'	14°14'54"	58.74'	116.88'	116.58'	S08°49'52"W

FINAL PLAT
ESTABLISHING
HEIMER COVE UNIT 1

BEING A TOTAL OF 5.00 ACRES OF LAND LYING IN THE GAUDALUPE HERRERA SURVEY NO. 192, ABSTRACT NO. 206, COMAL COUNTY, TEXAS, SAME BEING DESCRIBED AS 5.00 ACRES OF LAND IN A GENERAL WARRANTY DEED TO BULVERDE FOOD PANTRY, INC., DATED DECEMBER 16, 2013, RECORDED IN DOCUMENT NO. 201306051395, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



MM
MEALS*MYERS
ENGINEERING & SURVEYING LLC

10906 LAUREATE ROAD #101
SAN ANTONIO, TX 78249
(210) 740-2483 | (830) 931-1269
TBPE No. F-18576
TBPLS No. 101942291
WWW.MEALSMYERS.COM
MMES PROJECT NO.: 20138

STATE OF TEXAS §
COUNTY OF COMAL §

KNOWN ALL MEN BY THESE PRESENTS: THE OWNER/DEVELOPER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENT, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER
ROBERT D. ROSENFELD
PRESIDENT - BOARD OF DIRECTORS
BULVERDE FOOD PANTRY, INC.
22951 BULVERDE RD
BULVERDE, TX 78163

STATE OF TEXAS §
COUNTY OF COMAL §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **ROBERT D. ROSENFELD**, 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 IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF COMAL §

THIS PLAT OF HEIMER COVE UNIT 1 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



REVIEW MEMORANDUM

TO: Tyler Meals, P.E.
Meals Myers Engineering & Surveying
10906 Laureate Road, #101
San Antonio, TX 78249

FROM: Chelsy Houy, PE, CFM
chouy@halff.com

SUBJECT: Heimer Cove Unit 1
Final Plat Review
PC-22-30

DATE: September 28, 2022

Half Associates, on behalf of the City of Bulverde, has performed a review on the final plat (dated 18/18/22) and supporting documents for the **Heimer Cove Unit 1** development. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde AND the Bulverde Drainage Design Manual (BDDM).

The following items were reviewed, with specific items to be addressed by the applicant listed below before resubmittal.

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

1. (12) Block number required for all lots.
2. (14) Provide a bearing and distance dimension from a corner of the subdivision to a corner of the original tract or survey.
3. (15) Provide state plane grid coordinates for a minimum of 2 property corners.
4. (18) Add note referencing vertical control datum of contours.
5. (19) Add note referencing FEMA floodplain for the subject property.
6. (20) Use light dashed lines for features not within the boundary of the subdivision.
7. (24) Provide a slope map prepared under section 4.02. Include plat notes required by that section if slope easements apply.
8. Add Planning Director signature block as stated below.

THIS PLAT OF _____ 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 _____, 20__

BY: _____
PLANNING DIRECTOR

9. Provide notes on the plat regarding the provider for each utility service for the proposed lots.
10. Reference comment #20 below regarding riparian buffer and drainage easement.

Plat Supporting Documents, Ordinance Section 1.04(d)(ii)

11. (d) Add note regarding septic service to Final Utility Layout.
12. (e) Include a schematic site plan show basis for TIA worksheet calculations.

Drainage Analysis (BDDM)

13. SWPPP required as part of the Final Plat submittal (BDDM 2.2)
14. Study should include description of the proposed development and assumptions used in calculations (i.e. percent impervious cover) (BDDM 2.2)
15. Rational Method can only be used for drainage areas up to 20 acres. Drainage areas larger than 20 acres must be evaluated using the Snyder Synthetic Hydrograph Method (per BDDM 3.3(1.1)).
16. Time of concentration calculations shall use a maximum length of 100-ft (per BDDM 4.2.4).
17. IDF curve used appears to be COSA. Please use Bulverde drainage criteria as stated in the BDDM.
18. The on-site area should be evaluated with the overall watershed at the point where runoff leaves the site. There is a history of flooding at the adjacent downstream office building, so it is not acceptable to simply state that “downstream criterion are not applicable.”
19. Study should evaluate the impacts for the 2, 5, 10, 25 and 100 year storm events, as required by BDDM 6.
20. Per Section 4.07(e), watercourses do not include constructed swales, such as the one at the back of the subject property. However, the drainage through this area will need to be evaluated and an appropriate drainage easement sized in accordance with Section 2.03(d)(iv) will need to be dedicated.



PLANNING AND ZONING COMMISSION ITEM:
PC-22-31
FINAL PLAT
4S RANCH UNIT 8B

MEETING DATE: October 13, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

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

APPLICANT:

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

PROPERTY INFORMATION:

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

SUMMARY:

This is a proposed final plat for Unit 8B 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 39.18 acres of vacant property and establishes 77 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 Service Company. Sewer Service will be provided by the Guadalupe Blanco River Authority. Electric Service provided by CPS Energy. A portion of this Final Plat falls within the 100-year floodplain.

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 Final Plat were reviewed by City Staff and Halff Associates. All comments related to the plat have been addressed. However, the Preliminary Plat for this subdivision has expired and is pending approval of an extension at the Tuesday, October 11th City Council meeting. Therefore, Staff recommends DENIAL of this Final Plat.

ATTACHMENTS:

Application
Master Development Plan
Final Plat
Halff Review 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: 4S Ranch Unit No 8B
Location Description/Nearest Intersection: Approximately 1.7 miles Southeast of Mustang Vista/Stalh Lane Intersection

2. Owner/Applicant: Lennar Homes of Texas Land and Construction, LTD
Address: 100 NE Loop 410, Suite. 1155; San Antonio, TX 78216 Email: richard.mott@lennar.com
Telephone: _____ Fax: _____ Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

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

4. Property Details:

City Limits:	<input type="checkbox"/> In	<input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Sewage Treatment:	<u>GBRA</u>
Residential:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
No. of Lots:	<u>77</u>		100-Year Floodplain:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total Acreage without floodplain:	<u>39.18</u>		Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>High</u>			<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>Single Family</u>			

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

DocuSigned by:
Richard Mott
904C110AE8D14AF...
Signature of Owner/Applicant

9/2/2022 | 12:42 PM PDT
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 2021 – DECEMBER 2022

Planning & Zoning Meeting	City Council Meeting	Submittal Date
NOVEMBER 10, 2021	DECEMBER 14, 2021	OCTOBER 12, 2021
DECEMBER 9, 2021	JANUARY 11, 2022	NOVEMBER 9, 2021
JANUARY 13, 2022	FEBRUARY 8, 2022	DECEMBER 14, 2021
FEBRUARY 10, 2022	MARCH 8, 2022	JANUARY 11, 2022
MARCH 10, 2022	APRIL 12, 2022	FEBRUARY 8, 2022
APRIL 14, 2022	MAY 10, 2022	MARCH 15, 2022
MAY 12, 2022	JUNE 14, 2022	APRIL 12, 2022
JUNE 9, 2022	JULY 12, 2022	MAY 10, 2022
JULY 14, 2022	AUGUST 9, 2022	JUNE 14, 2022
AUGUST 11, 2022	SEPTEMBER 13, 2022	JULY 19, 2022
SEPTEMBER 8, 2022	OCTOBER 11, 2022	AUGUST 9, 2022
OCTOBER 13, 2022	NOVEMBER 8, 2022	SEPTEMBER 13, 2022
NOVEMBER 10, 2022	DECEMBER 13, 2022	OCTOBER 11, 2022
DECEMBER 8, 2022	JANUARY 10, 2023	NOVEMBER 8, 2022



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 full-size physical copy and digital copy on 18" by 24" sheets with a minimum of a 1/2-inch margin of Final Plat
- 1 Physical copy of Final Plat Application
- 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
- A digital copy the Final Utility Layout showing all proposed utilities and easements
- A digital copy the Final Traffic Impact Analysis
- A digital copy 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.
- A digital copy of the approved Floodplain Development Permit from Comal County if subdivision includes property within the ETJ.
- A digital copy the Final Drainage Study
- A digital copy the recorded deed
- A digital 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.
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 - Gas Utility
 - Public Water System
 - Telephone Utility
 - Cable TV Utility
 - TxDOT
 - TCEQ
 - Other agencies or entities having jurisdiction
- A digital copy of Variance Requests (if any)
- A digital copy of Original Tax Certificates
 - City
 - County
 - School



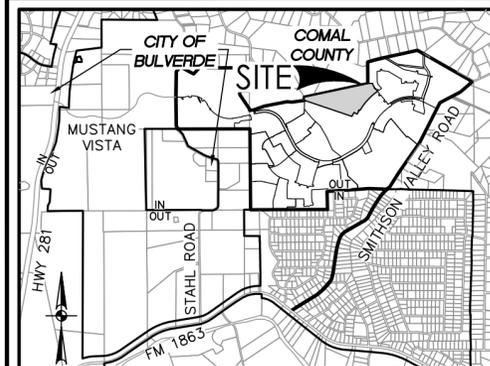
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: September 30, 2022

SUBDIVISION PLAT OF 4S RANCH, UNIT 8B

A 39.184 ACRE TRACT OF LAND BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE DANIEL LEWIS SURVEY NUMBER 347, ABSTRACT 367, AND THE MARIA 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 902, BLOCK 50 IS DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.
MINIMUM FINISHED FLOOR ELEVATION NOTE:
THE MAXIMUM WATER SURFACE ELEVATION DURING THE 100-YEAR STORM EVENT SHALL BE NO LESS THAN TWO FEET BELOW THE FINISHED FLOOR ELEVATION OF ADJACENT RESIDENTIAL DWELLING AND PUBLIC, COMMERCIAL, AND INDUSTRIAL BUILDINGS.

LOMRS WITH FEMA APPROVAL:
THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND APPROVED BY FEMA ON MARCH 15, 2022 (CASE NO. 21-06-1446P). WATER SURFACE ELEVATIONS SHOWN ARE BASED ON THE 100-YEAR CORRECTED EFFECTIVE MODEL FOR LEWIS CREEK FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



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 RODS OR 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 AND COMAL COUNTY REGULATIONS.
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-8B IS 2,439 LINEAR FEET.
4. 4S RANCH UNIT-8B LIES WITHIN THE CITY OF BULVERDE'S ETJ AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
STATE OF TEXAS
COUNTY OF BEXAR

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

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

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

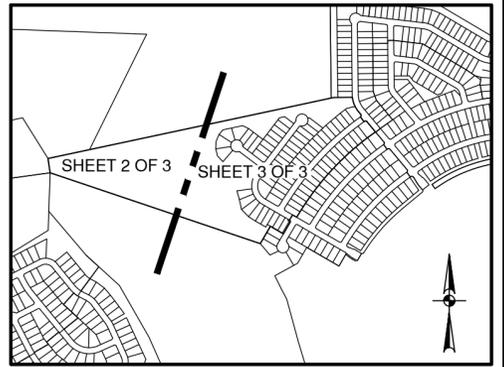
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N77°52'48"E	22.65'
L2	N89°21'50"E	152.98'
L3	S39°53'04"E	29.04'
L4	S35°42'38"E	50.00'
L5	S39°53'04"E	112.44'
L6	S53°55'39"W	81.55'
L7	S52°07'05"W	62.94'
L8	S50°30'55"W	62.94'
L9	S48°54'45"W	62.94'
L10	S47°18'35"W	62.92'
L11	S45°42'26"W	62.94'
L12	S44°06'16"W	62.94'
L13	S42°30'07"W	62.92'
L14	S40°53'58"W	62.94'
L15	S39°17'47"W	62.95'
L16	S37°41'37"W	62.93'
L17	S36°05'29"W	62.75'
L18	S34°29'35"W	63.11'
L19	S32°53'10"W	62.93'
L20	S31°53'07"W	75.87'
L21	N59°49'11"W	39.74'
L22	S30°10'49"W	50.00'
L23	S30°10'49"W	111.00'
L24	N59°49'11"W	125.00'
L25	S31°52'19"W	56.79'
L26	S59°49'11"E	70.90'
L27	N37°10'41"E	47.54'
L28	N52°49'19"W	202.12'
L29	S52°49'19"E	202.12'
L30	S59°49'11"E	114.24'
L31	N31°52'19"E	59.09'
L32	N77°55'50"E	68.82'

LINE TABLE		
LINE #	BEARING	LENGTH
L33	N51°14'01"E	52.18'
L34	N49°50'43"E	52.18'
L35	N48°40'22"E	52.18'
L36	N47°30'01"E	52.18'
L37	N46°19'41"E	52.18'
L38	N45°09'20"E	52.18'
L39	N43°59'00"E	52.18'
L40	N42°48'39"E	51.80'
L41	N41°38'48"E	52.55'
L42	N40°27'58"E	52.18'
L43	N39°17'37"E	52.18'
L44	N38°07'16"E	52.18'
L45	N36°56'56"E	52.18'
L46	N35°46'35"E	52.18'
L47	N34°36'13"E	52.18'
L48	N33°25'54"E	52.14'
L49	N32°15'55"E	51.64'
L50	N31°05'19"E	68.10'
L51	N29°54'34"W	67.33'
L52	N44°27'12"W	83.65'
L53	N12°30'51"W	84.01'
L54	N14°56'16"W	20.16'
L55	N14°57'37"W	56.55'
L56	N43°21'08"W	64.90'
L57	N13°49'17"W	61.96'
L58	N2°54'50"E	62.17'
L59	N22°34'43"E	62.33'
L60	N41°12'13"E	50.93'
L61	S64°07'02"E	55.34'
L62	N77°55'40"E	45.46'
L63	N88°14'51"E	15.71'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	225.00'	33°50'08"	S22°58'00"E	130.95'	132.87'
C2	14.00'	94°10'19"	S71°02'06"W	20.51'	23.01'
C3	2375.00'	0°08'17"	N54°21'23"E	5.73'	5.73'
C4	14.00'	85°41'25"	S82°43'46"E	19.04'	20.94'
C5	14.00'	90°00'00"	S14°49'11"E	19.80'	21.99'
C6	2375.00'	22°24'55"	S43°04'46"W	923.24'	929.15'
C7	14.00'	91°41'30"	S13°58'26"E	20.09'	22.40'
C8	175.00'	96°59'52"	N11°19'15"W	262.13'	296.26'
C9	14.00'	90°00'00"	N7°49'19"W	19.80'	21.99'
C10	14.00'	52°27'20"	N79°03'00"W	12.37'	12.82'
C11	50.00'	284°54'41"	N37°10'41"E	60.94'	248.63'
C12	14.00'	52°27'20"	S26°35'39"E	12.37'	12.82'
C13	14.00'	90°00'00"	N82°10'41"E	19.80'	21.99'
C14	14.00'	38°37'26"	N17°51'58"E	9.26'	9.44'
C15	50.00'	282°40'49"	S40°06'21"E	62.47'	246.69'
C16	14.00'	64°03'22"	S69°12'22"W	14.85'	15.65'
C17	125.00'	96°59'52"	S11°19'15"E	187.24'	211.62'
C18	14.00'	88°18'30"	N76°01'34"E	19.50'	21.58'
C19	2425.00'	22°24'55"	N43°04'47"E	942.67'	948.71'



