



**NOTICE OF MEETING**  
**PLANNING AND ZONING COMMISSION**  
**6:00 P.M. – February 16<sup>th</sup>, 2023**  
30360 Cougar Bend, Bulverde, TX 78163

---

**MEETING AGENDA**

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

**2) APPROVAL OF MINUTES**

- a. January 12<sup>th</sup>, 2023 Regular Meeting

**3) REGULAR AGENDA ITEMS**

- A. PC-22-30 (Final): Reconsideration of a Final Plat for Heimer Cove subdivision, generally located near the intersection of Heimer Cove and Bulverde Road.
- B. PC-22-39 (Final): Reconsideration of a Final Plat for Johnson Ranch South, Star Gazer Road, generally located near the intersection of Johnson Way and US Highway 281.
- C. PC-22-40 (Final): Reconsideration of a Final Plat for Johnson Ranch South, Unit 7 subdivision, generally located near the intersection of Johnson Way and US Highway 281.
- D. PC-22-41 (Final): Reconsideration of a Final Plat for Johnson Ranch South, Unit 8 subdivision, generally located near the intersection of Johnson Way and US Highway 281.
- E. PC-22-42 (Final): Reconsideration of a Final Plat for Johnson Ranch South, Unit 9 subdivision, generally located near the intersection of Johnson Way and US Highway 281.
- F. PC-22-50 (Replat): Reconsideration of a Replat for Lots 65, 66 & 67, Shepherds Ranch Unit 4 subdivision, generally located near the intersection of Shepherds Ranch and Taylor Point.
- G. PC-23-01 (Final): Consideration of a Final Plat for Comal ISD HCCPH, generally located NE of US Highway 281 and Mustang Vista.
- H. PC-23-02 (Final): Consideration of a Final Plat for Preserve at Singing Hills, Unit 3, generally located ½ mile west of US Highway 281 at the end of Harmony Hills Drive.
- I. PC-22-08 (MDP): Reconsideration of a Master Development Plan (MDP) for the Lewis Creek Ranch Development, generally located on Highway 46 approximately 550 feet west of the intersection of Old Boerne Road.
- J. VR-23-01 (Variance): Consider a request by Vantage, Inc. for a variance to Chapter 10, Subdivision Ordinance, Section 4.07 (f)(i)(5), related to Tree Survey preparation Requirements; of the City of Bulverde Code of Ordinances, on an approximately 312.625 acre tract of land, generally located on Highway 46 approximately 550 feet west of the intersection of Old Boerne Road.
- K. VR-23-02 (Variance): Consider a request by Vantage, Inc. for a variance to Chapter 10, Subdivision Ordinance, Section 1.04 (b)(iv)(e), related to Master Development Plan Traffic Impact Analysis Requirements; of the City of Bulverde Code of Ordinances, on

an approximately 312.625 acre tract of land, generally located on Highway 46 approximately 550 feet west of the intersection of Old Boerne Road.

- L. VR-23-03 (Variance): Consider a request by Vantage, Inc. for a variance to Chapter 10, Subdivision Ordinance, Section 2.04 (e)(i) related to Street Geometry, on an approximately 312.625 acre tract of land, generally located on Highway 46 approximately 550 feet west of the intersection of Old Boerne Road.
- M. VR-23-04 (Variance): Consider a request by Vantage, Inc. for a variance to Chapter 5, Article 5.03 related to Outdoor Burning, of the City of Bulverde Code of Ordinances, on an approximately 312.625 acre tract of land, generally located on Highway 46 approximately 550 feet west of the intersection of Old Boerne Road.
- N. VR-23-05 (Variance): Consider a request by Vantage Inc. for a variance to Chapter 10, Subdivision Ordinance, Section 2.03 (e)(v)(1), related to Parkland Dedication Size, Dimensions and Access, on an approximately 312.625-acre tract of land, generally located on Highway 46 approximately 550 feet west of the intersection of Old Boerne Road.

#### **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 February 13<sup>th</sup>, 2023.



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](http://www.bulverdetx.gov)

City of Bulverde Planning & Zoning Commission Minutes  
Regular Meeting: January 12<sup>th</sup>, 2023

Meeting Duration: 6:00PM-6:12PM

### **CALL TO ORDER**

**Commission Members Present:** Seth Prescott, Michelle Molina, Ted Hawkins, Jeffrey Burrier (Alternate), Lindy Sisk, Ashley Cartier, Gregory Porter

**Commission Members Absent:** Joe Alexandre

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

### **APPROVAL OF MINUTES**

- A. December 15<sup>th</sup>, 2022 Planning & Zoning Commission meeting. **Commissioner Prescott made a motion approving the minutes from the December 15<sup>th</sup>, 2022 Planning & Zoning Commission meeting. The motion was seconded by Commissioner Cartier and passed with a 7-0 vote.**

### **EXECUTIVE SESSION**

None

### **REGULAR AGENDA ITEMS**

- A. PC-22-48 (Final) Consideration of a Final Plat for Park Village Unit 7 Subdivision, generally located near the intersection of Lobo Park and State Highway 46. **Grant Fore, Planner II, presented the staff report and answered questions asked by the Commission. After consideration and discussion, Commissioner Sisk made a motion recommending approval of PC-22-48. The motion was seconded by Commissioner Molina and passed by a vote of 5-0, with Commissioners Burrier and Hawkins abstaining.**
- B. PC-22-50 (Replat) Consideration of a Replat for Lots 65, 66 & 67 Shepherds Ranch Unit 4 subdivision, generally located near the intersection of Shepherds Ranch and Taylor Point. **Grant Fore, Planner II presented the staff report and answered questions asked by the Commission. After consideration and discussion, due to unresolved review comments, Commissioner Molina made a motion recommending denial of PC-22-50. The motion was seconded by Commissioner Burrier and passed with a 7-0 vote.**

### **PUBLIC COMMENTS**

None

### **REPORT BY CITY OFFICIALS AND STAFF ON ITEMS OF COMMUNITY INTEREST**

### **ADJOURNMENT**

There being no further business to come before the Commission, the meeting adjourned at 6:12PM. I certify that the above minutes were approved by the Commission on February 16<sup>th</sup>, 2023.

---

Grant Fore, Planner II



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

---

**MEETING DATE:** February 16th, 2023  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Grant Fore, Planner II

---

**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. Per the attached memo, comments related to drainage remain unaddressed.

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](http://www.bulverdetx.gov)

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

- Name of Subdivision: HEIMER COVE UNIT 1 Unit No 1  
 Location Description/Nearest Intersection: 475' NORTH OF HEIMER COVE/BULVERDE ROAD INTERSECTION ON WEST SIDE OF HEIMER COVE RIGHT-OF-WAY
- Owner/Applicant: BULVERDE FOOD PALTRY, INC. C/O DENNY ROSENFIELD  
 Address: 22951 BULVERDE RD., BULVERDE, TX 78163 Email: drosenfeld@bvtc.com  
 Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Mobile: (210) 882-6006  
*Note: If applicant is person other than owner, a letter of authorization must be provided from owner.*
- Licensed Engineer/Surveyor (technical contact): TYLER MEALS  
 Address: 10906 LAUREATE DR., JUNE 101, SA, TX 78249 Email: tyler@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>OSSE</u>
Residential:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
No. of Lots:	<u>4</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>5.00</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	_____		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>PDD</u>		

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

Denny Rosenfeld  
 Signature of Owner/Applicant

Aug. 19, 2022  
 Date

**Fees and Submittal Dates on Page 2**

**Fees:**

**Final Plats**

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

**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**

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



# 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.
- 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.

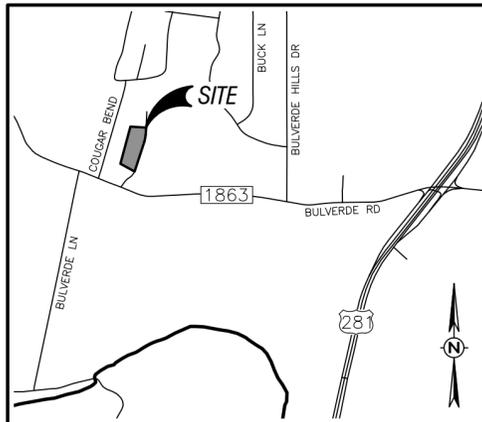
**FOR OFFICE USE ONLY:**

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

**Reviewed by:**

**Date:**

**Case Number:**



**LOCATION MAP**  
NOT TO SCALE

**CPS UTILITY NOTES:**

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

THE STATE OF TEXAS §  
COUNTY OF BEXAR §

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

M. TYLER MEALS  
REGISTERED PROFESSIONAL ENGINEER

THE STATE OF TEXAS §  
COUNTY OF BEXAR §

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS §  
COUNTY OF BEXAR §

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

PAUL L. MYERS #6490  
REGISTERED PROFESSIONAL LAND SURVEYOR

THE STATE OF TEXAS §  
COUNTY OF BEXAR §

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

NOTARY PUBLIC, STATE OF TEXAS

**DRAINAGE NOTES:**

- FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE REFILL, OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM, MAINTENANCE OF DRAINAGE EASEMENTS WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY AND THE COMMUNITY BUT THE CITY OF BULVERDE DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE COUNTY.

**PLAT NOTES:**

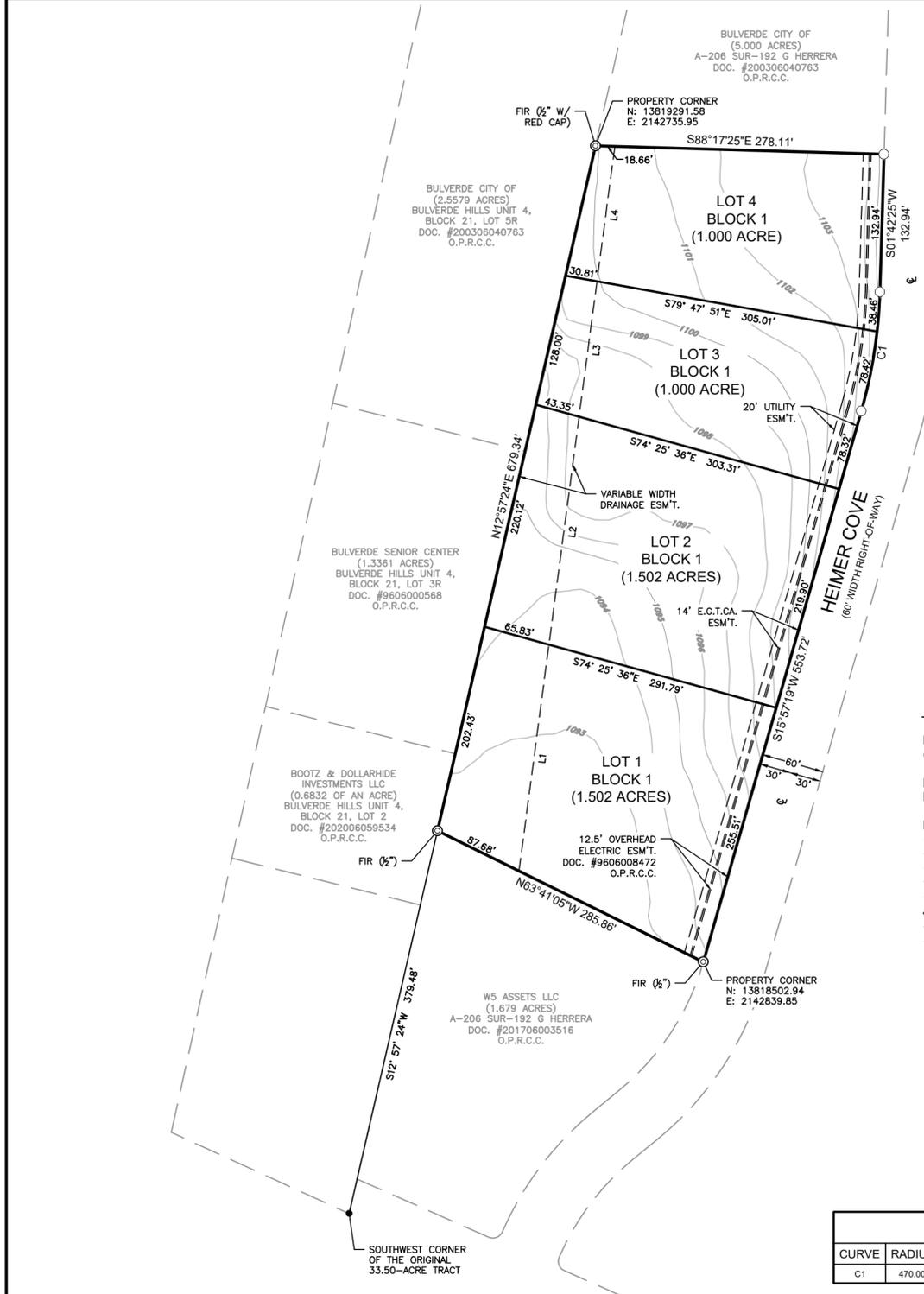
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48091C0380F, EFFECTIVE 9/2/2009. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- ELECTRIC SERVICE TO BE PROVIDED BY CPS ENERGY.
- WATER SERVICE TO BE PROVIDED BY CANYON LAKE WATER SUPPLY CORPORATION.
- 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](mailto:chouy@halff.com)

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

**DATE:** February 7, 2023

---

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. **Revise drainage easement after making modifications required by comments below.**
11. **Add a note stating the maximum impervious cover for lots 2, 3 and 4 based on the drainage design and detention pond sizing.**

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

12. (d) Add note regarding septic service to Final Utility Layout. [Comment resolved.](#)
13. (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)**

14. SWPPP required as part of the Final Plat submittal (BDDM 2.2) [Comment resolved.](#)
15. 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.* [Comment resolved.](#) **See new comment 11 above regarding note on plat.**
16. 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.* [Comment resolved.](#)
17. Time of concentration calculations shall use a maximum length of 100-ft (per BDDM 4.2.4). [Comment resolved.](#)
18. 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.* [Comment resolved.](#)

##### **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.

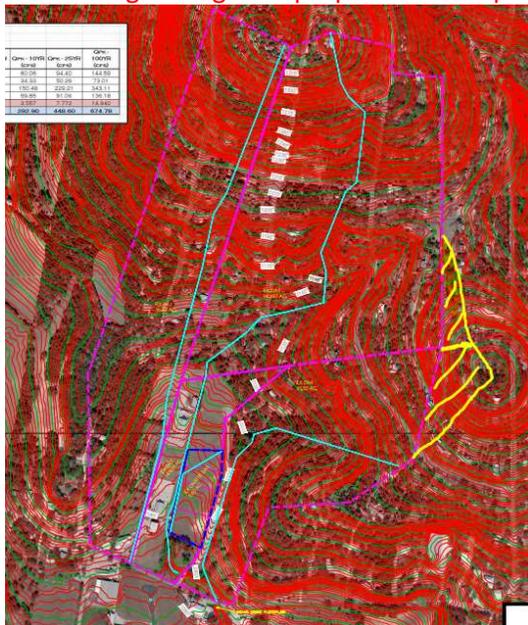
19. The on-site area should be evaluated with the overall watershed at the point where runoff leaves the site. There is a history of flooding at the adjacent downstream office building, so it is not acceptable to simply state that “downstream criterion are not applicable.”

