



NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
6:00 P.M. – November 10, 2022

30360 Cougar Bend, Bulverde, TX 78163

MEETING AGENDA

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

2) APPROVAL OF MINUTES

- a. October 13, 2022, Planning and Zoning Commission meeting.

3) REGULAR AGENDA ITEMS

- A. PC-22-20 (Vacate and Replat): Reconsideration of a Vacate and Replat of Bulverde Commercial Subdivision, located East of Highway 281 & Ancestral Trail.
- B. PC-22-30 (Final): Reconsideration of a Final Plat for Heimer Cove subdivision, generally located near the intersection of Heimer Cove and Bulverde Road.
- C. PC-22-38 (Replat): Consideration of a Replat for Lot 8 and Lot 9, Block 8, Belle Oaks Ranch Phase VI, generally located near the intersection of Blanco Road and State Highway 46.
- D. PC-22-39 (Final): Consideration of a Final Plat for Johnson Ranch South, Star Gazer Road generally located near the intersection of Johnson Way and US Highway 281.
- E. PC-22-40 (Final): Consideration of a Final Plat for Johnson Ranch South, Unit 7 generally located near the intersection of Johnson Way and US Highway 281.
- F. PC-22-41 (Final): Consideration of a Final Plat for Johnson Ranch South, Unit 8 generally located near the intersection of Johnson Way and US Highway 281.
- G. PC-22-42 (Final): Consideration of a Final Plat for Johnson Ranch South, Unit 9 generally located near the intersection of Johnson Way and US Highway 281.
- H. SUP-22-06 (Guest House): Hold a public hearing and consider a request by Michael T. Bufalino for the approval of a Special Use Permit to allow a Guest House as an accessory use on Lot 253, Oak Village North, Unit No. 2 Subdivision, located at 4514 Evening Shadows 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 November 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: October 13th, 2022

Meeting Duration: 6:00PM-6:35PM

CALL TO ORDER

Commission Members Present: Joe Alexandre (Chair), Seth Prescott, Michelle Molina, Gregory Porter, Jeffrey Burrier (Alternate)

Commission Members Absent: Lindy Sisk, Ashley Cartier, Ted Hawkins

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

APPROVAL OF MINUTES

- A. September 15th, 2022 Planning & Zoning Commission meeting. **Commissioner Prescott made a motion approving the minutes from the September 15th, 2022 Planning & Zoning Commission meeting. The motion was seconded by Commissioner Burrier and passed with a 5-0 vote.**

EXECUTIVE SESSION

None

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. **Susana Huerta, Planning Director, presented the staff report and answered questions asked by the Commission. After discussion and consideration, Commissioner Porter made a motion recommending approval of PC-21-08. The motion was seconded by Commissioner Prescott and passed with a vote of 5-0.**

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. **Grant Fore, Planner II, presented the staff report and answered questions asked by the Commission. After discussion and consideration, Commissioner Molina made a motion recommending approval of PC-22-28. The motion was seconded by Commissioner Prescott and passed with a vote of 5-0.**

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. **Susana Huerta, Planning Director, 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 recommending denial of PC-22-30. The motion was seconded by Commissioner Alexandre and passed with a vote of 5-0.**

D. PC-22-31 (Final): Consideration of a Final Plat for the Heimer Cove subdivision, generally located near the intersection of Bulverde Road and Heimer Cove. **Susana Huerta, Planning Director, 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 recommending denial of PC-22-31. The motion was seconded by Commissioner Alexandre and passed with a vote of 5-0.**

E. PC-22-32 (Final): Consideration of a Final Plat for the Heimer Cove subdivision, generally located near the intersection of Bulverde Road and Heimer Cove. **Susana Huerta, Planning Director, 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 recommending denial of PC-22-32. The motion was seconded by Commissioner Alexandre and passed with a vote of 5-0.**

F. 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. **Susana Huerta, Planning Director, presented the staff report and answered questions asked by the Commission. After discussion and consideration, due to the Preliminary Plat for this subdivision being expired, Commissioner Alexandre made a motion recommending denial of PC-22-31. The motion was seconded by Commissioner Porter and passed with a vote of 5-0.**

G. 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. **Susana Huerta, Planning Director, presented the staff report and answered questions asked by the Commission. After discussion and consideration, due to the Preliminary Plat for this subdivision being expired, Commissioner Alexandre made a motion recommending denial of PC-22-32. The motion was seconded by Commissioner Molina and passed with a vote of 5-0.**

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. **Susana Huerta, Planning Director, presented the staff report and answered questions asked by the Commission. After discussion and consideration, due to the Preliminary Plat for this subdivision being expired, Commissioner Alexandre made a motion recommending denial of PC-22-33. The motion was seconded by Commissioner Molina and passed with a vote of 5-0.**

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. **Grant Fore, Planner II, presented the staff report and answered questions asked by the Commission. After discussion and consideration, due to unresolved review comments, Commissioner Alexandre made a motion recommending denial of PC-22-34. The motion was seconded by Commissioner Prescott and passed with a vote of 5-0.**

H. PC-22-36 (Replat): Consideration of a Replat for Lot 12R and Lot 13R, Berry Oaks subdivision, located at 450 Berry Oaks Drive. **Grant Fore, Planner II, presented the staff report and answered questions asked by the Commission. After discussion and consideration, Commissioner Porter made a motion recommending approval of PC-22-36. The motion was seconded by Commissioner Burrier and passed with a 5-0 vote.**

PUBLIC COMMENTS

None

REPORT BY CITY OFFICIALS AND STAFF ON ITEMS OF COMMUNITY INTEREST

ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned at 6:35PM. I certify that the above minutes were approved by the Commission on November 10th, 2022.

Maria Franco, City Secretary



PLANNING AND ZONING COMMISSION ITEM:
PC-22-20

VACATE AND REPLAT
Replat of Bulverde Commercial Subdivision

MEETING DATE: November 10th, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:
Reconsideration of a Vacate and Replat of Bulverde Commercial Subdivision, located East of Highway 281 & Ancestral Trail.

APPLICANT:
Comal ISD
1404 IH 35 N
New Braunfels, TX 78130

PROPERTY INFORMATION:
Owner: Comal ISD
Legal Description: Lot 5, 6, 7, 8 & 9 Bulverde Commercial Subdivision
Size: 3.187 acres; 1 lot
Existing Land Use: Undeveloped
Existing Zoning: PDD
Proposed Land-Use: School, Public

SUMMARY & ANALYSIS:
This is a proposed vacate and replat of 3.187 acres of the Bulverde Commercial subdivision. A portion of the Bulverde Commercial subdivision was purchased by Comal ISD, and the purpose of this reconfiguration is to reflect that land sale.

STAFF RECOMMENDATION:
The application, plat and required documents have been reviewed by Halff Associates and City staff. All comments have been 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: Bulverde Commerical Subdivision Unit No. _____
 Location Description/Nearest Intersection: East of Hwy 281 & Ancestral Trail intersection

2. Owner/Applicant: Comal Independent School District, Jeffrey Smith
 Address: 1404 IH 35 North, New Braunfels, TX 78130 Email: jeffrey.smith@comalisd.org
 Telephone: 830-221-2000 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, Ricardo Gomez, P.E.
 Address: 2000 NW Loop 410, San Antonio, TX 78213 Email: rgomez@pape-dawson.com
 Telephone: 210-375-9000 Fax: _____ Mobile: _____

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In <input type="checkbox"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<u>N/A</u> Yes <input type="checkbox"/> No	Sewage Treatment:	<u>South Central Water Company</u>
Residential:	<u>N/A</u> 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>3.187</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Density Class:	<u>N/A</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Zoning Class:	<u>N/A</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] Director of Construction & Planning 5.9.2022
 Signature of Owner/Applicant 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. **\$845.61**

Traffic Impact Analysis (TIA) Review (3.187-ac)

\$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

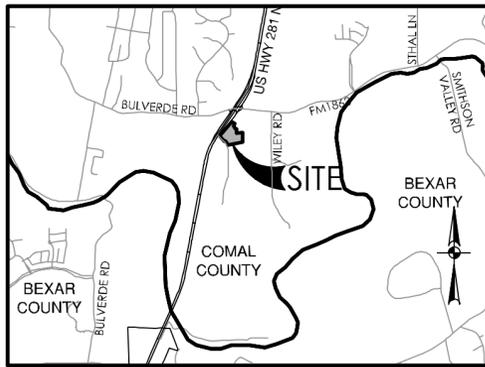
Planning & Zoning Meeting	City Council Meeting	Submittal Date
NOVEMBER 10, 2021	DECEMBER 14, 2021	OCTOBER 12, 2021
DECEMBER 9, 2021	JANUARY 11, 2022	NOVEMBER 9, 2021
JANUARY 13, 2022	FEBRUARY 8, 2022	DECEMBER 14, 2021
FEBRUARY 10, 2022	MARCH 8, 2022	JANUARY 11, 2022
MARCH 10, 2022	APRIL 12, 2022	FEBRUARY 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 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 Replat Application Checklist

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

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



LOCATION MAP
NOT-TO-SCALE

LEGEND

- AC ACRE(S)
- MPRC MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- DOC DOCUMENT NUMBER
- ROW RIGHT-OF-WAY
- VOL VOLUME
- PG PAGE(S)
- OPRC OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- FOUND TXDOT MONUMENTATION (TYPE I, II OR III)
- 1140 EXISTING CONTOURS
- CITY OF BULVERDE LIMITS
- 20' PUBLIC UTILITY EASEMENT
- 25' BUILDING SETBACK LINE
- 0.930 AC M2G DEVELOPMENT PROPERTIES LTD LOT 2, BLOCK 1 BULVERDE COMMERCIAL SUBDIVISION (VOL 13, PG 1, M.P.R.C.C.)
- 0.807 AC M2G DEVELOPMENT PROPERTIES LTD LOT 3, BLOCK 1 BULVERDE COMMERCIAL SUBDIVISION (VOL 13, PG 1, M.P.R.C.C.)
- 20' UTILITY EASEMENT (VOL 13, PG 1, M.P.R.C.C.)
- 15' UTILITY EASEMENT (VOL 13, PG 1, M.P.R.C.C.)
- 25' BUILDING SETBACK LINE (VOL 13, PG 1, M.P.R.C.C.)
- 30' PRIVATE INGRESS/EGRESS EASEMENT (DOC 9903017009, M.P.R.C.C.)
- 10' X 40' SIGN EASEMENT (DOC NO. 9906017065 O.P.R.C.C.)

MISCELLANEOUS NOTE:
1. BULVERDE COMMERCIAL SUBDIVISION IS WITHIN THE CITY LIMITS OF THE CITY OF BULVERDE, AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE
2. CONTOURS SHOWN ARE BASED ON NAV 88.

UTILITY PROVIDER NOTE:
THE PROPERTY IS WITHIN THE FOLLOWING SERVICE AREAS:
C.P.S. ENERGY (ELECTRIC AND GAS)
GUADALUPE VALLEY TELEPHONE COMPANY
SOUTH CENTRAL WATER COMPANY
CANYON LAKE WATER SUPPLY COMPANY

STATE OF TEXAS
COUNTY OF BEXAR
I, CARA C. TACKETT, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.

CARA C. TACKETT
LICENSED PROFESSIONAL ENGINEER
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" 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 CORN NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
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.

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.
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.
DAVID CASANOVA
REGISTERED PROFESSIONAL LAND SURVEYOR
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

CPS/SAWS/COSA UTILITY:
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.

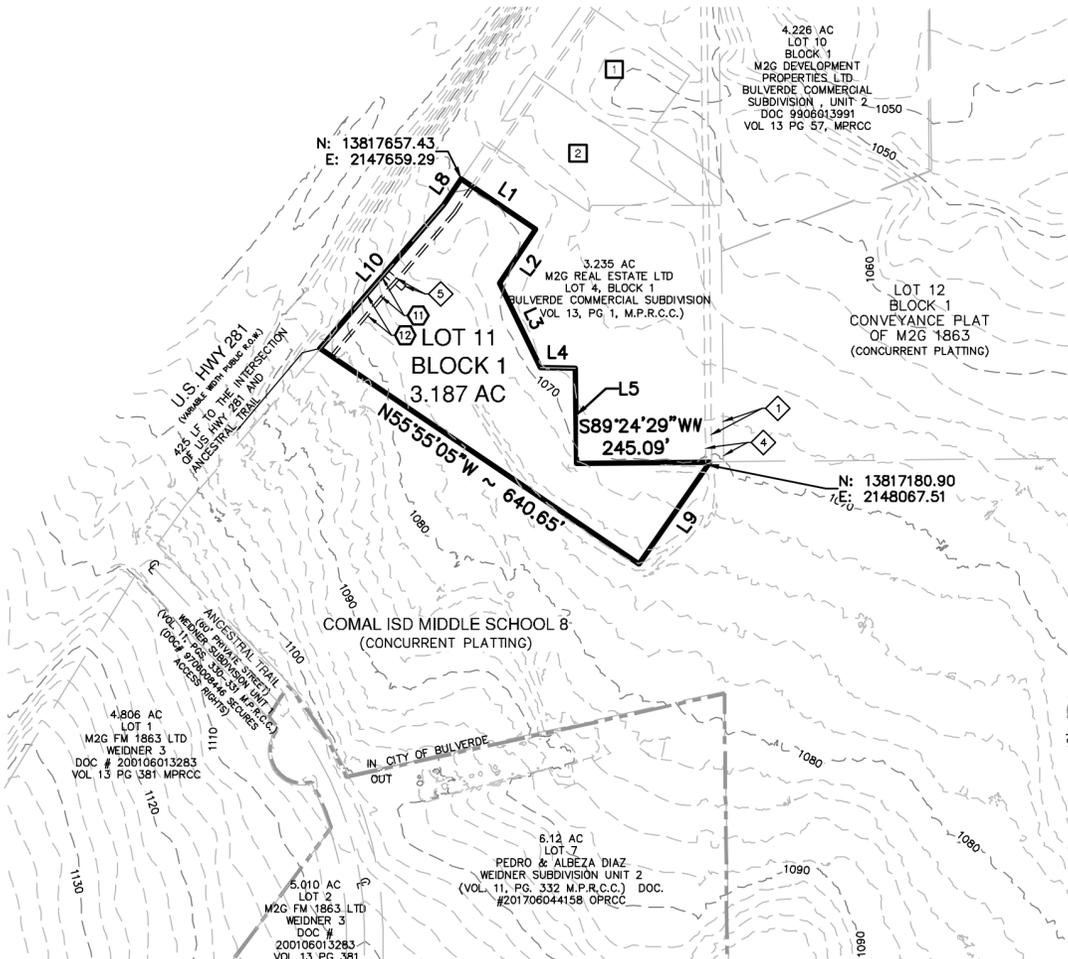
FLOODPLAIN VERIFICATION:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48091C03885F, EFFECTIVE DATE: SEPTEMBER 2, 2009. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

VACATE AND REPLAT OF
**BULVERDE COMMERCIAL
SUBDIVISION**

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

LINE #	BEARING	LENGTH
L1	S55°46'28"E	150.03'
L2	S34°1'32"W	108.00'
L3	S25°48'20"E	157.47'
L4	S89°51'06"E	57.95'
L5	S0°36'45"E	159.28'
L8	N33°59'47"E	52.00'
L9	S34°41'31"W	206.72'
L10	N40°33'51"E	316.49'

TXDOT NOTES:
1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCRoACH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.
3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOTS, "ACCESS MANAGEMENT MANUAL". WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
4) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
5) ANY TRAFFIC CONTROL MEASURE (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.



**REPLAT
AREA BEING REPLATED**
ESTABLISHING 3.187 ACRES AS LOT 11, BLOCK 1 OF THE
BULVERDE COMMERCIAL SUBDIVISION, BULVERDE, TEXAS

SCALE: 1" = 200'

**PAPE-DAWSON
ENGINEERS**
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800
DATE OF PREPARATION: September 2, 2022

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

OWNER/DEVELOPER: W. PLACK CARR
M2G REAL ESTATE LTD.
250 W NOTTINGHAM DR STE 410
SAN ANTONIO TX 78209
210-293-6860

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED W. PLACK CARR, 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 VACATE AND REPLAT OF BULVERDE COMMERCIAL SUBDIVISION 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 PERSCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THE _____ DAY OF _____, 20____
BY: _____ PLANNING DIRECTOR

THIS PLAT OF VACATE AND REPLAT OF BULVERDE COMMERCIAL SUBDIVISION 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 THE _____ DAY OF _____, YEAR A.D. 20____

BY: _____ CHAIRPERSON

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

Civil Job No. 8100-29; Survey Job No. 9020-20 VACATE AND REPLAT OF BULVERDE COMMERCIAL SUBDIVISION

REVIEW MEMORANDUM

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

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

SUBJECT: Vacate and Replat of
Bulverde Commercial Subdivision
PC-22-20
Review Comments

DATE: November 2, 2022

Half Associates, on behalf of the City of Bulverde, has performed a review on the plat application and supporting documents for the **Vacate and Replat Bulverde Commercial Subdivision**, dated September 2, 2022. The review was conducted relative to the requirements established in the vested Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated December 13, 2016 (between the City of Bulverde and M2G FM 1863, LTD.). The following items were reviewed, with resolved items noted in blue. Half has no further comments and recommends approval of the Vacate and Replat Bulverde Commercial Subdivision at the next available Planning & Zoning meeting.

Plat specifications, Ordinance Section 1.05(b)

1. All lots shown on the plat should state that they are part of Block 1, as shown on the original Bulverde Commercial Plat. – [Comment Resolved](#)
2. Provide adjoining ownership information (owner name, acreage, deed record information). [Section 1.05(b)(21)] Note for “concurrent platting” can be used in lieu of deed information where applicable. Smaller residential lots not immediately adjacent to the subject plat can be left with lot/block information. – [Comment Resolved](#)
3. Provide name and address of Engineer, similar to surveyor/owner blocks. – [Comment Resolved](#)
4. Signature block for M2G FM 1863 LTD needs to include full owner information and notary block should be updated with the correct name. – [Comment Resolved](#)
5. Owner/Notary blocks have consistent county information. Please use Comal or Bexar as appropriate or leave a blank to be filled in if the county of signature is not yet known. – [Comment Resolved](#)
6. Use greyscale dashed lines to indicate features (lots, easements, etc.) not within the boundary of the subdivision. [Section 1.05(b)(20)]. – [Comment Resolved](#)
7. Provide confirmation from utility companies for 16-ft utility easement release – [Comment Resolved](#)
8. Provide copy of TxDOT approval of replat. – [Comment Resolved](#)



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

9. Provide a signature block for the Planning Director. – [Comment Resolved](#)

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



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

MEETING DATE: November 10th, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Reconsideration 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:

Half Associates and City Staff have reviewed the proposed Final Plat and associated documents. This proposed Final Plat was resubmitted for reconsideration at this meeting. However, review comments have not been addressed.

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 PANTRY, INC. C/O DENNY ROSENFIELD
 Address: 22951 BULVERDE RD., BULVERDE, TX 78163 Email: drosenfeld@avtc.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., SUITE 101, SA, TX 78249 Email: tyler@mealsurveyors.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>OSSF</u>
Residential:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
No. of Lots:	<u>4</u>	TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>5.00</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>PDD</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.

Denny Rosenfeld
 Signature of Owner/Applicant _____ Date Aug. 19, 2022

Fees and Submittal Dates on Page 2

Form Date: 03.11.2022

Submittal Format:

**Plat submittals must follow format outlined in Pages 3 and 4 of this application.

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 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 PLOT.

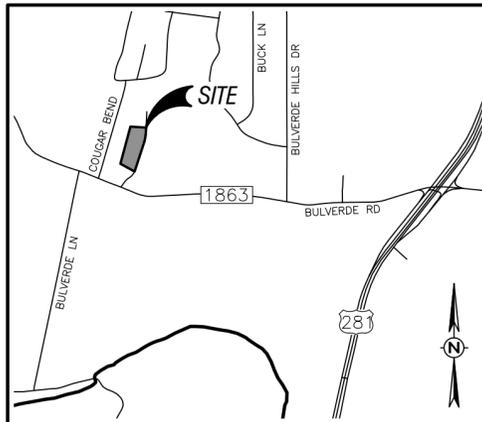
FOR OFFICE USE ONLY:

- 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 THEREOF. 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 BEAR §

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 BEAR §

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

NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS §
COUNTY OF BEAR §

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 BEAR §

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

NOTARY PUBLIC, STATE OF TEXAS

DRAINAGE NOTES:

1. 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.
2. 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.

PLAT NOTES:

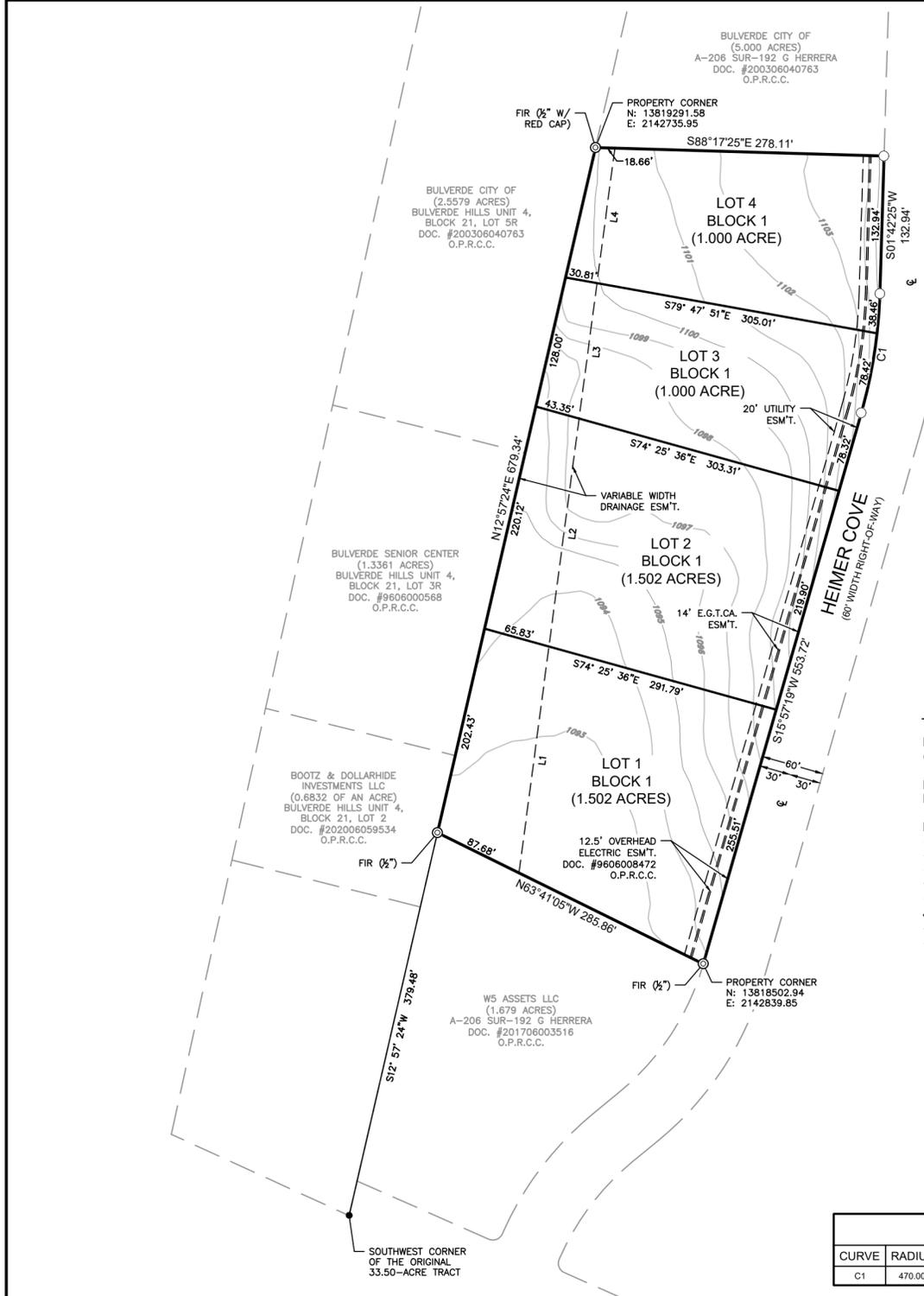
1. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48091C0380F, EFFECTIVE 9/2/2009. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
2. ELECTRIC SERVICE TO BE PROVIDED BY CPS ENERGY.
3. WATER SERVICE TO BE PROVIDED BY CANYON LAKE WATER SUPPLY CORPORATION.
4. SEPARATE ON-SITE SEWER FACILITIES (OSSF) TO PROVIDE SANITARY SEWER TREATMENT FOR EACH LOT.

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

SURVEYOR NOTES:

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83 (93).
CONTOURS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (1988).
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.



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N07°30'50"E	220.74'
L2	N07°30'50"E	222.08'
L3	N07°30'50"E	132.06'
L4	N07°30'50"E	131.54'

LEGEND

- FIR = FOUND IRON ROD
- O.P.R.C.C. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY
- DOC. = DOCUMENT
- E.G.T.C.A. = ELECTRICAL, GAS, TELEPHONE, CABLE TELEVISION EASEMENT
- ESMT. = EASEMENT
- = BUILDING SETBACK LINE
- = EASEMENT LINE
- = ROADWAY CENTERLINE
- = EXISTING GROUND MAJOR CONTOUR
- = EXISTING GROUND MINOR CONTOUR
- = SUBDIVISION BOUNDARY LINE
- = SUBDIVISION LOT LINE
- = ADJOINING PROPERTY LINE
- ⊙ = FOUND MONUMENT
- = SET MONUMENT

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.

SCALE:
1" = 100'

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 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

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: November 4, 2022

Half Associates, on behalf of the City of Bulverde, has performed a review on the final plat (dated 10/24/22) 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 resolved items noted in blue and unresolved/new items noted in red to be addressed by the applicant before resubmittal.

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

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

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.
[Comment resolved.](#)
10. Reference comment #20 below regarding riparian buffer and drainage easement. **Verify drainage easement after making modifications required by comments below.**

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

11. (d) Add note regarding septic service to Final Utility Layout. [Comment resolved.](#)
12. (e) Include a schematic site plan show basis for TIA worksheet calculations. [TIA Worksheet approved for stated uses, but any change to use on lots 2, 3 or 4 will require an updated TIA Worksheet.](#)

Drainage Analysis (BDDM)

13. SWPPP required as part of the Final Plat submittal (BDDM 2.2) [Comment resolved.](#)
14. Study should include description of the proposed development and assumptions used in calculations (i.e. percent impervious cover) (BDDM 2.2) **TIA proposes 10,000 SF warehouse on each of the remaining 3 lots, and this impervious cover analysis proposes 10,000 SF of TOTAL impervious cover. Please clarify. If the drainage study assumes impervious cover less than the PDD allowed uses for the lots, a plat note stating the total allowable impervious cover for each lot will be required.**
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 or SCS dimensionless unit hydrograph (per BDDM 3.3(1.1)). **The overall watershed used to determine the limits of the drainage easement is greater than 20 acres, therefore the hydrograph method must be used to evaluate the overall watershed. Rational method would only be appropriate for calculating on-site storm improvements.**
16. Time of concentration calculations shall use a maximum length of 100-ft (per BDDM 4.2.4).
[Comment resolved.](#)
17. IDF curve used appears to be COSA. Please use Bulverde drainage criteria as stated in the BDDM. **Rational Method is not an approved method for drainage calculations with this size watershed (greater than 100 acres). Limitations also apply to the time of concentration, which is why they are not provided for a Tc greater than 20 minutes.**

4.3.1. Limitations

The Rational Method may be used with some specific limitations:

- Only for use in predicting conservative peak runoff rates to determine the required capacity for conveyance facilities.
- **Drainage basin area (A) shall not exceed 20 acres.**
- **Time of Concentration minimum is 5 minutes, maximum is 20 minutes.**
- Not to be used for determining storage requirements for detention or retention ponds.

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.”
The provided 100-Year Ultimate Water Surface exhibit (last page of the drainage study PDF) uses a 100-year flow that is not supported anywhere in the drainage study. Provide a unit hydrograph study showing that there are no adverse impacts at the downstream property line as a result of the

proposed development. Detention is required unless it is proven to have an adverse impact (BDDM Section 7). If Hec-RAS or HEC-HMS are used, provide digital copies of the models.

19. Study should evaluate the impacts for the 2, 5, 10, 25 and 100 year storm events, as required by BDDM 6. [Comment resolved.](#)
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. [Drainage easement needs to be confirmed after revised watershed calculations.](#)



PLANNING AND ZONING COMMISSION ITEM:
PC-22-38

REPLAT

Replat of Lots 8 and 9
Belle Oaks Ranch Phase VI

MEETING DATE: November 10th, 2022

DEPARTMENT: Planning & Development

PRESENTED BY: Grant Fore, Planner II

REQUEST:

Consideration of a Replat for Lot 8 and Lot 9, Block 8, Belle Oaks Ranch Phase VI, generally located near the intersection of Blanco Road and State Highway 46.

APPLICANT:

David Young and Lynette Young
419 Highland Hill
San Antonio, TX 78260

PROPERTY INFORMATION:

Owner: David Young and Lynette Young
Legal Description: Lot 8 & 9, Block 8, Belle Oaks Ranch Phase VI
Size: 2.02 acres; 2 lots
Existing Land Use: Undeveloped
Existing Zoning: R-2
Proposed Land-Use: Single-Family Residential

SUMMARY & ANALYSIS:

This is a proposed replat of 2.02 acres, which was previously platted as Lot 8 and Lot 9, Block 8, Belle Oaks Ranch Phase VI at the time of original approval. The purpose of this replat is to combine Lots 8 and 9, establishing Lot 8R.

Utility and drainage easements between the two original lots have been released by the appropriate utility service providers – Canyon Lake Water Service Company (CLWSC), Guadalupe Valley Telephone Cooperative (GVTC) and Pedernales Electric Cooperative (PEC).

STAFF RECOMMENDATION:

The application, plat and required documents have been reviewed by Halff Associates and City staff. All comments made during review 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: BELLE OAKS RANCH PHASE Unit No. VI
 Location Description/Nearest Intersection: LOT 8 & 9, BLOCK 8, BELLE OAKS RANCH PHASE VI

2. Owner/Applicant: DAVID YOUNG AND LYNETTE YOUNG
 Address: 419 HIGHLAND HILL, SAN ANTONIO, TX 78260 Email: lynetteradio@gmail.com
 Telephone: _____ Fax: _____ Mobile: 609-638-0610
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, BOERNE TX 78006, STE 300 Email: KYLE.PRESSLER@MATKINHOOVER.COM
 Telephone: (830) 249-0600 Fax: _____ Mobile: _____

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In <input type="checkbox"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>OSSF</u>
Residential:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
No. of Lots:	<u>2</u>	TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>TOTAL: 2.02</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Density Class:	_____	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Zoning Class:	_____		<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.

David Young Lynette Young _____ 9-19-2022
 Signature of Owner/Applicant 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 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 Replat Application Checklist

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

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

NOTES:

1. ACREAGE OF AMENDING PLAT = 2.02 ACRES.
2. A PORTION OF THIS SUBDIVISION 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. 48091C0195F DATED SEPTEMBER 2, 2009.
3. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CANYON LAKE WATER SERVICE COMPANY (CLWSC).
4. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
5. ELECTRIC SERVICE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
6. COMMUNICATIONS SERVICE WILL BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE.
7. POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES WITHIN THE SUBDIVISION.
8. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH 1/2" IRON RODS WITH MATKIN-HOOVER CAP.
9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983, SURFACE ADJUSTMENT FACTOR 1.00013. DISTANCES SHOWN HEREON ARE GRID UNITS. VERTICAL DATUM IS BASED ON NAVD83.
10. THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE CONTRIBUTION ZONE PLAN (CZP) IN WRITING.
11. UNLESS SHOWN OTHERWISE, A TWENTY (20) FOOT PUBLIC UTILITY EMBANKMENT/BACKSLOPE AND DRAINAGE EASEMENT (P.U.D.E./B.S.) IS HEREBY DEDICATED ALONG THE FRONT PROPERTY LINE OF ALL LOTS IN THIS SUBDIVISION IN ADDITION TO THOSE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THE PLAT. THERE IS ALSO HEREBY DEDICATED A FIVE (5) FOOT WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL NON-ROADWAY LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOME SITE, THIS EASEMENT SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.
12. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
13. GRANTOR HEREBY DEDICATES TO THE PUBLIC UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
14. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. LANDSCAPING, FENCES, OR OTHER TYPES OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT SHALL NOT BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER.
15. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANKS FIELDS, ETC.) GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
16. A DEVELOPMENT AGREEMENT FOR BELLE OAKS RANCH WAS EXECUTED ON JANUARY 9TH, 2018 AND RECORDED AS DOCUMENT NO. 201809001658 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY. THE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE ORDINANCE IN EFFECT AT THE TIME OF THE DEVELOPMENT AGREEMENT EXECUTION. AN AMENDMENT TO THIS DEVELOPMENT WAS APPROVED BY CITY COUNCIL ON MAY 12, 2020 AND THE SIDE BUILDING SET BACKS SHOWN ON THIS PLAT ARE IN COMPLIANCE WITH THIS AMENDED DEVELOPMENT AGREEMENT.
17. IT IS HEREBY UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ALL NECESSARY APPURTENANCES. WHETHER THESE IMPROVEMENTS ARE INSTALLED UNDERGROUND, OVERHEAD, AND/OR ON THE SURFACE OF THE GROUND WITHIN THE PUBLIC UTILITY EASEMENTS DEDICATED ON THIS PLAT, NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN IN A PUBLIC UTILITY EASEMENT AREA WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SAID PUBLIC UTILITIES. THE PUBLIC UTILITY EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR PUBLIC UTILITY PURVEYOR IS RESPONSIBLE. PUBLIC UTILITY PURVEYORS AND THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS FROM PRIVATE ROADS AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ANY AND ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY CAUSE INTERFERENCE WITH THE OPERATION OF SAID PUBLIC UTILITY FACILITIES.
18. THE CITY OF BULVERDE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, RECREATION AREAS AND OPEN SPACES; THE SUBDIVISION PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, ROADS, DRIVES, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF BULVERDE, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS NOTE.
19. A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT WITHIN THE PRIVATE ROADS FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND ENFORCING THE CITY ORDINANCES; AND GIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH PRIVATE DRIVES, STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES. THE POA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.
20. A DRIVEWAY CULVERT IS REQUIRED FOR ALL DRIVEWAYS WHERE DRAINAGE CONVEYANCE ACROSS THE DRIVEWAY IS REQUIRED.
21. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/4" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
22. DRIVEWAYS SHALL TAKE ACCESS OFF OF INTERNALLY PLATTED ROADS.
23. DUE TO FUTURE POTENTIAL WATER SYSTEM MODIFICATIONS, ALL LOTS WITHIN THIS DEVELOPMENT SHALL INSTALL AN INDIVIDUAL PRESSURE REDUCING VALVE ON THE CUSTOMER SIDE OF THE METER. THE INDIVIDUAL PRESSURE REDUCING VALVES SHALL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.
24. BELLE OAKS RANCH PHASE VI DRAINAGE DESIGN WAS BASED ON AN AVERAGE IMPERVIOUS COVER OF 10,000 SF PER LOT. ALL LOTS THAT CONSTRUCT MORE THAN 10,000 SF MAY BE SUBJECT TO ADDITIONAL DRAINAGE ANALYSIS AND DETENTION REQUIREMENTS. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOME SITE, THE IMPERVIOUS COVER PERMITTED INCREASES BY 10,000 SF FOR EACH LOT COMBINED.