INDEX MAP
SCALE: 1"= 1000'

STATE OF TEXAS
COUNTY OF BEXAR

KNOWN ALL MEN BY THESE PRESENTS:

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

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION) ITS GENERAL PARTNER RICHARD MOTT, AUTHORIZED AGENT
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
THIS PLAT OF 4S RANCH, UNIT-8B 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

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

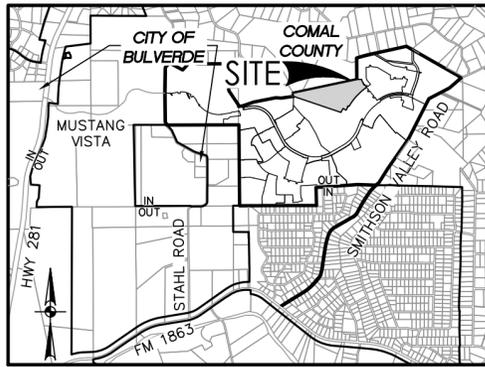
BY: _____
CHAIRPERSON

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

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



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: September 30, 2022



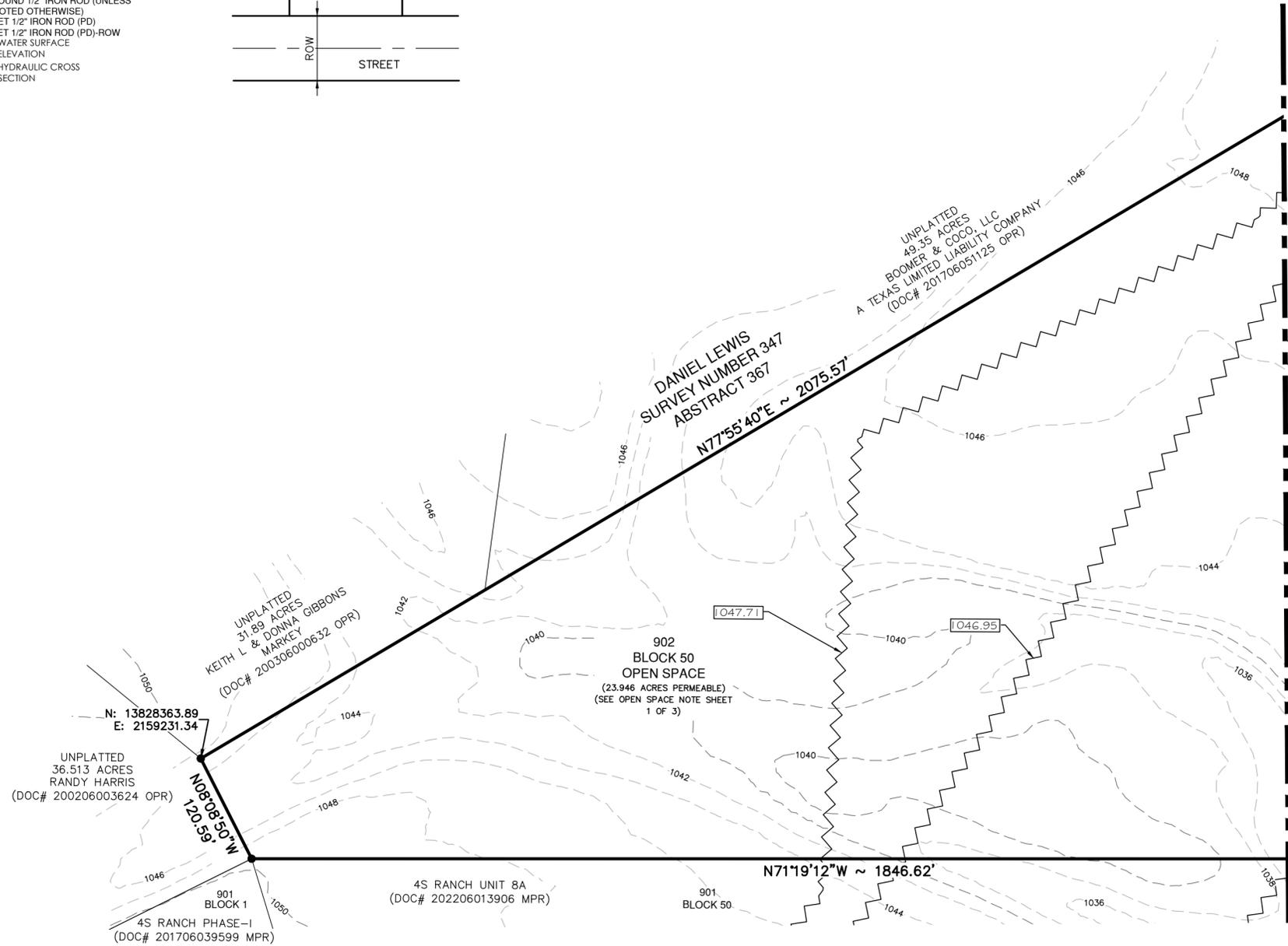
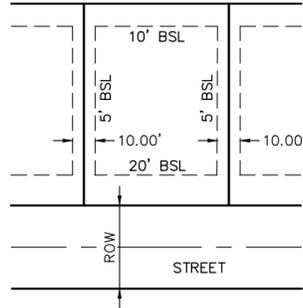
LOCATION MAP
NOT-TO-SCALE

LEGEND

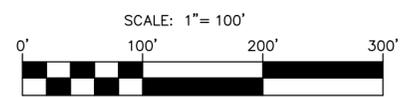
AC	ACRE(S)	VOL	VOLUME
DOC	DOCUMENT NUMBER	PG	PAGE(S)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF COMAL COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
MPR	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
		○	SET 1/2" IRON ROD (PD)-ROW
		1050	WATER SURFACE ELEVATION
			HYDRAULIC CROSS SECTION
- - - 1140	EXISTING CONTOURS		
- - - 1140	PROPOSED CONTOURS		
- - -	ORIGINAL SURVEY / COUNTY LINE		

TYPICAL BUILDING SET-BACKS

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



MATCHLINE "A" - SEE SHEET 3 OF 3





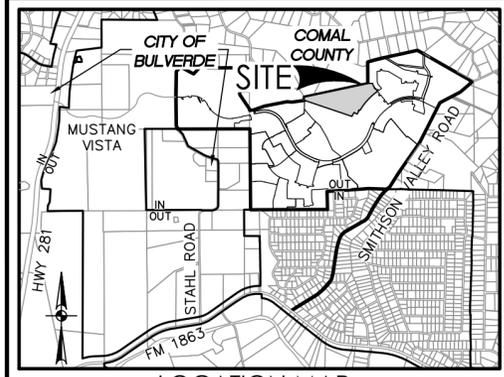
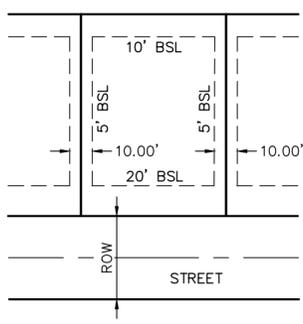
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: September 30, 2022

SUBDIVISION PLAT OF 4S RANCH, UNIT 8B

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

TYPICAL BUILDING SET-BACKS

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LOCATION MAP
NOT-TO-SCALE

LEGEND

- | | | | |
|--------|---|---------|--|
| AC | ACRE(S) | VOL | VOLUME |
| DOC | DOCUMENT NUMBER | PG | PAGE(S) |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF COMAL COUNTY, TEXAS | ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | ○ | SET 1/2" IRON ROD (PD) |
| MPR | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS | ○ | SET 1/2" IRON ROD (PD)-ROW |
| --- | 1140 EXISTING CONTOURS | --- | ROW RIGHT-OF-WAY |
| --- | 1140 PROPOSED CONTOURS | INT | INTERSECTION |
| --- | ORIGINAL SURVEY / COUNTY LINE | LF | LINEAR FEET |
| --- | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN | 1050 | WATER SURFACE ELEVATION |
| --- | 100-YR LOMR FLOODPLAIN (CASE NO. 21-06-1446P) | 1234.56 | MINIMUM FINISHED FLOOR ELEVATION |
| ③ | 10' GETCTV ESMT | | |
| ④ | 15' GETCTV ESMT | | |
| ⑤ | 10' SANITARY SEWER ESMT | | |
| ⑥ | 28' GETCTV ESMT (DOC# 202106023856 MPR) | | |
| ⑦ | VAR WID DRAINAGE ESMT (DOC# 202206013924 MPR) | | |
| ⑧ | VAR WID GETCTV ESMT (4S RANCH, UNIT 9B/9C & MUSTANG VISTA PHASE 5 PLATTED CONCURRENTLY) | | |
| ⑨ | 10' GETCTV ESMT (DOC# 202206013924 MPR) | | |
| ⑩ | 10' GETCTV ESMT (DOC# 202206013906 MPR) | | |

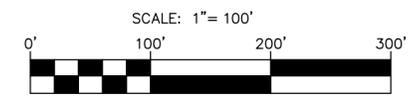
MATCHLINE "A" - SEE SHEET 2 OF 3



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

4S RANCH UNIT 8A (DOC# 202206013906 MPR)

N: 13827653.19 E: 2160997.48



REVIEW MEMORANDUM

TO: Dane Wright, PE
Pape-Dawson Engineering, Inc.
2000 NW Loop 410
San Antonio, TX 78213

FROM: Chelsy Houy, PE, CFM
chouy@halff.com

SUBJECT: 4S Ranch, Unit 8B
Final Plat Review
PC-22-31

DATE: October 4, 2022

Halff Associates, on behalf of the City of Bulverde, has performed a review on the final plat (dated 09/30/2022) and supporting documents for the **4S Ranch, Unit 8B** development. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated December 31, 2014 (between the City of Bulverde and STAHL LANE, LTD.). The following items were reviewed, with resolved items noted in **blue**, and items in **red** requiring further documentation.

Plat specifications, Ordinance Section 1.05(b)

1. Provide updated status of LOMR approval by FEMA and update floodplain note if applicable.
Comment resolved.

Plat Supporting Documents, Ordinance Section 1.04(d)

1. (ii)(f) Cost Estimate do not match the submitted LOC documents. **Updated LOC required prior to Final Plat recordation.**
2. (ii)(o) Deed restrictions or homeowner association documents required with final plat application.
Comment resolved.
3. (ii)(s) Lienholder's acknowledgement of plat recordation required. Deed shows two liens (Texas Community Bank & 633-4S Ranch, LTD/Stahl Lane, LTD). **Comment resolved.**
4. 1.04(e)(iii) Preliminary plat for this project was approved on December 28, 2020, and expires after 12 months if a final plat has not been filed. Extension needs to be submitted for approval by City Council. **Request for extension received. City staff to process for City Council consideration.**

General Design 2.03(c)

No comments – matches approved preliminary plat

Streets 2.04

No comments – matches approved preliminary plat

Drainage Analysis



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

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



PLANNING AND ZONING COMMISSION ITEM:
PC-22-32
FINAL PLAT
4S RANCH UNIT 10B

MEETING DATE: October 13, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:
Consideration of a Final Plat for the 4S Ranch Unit 10B subdivision, generally located 1.7 miles southeast of the intersection of Mustang Vista and Stahl Lane.

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

PROPERTY INFORMATION:

Owner: Lennar Homes of Texas Land and Construction, LTD
Legal Description: 36.167 ACRE TRACT OF LAND INCLUSIVE OF A 0.058 ACRE RIGHT-OF-WAY DEDICATION 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 MARIA JAMISON SURVEY NO. 697, ABSTRACT 298, AND TE JOHN BYLAND SURVEY NO. 438, ABSTRACT 50, IN COMAL COUNTY TEXAS.
Size: 36.167 acres; 50 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 10B 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 36.167 acres of vacant property and establishes 50 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 Service Company. Sewer Service will be provided by the Guadalupe Blanco River Authority. Electric Service provided by CPS Energy. No portion of this Final Plat falls within the 100-year floodplain.

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 Final Plat were reviewed by City Staff and Halff Associates. All comments related to the plat have been addressed. However, the Preliminary Plat for this subdivision has expired and is pending approval of an extension at the Tuesday, October 11th City Council meeting. Therefore, Staff recommends DENIAL of this Final Plat.