*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. **Comment resolved.***

- 20. Study should evaluate the impacts for the 2, 5, 10, 25 and 100 year storm events, as required by BDDM 6. **Comment resolved.**
- 21. 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.**

**New Comments 11/10/22:**

- 22. SCS precipitation does not match BDDM Table 3.2, please revise (i.e. 100-YR, 24-hr precipitation = 12.87 inches, not 7.95 inches) **Comment resolved.**
- 23. Detention is required to reduced runoff from project site to pre-developed rates for 2-, 5-, 10-, 25-, and 100-year events (BDDM Section 7). **Detention pond does not provide adequate detention for the 2-year and 5-year storm events.**
- 24. Easement for drainage channel should contain 100-year peak runoff plus 1-foot of freeboard (BDDM 5.3.4). **Channel along the western boundary does not meet this requirement. Per a previous study in this area, the overall drainage area is greater than 100 acres. (See image on last page of memo). Provide SCS calculations for the watershed and channel calculations to show that the 100-year is contained as required by BDDM 5.3.4.**
- 25. Provide Tc calculations, using BDDM 4.2.4 and TR-55 methodology. **Tc calculations also required for upstream watershed.**
- 26. Provide composite Curve Number calculations, using BDDM Table 4.1. **Proposed condition value of 61 for the site does not seem reasonable and calculations not provided to support it.**
- 27. Check DA boundary, DA3 & DA4. **See image on last page of memo to verify boundary of watershed coming through the proposed development.**





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

---

**MEETING DATE:** February 16th, 2023  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Grant Fore, Planner II

---

**REQUEST:**

Reconsideration 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. All comments have been addressed. Therefore, Staff recommends APPROVAL of this Final Plat.

**ATTACHMENTS:**

Application

Final Plat

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](http://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**

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



# 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 2.030 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 "DHJB 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. LOT 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 (ETJ) 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. 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.
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 MY 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.
22. THE VERTICAL DATUM OF TOPOGRAPHIC CONTOURS SHOWN ON THIS PLAT IS NAVD 88.

# SUBDIVISION PLAT FOR 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. 202206052827, O.P.R. 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 THIS PLAT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 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 DHJB PARTNERSHIP, LTD. A TEXAS LIMITED PARTNERSHIP, SOLE OWNER OF THE CERTAIN 94.62 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 202206052827, AND OF THE CERTAIN 12.820 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 201206015242, BOTH OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACTS AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL 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\_\_\_\_.

\_\_\_\_\_  
DHJB PARTNERSHIP, LTD. A TEXAS LIMITED PARTNERSHIP  
BY: 281 DHI CORP  
A TEXAS CORPORATION, ITS GENERAL PARTNER

BY: \_\_\_\_\_  
CHARLES HILL, PRESIDENT

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 **CHARLES 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\_\_\_\_.

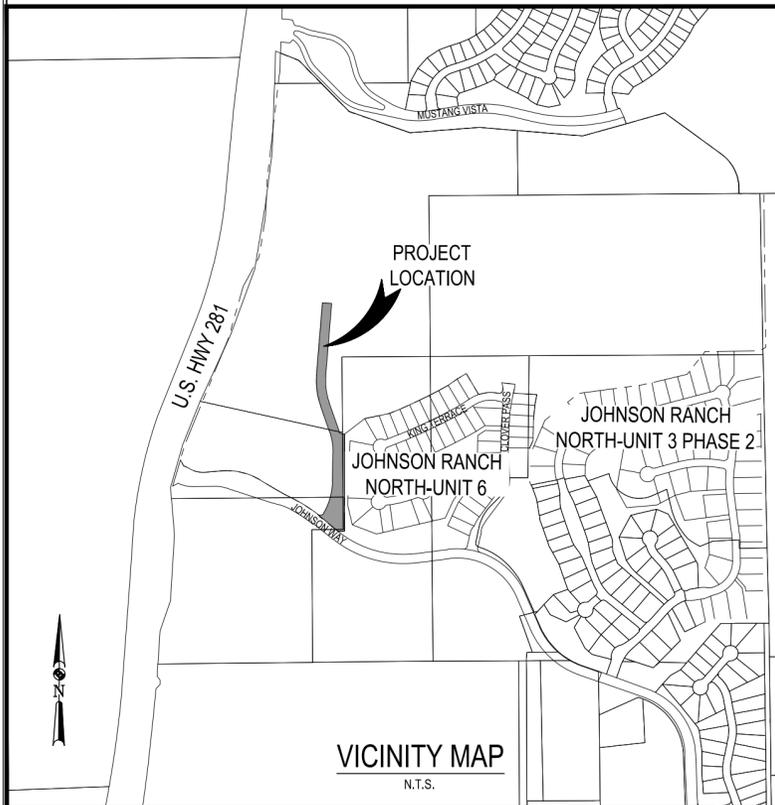
\_\_\_\_\_  
COUNTY CLERK  
COMAL COUNTY, TEXAS

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



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.

THIS PLAT OF JOHNSON RANCH SOUTH, STAR GAZER ROAD 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 THIS \_\_\_\_ DAY OF \_\_\_\_\_, YEAR \_\_\_\_\_

BY: \_\_\_\_\_  
PLANNING DIRECTOR

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:**  
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

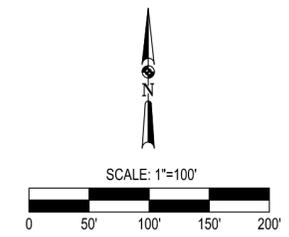


PREPARED : OCT. 10, 2022  
PRINT / REVISED : NOV. 2, 2022

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

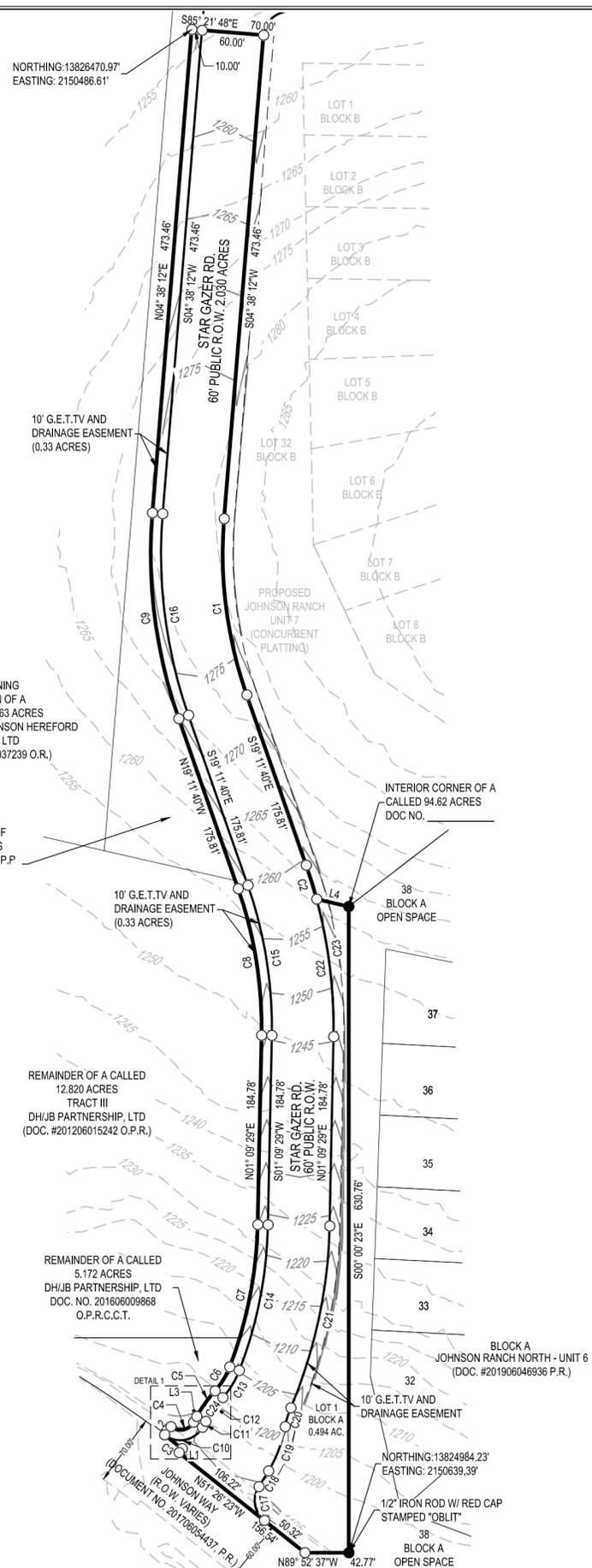
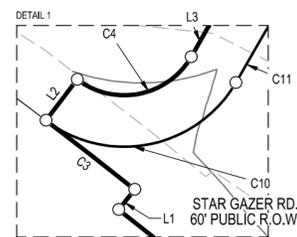
**LEGEND**

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



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	420.00'	174.69'	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°28'07"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°03'25"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><b>OWNER/DEVELOPER:</b> 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><b>SURVEYOR:</b> MATKIN HOOVER ENGINEERING &amp; 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><b>AGENT/PREPARER:</b> MATKIN HOOVER ENGINEERING &amp; 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>
--	---	--



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

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

DATE OF PREPARATION: OCTOBER 10, 2022  
 PRINT/REVISION DATE: NOVEMBER 2, 2022

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

**2 OF 2**

## **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](mailto:chouy@halff.com)

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

**DATE:** February 8, 2023

---

Halff Associates, on behalf of the City of Bulverde, has performed a review on the final plat (dated November 2022) and revised 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 items resolved noted in **blue**. Based on our review, Halff Associates has no further comments and recommends approval.

### **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. **Comment resolved.**
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"). **Comment resolved.**
3. (3) Sheet 1 needs to include the date of preparation of the plat. **Comment resolved.**
4. (3) Include a scale bar on Sheet 2 of the plat. **Comment resolved.**
5. (5) Engineer's signature block incorrectly referenced "Phase IV." **Comment resolved.**
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. **Comment resolved.**
7. (10) Submit County approval of new street name designation. **Comment resolved.**
8. (12) Blocks must be designated using numbers (letters for blocks are not permitted). **Comment resolved.**
9. (13) Label Johnson Way on the plat and label/dimension ROW width. **Comment resolved.**

10. (14) Provide bearing and distance dimension from a corner of the subdivision to a corner of the original tract or survey. [Comment resolved.](#)
11. (15) Provide state plane grid coordinates for a minimum of 2 property corners. [Comment resolved.](#)
12. (17) Existing contour lines should be shown at 5-ft interval for slopes over 10% to provide more clarity. [Comment resolved.](#)
13. (17) Proposed contour lines should be greyscale and reduced contour interval for clarity. Add labels to proposed contours. [Comment resolved.](#)
14. (18) Add a note referencing vertical control datum of contours. [Comment resolved.](#)
15. (20) Use light dashed lines for features not within the boundary of the subdivision. [Comment resolved.](#)
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. *Need to fill in document # for the called 94.62 acre property in 2 places with “\_\_\_\_\_” on Sheet 2.* [Comment resolved.](#)
17. (22) Show concurrent plat outlines for the adjacent property and label as “concurrent platting”
  - a. Use dashed grey scale to avoid confusion. [Comment resolved.](#)
18. (23) The plat title on Sheet 1 needs to include the words “Subdivision plat for” as shown on Sheet 2. [Comment resolved.](#)
19. Add Planning Director signature block per language 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

20. Notes 1-4 shall be updated to reflect acreage of plat and number of lots once clarified per comment 1 above. *Is the 10-ft easement on the west side of Star Gazer Road an open space lot or dedicated ROW? It appears to be neither at the moment.* [Response acceptable – comment resolved.](#)
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. [Comment resolved.](#)
22. Label open space lots. *Lot 1 block A needs to be labeled “open space” on sheet 2.* [Comment resolved.](#)
23. Correct typo in plat note 12 to say ETJ. [Comment resolved.](#)

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

1. (d) Provide a Final Utility Plan showing all easements and utilities. [Comment resolved.](#)
2. (f) Cost Estimate is missing the quantity of base to be used in construction on of the road. [Comment resolved.](#)
3. (i) Only 1 deed is included with plat submittal. All deeds listed in the legal description need to be included with plat submittal. [Comment resolved.](#)

4. (k) Letter of Credit or completed construction is required prior to plat recordation. **No response required.**
5. (m) Tax Certificate for Property 410215 is missing (highlighted in snip below). **All current tax certificates will be verified by the city at time of recordation.**



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. **Comment resolved.**



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

---

**MEETING DATE:** February 16th, 2023  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Grant Fore, Planner II

---

**REQUEST:**

Reconsideration 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. All comments have been addressed. Therefore, Staff recommends approval of this Final Plat.

**ATTACHMENTS:**

Application  
Final Plat  
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](http://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

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

- 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.

---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---

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

**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
<b>OCTOBER 13, 2022</b>	<b>NOVEMBER 8, 2022</b>	<b>SEPTEMBER 13, 2022</b>
NOVEMBER 10, 2022	DECEMBER 13, 2022	OCTOBER 11, 2022
DECEMBER 15, 2022	JANUARY 10, 2023	NOVEMBER 15, 2022

**NOTES:**

1. TOTAL ACREAGE: 29.31 ACRES.
2. THE TOTAL AREA OF STREET RIGHT OF WAY IN THIS SUBDIVISION IS 4.98 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 "DHJB 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 (ETJ) 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 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.
23. THE MAXIMUM ALLOWED IMPERVIOUS COVER IN THIS UNIT IS 4,000 SQUARE FEET PER RESIDENTIAL LOT, FOR A TOTAL MAXIMUM IMPERVIOUS COVER OF 20% FOR THIS UNIT.
24. THE VERTICAL DATUM OF TOPOGRAPIC CONTOURS SHOWN ON THIS PLAT IS NAVD88.