PEDERNALES ELECTRIC NOTES:

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

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

I, DAVID YOUNG AND LYNETTE YOUNG, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 202106012969 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON. 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.

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

DAVID YOUNG LYNETTE YOUNG
 419 HIGHLAND HILL 24938 CRESCENT TRACE
 SAN ANTONIO TX 78260 SAN ANTONIO TX 78258

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 YOUNG AND LYNETTE YOUNG, 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

REPLAT OF LOT 8 & 9, BLOCK 8 BELLE OAKS RANCH PHASE VI ESTABLISHING LOT 8R

A 2.02 ACRE TRACT OF LAND AND BEING ALL OF LOT 8 AND 9, BLOCK 8, BELLE OAKS RANCH, PHASE VI SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT #202106011190, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

THE PURPOSE OF THIS REPLAT IS TO COMBINE LOT 8, BLOCK 8 AND LOT 9, BLOCK 8, BELLE OAKS RANCH PHASE VI INTO LOT 8R, BLOCK 8, BELLE OAKS RANCH PHASE VI.

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 PHASE VI IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDAED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48091C0195F. EFFECTIVE DATE SEPTEMBER 2, 2009 FOR COMAL COUNTY, TEXAS.

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

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

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 LOT 8 & 9 BLOCK 8, OF BELLE OAKS RANCH PHASE VI, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

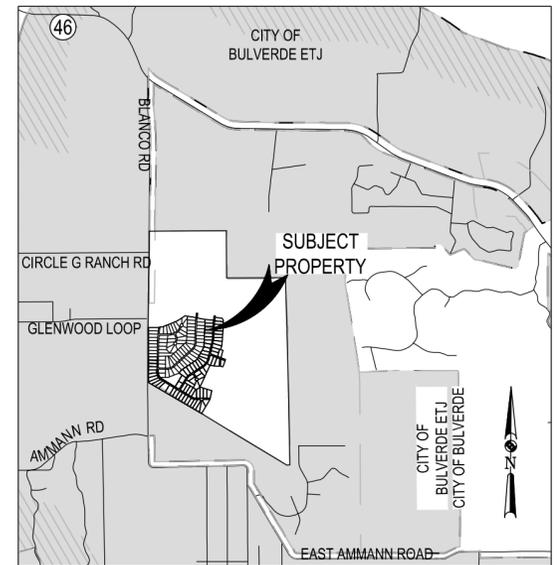
DATED THIS ___ DAY OF ___, YEAR _____

BY: _____
 CHAIRPERSON

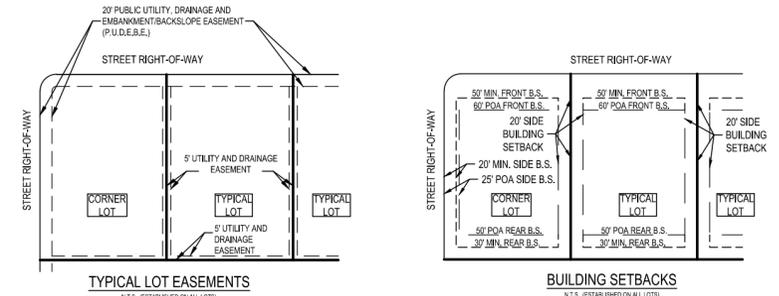
THIS REPLAT OF _____ WAS FILED WITH THE CITY OF BULVERDE, TEXAS ON THE ___ DAY OF ___, 20___. THE CITY COUNCIL OF THE CITY OF BULVERDE FAILED TO ACT UPON SUCH REPLAT WITHIN THE TIME PERIOD PRESCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THE ___ DAY OF ___, 20__.

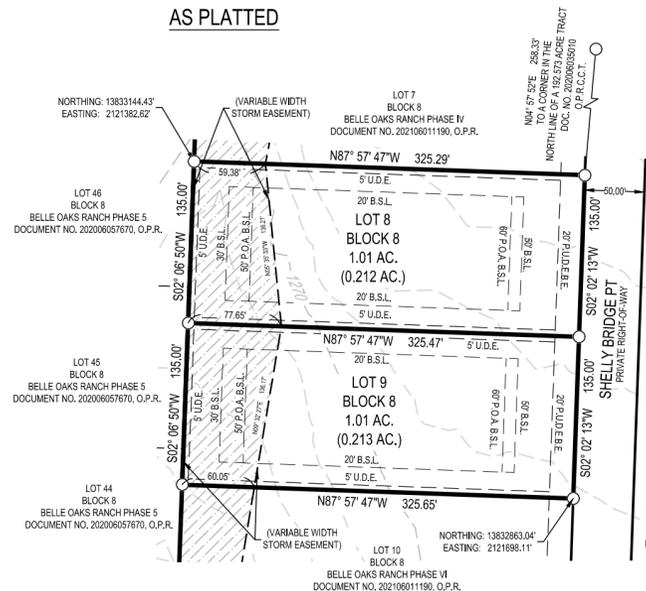
PLANNING DIRECTOR



VICINITY MAP
 N.T.S.

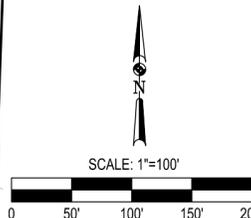


AS PLATTED

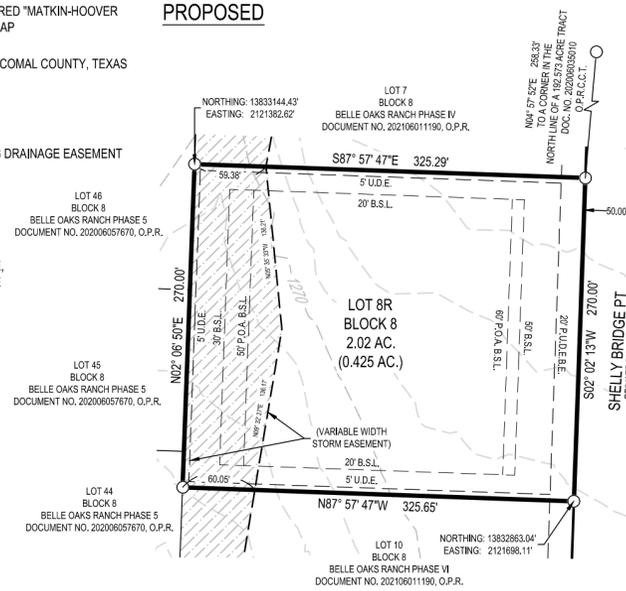


LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- OFFICIAL PUBLIC RECORD, COMAL COUNTY, TEXAS
- NON TYPICAL SETBACK
- BUILDING SETBACK LINE
- PROPERTY OWNERS ASSOCIATION
- LOT ACREAGE CONTAINING DRAINAGE EASEMENT
- DRAINAGE EASEMENT
- M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
- P.U.D.E./B.S. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BACKSLOPE EASEMENT



PROPOSED



OWNER/DEVELOPER:
 DAVID YOUNG AND LYNETTE YOUNG
 419 HIGHLAND HILL,
 SAN ANTONIO TX 78260
 609-638-0610

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.
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 GEORGETOWN, TEXAS 78628
 OFFICE: 512-868-2244
 TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

DATE: 9/19/2022

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

REVIEW MEMORANDUM

TO: Kyle Pressler
Matkin Hoover Engineering & Surveying
8 Spencer Road, Suite 100
Boerne, TX 78006

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

SUBJECT: Lot 8 & 9, Belle Oaks Phase 6
Replat Review
PC-22-38

DATE: November 4, 2022

Halff Associates, on behalf of the City of Bulverde, has performed a review on the **Belle Oaks Ranch Phase 6 Lot 8 & 9 Replat**, dated 9/19/2022. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde, the Bulverde Drainage Design Manual (BDDM) AND the Development Agreement dated January 9, 2018 (between the City of Bulverde and Belle Oaks Ranch, LTD.). The following items were reviewed, with specific items to be addressed by the applicant before resubmittal.

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

1. (9) Owner's dedication language should follow the language provided in 1.05(b)(ii)(9). [Comment resolved.](#)
2. (11) "Typical Lot Easements" and "Building Setbacks" details need to be enlarged to be legible. Currently not able to read them at 150% scale on the PDF. Verify other font is legible when printed full size. [Comment resolved.](#)
3. (14) Provide bearing and distance dimension from a corner of the subdivision to a corner of the original tract or survey. [Comment resolved.](#)
4. (17) Provide contour labels for existing contour lines. [Comment resolved.](#)
5. (20) Show and label the width of the adjacent Shelly Bridge Pt. right-of-way (ROW). [Comment resolved.](#)
6. Plat name listed in the P&Z signature block needs to be corrected. Currently calls out "Lot 8 & 8." [Comment resolved.](#)

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

1. (j) Provide approval from CLWSC for release of easement (submittal only receipt of application). [Comment resolved.](#)
2. (m) Tax Certificates are missing from the plat submittal. [Comment resolved.](#)
3. (p) Plat boundary closure is missing from the plat submittal. [Comment resolved.](#)



PLANNING AND ZONING COMMISSION ITEM:
PC-22-39
FINAL PLAT
JOHNSON RANCH SOUTH, STAR GAZER
ROAD

MEETING DATE: November 10th, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Grant Fore, Planner II

REQUEST:

Consideration of a Final Plat for Johnson Ranch South, Star Gazer Road generally located near the intersection of Johnson Way and US Highway 281.

APPLICANT:

DHJB Development LLC c/o Mr. Charlie Hill
28 Cordillera Trace Suite 4
Boerne, TX 78006

PROPERTY INFORMATION:

Owner: DHJB Development
Legal Description: 2.851 ACRE TRACT OF LAND, LOCATED IN THE I. & G. N. RR. CO. SURVEY NO. 793, ABSTRACT 289, COMAL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 94.62 ACRE TRACT OF LAND, DOCUMENT NO. 202110040010 AND BEING A PORTION OF THE REMAINDER OF A CALLED 12.82 ACRE TRACT OF LAND, DOCUMENT NO. 201206015242 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY,
Size: 2.51 acres; 0 lots
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Single-Family Residential

SUMMARY:

This is a proposed final plat for Johnson Ranch South, Star Gazer Road part of the Johnson Ranch development for a which a Development Agreement dated July 22, 2008 was entered into and Master Plan adopted and is subject to the vested Subdivision Ordinance 258-07-09-25 with amendments through April 2011. The proposed Final Plat is for approximately 2.51 acres of undeveloped property and establishes 1, 440 linear feet of Star Gazer Road.

ANALYSIS:

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

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

STAFF RECOMMENDATION:

The proposed submittal has been reviewed by Halff Associates and City staff. Review comments have not been addressed. Therefore, Staff recommends **DENIAL** of this Final Plat.

ATTACHMENTS:

Application

Final Plat

Master Development Plan

Plat 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: Johnson Ranch South Unit No Star Gazer Rd.
Location Description/Nearest Intersection: Johnson Way at U.S. Hwy. 281

2. Owner/Applicant: DHJB Development, LLC c/o Mr. Charlie Hill
Address: 28 Cordillera Trace, Suite 4, Boerne, TX 78006 Email: cphill@dhinv.com
Telephone: (830) 336-2518 Fax: _____ Mobile: (210) 825-1924
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

3. Licensed Engineer/Surveyor (technical contact): Matkin Hoover Eng. & Surveying c/o Ken Kolacny, P.E.
Address: 8 Spencer Rd, Suite 100, Boerne, TX 78006 Email: kkolacny@matkinhoover.com
Telephone: (830) 249-0600 Fax: _____ Mobile: (210) 317-5195

4. Property Details:

City Limits:	<input type="checkbox"/> In <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>GBRA</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>Johnson Ranch MUD</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>0</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>2.51</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>-</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>-</u>		

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

Signature of Owner/Applicant

9/13/22

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 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 (**Compliance Letter**)
- 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.
- N/A 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 (**Compliance Letter**)
- 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.
 - N/A ○ Electric Utility
 - N/A ○ Gas Utility
 - N/A ○ Public Water System
 - N/A ○ Telephone Utility
 - N/A ○ Cable TV Utility
 - N/A ○ TxDOT
 - TCEQ
 - N/A ○ Other agencies or entities having jurisdiction
- N/A 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

NOTES:

1. TOTAL ACREAGE: 2.851 ACRES.
2. THE TOTAL AREA OF STREET RIGHT OF WAY IN THIS SUBDIVISION IS 2.00+ ACRES.
3. THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 1,440+ LINEAR FEET.
4. TOTAL NUMBER OF LOTS : 1
 - 4.1. SINGLE FAMILY: 0
 - 4.2. OPEN SPACE: 1
 - 4.3. PRIVATE STREET: 0
5. AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "DJHB DEVELOPMENT, LLC" OR ITS SUCCESSORS OR ASSIGNS.
6. AS USED HEREIN THE TERM "PROPERTY OWNERS ASSOCIATION" SHALL MEAN PROPERTY OWNERS OR HOMEOWNERS ASSOCIATION HAVING JURISDICTION OVER THE PROPERTY DESCRIBED HEREIN AND THEIR SUCCESSORS AND ASSIGNS.
7. TYPICAL SIDE BUILDING SETBACKS FOR LOTS ARE 5' UNLESS NOTED OTHERWISE.
8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE HOMEOWNER. THE HOMEOWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY. NO OBSTRUCTIONS OR FENCES WILL BE ALLOWED WITHIN DRAINAGE EASEMENTS.
9. PUBLIC SIDEWALKS ARE REQUIRED ALONG THE STREETS AS SHOWN BY THE CONSTRUCTION PLANS. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
10. LOTS 1, BLOCK A, IS DESIGNATED AS OPEN SPACE LOT. USES THAT MAY BE PERMITTED WITHIN THESE LOTS UPON WRITTEN AUTHORIZATION BY DEVELOPER INCLUDE: DRAINAGE CONVEYANCE, EASEMENTS, WATER AND WASTEWATER UTILITY EASEMENTS FOR WATER AND WASTEWATER UTILITY INSTALLATIONS, PARKS, TRAILS, WATER QUALITY FEATURES AND OTHER USES AS APPROVED BY THE DEVELOPER.
11. ALL PROPERTY WITHIN THE SUBDIVISION IS IN THE EXTRATERRITORIAL JURISDICTION (EJT) OF THE CITY OF BULVERDE AND IS LOCATED WITHIN THE BOUNDARIES OF JOHNSON RANCH M.U.D..
12. LOT GRADING NOT SHOWN IN THE CONSTRUCTION PLANS SHALL BE PERFORMED BY THE HOMEOWNER IN ACCORDANCE WITH THE CONSTRUCTION PLANS.
13. WATER SERVICE SHALL BE PROVIDED BY A PUBLIC WATER SYSTEM MEETING THE REQUIREMENTS OF TCEQ AND ANY OTHER GOVERNMENTAL OR QUASI-GOVERNMENTAL AGENCY HAVING JURISDICTION OVER PUBLIC WATER SYSTEMS. THE PUBLIC WATER SYSTEM SHALL BE OPERATED PURSUANT TO A CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 12977 (CCN) BY ITS HOLDER, GUADALUPE-BLANCO RIVER AUTHORITY, DEVELOPER, FOR ITSELF, SUCCESSORS, AND ASSIGNS RESERVES THE RIGHT TO DRILL, OPERATE, AND MAINTAIN PRIVATE OR PUBLIC WATER WELLS RESERVED UNTO DEVELOPER, ITS SUCCESSORS AND ASSIGNS. PRIVATE WATER WELLS ARE NOT PERMITTED ON ANY LOTS WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF DEVELOPER.
14. WASTEWATER SERVICE WILL BE PROVIDED BY JOHNSON RANCH M.U.D. AND NO STRUCTURE IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL IT HAS WATER AND WASTEWATER SERVICE.
15. WASTEWATER SERVICE SHALL BE PROVIDED BY A CENTRAL COLLECTION, TREATMENT AND EFFLUENT DISPOSAL SYSTEM APPROVED BY THE TCEQ PURSUANT TO PERMIT NO. WQ004875001 AND TO BE PROVIDED BY JOHNSON RANCH M.U.D. AND GUADALUPE-BLANCO RIVER AUTHORITY ("GBRA") PURSUANT TO CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 20892 (CCN) CURRENTLY HELD BY GBRA.
16. ALL PUBLIC UTILITY EASEMENTS AND G.E.T.V. EASEMENTS SHALL ONLY BE USED FOR PUBLIC OR PRIVATE UTILITY ENTITIES (UNLESS OTHERWISE EXPRESSLY AUTHORIZED IN WRITING BY DEVELOPER) FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE, GAS, STORM DRAINAGE, POTABLE OR NON-POTABLE WATER, TREATED OR UNTREATED WASTEWATER AND/OR CATV LINES AND APPURTENANCES, WHICH PROVIDE SERVICE SOLELY AND EXCLUSIVELY TO THE PROPERTY INCLUDED IN THIS PLAT OR ANY ADJOINING PROPERTY DEVELOPED OR TO BE DEVELOPED BY AN ENTITY OWNED IN WHOLE OR IN PART BY THE PRINCIPLES, PARTNERS, OR OWNERS OF THE ENTITY WHICH OWNS THE PROPERTY DESCRIBED HEREIN.
17. IT IS UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED UPON THE SURFACE OR UNDERGROUND WITHIN THE EASEMENTS DEDICATED HEREIN. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL THE RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO AND EGRESS FROM THE PRIVATE ROADWAYS AND EASEMENT, AND THE RIGHT FROM TIME TO TIME TO CUT ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY FACILITIES.
18. DEVELOPER, FOR ITSELF, SUCCESSORS, AND ASSIGNS, RESERVES THE RIGHT TO USE AND TO GRANT TO THIRD PARTIES THE RIGHT TO USE THE WATER AND WASTEWATER EASEMENTS SHOWN HEREON FOR THE PURPOSES OF INSTALLING, REPAIRING, MAINTAINING, AND OPERATING A WATER DISTRIBUTION SYSTEM AND A SEWAGE TREATMENT AND DISPOSAL SYSTEM, INCLUDING THE RIGHT TO CONSTRUCT, MAINTAIN, AND OPERATE WATER OR SEWER MAINS OR LINES FOR THE TRANSMISSION OF TREATED, UNTREATED, POTABLE OR NON-POTABLE WATER, WASTEWATER, EFFLUENT AND SEWAGE OR FOR ANY OTHER UTILITY AMENITY WHETHER SERVING THE PROPERTY DESCRIBED HEREIN OR OTHERWISE.
19. ALL UTILITIES INSTALLED WITHIN ANY PUBLIC UTILITY EASEMENT OR G.E.T.V. EASEMENT DEDICATED BY THIS PLAT SHALL BE UNDERGROUND EXCEPT SUCH PORTIONS THAT ARE NECESSARY OR REQUIRED BY LAW TO BE MAINTAINED ABOVEGROUND WHICH ARE TYPICAL COMPONENTS OF AN UNDERGROUND UTILITY SYSTEM THAT ARE NONETHELESS CONSTRUCTED ABOVEGROUND AND WHICH HAVE BEEN APPROVED BY DEVELOPER OR DECLARANT OF ANY RESTRICTIVE COVENANTS IMPOSED UPON THE PROPERTY DESCRIBED HEREIN IN WRITING PRIOR TO THEIR CONSTRUCTION.
20. THE CURRENT ELECTRIC SERVICE PROVIDER IS CPS ENERGY. PROVIDED HOWEVER, DEVELOPER RESERVES THE RIGHT TO ALLOW OTHER ELECTRIC SERVICE PROVIDERS TO SERVE THIS PLATTED AREA OR OTHER PORTIONS OF JOHNSON RANCH.
21. THE CURRENT TELECOMMUNICATIONS SERVICE PROVIDER IS GUADALUPE VALLEY TELEPHONE COOPERATIVE. PROVIDED HOWEVER, DEVELOPER RESERVES THE RIGHT TO ALLOW OTHER TELECOMMUNICATIONS SERVICE PROVIDERS TO SERVE THIS PLATTED AREA OR OTHER PORTIONS OF JOHNSON RANCH.

CPS NOTES:

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

JOHNSON RANCH SOUTH, STAR GAZER ROAD

A 2.851 ACRE TRACT OF LAND, LOCATED IN THE I. & G. N. RR. CO. SURVEY NO. 793, ABSTRACT 289, COMAL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 94.62 ACRE TRACT OF LAND, DOCUMENT NO. 202110040010 AND BEING A PORTION OF THE REMAINDER OF A CALLED 12.82 ACRE TRACT OF LAND, DOCUMENT NO. 201206015242 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

I, **KEN B. KOLACNY**, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT NO PORTION OF PHASE IV IS ENCRACHED BY SPECIAL FLOOD HAZARD AREAS INUNDAED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48091C0220F, EFFECTIVE DATE SEPTEMBER 2, 2009 FOR COMAL COUNTY, TEXAS.

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

KEN B. KOLACNY
REGISTERED PROFESSIONAL ENGINEER
NO. 86300 STATE OF TEXAS



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

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

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

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



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

I, **CHARLIE HILL**, AUTHORIZED AGENT FOR DJHB DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 202110040010 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. THIS SUBDIVISION IS TO BE KNOWN AS JOHNSON RANCH SOUTH, STAR GAZER ROAD.

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

DJHB DEVELOPMENT, LLC
C/O CHARLIE HILL
28 CORDILLERA TRACE, STE. 4
BOERNE, TX 78006

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

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

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

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

STATE OF TEXAS
COUNTY OF COMAL

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

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

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

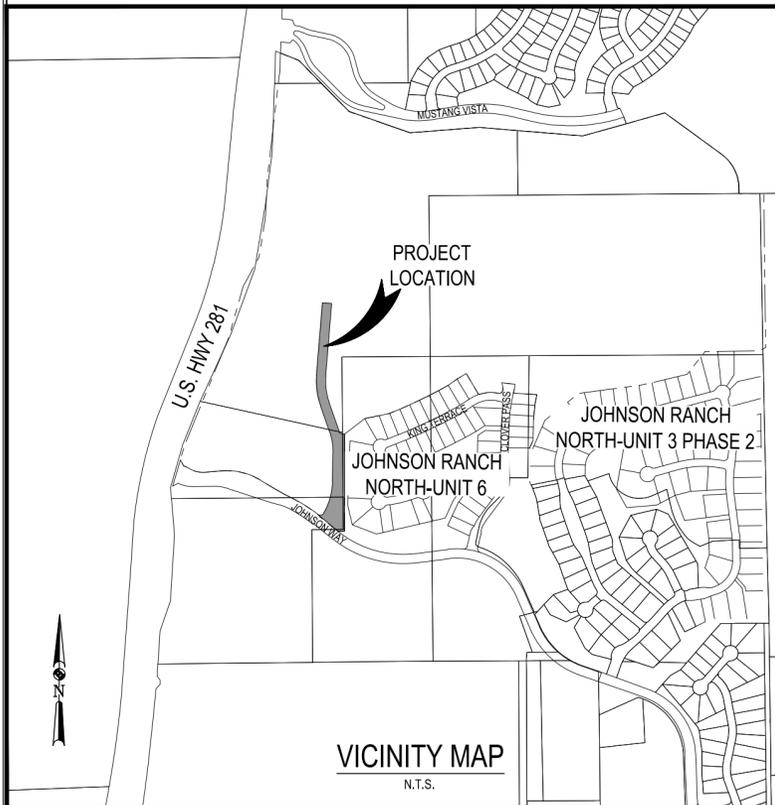
COUNTY CLERK
COMAL COUNTY, TEXAS

BY: _____
DEPUTY TO COUNTY CLERK

THIS PLAT OF **JOHNSON RANCH SOUTH, STAR GAZER ROAD** 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



FLOOD NOTE:

THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 48091C0220F, DATED SEPTEMBER 2, 2009.

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

OWNER/DEVELOPER:
DJHB DEVELOPMENT, LLC
C/O CHARLIE HILL
28 CORDILLERA TRACE, STE 4
BOERNE, TX 78006
OFF: (830) 336-2518
FAX: (830) 336-3540
CPHILL@DHINV.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 KEN B. KOLACNY P.E.
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
OFF: (830) 249-0600
FAX: (830) 249-0099
KKOLACNY@MATKINHOOVER.COM



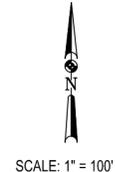
DATE:

MHE JOB NO. - 3235.01
MHS JOB NO. - 214042

LEGEND

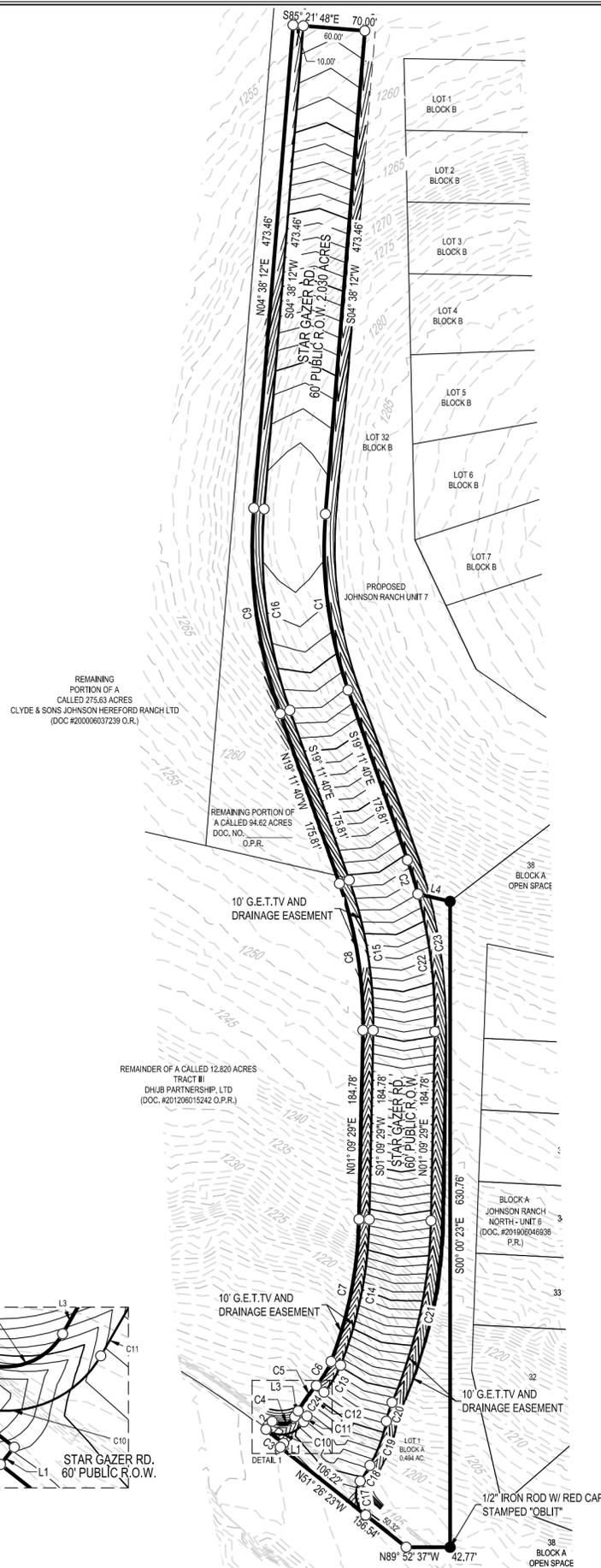
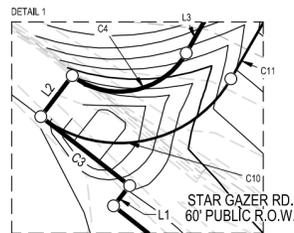


SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
 FOUND 1/2" IRON ROD



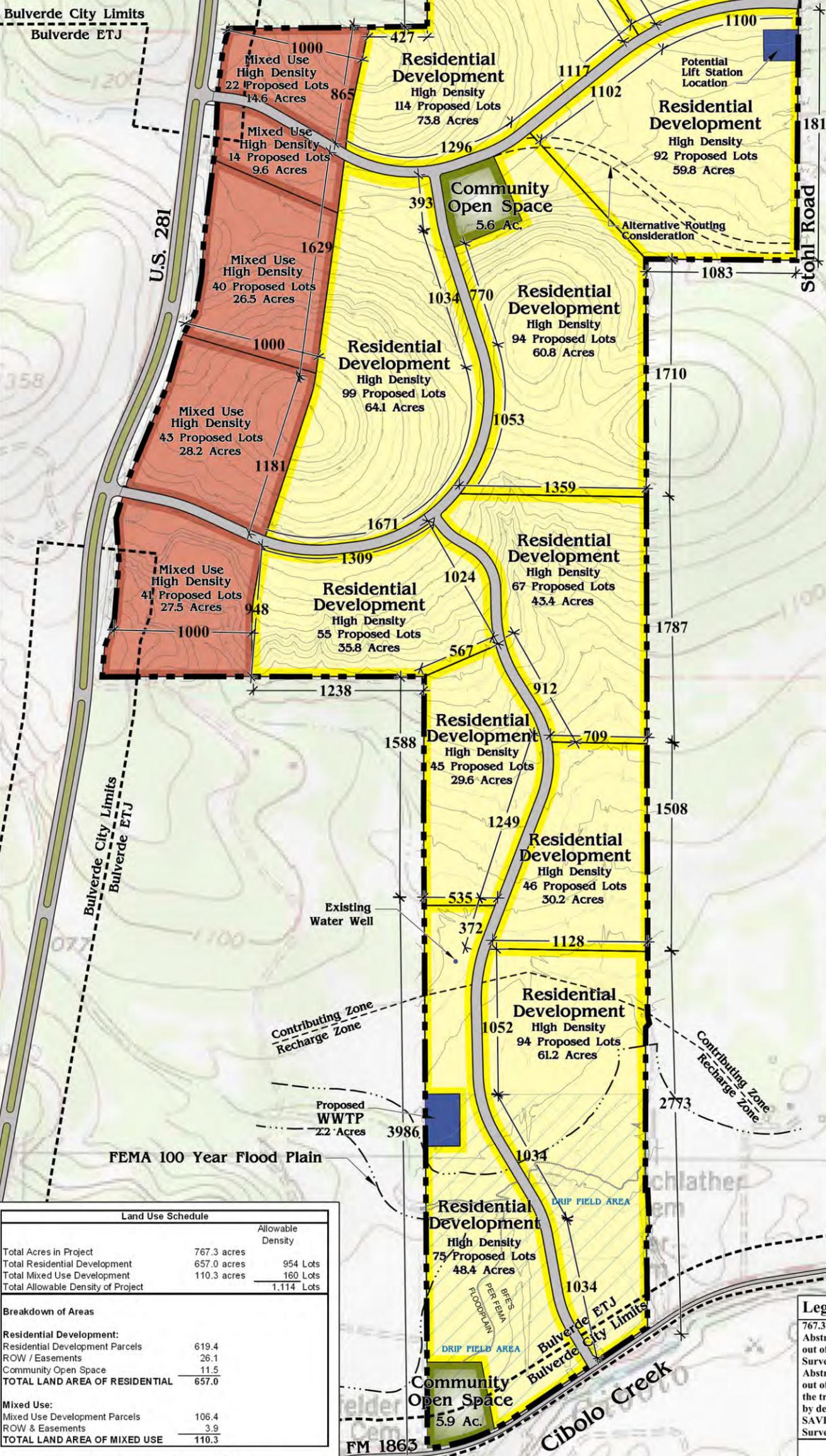
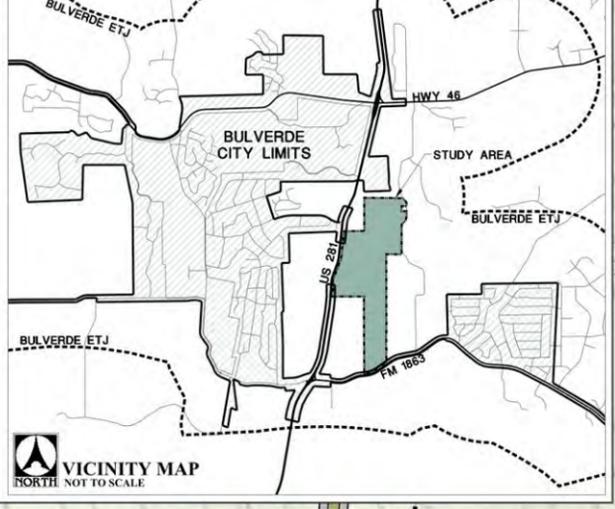
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	420.00'	174.89'	23°49'53"	S07°16'44"E	173.44'
C2	480.00'	34.74'	4°08'48"	S17°07'16"E	34.73'
C3	1035.00'	21.82'	1°12'28"	N52°02'38"W	21.82'
C4	15.00'	25.47'	97°16'41"	N78°42'47"E	22.52'
C5	140.50'	30.71'	12°31'27"	N35°24'35"E	30.65'
C6	76.50'	27.55'	20°38'08"	N31°21'15"E	27.40'
C7	410.00'	142.25'	19°52'42"	N11°05'50"E	141.53'
C8	410.00'	145.64'	20°21'09"	N09°01'06"W	144.88'
C9	490.00'	203.81'	23°49'53"	N07°16'44"W	202.34'
C10	25.00'	42.45'	97°16'41"	S78°42'47"W	37.53'
C11	411.50'	6.65'	0°55'35"	S29°36'39"W	6.65'
C12	130.50'	28.53'	12°31'27"	S35°24'35"W	28.47'
C13	86.50'	31.15'	20°38'08"	S31°21'15"W	30.99'
C14	420.00'	145.72'	19°52'42"	S11°05'50"W	144.99'
C15	420.00'	149.19'	20°21'09"	S09°01'06"E	148.41'
C16	480.00'	199.65'	23°49'53"	S07°16'44"E	198.21'
C17	25.00'	36.72'	84°09'27"	N09°21'40"W	33.51'
C18	488.50'	17.94'	2°06'17"	N31°39'55"E	17.94'
C19	130.50'	46.36'	20°21'20"	N20°26'07"E	46.12'
C20	86.50'	19.17'	12°41'55"	N16°36'24"E	19.13'
C21	480.00'	182.61'	21°47'53"	N12°09'25"E	181.51'
C22	480.00'	135.77'	16°12'21"	N06°56'42"W	135.31'
C23	480.00'	170.51'	20°21'09"	N09°01'06"W	169.61'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N38°33'37"E	5.00'
L2	N37°21'08"E	10.00'
L3	N29°36'39"E	6.49'
L4	S77°05'50"E	32.03'



SUBDIVISION PLAT FOR JOHNSON RANCH SOUTH, STAR GAZER ROAD

<p>OWNER/DEVELOPER: DHJB DEVELOPMENT, LLC C/O CHARLIE HILL 28 CORDILLERA TRACE, STE 4 BOERNE, TX 78006 OFF: (830) 336-2518 FAX: (830) 336-3540 CPHILL@DHINV.COM</p>	<p>SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE L. PRESSLER, R.P.L.S. 8 SPENCER ROAD, SUITE 300 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 KYLE.PRESSLER@MATKINHOOVER.COM</p>	<p>AGENT/PREPARER: MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT D. KELLER, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 GKELLER@MATKINHOOVER.COM</p>	<p>MATKIN HOOVER ENGINEERING & SURVEYING</p> <p>8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 CONTACT@MATKINHOOVER.COM</p> <p>3303 SHELL ROAD SUITE 3 GEORGETOWN, TEXAS 78628 OFFICE: 512.868.2244</p> <p>TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000</p>	<p>SUBMITTAL DATE: PRINT/REVISION DATE: DECEMBER 16, 2021</p> <p>MHE JOB NO. - 3235.05 MHS JOB NO. - 21-4044</p> <p style="text-align: center;">2 OF 2</p>
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Master Plan Submittal Notes

General Note: This Master Plan is being submitted in accordance with the City of Bulverde Subdivision Regulation Exhibit "I" Of Ordinance No. 74-02-02-12, February 12, 2002, (Amended through Ord. No. 129, 07-22-03) hereinafter called the "Applicable Ordinance".