ATTACHMENTS:

Application
Master Development Plan
Final Plat
Halff Review 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: 4S Ranch Unit No 10B
 Location Description/Nearest Intersection: Approximately 2.1 miles Southeast of Mustang Vista/Stalh Lane Intersection

2. Owner/Applicant: Lennar Homes of Texas Land and Construction, LTD
 Address: 100 NE Loop 410, Suite. 1155; San Antonio, TX 78216 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): Pape-Dawson Engineers, Inc.
 Address: 2000 NW Loop 410, San Antonio, TX 78213 Email: dwright@pape-dawson.com
 Telephone: (210) 375-9000 Fax: (210) 375-9010 Mobile: _____

4. Property Details:

City Limits:	<input type="checkbox"/> In <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>GBRA</u>
Residential:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
No. of Lots:	<u>50</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>36.11</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>High</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>Single Family</u>		

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

DocuSigned by:

 904C110AE8D12AF...
Signature of Owner/Applicant

9/2/2022 | 12:42 PM PDT
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 2021 – DECEMBER 2022

Planning & Zoning Meeting	City Council Meeting	Submittal Date
NOVEMBER 10, 2021	DECEMBER 14, 2021	OCTOBER 12, 2021
DECEMBER 9, 2021	JANUARY 11, 2022	NOVEMBER 9, 2021
JANUARY 13, 2022	FEBRUARY 8, 2022	DECEMBER 14, 2021
FEBRUARY 10, 2022	MARCH 8, 2022	JANUARY 11, 2022
MARCH 10, 2022	APRIL 12, 2022	FEBRUARY 8, 2022
APRIL 14, 2022	MAY 10, 2022	MARCH 15, 2022
MAY 12, 2022	JUNE 14, 2022	APRIL 12, 2022
JUNE 9, 2022	JULY 12, 2022	MAY 10, 2022
JULY 14, 2022	AUGUST 9, 2022	JUNE 14, 2022
AUGUST 11, 2022	SEPTEMBER 13, 2022	JULY 19, 2022
SEPTEMBER 8, 2022	OCTOBER 11, 2022	AUGUST 9, 2022
OCTOBER 13, 2022	NOVEMBER 8, 2022	SEPTEMBER 13, 2022
NOVEMBER 10, 2022	DECEMBER 13, 2022	OCTOBER 11, 2022
DECEMBER 8, 2022	JANUARY 10, 2023	NOVEMBER 8, 2022



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**

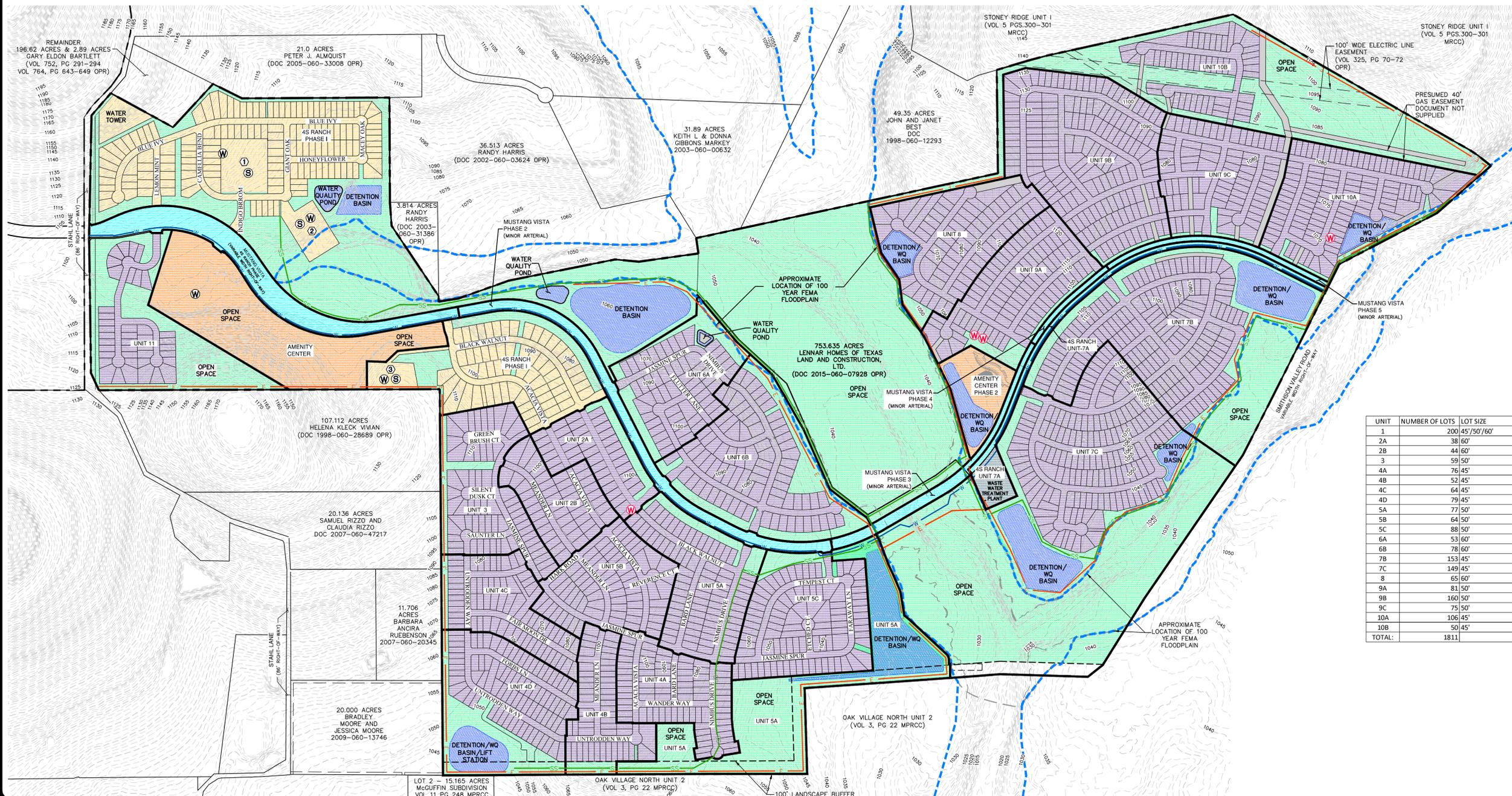
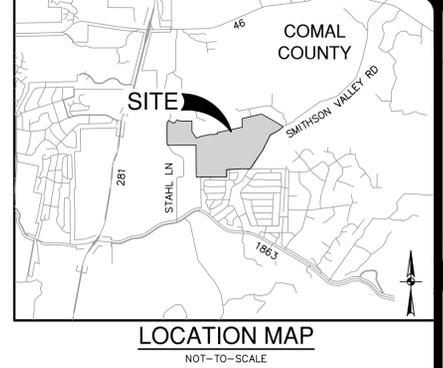
- 2 full-size physical copy and digital copy on 18" by 24" sheets with a minimum of a 1/2-inch margin of Final Plat
- 1 Physical copy of Final Plat Application
- One electronic copy of each document required below and plat drawing(s) in PDF format.
- A check or money order for the platting fee, review fee and other required fees.
 - Plat Application & Review Fee
 - SWMP Review Fee
 - TIA Fee
 - SICP Fee
- A digital copy the Final Utility Layout showing all proposed utilities and easements
- A digital copy the Final Traffic Impact Analysis
- A digital copy 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.
- A digital copy of the approved Floodplain Development Permit from Comal County if subdivision includes property within the ETJ.
- A digital copy the Final Drainage Study
- A digital copy the recorded deed
- A digital 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
- A digital copy of Variance Requests (if any)
- A digital copy of Original Tax Certificates
 - City
 - County
 - School

4S RANCH

CITY OF BULVERDE

COMAL COUNTY, TEXAS

- LEGEND:**
- MDP BOUNDARY
 - PHASE/UNIT BOUNDARY
 - 4S RANCH PHASE - I
 - AMENITY CENTER
 - WASTEWATER TREATMENT PLANT
 - OPEN SPACE
 - SINGLE-FAMILY RESIDENTIAL
 - RIGHT-OF-WAY
 - OVERHEAD ELECTRIC
 - WATER MAIN
 - SANITARY SEWER MAIN
 - EXISTING WATER WELL
 - EXISTING WATER WELL TO BE REMOVED
 - EXISTING SEPTIC SYSTEM



UNIT	NUMBER OF LOTS	LOT SIZE
1	200	45'/50'/60'
2A	38	60'
2B	44	60'
3	59	50'
4A	76	45'
4B	52	45'
4C	64	45'
4D	79	45'
5A	77	50'
5B	64	50'
5C	88	50'
6A	53	60'
6B	78	60'
7B	153	45'
7C	149	45'
8	65	60'
9A	81	50'
9B	160	50'
9C	75	50'
10A	106	45'
10B	50	45'
TOTAL:	1811	

PAPE-DAWSON ENGINEERS
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS FIRM REGISTRATION #470 | TBPUS FIRM REGISTRATION #10028800

4S RANCH
 COMAL COUNTY, TEXAS
 MASTER PLAN EXHIBIT

PLAT NO. N/A
 JOB NO. 8547-15
 DATE JUNE 2019
 DESIGNER BS
 CHECKED TD DRAWN MKF
 SHEET 1 OF 1

Date: Jun 21, 2019, 7:52am User ID: TComents
 File: P:\8547\5\Design\Exhibits\190614-Master Plan Exhibit.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE/USLESS OTHERWISE NOTED. Imagery © 2016, DAPCO, Digital Globe, Texas Orthographic Program, USDA Farm Service Agency.



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

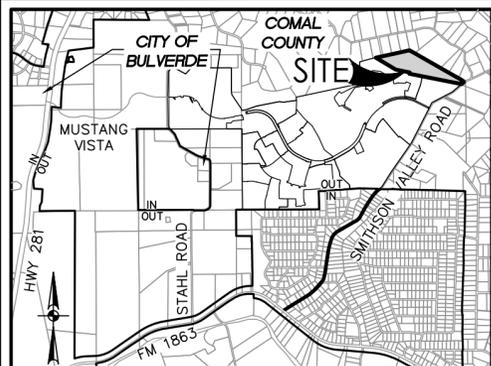
DATE OF PREPARATION: September 30, 2022

SUBDIVISION PLAT OF 4S RANCH, UNIT 10B

A 36.167 ACRE TRACT OF LAND INCLUSIVE OF A 0.058 ACRE RIGHT-OF-WAY DEDICATION 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 MARIA JAMISON SURVEY NO. 697, ABSTRACT 298, AND THE TWNG RR CO SURVEY NO. 850, ABSTRACT 879, IN COMAL COUNTY, TEXAS.

OPEN SPACE NOTE:
LOTS 901 AND 902, BLOCK 57, 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".
- 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- 3. DIMENSIONS SHOWN ARE SURFACE. (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 COMAL COUNTY REGULATIONS.
- 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 10B IS 1826 LINEAR FEET.
- 4. 4S RANCH, UNIT 10B 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

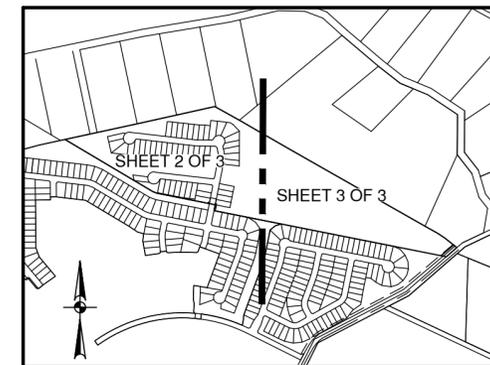
I, THE UNDERSIGNED ERIC J SNELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY 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	S60°41'39"E	118.25'
L2	S56°18'14"E	73.59'
L3	S51°37'14"E	128.82'
L4	N11°16'03"E	50.00'
L5	N78°43'57"W	50.00'
L6	N68°58'57"W	35.74'
L7	N11°16'03"E	142.41'
L8	N11°35'54"W	29.78'
L9	N89°13'54"W	143.96'
L10	S89°13'54"E	121.12'
L11	S11°35'54"E	33.77'
L12	N13°43'21"W	48.00'
L13	S44°34'28"E	12.28'
L14	N77°20'59"E	11.96'
L15	S89°13'54"E	45.24'
L16	S83°21'13"E	45.00'
L17	S60°46'01"E	28.01'
L18	S44°15'06"E	78.95'
L19	N11°16'03"E	115.94'
L20	N87°52'37"W	45.14'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	94°37'16"	N36°02'35"W	22.05'	24.77'
C2	14.00'	77°21'52"	S57°57'52"W	17.50'	18.90'
C3	50.00'	257°21'52"	N32°02'08"W	78.06'	224.59'
C4	15.00'	85°22'44"	N53°57'25"E	20.34'	22.35'
C5	175.00'	22°51'57"	N0°09'55"W	69.38'	69.84'
C6	25.00'	77°38'00"	N50°24'54"W	31.34'	33.87'
C7	225.00'	5°52'41"	N86°17'33"W	23.07'	23.08'
C8	15.00'	76°39'29"	S58°19'03"W	18.61'	20.07'
C9	50.00'	256°39'29"	N31°40'57"W	78.45'	223.98'
C10	175.00'	5°52'41"	S86°17'33"E	17.95'	17.95'
C11	15.00'	67°02'51"	N57°14'41"E	16.57'	17.55'
C12	50.00'	196°42'03"	S57°55'43"E	98.94'	171.65'
C13	15.00'	52°01'12"	S14°24'43"W	13.16'	13.62'
C14	225.00'	22°51'57"	S0°09'55"E	89.20'	89.79'



INDEX MAP
SCALE: 1" = 1000'

STATE OF TEXAS
COUNTY OF BEXAR

KNOWN ALL MEN BY THESE PRESENTS:

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

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION) ITS GENERAL PARTNER RICHARD MOTT, AUTHORIZED AGENT
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF 4S RANCH, UNIT-10B 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.