# SUBDIVISION PLAT FOR JOHNSON RANCH SOUTH, UNIT 7

A 29.31 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. 202206052827, REMAINING PORTION OF A CALLED 54.691 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 201506050010, REMAINING PORTION OF A CALLED 41.370 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2013069039214, AND A CALLED 0.104 OF AN ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 202306003124 ALL 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 THIS PLAT IS ENCRACHED BY SPECIAL FLOOD HAZARD AREAS INUNDED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 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 DHJB DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, SOLE OWNER OF THE CERTAIN 54.691 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 201506050010, AND OF THE CERTAIN 41.370 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 201306039214, AND OF THE CERTAIN 0.104 OF AN ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 202306003124, ALL OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND AUTHORIZED AGENT FOR DHJB PARTNERSHIP, LTD, A TEXAS LIMITED PARTNERSHIP, SOLE OWNER OF THE CERTAIN 94.62 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 202206052827, OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACTS AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL 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\_\_\_\_.

DHJB DEVELOPMENT, LLC -AND- DHJB PARTNERSHIP, LTD, A TEXAS LIMITED PARTNERSHIP  
BY: 281 DHI CORP.  
A TEXAS CORPORATION, ITS GENERAL PARTNER

**CHARLES HILL, PRESIDENT**  
BY:  
**CHARLES HILL, PRESIDENT**

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 **CHARLES 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: \_\_\_\_\_ M \_\_\_\_\_  
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

THIS PLAT OF **JOHNSON RANCH SOUTH, UNIT 7** 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 THIS \_\_\_\_ DAY OF \_\_\_\_\_, YEAR \_\_\_\_\_

BY: \_\_\_\_\_  
PLANNING DIRECTOR

**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.

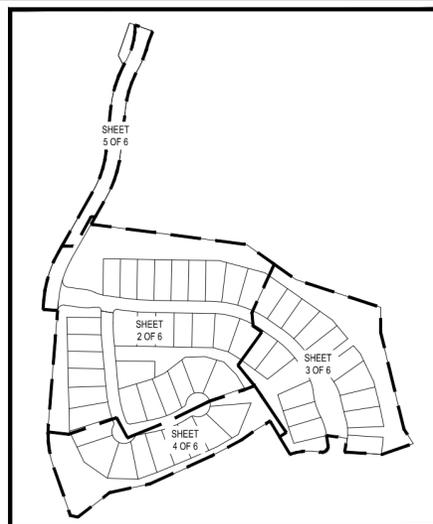
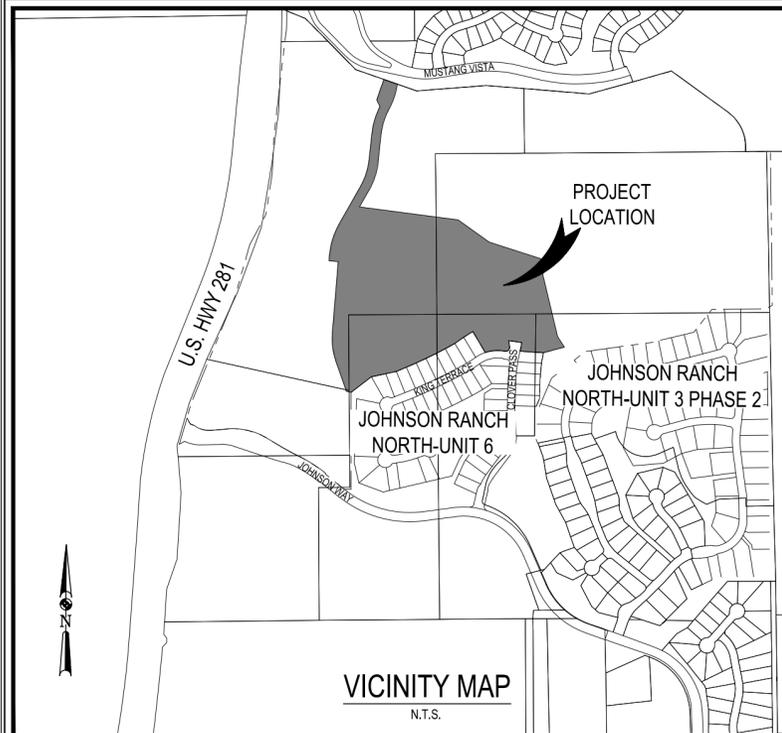
THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

**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.

**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.



**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

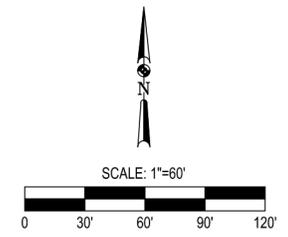
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

PREPARED : OCT. 10, 2022  
PRINT / REVISION : NOV. 2, 2022

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 NAIL
- ▲ POINT
- G.E.T.V.
- GAS, ELECTRIC, TELEPHONE & CABLE EASEMENT
- ▭ EXISTING CONTOURS
- ▭ PROPOSED CONTOURS



# SUBDIVISION PLAT FOR JOHNSON RANCH SOUTH, UNIT 7

<p><b>OWNER/DEVELOPER:</b> 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><b>SURVEYOR:</b> MATKIN HOOVER ENGINEERING &amp; 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><b>AGENT/PREPARER:</b> MATKIN HOOVER ENGINEERING &amp; 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><b>DATE OF PREPARATION:</b> OCTOBER 10, 2022 <b>PRINT DATE:</b> NOVEMBER 2, 2022</p> <p>MHE JOB NO. - 3235.07 MHS JOB NO. - 21-4044</p> <p style="text-align: right;"><b>2 OF 6</b></p>
--	---	--	--

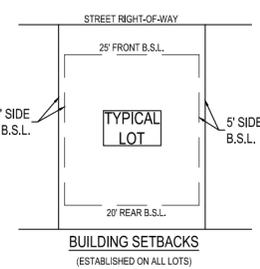
MATKIN HOOVER

ENGINEERING & SURVEYING

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

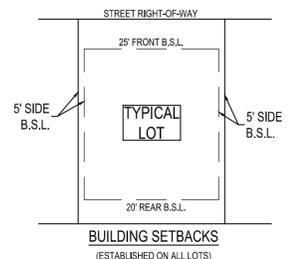
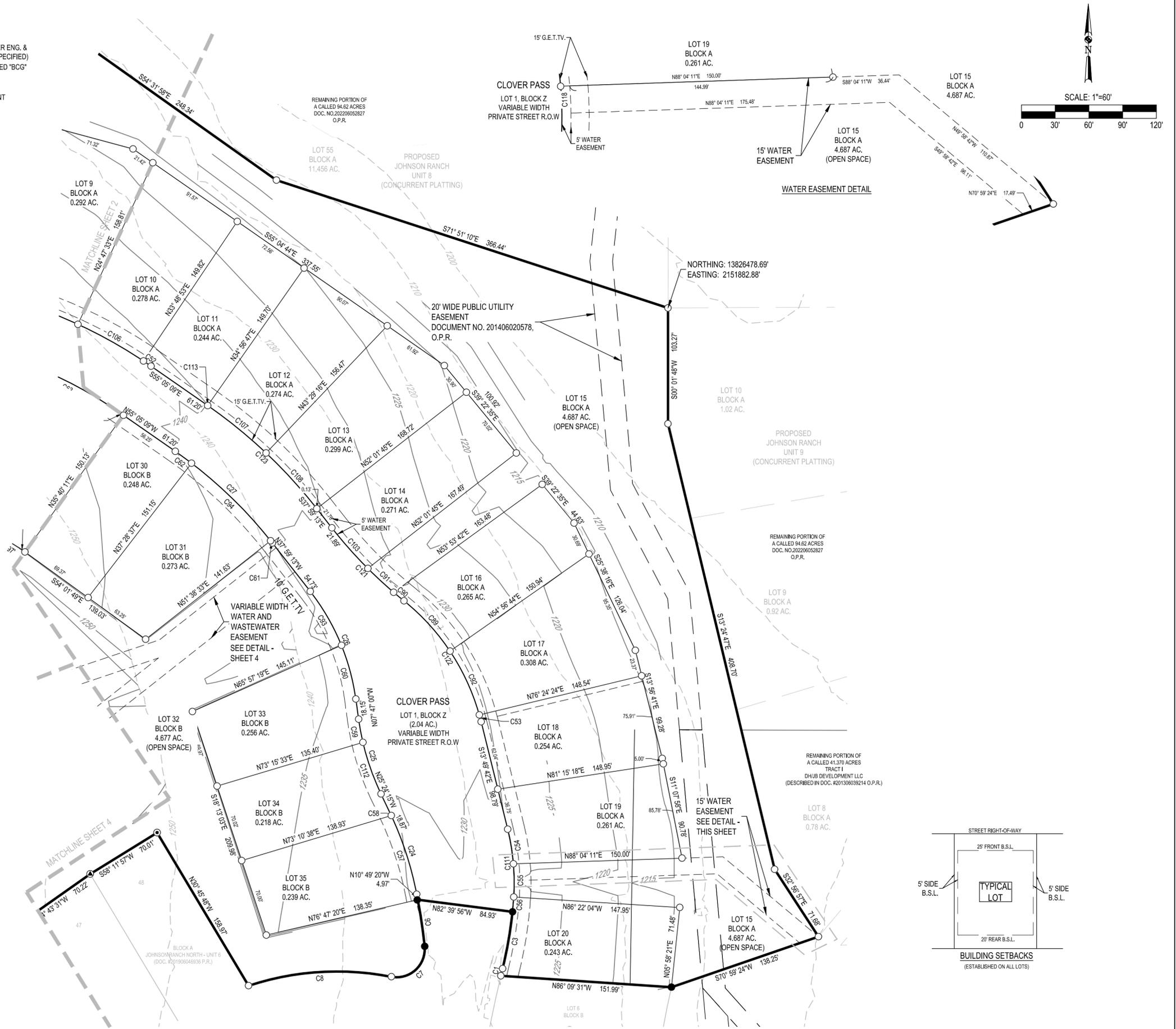
3303 SHELL ROAD SUITE 3  
GEORGETOWN, TEXAS 78628  
OFFICE: (312) 866-2244

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 WITH GREEN CAP STAMPED "BCG"
- ▲ FOUND NAIL
- G.E.T.T.V. GAS, ELECTRIC, TELEPHONE & CABLE EASEMENT
-  EXISTING CONTOURS
-  PROPOSED CONTOURS



# SUBDIVISION PLAT FOR JOHNSON RANCH SOUTH, UNIT 7

<p><b>OWNER/DEVELOPER:</b> 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><b>SURVEYOR:</b> MATKIN HOOVER ENGINEERING &amp; 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><b>AGENT/PREPARER:</b> MATKIN HOOVER ENGINEERING &amp; 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><b>DATE OF PREPARATION:</b> OCTOBER 10, 2022 <b>PRINT DATE:</b> NOVEMBER 2, 2022</p> <p>MHE JOB NO. - 3235.05 MHS JOB NO. - 21-4044</p> <p style="text-align: center;"><b>3 OF 6</b></p>
--	---	--	---

**MATKINHOOVER**  
ENGINEERING & SURVEYING

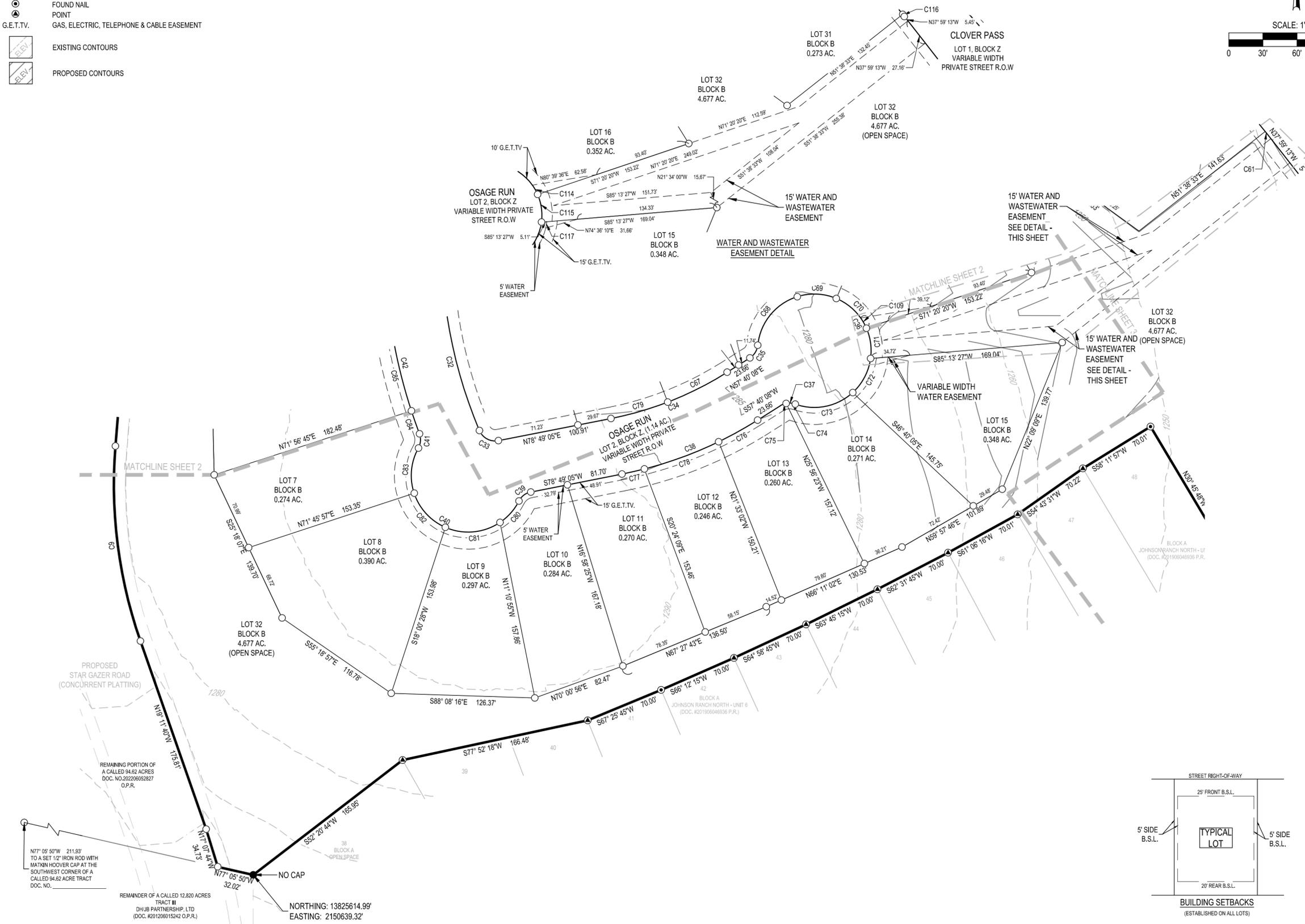
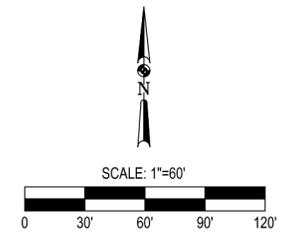
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: (830) 249-0600  
CONTACT@MATKINHOOVER.COM

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

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

**LEGEND**

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- FOUND 1/2" IRON ROD WITH GREEN CAP STAMPED "BCG"
- FOUND NAIL
- ▲ POINT
- G.E.T.V. GAS, ELECTRIC, TELEPHONE & CABLE EASEMENT
-  EXISTING CONTOURS
-  PROPOSED CONTOURS

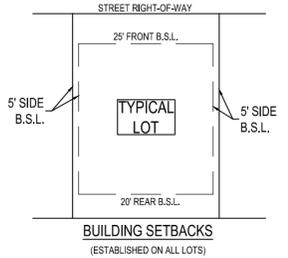


REMAINING PORTION OF A CALLED 94.62 ACRES TRACT (DOC. NO. 20220052927 O.P.R.)