1) Project Name - Johnson Ranch - (Subject to change as platting occurs). If individually named subdivisions are developed within the Master Planned area, their names will comply with Section 1.05 (a) (iii) 1) of the Applicable Ordinance.

2) Project Owner and Subdivider - DH/JB Partnership, Ltd C/O Mike Schoenfeld 13000 US Hwy 290 West, Austin, TX 78737. 512/394-0635. There is no lienholder.

3) Project Design Team

Planners/Landscape Architects
RVI
712 Congress Avenue, Suite 300
Austin, Texas 78701
512/480-0032

Engineers
Bury + Partners
3345 Bee Caves Road, Suite 200
Austin, Texas 78746
512/328-0011

Surveyor
M.W. Cude Engineers, L.L.C.
10325 Bandera Road
San Antonio, Texas 78250
210/681-2951

4) Developer may re-configure the boundaries of the various development parcels / subdivision areas and arrange lots and local streets therein in accordance with the Applicable Ordinance for purposes of providing, among other things, safe access and traffic circulation, lot efficiency, building envelopes, positive drainage and open space.

5) Lot counts in individual development parcels represent the estimated number of lots in any shown development parcel. The total number of lots in the overall project shall not exceed the maximum allowed pursuant to any legally effective lot density requirement in the Applicable Ordinance, if any, or as allowed pursuant to Section 202.003, Texas Local Government Code.

6) Proposed collector road intersections at US 281 are in line with existing median breaks.

7) FEMA 100 Year Flood Plain is based on FEMA maps and represents the best currently available data. However, this area is under review / study by FEMA and, upon completion, their findings will be incorporated into the design of final plats so that appropriate drainage easements can be established and no building sites will be located within the 100 year flood plain.

8) Contours are shown at 5 foot intervals in lighter colors; 10 foot intervals are shown in darker colors.

9) All proposed uses are considered High Density according to the Applicable Ordinance.

10) Estimated EDU's for water and wastewater demand for the project: 1,500

11) Total collector ROW within property limits is approximately 21,925 L.F. There are no thoroughfares.

12) Land uses proposed within the city limits of Bulverde are subject to its current applicable zoning ordinance. Mixed Use areas in the Bulverde ETJ may be used for any lawful use authorized or allowed pursuant to state law including, but not limited to, the following types of development: office, retail, commercial, restaurant, warehouse, industrial, theatre, outdoor sales and residential housing including townhomes, condominiums, duplex / triplex / fourplex, multi-family apartments, and single-family housing.

13) Off-site conditions are represented with USGS quad map information.

14) Open Space and Public Use Dedication requirements shall be accomplished in accordance with the provisions of the Applicable Ordinance as the project is final plated.

15) The Master Plan shall be accomplished in accordance with the Applicable Ordinance and any development agreement or strategic partnership agreement that may be negotiated with the City of Bulverde prior to the approval of the first final plat out of the Project's Master Plan area.

16) Wastewater effluent irrigation areas shown hereon are based on preliminary flow estimates using Best Available Data. Irrigation zones shall be contained within easements and, in some cases, may be established across portions of the residential lots. Any such areas may be modified in accordance with TCEQ approval.

17) Dimensions and locations of the various development parcels and elements shown hereon are approximate based on the 1" = 400' scale used hereon. As individual development parcels are final plated, detailed dimensions and survey information will be utilized.

18) In the event the population of the development exceeds 3,000 persons, the developer will coordinate with the school district to determine whether an appropriate site exists within the development for a school and, if it does, the developer will discuss terms and conditions of a possible conveyance with the school district.

19) Developer understands that easements and / or Rights of Way must be established and dedicated for purposes of containing drainage ways and the 100 year flood plain, utilities, rights of ways for internal roadways, additional rights of way for boundary streets, and other public uses. Such dedications as are required by the appropriate governmental authorities will occur as the developer records final plats on portions of the project.

Legal Description

767.32 acres of land being approximately 162.40 acres out of the Agapita Gaytan Survey No. 194, Abstract No. 174, 30.92 acres out of the Julius Vogel Survey No. 720, Abstract No. 650, 150.75 acres out of the F.H. Faiguax Survey No. 787, Abstract No. 767, 171.48 acres out of the Jacob Kaderli Survey No. 465, Abstract No. 309, 162.27 acres out of the I. & G.N. R.R. Co. Survey No. 793, Abstract No. 289, 86.10 acres out of the A.L. Bueche Survey No. 582, Abstract No. 80, and 3.40 acres out of the John Kaderli Survey No. 449, Abstract No. 308, in Comal County, Texas and also being the tract of land (shown as 760 acres) conveyed to Clyde Johnson & Sons Hereford Ranch, LTD, by deed recorded in Document No. 200006037239, Official Records of Comal County, Texas, SAVE AND EXCEPT 0.07 of an acre of land (Schlather Cemetery) out of the Agapita Gaytan Survey No. 194, Abstract No. 174, Comal County, Texas.

Land Use Schedule		Allowable Density
Total Acres in Project	767.3 acres	
Total Residential Development	657.0 acres	954 Lots
Total Mixed Use Development	110.3 acres	160 Lots
Total Allowable Density of Project		1,114 Lots

Breakdown of Areas	
Residential Development:	
Residential Development Parcels	619.4
ROW / Easements	26.1
Community Open Space	11.5
TOTAL LAND AREA OF RESIDENTIAL	657.0
Mixed Use:	
Mixed Use Development Parcels	106.4
ROW & Easements	3.9
TOTAL LAND AREA OF MIXED USE	110.3

DH/JB Partnership, Ltd.
A Texas Limited Partnership

Johnson Ranch

Master Plan

Bulverde, Texas

SCALE: 1" = 400'

0 200 400 800

Revised 03-24-06

RVI
planning • landscape architecture
712 Congress Avenue, Suite 300
Austin, TX 78701
(512) 480-0032

File: L:\242789\Lotting Plans\City Submittals\JR-MasterPlan-March 24, 2006.dwg
The developer has reserved the right, without notice, to make changes to this map and other aspects of the development to comply with governmental requirements and to fulfill its marketing objective.

All information furnished regarding this property is from sources deemed reliable. However, RVI has not made an independent investigation of these sources and no warranty or representation is made by RVI as to the accuracy thereof and same is submitted subject to errors, omissions, land plan changes, or other conditions. This land plan is conceptual in nature and does not represent any regulatory approval. Land plan is subject to change.

REVIEW MEMORANDUM

TO: Ken Kolacny, P.E.
Matkin Hoover Engineering & Surveying
8 Spencer Road, Suite 100
Boerne, Texas 78006

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

SUBJECT: Johnson Ranch Star Gazer Road
Final Plat Review
PC-22-39

DATE: October 26, 2022

Halff Associates, on behalf of the City of Bulverde, has performed a review on the final plat (dated December 2021) and supporting documents for the **Johnson Ranch South, Star Gazer Road** development. The review was conducted relative to the requirements established in the vested Subdivision Ordinance 258-07-09-25 (with amendments through April 11, 2011) of the City of Bulverde AND the Development Agreement dated September 11, 2012. The following items were reviewed, with specific items to be addressed by the applicant listed below before resubmittal.

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

1. (2) Legal description states 2.851 acres, but the ROW dedication plus stated Lot 1 Block A acreage is 2.524 acres. It does not appear that the 10-ft easement on the west side of Star Gazer Road is in a called lot. Please revise/clarify as necessary to make sure the plat acreage is correct.
2. (2) Legal description shall include all deeds across which the platted area crosses. There appears to be 4 tracts crossed by the platted area, according to the Comal County Appraisal District. However, this does not match what is shown on the plat. Ownership information for all deeds must match the owner's name called on the plat prior to final plat approval and recordation (DH/JP Partnership, LTD is different than DHJB Development, LLC – Note, owner block currently has a typo and states "DJHB").
3. (3) Sheet 1 needs to include the date of preparation of the plat.
4. (3) Include a scale bar on Sheet 2 of the plat.
5. (5) Engineer's signature block incorrectly referenced "Phase IV."
6. (6) Deed number 202110040010 referenced in the owner signature block and legal description is not included in submittal and does not come up in the Comal County Clerk records. Please clarify/revise.
7. (10) Submit County approval of new street name designation.
8. (12) Blocks must be designated using numbers (letters for blocks are not permitted).
9. (13) Label Johnson Way on the plat and label/dimension ROW width.
10. (14) Provide bearing and distance dimension from a corner of the subdivision to a corner of the original tract or survey.
11. (15) Provide state plane grid coordinates for a minimum of 2 property corners.



- 12. (17) Existing contour lines should be shown at 5-ft interval for slopes over 10% to provide more clarity.
- 13. (17) Proposed contour lines should be greyscale and reduced contour interval for clarity. Add labels to proposed contours.
- 14. (18) Add a note referencing vertical control datum of contours.
- 15. (20) Use light dashed lines for features not within the boundary of the subdivision.
- 16. (21) Adjoining ownership information needs to include the current tract acreage and missing deed information needs to be filled in. Tracts shown should match appraisal district. Property ID 410215 is not shown.
- 17. (22) Show concurrent plat outlines for the adjacent property and label as "concurrent platting"
 - a. Use dashed grey scale to avoid confusion.
- 18. (23) The plat title on Sheet 1 needs to include the words "Subdivision plat for" as shown on Sheet 2.
- 19. Add Planning Director signature block per language 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

- 20. Notes 1-4 shall be updated to reflect acreage of plat and number of lots once clarified per comment 1 above.
- 21. Font used in details and notes shall be no smaller than 0.08 PT font so that they are legible when printed and copied.
- 22. Label open space lots
- 23. Correct typo in plat note 12 to say ETJ

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

- 1. (d) Provide a Final Utility Plan showing all easements and utilities.
- 2. (f) Cost Estimate is missing the quantity of base to be used in construction on of the road.
- 3. (i) Only 1 deed is included with plat submittal. All deeds listed in the legal description need to be included with plat submittal.
- 4. (k) Letter of Credit or completed construction is required prior to plat recordation.

5. (m) Tax Certificate for Property 410215 is missing (highlighted in snip below).



6. (o) Provide a copy of the deed restrictions/HOA/POA documents associated with the platted area. Since there is an open area lot on this plat, it will need to be covered by the HOA/POA for maintenance.



PLANNING AND ZONING COMMISSION ITEM:
PC-22-40
FINAL PLAT
JOHNSON RANCH SOUTH, UNIT 7

MEETING DATE: November 10th, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Grant Fore, Planner II

REQUEST:

Consideration of a Final Plat for Johnson Ranch South, Unit 7 generally located near the intersection of Johnson Way and US Highway 281.

APPLICANT:

DHJB Development LLC c/o Mr. Charlie Hill
28 Cordillera Trace Suite 4
Boerne, TX 78006

PROPERTY INFORMATION:

Owner: DHJB Development
Legal Description: A 28.96 ACRE TRACT OF LAND, LOCATED IN THE I. & G. N. RR. CO. SURVEY NO. 793, ABSTRACT 289, AND THE F. H. FAIGAUX SURVEY NO. 787, ABSTRACT 767, COMAL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 94.62 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 202110040010 , REMAINDER OF A CALLED 54.691 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 201506050010, AND THE REMAINDER OF A CALLED 41.370 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2013069039214, ALL OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS.
Size: 28.95 acres; 53 lots
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Single-Family Residential

SUMMARY:

This is a proposed final plat for Johnson Ranch South, Unit 7 part of the Johnson Ranch development for a which a Development Agreement dated July 22, 2008 was entered into and Master Plan adopted and is subject to the vested Subdivision Ordinance 258-07-09-25 with amendments through April 2011. The proposed Final Plat is for approximately 28.95 acres and establishes 53 lots.

ANALYSIS:

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

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

STAFF RECOMMENDATION:

The proposed submittal has been reviewed by Halff Associates and City staff. Review comments have not been addressed. Therefore, Staff recommends **DENIAL** of this Final Plat.

ATTACHMENTS:

- Application
- Final Plat
- Master Development Plan
- Plat 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: Johnson Ranch South Unit No 7
Location Description/Nearest Intersection: Johnson Way at U.S. Hwy. 281

2. Owner/Applicant: DHJB Development, LLC c/o Mr. Charlie Hill
Address: 28 Cordillera Trace, Suite 4, Boerne, TX 78006 Email: cphill@dhinv.com
Telephone: (830) 336-2518 Fax: _____ Mobile: (210) 825-1924
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

3. Licensed Engineer/Surveyor (technical contact): Matkin Hoover Eng. & Surveying c/o Ken Kolacny, P.E.
Address: 8 Spencer Rd, Suite 100, Boerne, TX 78006 Email: kkolacny@matkinhoover.com
Telephone: (830) 249-0600 Fax: _____ Mobile: (210) 317-5195

4. Property Details:

City Limits:	<input type="checkbox"/> In <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>GBRA</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>Johnson Ranch MUD</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>53</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>28.95</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>-</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>-</u>		

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

Signature of Owner/Applicant

9/13/22

Date

Fees and Submittal Dates on Page 2



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 (**Compliance Letter**)
- 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.
- N/A 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 (**Compliance Letter**)
- 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
- N/A TxDOT
- TCEQ
- N/A Other agencies or entities having jurisdiction
- N/A 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

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 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

NOTES:

1. TOTAL ACREAGE: 28.96 ACRES.
2. THE TOTAL AREA OF STREET RIGHT OF WAY IN THIS SUBDIVISION IS 4.88 ACRES.
3. THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 3,663± LINEAR FEET.
4. TOTAL NUMBER OF LOTS : 58
 - 4.1. SINGLE FAMILY: 53
 - 4.2. OPEN SPACE: 3
 - 4.3. PRIVATE STREET: 2
5. AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "DJHB DEVELOPMENT, LLC" OR ITS SUCCESSORS OR ASSIGNS.
6. AS USED HEREIN THE TERM "PROPERTY OWNERS ASSOCIATION" SHALL MEAN PROPERTY OWNERS OR HOMEOWNERS ASSOCIATION HAVING JURISDICTION OVER THE PROPERTY DESCRIBED HEREIN AND THEIR SUCCESSORS AND ASSIGNS.
7. TYPICAL SIDE BUILDING SETBACKS FOR LOTS ARE 5' UNLESS NOTED OTHERWISE.
8. LOTS 1 AND 2, BLOCK Z, ARE DESIGNATED AS PRIVATE STREET LOTS TO BE MAINTAINED BY THE DEVELOPER OR ITS ASSIGNS. PRIVATE STREET LOTS ARE FOR THE EXCLUSIVE USE OF STREETS AND UTILITIES SERVING THIS SUBDIVISION AND OTHER FEATURES AS APPROVED BY THE DEVELOPER.
9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE HOMEOWNER. THE HOMEOWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY. NO OBSTRUCTIONS OR FENCES WILL BE ALLOWED WITHIN DRAINAGE EASEMENTS.
10. PUBLIC SIDEWALKS ARE REQUIRED ALONG THE STREETS AS SHOWN BY THE CONSTRUCTION PLANS. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
11. LOT 15, BLOCK A, LOT 32, BLOCK B, AND LOT 1 BLOCK C ARE DESIGNATED AS OPEN SPACE LOTS. USES THAT MAY BE PERMITTED WITHIN THESE LOTS UPON WRITTEN AUTHORIZATION BY DEVELOPER INCLUDE : DRAINAGE CONVEYANCE, EASEMENTS, WATER AND WASTEWATER UTILITY EASEMENTS FOR WATER AND WASTEWATER UTILITY INSTALLATIONS, PARKS, TRAILS, WATER QUALITY FEATURES AND OTHER USES AS APPROVED BY THE DEVELOPER.
12. ALL PROPERTY WITHIN THE SUBDIVISION IS IN THE EXTRATERRITORIAL JURISDICTION (EJT) OF THE CITY OF BULVERDE AND IS LOCATED WITHIN THE BOUNDARIES OF JOHNSON RANCH M.U.D.
13. LOT GRADING NOT SHOWN IN THE CONSTRUCTION PLANS SHALL BE PERFORMED BY THE HOMEOWNER IN ACCORDANCE WITH THE CONSTRUCTION PLANS.
14. WATER SERVICE SHALL BE PROVIDED BY A PUBLIC WATER SYSTEM MEETING THE REQUIREMENTS OF TCEQ AND ANY OTHER GOVERNMENTAL OR QUASI-GOVERNMENTAL AGENCY HAVING JURISDICTION OVER PUBLIC WATER SYSTEMS. THE PUBLIC WATER SYSTEM SHALL BE OPERATED PURSUANT TO A CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 12977 (CCN) BY ITS HOLDER, GUADALUPE-BLANCO RIVER AUTHORITY, DEVELOPER, FOR ITSELF, SUCCESSORS, AND ASSIGNS RESERVES THE RIGHT TO DRILL, OPERATE, AND MAINTAIN PRIVATE OR PUBLIC WATER WELLS RESERVED UNTO DEVELOPER, ITS SUCCESSORS AND ASSIGNS. PRIVATE WATER WELLS ARE NOT PERMITTED ON ANY LOTS WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF DEVELOPER.
15. WASTEWATER SERVICE WILL BE PROVIDED BY JOHNSON RANCH M.U.D. AND NO STRUCTURE IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL IT HAS WATER AND WASTEWATER SERVICE.
16. WASTEWATER SERVICE SHALL BE PROVIDED BY A CENTRAL COLLECTION, TREATMENT AND EFFLUENT DISPOSAL SYSTEM APPROVED BY THE TCEQ PURSUANT TO PERMIT NO. WQ0014975001 AND TO BE PROVIDED BY JOHNSON RANCH M.U.D. AND GUADALUPE-BLANCO RIVER AUTHORITY ("GBRA") PURSUANT TO CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 20892 (CCN) CURRENTLY HELD BY GBRA.
17. ALL PUBLIC UTILITY EASEMENTS AND G.E.T.V. EASEMENTS SHALL ONLY BE USED FOR PUBLIC OR PRIVATE UTILITY ENTITIES (UNLESS OTHERWISE EXPRESSLY AUTHORIZED IN WRITING BY DEVELOPER) FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE, GAS, STORM DRAINAGE, POTABLE OR NON-POTABLE WATER, TREATED OR UNTREATED WASTEWATER AND/OR CATV LINES AND APPURTENANCES, WHICH PROVIDE SERVICE SOLELY AND EXCLUSIVELY TO THE PROPERTY INCLUDED IN THIS PLAT OR ANY ADJOINING PROPERTY DEVELOPED OR TO BE DEVELOPED BY AN ENTITY OWNED IN WHOLE OR IN PART BY THE PRINCIPLES, PARTNERS, OR OWNERS OF THE ENTITY WHICH OWNS THE PROPERTY DESCRIBED HEREIN.
18. IT IS UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED UPON THE SURFACE OR UNDERGROUND WITHIN THE EASEMENTS DEDICATED HEREIN. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL THE RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO AND EGRESS FROM THE PRIVATE ROADWAYS AND EASEMENT, AND THE RIGHT FROM TIME TO TIME TO CUT ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY FACILITIES.
19. DEVELOPER, FOR ITSELF, SUCCESSORS, AND ASSIGNS, RESERVES THE RIGHT TO USE AND TO GRANT TO THIRD PARTIES THE RIGHT TO USE THE WATER AND WASTEWATER EASEMENTS SHOWN HEREON FOR THE PURPOSES OF INSTALLING, REPAIRING, MAINTAINING, AND OPERATING A WATER DISTRIBUTION SYSTEM AND A SEWAGE TREATMENT AND DISPOSAL SYSTEM, INCLUDING THE RIGHT TO CONSTRUCT, MAINTAIN, AND OPERATE WATER OR SEWER MAINS OR LINES FOR THE TRANSMISSION OF TREATED, UNTREATED, POTABLE OR NON-POTABLE WATER, WASTEWATER, EFFLUENT AND SEWAGE OR FOR ANY OTHER UTILITY AMENITY WHETHER SERVING THE PROPERTY DESCRIBED HEREIN OR OTHERWISE.
20. ALL UTILITIES INSTALLED WITHIN ANY PUBLIC UTILITY EASEMENT OR G.E.T.V. EASEMENT DEDICATED BY THIS PLAT SHALL BE UNDERGROUND EXCEPT SUCH PORTIONS THAT ARE NECESSARY OR REQUIRED BY LAW TO BE MAINTAINED ABOVEGROUND WHICH ARE TYPICAL COMPONENTS OF AN UNDERGROUND UTILITY SYSTEM THAT ARE NONETHELESS CONSTRUCTED ABOVEGROUND AND WHICH HAVE BEEN APPROVED BY DEVELOPER OR DECLARANT OF ANY RESTRICTIVE COVENANTS IMPOSED UPON THE PROPERTY DESCRIBED HEREIN IN WRITING PRIOR TO THEIR CONSTRUCTION.
21. THE CURRENT ELECTRIC SERVICE PROVIDER IS CPS ENERGY. PROVIDED HOWEVER, DEVELOPER RESERVES THE RIGHT TO ALLOW OTHER ELECTRIC SERVICE PROVIDERS TO SERVE THIS PLATTED AREA OR OTHER PORTIONS OF JOHNSON RANCH.
22. THE CURRENT TELECOMMUNICATIONS SERVICE PROVIDER IS GUADALUPE VALLEY TELEPHONE COOPERATIVE. PROVIDED HOWEVER, DEVELOPER RESERVES THE RIGHT TO ALLOW OTHER TELECOMMUNICATIONS SERVICE PROVIDERS TO SERVE THIS PLATTED AREA OR OTHER PORTIONS OF JOHNSON RANCH.

CPS NOTES:

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

JOHNSON RANCH SOUTH, UNIT 7

A 28.96 ACRE TRACT OF LAND, LOCATED IN THE I. & G. N. RR. CO. SURVEY NO. 793, ABSTRACT 289, AND THE F. H. FAIGAUX SURVEY NO. 787, ABSTRACT 767, COMAL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 94.62 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 202110040010, REMAINDER OF A CALLED 54.691 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 201506050010, AND THE REMAINDER OF A CALLED 41.370 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2013069039214, ALL OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS.

I, **KEN B. KOLACNY**, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT NO PORTION OF PHASE IV IS ENCRACED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48091C0220F, EFFECTIVE DATE SEPTEMBER 2, 2009 FOR COMAL COUNTY, TEXAS.

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

KEN B. KOLACNY
REGISTERED PROFESSIONAL ENGINEER
NO. 86300 STATE OF TEXAS



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

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

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

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



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

I, **CHARLIE HILL**, AUTHORIZED AGENT FOR DJHB DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 202110040010 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. THIS SUBDIVISION IS TO BE KNOWN AS JOHNSON RANCH SOUTH, UNIT 7.

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

DJHB DEVELOPMENT, LLC
C/O CHARLIE HILL
28 CORDILLERA TRACE, STE. 4
BOERNE, TX 78006

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 **CHARLIE HILL**, 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____.

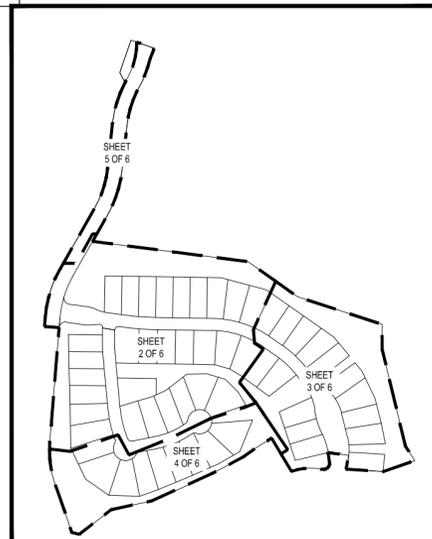
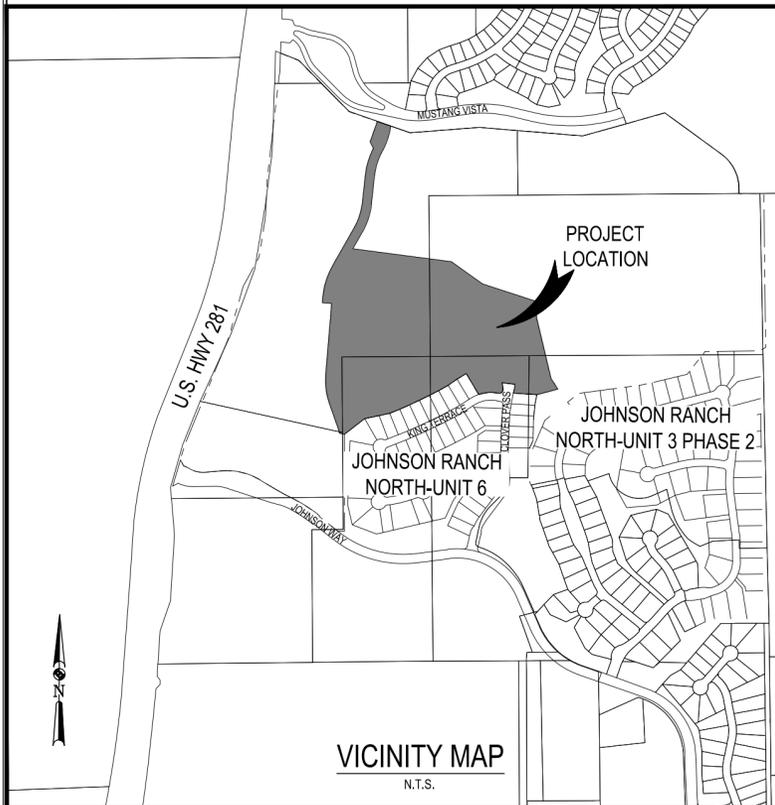
BOBBIE KOEPP
COUNTY CLERK
COMAL COUNTY, TEXAS

BY: _____
DEPUTY TO COUNTY CLERK

THIS PLAT OF **JOHNSON RANCH SOUTH, UNIT 7** 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



FLOOD NOTE:

THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 48091C0220F, DATED SEPTEMBER 2, 2009.

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

GUADALUPE-BLANCO RIVER AUTHORITY NOTES:

- 1.) THE GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAT AS "WASTE WATER" AND "WATER" 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, DETENTION /RETENTION PONDS, ROADS, PARKING LOTS, FENCES, WALLS, OR CONSTRUCTION OF ANY TYPE WHICH INTERFERES WITH THE USE, OPERATION OR MAINTENANCE OF THE UTILITIES WITHIN THE GBRA EASEMENT, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN THE WASTEWATER AND WATER EASEMENTS.
- 4.) DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBRA EASEMENTS MUST BE APPROVED IN WRITING BY GBRA AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GBRA.
- 5.) MAINTENANCE OF THE PROPERTY UPON WHICH THE EASEMENT IS LOCATED 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.

OWNER/DEVELOPER:
DJHB DEVELOPMENT, LLC
C/O CHARLIE HILL
28 CORDILLERA TRACE, STE 4
BOERNE, TX 78006
OFF: (830) 336-2518
FAX: (830) 336-3540
CPHILL@DHINV.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 KEN B. KOLACNY P.E.
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
OFF: (830) 249-0600
FAX: (830) 249-0099
KKOLACNY@MATKINHOOVER.COM

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

DATE:

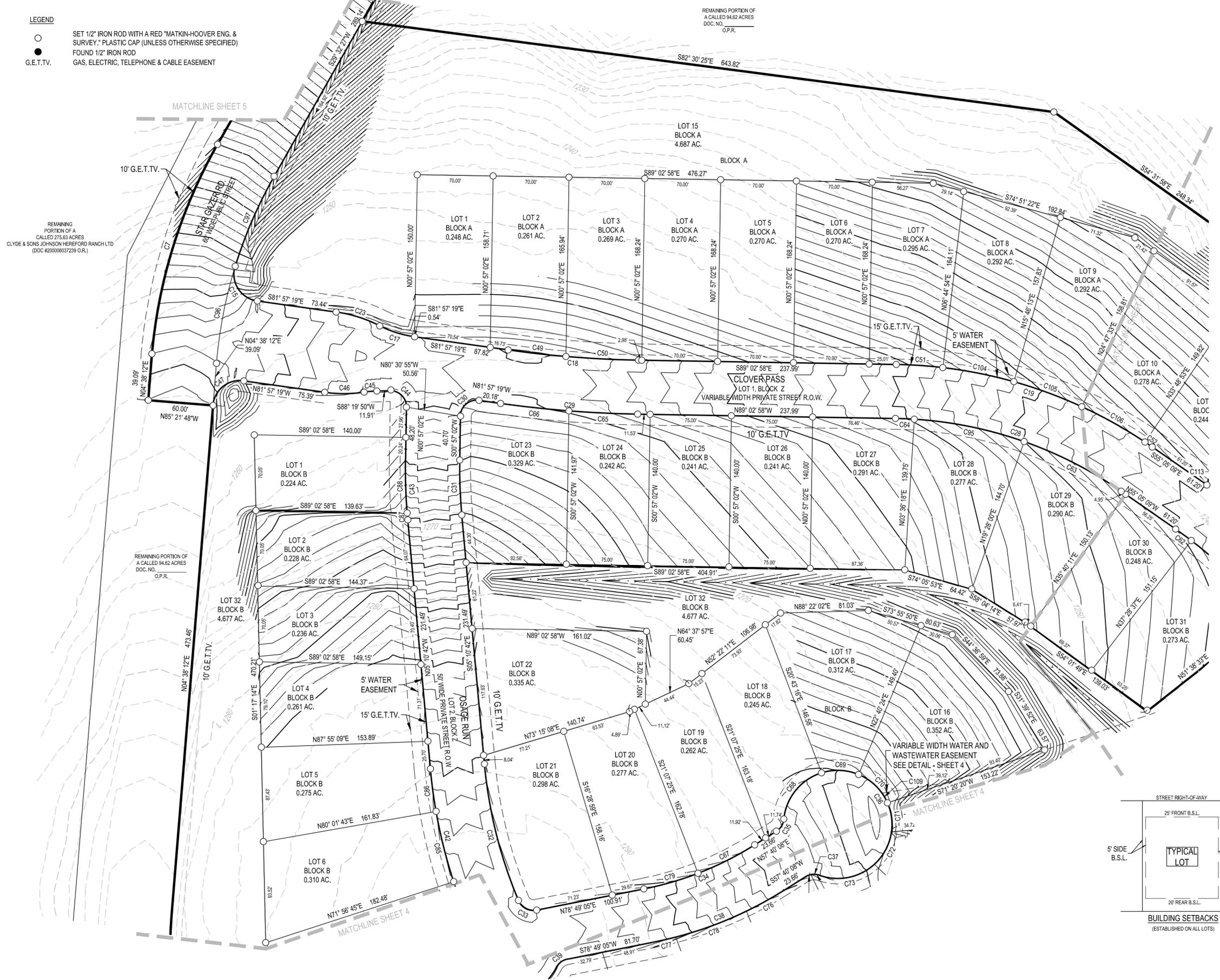
MHE JOB NO. - 3235.07
MHS JOB NO. - 214042

LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- FOUND 1/2" IRON ROD
- G.E.T.T.V. GAS, ELECTRIC, TELEPHONE & CABLE EASEMENT



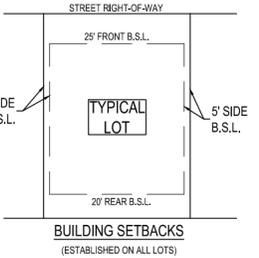
SCALE: 1" = 100'



REMAINING PORTION OF A CALLED 275.63 ACRES CLYDE & SONS JOHNSON HEREFORD RANCH LTD (DOC #200006337259 O.P.R.)

MATCHLINE SHEET 5

REMAINING PORTION OF A CALLED 94.82 ACRES DOC. NO. O.P.R.