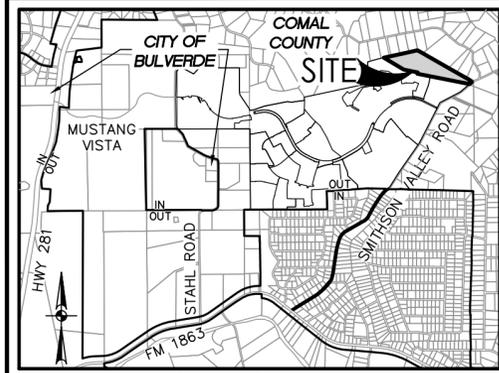
COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY

THIS PLAT OF 4S RANCH, UNIT-10B 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



LOCATION MAP
NOT-TO-SCALE

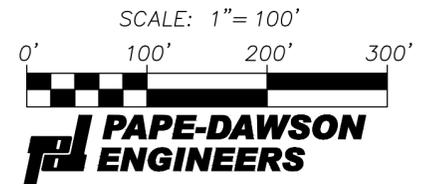
LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER	VAR WID	VARIABLE WIDTH
ESMT	EASEMENT	LF	LINEAR FEET
INT	INTERSECTION	-	REPETITIVE BEARING
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
MPR	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)-ROW

---	1140	EXISTING CONTOURS	◇	50' GAS EASEMENT (VOL 192, PG 392, OPR)
---	1140	PROPOSED CONTOURS	◇	(VOL 200, PG 673, OPR)
---		EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN	◇	VAR WID DRAINAGE ESMT (DOC# 202206013924 MPR)
---		ORIGINAL SURVEY/COUNTY LINE CENTERLINE	◇	100' ELECTRIC AND ROW ESMT (VOL 325, PG 70-72, OPR)
③	10'	GETCTV EASEMENT	◇	10' GETCTV ESMT (4S RANCH, UNIT 9B/9C & MUSTANG VISTA PHASE 5, PLATTED CONCURRENTLY)
⑪	15'	GETCTV EASEMENT		
1	UNPLATTED 14.407 ACRES ALICIA A & CARMEN A MEDINA (DOC 200506043790 OPR)			
2	STONEY RIDGE UNIT 1 (VOL 5, PG 300-301 MPR)			
3	LOT 902 BLK 57 OPEN SPACE (26.256 ACRES PERMEABLE) (SEE OPEN SPACE NOTE 1 OF 3)			
4	LOT 901 BLK 57 OPEN SPACE (0.230 ACRES PERMEABLE) (SEE OPEN SPACE NOTE 1 OF 3)			
7	FREDRICK WILLIAM FOERSTER SURVEY NO. 850 ABSTRACT - 879			
9	MARIA JAMISON SURVEY NO. 697 ABSTRACT - 298			
10	± 152 LF TO THE INT OF SHRUBLAND DR & COMPANION RD			

SUBDIVISION PLAT OF 4S RANCH, UNIT 10B

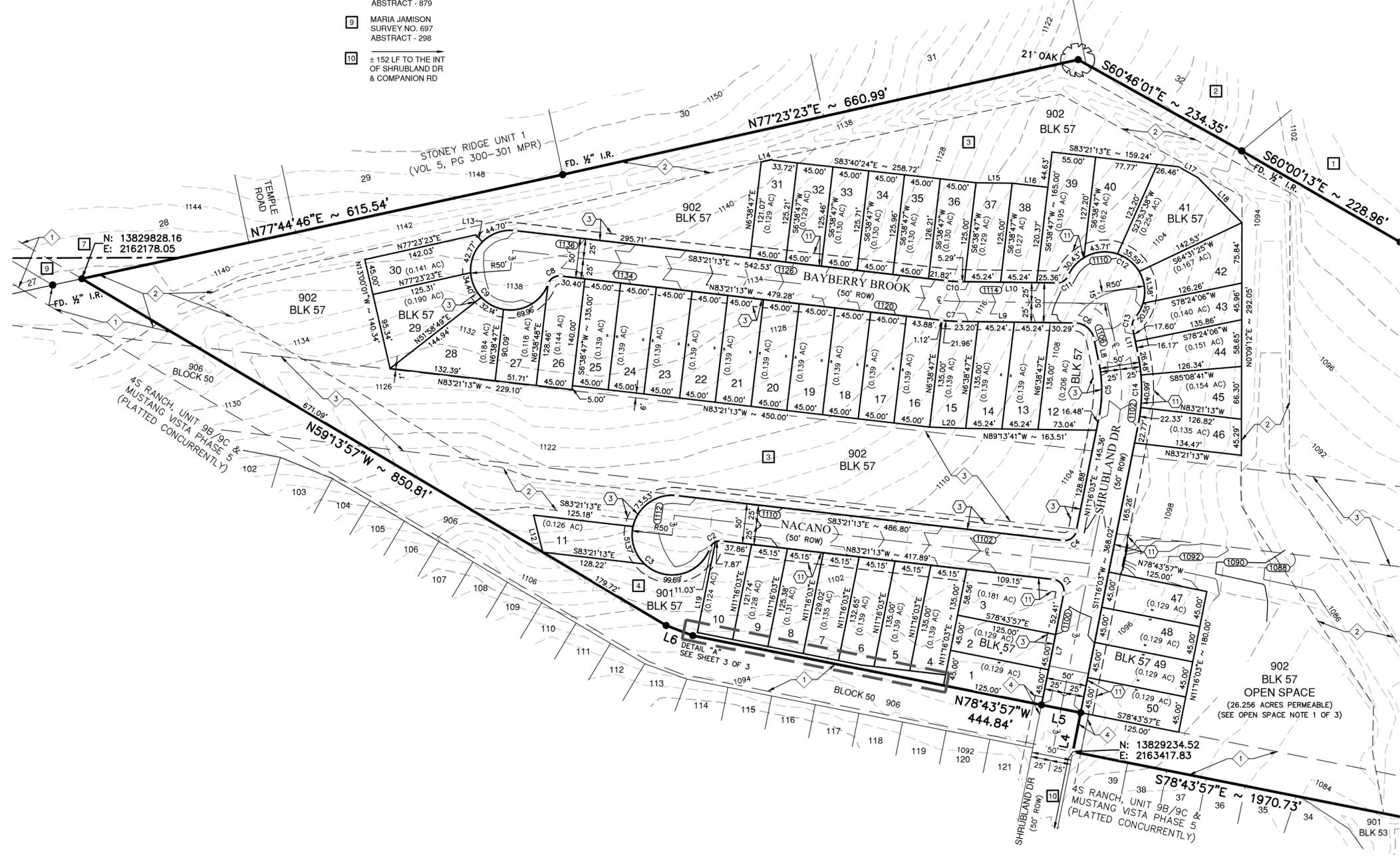
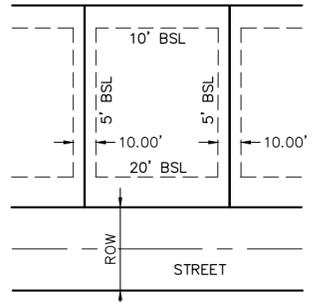
A 36.167 ACRE TRACT OF LAND INCLUSIVE OF A 0.058 ACRE RIGHT-OF-WAY DEDICATION BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE MARIA JAMISON SURVEY NO. 697, ABSTRACT 298, AND THE JOHN BYLAND SURVEY NO. 438, ABSTRACT 50, IN COMAL COUNTY, TEXAS.



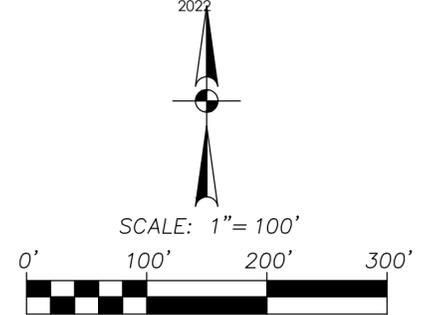
PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: September 30, 2022

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



MATCHLINE "A" - SEE SHEET 3 OF 3

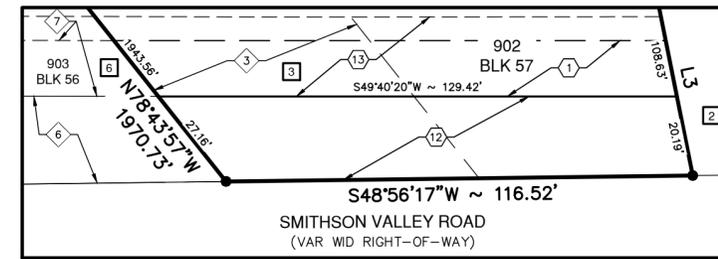
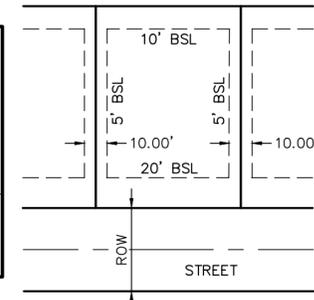


**SUBDIVISION PLAT
 OF
 4S RANCH, UNIT 10B**

A 36.167 ACRE TRACT OF LAND INCLUSIVE OF A 0.058 ACRE RIGHT-OF-WAY DEDICATION 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 MARIA JAMISON SURVEY NO. 697, ABSTRACT 298, AND THE JOHN BYLAND SURVEY NO. 438, ABSTRACT 50, IN COMAL COUNTY, TEXAS.

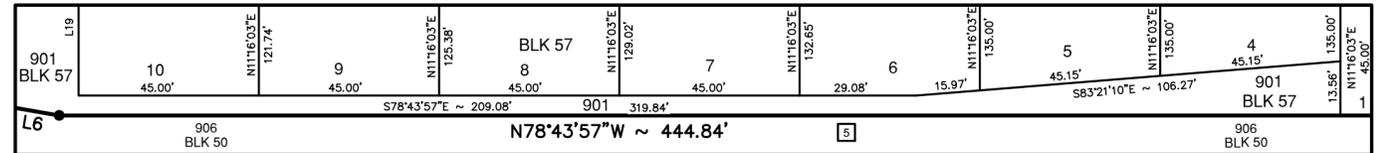
TYPICAL BUILDING SET-BACKS

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.



DETAIL "B"

SCALE: 1" = 30'
 SEE THIS SHEET

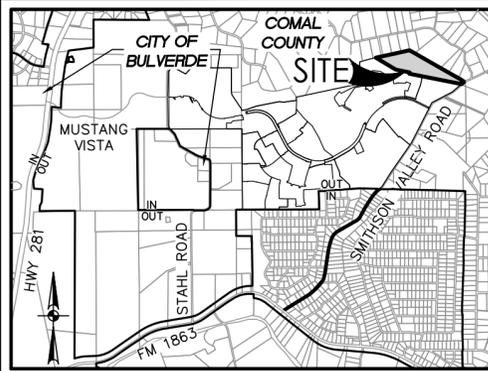


DETAIL "A"