REMINDER OF A CALLED 12.820 ACRES TRACT III DHUB PARTNERSHIP, LTD (DOC. #20120015242 O.P.R.)

NORTHING: 13825614.99'  
EASTING: 2150639.32'

NO CAP

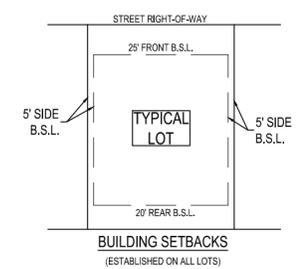
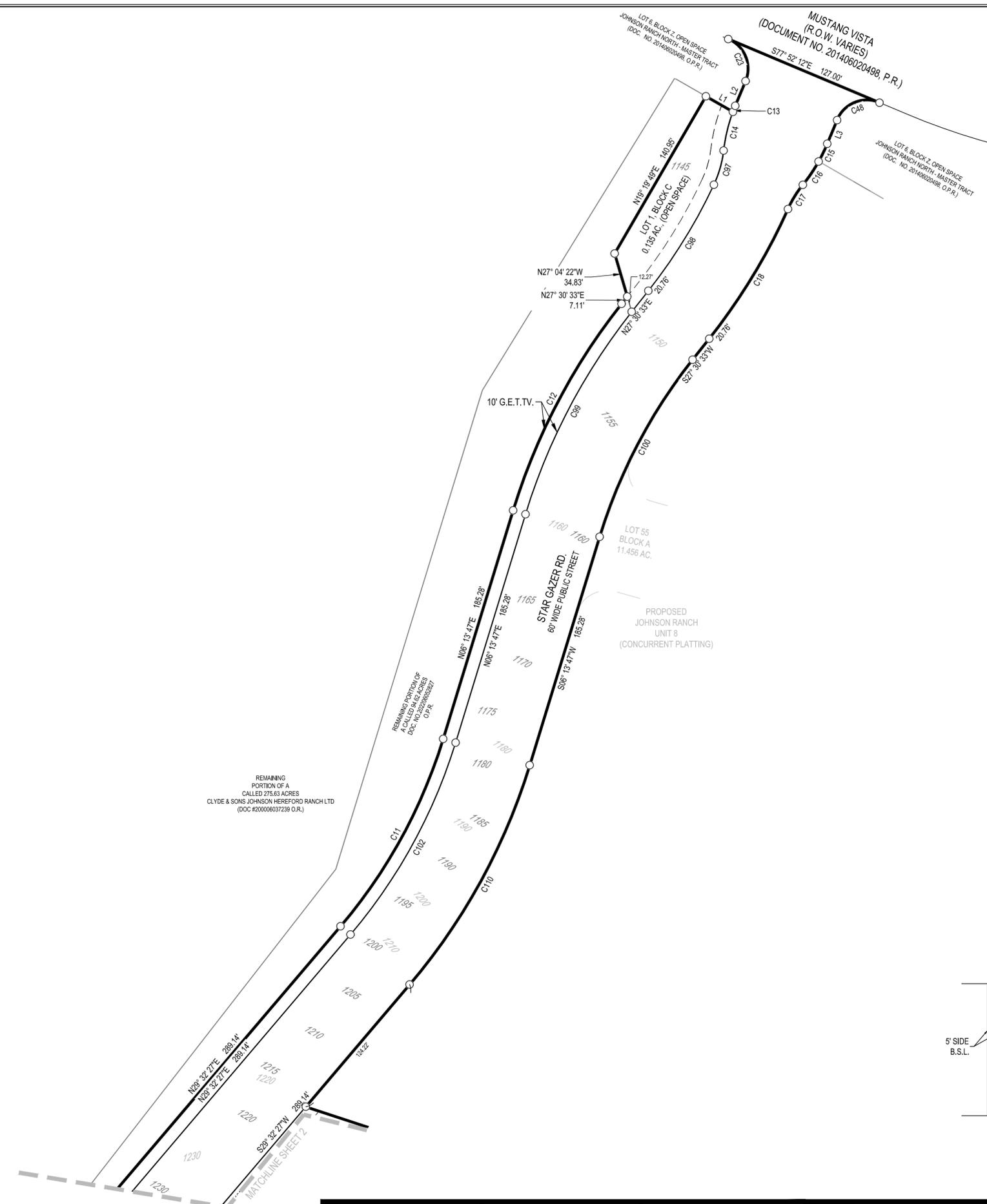
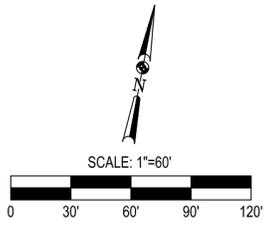


# SUBDIVISION PLAT FOR JOHNSON RANCH SOUTH, UNIT 7

<p><b>OWNER/DEVELOPER:</b> 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><b>SURVEYOR:</b> MATKIN HOOVER ENGINEERING &amp; 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><b>AGENT/PREPARER:</b> MATKIN HOOVER ENGINEERING &amp; 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><b>MATKINHOOVER</b> ENGINEERING &amp; 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>DATE OF PREPARATION: OCTOBER 10, 2022 PRINT DATE: NOVEMBER 2, 2022</p> <p>MHE JOB NO. - 3235.05 MHS JOB NO. - 21-4044</p> <p style="text-align: center;"><b>4 OF 6</b></p>
--	---	--	--	---

**LEGEND**

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- FOUND 1/2" IRON ROD WITH GREEN CAP STAMPED "BCG"
- FOUND NAIL
- ▲ POINT
- G.E.T.T.V. GAS, ELECTRIC, TELEPHONE & CABLE EASEMENT
-  EXISTING CONTOURS
-  PROPOSED CONTOURS



# SUBDIVISION PLAT FOR JOHNSON RANCH SOUTH, UNIT 7

<p><b>OWNER/DEVELOPER:</b> 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><b>SURVEYOR:</b> MATKIN HOOVER ENGINEERING &amp; 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><b>AGENT/PREPARER:</b> MATKIN HOOVER ENGINEERING &amp; 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><b>DATE OF PREPARATION:</b> OCTOBER 10, 2022 <b>PRINT DATE:</b> NOVEMBER 2, 2022</p> <p>MHE JOB NO. - 3235.05 MHS JOB NO. - 21-4044</p> <p style="text-align: center; font-size: 1.2em;"><b>5 OF 6</b></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

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1000.00'	6.54'	0°22'29"	S13° 45' 17"W	6.54'
C2	425.00'	251.93'	33°57'49"	S72° 04' 04"E	248.26'
C3	360.00'	51.51'	8°11'55"	N09° 50' 33"E	51.47'
C4	127.50'	42.46'	19°04'53"	S72° 24' 53"E	42.27'
C5	25.00'	43.24'	99°06'15"	S32° 24' 12"E	38.05'
C6	500.00'	42.12'	4°49'37"	N08° 24' 31"W	42.11'
C7	25.00'	46.68'	106°59'21"	N47° 31' 09"E	40.19'
C8	250.00'	128.64'	29°28'59"	S86° 23' 45"W	127.23'
C9	420.00'	174.69'	23°49'53"	S07° 16' 44"E	173.44'
C10	490.00'	212.98'	24°54'15"	S17° 05' 20"W	211.31'
C11	410.00'	166.81'	23°18'40"	N17° 53' 07"E	165.66'
C12	490.00'	181.98'	21°16'46"	S16° 52' 10"W	180.94'
C13	130.50'	5.06'	2°13'16"	S10° 35' 10"W	5.06'
C14	130.50'	30.84'	13°32'24"	N02° 42' 20"E	30.77'
C15	130.50'	15.28'	6°42'31"	N15° 03' 04"E	15.27'
C16	130.50'	21.93'	9°37'38"	N23° 13' 08"E	21.90'
C17	86.50'	22.04'	14°35'54"	S20° 44' 00"W	21.98'
C18	480.00'	117.91'	14°04'29"	N20° 28' 18"E	117.62'
C20	100.00'	33.30'	19°04'53"	S72° 24' 53"E	33.15'
C23	25.00'	39.08'	89°34'00"	N33° 05' 12"W	35.22'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C24	300.00'	76.35'	14°34'55"	N18° 06' 47"W	76.15'
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'	247.82'	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'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C44	15.00'	24.25'	92°37'11"	N45° 21' 34"W	21.69'
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	25.00'	39.46'	90°26'00"	S56° 54' 48"W	35.49'
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'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C64	375.00'	17.37'	2°39'16"	N87° 43' 20"W	17.37'
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'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C84	475.00'	21.56'	2°38'02"	S19° 21' 16"E	21.56'
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'
C92	200.00'	62.81'	17°59'37"	N24° 37' 30"W	62.55'
C93	200.00'	55.74'	15°58'06"	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	86.50'	27.71'	18°21'13"	N05° 06' 45"E	27.59'
C98	420.00'	96.91'	13°13'12"	N20° 53' 57"E	96.69'
C99	480.00'	178.27'	21°16'46"	N16° 52' 10"E	177.25'
C100	420.00'	155.99'	21°16'46"	S16° 52' 10"W	155.09'
C101	975.00'	120.72'	7°05'39"	S85° 30' 09"E	120.64'
C102	420.00'	170.88'	23°18'40"	N17° 53' 07"E	169.70'
C103	400.00'	48.36'	6°55'37"	S41° 27' 01"E	48.33'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
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'
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'
C110	480.00'	195.29'	23°18'40"	N17° 53' 07"E	193.95'
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'
C119	420.00'	90.84'	12°23'31"	S23° 20' 41"W	90.66'
C120	480.00'	208.64'	24°54'15"	N17° 05' 20"E	207.00'
C121	400.00'	91.57'	13°06'57"	S44° 32' 41"E	91.37'
C122	200.00'	130.11'	37°16'28"	S32° 27' 56"E	127.83'
C123	450.00'	134.30'	17°05'57"	S46° 32' 11"E	133.80'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S70° 40' 11"E	24.13'
L2	N11° 41' 48"E	20.81'
L3	S11° 41' 48"W	19.85'

# 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



DATE OF PREPARATION: OCTOBER 10, 2022  
PRINT DATE: NOVEMBER 2, 2022

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

## **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](mailto:chouy@halff.com)

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

**DATE:** February 8, 2023

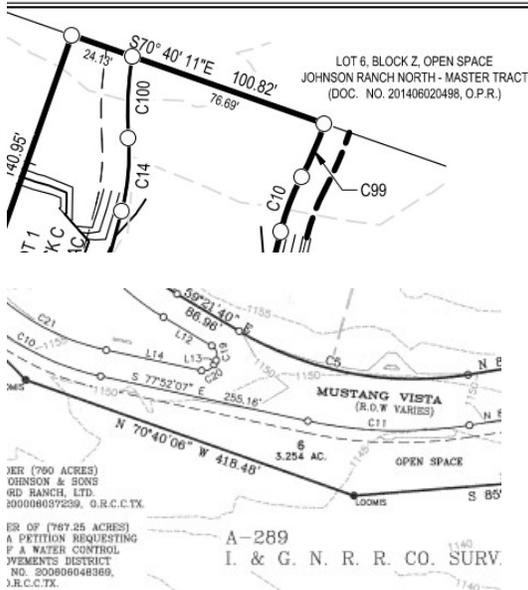
---

Halff Associates, on behalf of the City of Bulverde, has performed a review on the final plat (dated November 2022) and revised 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.

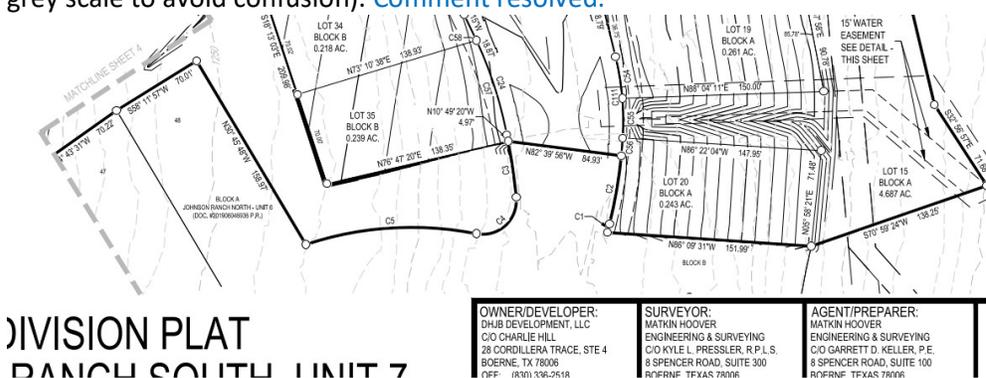
The following items were reviewed, with items resolved noted in [blue](#). Based on our review, Halff Associates has no further comments and recommends approval.