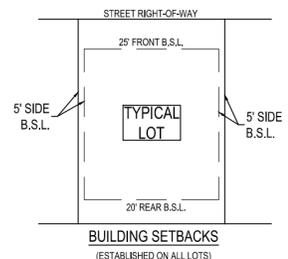
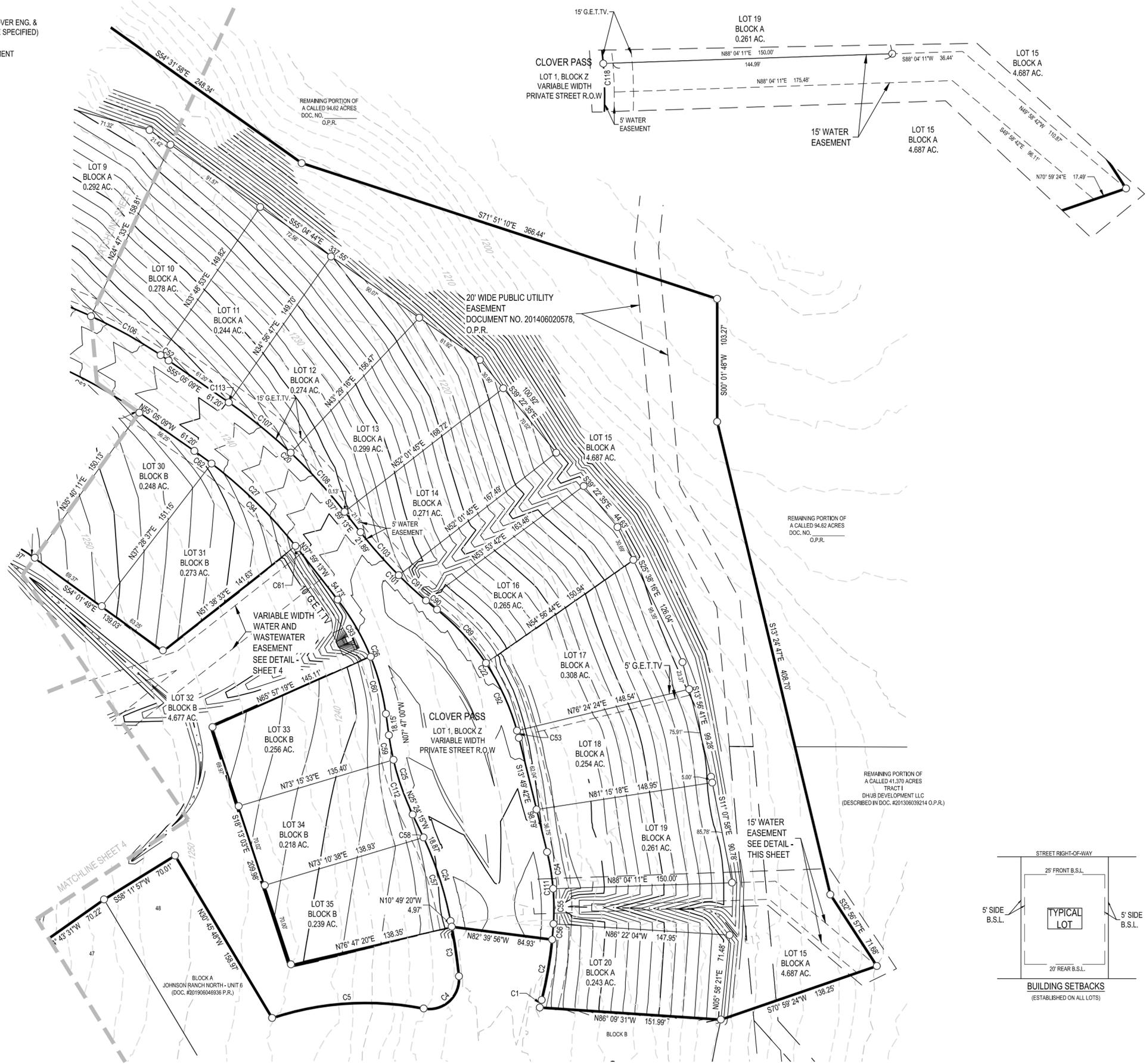


SUBDIVISION PLAT FOR JOHNSON RANCH SOUTH, UNIT 7

<p>OWNER/DEVELOPER: DHJB DEVELOPMENT, LLC C/O CHARLIE HILL 28 CORDILLERA TRACE, STE 4 BOERNE, TX 78006 OFF: (830) 336-2518 FAX: (830) 336-3540 CPHILL@DHINV.COM</p>	<p>SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE L. PRESSLER, R.P.L.S. 8 SPENCER ROAD, SUITE 300 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 KYLE.PRESSLER@MATKINHOOVER.COM</p>	<p>AGENT/PREPARER: MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT D. KELLER, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 GKELLER@MATKINHOOVER.COM</p>	<p>MATKIN HOOVER ENGINEERING & SURVEYING 8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 CONTACT@MATKINHOOVER.COM 3303 SHELL ROAD SUITE 3 GEORGETOWN, TEXAS 78628 OFFICE: (512) 866-2244 TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1002-4000</p>	<p>SUBMITTAL DATE: PRINT/REVISION DATE: APRIL 7, 2022 MHE JOB NO. - 3235.07 MHS JOB NO. - 21-4044 2 OF 6</p>
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LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- FOUND 1/2" IRON ROD
- G.E.T.T.V. GAS, ELECTRIC, TELEPHONE & CABLE EASEMENT



SUBDIVISION PLAT FOR JOHNSON RANCH SOUTH, UNIT 7

<p>OWNER/DEVELOPER: DHJB DEVELOPMENT, LLC C/O CHARLIE HILL 28 CORDILLERA TRACE, STE 4 BOERNE, TX 78006 OFF: (830) 336-2518 FAX: (830) 336-3540 CPHILL@DHINV.COM</p>	<p>SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE L. PRESSLER, R.P.L.S. 8 SPENCER ROAD, SUITE 300 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 KYLE.PRESSLER@MATKINHOOVER.COM</p>	<p>AGENT/PREPARER: MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT D. KELLER, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 GKELLER@MATKINHOOVER.COM</p>	<p>SUBMITTAL DATE: PRINT/REVISION DATE: APRIL 7, 2022</p> <p>MHE JOB NO. - 3235.05 MHS JOB NO. - 21-4044</p> <p style="text-align: center;">3 OF 6</p>
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MATKIN HOOVER
ENGINEERING & SURVEYING

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

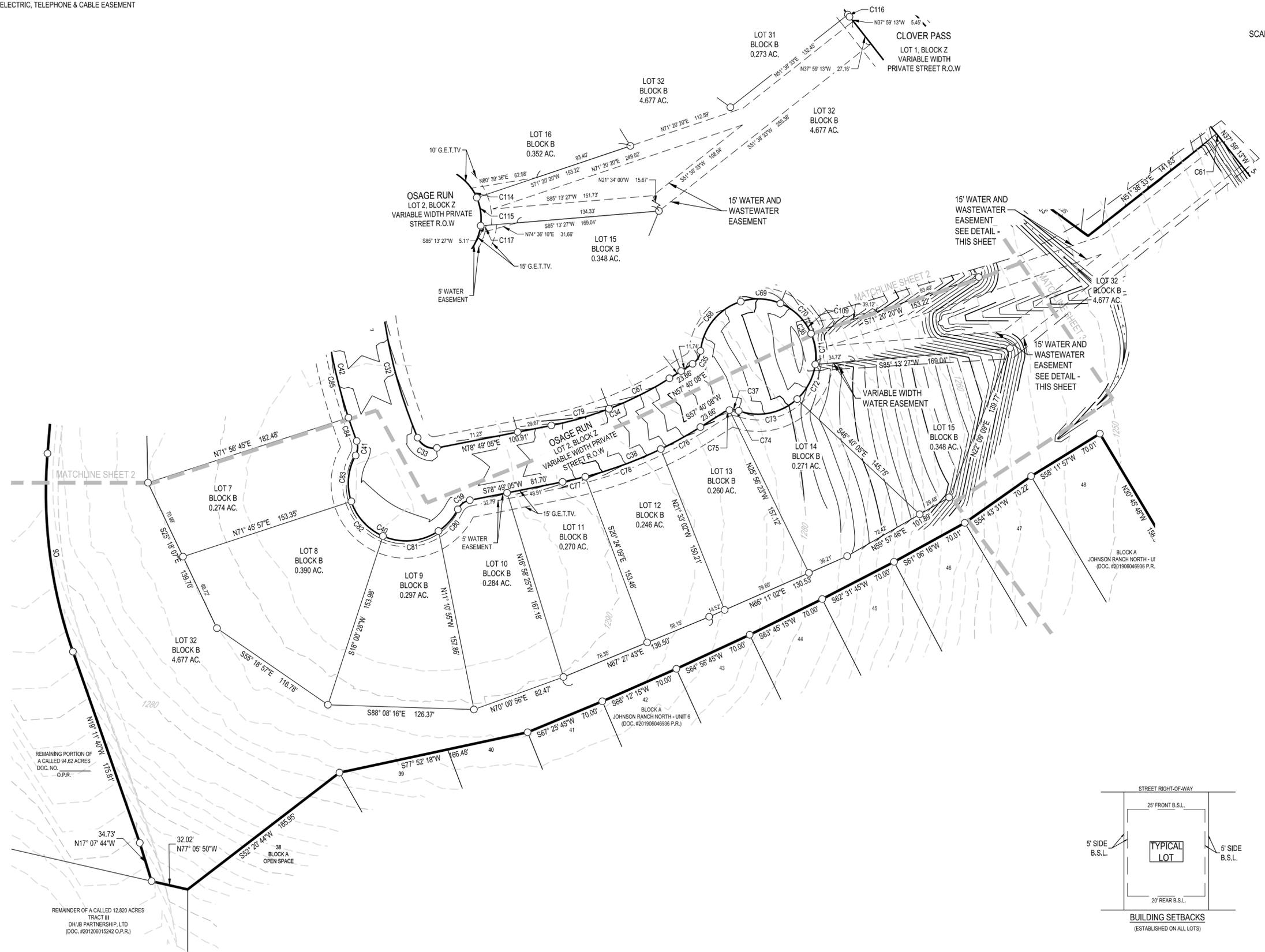
3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: (512) 866-2244

TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1002-4000

LEGEND

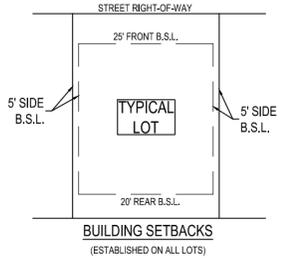
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- FOUND 1/2" IRON ROD
- G.E.T.V.
- GAS, ELECTRIC, TELEPHONE & CABLE EASEMENT

SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
 FOUND 1/2" IRON ROD
 GAS, ELECTRIC, TELEPHONE & CABLE EASEMENT



REMAINING PORTION OF A CALLED 94.62 ACRES DOC. NO. O.P.R.

REMINDER OF A CALLED 12,820 ACRES TRACT III DHUB PARTNERSHIP, LTD (DOC. #201208015242 O.P.R.)

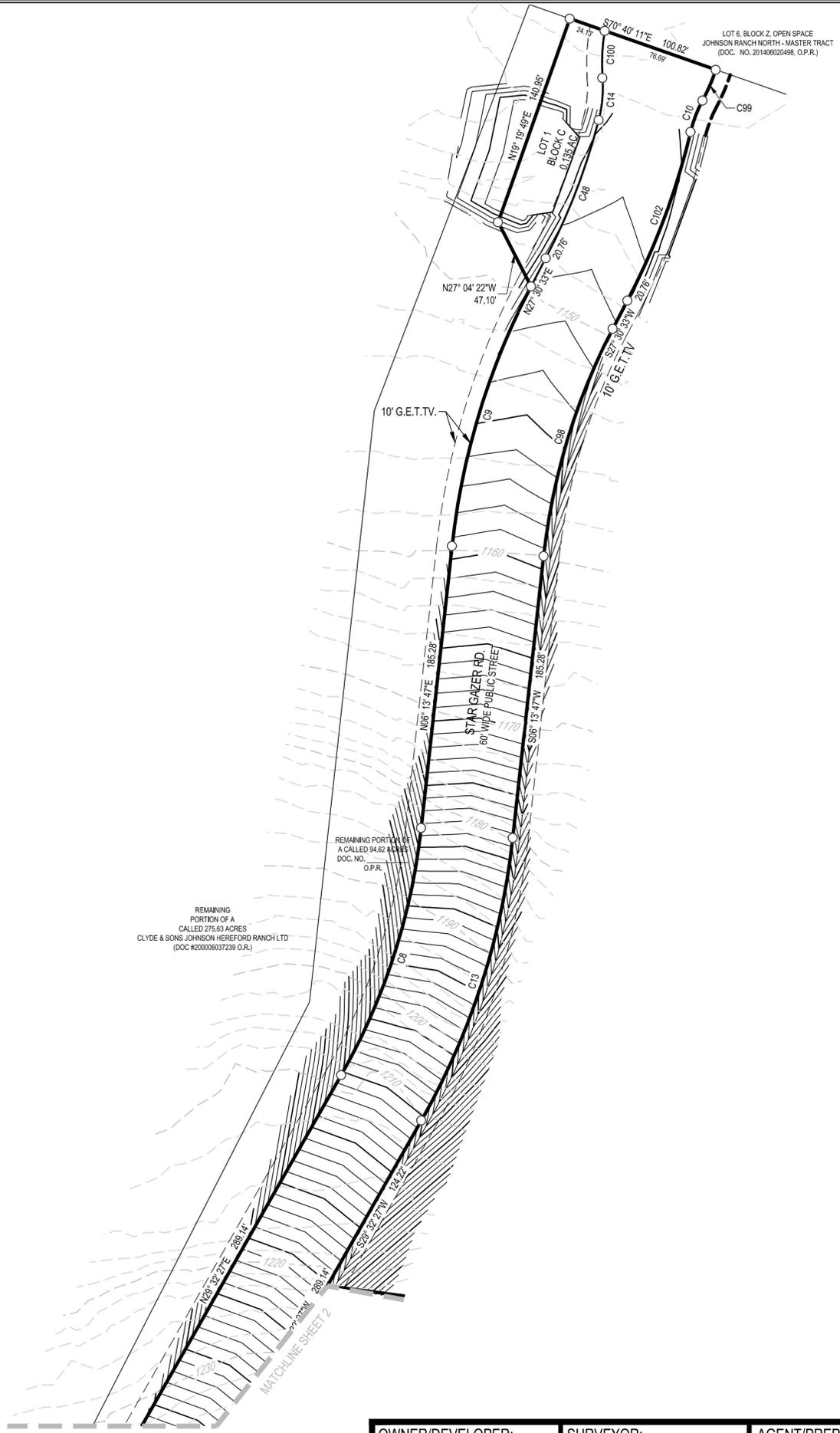


SUBDIVISION PLAT FOR JOHNSON RANCH SOUTH, UNIT 7

<p>OWNER/DEVELOPER: DHUB DEVELOPMENT, LLC C/O CHARLIE HILL 28 CORDILLERA TRACE, STE 4 BOERNE, TX 78006 OFF: (830) 336-2518 FAX: (830) 336-3540 CPHILL@DHINV.COM</p>	<p>SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE L. PRESSLER, R.P.L.S. 8 SPENCER ROAD, SUITE 300 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 KYLE.PRESSLER@MATKINHOOVER.COM</p>	<p>AGENT/PREPARER: MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT D. KELLER, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 GKELLER@MATKINHOOVER.COM</p>	<p>MATKINHOOVER ENGINEERING & SURVEYING</p> <p>8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 CONTACT@MATKINHOOVER.COM 3303 SHELL ROAD SUITE 3 GEORGETOWN, TEXAS 78628 OFFICE: (512) 866-2244 TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000</p>	<p>SUBMITTAL DATE: PRINT/REVISION DATE: APRIL 7, 2022</p> <p>MHE JOB NO. - 3235.05 MHS JOB NO. - 21-4044</p> <p style="text-align: center;">4 OF 6</p>
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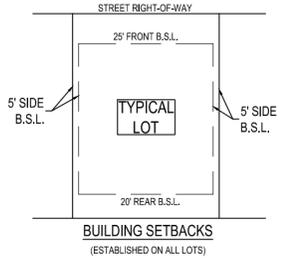
LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- FOUND 1/2" IRON ROD
- G.E.T.V. GAS, ELECTRIC, TELEPHONE & CABLE EASEMENT



REMAINING PORTION OF A CALLED 275.53 ACRES CLYDE & SONS JOHNSON HEREFORD RANCH LTD (DOC #200006037239 O.R.)

REMAINING PORTION OF A CALLED 94.62 ACRES DOC. NO. O.P.R.



SUBDIVISION PLAT FOR JOHNSON RANCH SOUTH, UNIT 7

<p>OWNER/DEVELOPER: DHJB DEVELOPMENT, LLC C/O CHARLIE HILL 28 CORDILLERA TRACE, STE 4 BOERNE, TX 78006 OFF: (830) 336-2518 FAX: (830) 336-3540 CPHILL@DHINV.COM</p>	<p>SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE L. PRESSLER, R.P.L.S. 8 SPENCER ROAD, SUITE 300 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 KYLE.PRESSLER@MATKINHOOVER.COM</p>	<p>AGENT/PREPARER: MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT D. KELLER, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 GKELLER@MATKINHOOVER.COM</p>	<p>MATKINHOOVER ENGINEERING & SURVEYING</p> <p style="font-size: small;">8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 CONTACT@MATKINHOOVER.COM 3303 SHELL ROAD SUITE 3 GEORGETOWN, TEXAS 78628 OFFICE: (512) 866-2244 TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000</p>	<p>SUBMITTAL DATE: PRINT/REVISION DATE: APRIL 7, 2022</p> <p>MHE JOB NO. - 3235.05 MHS JOB NO. - 21-4044</p> <p style="text-align: center; font-size: large;">5 OF 6</p>
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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1000.00'	6.54'	0°22'29"	N13° 45' 17"E	6.54'
C2	360.00'	51.51'	8°11'55"	N09° 50' 33"E	51.47'
C3	500.00'	42.12'	4°49'37"	S08° 24' 31"E	42.11'
C4	25.00'	46.68'	106°59'21"	S47° 31' 09"W	40.19'
C5	250.00'	128.64'	29°28'59"	S86° 23' 45"W	127.23'
C6	420.00'	174.69'	23°49'53"	N07° 16' 44"W	173.44'
C7	480.00'	208.64'	24°54'15"	N17° 05' 20"E	207.00'
C8	420.00'	170.88'	23°18'40"	N17° 53' 07"E	169.70'
C9	480.00'	178.27'	21°16'46"	N16° 52' 10"E	177.25'
C10	86.50'	22.04'	14°35'54"	S20° 44' 00"W	21.98'
C13	480.00'	195.29'	23°18'40"	S17° 53' 07"W	193.95'
C14	86.50'	27.71'	18°21'13"	N05° 06' 45"E	27.59'
C15	25.00'	43.24'	99°06'15"	S32° 24' 12"E	38.05'
C17	100.00'	33.30'	19°04'53"	S72° 24' 53"E	33.15'
C18	975.00'	120.72'	7°05'39"	S85° 30' 09"E	120.64'
C19	425.00'	251.93'	33°57'49"	S72° 04' 04"E	248.26'
C20	450.00'	134.30'	17°05'57"	S46° 32' 11"E	133.80'
C22	200.00'	130.11'	37°16'28"	S32° 27' 56"E	127.83'
C23	127.50'	42.46'	19°04'53"	S72° 24' 53"E	42.27'
C24	300.00'	76.35'	14°34'55"	N18° 06' 47"W	76.15'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C25	227.50'	69.97'	17°37'15"	N16° 35' 37"W	69.69'
C26	200.00'	105.43'	30°12'13"	N22° 53' 06"W	104.21'
C27	400.00'	119.37'	17°05'57"	N46° 32' 11"W	118.93'
C28	375.00'	222.29'	33°57'49"	N72° 04' 04"W	219.05'
C29	1025.00'	126.91'	7°05'39"	N85° 30' 09"W	126.83'
C30	15.00'	25.42'	97°05'39"	S49° 29' 51"W	22.49'
C31	475.00'	50.81'	6°07'44"	S02° 06' 50"E	50.79'
C32	425.00'	130.69'	17°37'07"	S13° 59' 15"E	130.17'
C33	15.00'	20.52'	78°23'07"	S61° 59' 22"E	18.96'
C34	300.00'	110.74'	21°08'57"	N68° 14' 36"E	110.11'
C35	15.00'	13.62'	52°01'12"	N31° 39' 31"E	13.16'
C36	50.00'	247.87'	284°02'25"	S32° 19' 52"E	61.54'
C37	15.00'	13.62'	52°01'12"	S83° 40' 44"W	13.16'
C38	350.00'	129.19'	21°08'57"	S68° 14' 36"W	128.46'
C39	15.00'	13.62'	52°01'12"	S52° 48' 29"W	13.16'
C40	50.00'	158.97'	182°09'40"	N62° 07' 18"W	99.98'
C41	15.00'	12.99'	49°36'49"	N04° 09' 09"E	12.59'
C42	475.00'	128.30'	15°28'35"	N12° 54' 59"W	127.91'
C43	525.00'	56.16'	6°07'44"	N02° 06' 50"W	56.13'
C44	15.00'	24.25'	92°37'11"	N45° 21' 34"W	21.69'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C45	100.00'	11.70'	6°42'11"	S84° 58' 45"W	11.69'
C46	127.50'	36.53'	16°25'01"	S89° 50' 10"W	36.41'
C47	25.00'	40.76'	93°24'29"	S51° 20' 27"W	36.39'
C48	420.00'	96.91'	13°13'12"	N20° 53' 57"E	96.69'
C49	975.00'	53.65'	3°09'10"	S83° 31' 54"E	53.64'
C50	975.00'	67.07'	3°56'29"	S87° 04' 44"E	67.06'
C51	425.00'	43.01'	5°47'52"	N86° 09' 02"W	42.99'
C52	425.00'	8.16'	1°05'58"	N55° 38' 08"W	8.15'
C53	200.00'	6.28'	1°48'00"	N14° 43' 42"W	6.28'
C54	200.00'	31.34'	8°58'39"	N09° 20' 22"W	31.31'
C55	200.00'	29.61'	8°28'58"	N00° 36' 34"W	29.58'
C56	360.00'	13.26'	2°06'39"	N04° 41' 15"E	13.26'
C57	300.00'	73.95'	14°07'27"	N17° 53' 03"W	73.77'
C58	300.00'	2.40'	0°27'28"	N25° 10' 31"W	2.40'
C59	227.50'	21.06'	5°18'13"	S10° 26' 06"E	21.05'
C60	200.00'	49.69'	14°14'07"	N14° 54' 03"W	49.56'
C61	400.00'	2.59'	0°22'15"	N38° 10' 20"W	2.59'
C62	400.00'	17.89'	2°33'46"	N53° 48' 16"W	17.89'
C63	375.00'	101.10'	15°26'50"	N62° 48' 34"W	100.80'
C64	375.00'	17.37'	2°39'16"	N87° 43' 20"W	17.37'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C65	1025.00'	63.51'	3°33'01"	S87° 16' 28"E	63.50'
C66	1025.00'	63.40'	3°32'39"	S83° 43' 38"E	63.39'
C67	300.00'	58.68'	11°12'27"	N63° 16' 21"E	58.59'
C68	50.00'	58.40'	66°55'14"	S39° 06' 32"W	55.14'
C69	50.00'	35.00'	40°06'15"	N87° 22' 44"W	34.29'
C70	50.00'	38.23'	43°48'38"	N45° 25' 17"W	37.31'
C71	50.00'	27.31'	31°17'37"	N07° 52' 10"W	26.97'
C72	50.00'	34.69'	39°45'13"	N27° 39' 15"E	34.00'
C73	50.00'	54.24'	62°09'28"	N78° 36' 36"E	51.62'
C74	15.00'	8.04'	30°43'15"	N85° 40' 17"W	7.95'
C75	15.00'	5.58'	21°17'58"	S68° 19' 07"W	5.54'
C76	350.00'	39.29'	6°25'52"	N60° 53' 04"E	39.27'
C77	350.00'	20.19'	3°18'20"	N77° 09' 55"E	20.19'
C78	350.00'	69.71'	11°24'44"	N69° 48' 22"E	69.60'
C79	300.00'	52.06'	9°56'30"	N73° 50' 50"E	51.99'
C80	50.00'	25.49'	29°12'15"	N41° 24' 00"E	25.21'
C81	50.00'	50.39'	57°44'36"	N84° 52' 26"E	48.29'
C82	50.00'	41.91'	48°01'13"	S42° 14' 40"E	40.69'
C83	50.00'	41.18'	47°11'36"	S05° 21' 45"W	40.03'
C84	475.00'	21.56'	2°36'02"	S19° 21' 16"E	21.56'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C85	475.00'	67.01'	8°04'58"	S14° 00' 46"E	66.95'
C86	475.00'	39.74'	4°47'35"	S07° 34' 29"E	39.72'
C87	525.00'	6.33'	0°41'25"	S04° 49' 59"E	6.33'
C88	525.00'	49.83'	5°26'18"	S01° 46' 07"E	49.81'
C89	200.00'	61.02'	17°28'51"	N42° 21' 44"W	60.78'
C90	400.00'	11.91'	1°42'22"	S50° 14' 59"E	11.91'
C91	400.00'	31.30'	4°28'59"	S47° 09' 19"E	31.29'
C93	200.00'	55.74'	15°58'08"	N30° 00' 10"W	55.56'
C94	400.00'	98.89'	14°09'56"	N45° 26' 25"W	98.64'
C95	375.00'	103.81'	15°51'42"	N78° 27' 51"W	103.48'
C96	420.00'	91.72'	12°30'43"	S10° 53' 34"W	91.54'
C97	420.00'	90.84'	12°23'31"	S23° 20' 41"W	90.66'
C98	420.00'	155.99'	21°16'46"	S16° 52' 10"W	155.09'
C99	130.50'	21.93'	9°37'38"	S23° 13' 08"W	21.90'
C100	130.50'	30.84'	13°32'24"	S02° 42' 20"W	30.77'
C101	400.00'	91.57'	13°06'57"	S44° 32' 41"E	91.37'
C102	480.00'	117.91'	14°04'29"	S20° 28' 18"W	117.62'
C103	400.00'	48.36'	6°55'37"	S41° 27' 01"E	48.33'
C104	425.00'	66.92'	9°01'20"	N78° 44' 27"W	66.85'
C105	425.00'	66.92'	9°01'20"	N69° 43' 07"W	66.85'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C106	425.00'	66.92'	9°01'20"	N60° 41' 47"W	66.85'
C107	450.00'	67.08'	8°32'29"	N50° 46' 58"W	67.02'
C108	450.00'	66.96'	8°31'31"	N42° 14' 58"W	66.90'
C109	50.00'	10.34'	11°50'39"	N29° 26' 18"W	10.32'
C111	200.00'	60.95'	17°27'38"	S05° 05' 53"E	60.71'
C112	227.50'	48.91'	12°19'02"	S19° 14' 44"E	48.81'
C113	450.00'	0.25'	0°01'57"	N55° 04' 11"W	0.25'
C114	50.00'	10.34'	11°50'39"	S29° 26' 18"E	10.32'
C115	50.00'	27.31'	31°17'37"	S07° 52' 10"E	26.97'
C116	400.00'	2.59'	0°22'15"	N38° 10' 20"W	2.59'
C117	55.00'	6.03'	6°17'01"	S09° 45' 42"W	6.03'
C118	205.00'	15.00'	4°11'37"	S02° 40' 57"E	15.00'

SUBDIVISION PLAT FOR JOHNSON RANCH SOUTH, UNIT 7

OWNER/DEVELOPER:
DHJB DEVELOPMENT, LLC
C/O CHARLIE HILL
28 CORDILLERA TRACE, STE 4
BOERNE, TX 78006
OFF: (830) 336-2518
FAX: (830) 336-3540
CPHILL@DHINV.COM

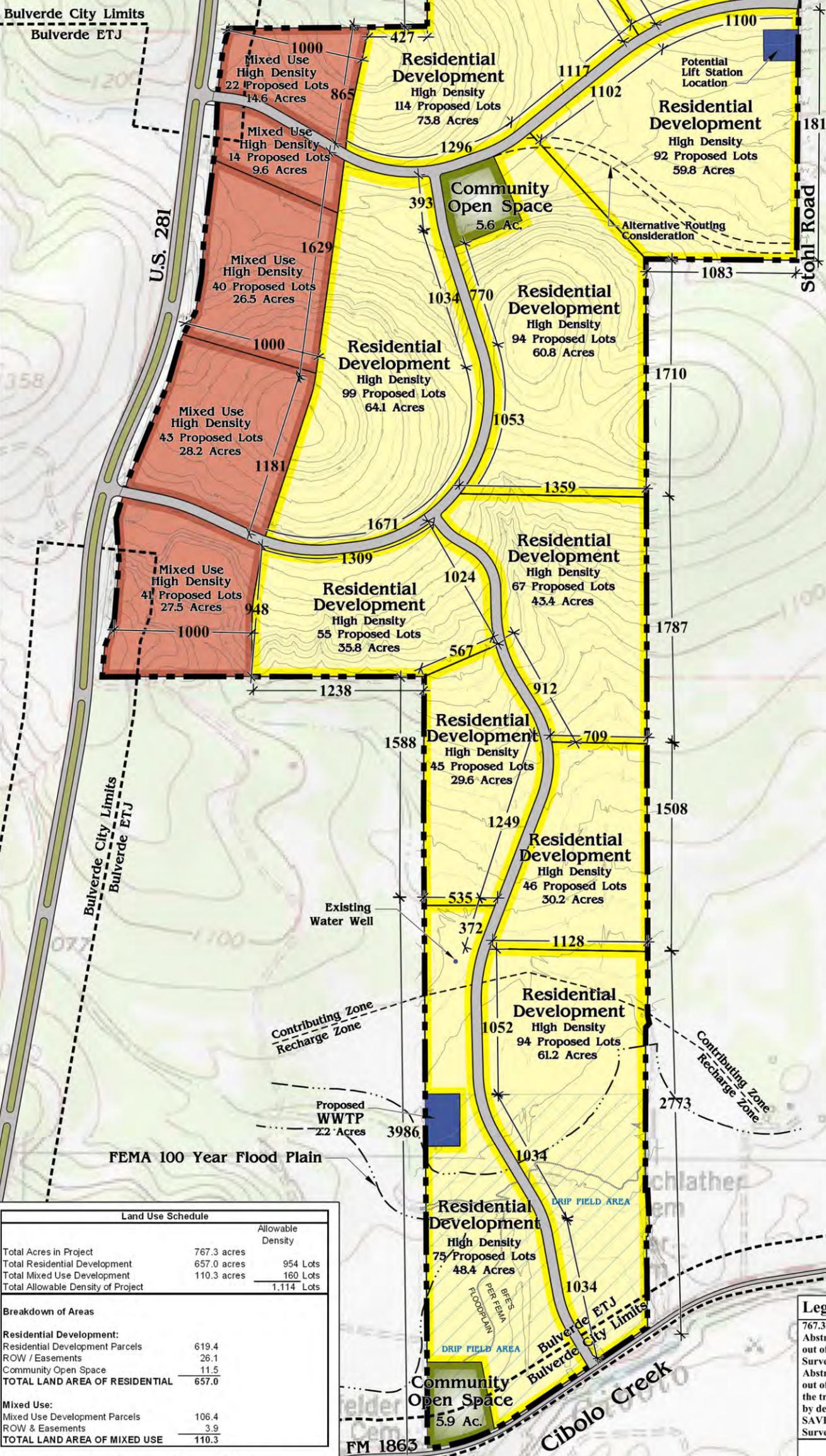
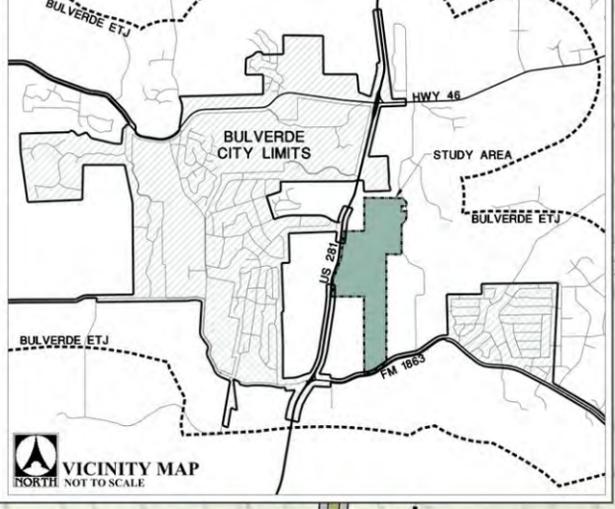
SURVEYOR:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O KYLE L. PRESSLER, R.P.L.S.
8 SPENCER ROAD, SUITE 300
BOERNE, TEXAS 78006
OFF: (830) 249-0600
FAX: (830) 249-0099
KYLE.PRESSLER@MATKINHOOVER.COM

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



SUBMITTAL DATE:
PRINT/REVISION DATE: APRIL 7, 2022

MHE JOB NO. - 3235.05
MHS JOB NO. - 21-4044



Master Plan Submittal Notes

- General Note:** This Master Plan is being submitted in accordance with the City of Bulverde Subdivision Regulation Exhibit "I" Of Ordinance No. 74-02-02-12, February 12, 2002, (Amended through Ord. No. 129, 07-22-03) hereinafter called the "Applicable Ordinance".
- 1) Project Name - Johnson Ranch - (Subject to change as platting occurs). If individually named subdivisions are developed within the Master Planned area, their names will comply with Section 1.05 (a) (iii) 1) of the Applicable Ordinance.
 - 2) Project Owner and Subdivider - DH/JB Partnership, Ltd C/O Mike Schoenfeld 13000 US Hwy 290 West, Austin, TX 78737. 512/394-0635. There is no lienholder.
 - 3) Project Design Team
Planners/Landscape Architects
 RVI
 712 Congress Avenue, Suite 300
 Austin, Texas 78701
 512/480-0032
Engineers
 Bury + Partners
 3345 Bee Caves Road, Suite 200
 Austin, Texas 78746
 512/328-0011
Surveyor
 M.W. Cude Engineers, L.L.C.
 10325 Bandera Road
 San Antonio, Texas 78250
 210/681-2951
 - 4) Developer may re-configure the boundaries of the various development parcels / subdivision areas and arrange lots and local streets therein in accordance with the Applicable Ordinance for purposes of providing, among other things, safe access and traffic circulation, lot efficiency, building envelopes, positive drainage and open space.
 - 5) Lot counts in individual development parcels represent the estimated number of lots in any shown development parcel. The total number of lots in the overall project shall not exceed the maximum allowed pursuant to any legally effective lot density requirement in the Applicable Ordinance, if any, or as allowed pursuant to Section 202.003, Texas Local Government Code.
 - 6) Proposed collector road intersections at US 281 are in line with existing median breaks.
 - 7) FEMA 100 Year Flood Plain is based on FEMA maps and represents the best currently available data. However, this area is under review / study by FEMA and, upon completion, their findings will be incorporated into the design of final plats so that appropriate drainage easements can be established and no building sites will be located within the 100 year flood plain.
 - 8) Contours are shown at 5 foot intervals in lighter colors; 10 foot intervals are shown in darker colors.
 - 9) All proposed uses are considered High Density according to the Applicable Ordinance.
 - 10) Estimated EDU's for water and wastewater demand for the project: 1,500
 - 11) Total collector ROW within property limits is approximately 21,925 L.F. There are no thoroughfares.
 - 12) Land uses proposed within the city limits of Bulverde are subject to its current applicable zoning ordinance. Mixed Use areas in the Bulverde ETJ may be used for any lawful use authorized or allowed pursuant to state law including, but not limited to, the following types of development: office, retail, commercial, restaurant, warehouse, industrial, theatre, outdoor sales and residential housing including townhomes, condominiums, duplex / triplex / fourplex, multi-family apartments, and single-family housing.
 - 13) Off-site conditions are represented with USGS quad map information.
 - 14) Open Space and Public Use Dedication requirements shall be accomplished in accordance with the provisions of the Applicable Ordinance as the project is final plated.
 - 15) The Master Plan shall be accomplished in accordance with the Applicable Ordinance and any development agreement or strategic partnership agreement that may be negotiated with the City of Bulverde prior to the approval of the first final plat out of the Project's Master Plan area.
 - 16) Wastewater effluent irrigation areas shown hereon are based on preliminary flow estimates using Best Available Data. Irrigation zones shall be contained within easements and, in some cases, may be established across portions of the residential lots. Any such areas may be modified in accordance with TCEQ approval.
 - 17) Dimensions and locations of the various development parcels and elements shown hereon are approximate based on the 1" = 400' scale used hereon. As individual development parcels are final plated, detailed dimensions and survey information will be utilized.
 - 18) In the event the population of the development exceeds 3,000 persons, the developer will coordinate with the school district to determine whether an appropriate site exists within the development for a school and, if it does, the developer will discuss terms and conditions of a possible conveyance with the school district.
 - 19) Developer understands that easements and / or Rights of Way must be established and dedicated for purposes of containing drainage ways and the 100 year flood plain, utilities, rights of ways for internal roadways, additional rights of way for boundary streets, and other public uses. Such dedications as are required by the appropriate governmental authorities will occur as the developer records final plats on portions of the project.