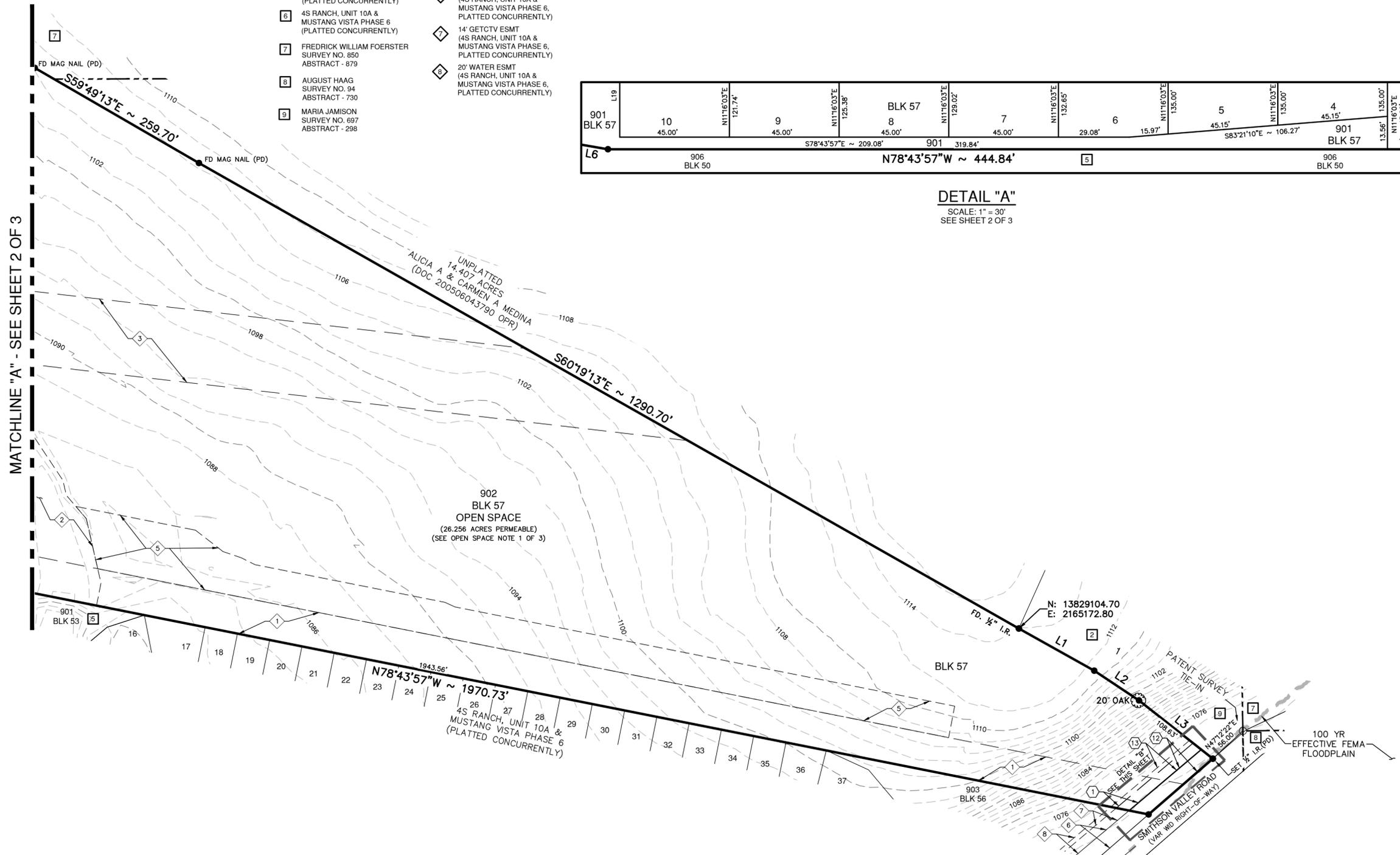
SCALE: 1" = 30'
 SEE SHEET 2 OF 3

LEGEND

- | | | | |
|-----------|---|---------|---|
| AC | ACRE(S) | VOL | VOLUME |
| BLK | BLOCK | PG | PAGE(S) |
| CB | COUNTY BLOCK | ROW | RIGHT-OF-WAY |
| DOC | DOCUMENT NUMBER | VAR WID | VARIABLE WIDTH |
| ESMT | EASEMENT | - | REPETITIVE BEARING AND/OR DISTANCE |
| INT | INTERSECTION | ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | ○ | SET 1/2" IRON ROD (PD) |
| OPR | OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS | ○ | SET 1/2" IRON ROD (PD)-ROW |
| MPR | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS | | |
| --- | EXISTING CONTOURS | | |
| - - - | PROPOSED CONTOURS | | |
| - · - · - | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANGE (100-YR) FLOODPLAIN | | |
| - - - - - | ORIGINAL SURVEY/COUNTY LINE CENTERLINE | | |
| ① | 14' GETCTV EASEMENT | ◇ | 50' GAS EASEMENT (VOL 192, PG 392, OPR) (VOL 200, PG 673, OPR) |
| ⑫ | VAR WID ROW DEDICATION (0.058 ACRES) | ◇ | VAR WID DRAINAGE ESMT (DOC# 202206013924 MPR) |
| ⑬ | 20' WATER EASEMENT | ◇ | 100' ELECTRIC AND ROW ESMT (VOL 325, PG 70-72, OPR) |
| ② | STONEY RIDGE UNIT 1 (VOL 5, PG 300-301 MPR) | ◇ | VAR WID DRAINAGE ESMT (4S RANCH, UNIT 10A & MUSTANG VISTA PHASE 6, PLATTED CONCURRENTLY) |
| ③ | LOT 902 BLK 57 OPEN SPACE (26.256 ACRES PERMEABLE) (SEE OPEN SPACE NOTE 1 OF 3) | ◇ | VAR WID ROW DEDICATION (4S RANCH, UNIT 10A & MUSTANG VISTA PHASE 6, PLATTED CONCURRENTLY) |
| ⑤ | 4S RANCH, UNIT 9B/9C & MUSTANG VISTA PHASE 5 (PLATTED CONCURRENTLY) | ◇ | 14' GETCTV ESMT (4S RANCH, UNIT 10A & MUSTANG VISTA PHASE 6, PLATTED CONCURRENTLY) |
| ⑥ | 4S RANCH, UNIT 10A & MUSTANG VISTA PHASE 6 (PLATTED CONCURRENTLY) | ◇ | 20' WATER ESMT (4S RANCH, UNIT 10A & MUSTANG VISTA PHASE 6, PLATTED CONCURRENTLY) |
| ⑦ | FREDRICK WILLIAM FOERSTER SURVEY NO. 850 ABSTRACT - 879 | | |
| ⑧ | AUGUST HAAG SURVEY NO. 94 ABSTRACT - 730 | | |
| ⑨ | MARIA JAMISON SURVEY NO. 697 ABSTRACT - 298 | | |



LOCATION MAP
 NOT-TO-SCALE



MATCHLINE "A" - SEE SHEET 2 OF 3

REVIEW MEMORANDUM

TO: Dane Wright, PE
Pape-Dawson Engineering, Inc.
2000 NW Loop 410
San Antonio, TX 78213

FROM: Chelsy Houy, PE, CFM
chouy@halff.com

SUBJECT: 4S Ranch, Unit 10B
Final Plat Review
PC-22-32

DATE: October 4, 2022

Halff Associates, on behalf of the City of Bulverde, has performed a review on the final plat (dated 09/30/22) and supporting documents for the **4S Ranch, Unit 10B** development. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated December 31, 2014 (between the City of Bulverde and STAHL LANE, LTD.). The following items were reviewed, with resolved items noted in **blue**, and items in **red** requiring further documentation.

Plat specifications, Ordinance Section 1.05(b)

No comments

Plat Supporting Documents, Ordinance Section 1.04(d)

1. (ii)(f) Cost Estimate do not match the submitted LOC documents. **Updated LOC required prior to Final Plat recordation.**
2. (ii)(o) Deed restrictions or homeowner association documents required with final plat application. **Comment resolved.**
3. (ii)(s) Lienholder's acknowledgement of plat recordation required. Deed shows two liens (Texas Community Bank & 633-4S Ranch, LTD/Stahl Lane, LTD). **Comment resolved.**
4. 1.04(e)(iii) Preliminary plat for this project was approved on December 1, 2020, and expires after 12 months if a final plat has not been filed. Extension needs to be submitted for approval by City Council. **Request for extension received. City staff to process for City Council consideration.**

General Design 2.03(c)

No comments – matches approved preliminary plat

Streets 2.04

No comments – matches approved preliminary plat



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

Drainage Analysis

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



PLANNING AND ZONING COMMISSION ITEM:
PC-22-33
FINAL PLAT
4S RANCH UNIT 11

MEETING DATE: October 13, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:
Consideration of a Final Plat for the 4S Ranch Unit 11 subdivision, generally located 1.7 miles southeast of the intersection of Mustang Vista and Stahl Lane.

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

PROPERTY INFORMATION:

Owner: Lennar Homes of Texas Land and Construction, LTD
Legal Description: BEING A TOTAL OF 21.617 ACRES OF LAND INCLUSIVE OF A 0.493 ACRE RIGHT-OF-WAY DEDICATION OUT OF THE JOHN KADERLI SURVEY NO. 449, ABSTRACT 308, COMAL COUNTY, TEXAS, COMPRISING OF 17.767 ACRES OUT OF A 53.365 ACRE TRACT OF LAND CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY DEED RECORDED IN DOC. NO. 201506007928, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS; 2.759 ACRES OUT OF A 9.530 ACRE TRACT OF LAND CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY DEED RECORDED IN DOC. NO. 201706032323, SAID OFFICIAL PUBLIC RECORDS; 0.877 ACRES OUT OF A 7.600 ACRE TRACT OF LAND CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY DEED RECORDED IN DOC. NO. 201706032325, SAID OFFICIAL PUBLIC RECORDS; AND 0.214 ACRES OUT OF LOT 1, BLOCK 8, 4S RANCH AMENITY CENTER, RECORDED IN DOC. NO. 201706054155, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, AND CONVEYED UNTO HIDDEN TRAILS COMMUNITY
Size: 21.617 acres; 30 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 11 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 21.617 acres of vacant property and establishes 30 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 Service Company. Sewer Service will be provided by the Guadalupe Blanco River Authority. Electric Service provided by CPS Energy. A portion of this Final Plat falls within the 100-year floodplain.

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 Final Plat were reviewed by City Staff and Halff Associates. All comments related to the plat have been addressed.

However, the Preliminary Plat for this subdivision has expired and is pending approval of an extension at the Tuesday, October 11th City Council meeting. Therefore, Staff recommends DENIAL of this Final Plat.

ATTACHMENTS:

Application
Master Development Plan
Final Plat
Halff Review 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: 4S Ranch Unit No 11
 Location Description/Nearest Intersection: Southeast of Mustang Vista/Stalh Lane Intersection

2. Owner/Applicant: Lennar Homes of Texas Land and Construction, LTD
 Address: 100 NE Loop 410, Suite. 1155; San Antonio, TX 78216 Email: richard.mott@lennar.com
 Telephone: _____ Fax: _____ Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

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

4. Property Details:

City Limits:	<input type="checkbox"/> In <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>GBRA</u>
Residential:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
No. of Lots:	<u>30</u>	100-Year Floodplain:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total Acreage without floodplain:	<u>21.62</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>High</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>Single Family</u>		

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

DocuSigned by:

 904C110AE8D14AF...
Signature of Owner/Applicant

9/2/2022 | 12:42 PM PDT
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 2021 – DECEMBER 2022

Planning & Zoning Meeting	City Council Meeting	Submittal Date
NOVEMBER 10, 2021	DECEMBER 14, 2021	OCTOBER 12, 2021
DECEMBER 9, 2021	JANUARY 11, 2022	NOVEMBER 9, 2021
JANUARY 13, 2022	FEBRUARY 8, 2022	DECEMBER 14, 2021
FEBRUARY 10, 2022	MARCH 8, 2022	JANUARY 11, 2022
MARCH 10, 2022	APRIL 12, 2022	FEBRUARY 8, 2022
APRIL 14, 2022	MAY 10, 2022	MARCH 15, 2022
MAY 12, 2022	JUNE 14, 2022	APRIL 12, 2022
JUNE 9, 2022	JULY 12, 2022	MAY 10, 2022
JULY 14, 2022	AUGUST 9, 2022	JUNE 14, 2022
AUGUST 11, 2022	SEPTEMBER 13, 2022	JULY 19, 2022
SEPTEMBER 8, 2022	OCTOBER 11, 2022	AUGUST 9, 2022
OCTOBER 13, 2022	NOVEMBER 8, 2022	SEPTEMBER 13, 2022
NOVEMBER 10, 2022	DECEMBER 13, 2022	OCTOBER 11, 2022
DECEMBER 8, 2022	JANUARY 10, 2023	NOVEMBER 8, 2022



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 full-size physical copy and digital copy on 18" by 24" sheets with a minimum of a 1/2-inch margin of Final Plat
- 1 Physical copy of Final Plat Application
- 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
- A digital copy the Final Utility Layout showing all proposed utilities and easements
- A digital copy the Final Traffic Impact Analysis
- A digital copy 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.
- A digital copy of the approved Floodplain Development Permit from Comal County if subdivision includes property within the ETJ.
- A digital copy the Final Drainage Study
- A digital copy the recorded deed
- A digital 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
- A digital copy of Variance Requests (if any)
- A digital copy of Original Tax Certificates
 - City
 - County
 - School



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: September 30, 2022

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 LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION) ITS GENERAL PARTNER RICHARD MOTT, AUTHORIZED AGENT
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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: HIDDEN TRAILS COMMUNITY ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION
RICHARD MOTT, PRESIDENT
12600 HILL COUNTRY BLVD, SUITE R-275
AUSTIN, TEXAS 78738

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF 4S RANCH, UNIT-11 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.

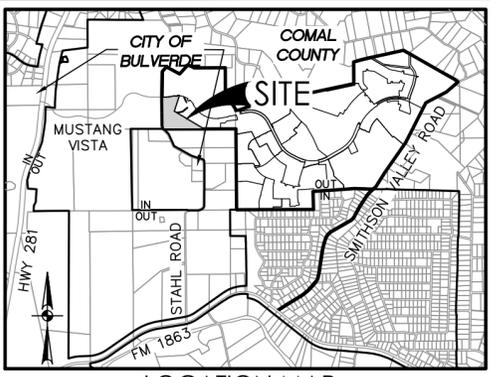
COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY

SUBDIVISION PLAT OF 4S RANCH, UNIT 11

BEING A TOTAL OF 21.617 ACRES OF LAND INCLUSIVE OF A 0.493 ACRE RIGHT-OF-WAY DEDICATION OUT OF THE JOHN KADERLI SURVEY NO. 449, ABSTRACT 308, COMAL COUNTY, TEXAS, COMPRISING OF 18.844 ACRES OUT OF A 753.365 ACRE TRACT OF LAND CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY DEED RECORDED IN DOC. NO. 201506007928, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS; 2.759 ACRES OUT OF A 9.530 ACRE TRACT OF LAND CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY DEED RECORDED IN DOC. NO. 201706032323, SAID OFFICIAL PUBLIC RECORDS; AND 0.214 ACRES OFFSITE EASEMENT LOCATED ON LOT 1, BLOCK 8, 4S RANCH AMENITY CENTER, RECORDED IN DOC. NO. 201706054155, MAP AND PLAT RECORDS OF 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:
LOTS 902 AND 903 BLOCK 58 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: 0.999983)
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 COMAL COUNTY REGULATIONS.
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-11 IS 754 LINEAR FEET.
4. 4S RANCH UNIT-11 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	N89°51'52"E	149.12'
L2	N79°01'14"E	214.28'
L3	S89°53'00"E	84.00'
L4	N0°07'00"E	13.01'
L5	S59°07'36"E	93.23'
L6	N79°52'05"E	219.44'
L7	S39°07'01"E	21.00'
L8	S80°49'07"W	201.51'
L9	N24°45'08"W	87.99'
L10	N25°04'06"W	6.59'
L11	N0°08'21"W	50.00'
L12	S12°45'30"W	100.42'
L13	S89°50'46"W	90.27'
L14	N89°50'46"E	27.82'
L15	N12°45'30"E	88.41'
L16	N0°09'14"W	3.59'
L17	N26°21'06"E	74.39'
L18	S40°47'28"W	73.30'

LINE TABLE		
LINE #	BEARING	LENGTH
L19	S58°14'41"W	73.23'
L20	S74°26'15"W	79.22'
L21	S89°26'27"W	51.47'
L22	S89°50'46"W	45.00'
L23	N81°50'15"W	57.65'
L24	S70°19'40"E	54.84'
L25	N39°14'49"W	87.07'
L26	N6°56'22"W	86.04'
L27	S26°36'59"E	17.02'
L28	S89°50'46"W	63.65'
L29	N0°09'14"W	49.06'
L30	S0°09'14"E	102.53'
L31	N0°09'14"W	98.45'
L32	S77°14'30"E	97.71'
L33	N89°12'17"W	23.93'
L34	S19°35'34"W	45.32'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	469.00'	10°50'38"	N84°26'33"E	88.63'	88.76'
C2	13.00'	101°05'47"	S50°25'53"E	20.08'	22.94'
C3	13.00'	88°02'01"	N44°08'01"E	18.07'	19.97'
C4	676.00'	5°39'23"	S89°01'18"E	66.71'	66.73'
C5	14.00'	52°27'20"	N63°37'06"E	12.37'	12.82'
C6	50.00'	207°49'25"	S38°41'52"E	97.07'	181.36'
C7	14.00'	52°27'20"	S38°59'10"W	12.37'	12.82'
C8	125.00'	77°05'16"	S51°18'08"W	155.78'	168.18'
C9	50.00'	257°21'52"	N38°31'42"E	78.06'	224.59'
C10	14.00'	77°21'52"	S51°28'18"E	17.50'	18.90'
C11	75.00'	77°05'16"	N51°18'08"E	93.47'	100.91'
C12	25.00'	102°54'44"	N38°41'52"W	39.11'	44.90'

THIS PLAT OF 4S RANCH, UNIT-11 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, YEAR _____

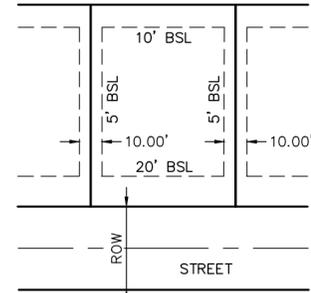
BY: _____
CHAIRPERSON

SUBDIVISION PLAT OF 4S RANCH, UNIT 11

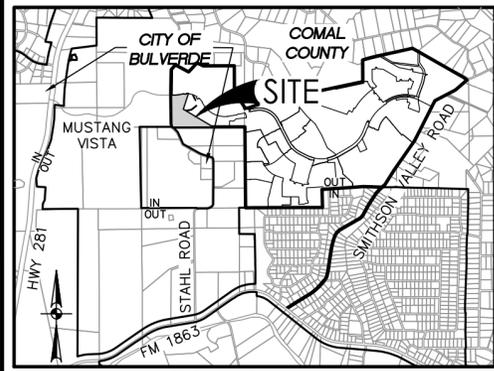
BEING A TOTAL OF 21.617 ACRES OF LAND INCLUSIVE OF A 0.493 ACRE RIGHT-OF-WAY DEDICATION OUT OF THE JOHN KADERLI SURVEY NO. 449, ABSTRACT 308, COMAL COUNTY, TEXAS, COMPRISING OF 18.844 ACRES OUT OF A 753.365 ACRE TRACT OF LAND CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY DEED RECORDED IN DOC. NO. 201506007928, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS; 2.759 ACRES OUT OF A 9.530 ACRE TRACT OF LAND CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY DEED RECORDED IN DOC. NO. 201706032323, SAID OFFICIAL PUBLIC RECORDS; AND 0.214 ACRES OFFSITE EASEMENT LOCATED ON LOT 1, BLOCK 8, 4S RANCH AMENITY CENTER, RECORDED IN DOC. NO. 201706054155, MAP AND PLAT RECORDS OF 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.