### **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"). [Comment resolved](#)
2. (3) Sheet 1 needs to include the date of preparation of the plat. [Comment resolved](#)
3. (3) Include a scale bar on Sheets 2-5 of the plat. [Comment resolved](#)
4. (5) Engineer's signature block incorrectly referenced "Phase IV." [Comment resolved](#)
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. [Comment resolved](#)
6. (10) Provide acreage of private street lots on the plat. [Comment resolved](#)
7. (10) Submit County approval of new street name designations. [Comment resolved](#)
8. (12) Blocks must be designated using numbers (letters for blocks are not permitted). [Comment resolved](#)
9. (13) Label Mustang Vista on the plat and label/dimension ROW width. [Comment resolved](#)
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. [Comment resolved](#)



11. (14) Provide bearing and distance dimension from a corner of the subdivision to a corner of the original tract or survey. *Need to fill in document # for the called 94.62 acre called out in this note on sheet 4. Comment resolved.*
12. (15) Provide state plane grid coordinates for a minimum of 2 property corners. *Comment resolved.*
13. (17) Proposed contour lines should be greyscale and reduced contour interval for clarity. Add labels to proposed contours. *Contour lines missing from sheet 5 of the plat. Comment resolved.*
14. (18) Add a note referencing vertical control datum of contours. *Comment resolved.*
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). *Comment resolved.*
16. Show line work for portions of Unit 6, where Clover Pass ties into existing private street (use dashed grey scale to avoid confusion). *Comment resolved.*



17. (23) The plat title on Sheet 1 needs to include the words “Subdivision plat for” as shown on the other sheets. *Comment resolved.*

18. Add Planning Director signature block per language 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

19. Provide drainage note specifying the amount of impervious cover allowed per lot to meet TCEQ and drainage design assumptions. [Comment resolved.](#)
20. Label open space lots. [Comment resolved.](#)
21. Correct typo in plat note 12 to say ETJ. [Comment resolved.](#)

**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. [Comment resolved.](#)
2. (k) Letter of Credit or completed construction is required prior to plat recordation. [No response required.](#)



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

---

**MEETING DATE:** February 16th, 2023  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Grant Fore, Planner II

---

**REQUEST:**

Reconsideration 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. All comments have been addressed. Therefore, Staff recommends approval of this Final Plat.

**ATTACHMENTS:**

Application  
Final Plat  
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](http://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.

Chris Hill  
 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**

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



# 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.

---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---

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

**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 "DHJB 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. LOT 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 (ETJ) 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. 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.
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 AGENCY 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.
23. THE MAXIMUM ALLOWED IMPERVIOUS COVER IN THIS UNIT IS 3,500 SQUARE FEET PER RESIDENTIAL LOT, FOR A TOTAL MAXIMUM IMPERVIOUS COVER OF 20% FOR THIS UNIT.
24. THE VERTICAL DATUM OF TOPOGRAPHIC CONTOURS SHOWN ON THIS PLAT IS NAVD 88.

# SUBDIVISION PLAT FOR 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. 202206052827 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 THIS PLAT IS ENCRACHED BY SPECIAL FLOOD HAZARD AREAS INUNDED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 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 DHJB PARTNERSHIP, LTD, A TEXAS LIMITED PARTNERSHIP, SOLE OWNER OF THE CERTAIN 94.62 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 202206052827 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACTS AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL 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\_\_.

**DHJB PARTNERSHIP, LTD, A TEXAS LIMITED PARTNERSHIP**  
BY: **281 DHI CORP**  
A TEXAS CORPORATION, ITS GENERAL PARTNER

BY: \_\_\_\_\_  
**CHARLES HILL, PRESIDENT**

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 **CHARLES 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

THIS PLAT OF JOHNSON RANCH SOUTH, UNIT 8 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.

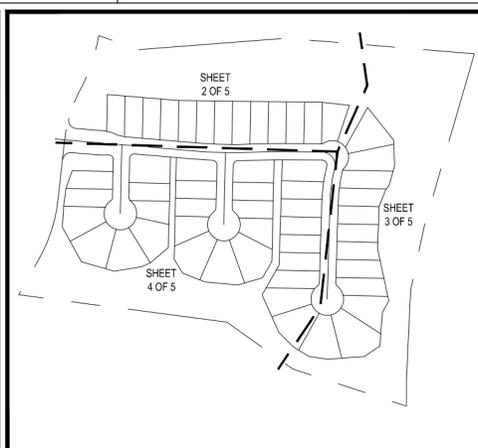
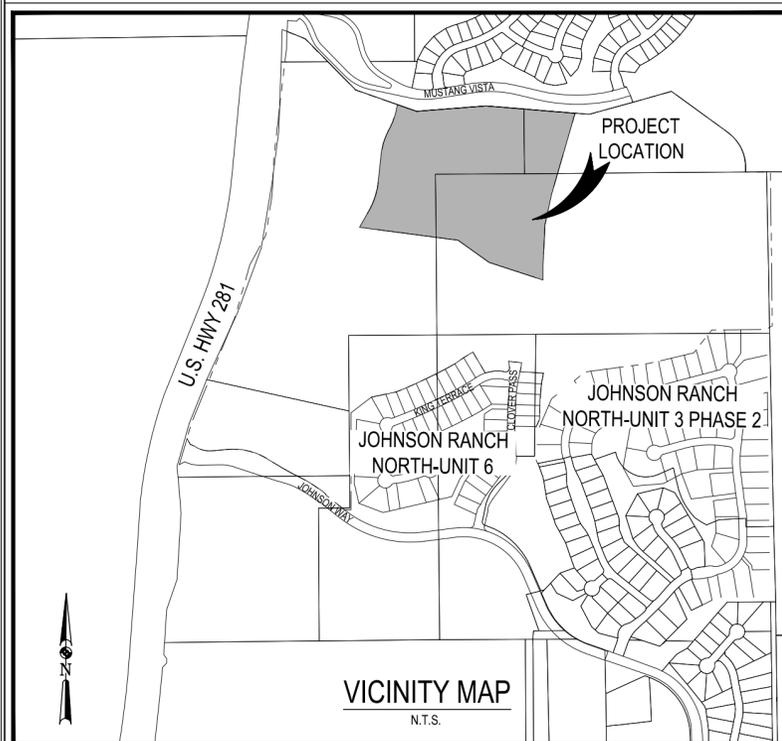
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, YEAR \_\_\_\_\_

BY: \_\_\_\_\_  
PLANNING DIRECTOR

**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).



**KEY MAP**  
N.T.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.

**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.

**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

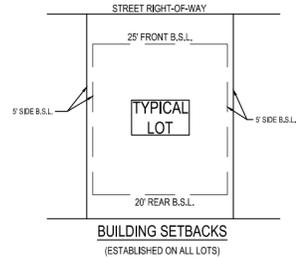
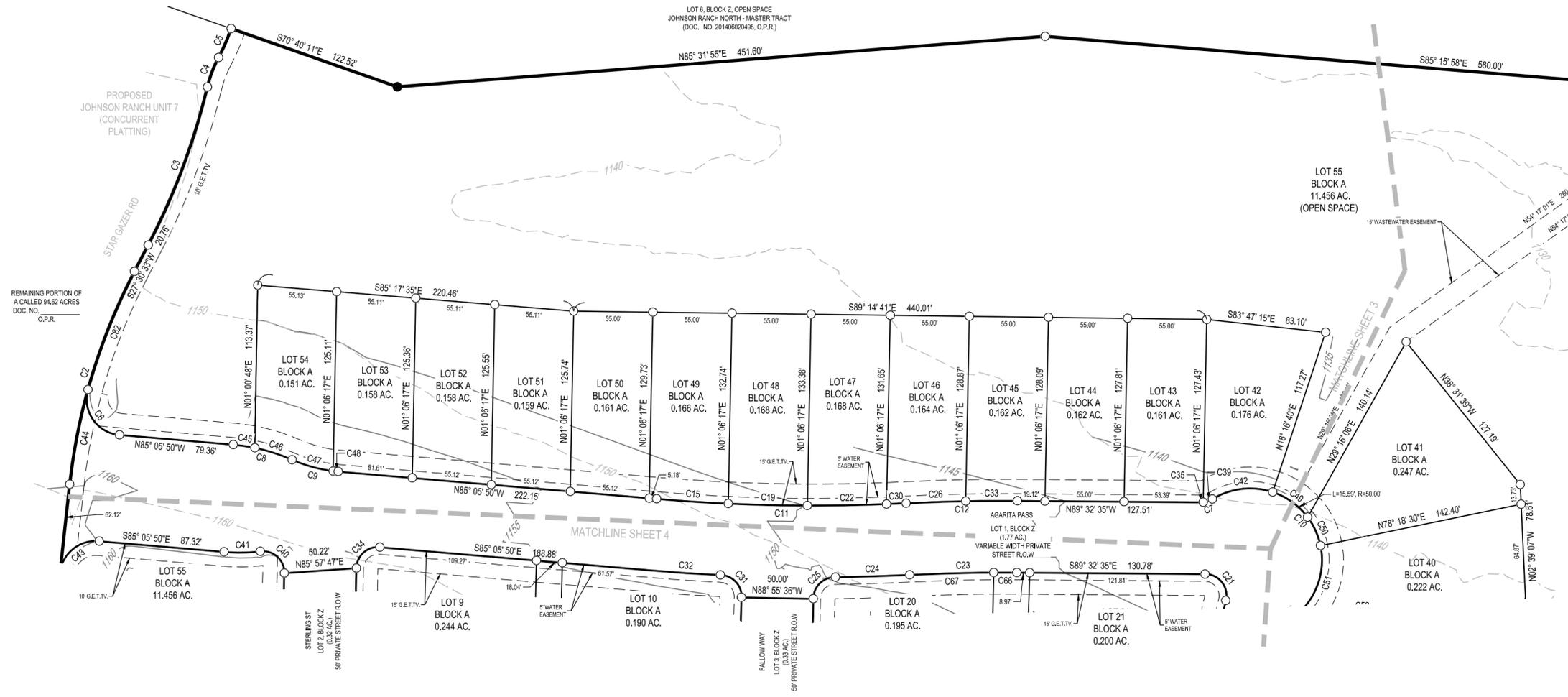
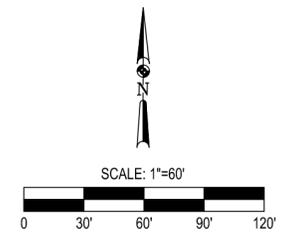
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

PREPARED : OCT. 10, 2022  
PRINT / REVISED : NOV. 2, 2022

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
-  EXISTING CONTOURS
-  PROPOSED CONTOURS



# SUBDIVISION PLAT FOR JOHNSON RANCH SOUTH, UNIT 8

<p><b>OWNER/DEVELOPER:</b> 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><b>SURVEYOR:</b> MATKIN HOOVER ENGINEERING &amp; 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><b>AGENT/PREPARER:</b> MATKIN HOOVER ENGINEERING &amp; 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><b>DATE OF PREPARATION:</b> OCTOBER 10, 2022 <b>PRINT DATE:</b> NOVEMBER 2, 2022</p> <p>MHE JOB NO. - 3235.05 MHS JOB NO. - 21-4044</p> <p style="text-align: center;"><b>2 OF 5</b></p>
--	---	--	---

## MATKIN HOOVER

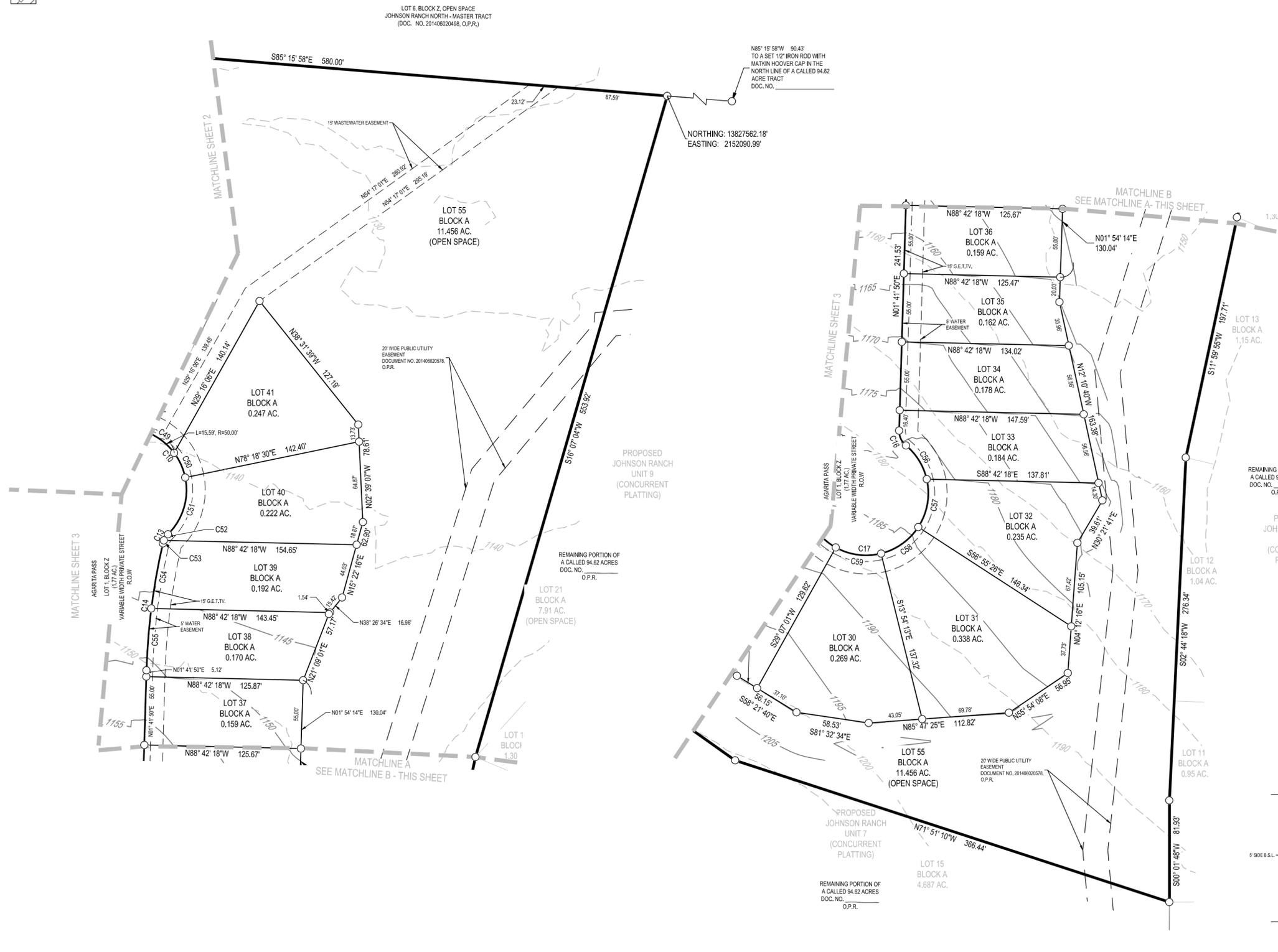
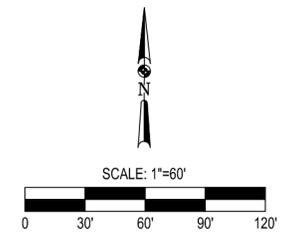
ENGINEERING & SURVEYING