Legal Description

767.32 acres of land being approximately 162.40 acres out of the Agapita Gaytan Survey No. 194, Abstract No. 174, 30.92 acres out of the Julius Vogel Survey No. 720, Abstract No. 650, 150.75 acres out of the F.H. Faiguax Survey No. 787, Abstract No. 767, 171.48 acres out of the Jacob Kaderli Survey No. 465, Abstract No. 309, 162.27 acres out of the I. & G.N. R.R. Co. Survey No. 793, Abstract No. 289, 86.10 acres out of the A.L. Bueche Survey No. 582, Abstract No. 80, and 3.40 acres out of the John Kaderli Survey No. 449, Abstract No. 308, in Comal County, Texas and also being the tract of land (shown as 760 acres) conveyed to Clyde Johnson & Sons Hereford Ranch, LTD, by deed recorded in Document No. 200006037239, Official Records of Comal County, Texas, SAVE AND EXCEPT 0.07 of an acre of land (Schlather Cemetery) out of the Agapita Gaytan Survey No. 194, Abstract No. 174, Comal County, Texas.

Land Use Schedule		Allowable Density
Total Acres in Project	767.3 acres	
Total Residential Development	657.0 acres	954 Lots
Total Mixed Use Development	110.3 acres	160 Lots
Total Allowable Density of Project		1,114 Lots

Breakdown of Areas	
Residential Development:	
Residential Development Parcels	619.4
ROW / Easements	26.1
Community Open Space	11.5
TOTAL LAND AREA OF RESIDENTIAL	657.0
Mixed Use:	
Mixed Use Development Parcels	106.4
ROW & Easements	3.9
TOTAL LAND AREA OF MIXED USE	110.3

DH/JB Partnership, Ltd.
A Texas Limited Partnership

Johnson Ranch

Master Plan

Bulverde, Texas

SCALE: 1" = 400'
0 200 400 800
Revised 03-24-06



712 Congress Avenue, Suite 300
Austin, TX 78701
(512) 480-0032

File: L:\242789\Lotting Plans\City Submittals\JR-MasterPlan-March 24, 2006.dwg
The developer has reserved the right, without notice, to make changes to this map and other aspects of the development to comply with governmental requirements and to fulfill its marketing objective.

All information furnished regarding this property is from sources deemed reliable. However, RVI has not made an independent investigation of these sources and no warranty or representation is made by RVI as to the accuracy thereof and same is submitted subject to errors, omissions, land plan changes, or other conditions. This land plan is conceptual in nature and does not represent any regulatory approval. Land plan is subject to change.

REVIEW MEMORANDUM

TO: Ken Kolacny, P.E.
Matkin Hoover Engineering & Surveying
8 Spencer Road, Suite 100
Boerne, Texas 78006

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

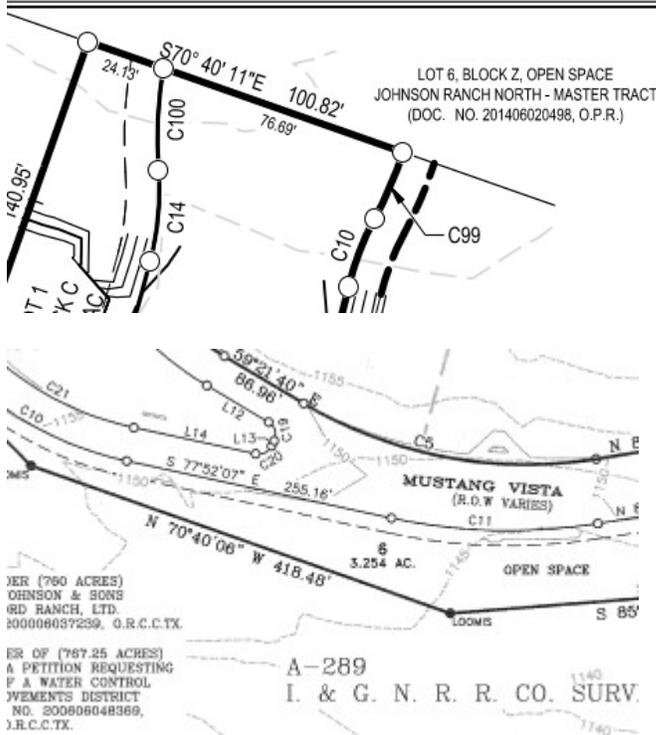
SUBJECT: Johnson Ranch South Unit 7
Final Plat Review
PC-22-40

DATE: October 26, 2022

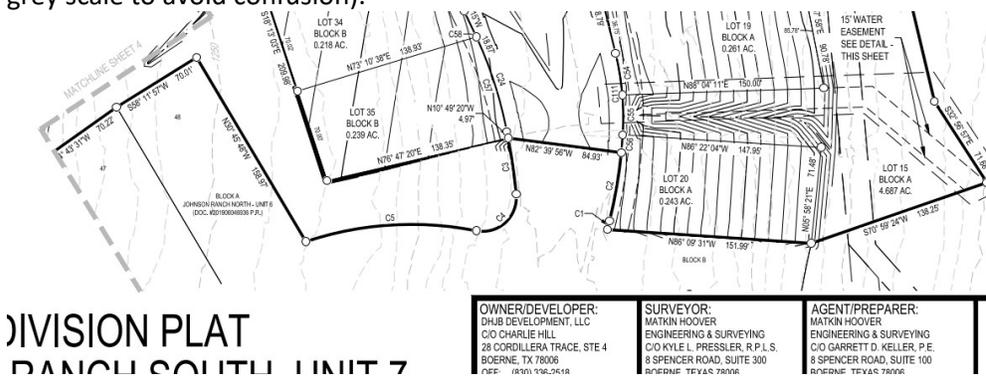
Halff Associates, on behalf of the City of Bulverde, has performed a review on the final plat (dated April 2022) and supporting documents for the **Johnson Ranch South Unit 7** development. The review was conducted relative to the requirements established in the vested Subdivision Ordinance 258-07-09-25 (with amendments through April 11, 2011) of the City of Bulverde AND the Development Agreement dated September 11, 2012. The following items were reviewed, with specific items to be addressed by the applicant listed below before resubmittal.

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

1. (2) Legal description should be updated to reference the correct deed documents. Ownership information for all deeds must match the owner's name called on the plat prior to final plat approval and recordation (DH/JB Partnership, LTD is different than DHJB Development, LLC – Note, owner block currently has a typo and states "DJHB").
2. (3) Sheet 1 needs to include the date of preparation of the plat.
3. (3) Include a scale bar on Sheets 2-5 of the plat.
4. (5) Engineer's signature block incorrectly referenced "Phase IV."
5. (6) Deed number 202110040010 referenced in the owner signature block and legal description is not included in submittal and does not come up in the Comal County Clerk records. Please clarify/revise.
6. (10) Provide acreage of private street lots on the plat.
7. (10) Submit County approval of new street name designations.
8. (12) Blocks must be designated using numbers (letters for blocks are not permitted).
9. (13) Label Mustang Vista on the plat and label/dimension ROW width.
10. Public right-of-way must be dedicated at the connection of Star Gazer Road to Mustang Vista. Currently there is a strip of private open space lot between the ROW dedicated on this plat, and the ROW previously dedicated for Mustang Vista.



11. (14) Provide bearing and distance dimension from a corner of the subdivision to a corner of the original tract or survey.
12. (15) Provide state plane grid coordinates for a minimum of 2 property corners.
13. (17) Proposed contour lines should be greyscale and reduced contour interval for clarity. Add labels to proposed contours.
14. (18) Add a note referencing vertical control datum of contours.
15. (22) Show concurrent plat outlines for the adjacent property and label as "concurrent platting." The Star Gazer Road, Unit 8 and Unit 9 plats appear to be adjacent in several locations, but the proposed plat condition is not shown or called out (use dashed grey scale to avoid confusion).
16. Show line work for portions of Unit 6, where Clover Pass ties into existing private street (use dashed grey scale to avoid confusion).





17. (23) The plat title on Sheet 1 needs to include the words "Subdivision plat for" as shown on the other sheets.

18. Add Planning Director signature block per language 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

19. Provide drainage note specifying the amount of impervious cover allowed per lot to meet TCEQ and drainage design assumptions.

20. Label Open Space lots

21. Correct typo in plat note 12 to say ETJ

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

1. (i) Only 1 deed is included with plat submittal. All deeds listed in the legal description need to be included with plat submittal.
2. (k) Letter of Credit or completed construction is required prior to plat recordation.



PLANNING AND ZONING COMMISSION ITEM:
PC-22-41
FINAL PLAT
JOHNSON RANCH SOUTH, UNIT 8

MEETING DATE: November 10th, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Grant Fore, Planner II

REQUEST:

Consideration of a Final Plat for Johnson Ranch South, Unit 8 generally located near the intersection of Johnson Way and US Highway 281.

APPLICANT:

DHJB Development LLC c/o Mr. Charlie Hill
28 Cordillera Trace Suite 4
Boerne, TX 78006

PROPERTY INFORMATION:

Owner: DHJB Development
Legal Description: A 28.96 ACRE TRACT OF LAND, LOCATED IN THE I. & G. N. RR. CO. SURVEY NO. 793, ABSTRACT 289, AND THE F. H. FAIGAUX SURVEY NO. 787, ABSTRACT 767, COMAL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 94.62 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 202110040010 , REMAINDER OF A CALLED 54.691 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 201506050010, AND THE REMAINDER OF A CALLED 41.370 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2013069039214, ALL OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS.
Size: 24.23 acres; 54 lots
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Single-Family Residential

SUMMARY:

This is a proposed final plat for Johnson Ranch South, Unit 8 part of the Johnson Ranch development for a which a Development Agreement dated July 22, 2008 was entered into and Master Plan adopted and is subject to the vested Subdivision Ordinance 258-07-09-25 with amendments through April 2011. The proposed Final Plat is for approximately 24.23 acres and establishes 54 lots.

ANALYSIS:

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

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

STAFF RECOMMENDATION:

The proposed submittal has been reviewed by Halff Associates and City staff. Review comments have not been addressed. Therefore, Staff recommends **DENIAL** of this Final Plat.

ATTACHMENTS:

- Application
- Final Plat
- Master Development Plan
- Plat 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: Johnson Ranch South Unit No 8
 Location Description/Nearest Intersection: Johnson Way at U.S. Hwy. 281

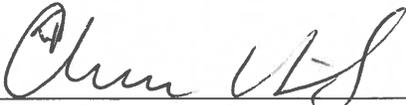
2. Owner/Applicant: DHJB Development, LLC c/o Mr. Charlie Hill
 Address: 28 Cordillera Trace, Suite 4, Boerne, TX 78006 Email: cphill@dhinv.com
 Telephone: (830) 336-2518 Fax: _____ Mobile: (210) 825-1924
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

3. Licensed Engineer/Surveyor (technical contact): Matkin Hoover Eng. & Surveying c/o Ken Kolacny, P.E.
 Address: 8 Spencer Rd, Suite 100, Boerne, TX 78006 Email: kkolacny@matkinhoover.com
 Telephone: (830) 249-0600 Fax: _____ Mobile: (210) 317-5195

4. Property Details:

City Limits:	<input type="checkbox"/> In <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>GBRA</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>Johnson Ranch MUD</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>54</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>24.23</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>-</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>-</u>		

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


 Signature of Owner/Applicant

9/13/22
 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 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 (**Compliance Letter**)
- 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.
- N/A 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 (**Compliance Letter**)
- 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
 - N/A TxDOT
 - TCEQ
 - N/A Other agencies or entities having jurisdiction
- N/A 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

NOTES:

1. TOTAL ACREAGE: 24.23 ACRES.
2. THE TOTAL AREA OF STREET RIGHT OF WAY IN THIS SUBDIVISION IS 2.41+ ACRES.
3. THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 1730.± LINEAR FEET.
4. TOTAL NUMBER OF LOTS : 58
 - 4.1. SINGLE FAMILY: 54
 - 4.2. OPEN SPACE: 1
 - 4.3. PRIVATE STREET: 3
5. AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "DJHB DEVELOPMENT, LLC" OR ITS SUCCESSORS OR ASSIGNS.
6. AS USED HEREIN THE TERM "PROPERTY OWNERS ASSOCIATION" SHALL MEAN PROPERTY OWNERS OR HOMEOWNERS ASSOCIATION HAVING JURISDICTION OVER THE PROPERTY DESCRIBED HEREIN AND THEIR SUCCESSORS AND ASSIGNS.
7. TYPICAL SIDE BUILDING SETBACKS FOR LOTS ARE 5' UNLESS NOTED OTHERWISE.
8. LOTS 1, 2, & 3, BLOCK Z, ARE DESIGNATED AS PRIVATE STREET LOTS TO BE MAINTAINED BY THE DEVELOPER OR ITS ASSIGNS. PRIVATE STREET LOTS ARE FOR THE EXCLUSIVE USE OF STREETS AND UTILITIES SERVING THIS SUBDIVISION AND OTHER FEATURES AS APPROVED BY THE DEVELOPER.
9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE HOMEOWNER. THE HOMEOWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY. NO OBSTRUCTIONS OR FENCES WILL BE ALLOWED WITHIN DRAINAGE EASEMENTS.
10. PUBLIC SIDEWALKS ARE REQUIRED ALONG THE STREETS AS SHOWN BY THE CONSTRUCTION PLANS. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
11. LOTS 55, BLOCK A IS DESIGNATED AS OPEN SPACE LOT. USES THAT MAY BE PERMITTED WITHIN THESE LOTS UPON WRITTEN AUTHORIZATION BY DEVELOPER INCLUDE : DRAINAGE CONVEYANCE, EASEMENTS, WATER AND WASTEWATER UTILITY EASEMENTS FOR WATER AND WASTEWATER UTILITY INSTALLATIONS, PARKS, TRAILS, WATER QUALITY FEATURES AND OTHER USES AS APPROVED BY THE DEVELOPER.
12. ALL PROPERTY WITHIN THE SUBDIVISION IS IN THE EXTRATERRITORIAL JURISDICTION (EJT) OF THE CITY OF BULVERDE AND IS LOCATED WITHIN THE BOUNDARIES OF JOHNSON RANCH M.U.D..
13. LOT GRADING NOT SHOWN IN THE CONSTRUCTION PLANS SHALL BE PERFORMED BY THE HOMEOWNER IN ACCORDANCE WITH THE CONSTRUCTION PLANS.
14. WATER SERVICE SHALL BE PROVIDED BY A PUBLIC WATER SYSTEM MEETING THE REQUIREMENTS OF TCEQ AND ANY OTHER GOVERNMENTAL OR QUASI-GOVERNMENTAL AGENCY HAVING JURISDICTION OVER PUBLIC WATER SYSTEMS. THE PUBLIC WATER SYSTEM SHALL BE OPERATED PURSUANT TO A CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 12977 (CCN) BY ITS HOLDER, GUADALUPE BLANCO RIVER AUTHORITY, DEVELOPER, FOR ITSELF, SUCCESSORS, AND ASSIGNS RESERVES THE RIGHT TO DRILL, OPERATE, AND MAINTAIN PRIVATE OR PUBLIC WATER WELLS RESERVED UNTO DEVELOPER, ITS SUCCESSORS AND ASSIGNS. PRIVATE WATER WELLS ARE NOT PERMITTED ON ANY LOTS WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF DEVELOPER.
15. WASTEWATER SERVICE SHALL BE PROVIDED BY A CENTRAL COLLECTION, TREATMENT AND EFFLUENT DISPOSAL SYSTEM APPROVED BY THE TCEQ PURSUANT TO PERMIT NO. WQ0014875001 AND TO BE PROVIDED BY JOHNSON RANCH M.U.D. AND GUADALUPE-BLANCO RIVER AUTHORITY ("GBRA") PURSUANT TO CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 20892 (CCN) CURRENTLY HELD BY GBRA.
16. WATER DISTRIBUTION MAINS SHALL BE LOCATED UNDER PAVEMENT OR IN WATER EASEMENTS AND SHALL NOT BE PLACED IN PUBLIC UTILITY EASEMENTS OR G.E.T.V. EASEMENTS EXCEPT TO CROSS THEM.
17. ALL PUBLIC UTILITY EASEMENTS AND G.E.T.V. EASEMENTS SHALL ONLY BE USED FOR PUBLIC OR PRIVATE UTILITY ENTITIES (UNLESS OTHERWISE EXPRESSLY AUTHORIZED IN WRITING BY DEVELOPER) FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE, GAS, STORM DRAINAGE, POTABLE OR NON-POTABLE WATER, TREATED OR UNTREATED WASTEWATER AND/OR CATV LINES AND APPURTENANCES, WHICH PROVIDE SERVICE SOLELY AND EXCLUSIVELY TO THE PROPERTY INCLUDED IN THIS PLAT OR ANY ADJOINING PROPERTY DEVELOPED OR TO BE DEVELOPED BY AN ENTITY OWNED IN WHOLE OR IN PART BY THE PRINCIPLES, PARTNERS, OR OWNERS OF THE ENTITY WHICH OWNS THE PROPERTY DESCRIBED HEREIN.
18. IT IS UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED UPON THE SURFACE OR UNDERGROUND WITHIN THE EASEMENTS DEDICATED HEREIN. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL THE RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO AND EGRESS FROM THE PRIVATE ROADWAYS AND EASEMENT, AND THE RIGHT FROM TIME TO TIME TO CUT ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY FACILITIES.
19. DEVELOPER, FOR ITSELF, SUCCESSORS, AND ASSIGNS, RESERVES THE RIGHT TO USE AND TO GRANT TO THIRD PARTIES THE RIGHT TO USE THE WATER AND WASTEWATER EASEMENTS SHOWN HEREON FOR THE PURPOSES OF INSTALLING, REPAIRING, MAINTAINING, AND OPERATING A WATER DISTRIBUTION SYSTEM AND A SEWAGE TREATMENT AND DISPOSAL SYSTEM, INCLUDING THE RIGHT TO CONSTRUCT, MAINTAIN, AND OPERATE WATER OR SEWER MAINS OR LINES FOR THE TRANSMISSION OF TREATED, UNTREATED, POTABLE OR NON-POTABLE WATER, WASTEWATER, EFFLUENT AND SEWAGE OR FOR ANY OTHER UTILITY AMENITY WHETHER SERVING THE PROPERTY DESCRIBED HEREIN OR OTHERWISE.
20. ALL UTILITIES INSTALLED WITHIN ANY PUBLIC UTILITY EASEMENT OR G.E.T.V. EASEMENT DEDICATED BY THIS PLAT SHALL BE UNDERGROUND EXCEPT SUCH PORTIONS THAT ARE NECESSARY OR REQUIRED BY LAW TO BE MAINTAINED ABOVEGROUND WHICH ARE TYPICAL COMPONENTS OF AN UNDERGROUND UTILITY SYSTEM THAT ARE NONETHELESS CONSTRUCTED ABOVEGROUND AND WHICH HAVE BEEN APPROVED BY DEVELOPER OR DECLARANT OF ANY RESTRICTIVE COVENANTS IMPOSED UPON THE PROPERTY DESCRIBED HEREIN IN WRITING PRIOR TO THEIR CONSTRUCTION.
21. THE CURRENT ELECTRIC SERVICE PROVIDER IS CPS ENERGY. PROVIDED HOWEVER, DEVELOPER RESERVES THE RIGHT TO ALLOW OTHER ELECTRIC SERVICE PROVIDERS TO SERVE THIS PLATTED AREA OR OTHER PORTIONS OF JOHNSON RANCH.
22. THE CURRENT TELECOMMUNICATIONS SERVICE PROVIDER IS GUADALUPE VALLEY TELEPHONE COOPERATIVE. PROVIDED HOWEVER, DEVELOPER RESERVES THE RIGHT TO ALLOW OTHER TELECOMMUNICATIONS SERVICE PROVIDERS TO SERVE THIS PLATTED AREA OR OTHER PORTIONS OF JOHNSON RANCH.

CPS NOTES:

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

JOHNSON RANCH SOUTH, UNIT 8

A 24.23 ACRE TRACT OF LAND, LOCATED IN THE I. & G. N. RR. CO. SURVEY NO. 793, ABSTRACT 289, THE JACOB KADERLI SURVEY NO. 465, ABSTRACT 309, AND THE F. H. FAIGAUX SURVEY NO. 787, ABSTRACT 767, COMAL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 94.62 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 202110040010 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS.

I, **KEN B. KOLACNY**, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT NO PORTION OF PHASE IV IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDAED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48091C0220F, EFFECTIVE DATE SEPTEMBER 2, 2009 FOR COMAL COUNTY, TEXAS.

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

KEN B. KOLACNY
REGISTERED PROFESSIONAL ENGINEER
NO. 86300 STATE OF TEXAS



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

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

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

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



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

I, **CHARLIE HILL**, AUTHORIZED AGENT FOR DJHB DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 202110040010 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. THIS SUBDIVISION IS TO BE KNOWN AS JOHNSON RANCH SOUTH, UNIT 8.

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

DJHB DEVELOPMENT, LLC
C/O CHARLIE HILL
28 CORDILLERA TRACE, STE. 4
BOERNE, TX 78006

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

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

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

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

STATE OF TEXAS
COUNTY OF COMAL

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

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

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

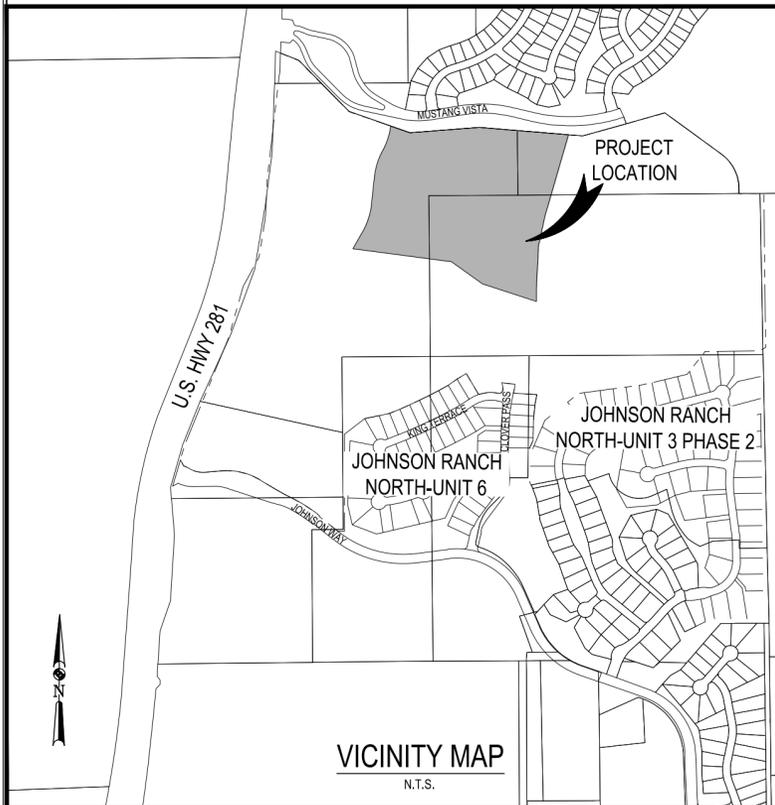
COUNTY CLERK
COMAL COUNTY, TEXAS

BY: _____
DEPUTY TO COUNTY CLERK

THIS PLAT OF **JOHNSON RANCH SOUTH, UNIT 8** 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



FLOOD NOTE:

THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 48091C0220F, DATED SEPTEMBER 2, 2009.

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

GUADALUPE-BLANCO RIVER AUTHORITY NOTES:

- 1.) THE GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAT AS "WASTE WATER" AND "WATER" 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, DETENTION /RETENTION PONDS, ROADS, PARKING LOTS, FENCES, WALLS, OR CONSTRUCTION OF ANY TYPE WHICH INTERFERES WITH THE USE, OPERATION OR MAINTENANCE OF THE UTILITIES WITHIN THE GBRA EASEMENT, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN THE WASTEWATER AND WATER EASEMENTS.
- 4.) DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBRA EASEMENTS MUST BE APPROVED IN WRITING BY GBRA AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GBRA.
- 5.) MAINTENANCE OF THE PROPERTY UPON WHICH THE EASEMENT IS LOCATED 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.

OWNER/DEVELOPER:
DJHB DEVELOPMENT, LLC
C/O CHARLIE HILL
28 CORDILLERA TRACE, STE 4
BOERNE, TX 78006
OFF: (830) 336-2518
FAX: (830) 336-3540
CPHILL@DHINV.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 KEN B. KOLACNY P.E.
8 SPENCER ROAD, SUITE 100
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KKOLACNY@MATKINHOOVER.COM

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3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512-866-2244

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

DATE:

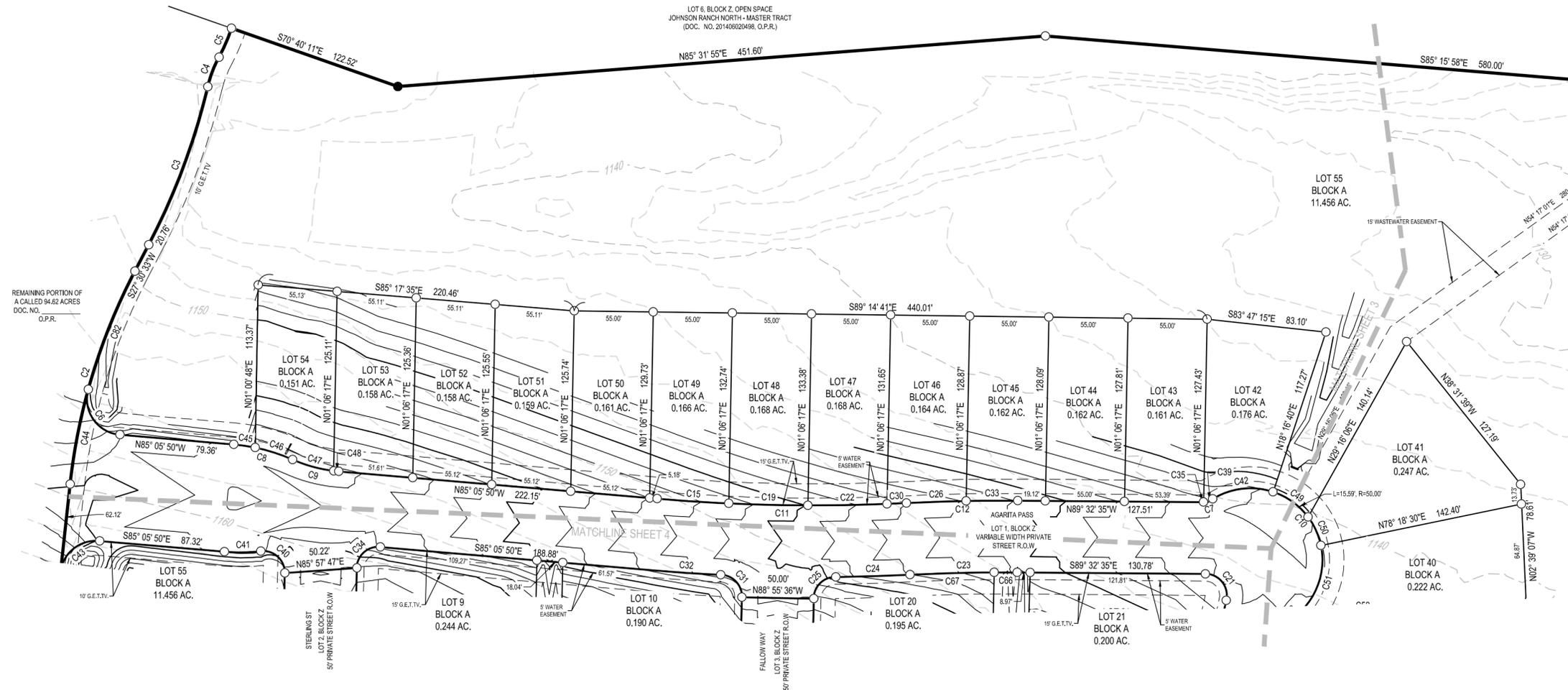
MHE JOB NO. - 3235.08
MHS JOB NO. - 214042

LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- FOUND 1/2" IRON ROD

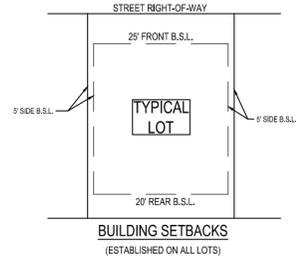


SCALE: 1" = 100'



REMAINING PORTION OF A CALLED 94.82 ACRES DOC. NO. O.P.R.

MATCHLINE SHEET 4



SUBDIVISION PLAT FOR JOHNSON RANCH SOUTH, UNIT 8

<p>OWNER/DEVELOPER: DHJB DEVELOPMENT, LLC C/O CHARLIE HILL 28 CORDILLERA TRACE, STE 4 BOERNE, TX 78006 OFF: (830) 336-2518 FAX: (830) 336-3540 CPHILL@DHINV.COM</p>	<p>SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE L. PRESSLER, R.P.L.S. 8 SPENCER ROAD, SUITE 300 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 KYLE.PRESSLER@MATKINHOOVER.COM</p>	<p>AGENT/PREPARER: MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT D. KELLER, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 GKELLER@MATKINHOOVER.COM</p>	<p>SUBMITTAL DATE: PRINT DATE: OCTOBER 27, 2021</p> <p>MHE JOB NO. - 3235.05 MHS JOB NO. - 21-4044</p> <p style="text-align: center; font-size: 1.2em;">2 OF 5</p>
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MATKIN HOOVER

ENGINEERING & SURVEYING

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

3303 SHELL ROAD SUITE 3 GEORGETOWN, TEXAS 78628 OFFICE: (512) 866-2244

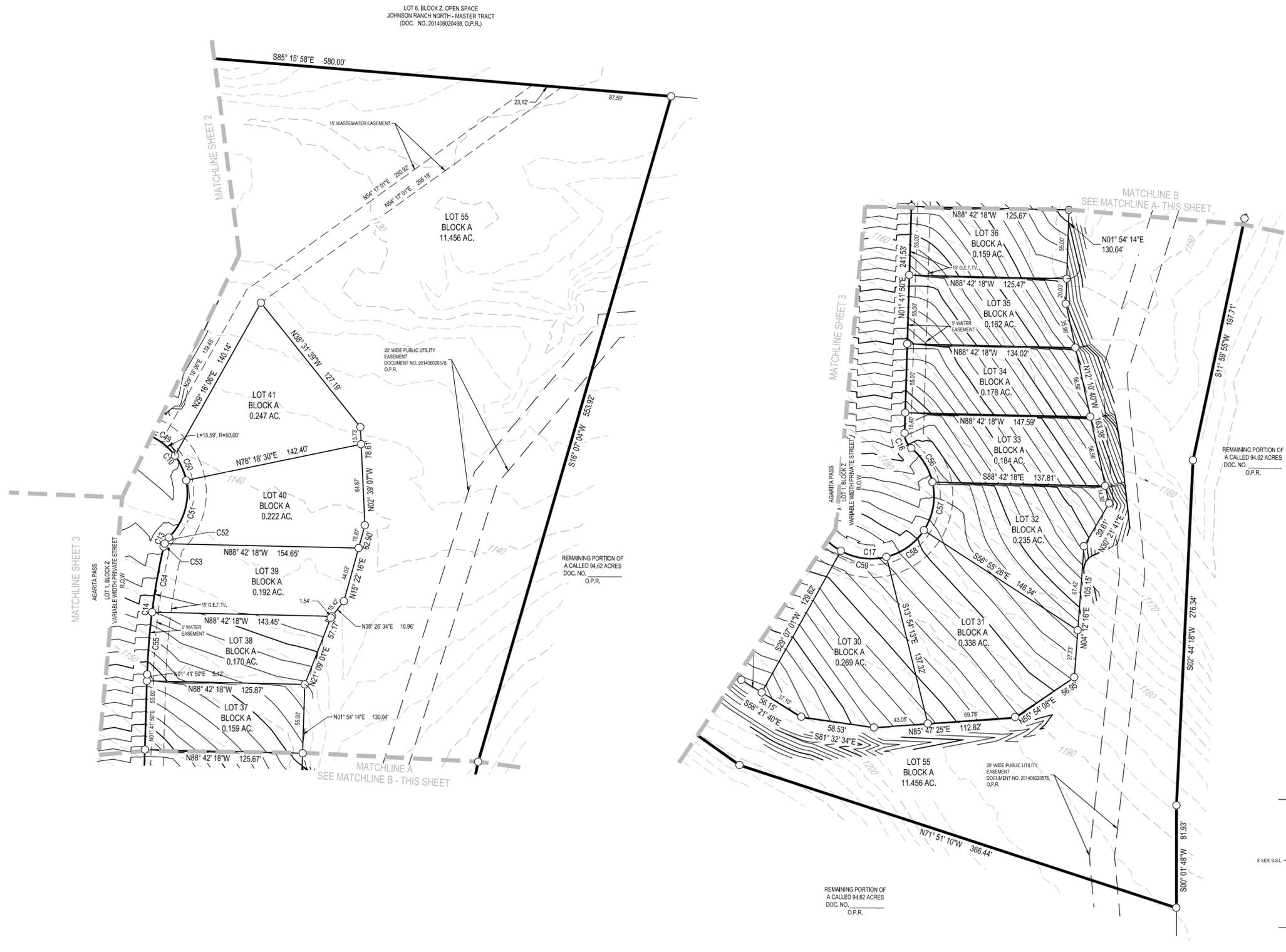
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1002-4000

LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- FOUND 1/2" IRON ROD



SCALE: 1" = 100'



SUBDIVISION PLAT FOR JOHNSON RANCH SOUTH, UNIT 8

OWNER/DEVELOPER:
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FAX: (830) 336-3540
CPHILL@DHINV.COM