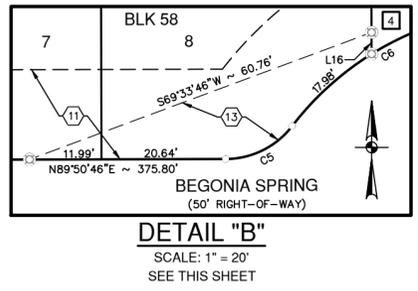
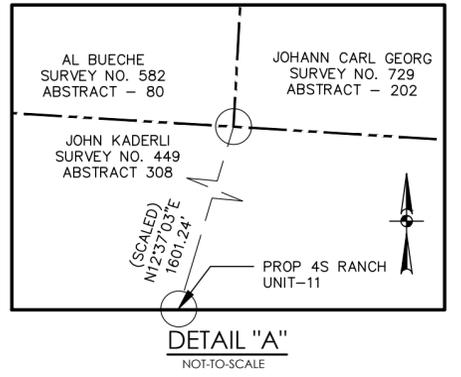
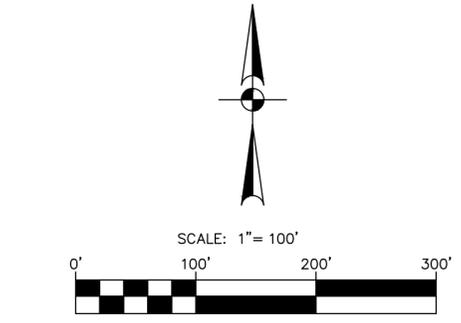
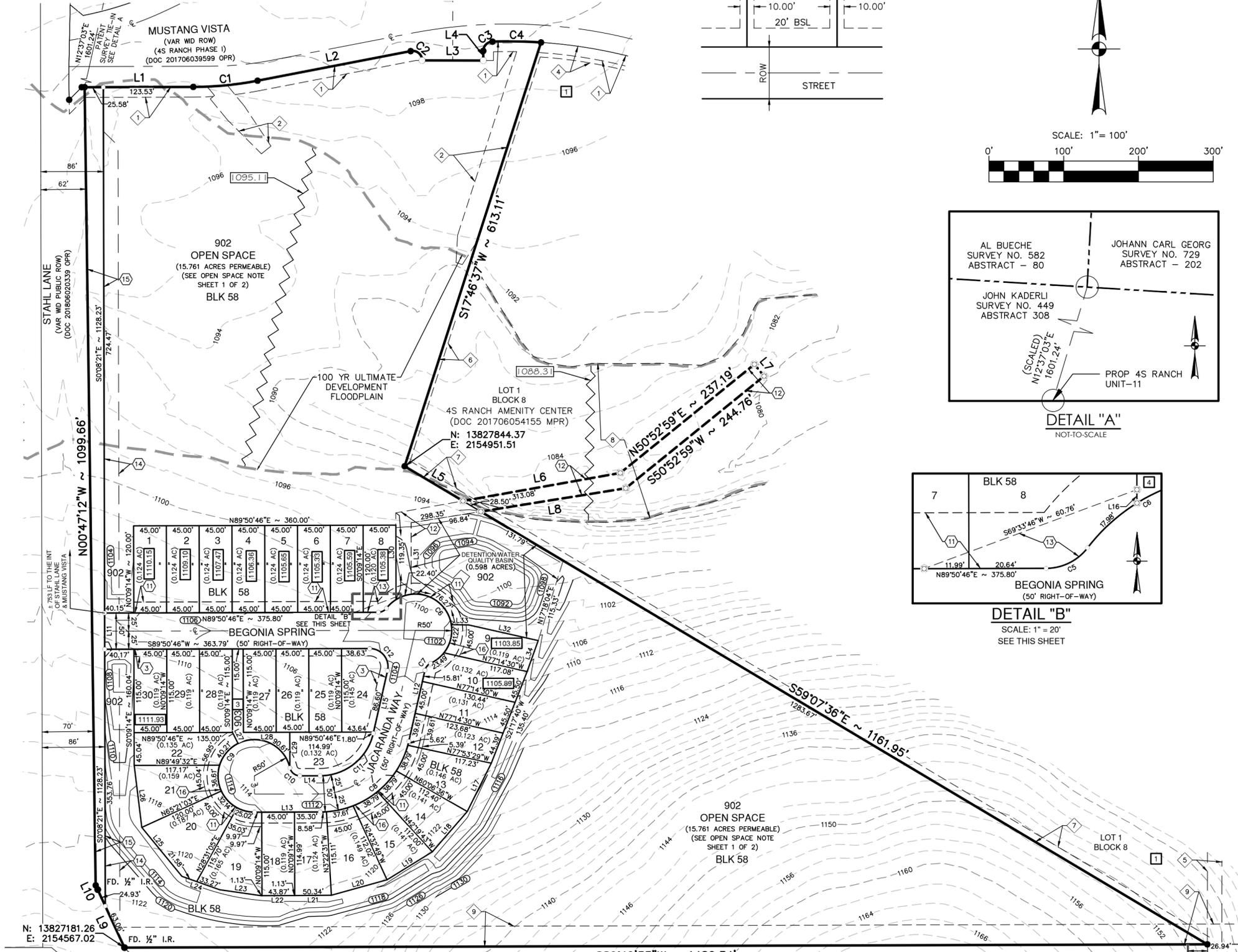
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: September 30, 2022



LOCATION MAP

LEGEND

- | | | | |
|---------|---|---------|---|
| AC | ACRE(S) | ● | REPETITIVE BEARING AND/OR DISTANCE |
| BLK | BLOCK | ○ | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| DOC | DOCUMENT NUMBER | ○ | SET 1/2" IRON ROD (PD) |
| INT | INTERSECTION (SURVEYOR) | ○ | SET 1/2" IRON ROD (PD)-ROW |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF COMAL COUNTY, TEXAS | ⊗ | EASEMENT POINT OF INTERSECTION |
| LF | LINEAR FEET | 1050 | WATER SURFACE ELEVATION |
| VOL | VOLUME | 1234.56 | HYDRAULIC CROSS SECTION |
| PG | PAGE(S) | | MINIMUM FINISHED FLOOR ELEVATION |
| ROW | RIGHT-OF-WAY | | |
| VAR WID | VARIABLE WIDTH | | |
| --- | EXISTING CONTOURS | | |
| --- | PROPOSED CONTOURS | | |
| --- | CENTERLINE | | |
| --- | ULTIMATE DEVELOPMENT 1% ANNUAL CHANCE (100-YR) FLOODPLAIN | | |
| --- | ORIGINAL SURVEY/COUNTY LINE | | |
| ⑤ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ④ | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (DOC 201706039599 MPR) |
| ⑥ | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑤ | VAR WID DRAINAGE EASEMENT (DOC 201706039599 MPR) |
| ⑦ | 21' SANITARY SEWER EASEMENT (0.214 TOTAL AC OFF-LOT) | ⑥ | VAR WID ROW DEDICATION (DOC 201806020339 MPR) |
| ⑧ | VAR WID SANITARY SEWER EASEMENT | ⑦ | 20' BUILDING SETBACK (DOC 201706054155 MPR) |
| ⑨ | 20' WATER EASEMENT | ⑧ | 20' ELECTRIC EASEMENT (DOC 201706054155 MPR) |
| ⑩ | VAR WID RIGHT-OF-WAY DEDICATION (0.493 TOTAL AC OFF-LOT) | ⑨ | 5' BUILDING SETBACK (DOC 201706054155 MPR) |
| ⑪ | 20' BUILDING SETBACK LINE | ⑩ | 10' BUILDING SETBACK (DOC 201706054155 MPR) |
| | | ⑪ | VAR WID DRAINAGE EASEMENT (DOC 201706054155 MPR) |
| | | ⑫ | VAR WID ELECTRIC EASEMENT (DOC 201706003181 OPR) |
| | | ⑬ | 4S RANCH AMENITY CENTER (DOC 201706054155 MPR) |
| | | ⑭ | JOHANN RITTMANN SURVEY NUMBER 579 ABSTRACT - 500 |
| | | ⑮ | LOT 903 BLOCK 58 OPEN SPACE |
| | | ⑯ | 0.069 ACRES PERMEABLE SEE OPEN SPACE NOTE SHEET 1 OF 2 |
| | | ⑰ | LOT 902 BLOCK 58 OPEN SPACE |
| | | ⑱ | 15.761 ACRES PERMEABLE SEE OPEN SPACE NOTE SHEET 1 OF 2 |



REVIEW MEMORANDUM

TO: Dane Wright, PE
Pape-Dawson Engineering, Inc.
2000 NW Loop 410
San Antonio, TX 78213

FROM: Chelsy Houy, PE, CFM
chouy@halff.com

SUBJECT: 4S Ranch, Unit 11
Final Plat Review
PC-22-33

DATE: October 4, 2022

Halff Associates, on behalf of the City of Bulverde, has performed a review on the final plat (dated 09/30/22) and supporting documents for the **4S Ranch, Unit 11** development. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated December 31, 2014 (between the City of Bulverde and STAHL LANE, LTD.). The following items were reviewed, with resolved items noted in **blue**, and items in **red** requiring further documentation.

Plat specifications, Ordinance Section 1.05(b)

No comments

Plat Supporting Documents, Ordinance Section 1.04(d)

1. (ii)(f) Cost Estimate do not match the submitted LOC documents. **Updated LOC required prior to Final Plat recordation.**
2. (ii)(i) The following deeds are missing: 20170632323 and 201706054155, but appear to be part of the platted area. **Comment resolved.**
3. (ii)(m) Incorrect tax certificate – Need tax certificate for property ID 77065. **Comment resolved.**
4. (ii)(o) Deed restrictions or homeowner association documents required with final plat application. **Comment resolved.**
5. (ii)(s) Lienholder’s acknowledgement of plat recordation required. Deed shows two liens (Texas Community Bank & 633-4S Ranch, LTD/Stahl Lane, LTD). **Comment resolved.**
6. 1.04(e)(iii) Preliminary plat for this project was approved on February 2, 2021, and expired after 12 months if a final plat has not been filed. Extension needs to be submitted for approval by City Council. **Request for extension received. City staff to process for City Council consideration.**

General Design 2.03(c)

No comments

Streets 2.04

PC-22-33

Page 1 of 2



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

No comments

Drainage Analysis

No comments (Phase 5, dated September 10, 2020, was reviewed and approved on 9/29/20).



PLANNING AND ZONING COMMISSION ITEM:
PC-22-34
REPLAT
JOHNSON RANCH OPEN SPACE LOT 901

MEETING DATE: October 13, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Grant Fore, Planner II

REQUEST:

Consideration of a Replat for Lot 901, Johnson Ranch subdivision, generally located 0.45 miles north of the intersection of Stahl Lane and Mustang Vista.

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 TOTAL OF 2.181 ACRE TRACT, ESTABLISHING LOTS 3 AND 4, BLOCK B, OUT OF LOT 901, BLOCK B, OF THE JOHNSON RANCH OPEN SPACE SUBDIVISION PLAT AS RECORDED IN DOCUMENT NUMBER 202006038519, OF THE MAP AND PLAT RECORDS OF COMAL COUNTY.
Size: 2.20 acres; 2 lots
Existing Land Use: Undeveloped/Open Space
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Open Space

SUMMARY:

This is a proposed replat for Lot 901, Open Space Lot of the Johnson Ranch Subdivision. The purpose of this replat to establish two additional lots: Lot 3 and Lot 4.

ANALYSIS:

This proposed replat is for approximately 2.20 acres and establishes 2 lots out of Lot 901, a 70.396-acre Open Space lot in the Johnson Ranch subdivision.

Water service is provided by Canyon Lake Water Service Company. Sewer service is provided by Guadalupe Blanco River Authority.

City Staff and Halff Associates have reviewed the replat and associated documents. Review comments have not been addressed.

Therefore, Staff recommends DENIAL of this Replat.