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) 868-2244 TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

**LEGEND**

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



# SUBDIVISION PLAT FOR JOHNSON RANCH SOUTH, UNIT 8

<p><b>OWNER/DEVELOPER:</b> 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><b>SURVEYOR:</b> MATKIN HOOVER ENGINEERING &amp; 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><b>AGENT/PREPARER:</b> MATKIN HOOVER ENGINEERING &amp; 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><b>DATE OF PREPARATION:</b> OCTOBER 10, 2022 <b>PRINT DATE:</b> NOVEMBER 2, 2022</p> <p>MHE JOB NO. - 3235.05 MHS JOB NO. - 21-4044</p> <p style="text-align: center;"><b>3 OF 5</b></p>
--	---	--	---

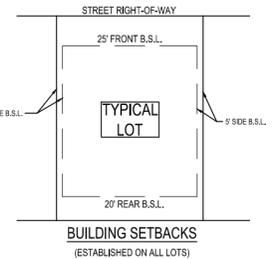
MATKIN HOOVER

ENGINEERING & SURVEYING

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

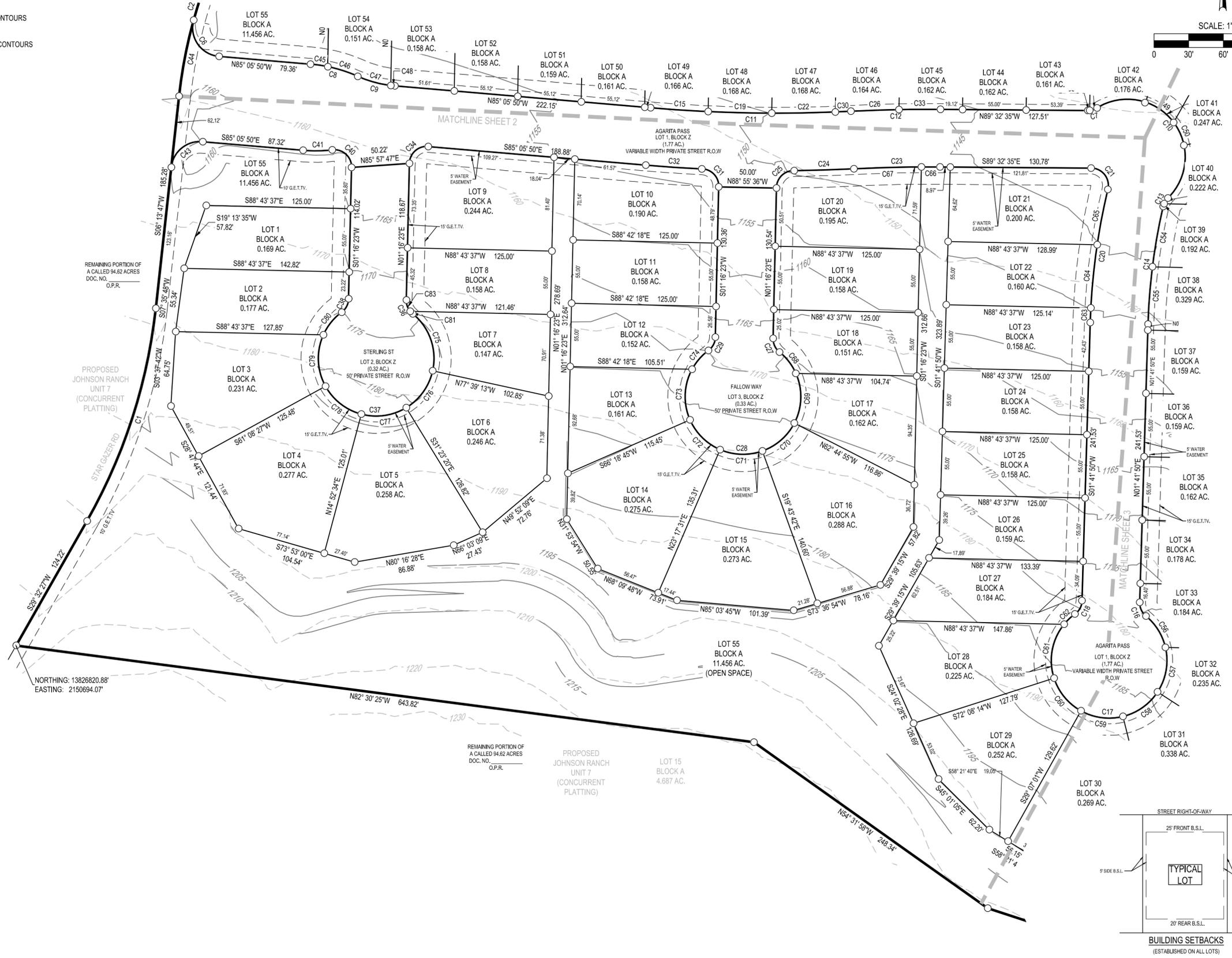
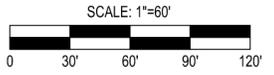
3303 SHELL ROAD SUITE 3  
GEORGETOWN, TEXAS 78628  
OFFICE: (512) 366-2244

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

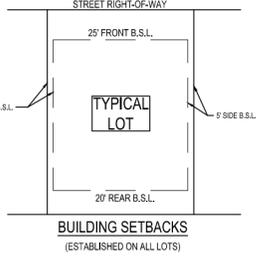


**LEGEND**

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



NORTHING: 13826820.88'  
EASTING: 2150694.07'



# SUBDIVISION PLAT FOR JOHNSON RANCH SOUTH, UNIT 8

<p><b>OWNER/DEVELOPER:</b> 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><b>SURVEYOR:</b> MATKIN HOOVER ENGINEERING &amp; 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><b>AGENT/PREPARER:</b> MATKIN HOOVER ENGINEERING &amp; 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><b>DATE OF PREPARATION:</b> OCTOBER 10, 2022 <b>PRINT DATE:</b> NOVEMBER 2, 2022</p> <p>MHE JOB NO. - 3235.05 MHS JOB NO. - 21-4044</p> <p style="text-align: right;"><b>4 OF 5</b></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: 512-368-2244

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

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  
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



DATE OF PREPARATION: OCTOBER 10, 2022  
PRINT DATE: NOVEMBER 2, 2022

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

## **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](mailto:chouy@halff.com)

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

**DATE:** February 8, 2023

---

Halff Associates, on behalf of the City of Bulverde, has performed a review on the final plat (dated November 2022) 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 items resolved noted in **blue**. Based on our review, Halff Associates has no further comments and recommends approval.

### **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"). **Comment resolved.**
2. (3) Sheet 1 needs to include the date of preparation of the plat. **Comment resolved.**
3. (3) Include a scale bar on Sheets 2-4 of the plat. **Comment resolved.**
4. (5) Engineer's signature block incorrectly referenced "Phase IV." **Comment resolved.**
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. **Comment resolved.**
6. (10) Provide acreage of private street lots on the plat. **Comment resolved.**
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. *Need to fill in document # for the called 94.62 acre property in this callout, as well as all other places it shows up on the plat.* **Comment resolved.**
10. (15) Provide state plane grid coordinates for a minimum of 2 property corners. **Comment resolved.**
11. (17) Proposed contour lines should be greyscale and reduced contour interval for clarity. Add labels to proposed contours. **Comment resolved.**
12. (18) Add a note referencing vertical control datum of contours. **Comment resolved.**

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

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

**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. [Comment resolved.](#)
2. (k) Letter of Credit or completed construction is required prior to plat recordation. [No response required.](#)
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. [Comment resolved](#)



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

---

**MEETING DATE:** February 16th, 2023  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Grant Fore, Planner II

---

**REQUEST:**

Reconsideration 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. All comments have been addressed. Therefore, Staff recommends approval of this Final Plat.

**ATTACHMENTS:**

Application

Final Plat

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](http://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**

<b>Planning &amp; Zoning Meeting</b>	<b>City Council Meeting</b>	<b>Submittal Date</b>
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
<b>OCTOBER 13, 2022</b>	<b>NOVEMBER 8, 2022</b>	<b>SEPTEMBER 13, 2022</b>
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.

---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---

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

**NOTES:**

1. TOTAL ACREAGE: 50.65 ACRES.
2. THE TOTAL AREA OF STREET RIGHT OF WAY IN THIS SUBDIVISION IS 17.63± ACRES.
3. THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 4121.44± LINEAR FEET.
4. TOTAL NUMBER OF LOTS : 39
  - 4.1. SINGLE FAMILY: 34
  - 4.2. OPEN SPACE: 2
  - 4.3. PRIVATE STREET: 3
5. AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "DHJB 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 10' UNLESS NOTED OTHERWISE.
8. 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.
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 THE 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 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.
12. ALL PROPERTY WITHIN THE SUBDIVISION IS IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BULVERDE AND IS LOCATED WITHIN THE BOUNDARIES OF JOHNSON RANCH M.U.D..
13. LOT GRADING 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. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. THE MAXIMUM ALLOWED IMPERVIOUS COVER IN THIS UNIT IS 5,000 SQUARE FEET PER RESIDENTIAL LOT, FOR A TOTAL MAXIMUM IMPERVIOUS COVER OF 20% FOR THIS UNIT.
25. THE VERTICAL DATUM OF TOPOGRAPHIC CONTOURS ON THIS PLAT IS NAVD 88.

# SUBDIVISION PLAT FOR 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. 202206052827 O.P.R., 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 THIS PLAT IS ENCRONOACHED 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 DHJB DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, SOLE OWNER OF THE CERTAIN 41.370 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 201306039214, OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND AUTHORIZED AGENT FOR DHJB PARTNERSHIP, LTD, A TEXAS LIMITED PARTNERSHIP, SOLE OWNER OF THE CERTAIN 94.62 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 202206052827, OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACTS AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL 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\_\_.

DHJB DEVELOPMENT, LLC -AND- DHJB PARTNERSHIP, LTD, A TEXAS LIMITED PARTNERSHIP  
 BY: 281 DHI CORP.  
 A TEXAS CORPORATION, ITS GENERAL PARTNER

\_\_\_\_\_  
 CHARLES HILL, PRESIDENT  
 BY: \_\_\_\_\_  
 CHARLES HILL, PRESIDENT

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 **CHARLES 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

THIS PLAT OF **JOHNSON RANCH SOUTH, UNIT 9** 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 THIS \_\_\_\_ DAY OF \_\_\_\_\_, YEAR \_\_\_\_\_

BY: \_\_\_\_\_  
 PLANNING DIRECTOR

**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.

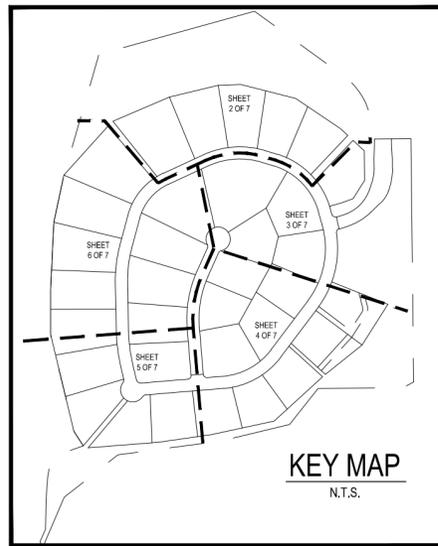
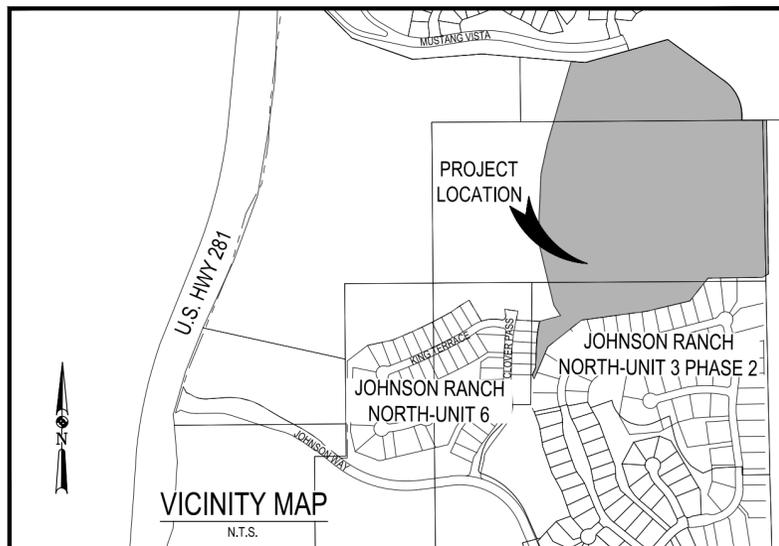
THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

**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.

**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.



**DRAINAGE EASEMENT NOTE:**

- 1.) 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:**  
 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  
 KKLACNY@MATKINHOOVER.COM