SURVEYOR:
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SUBMITTAL DATE:
PRINT DATE: OCTOBER 27, 2021

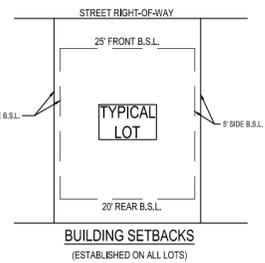
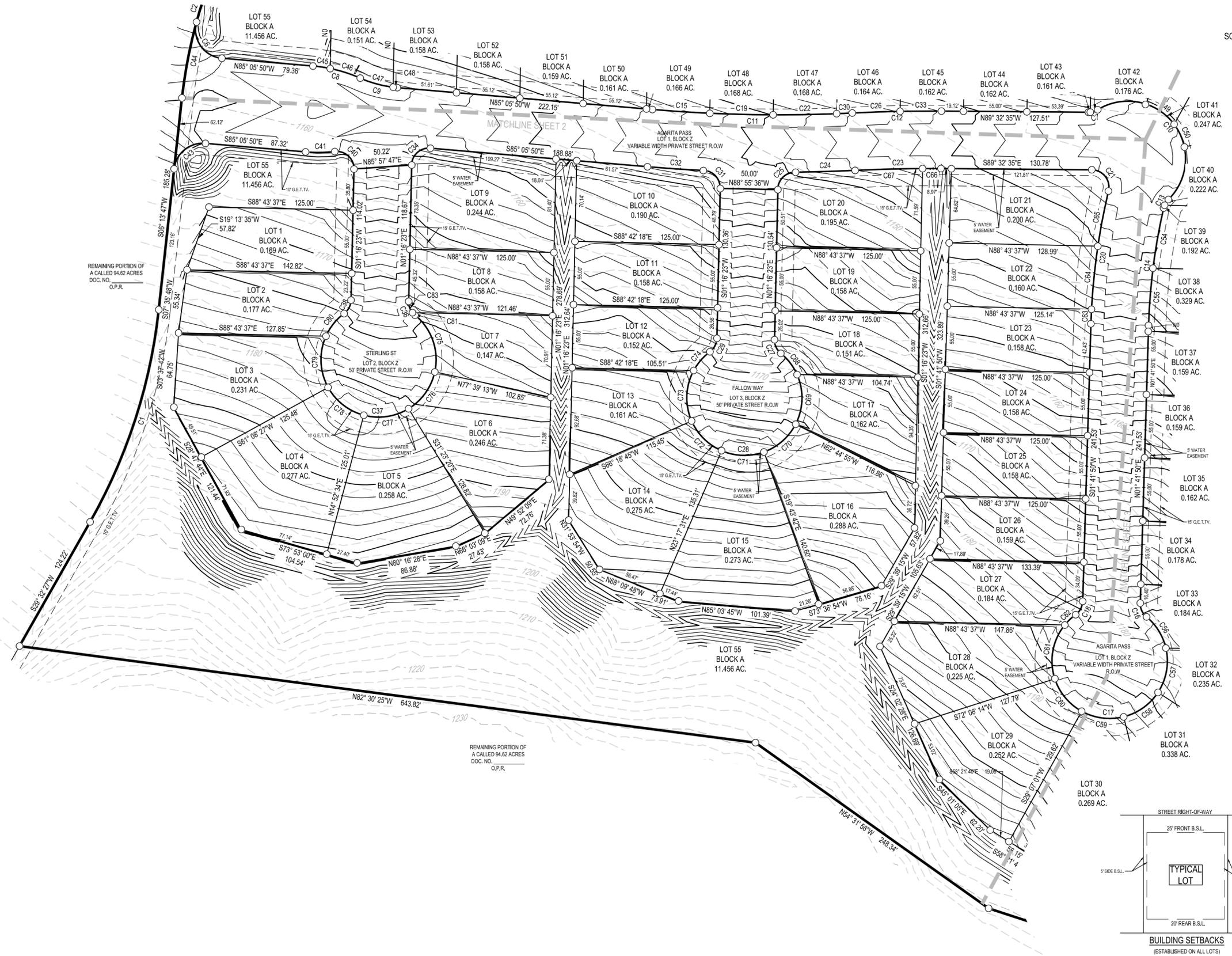
MHE JOB NO. - 3235.05
MHS JOB NO. - 21-4044

LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- FOUND 1/2" IRON ROD



SCALE: 1" = 100'



SUBDIVISION PLAT FOR JOHNSON RANCH SOUTH, UNIT 8

OWNER/DEVELOPER:
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OFFICE: (512) 868-2244
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

SUBMITTAL DATE:
PRINT DATE: OCTOBER 27, 2021

MHE JOB NO. - 3235.05
MHS JOB NO. - 21-4044

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	480.00'	195.29'	23°18'40"	N17° 53' 07"E	193.95'
C2	420.00'	155.99'	21°16'46"	S16° 52' 10"W	155.09'
C3	480.00'	117.91'	14°04'29"	N20° 28' 18"E	117.62'
C4	86.50'	22.04'	14°35'54"	S20° 44' 00"W	21.98'
C5	130.50'	21.93'	9°37'38"	N23° 13' 08"E	21.90'
C6	25.00'	43.86'	100°30'32"	N34° 50' 34"W	38.44'
C7	15.00'	8.40'	32°05'59"	S74° 24' 25"W	8.29'
C8	127.50'	42.46'	19°04'53"	N75° 33' 23"W	42.27'
C9	100.00'	33.30'	19°04'53"	N75° 33' 23"W	33.15'
C10	50.00'	145.78'	167°02'57"	N38° 07' 06"W	99.36'
C11	1275.00'	173.47'	7°47'43"	N88° 59' 42"W	173.34'
C12	1325.00'	77.46'	3°20'58"	S88° 46' 56"W	77.45'
C13	15.00'	8.49'	32°26'51"	N29° 10' 57"E	8.38'
C14	525.00'	103.19'	11°15'41"	N07° 19' 40"E	103.02'
C15	1275.00'	49.89'	2°14'32"	S86° 13' 06"E	49.89'
C16	15.00'	13.62'	52°01'12"	N24° 18' 47"W	13.16'
C17	50.00'	247.87'	284°02'25"	S88° 18' 10"E	61.54'
C18	15.00'	13.62'	52°01'12"	S27° 42' 26"W	13.16'
C19	1275.00'	55.01'	2°28'19"	S88° 34' 31"E	55.00'
C20	575.00'	116.68'	11°37'35"	S07° 30' 37"W	116.48'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C21	15.00'	26.93'	102°52'00"	S38° 06' 35"E	23.46'
C22	1275.00'	55.04'	2°28'25"	N88° 57' 08"E	55.04'
C23	1275.00'	74.53'	3°20'58"	N88° 46' 56"E	74.52'
C24	1325.00'	51.65'	2°14'01"	N88° 13' 27"E	51.65'
C25	15.00'	23.99'	91°38'44"	N45° 28' 24"E	21.52'
C26	1325.00'	41.56'	1°47'50"	S88° 00' 21"W	41.56'
C27	15.00'	13.62'	52°01'12"	N24° 44' 13"W	13.16'
C28	50.00'	247.87'	284°02'25"	S88° 43' 37"E	61.54'
C29	15.00'	13.62'	52°01'12"	S27° 16' 59"W	13.16'
C30	1275.00'	13.53'	0°36'29"	N87° 24' 41"E	13.53'
C31	15.00'	23.88'	91°13'24"	S43° 07' 41"E	21.44'
C32	1325.00'	48.61'	2°06'07"	S86° 08' 53"E	48.60'
C33	1325.00'	35.90'	1°33'08"	S89° 40' 50"W	35.90'
C34	15.00'	24.51'	93°37'47"	N48° 05' 17"E	21.87'
C35	15.00'	1.61'	6°10'03"	N87° 22' 23"E	1.61'
C36	15.00'	13.62'	52°01'12"	N24° 44' 13"W	13.16'
C37	50.00'	247.87'	284°02'25"	S88° 43' 37"E	61.54'
C38	15.00'	13.62'	52°01'12"	S27° 16' 59"W	13.16'
C39	15.00'	6.79'	25°55'56"	N71° 19' 23"E	6.73'
C40	15.00'	25.59'	97°44'32"	S47° 35' 53"E	22.60'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C41	127.50'	25.31'	11°22'18"	N89° 13' 01"E	25.26'
C42	50.00'	43.56'	49°55'15"	S83° 19' 03"W	42.20'
C43	25.00'	38.69'	88°40'23"	N50° 33' 58"E	34.94'
C44	420.00'	67.31'	9°10'55"	S10° 49' 15"W	67.24'
C45	127.50'	15.16'	6°48'43"	N81° 41' 28"W	15.15'
C46	127.50'	27.30'	12°16'10"	N72° 09' 02"W	27.25'
C47	100.00'	29.78'	17°03'54"	S74° 32' 54"E	29.67'
C48	100.00'	3.52'	2°00'59"	S84° 05' 21"E	3.52'
C49	50.00'	30.47'	34°54'55"	N54° 15' 53"W	30.00'
C50	50.00'	21.92'	25°06'56"	N24° 14' 58"W	21.74'
C51	50.00'	49.83'	57°05'52"	N16° 51' 26"E	47.79'
C52	15.00'	5.96'	22°46'41"	S34° 01' 02"W	5.92'
C53	15.00'	2.53'	9°40'11"	S17° 47' 36"W	2.53'
C54	525.00'	53.22'	5°48'29"	S10° 03' 17"W	53.20'
C55	525.00'	49.97'	5°27'12"	S04° 25' 26"W	49.95'
C56	50.00'	32.46'	37°11'32"	N31° 43' 37"W	31.89'
C57	50.00'	40.32'	46°12'25"	N09° 58' 21"E	39.24'
C58	50.00'	37.54'	43°01'13"	N54° 35' 10"E	36.67'
C59	50.00'	37.54'	43°01'13"	S82° 23' 36"E	36.67'
C60	50.00'	37.54'	43°01'13"	S39° 22' 23"E	36.67'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C61	50.00'	49.51'	56°44'18"	S10° 30' 23"W	47.52'
C62	50.00'	12.95'	14°50'30"	S46° 17' 47"W	12.92'
C63	575.00'	12.57'	1°15'10"	S02° 19' 25"W	12.57'
C64	575.00'	55.19'	5°29'56"	S05° 41' 58"W	55.16'
C65	575.00'	48.92'	4°52'29"	S10° 53' 10"W	48.91'
C66	1275.00'	16.04'	0°43'14"	N89° 54' 13"W	16.04'
C67	1275.00'	58.50'	2°37'44"	S88° 25' 18"W	58.49'
C68	50.00'	23.44'	26°51'27"	N37° 19' 06"W	23.22'
C69	50.00'	44.63'	51°08'27"	N01° 40' 51"E	43.16'
C70	50.00'	37.54'	43°01'13"	N48° 45' 41"E	36.67'
C71	50.00'	37.54'	43°01'13"	S88° 13' 05"E	36.67'
C72	50.00'	37.54'	43°01'13"	S45° 11' 52"E	36.67'
C73	50.00'	45.48'	52°06'47"	S02° 22' 09"W	43.93'
C74	50.00'	21.70'	24°52'03"	S40° 51' 34"W	21.53'
C75	50.00'	55.06'	63°05'36"	N19° 12' 01"W	52.32'
C76	50.00'	40.37'	46°15'53"	N35° 28' 44"E	39.29'
C77	50.00'	40.37'	46°15'53"	N81° 44' 37"E	39.29'
C78	50.00'	40.37'	46°15'53"	S51° 59' 30"E	39.29'
C79	50.00'	46.27'	53°01'29"	S02° 20' 48"E	44.64'
C80	50.00'	25.42'	29°07'39"	S38° 43' 46"W	25.15'

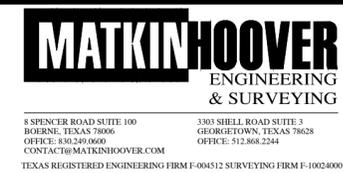
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C81	15.00'	3.10'	11°49'58"	S44° 49' 50"E	3.09'
C82	420.00'	88.68'	12°05'50"	S21° 27' 38"W	88.51'
C83	15.00'	10.52'	40°11'14"	S18° 49' 14"E	10.31'

SUBDIVISION PLAT FOR JOHNSON RANCH SOUTH, UNIT 8

OWNER/DEVELOPER:
DHJB DEVELOPMENT, LLC
C/O CHARLIE HILL
28 CORDILLERA TRACE, STE 4
BOERNE, TX 78006
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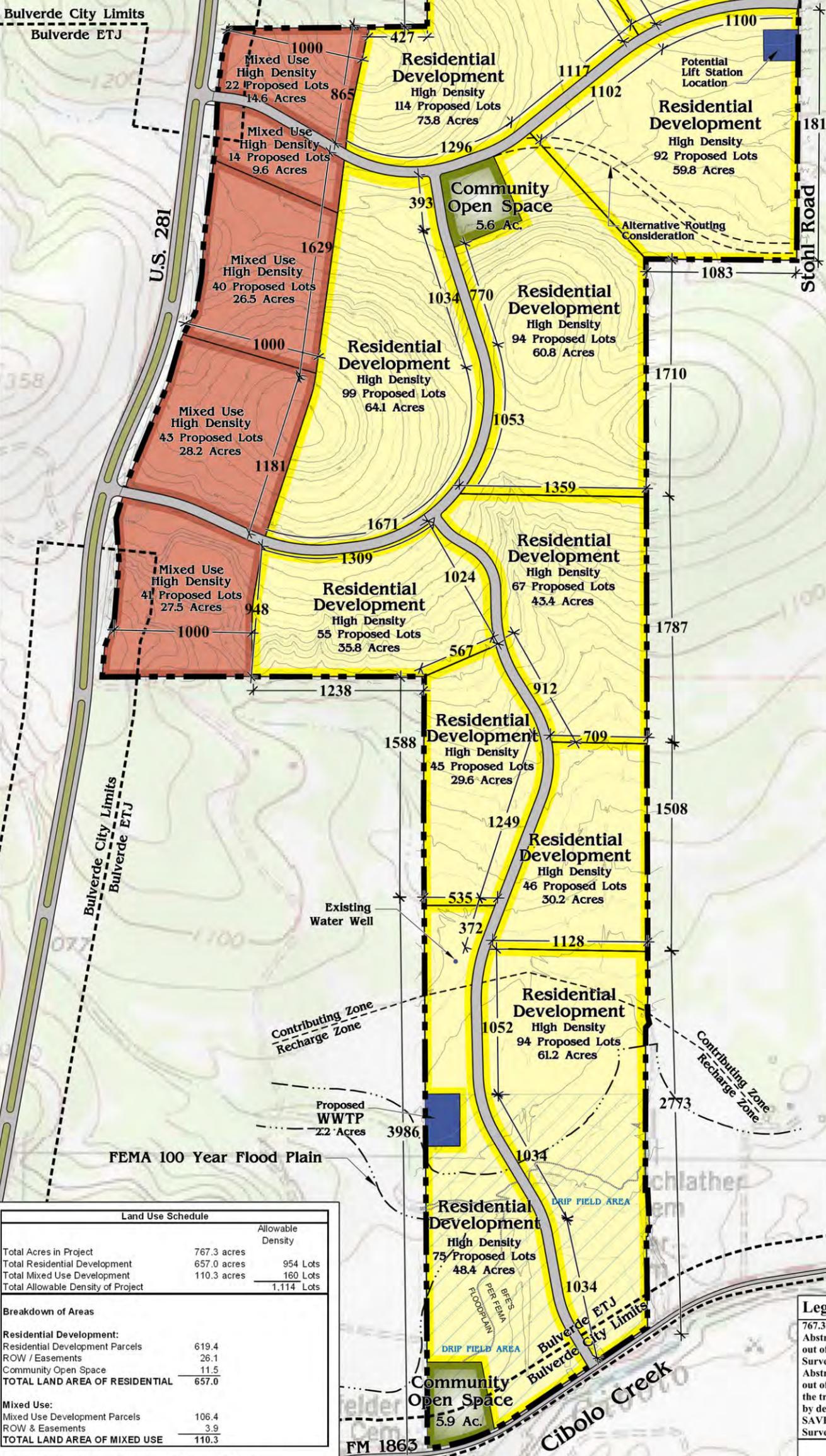
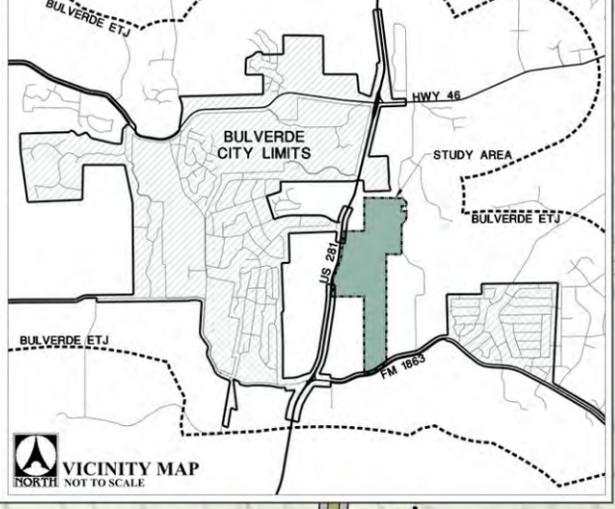
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SUBMITTAL DATE:
PRINT DATE: OCTOBER 27, 2021

MHE JOB NO. - 3235.05
MHS JOB NO. - 21-4044



Master Plan Submittal Notes

- General Note:** This Master Plan is being submitted in accordance with the City of Bulverde Subdivision Regulation Exhibit "I" Of Ordinance No. 74-02-02-12, February 12, 2002, (Amended through Ord. No. 129, 07-22-03) hereinafter called the "Applicable Ordinance".
- 1) Project Name - Johnson Ranch - (Subject to change as platting occurs). If individually named subdivisions are developed within the Master Planned area, their names will comply with Section 1.05 (a) (iii) 1) of the Applicable Ordinance.
 - 2) Project Owner and Subdivider - DH/JB Partnership, Ltd C/O Mike Schoenfeld 13000 US Hwy 290 West, Austin, TX 78737. 512/394-0635. There is no lienholder.
 - 3) Project Design Team
Planners/Landscape Architects
 RVI
 712 Congress Avenue, Suite 300
 Austin, Texas 78701
 512/480-0032
Engineers
 Bury + Partners
 3345 Bee Caves Road, Suite 200
 Austin, Texas 78746
 512/328-0011
Surveyor
 M.W. Cude Engineers, L.L.C.
 10325 Bandera Road
 San Antonio, Texas 78250
 210/681-2951
 - 4) Developer may re-configure the boundaries of the various development parcels / subdivision areas and arrange lots and local streets therein in accordance with the Applicable Ordinance for purposes of providing, among other things, safe access and traffic circulation, lot efficiency, building envelopes, positive drainage and open space.
 - 5) Lot counts in individual development parcels represent the estimated number of lots in any shown development parcel. The total number of lots in the overall project shall not exceed the maximum allowed pursuant to any legally effective lot density requirement in the Applicable Ordinance, if any, or as allowed pursuant to Section 202.003, Texas Local Government Code.
 - 6) Proposed collector road intersections at US 281 are in line with existing median breaks.
 - 7) FEMA 100 Year Flood Plain is based on FEMA maps and represents the best currently available data. However, this area is under review / study by FEMA and, upon completion, their findings will be incorporated into the design of final plats so that appropriate drainage easements can be established and no building sites will be located within the 100 year flood plain.
 - 8) Contours are shown at 5 foot intervals in lighter colors; 10 foot intervals are shown in darker colors.
 - 9) All proposed uses are considered High Density according to the Applicable Ordinance.
 - 10) Estimated EDU's for water and wastewater demand for the project: 1,500
 - 11) Total collector ROW within property limits is approximately 21,925 L.F. There are no thoroughfares.
 - 12) Land uses proposed within the city limits of Bulverde are subject to its current applicable zoning ordinance. Mixed Use areas in the Bulverde ETJ may be used for any lawful use authorized or allowed pursuant to state law including, but not limited to, the following types of development: office, retail, commercial, restaurant, warehouse, industrial, theatre, outdoor sales and residential housing including townhomes, condominiums, duplex / triplex / fourplex, multi-family apartments, and single-family housing.
 - 13) Off-site conditions are represented with USGS quad map information.
 - 14) Open Space and Public Use Dedication requirements shall be accomplished in accordance with the provisions of the Applicable Ordinance as the project is final plated.
 - 15) The Master Plan shall be accomplished in accordance with the Applicable Ordinance and any development agreement or strategic partnership agreement that may be negotiated with the City of Bulverde prior to the approval of the first final plat out of the Project's Master Plan area.
 - 16) Wastewater effluent irrigation areas shown hereon are based on preliminary flow estimates using Best Available Data. Irrigation zones shall be contained within easements and, in some cases, may be established across portions of the residential lots. Any such areas may be modified in accordance with TCEQ approval.
 - 17) Dimensions and locations of the various development parcels and elements shown hereon are approximate based on the 1" = 400' scale used hereon. As individual development parcels are final plated, detailed dimensions and survey information will be utilized.
 - 18) In the event the population of the development exceeds 3,000 persons, the developer will coordinate with the school district to determine whether an appropriate site exists within the development for a school and, if it does, the developer will discuss terms and conditions of a possible conveyance with the school district.
 - 19) Developer understands that easements and / or Rights of Way must be established and dedicated for purposes of containing drainage ways and the 100 year flood plain, utilities, rights of ways for internal roadways, additional rights of way for boundary streets, and other public uses. Such dedications as are required by the appropriate governmental authorities will occur as the developer records final plats on portions of the project.

Land Use Schedule		Allowable Density
Total Acres in Project	767.3 acres	
Total Residential Development	657.0 acres	954 Lots
Total Mixed Use Development	110.3 acres	160 Lots
Total Allowable Density of Project		1,114 Lots

Breakdown of Areas	
Residential Development:	
Residential Development Parcels	619.4
ROW / Easements	26.1
Community Open Space	11.5
TOTAL LAND AREA OF RESIDENTIAL	657.0
Mixed Use:	
Mixed Use Development Parcels	106.4
ROW & Easements	3.9
TOTAL LAND AREA OF MIXED USE	110.3

Legal Description

767.32 acres of land being approximately 162.40 acres out of the Agapita Gaytan Survey No. 194, Abstract No. 174, 30.92 acres out of the Julius Vogel Survey No. 720, Abstract No. 650, 150.75 acres out of the F.H. Faiguax Survey No. 787, Abstract No. 767, 171.48 acres out of the Jacob Kaderli Survey No. 465, Abstract No. 309, 162.27 acres out of the I. & G.N. R.R. Co. Survey No. 793, Abstract No. 289, 86.10 acres out of the A.L. Bueche Survey No. 582, Abstract No. 80, and 3.40 acres out of the John Kaderli Survey No. 449, Abstract No. 308, in Comal County, Texas and also being the tract of land (shown as 760 acres) conveyed to Clyde Johnson & Sons Hereford Ranch, LTD, by deed recorded in Document No. 200006037239, Official Records of Comal County, Texas, SAVE AND EXCEPT 0.07 of an acre of land (Schlather Cemetery) out of the Agapita Gaytan Survey No. 194, Abstract No. 174, Comal County, Texas.

DH/JB Partnership, Ltd.
A Texas Limited Partnership

Johnson Ranch

Master Plan

Bulverde, Texas

SCALE: 1" = 400'
0 200 400 800
Revised 03-24-06



File: L:\242789\Lotting Plans\City Submittals\JR-MasterPlan-March 24, 2006.dwg
The developer has reserved the right, without notice, to make changes to this map and other aspects of the development to comply with governmental requirements and to fulfill its marketing objective.

All information furnished regarding this property is from sources deemed reliable. However, RVI has not made an independent investigation of these sources and no warranty or representation is made by RVI as to the accuracy thereof and same is submitted subject to errors, omissions, land plan changes, or other conditions. This land plan is conceptual in nature and does not represent any regulatory approval. Land plan is subject to change.

REVIEW MEMORANDUM

TO: Ken Kolacny, P.E.
Matkin Hoover Engineering & Surveying
8 Spencer Road, Suite 100
Boerne, Texas 78006

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

SUBJECT: Johnson Ranch South Unit 8
Final Plat Review
PC-22-41

DATE: October 26, 2022

Halff Associates, on behalf of the City of Bulverde, has performed a review on the final plat (dated October 2021) and supporting documents for the **Johnson Ranch South Unit 8** development. The review was conducted relative to the requirements established in the vested Subdivision Ordinance 258-07-09-25 (with amendments through April 11, 2011) of the City of Bulverde AND the Development Agreement dated September 11, 2012. The following items were reviewed, with specific items to be addressed by the applicant listed below before resubmittal.

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

1. (2) Legal description should be updated to reference the correct deed documents. Ownership information for all deeds must match the owner's name called on the plat prior to final plat approval and recordation (DH/JP Partnership, LTD is different than DHJB Development, LLC – Note, owner block currently has a typo and states "DJHB").
2. (3) Sheet 1 needs to include the date of preparation of the plat.
3. (3) Include a scale bar on Sheets 2-4 of the plat.
4. (5) Engineer's signature block incorrectly referenced "Phase IV."
5. (6) Deed number 202110040010 referenced in the owner signature block and legal description is not included in submittal and does not come up in the Comal County Clerk records. Please clarify/revise.
6. (10) Provide acreage of private street lots on the plat.
7. (10) Submit County approval of new street name designations.
8. (12) Blocks must be designated using numbers (letters for blocks are not permitted).
9. (14) Provide bearing and distance dimension from a corner of the subdivision to a corner of the original tract or survey.
10. (15) Provide state plane grid coordinates for a minimum of 2 property corners.
11. (17) Proposed contour lines should be greyscale and reduced contour interval for clarity. Add labels to proposed contours.
12. (18) Add a note referencing vertical control datum of contours.
13. (22) Show concurrent plat outlines for the adjacent property and label as "concurrent platting." The Unit 7 and Unit 9 plats appear to be adjacent in several locations, but the proposed plat condition is not shown or called out (use dashed grey scale to avoid confusion).



14. (23) The plat title on Sheet 1 needs to include the words “Subdivision plat for” as shown on the other sheets.
15. Add Planning Director signature block per language 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

16. Provide drainage note specifying the amount of impervious cover allowed per lot to meet TCEQ and drainage design assumptions.
17. Add Key Map to clarify how sheets go together (similar to one provided on Unit 7).
18. Label open space lots
19. Correct typo in plat note 12 to say ETJ

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

1. (i) Only 1 deed is included with plat submittal. All deeds listed in the legal description need to be included with plat submittal.
2. (k) Letter of Credit or completed construction is required prior to plat recordation.
3. (r) Off-site wastewater easement required across Lot 6, Block Z, Johnson Ranch North – Master Tract, in order to connect to Sanitary Sewer located in the roadway.



PLANNING AND ZONING COMMISSION ITEM:
PC-22-42
FINAL PLAT
JOHNSON RANCH SOUTH, UNIT 9

MEETING DATE: November 10th, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Grant Fore, Planner II

REQUEST:

Consideration of a Final Plat for Johnson Ranch South, Unit 9 generally located near the intersection of Johnson Way and US Highway 281.

APPLICANT:

DHJB Development LLC c/o Mr. Charlie Hill
28 Cordillera Trace Suite 4
Boerne, TX 78006

PROPERTY INFORMATION:

Owner: DHJB Development
Legal Description: A 50.65 ACRE TRACT OF LAND, LOCATED IN THE JACOB KADERLI SURVEY NO. 465, ABSTRACT 309, AND THE F. H. FAIGAUX SURVEY NO. 787, ABSTRACT 767, COMAL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 94.62 ACRE TRACT OF LAND, DESCRIBED IN DOCUMENT NO. 202110040010 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A CALLED 41.37 ACRE TRACT OF LAND, DOCUMENT NO. 201306039214 O.P.R., COMAL COUNTY,
Size: 50.65 acres; 34 lots
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Single-Family Residential

SUMMARY:

This is a proposed final plat for Johnson Ranch South, Unit 9 part of the Johnson Ranch development for a which a Development Agreement dated July 22, 2008 was entered into and Master Plan adopted and is subject to the vested Subdivision Ordinance 258-07-09-25 with amendments through April 2011. The proposed Final Plat is for approximately 50.65 acres and establishes 34 lots.

ANALYSIS:

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

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

STAFF RECOMMENDATION:

The proposed submittal has been reviewed by Halff Associates and City staff. Review comments have not been addressed. Therefore, Staff recommends **DENIAL** of this Final Plat.

ATTACHMENTS:

Application

Final Plat

Master Development Plan

Plat 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: Johnson Ranch South Unit No 9
Location Description/Nearest Intersection: Johnson Way at U.S. Hwy. 281

2. Owner/Applicant: DHJB Development, LLC c/o Mr. Charlie Hill
Address: 28 Cordillera Trace, Suite 4, Boerne, TX 78006 Email: cphill@dhinv.com
Telephone: (830) 336-2518 Fax: _____ Mobile: (210) 825-1924
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

3. Licensed Engineer/Surveyor (technical contact): Matkin Hoover Eng. & Surveying c/o Ken Kolacny, P.E.
Address: 8 Spencer Rd, Suite 100, Boerne, TX 78006 Email: kkolacny@matkinhoover.com
Telephone: (830) 249-0600 Fax: _____ Mobile: (210) 317-5195

4. Property Details:

City Limits:	<input type="checkbox"/> In <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>GBRA</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>Johnson Ranch MUD</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>34</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>50.65</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>-</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>-</u>		

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

Signature of Owner/Applicant

9/13/22

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 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 (**Compliance Letter**)
- 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.
- N/A 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 (**Compliance Letter**)
- 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
- N/A TxDOT
- TCEQ
- N/A Other agencies or entities having jurisdiction
- N/A 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

- A digital copy of other applicable legal documents including deed restrictions, homeowner's association documents, etc.
- 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

This subdivision plat is subject to the 2008 Johnson Ranch Subdivision Development Agreement and is grand-fathered under the 2002 Subdivision Regulations.

FOR OFFICE USE ONLY:		
<input type="checkbox"/> Approved (Assign Case Number)		
<input type="checkbox"/> Returned (Provide Comments)		
Reviewed by:	Date:	Case Number:

NOTES:

- TOTAL ACREAGE: 50.65 ACRES.
- THE TOTAL AREA OF STREET RIGHT OF WAY IN THIS SUBDIVISION IS 17.63± ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 4121.44± LINEAR FEET.
- TOTAL NUMBER OF LOTS : 39
 - SINGLE FAMILY: 34
 - OPEN SPACE: 2
 - PRIVATE STREET: 3
- AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "DJHB DEVELOPMENT, LLC" OR ITS SUCCESSORS OR ASSIGNS.
- AS USED HEREIN THE TERM "PROPERTY OWNERS ASSOCIATION" SHALL MEAN PROPERTY OWNERS OR HOMEOWNERS ASSOCIATION HAVING JURISDICTION OVER THE PROPERTY DESCRIBED HEREIN AND THEIR SUCCESSORS AND ASSIGNS.
- TYPICAL SIDE BUILDING SETBACKS FOR LOTS ARE 5' UNLESS NOTED OTHERWISE.
- LOTS 1, 2 AND 3, BLOCK Z, ARE DESIGNATED AS PRIVATE STREET LOTS TO BE MAINTAINED BY THE DEVELOPER OR ITS ASSIGNS. PRIVATE STREET LOTS ARE FOR THE EXCLUSIVE USE OF STREETS AND UTILITIES SERVING THIS SUBDIVISION AND OTHER FEATURES AS APPROVED BY THE DEVELOPER.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE HOMEOWNER. THE HOMEOWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY. NO OBSTRUCTIONS OR FENCES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENTS.
- PUBLIC SIDEWALKS ARE REQUIRED ALONG THE STREETS AS SHOWN BY THE CONSTRUCTION PLANS. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- LOTS 21 & 22, BLOCK A ARE DESIGNATED AS OPEN SPACE LOTS. USES THAT MAY BE PERMITTED WITHIN THESE LOTS UPON WRITTEN AUTHORIZATION BY DEVELOPER INCLUDE : DRAINAGE CONVEYANCE, EASEMENTS, WATER AND WASTEWATER UTILITY EASEMENTS FOR WATER AND WASTEWATER UTILITY INSTALLATIONS, PARKS, TRAILS, WATER QUALITY FEATURES AND OTHER USES AS APPROVED BY THE DEVELOPER.
- ALL PROPERTY WITHIN THE SUBDIVISION IS IN THE EXTRATERRITORIAL JURISDICTION (EJT) OF THE CITY OF BULVERDE AND IS LOCATED WITHIN THE BOUNDARIES OF JOHNSON RANCH M.U.D..
- LOT GRADING SHALL BE PERFORMED BY THE HOMEOWNER IN ACCORDANCE WITH THE CONSTRUCTION PLANS.
- WATER SERVICE SHALL BE PROVIDED BY A PUBLIC WATER SYSTEM MEETING THE REQUIREMENTS OF TCEO AND ANY OTHER GOVERNMENTAL OR QUASI-GOVERNMENTAL AGENCY HAVING JURISDICTION OVER PUBLIC WATER SYSTEMS. THE PUBLIC WATER SYSTEM SHALL BE OPERATED PURSUANT TO A CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 12977 (CCN) BY ITS HOLDER, GUADALUPE BLANCO RIVER AUTHORITY. DEVELOPER, FOR ITSELF, SUCCESSORS, AND ASSIGNS RESERVES THE RIGHT TO DRILL, OPERATE, AND MAINTAIN PRIVATE OR PUBLIC WATER WELLS RESERVED UNTO DEVELOPER, ITS SUCCESSORS AND ASSIGNS. PRIVATE WATER WELLS ARE NOT PERMITTED ON ANY LOTS WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF DEVELOPER.
- WASTEWATER SERVICE WILL BE PROVIDED BY JOHNSON RANCH M.U.D. AND NO STRUCTURE IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL IT HAS WATER AND WASTEWATER SERVICE.
- WASTEWATER SERVICE SHALL BE PROVIDED BY A CENTRAL COLLECTION, TREATMENT AND EFFLUENT DISPOSAL SYSTEM APPROVED BY THE TCEO PURSUANT TO PERMIT NO. W00014975001 AND TO BE PROVIDED BY JOHNSON RANCH M.U.D. AND GUADALUPE-BLANCO RIVER AUTHORITY ("GBRA") PURSUANT TO CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 20892 (CCN) CURRENTLY HELD BY GBRA.
- WATER DISTRIBUTION MAINS SHALL BE LOCATED UNDER PAVEMENT OR IN WATER EASEMENTS AND SHALL NOT BE PLACED IN PUBLIC UTILITY EASEMENTS OR G.E.T.V EASEMENTS EXCEPT TO CROSS THEM.
- ALL PUBLIC UTILITY EASEMENTS AND G.E.T.V EASEMENTS SHALL ONLY BE USED FOR PUBLIC OR PRIVATE UTILITY ENTITIES (UNLESS OTHERWISE EXPRESSLY AUTHORIZED IN WRITING BY DEVELOPER) FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE, GAS, STORM DRAINAGE, POTABLE OR NON-POTABLE WATER, TREATED OR UNTREATED WASTEWATER AND/OR CATV LINES AND APPURTENANCES, WHICH PROVIDE SERVICE SOLELY AND EXCLUSIVELY TO THE PROPERTY INCLUDED IN THIS PLAT OR ANY ADJOINING PROPERTY DEVELOPED OR TO BE DEVELOPED BY AN ENTITY OWNED IN WHOLE OR IN PART BY THE PRINCIPLES, PARTNERS, OR OWNERS OF THE ENTITY WHICH OWNS THE PROPERTY DESCRIBED HEREIN.
- IT IS UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED UPON THE SURFACE OR UNDERGROUND WITHIN THE EASEMENTS DEDICATED HEREIN. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL THE RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO AND EGRESS FROM THE PRIVATE ROADWAYS AND EASEMENT, AND THE RIGHT FROM TIME TO TIME TO CUT ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY FACILITIES.
- DEVELOPER, FOR ITSELF, SUCCESSORS, AND ASSIGNS, RESERVES THE RIGHT TO USE AND TO GRANT TO THIRD PARTIES THE RIGHT TO USE THE WATER AND WASTEWATER EASEMENTS SHOWN HEREON FOR THE PURPOSES OF INSTALLING, REPAIRING, MAINTAINING, AND OPERATING A WATER DISTRIBUTION SYSTEM AND A SEWAGE TREATMENT AND DISPOSAL SYSTEM, INCLUDING THE RIGHT TO CONSTRUCT, MAINTAIN, AND OPERATE WATER OR SEWER MAINS OR LINES FOR THE TRANSMISSION OF TREATED, UNTREATED, POTABLE OR NON-POTABLE WATER, WASTEWATER, EFFLUENT AND SEWAGE OR FOR ANY OTHER UTILITY AMENITY WHETHER SERVING THE PROPERTY DESCRIBED HEREIN OR OTHERWISE.
- ALL UTILITIES INSTALLED WITHIN ANY PUBLIC UTILITY EASEMENT OR G.E.T.V EASEMENT DEDICATED BY THIS PLAT SHALL BE UNDERGROUND EXCEPT SUCH PORTIONS THAT ARE NECESSARY OR REQUIRED BY LAW TO BE MAINTAINED ABOVEGROUND WHICH ARE TYPICAL COMPONENTS OF AN UNDERGROUND UTILITY SYSTEM THAT ARE NONETHELESS CONSTRUCTED ABOVEGROUND AND WHICH HAVE BEEN APPROVED BY DEVELOPER OR DECLARANT OF ANY RESTRICTIVE COVENANTS IMPOSED UPON THE PROPERTY DESCRIBED HEREIN IN WRITING PRIOR TO THEIR CONSTRUCTION.
- THE CURRENT ELECTRIC SERVICE PROVIDER IS CPS ENERGY, PROVIDED HOWEVER, DEVELOPER RESERVES THE RIGHT TO ALLOW OTHER ELECTRIC SERVICE PROVIDERS TO SERVE THIS PLATTED AREA OR OTHER PORTIONS OF JOHNSON RANCH.
- THE CURRENT TELECOMMUNICATIONS SERVICE PROVIDER IS GUADALUPE VALLEY TELEPHONE COOPERATIVE, PROVIDED HOWEVER, DEVELOPER RESERVES THE RIGHT TO ALLOW OTHER TELECOMMUNICATIONS SERVICE PROVIDERS TO SERVE THIS PLATTED AREA OR OTHER PORTIONS OF JOHNSON RANCH.