ATTACHMENTS:

Application

Replat

Halff Review 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 Open Space Replat Unit No _____
 Location Description/Nearest Intersection: _____
0.45 miles north of the Stahl Road & Mustang Vista intersection

2. Owner/Applicant: Richard Mott
 Address: 100 NE Loop 410, Suite 1155, San Antonio, TX 78213 Email: Richard.Mott@lennar.com
 Telephone: 210-889-5516 Fax: _____ Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

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

4. Property Details:

City Limits:	<input type="checkbox"/> In <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>N/A</u>
Residential:	<input type="checkbox"/> Yes <input checked="" 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>2.20</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>Medium</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.

DocuSigned by:

 904C140AE8D44AF...
 Signature of Owner/Applicant

8/25/2022 | 12:37 PM PDT
 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.

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 2021 – DECEMBER 2022

Planning & Zoning Meeting	City Council Meeting	Submittal Date
NOVEMBER 10, 2021	DECEMBER 14, 2021	OCTOBER 12, 2021
DECEMBER 9, 2021	JANUARY 11, 2022	NOVEMBER 9, 2021
JANUARY 13, 2022	FEBRUARY 8, 2022	DECEMBER 14, 2021
FEBRUARY 10, 2022	MARCH 8, 2022	JANUARY 11, 2022
MARCH 10, 2022	APRIL 12, 2022	FEBRUARY 8, 2022
APRIL 14, 2022	MAY 10, 2022	MARCH 15, 2022
MAY 12, 2022	JUNE 14, 2022	APRIL 12, 2022
JUNE 9, 2022	JULY 12, 2022	MAY 10, 2022
JULY 14, 2022	AUGUST 9, 2022	JUNE 14, 2022
AUGUST 11, 2022	SEPTEMBER 13, 2022	JULY 12, 2022
SEPTEMBER 15, 2022	OCTOBER 11, 2022	AUGUST 16, 2022
OCTOBER 13, 2022	NOVEMBER 8, 2022	SEPTEMBER 13, 2022
NOVEMBER 10, 2022	DECEMBER 13, 2022	OCTOBER 11, 2022
DECEMBER 15, 2022	JANUARY 10, 2023	NOVEMBER 15, 2022



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 full-size physical copy and digital copy on 18” by 24” sheets with a minimum of a 1/2-inch margin of proposed plat document
- 1 physical copy of Replat Application
- 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
- A digital copy of a Traffic Impact Analysis
 - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- A digital copy of an Environmental Assessment
 - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- A digital copy of Water System Study
 - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- A digital copy of Sewer System Study
 - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- A digital copy of Stormwater Management Plan
 - NOT REQUIRED IF IMPERVIOUS COVER WILL NOT INCREASE
- A digital copy of Variance Requests (if any)
- A digital copy of Original Tax Certificates
 - City
 - County
 - School

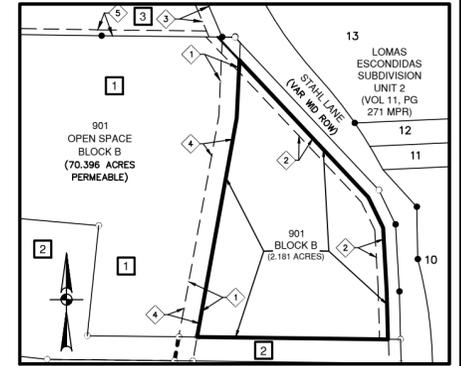
Reviewed by:

Date:

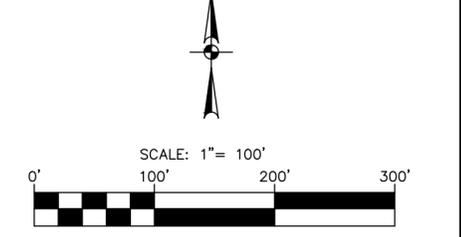
Case Number:



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: September 22, 2022



2.181 ACRES BEING REPLATTED WAS PREVIOUSLY PLANNED AS A PORTION OF LOT 901, BLOCK B, OF THE JOHNSON RANCH OPEN SPACE RECORDED IN DOCUMENT NUMBER 202006038519 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.



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

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
 A TEXAS LIMITED PARTNERSHIP
 BY: U.S. HOME CORPORATION,
 A DELAWARE CORPORATION
 ITS GENERAL PARTNER
 RICHARD MOTT, AUTHORIZED AGENT
 100 NE LOOP 410, SUITE 1155
 SAN ANTONIO, TEXAS 78216

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

 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

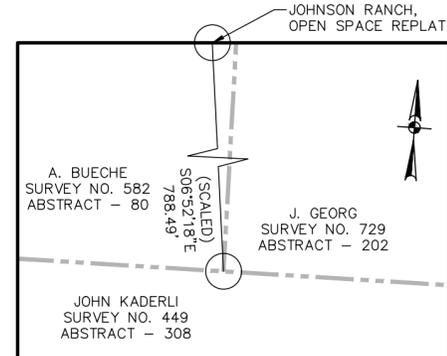
STATE OF TEXAS
 COUNTY OF COMAL
 I, _____, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE RECORDS OF _____ OF COMAL COUNTY, IN BOOK/DOC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

 COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY

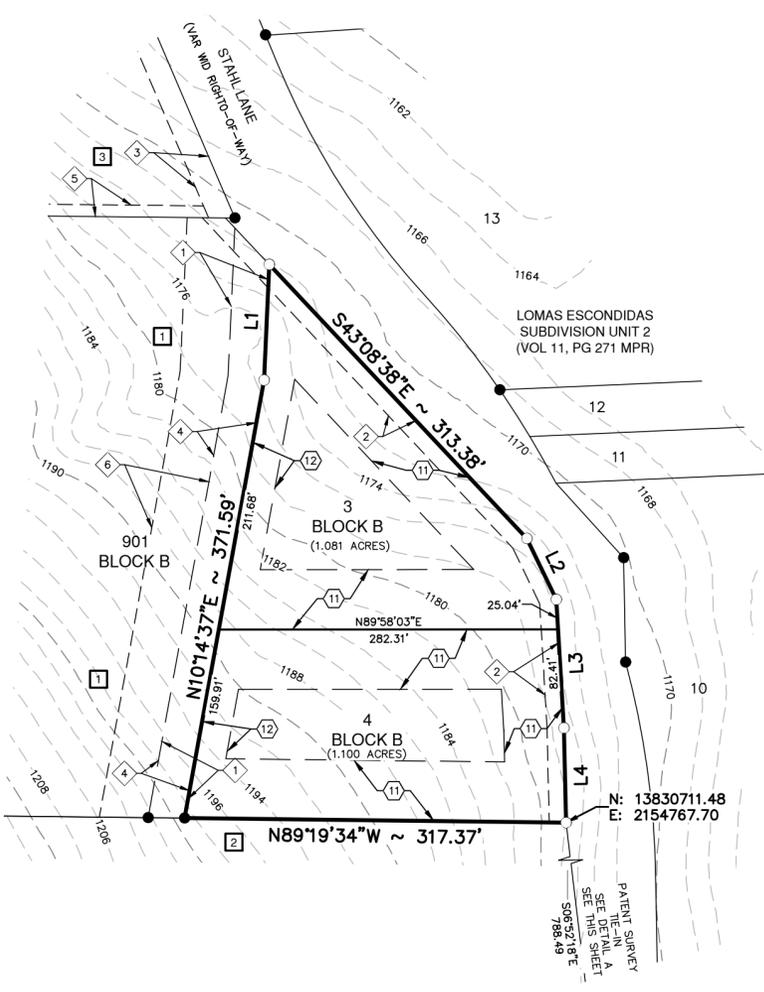
REPLAT ESTABLISHING JOHNSON RANCH OPEN SPACE REPLAT

A TOTAL OF 2.181 ACRE TRACT, ESTABLISHING LOTS 3 AND 4, BLOCK B, OUT OF LOT 901, BLOCK B, OF THE JOHNSON RANCH OPEN SPACE SUBDIVISION PLAT AS RECORDED IN DOCUMENT NUMBER 202006038519, OF THE MAP AND PLAT RECORDS OF COMAL COUNTY.



DETAIL "A"
 SCALE: 1" = 40'
 SEE THIS SHEET

LINE #	BEARING	LENGTH
L1	N2°35'54"E	96.54'
L2	S25°43'14"E	56.53'
L3	S3°20'06"E	107.46'
L4	S1°18'42"E	79.00'

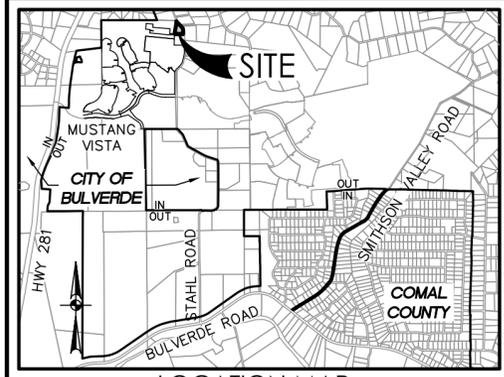


THIS PLAT OF JOHNSON RANCH OPEN SPACE REPLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
 DATED THIS _____ DAY OF _____, YEAR _____

BY: _____
 CHAIRPERSON

LEGEND

- | | | | |
|-----|--|---------|----------------|
| AC | ACRE(S) | VOL | VOLUME |
| BLK | BLOCK | PG | PAGE(S) |
| DOC | DOCUMENT NUMBER | VAR WID | VARIABLE WIDTH |
| MPR | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS | COT | COTTON |
| OPR | OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS | FND | FOUND |
-
- | | | | | | |
|------|--|-----------------------------|-----|---|--|
| --- | 1140 | EXISTING CONTOURS | --- | 30' | PERMANENT WATER EASEMENT |
| --- | --- | ORIGINAL SURVEY/COUNTY LINE | --- | GBRA | (DOC# 200506005969 OPR) |
| (11) | 50' | BUILDING SETBACK LINE | (4) | 14' | GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (DOC# 202006038519 MPR) |
| (12) | 25' | BUILDING SETBACK LINE | (3) | 20' | ELECTRIC & UTILITY EASEMENT (VOL 10, PG 283 MPR) |
| (1) | JOHNSON RANCH OPEN SPACE (DOC# 202006038519 MPR) | (2) | 14' | VARIABLE WIDTH INGRESS/EGRESS (DOC# 202006038519 MPR) | |
| (2) | LOT 2 BLOCK B JOHNSON RANCH CLWSC TANK (DOC# 202006032694 MPR) | (4) | 10' | ELECTRIC & UTILITY EASEMENT (VOL 10, PG 283 MPR) | |
| (3) | LICATA RANCH SUBDIVISION (VOL 10, PG 283 MPR) | (5) | 40' | INGRESS/EGRESS (DOC# 202006032694 MPR) | |
| | | (6) | | | |



LOCATION MAP
 NOT-TO-SCALE

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

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

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.

SURVEYOR'S NOTES:

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

STATE OF TEXAS
 COUNTY OF COMAL

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

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

STATE OF TEXAS
 COUNTY OF BEXAR

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

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

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

REVIEW MEMORANDUM

TO: Dane Wright, P.E.
Pape-Dawson Engineering, Inc.
2000 NW Loop 410
San Antonio, TX 78213

FROM: Chelsy Houy, PE, CFM
chouy@halff.com

SUBJECT: Johnson Ranch Open Space Replat
Review Memo
PC-22-34

DATE: September 28, 2022

Halff Associates, on behalf of the City of Bulverde, has performed a review on the replat (dated 09/13/22) and supporting documents for the **Johnson Ranch Open Space Replat**. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated July 22, 2008 (between the City of Bulverde and DH/JB Development, Inc. and DH/JB Partnership Ltd., and Clyde Johnson and Sons Hereford Ranch, Ltd.).

The digital plat application was incomplete. Additional information is required to proceed with plat review. Some of the submitted documents were reviewed, with specific items to be addressed by the applicant listed below before resubmittal.

Plat specifications, Ordinance Section 1.05(b)

1. Replat document not included in digital submittal. Please include correct document.
2. Replat exhibit and application call for a 2.2 acre replat. The entire 70.72 acre open space lot is required to be a part of the replat. A portion of a lot cannot be left as a remainder.
3. Master Development Plan for Johnson Ranch will require an amendment to include commercial uses in the subject portion of the development.

Replat Supporting Documents, Ordinance Section 1.04(d & h)

1. (ii)(d) Utility plan for replat area is missing.
2. (ii)(e) Traffic worksheet included in submittal is missing required associated calculations.
3. (ii)(f) Cost Estimate for improvements associated with new lots is not included.
4. (ii)(h) Revised Drainage Study required for new development lots created from a permeable lot.
5. (ii)(i) Deed not included in submittal.
6. (ii)(j) Third party approval letters are required (Electric, gas, public water, public sewer, phone/cable, TCEQ, any other jurisdictions having authority).
7. (ii)(m) Tax Certificates missing from submittal.
8. (ii)(p) Closure verification missing from submittal.
9. (ii)(q) PIPROW permit may be required if work is proposed within Stahl Lane.



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

10. (ii)(t) Provide updated utility certifications showing that GBRA is able to serve additional commercial within the Johnson Ranch development area, covered by the original agreement.
11. Revise notification map and mailing list, in accordance with the increased size of the area to be replated (see comment 2 above).



PLANNING AND ZONING COMMISSION ITEM:
PC-22-36

REPLAT

Replat of Lot 12R and 13R, Berry Oaks Subdivision,
located at 450 Berry Oaks Drive.

MEETING DATE: October 13, 2022

DEPARTMENT: Planning & Development

PRESENTED BY: Grant Fore, Planner II

REQUEST:

Consideration of a Replat for Lot 12R and Lot 13R, Berry Oaks subdivision, located at 450 Berry Oaks Drive.

APPLICANT:

Wade and Kristina Baxter
450 Berry Oaks Drive
Bulverde, TX 78163

PROPERTY INFORMATION:

Owner: Wade and Kristina Baxter
Legal Description: Lot 12R & Lot 13R, Berry Oaks Subdivision
Size: 3.23 acres; 2 lots
Existing Land Use: Single-Family Residential
Existing Zoning: Extraterritorial Jurisdiction

SUMMARY & ANALYSIS:

This is a proposed replat of 3.23 acres, which was previously platted as Lot 12R and Lot 13R, Berry Oaks at the time of original approval. The purpose of this replat is to combine Lots 12R and 13R, establishing Lot 12R1.