**MATKINHOOVER**  
 ENGINEERING  
 & SURVEYING

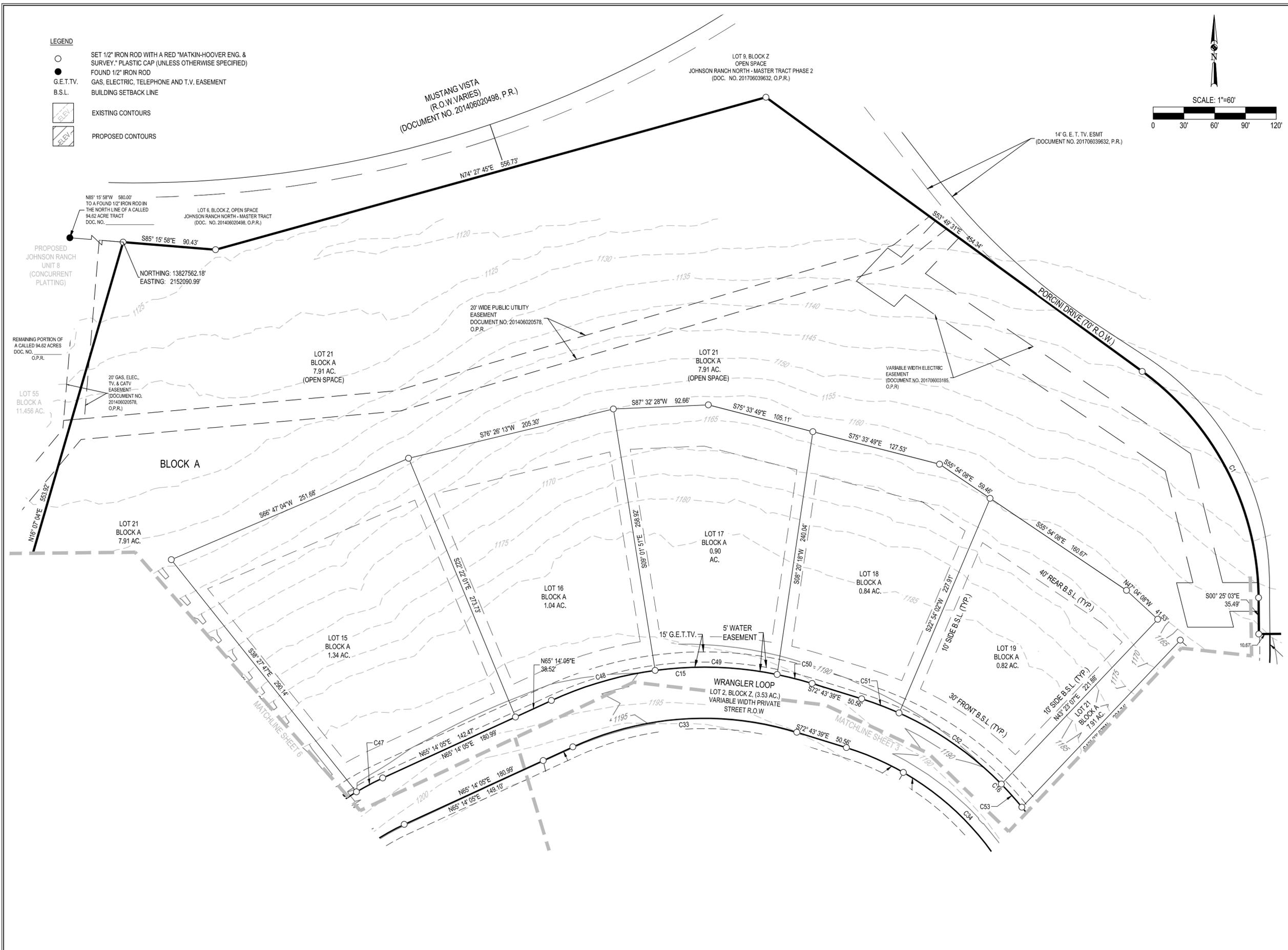
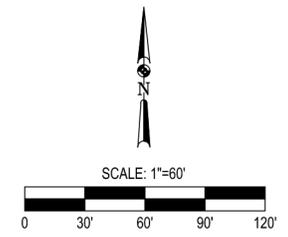
8 SPENCER ROAD SUITE 100  
 BOERNE, TEXAS 78006  
 OFFICE: 830.249.0600  
 CONTACT@MATKINHOOVER.COM  
 3303 SHELL ROAD SUITE 3  
 GEORGETOWN, TEXAS 78628  
 OFFICE: 512.866.2244  
 TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

PREPARED : OCT. 10, 2022  
 PRINT / REVISED : DEC. 8, 2022

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.V. GAS, ELECTRIC, TELEPHONE AND T.V. EASEMENT
- B.S.L. BUILDING SETBACK LINE
-  EXISTING CONTOURS
-  PROPOSED CONTOURS

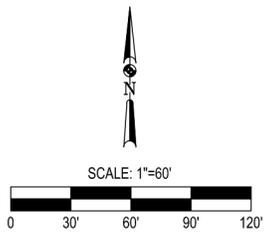


# SUBDIVISION PLAT FOR JOHNSON RANCH SOUTH, UNIT 9

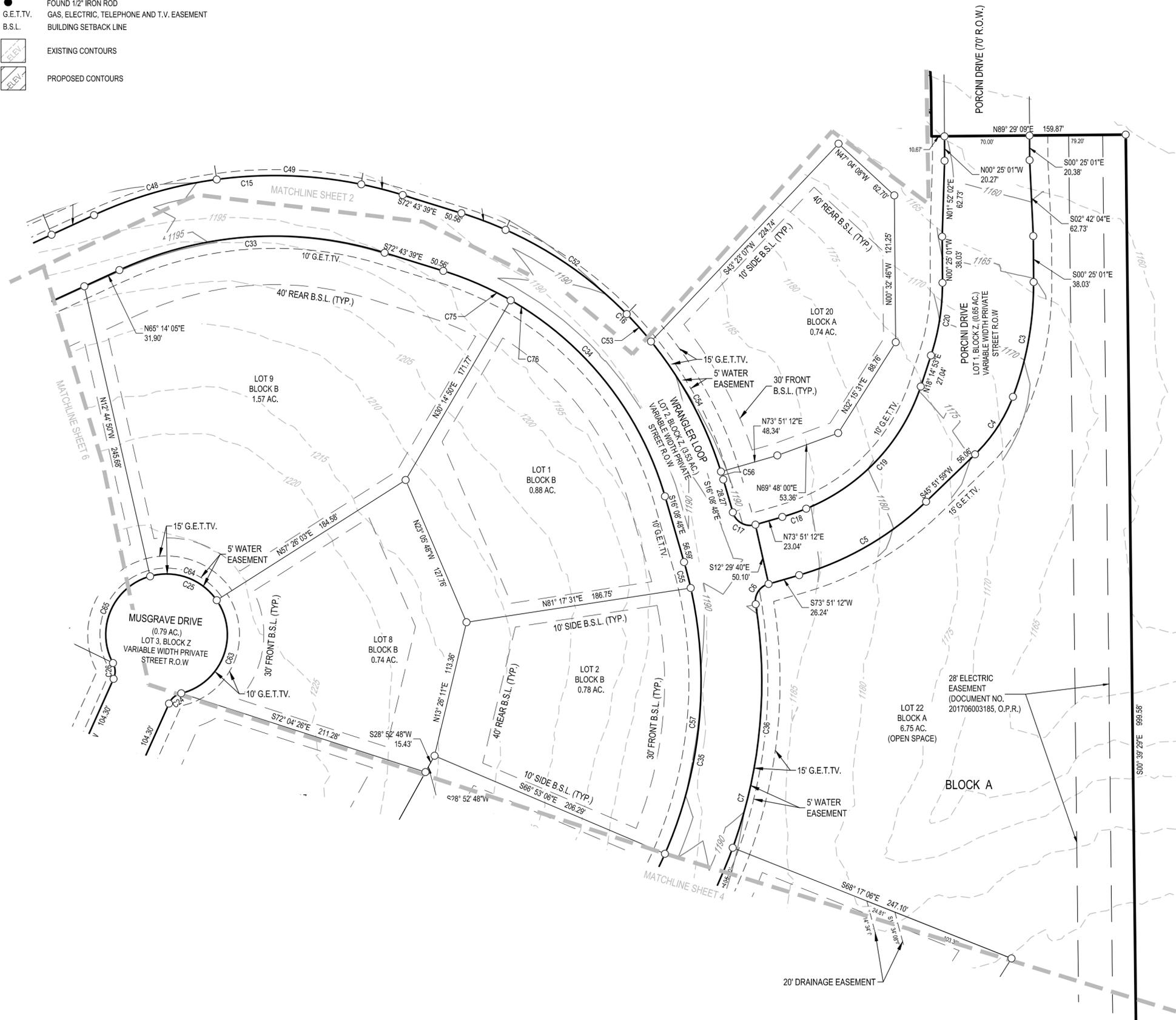
<p><b>OWNER/DEVELOPER:</b> DHJB DEVELOPMENT, LLC C/O CHARLIE HILL 28 CORDILLERA TRACE, STE 4 BOERNE, TX 78006 OFF: (830) 336-2518 FAX: (830) 336-3540 CPHILL@DHINV.COM</p>	<p><b>SURVEYOR:</b> MATKIN HOOVER ENGINEERING &amp; SURVEYING C/O KYLE L. PRESSLER, R.P.L.S. 8 SPENCER ROAD, SUITE 300 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 KYLE.PRESSLER@MATKINHOOVER.COM</p>	<p><b>AGENT/PREPARER:</b> MATKIN HOOVER ENGINEERING &amp; 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>	<div style="text-align: center;">  <p><b>MATKIN HOOVER</b> ENGINEERING &amp; SURVEYING</p> </div> <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;">3303 SHELL ROAD SUITE 3 GEORGETOWN, TEXAS 78628 OFFICE: (512) 866-2244 TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000</p>	<p>DATE OF PREPARATION: OCTOBER 10, 2022 PRINT DATE: NOVEMBER 2, 2022</p> <p>MHE JOB NO. - 3235.09 MHS JOB NO. - 21-4044</p> <p style="text-align: center; font-size: large;"><b>2 OF 7</b></p>
--	---	--	---	---

**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
-  EXISTING CONTOURS
-  PROPOSED CONTOURS



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



# 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

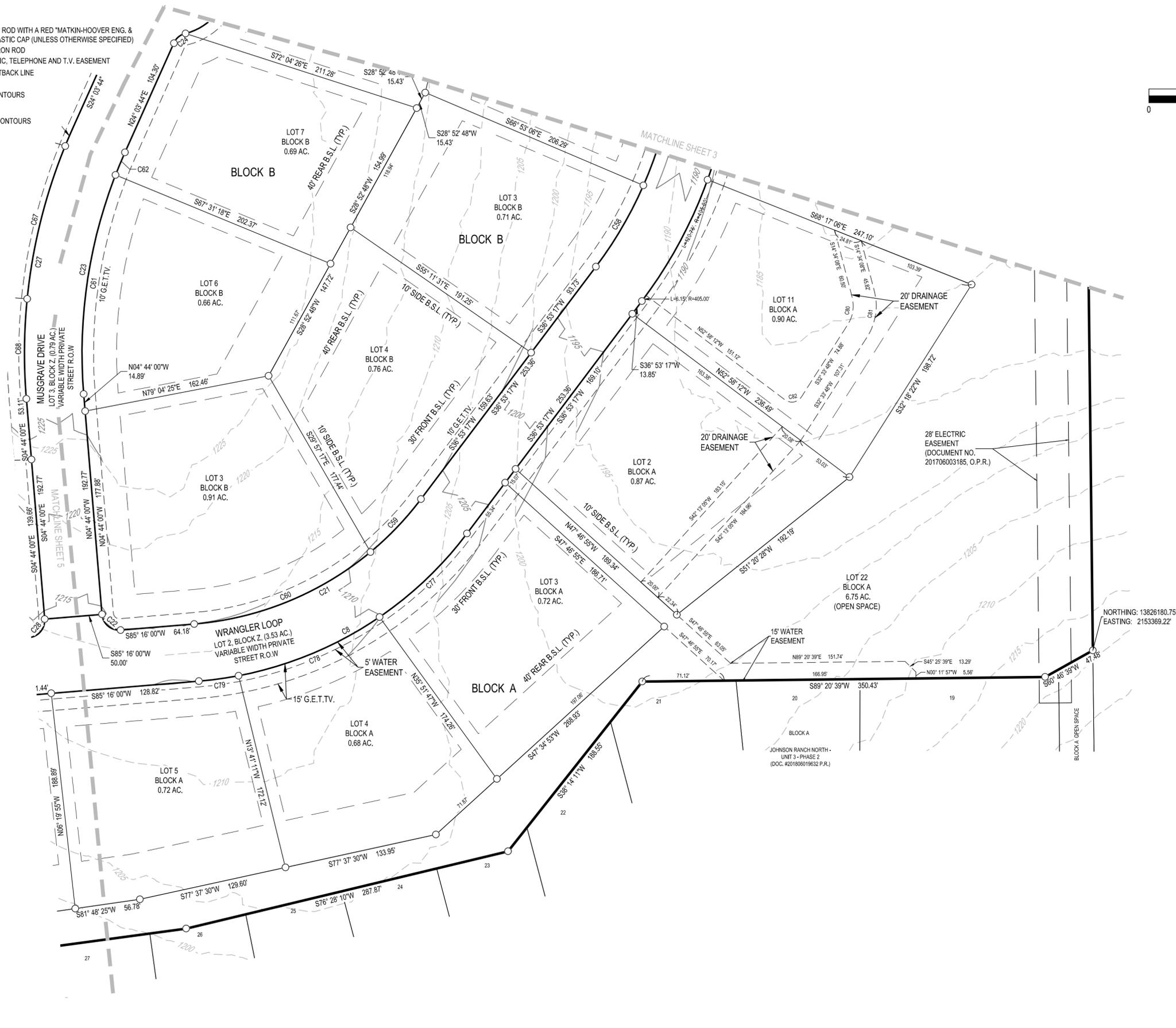
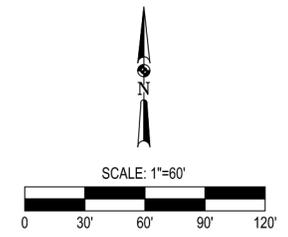
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: (830) 249-0600  
CONTACT@MATKINHOOVER.COM  
3303 SHELL ROAD SUITE 3  
GEORGETOWN, TEXAS 78628  
OFFICE: (512) 866-2244  
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1002-4000