CPS NOTES:

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

JOHNSON RANCH SOUTH, UNIT 9

A 50.65 ACRE TRACT OF LAND, LOCATED IN THE JACOB KADERLI SURVEY NO. 465, ABSTRACT 309, AND THE F. H. FAIGAUX SURVEY NO. 787, ABSTRACT 767, COMAL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 94.62 ACRE TRACT OF LAND, DESCRIBED IN DOCUMENT NO. 202110040010 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A CALLED 41.37 ACRE TRACT OF LAND, DOCUMENT NO. 201306039214 O.P.R., COMAL COUNTY, TEXAS.

I, **KEN B. KOLACNY**, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT NO PORTION OF PHASE IV IS ENCRACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48091C0220F, EFFECTIVE DATE SEPTEMBER 2, 2009 FOR COMAL COUNTY, TEXAS.

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

KEN B. KOLACNY
REGISTERED PROFESSIONAL ENGINEER
NO. 86300 STATE OF TEXAS



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

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

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

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



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

I, **CHARLIE HILL**, AUTHORIZED AGENT FOR DJHB DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 202110040010 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. THIS SUBDIVISION IS TO BE KNOWN AS JOHNSON RANCH SOUTH, UNIT 9.

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

DJHB DEVELOPMENT, LLC
C/O CHARLIE HILL
28 CORDILLERA TRACE, STE. 4
BOERNE, TX 78006

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

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

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

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

STATE OF TEXAS
COUNTY OF COMAL

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

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

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

COUNTY CLERK
COMAL COUNTY, TEXAS

BY: _____
DEPUTY TO COUNTY CLERK

THIS PLAT OF **JOHNSON RANCH SOUTH, UNIT 9** 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

FLOOD NOTE:

THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 48091C0220F, DATED SEPTEMBER 2, 2009.

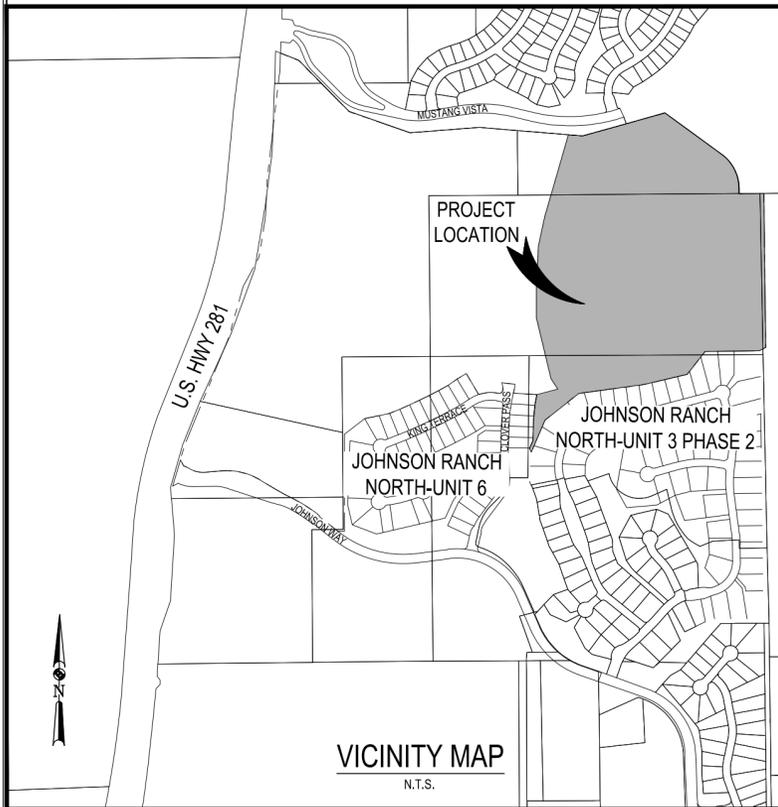
THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

GUADALUPE-BLANCO RIVER AUTHORITY NOTES:

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

DRAINAGE EASEMENT NOTE:

- THERE IS HEREBY DEDICATED A THIRTY (30) FOOT WIDE DRAINAGE AND LANDSCAPE EASEMENT CENTERED ON ALL SIGNIFICANT NATURAL RUNOFF DRAINAGE WAYS UNLESS NOTED OTHERWISE ON THIS PLAT. THE ARCHITECTURAL REVIEW COMMITTEE OF THE PROPERTY OWNERS' ASSOCIATION WILL DEFINE WHICH DRAINAGEWAYS WILL REQUIRE DRAINAGE EASEMENTS AND MAY RESTRICT THE LOCATION OF BUILDINGS AND/OR OTHER IMPROVEMENTS AS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN THE KENDALL COUNTY DEED RECORDS. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DRAINAGE EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E., NO SOLID FENCES, DENSE SHRUBBERY, STRUCTURES, OR SEPTIC TANK DRAIN FIELDS).



OWNER/DEVELOPER:
DJHB DEVELOPMENT, LLC
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SURVEYOR:
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AGENT/PREPARER:
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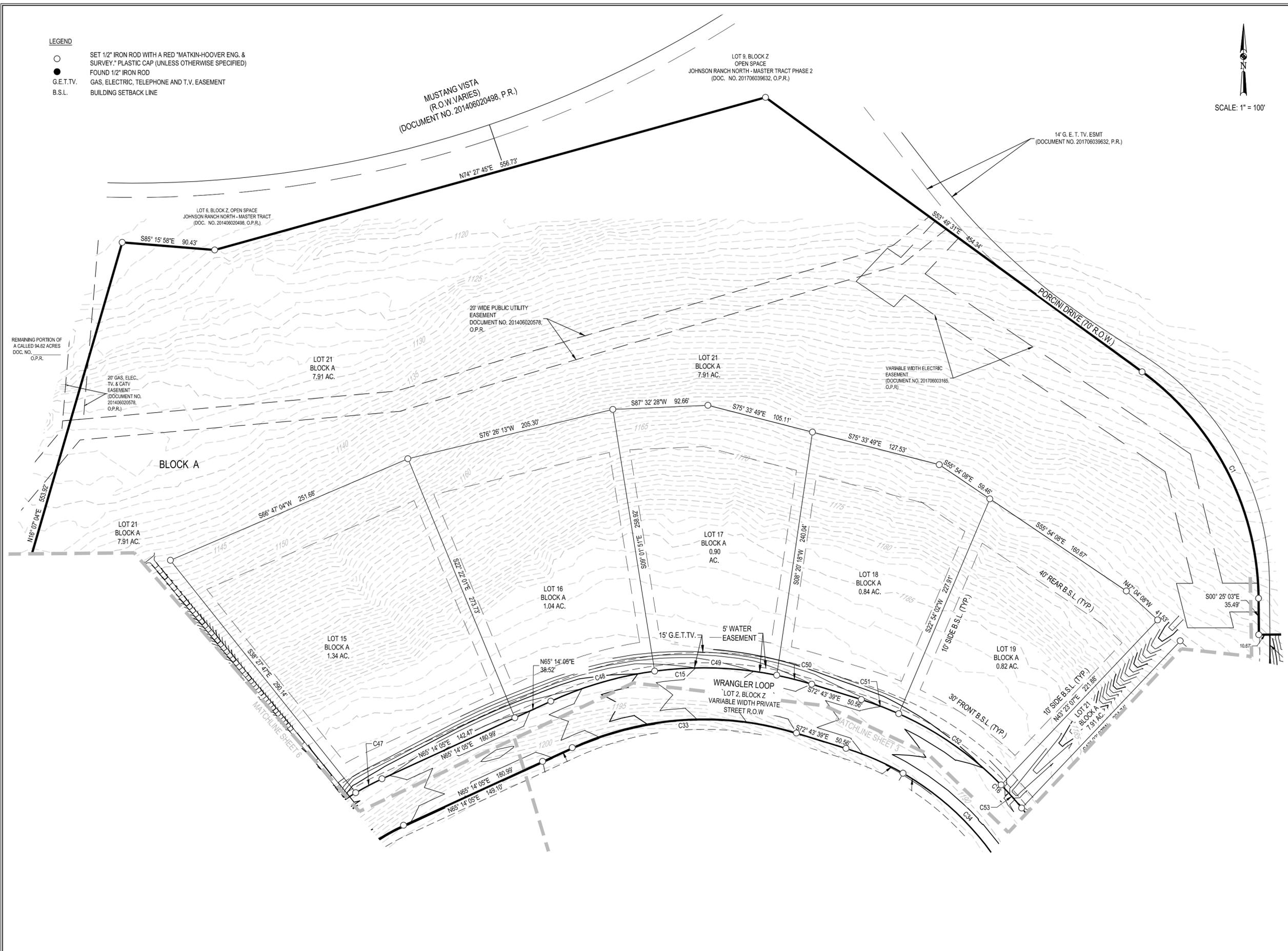
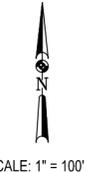
3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512-866-2244
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

DATE:

MHE JOB NO. - 3235.09
MHS JOB NO. - 21-2042

LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- FOUND 1/2" IRON ROD
- G.E.T.T.V. GAS, ELECTRIC, TELEPHONE AND T.V. EASEMENT
- - - B.S.L. BUILDING SETBACK LINE



SUBDIVISION PLAT FOR JOHNSON RANCH SOUTH, UNIT 9

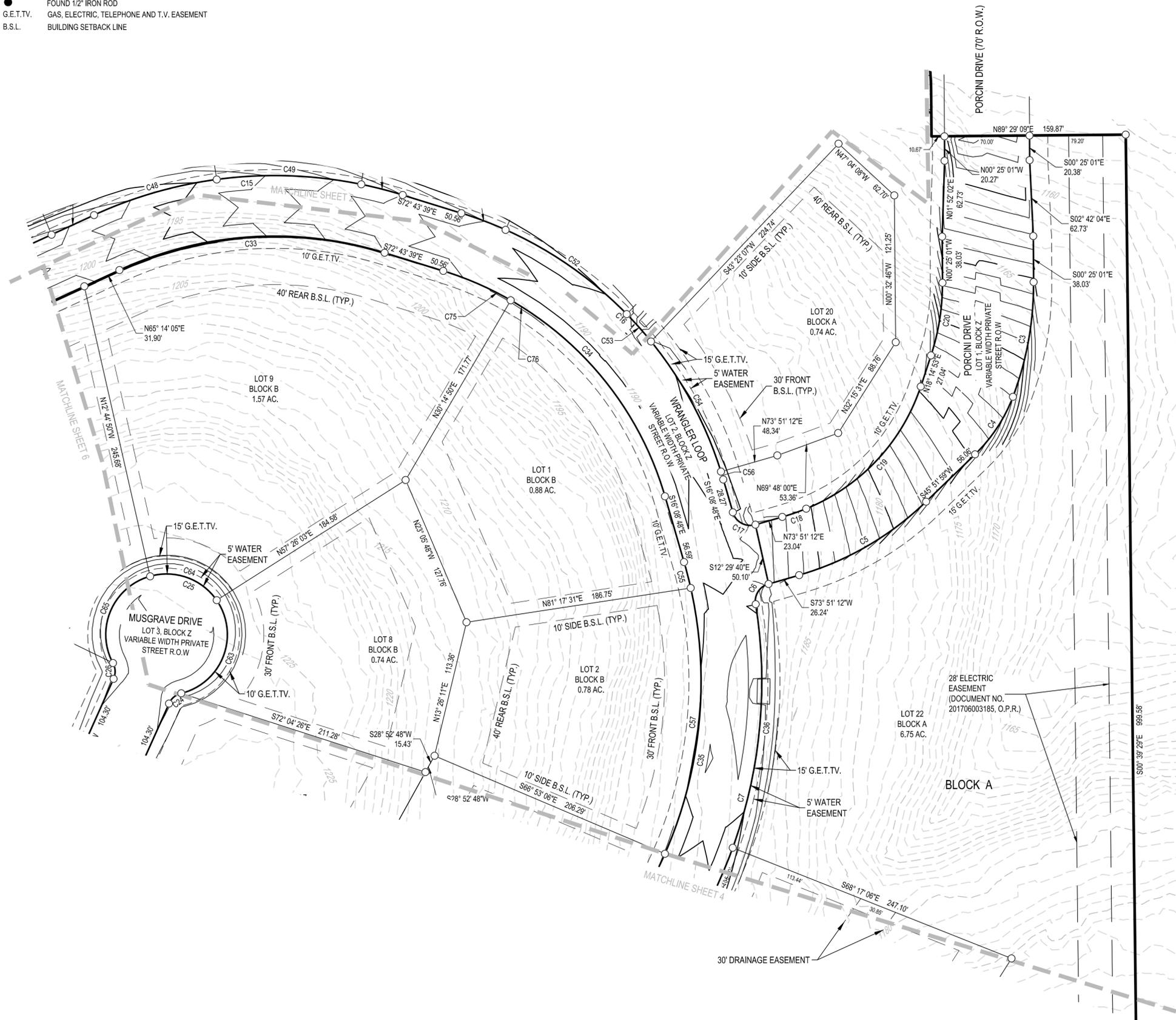
<p>OWNER/DEVELOPER: DHJB DEVELOPMENT, LLC C/O CHARLIE HILL 28 CORDILLERA TRACE, STE 4 BOERNE, TX 78006 OFF: (830) 336-2518 FAX: (830) 336-3540 CPHILL@DHINV.COM</p>	<p>SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE L. PRESSLER, R.P.L.S. 8 SPENCER ROAD, SUITE 300 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 KYLE.PRESSLER@MATKINHOOVER.COM</p>	<p>AGENT/PREPARER: MATKIN HOOVER ENGINEERING & SURVEYING C/O KEN B. KOLACNY, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 KKOLACNY@MATKINHOOVER.COM</p>	<p style="text-align: center;">MATKIN HOOVER ENGINEERING & SURVEYING</p> <p style="font-size: small;">8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 CONTACT@MATKINHOOVER.COM</p> <p style="font-size: small; text-align: right;">3303 SHELL ROAD SUITE 3 GEORGETOWN, TEXAS 78628 OFFICE: (512) 866-2244</p> <p style="font-size: x-small; text-align: center;">TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000</p>	<p style="text-align: right;">SUBMITTAL DATE: PRINT DATE: SEPTEMBER 30, 2021</p> <p style="text-align: right;">MHE JOB NO. - 3235.09 MHS JOB NO. - 21-4044</p> <p style="text-align: right; font-size: large;">2 OF 7</p>
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LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- FOUND 1/2" IRON ROD
- G.E.T.V. GAS, ELECTRIC, TELEPHONE AND T.V. EASEMENT
- B.S.L. BUILDING SETBACK LINE



LOT 9, BLOCK Z
OPEN SPACE
JOHNSON RANCH NORTH - MASTER TRACT PHASE 2
(DOC. NO. 201706039632, O.P.R.)



CALLED 152.278 ACRES
NSHE TX MABANK LLC
(DESCRIBED IN DOC.
#200806002938 O.P.R.)

SUBDIVISION PLAT FOR JOHNSON RANCH SOUTH, UNIT 9

OWNER/DEVELOPER:
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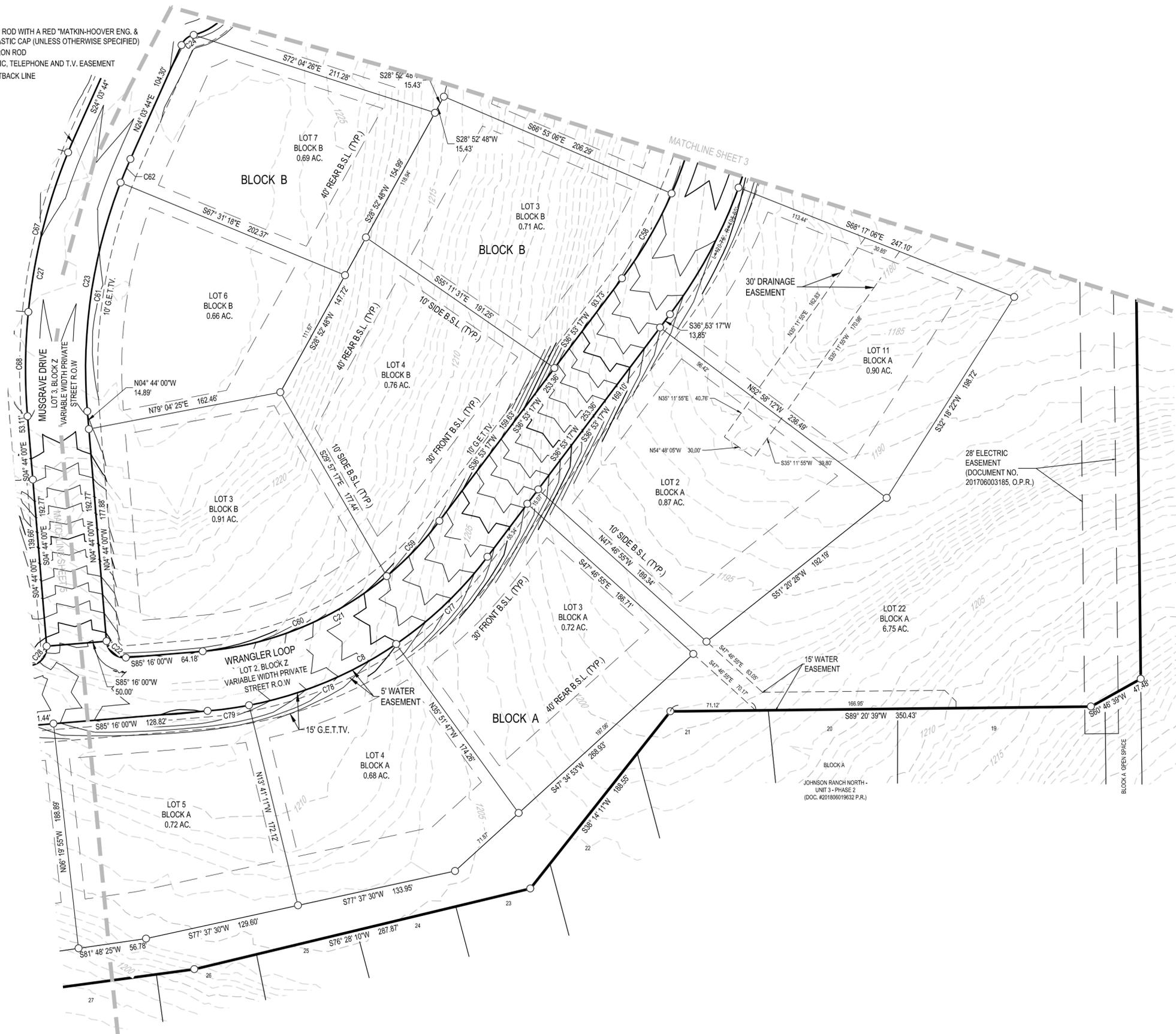
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1002-4000

SUBMITTAL DATE:
PRINT DATE: SEPTEMBER 30, 2021

MHE JOB NO. - 3235.09
MHS JOB NO. - 21-4044

LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- FOUND 1/2" IRON ROD
- G.E.T.V. GAS, ELECTRIC, TELEPHONE AND T.V. EASEMENT
- B.S.L. BUILDING SETBACK LINE



SUBDIVISION PLAT FOR JOHNSON RANCH SOUTH, UNIT 9

OWNER/DEVELOPER:
DHJB DEVELOPMENT, LLC
C/O CHARLIE HILL
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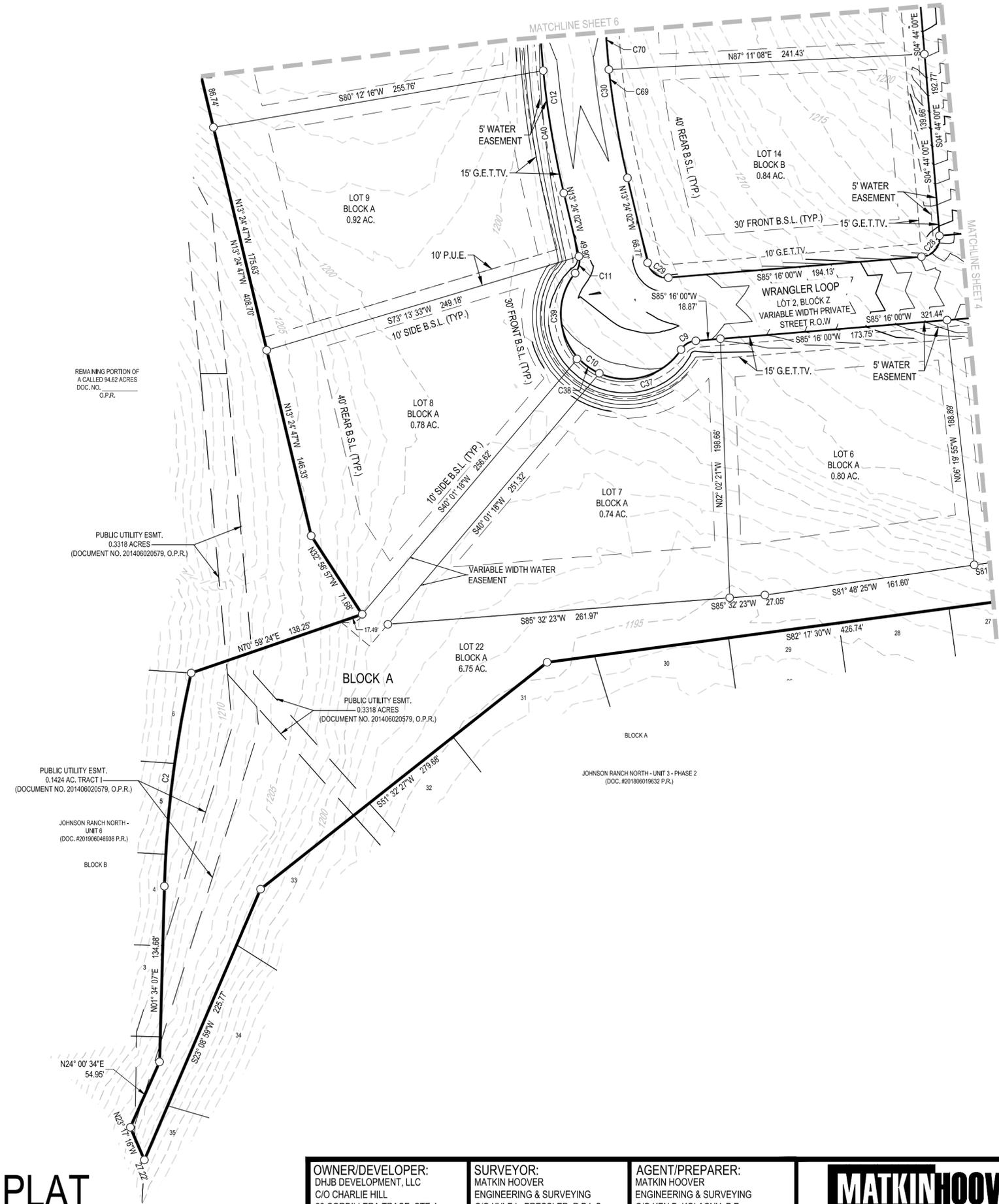
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

SUBMITTAL DATE:
PRINT DATE: SEPTEMBER 30, 2021

MHE JOB NO. - 3235.09
MHS JOB NO. - 21-4044

LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- FOUND 1/2" IRON ROD
- G.E.T.V. GAS, ELECTRIC, TELEPHONE AND T.V. EASEMENT
- B.S.L. BUILDING SETBACK LINE



SUBDIVISION PLAT FOR JOHNSON RANCH SOUTH, UNIT 9

<p>OWNER/DEVELOPER: DHJB DEVELOPMENT, LLC C/O CHARLIE HILL 28 CORDILLERA TRACE, STE 4 BOERNE, TX 78006 OFF: (830) 336-2518 FAX: (830) 336-3540 CPHILL@DHINV.COM</p>	<p>SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE L. PRESSLER, R.P.L.S. 8 SPENCER ROAD, SUITE 300 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 KYLE.PRESSLER@MATKINHOOVER.COM</p>	<p>AGENT/PREPARER: MATKIN HOOVER ENGINEERING & SURVEYING C/O KEN B. KOLACNY, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 KKOLACNY@MATKINHOOVER.COM</p>	<p>MATKIN HOOVER ENGINEERING & SURVEYING</p> <p>8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 CONTACT@MATKINHOOVER.COM</p> <p>3303 SHELL ROAD SUITE 3 GEORGETOWN, TEXAS 78628 OFFICE: (512) 866-2244</p> <p>TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000</p>	<p>SUBMITTAL DATE: PRINT DATE: SEPTEMBER 30, 2021</p> <p>MHE JOB NO. - 3235.09 MHS JOB NO. - 21-4044</p> <p style="text-align: center; font-size: 1.2em;">5 OF 7</p>
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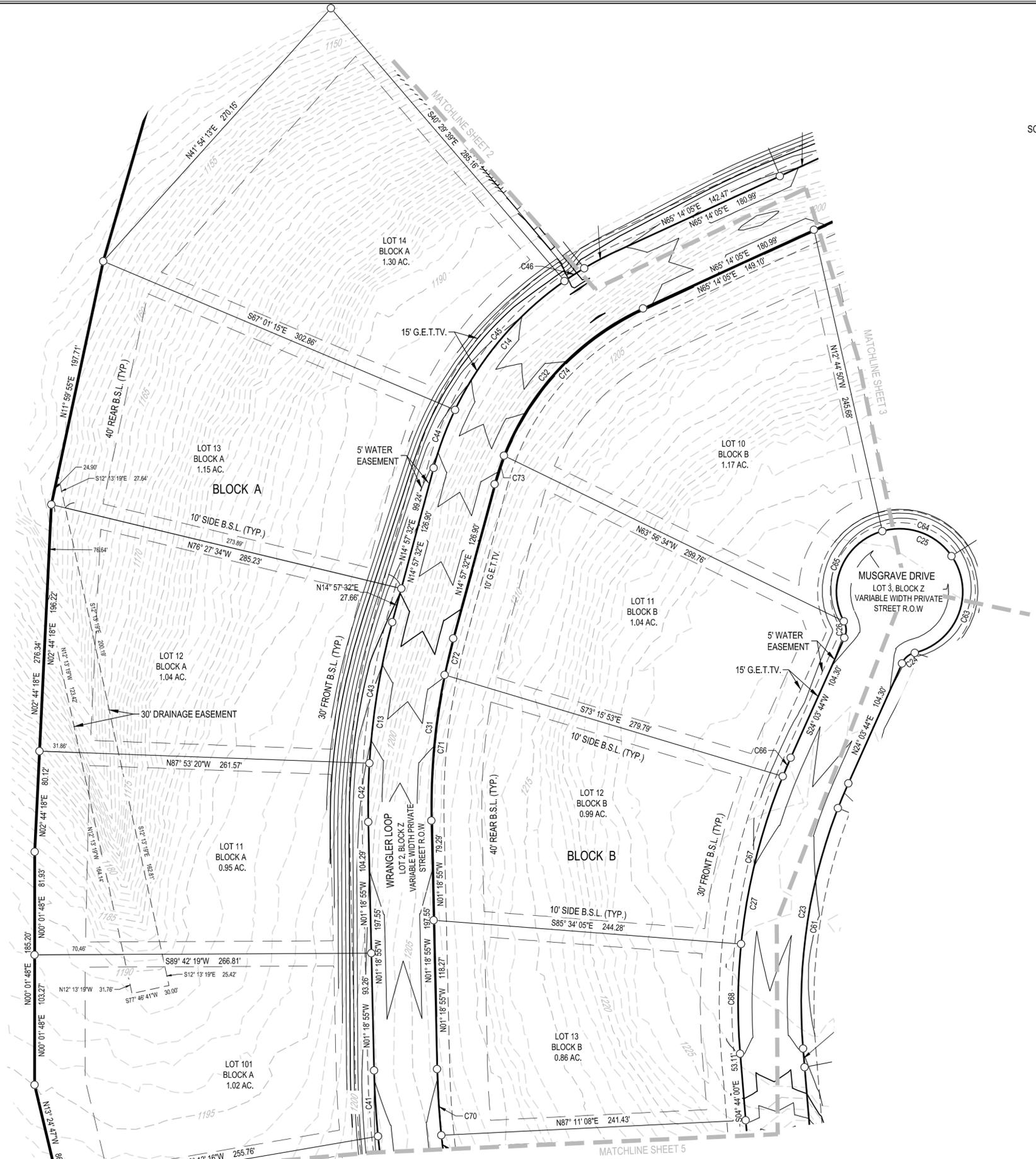
LEGEND

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- B.S.L. BUILDING SETBACK LINE



REMAINING PORTION OF
A CALLED 94.62 ACRES
DOC. NO. _____
O.P.R.