Utility and drainage easements between the two original lots have been released by the appropriate utility service providers – Pedernales Electric Cooperative (PEC), Guadalupe Valley Telephone Cooperative (GVTC) and Texas Gas (TXGAS).

STAFF RECOMMENDATION:

The application, plat and required documents have been reviewed by Halff Associates and City staff. All review comments were addressed.

Therefore, Staff recommends APPROVAL of this Replat.

ATTACHMENTS:

Application

Plat

Plat Review 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: BERRY OAKS Unit No UNIT 1
 Location Description/Nearest Intersection: LOT 12R & 13R BERRY OAKS SUBDIVISION UNIT 1

2. Owner/Applicant: Wade Allen Baxter and Kristina Louise Baxter
 Address: 450 BERRY OAKS DRIVE, BULVERDE, COMAL COUNTY, TEXAS 78163 Email: Kris.Baxter@baptisthealthsystem.com
 Telephone: (210) 297-4330 Fax: _____ Mobile: 713-922-2330
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

3. Licensed Engineer/Surveyor (technical contact): KYLE PRESSLER
 Address: 8 SPENCER ROAD - STE 300 Boerne, TX 78006 Email: KYLE.PRESSLER@MATKINHOOVER.COM
 Telephone: (830) 249-0600 Fax: _____ Mobile: _____

4. Property Details:

City Limits:	<input type="checkbox"/> In <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>Berry Oaks Water Company, LLC</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>PRIVATE SEPTIC SYSTEM</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total Acreage without floodplain:	<u>APPROX. 1.57 AC</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge <input checked="" type="checkbox"/> Contributing
Density Class:	_____		
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.

Kristina Baxter
 Signature of Owner/Applicant

9/9/22
 Date

Fees and Submittal Dates on Page 2

NOTES:

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- THIS SUBDIVISION IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE
- THIS SUBDIVISION IS SERVICED BY A PRIVATELY OWNED WATER SYSTEM
- THIS SUBDIVISION IS IN THE COMAL INDEPENDENT SCHOOL DISTRICT
- THIS SUBDIVISION IS SERVICED BY A PRIVATE SEPTIC SYSTEM
- LOT 1 IS A PRIVATE STREET, DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V. AND WATER EASEMENT FOR INSTALLATION AND MAINTENANCE OF THESE UTILITIES. LOT 1, CONTAINING 7.12 ACRES OF DEDICATED PRIVATE RIGHT OF WAY OR 4,640 LINEAR FEET SHALL BE OWNED AND MAINTAINED BY THE BERRY OAKS HOME OWNERS ASSOCIATION, INC.
- THIS SUBDIVISION LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BULVERDE, TEXAS
- PORTIONS OF REFERENCED PROPERTY ARE IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "A" SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASED FLOOD ELEVATIONS DETERMINED, AS SHOWN ON THE FEMA FLOOD MAP 48091C0220F, COMMUNITY PANEL NO. 220 OF 505, DATED SEPTEMBER 9, 2009.
- THIS REPLAT IS SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR BERRY OAKS SUBDIVISION UNIT 1, COMAL COUNTY, TEXAS OF RECORD IN DOCUMENT NO. 970609240 O.P.R.C.C.T.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON TOPOGRAPHICAL LIDAR INFORMATION PROVIDED BY THE SAN ANTONIO RIVER AUTHORITY AND THE TEXAS NATURAL RESOURCE INFORMATION SYSTEM WHICH ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

PEDERNALES ELECTRIC NOTES:

- ANY PEC MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF PEC EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- PEDERNALES ELECTRIC COOPERATIVE, INC. (PEC) AS PART OF ITS ELECTRIC SYSTEM ARE HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW: SEE "PROPOSED" - PARTIAL RELEASE OF EASEMENT EXECUTED AUGUST 12, 2022 AND RECORDED WITH THIS REPLAT.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

REPLAT OF LOT 12R & 13R, BERRY OAKS SUBDIVISION UNIT 1, ESTABLISHING LOT 12R1

A 3.23 ACRE TRACT OF LAND AND BEING ALL OF LOT 12R & 13R, BERRY OAKS RANCH SUBDIVISION UNIT 1 ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 9606013374, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

THE PURPOSE OF THIS REPLAT IS TO COMBINE LOT 12R AND 13R BERRY OAKS SUBDIVISION UNIT 1 INTO LOT 12R1, BERRY OAKS SUBDIVISION UNIT 1.

STATE OF TEXAS §
COUNTY OF COMAL §

KNOW ALL MEN BY THESE PRESENTS

I, GARRETT D. KELLER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT A PORTION OF THIS REPLAT IS WITHIN A SPECIAL FLOOD HAZARD ZONE "A" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48091C220F DATED SEPTEMBER 9, 2009 FOR COMAL COUNTY, TEXAS.

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

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

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

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

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

"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."

THIS REPLAT OF 12R & 13R, BERRY OAKS SUBDIVISION UNIT 1, ESTABLISHING LOT 12R1, 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.

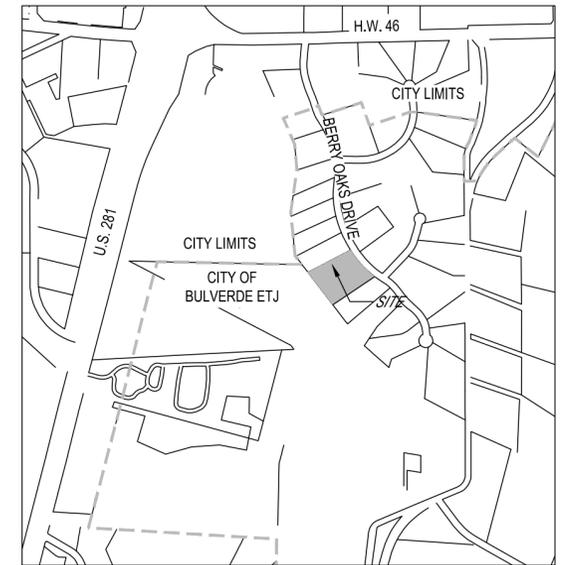
DATED THIS ____ DAY OF _____, YEAR _____

BY: _____
CHAIRPERSON

THIS REPLAT OF 12R & 13R, BERRY OAKS SUBDIVISION UNIT 1, ESTABLISHING LOT 12R1, 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 REPLAT WITHIN THE TIME PERIOD PRESCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THE ____ DAY OF _____, 20__

PLANNING DIRECTOR



VICINITY MAP
N.T.S.

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S81° 18' 25"W	98.22	
L2	S28° 41' 35"E	20.00'	
L3	N61° 18' 25"E	103.18'	

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	930.00'	160.00'	-	-	-
C2	930.00'	160.00'	-	-	-
C3	930.00'	320.00'	19°43'08"	S42° 36' 12"E	318.49'



STATE OF TEXAS §
COUNTY OF COMAL §

KNOW ALL MEN BY THESE PRESENTS

I, WADE ALLEN BAXTER AND KRISTINA LOUISE BAXTER, SOLE OWNER OF THE CERTAIN TRACTS OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO. 201906021696 & 202006033073 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACTS AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

WADE ALLEN BAXTER
450 BERRY OAKS DRIVE, BULVERDE, COMAL COUNTY, TEXAS 78163

KRISTINA LOUISE BAXTER
450 BERRY OAKS DRIVE, BULVERDE, COMAL COUNTY, TEXAS 78163

STATE OF TEXAS §
COUNTY OF COMAL §

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAVID THARAKAN AND RESHMEY R. THARAKAN, HUSBAND AND WIFE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

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

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

STATE OF TEXAS
COUNTY OF COMAL

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

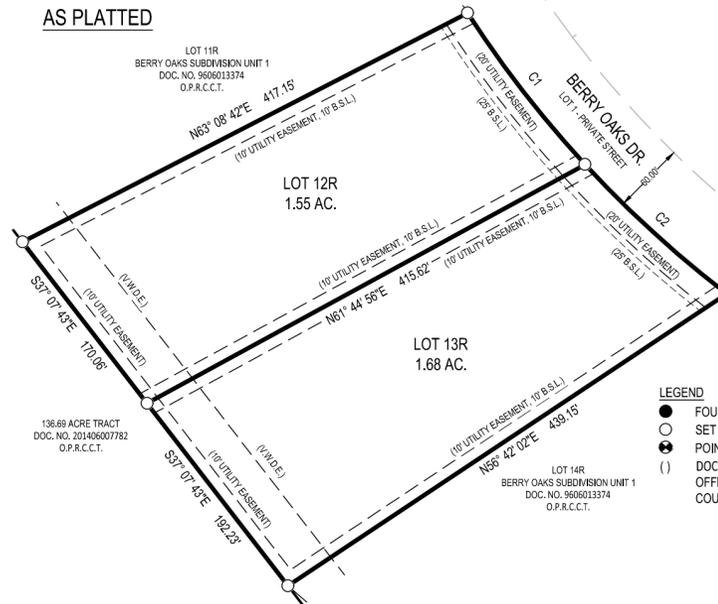
DOCUMENT # _____ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE

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

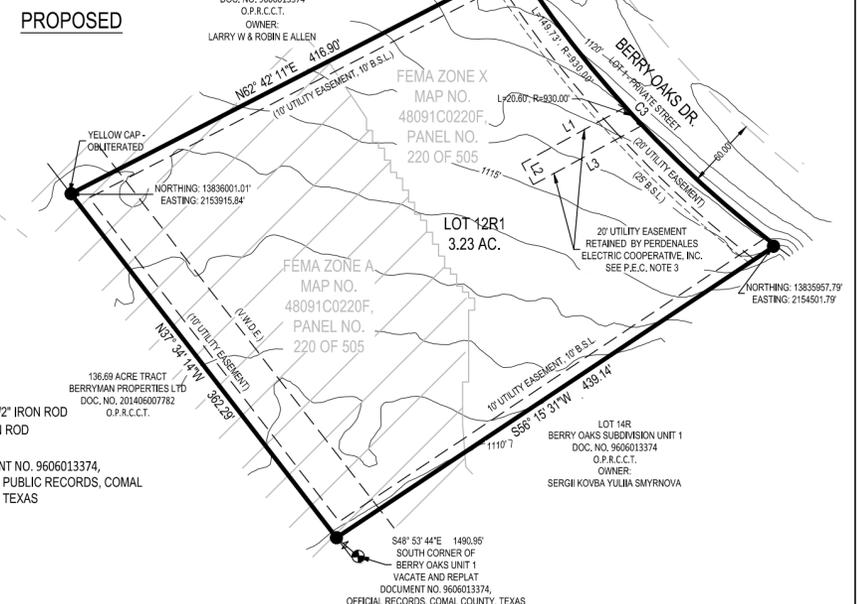
COUNTY CLERK
COMAL COUNTY, TEXAS

BY: _____
DEPUTY TO COUNTY CLERK

AS PLATTED



PROPOSED



LEGEND

- FOUND 1/2" IRON ROD
- SET IRON ROD
- POINT
- () DOCUMENT NO. 9606013374, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

OWNER/DEVELOPER:
WADE ALLEN BAXTER AND KRISTINA LOUISE BAXTER
450 BERRY OAKS DRIVE,
COMAL COUNTY, TEXAS 78163
PHONE: (210) 297-4330
EMAIL: KRIS.BAXTER@BAPTISTHEALTHSYSTEM.COM

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

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

MATKIN HOOVER
ENGINEERING & SURVEYING

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

3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512.366.2244

DATE: 10/6/2022

MHS JOB NO. - 22-4112

REVIEW MEMORANDUM

TO: Kyle Pressler, RPLS
MatkinHoover Engineering & Surveying
8 Spencer Road, Suite 300
Boerne, TX 78006

FROM: Josh Logan, PE, CFM
JLogan@Halff.com

SUBJECT: Replat of Lot 12R & 13R, Berry Oaks Unit 1
Replat Acceptance Memo
PC-22-36

DATE: October 6, 2022

Halff Associates, on behalf of the City of Bulverde, has performed a review on the **Vacate and Replat of Lots 12R & 13R, Berry Oaks, Unit 1, Establishing 12R1** received October 6, 2022. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde. The following items were reviewed, with resolved items noted in blue. Based on our review, Halff Associates has no further comments and recommends approval.

Plat specifications, Ordinance Section 1.05(b)

1. (ii)(3) Add north arrow and scale. [Comment resolved](#)
2. (ii)(3) Vicinity map incorrectly shows the replat area one lot north of its actual location. [Comment resolved](#)
3. (ii)(4) Add bearings and distance for PEC easement. [Comment resolved](#)
4. (ii)(5) Setback lines should reflect current requirements in Section 2.03(c)(iii). [Comment resolved](#)
5. (ii)(14) Show bearing and distance dimension from a corner of the subdivision to a corner of the original tract or survey. [Comment resolved](#)
6. (ii)(15) Show state plane grid coordinates for a minimum of 2 property corners. [Comment resolved](#)
7. (ii)(17) Show contour lines in accordance with Section 1.05(b)(ii)(17). [Comment resolved](#)
8. (ii)(18) Add a note referencing vertical control datum of contours. [Comment resolved](#)
9. (ii)(19) Label Floodplain line with source of flood linework and reference to FIRM map. [Comment resolved](#)
10. (ii)(20) Show full width and provide dimension for adjacent private drive. Use light dashed lines for features not within the boundary of the subdivision. [Comment resolved](#)
11. (ii)(21) Adjoining lot information should include owner name. [Comment resolved](#)
12. (ii)(24) Provide a slope map and any applicable easements as required by Section 1.05(b)(ii)(24) and Section 4.04. [Comment resolved](#)
13. Update P&Z and Planning Director signature blocks to include the full title of the plat. [Comment resolved](#)
14. Update notes to remove reference to previous plat notes. [Comment resolved](#)



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

Plat Supporting Documents, Ordinance Section 1.04(d)

1. (ii)(m) Provide Tax Certificates for subject properties. [Comment resolved](#)
2. (ii)(p) Provide boundary closure verification. [Comment resolved](#)

No new development proposed, so TIA and drainage study are not required at this time.



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