SUBDIVISION PLAT FOR JOHNSON RANCH SOUTH, UNIT 9



OWNER/DEVELOPER:
DHJB DEVELOPMENT, LLC
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MATKINHOOVER
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OFFICE: (512) 866-2244

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

SUBMITTAL DATE:
PRINT DATE: SEPTEMBER 30, 2021

MHE JOB NO. - 3235.05
MHS JOB NO. - 21-4044

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	277.00'	257.91'	53°20'51"	S27° 07' 17"E	248.70'
C2	850.00'	165.07'	11°07'36"	N07° 07' 56"E	164.81'
C3	262.50'	96.89'	21°08'51"	S10° 09' 25"W	96.34'
C4	130.50'	57.26'	25°08'25"	S33° 18' 03"W	56.80'
C5	250.00'	122.12'	27°59'13"	S59° 51' 36"W	120.91'
C6	15.00'	21.71'	82°55'56"	S32° 23' 14"W	19.87'
C7	405.00'	324.92'	45°58'00"	S13° 54' 16"W	316.28'
C8	325.00'	274.42'	48°22'44"	S61° 04' 39"W	266.34'
C9	15.00'	13.62'	52°01'12"	S59° 15' 24"W	13.16'
C10	50.00'	161.77'	185°22'22"	N54° 04' 01"W	99.89'
C11	15.00'	13.62'	52°01'12"	N12° 36' 34"E	13.16'
C12	700.00'	147.65'	12°05'08"	N07° 21' 28"W	147.38'
C13	565.00'	160.48'	16°16'27"	N06° 49' 19"E	159.94'
C14	265.00'	232.53'	50°16'33"	N40° 05' 49"E	225.14'
C15	355.00'	260.46'	42°02'16"	N86° 15' 13"E	254.66'
C16	325.00'	320.94'	56°34'51"	S44° 26' 14"E	308.06'
C17	15.00'	23.56'	90°00'00"	S61° 08' 48"E	21.21'
C18	200.00'	20.90'	5°59'16"	N70° 51' 34"E	20.89'
C19	164.50'	142.46'	49°37'03"	N43° 03' 24"E	138.05'
C20	187.50'	61.08'	18°39'53"	N08° 54' 56"E	60.81'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C21	275.00'	232.20'	48°22'44"	S61° 04' 39"W	225.37'
C22	15.00'	23.56'	90°00'00"	N49° 44' 00"W	21.21'
C23	430.00'	216.11'	28°47'44"	N09° 39' 52"E	213.84'
C24	15.00'	13.62'	52°01'12"	N50° 04' 21"E	13.16'
C25	50.00'	247.87'	284°02'25"	N65° 56' 16"W	61.54'
C26	15.00'	13.62'	52°01'12"	S01° 56' 52"E	13.16'
C27	480.00'	241.24'	28°47'44"	S09° 39' 52"W	238.71'
C28	15.00'	23.56'	90°00'00"	S40° 16' 00"W	21.21'
C29	15.00'	21.29'	81°19'57"	N54° 04' 01"W	19.55'
C30	650.00'	137.11'	12°05'08"	N07° 21' 28"W	136.85'
C31	515.00'	146.28'	16°16'27"	N06° 49' 19"E	145.79'
C32	215.00'	188.66'	50°16'33"	N40° 05' 49"E	182.66'
C33	305.00'	223.78'	42°02'16"	N86° 15' 13"E	218.79'
C34	275.00'	271.57'	56°34'51"	S44° 26' 14"E	260.67'
C35	355.00'	328.60'	53°02'05"	S10° 22' 14"W	316.99'
C36	405.00'	204.16'	28°52'59"	N05° 21' 46"E	202.01'
C37	50.00'	70.71'	81°02'00"	N73° 45' 48"E	64.97'
C38	50.00'	20.19'	23°08'10"	S54° 09' 07"E	20.05'
C39	50.00'	70.86'	81°12'12"	S01° 58' 56"E	65.08'
C40	700.00'	95.27'	7°47'54"	S09° 30' 05"E	95.20'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C41	700.00'	52.38'	4°17'14"	S03° 27' 32"E	52.37'
C42	565.00'	46.70'	4°44'09"	S01° 03' 10"W	46.69'
C43	565.00'	113.78'	11°32'18"	S09° 11' 24"W	113.59'
C44	265.00'	49.16'	10°37'48"	S20° 16' 26"W	49.09'
C45	265.00'	135.73'	29°20'50"	S40° 15' 45"W	134.26'
C46	265.00'	18.61'	4°01'28"	S56° 56' 54"W	18.61'
C47	265.00'	29.02'	6°16'27"	S62° 05' 52"W	29.00'
C48	355.00'	105.67'	17°03'16"	S73° 45' 43"W	105.28'
C49	355.00'	119.55'	19°17'39"	N88° 03' 49"W	118.98'
C50	355.00'	35.25'	5°41'20"	N75° 34' 19"W	35.23'
C51	325.00'	39.00'	6°52'32"	N69° 17' 23"W	38.98'
C52	325.00'	122.38'	21°34'28"	N55° 03' 53"W	121.66'
C53	325.00'	30.13'	5°18'39"	N41° 37' 20"W	30.11'
C54	325.00'	122.71'	21°38'00"	N28° 09' 00"W	121.98'
C55	355.00'	22.11'	3°34'05"	N14° 21' 45"W	22.10'
C56	325.00'	6.73'	1°11'12"	N16° 44' 24"W	6.73'
C57	355.00'	224.25'	36°11'34"	N05° 31' 04"E	220.54'
C58	355.00'	82.24'	13°16'26"	N30° 15' 04"E	82.06'
C59	275.00'	63.95'	13°19'25"	N43° 32' 59"E	63.80'
C60	275.00'	168.25'	35°03'19"	N67° 44' 21"E	165.64'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C61	430.00'	194.77'	25°57'09"	S08° 14' 35"W	193.11'
C62	430.00'	21.34'	2°50'35"	S22° 38' 27"W	21.33'
C63	50.00'	96.57'	110°39'30"	N20° 45' 12"E	82.24'
C64	50.00'	62.18'	71°15'26"	N70° 12' 16"W	58.25'
C65	50.00'	89.12'	102°07'29"	S23° 06' 16"W	77.78'
C66	480.00'	16.12'	1°55'27"	S23° 06' 01"W	16.12'
C67	480.00'	137.80'	16°26'56"	S13° 54' 50"W	137.33'
C68	480.00'	87.32'	10°25'21"	S00° 28' 41"W	87.20'
C69	650.00'	84.37'	7°26'13"	S09° 40' 56"E	84.31'
C70	650.00'	52.74'	4°38'55"	S03° 38' 22"E	52.72'
C71	515.00'	116.44'	12°57'16"	S05° 09' 44"W	116.19'
C72	515.00'	29.84'	3°19'11"	S13° 17' 57"W	29.83'
C73	215.00'	23.89'	6°21'56"	S18° 08' 31"W	23.87'
C74	215.00'	164.77'	43°54'36"	S43° 16' 47"W	160.77'
C75	275.00'	60.73'	12°39'07"	N66° 24' 05"W	60.60'
C76	275.00'	210.84'	43°55'44"	N38° 06' 40"W	205.72'
C77	325.00'	105.83'	18°39'28"	N46° 13' 01"E	105.37'
C78	325.00'	133.73'	23°34'35"	N67° 20' 02"E	132.79'
C79	325.00'	34.85'	6°08'41"	N82° 11' 40"E	34.84'

SUBDIVISION PLAT FOR JOHNSON RANCH SOUTH, UNIT 9

OWNER/DEVELOPER:
DHJB DEVELOPMENT, LLC
C/O CHARLIE HILL
28 CORDILLERA TRACE, STE 4
BOERNE, TX 78006
OFF: (830) 336-2518
FAX: (830) 336-3540
CPHILL@DHINV.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 KEN B. KOLACNY, P.E.
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
OFF: (830) 249-0600
FAX: (830) 249-0099
KKOLACNY@MATKINHOOVER.COM

MATKIN HOOVER
ENGINEERING
& SURVEYING

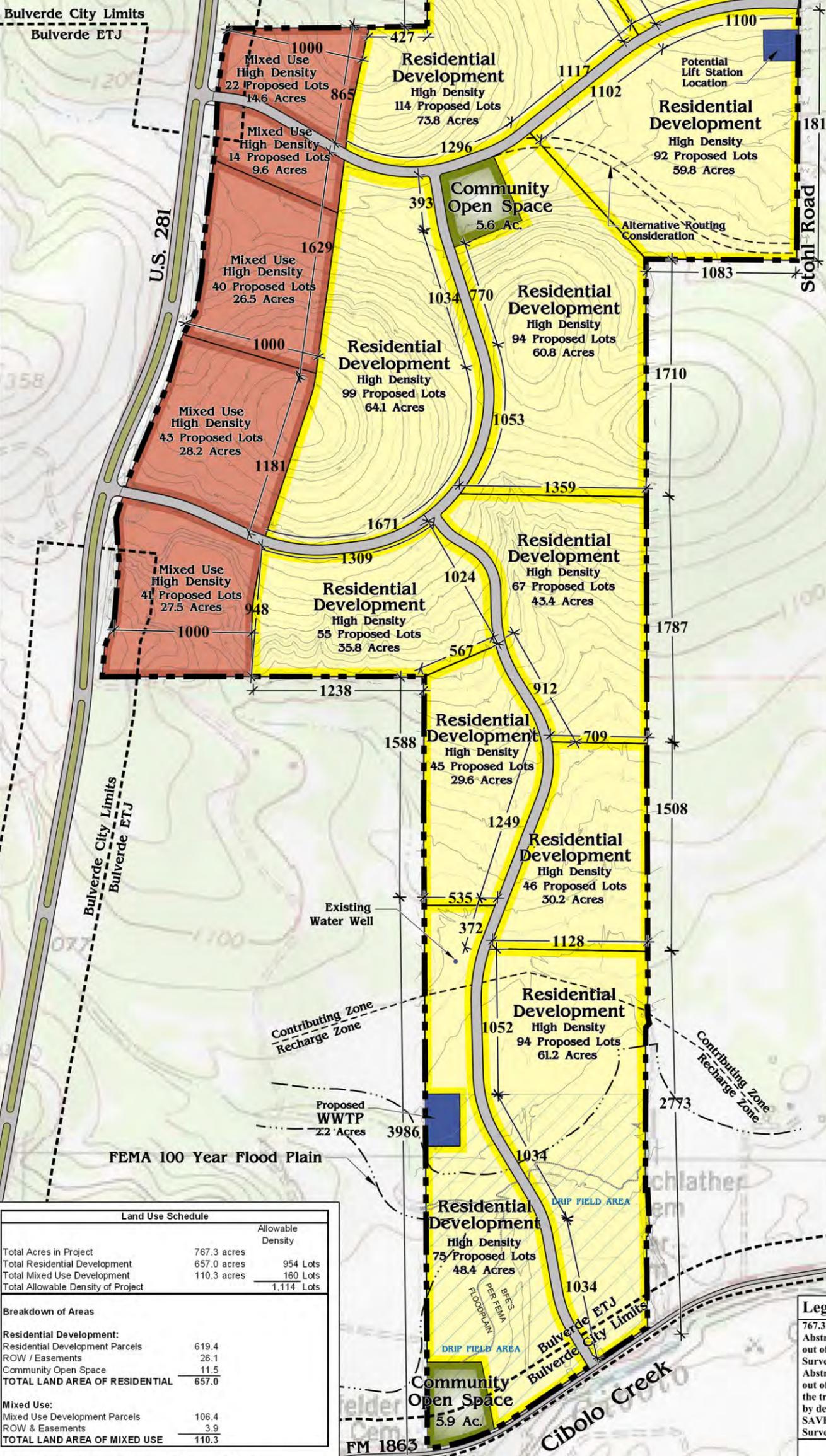
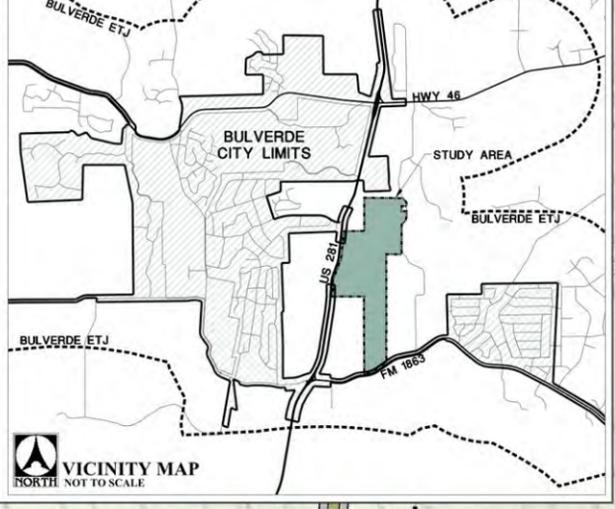
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600
CONTACT@MATKINHOOVER.COM

3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: (512) 866-2244

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

SUBMITTAL DATE:
PRINT DATE: SEPTEMBER 30, 2021

MHE JOB NO. - 3235.09
MHS JOB NO. - 21-4044



Master Plan Submittal Notes

- General Note:** This Master Plan is being submitted in accordance with the City of Bulverde Subdivision Regulation Exhibit "I" Of Ordinance No. 74-02-02-12, February 12, 2002, (Amended through Ord. No. 129, 07-22-03) hereinafter called the "Applicable Ordinance".
- 1) Project Name - Johnson Ranch - (Subject to change as platting occurs). If individually named subdivisions are developed within the Master Planned area, their names will comply with Section 1.05 (a) (iii) 1) of the Applicable Ordinance.
 - 2) Project Owner and Subdivider - DH/JB Partnership, Ltd C/O Mike Schoenfeld 13000 US Hwy 290 West, Austin, TX 78737. 512/394-0635. There is no lienholder.
 - 3) Project Design Team
Planners/Landscape Architects
 RVI
 712 Congress Avenue, Suite 300
 Austin, Texas 78701
 512/480-0032
Engineers
 Bury + Partners
 3345 Bee Caves Road, Suite 200
 Austin, Texas 78746
 512/328-0011
Surveyor
 M.W. Cude Engineers, L.L.C.
 10325 Bandera Road
 San Antonio, Texas 78250
 210/681-2951
 - 4) Developer may re-configure the boundaries of the various development parcels / subdivision areas and arrange lots and local streets therein in accordance with the Applicable Ordinance for purposes of providing, among other things, safe access and traffic circulation, lot efficiency, building envelopes, positive drainage and open space.
 - 5) Lot counts in individual development parcels represent the estimated number of lots in any shown development parcel. The total number of lots in the overall project shall not exceed the maximum allowed pursuant to any legally effective lot density requirement in the Applicable Ordinance, if any, or as allowed pursuant to Section 202.003, Texas Local Government Code.
 - 6) Proposed collector road intersections at US 281 are in line with existing median breaks.
 - 7) FEMA 100 Year Flood Plain is based on FEMA maps and represents the best currently available data. However, this area is under review / study by FEMA and, upon completion, their findings will be incorporated into the design of final plats so that appropriate drainage easements can be established and no building sites will be located within the 100 year flood plain.
 - 8) Contours are shown at 5 foot intervals in lighter colors; 10 foot intervals are shown in darker colors.
 - 9) All proposed uses are considered High Density according to the Applicable Ordinance.
 - 10) Estimated EDU's for water and wastewater demand for the project: 1,500
 - 11) Total collector ROW within property limits is approximately 21,925 L.F. There are no throughfares.
 - 12) Land uses proposed within the city limits of Bulverde are subject to its current applicable zoning ordinance. Mixed Use areas in the Bulverde ETJ may be used for any lawful use authorized or allowed pursuant to state law including, but not limited to, the following types of development: office, retail, commercial, restaurant, warehouse, industrial, theatre, outdoor sales and residential housing including townhomes, condominiums, duplex / triplex / fourplex, multi-family apartments, and single-family housing.
 - 13) Off-site conditions are represented with USGS quad map information.
 - 14) Open Space and Public Use Dedication requirements shall be accomplished in accordance with the provisions of the Applicable Ordinance as the project is final plated.
 - 15) The Master Plan shall be accomplished in accordance with the Applicable Ordinance and any development agreement or strategic partnership agreement that may be negotiated with the City of Bulverde prior to the approval of the first final plat out of the Project's Master Plan area.
 - 16) Wastewater effluent irrigation areas shown hereon are based on preliminary flow estimates using Best Available Data. Irrigation zones shall be contained within easements and, in some cases, may be established across portions of the residential lots. Any such areas may be modified in accordance with TCEQ approval.
 - 17) Dimensions and locations of the various development parcels and elements shown hereon are approximate based on the 1" = 400' scale used hereon. As individual development parcels are final plated, detailed dimensions and survey information will be utilized.
 - 18) In the event the population of the development exceeds 3,000 persons, the developer will coordinate with the school district to determine whether an appropriate site exists within the development for a school and, if it does, the developer will discuss terms and conditions of a possible conveyance with the school district.
 - 19) Developer understands that easements and / or Rights of Way must be established and dedicated for purposes of containing drainage ways and the 100 year flood plain, utilities, rights of ways for internal roadways, additional rights of way for boundary streets, and other public uses. Such dedications as are required by the appropriate governmental authorities will occur as the developer records final plats on portions of the project.

Land Use Schedule		Allowable Density
Total Acres in Project	767.3 acres	
Total Residential Development	657.0 acres	954 Lots
Total Mixed Use Development	110.3 acres	160 Lots
Total Allowable Density of Project		1,114 Lots

Breakdown of Areas	
Residential Development:	
Residential Development Parcels	619.4
ROW / Easements	26.1
Community Open Space	11.5
TOTAL LAND AREA OF RESIDENTIAL	657.0
Mixed Use:	
Mixed Use Development Parcels	106.4
ROW & Easements	3.9
TOTAL LAND AREA OF MIXED USE	110.3

Legal Description

767.32 acres of land being approximately 162.40 acres out of the Agapita Gaytan Survey No. 194, Abstract No. 174, 30.92 acres out of the Julius Vogel Survey No. 720, Abstract No. 650, 150.75 acres out of the F.H. Faiguax Survey No. 787, Abstract No. 767, 171.48 acres out of the Jacob Kaderli Survey No. 465, Abstract No. 309, 162.27 acres out of the I. & G.N. R.R. Co. Survey No. 793, Abstract No. 289, 86.10 acres out of the A.L. Bueche Survey No. 582, Abstract No. 80, and 3.40 acres out of the John Kaderli Survey No. 449, Abstract No. 308, in Comal County, Texas and also being the tract of land (shown as 760 acres) conveyed to Clyde Johnson & Sons Hereford Ranch, LTD, by deed recorded in Document No. 200006037239, Official Records of Comal County, Texas, SAVE AND EXCEPT 0.07 of an acre of land (Schlather Cemetery) out of the Agapita Gaytan Survey No. 194, Abstract No. 174, Comal County, Texas.

DH/JB Partnership, Ltd.
A Texas Limited Partnership

Johnson Ranch

Master Plan

Bulverde, Texas

SCALE: 1" = 400'
0 200 400 800
Revised 03-24-06



712 Congress Avenue, Suite 300
Austin, TX 78701
(512) 480-0032

File: L:\242789\Lotting Plans\City Submittals\JR-MasterPlan-March 24, 2006.dwg
The developer has reserved the right, without notice, to make changes to this map and other aspects of the development to comply with governmental requirements and to fulfill its marketing objective.

All information furnished regarding this property is from sources deemed reliable. However, RVI has not made an independent investigation of these sources and no warranty or representation is made by RVI as to the accuracy thereof and same is submitted subject to errors, omissions, land plan changes, or other conditions. This land plan is conceptual in nature and does not represent any regulatory approval. Land plan is subject to change.

REVIEW MEMORANDUM

TO: Ken Kolacny, P.E.
Matkin Hoover Engineering & Surveying
8 Spencer Road, Suite 100
Boerne, Texas 78006

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

SUBJECT: Johnson Ranch South Unit 9
Final Plat Review
PC-22-42

DATE: October 26, 2022

Halff Associates, on behalf of the City of Bulverde, has performed a review on the final plat (dated April 2022) and supporting documents for the **Johnson Ranch South Unit 9** development. The review was conducted relative to the requirements established in the vested Subdivision Ordinance 258-07-09-25 (with amendments through April 11, 2011) of the City of Bulverde AND the Development Agreement dated September 11, 2012. The following items were reviewed, with specific items to be addressed by the applicant listed below before resubmittal.

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

1. (2) Legal description should be updated to reference the correct deed documents. Ownership information for all deeds must match the owner's name called on the plat prior to final plat approval and recordation (DH/JP Partnership, LTD is different than DHJB Development, LLC – Note, owner block currently has a typo and states "DJHB").
2. (3) Sheet 1 needs to include the date of preparation of the plat.
3. (3) Include a scale bar on Sheets 2-6 of the plat.
4. (5) Engineer's signature block incorrectly referenced "Phase IV."
5. (6) Deed number 202110040010 referenced in the owner signature block and legal description is not included in submittal and does not come up in the Comal County Clerk records. Please clarify/revise.
6. (10) Provide acreage of private street lots on the plat.
7. (10) Submit County approval of new street name designations.
8. (12) Blocks must be designated using numbers (letters for blocks are not permitted).
9. (14) Provide bearing and distance dimension from a corner of the subdivision to a corner of the original tract or survey.
10. (15) Provide state plane grid coordinates for a minimum of 2 property corners.
11. (17) Proposed contour lines should be greyscale and reduced contour interval for clarity. Add labels to proposed contours.
12. (18) Add a note referencing vertical control datum of contours.
13. (22) Show concurrent plat outlines for the adjacent property and label as "concurrent platting." The Unit 7 and Unit 8 plats appear to be adjacent in several locations, but the proposed plat condition is not shown or called out (use dashed grey scale to avoid confusion).



14. (23) The plat title on Sheet 1 needs to include the words "Subdivision plat for" as shown on the other sheets.

15. Add Planning Director signature block per language 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

16. Provide drainage note specifying the amount of impervious cover allowed per lot to meet TCEQ and drainage design assumptions.

17. Add Key Map to clarify how sheets go together (similar to one provided on Unit 7).

18. Label open space lots

19. Correct typo in plat note 12 to say ETJ

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

1. (i) Only 1 deed is included with plat submittal. All deeds listed in the legal description need to be included with plat submittal.

2. (k) Letter of Credit or completed construction is required prior to plat recordation.



PLANNING AND ZONING COMMISSION ITEM:
SUP-22-06

SPECIAL USE PERMIT
4514 Evening Shadows

MEETING DATE: November 10, 2022
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Huerta, AICP, Planning Director

REQUEST:

Hold a public hearing and consider a request by Michael T. Bufalino for the approval of a Special Use Permit to allow a Guest House as an accessory use on Lot 253, Oak Village North, Unit No. 2 A Subdivision, located at 4514 Evening Shadows Drive.

OWNER/APPLICANT:

Michael T. and Holly R Bufalino
4514 Evening Shadows
San Antonio, TX 78163

PROPERTY INFORMATION:

Address: 4514 Evening Shadows
Legal Description: Lot 253, Oak Village North, Unit No. 2 A Subdivision
Owner: Michael T. Bufalino
Existing Land Use: Undeveloped
Existing Zoning: R-2, Residential District

NOTICE:

Public Notice: October 27, 2022
Personal Notice: October 27, 2022

Staff sent 15 Personal Notices to properties within a 200-foot buffer of the subject property. As of present, staff received none in support or opposition out of those 15 properties that were individually notified.

IN SUPPORT: 0

IN OPPOSITION: 0

SUMMARY:

Michael T. Bufalino owns 4514 Evening Shadows and is requesting a Special Use Permit for a Guest House as an accessory use on Lot 253, Oak Village North, Unit No. 2 A Subdivision.

ANALYSIS:

Per Section 14.01.019(b) of the Bulverde Code of Ordinances: *Uses requiring a special use permit are listed in the table of permitted uses by zoning district. Those uses which are allowed by special use permit in certain districts in the table of permitted uses may be requested in those districts only and may not be requested in other zoning districts.* In this case, the property is currently zoned R-2 Residential District. Under Section 14.04.002 of the Code, Guest House is listed in the table of permitted uses as a use that is allowed in an R-2 Residential zoning district with the approval of a special use permit. Therefore, a special use permit will be required for a Guest House.

The proposed Guest House falls under the definition of Guest House in the City’s zoning ordinance. Guest House is defined as:

Guest house. A dwelling unit located on the same lot as the main building or a portion of the main building used and occupied by guests or family members of the occupant of the premises which shall not be rented or otherwise used as a separate dwelling and which shall not have separate utility connections.

The applicant/owner, Michael T. Bufalino, was issued a Stop Work Order on August 30, 2022, for construction without a City of Bulverde Building Permit. The property owner was advised of the requirement of building permit and a Special Use Permit for the accessory structure, Guest House under construction. An application for both a SUP for a guest house and a building permit were submitted on October 6, 2022. The building permit is on hold until the SUP process is completed. The applicant submitted a site plan, which is attached herein.

SUGGESTED CONDITONS:

Staff typically does not make a recommendation to the Planning and Zoning Commission or City Council, but respectfully requests that the following conditions be added if the request is granted:

1. All permit applications submitted for this property are subject to the requirements of the Code.
2. Approval of this special use permit does not constitute approval of any building permits associated with this property.
3. The proposed Guest House shall not have a negative effect on the health, safety, or welfare of the public or surrounding properties.
4. No other special uses are allowed under this special use permit.

CONSIDERATIONS FOR EVALUATION:

City Code provides direction to the Planning and Zoning Commission and the City Council regarding the procedures and considerations involved in potentially granting any Special Use Permit. More specifically, Section 14.01.019(d) of the City Code states:

“Every special use permit granted under the provisions of this article shall be considered as an amendment to the zoning ordinance and zoning map as applicable to such property, and shall be adopted as a separate ordinance. In granting such permit, the city council may impose such conditions as may be necessary to promote and protect the public health, safety, order, morals, convenience, prosperity and general welfare. Said

conditions shall be complied with by the grantee before a certificate of occupancy may be issued..”

ATTACHMENTS:

- A. Application
- B. Site Plan
- C. Statement
- D. Aerial Map



Application for Special Use Permit (SUP)

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

Date: 8/30/2022

Case No. _____

Applicant Information:

MICHAEL T. BUFFALO 210-793-4040
Name Phone Fax
4514 EVENING SHADOWS BULVERDE TX 78163 TODD@ACCURATEPEST.NET
Address Email

Property Owner Information:

SAME
Name Phone Fax
Address Email

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

Property Identification:

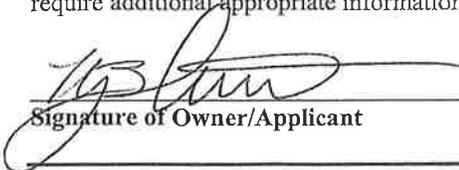
Street Address: 4514 EVENING SHADOWS BULVERDE TX 78163
Legal Description: OAK VILLAGE NORTH 2, LOT 253
Use Requested: AUXILIARY STRUCTURE GUEST HOUSE R-2

The Following Must Be Submitted with Application:

1. A written statement describing the purpose and specific conditions of the request.
2. A site plan meeting the following minimum specifications:
 - a. Drawn to scale; indicating applicable buildings with approximate square footages and proposed uses.
 - b. Site ingress and egress, including interior traffic circulation patterns and parking/loading areas
 - c. Location and uses of existing buildings within 200 feet (may be shown on separate plan/aerial photograph)
 - d. Existing zoning district classifications within 200 feet (may be shown on separate plan)
 - e. The 100-year floodplain if present on the property
3. A landscape/buffering plan meeting the following minimum specifications:
 - a. Drawn to scale; indicating proposed landscaping, including the size, species and locations.
 - b. Other visual screening methods and their design, such as fences
4. A Tree Preservation and Replacement Plan must be submitted meeting the specifications of the Zoning Ordinance if development will necessitate removal of trees or affect the driplines of existing trees.

** Other items, including, but not limited to architectural renderings, traffic impact studies and noise studies may be requested. In addition, the Planning and Zoning Commission and City Council may request additional information by majority vote to render an informed decision.*

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


Signature of Owner/Applicant

8/30/2022
Date

Fees:
Special Use Permit Review Fee - \$750.00

LINE	BEARING	DISTANCE
L1	S 89°54'34" E	149.39'
	(EAST)	(150')
L2	N 89°43'37" E	150.06'
	(EAST)	(150')

EVENING SHADOWS DRIVE

(60' R.O.W.)

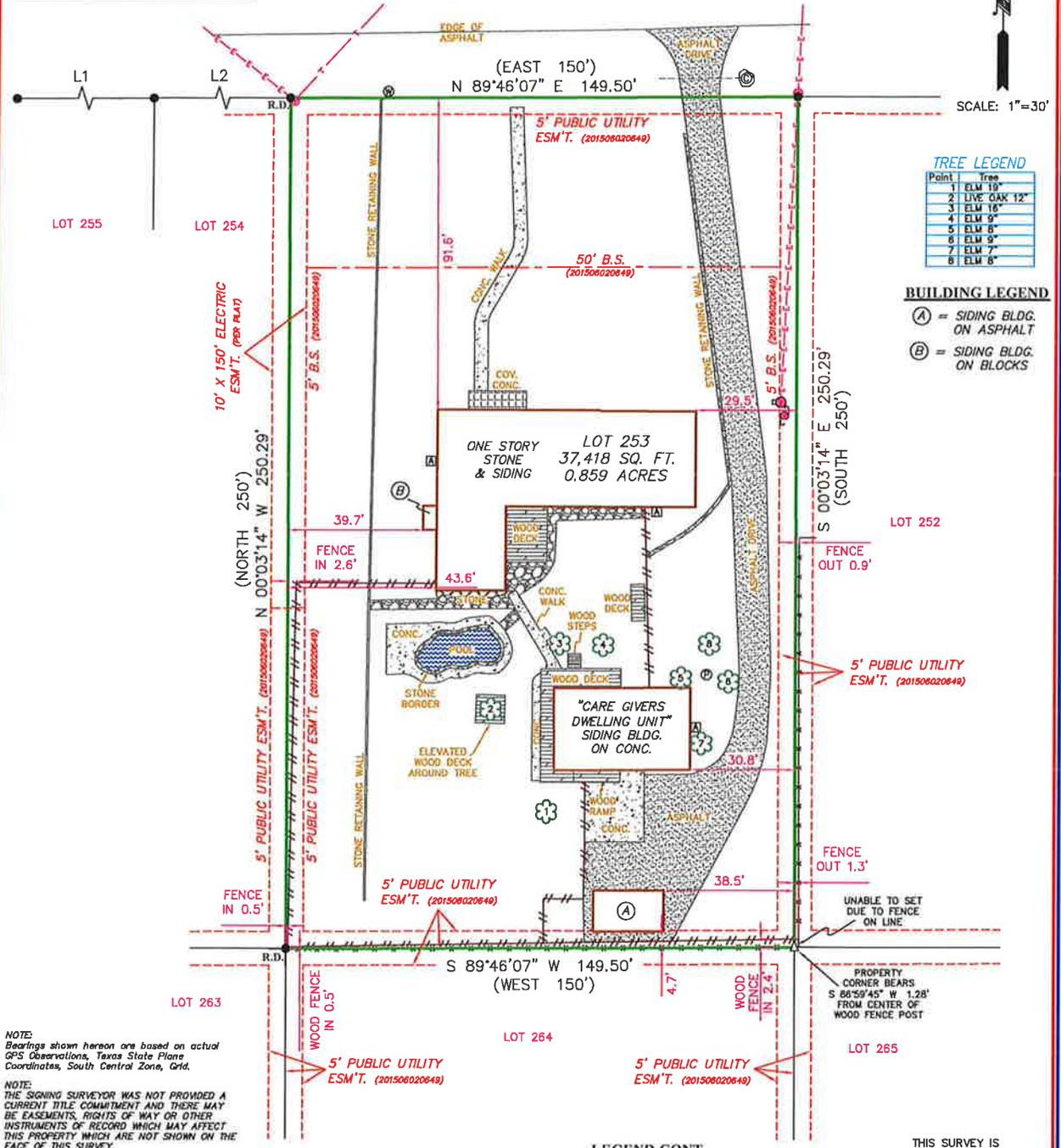
SCALE: 1"=30'

TREE LEGEND

Point	Tree
1	ELM 10"
2	LIVE OAK 12"
3	ELM 16"
4	ELM 8"
5	ELM 8"
6	ELM 9"
7	ELM 7"
8	ELM 8"

BUILDING LEGEND

(A) = SIDING BLDG. ON ASPHALT
 (B) = SIDING BLDG. ON BLOCKS



NOTE:
 Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

NOTE:
 THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

NOTE:
 THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 3, PAGES 22-23, MAP AND PLAT RECORDS; VOLUME 343, PAGE 46; VOLUME 343, PAGE 48, DOCUMENT NO. 468588, DOCUMENT NO. 8706001719, DOCUMENT NO. 200506010198, DOCUMENT NO. 201006008845 AND DOCUMENT NO. 201506020649, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

LEGEND CONT.

- (P) = PROPANE TANK
- (C) = CONC. DRAIN WITH CORRUGATED METAL PIPE
- WOOD FENCE
- WIRE FENCE

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:



FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48021C, Panel No. 0220 E, which is dated 09/02/2009. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X1. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the Interpretations of FEMA or State or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://mac.fema.gov/portals>.

Property Address:
4514 EVENING SHADOWS DRIVE
 Property Description:
LOT 253 OF OAK VILLAGE NORTH, UNIT NO. 2, A SUBDIVISION IN THE CITY OF BULVERDE, COMAL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGES 22-23, OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

Owner:
T.S.D.
 I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.



MARK J. EWALD
 Registered Professional Land Surveyor
 Texas Registration No. 5995

FIRM REGISTRATION NO. 1011700

Westar Alamo
 LAND SURVEYORS, L.L.C.
 P.O. BOX 1845 BOERNE, TEXAS 78006
 PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- △ = CALCULATED POINT
- = FOUND 1/2" IRON ROD
- () = RECORD INFORMATION
- () = RECORD BIGHTY MONUMENT
- B.S. = BUILDING SETBACK
- R.D. = RECORD RIGHTY MONUMENT
- = POWER POLE
- = POWER POLE W/METER
- = POWER POLE (NO WIRE)
- = OVERHEAD ELECTRIC
- = OVERHEAD TELECOMMUNICATIONS
- = A/C PAD
- = WATER METER

DWG: BLE RVD: MJE
 JOB NO. 116630

Dear Members of Planning and Zoning,

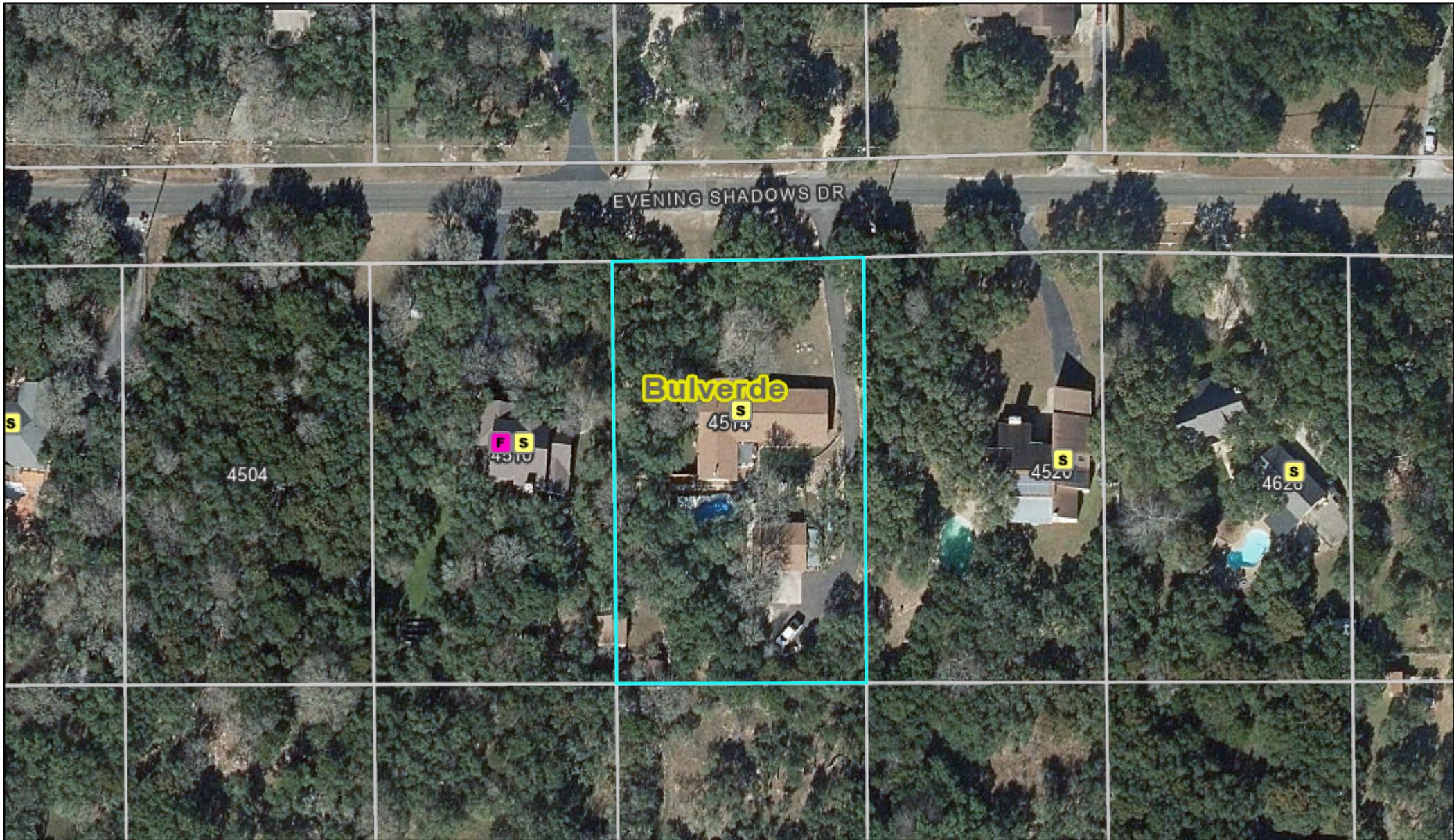
The intention to build a Caregivers Dwelling Unit at 4514 Evening Shadows Drive is to facilitate the care of my 84yr old mother. My father a disabled veteran passed away 10/11/2021. He was my mother's primary caregiver. Since my father's passing my mother has been admitted to the hospital approximately 5 times due to health. My mother currently resides on the NW side of San Antonio and this travel in traffic has proven to be unsustainable for us due to our own busy lives with children, business, church and community involvement.

We absolutely love our city and we want to move my mother here to finish out the remaining years so she can enjoy her grandchildren daily and spend time with family. Please grant us this special use permit so we provide her quality care.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael T. Bufalino', with a long horizontal flourish extending to the right.

Michael T. Bufalino



11/7/2022, 3:37:44 PM

Permits **F** Floodplain Streets
S Septic Parcels Addresses