DATE OF PREPARATION: OCTOBER 10, 2022  
PRINT DATE: NOVEMBER 2, 2022

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
-  EXISTING CONTOURS
-  PROPOSED CONTOURS



# 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



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

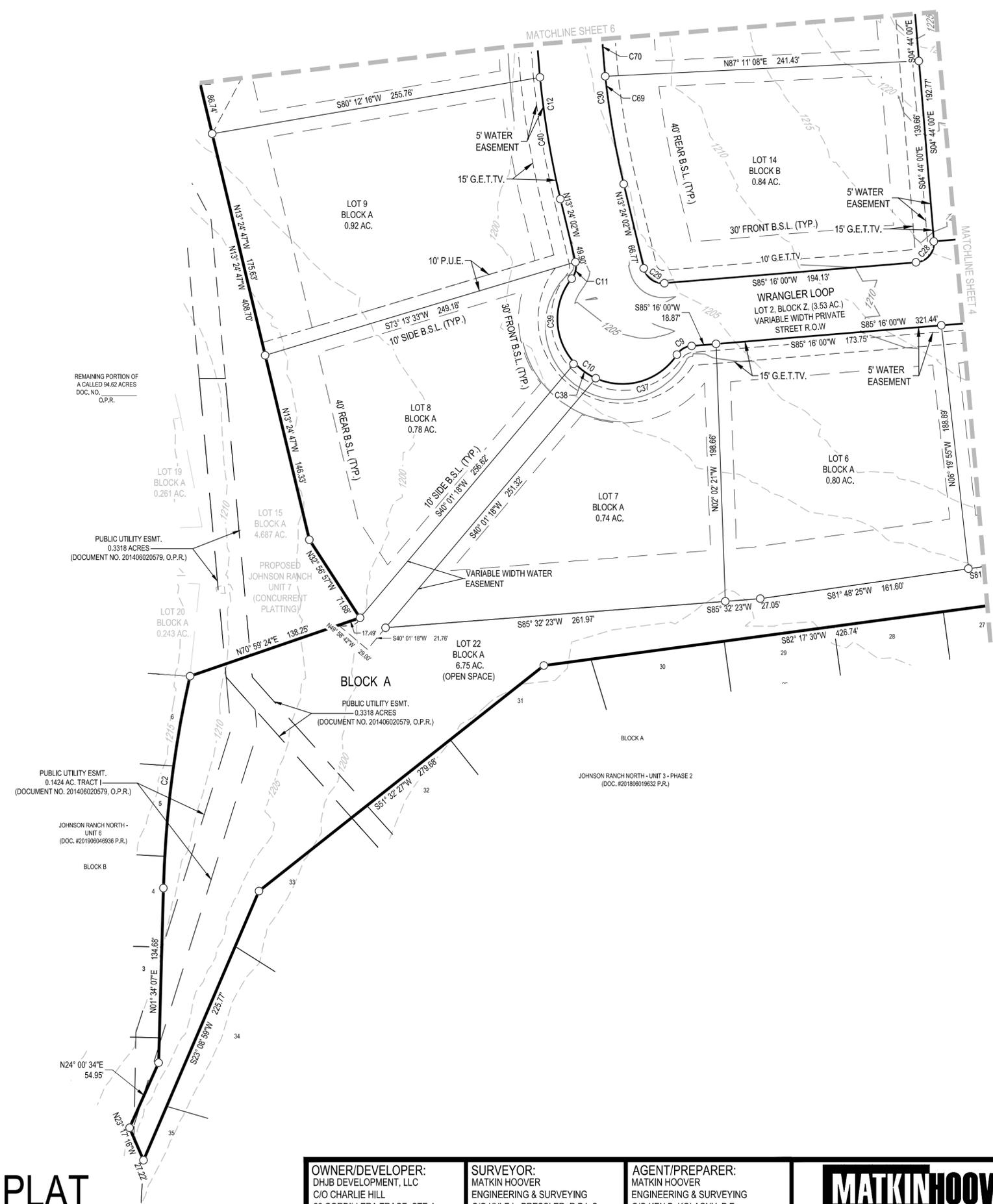
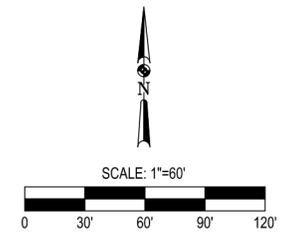
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

DATE OF PREPARATION: OCTOBER 10, 2022  
PRINT DATE: NOVEMBER 2, 2022

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
-  EXISTING CONTOURS
-  PROPOSED CONTOURS

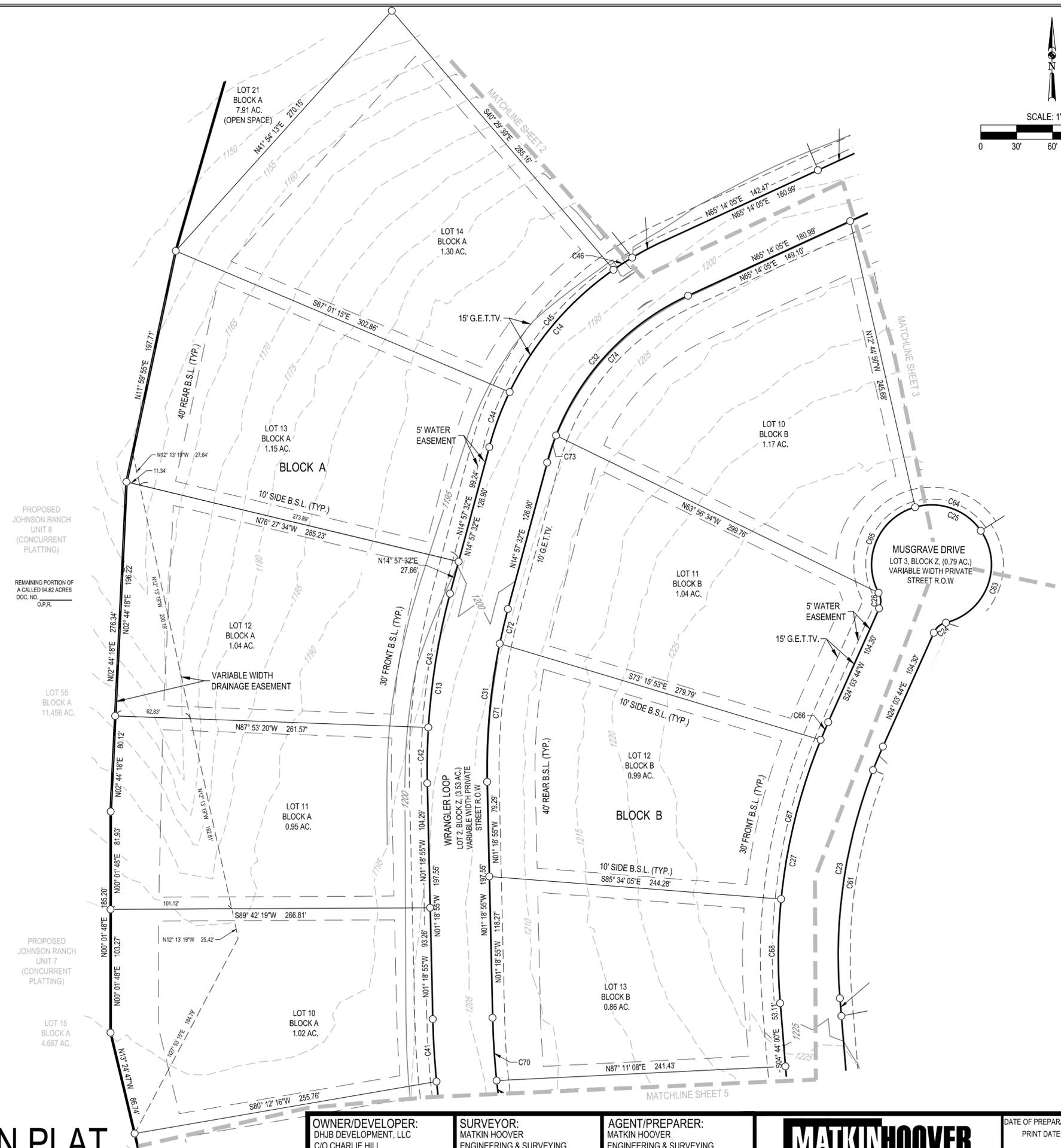
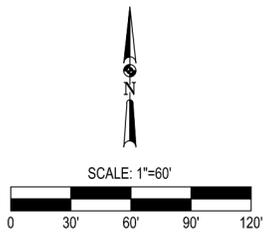


# SUBDIVISION PLAT FOR JOHNSON RANCH SOUTH, UNIT 9

<p><b>OWNER/DEVELOPER:</b> 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><b>SURVEYOR:</b> MATKIN HOOVER ENGINEERING &amp; 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><b>AGENT/PREPARER:</b> MATKIN HOOVER ENGINEERING &amp; 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><b>MATKIN HOOVER</b> ENGINEERING &amp; SURVEYING</p> <p><small>8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 CONTACT@MATKINHOOVER.COM</small></p> <p><small>3303 SHELL ROAD SUITE 3 GEORGETOWN, TEXAS 78628 OFFICE: 512.866.2244</small></p> <p><small>TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000</small></p>
<p>DATE OF PREPARATION: OCTOBER 10, 2022 PRINT DATE: NOVEMBER 2, 2022</p>			<p>MHE JOB NO. - 3235.09 MHS JOB NO. - 21-4044</p>
			<p><b>5 OF 7</b></p>

**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
-  EXISTING CONTOURS
-  PROPOSED CONTOURS



# 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

**MATKINHOOVER**  
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 OF PREPARATION: OCTOBER 10, 2022  
PRINT DATE: NOVEMBER 2, 2022

MHE JOB NO. - 3235.09  
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'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C80	30.00'	24.68'	47°07'56"	S08° 59' 50"W	23.99'
C81	50.00'	41.13'	47°07'56"	S08° 59' 50"W	39.98'
C82	10.00'	16.49'	94°28'00"	S79° 47' 48"W	14.68'

# 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



DATE OF PREPARATION: OCTOBER 10, 2022  
PRINT DATE: NOVEMBER 2, 2022

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

## **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](mailto:chouy@halff.com)

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

**DATE:** February 8, 2023

---

Halff Associates, on behalf of the City of Bulverde, has performed a review on the final plat (dated December 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 items resolved noted in **blue**. Based on our review, Halff Associates has no further comments and recommends approval.

### **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"). **Comment resolved.**
2. (3) Sheet 1 needs to include the date of preparation of the plat. **Comment resolved.**
3. (3) Include a scale bar on Sheets 2-6 of the plat. **Comment resolved.**
4. (5) Engineer's signature block incorrectly referenced "Phase IV." **Comment resolved.**
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. **Comment resolved.**
6. (10) Provide acreage of private street lots on the plat. **Comment resolved.**
7. (10) Submit County approval of new street name designations. **Comment resolved.**
8. (12) Blocks must be designated using numbers (letters for blocks are not permitted). **Comment resolved.**
9. (14) Provide bearing and distance dimension from a corner of the subdivision to a corner of the original tract or survey. *Need to fill in document # for the called 94.62 acre property in this callout, as well as all other places it shows up on the plat.* **Comment resolved.**
10. (15) Provide state plane grid coordinates for a minimum of 2 property corners. **Comment resolved.**
11. (17) Proposed contour lines should be greyscale and reduced contour interval for clarity. Add labels to proposed contours. **Comment resolved.**

12. (18) Add a note referencing vertical control datum of contours. [Comment resolved.](#)
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). [Comment resolved.](#)
14. (23) The plat title on Sheet 1 needs to include the words “Subdivision plat for” as shown on the other sheets. [Comment resolved.](#)
15. Add Planning Director signature block per language 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

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

**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. [Comment resolved.](#)
2. (k) Letter of Credit or completed construction is required prior to plat recordation. [No response required.](#)



PLANNING AND ZONING COMMISSION ITEM:  
PC-22-50

## REPLAT

Lot 65, 66 & 67, Shepherds Ranch Unit 4

---

**MEETING DATE:** February 16th, 2023

**DEPARTMENT:** Planning & Development

**PRESENTED BY:** Grant Fore, Planner II

---

### REQUEST:

Reconsideration of a Replat for Lots 65, 66 & 67, Shepherds Ranch Unit 4 Subdivision, generally located near the intersection of Shepherds Ranch and Taylor Point.

### OWNER/APPLICANT:

Michael & Karen Spencer  
775 Taylor Point  
Bulverde, TX 78163

### PROPERTY INFORMATION:

Owner: Michael & Karen Spencer  
Legal Description: Lot 65, 66 & 67 Shepherds Ranch Unit 4  
Size: 21.51 acres; 2 lots  
Existing Land Use: Single-Family Residential  
Existing Zoning: R-1

---

### SUMMARY & ANALYSIS:

This is a proposed replat of 21.51 acres, which was previously platted as Lot 65, 66 & 67 Shepherds Ranch Unit 4 at the time of original approval. The purpose of this replat is to combine Lot 65 and 66 and move the lot line on Lot 67, establishing Lots 65R and 66R.

### 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](http://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: SHEPHERDS RANCH SUBDIVISION Unit No 4  
 Location Description/Nearest Intersection: Shepherds Ranch & Taylor Point
- Owner/Applicant: Michael Clay & Karen Lynn Spencer  
 Address: 775 TAYLOR POINT BULVERDE, TX 78163 Email: spencer1700@gmail.com  
 Telephone: 210-247-7733 Fax: \_\_\_\_\_ Mobile: \_\_\_\_\_  
*Note: If applicant is person other than owner, a letter of authorization must be provided from owner.*
- Licensed Engineer/Surveyor (technical contact): Chris Jurica, RPLS  
 Address: P.O. Box 481 Blanco TX 78606 Email: chrisj@worldsuvrveying.com  
 Telephone: 830-833-3610 Fax: \_\_\_\_\_ Mobile: \_\_\_\_\_
- Property Details:
 

City Limits:	<input checked="" type="checkbox"/> In <input type="checkbox"/> Out (ETJ)	Water Source:	<u>Well</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>OSSE</u>
Residential:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
No. of Lots:	<u>2</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>21.51</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge <input checked="" type="checkbox"/> Contributing
Density Class:	<u>R1</u>		
Zoning Class:	_____		

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

Michael Clay Spencer Karen Spencer 12-06-2022  
 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**

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

THIS PLAT OF REPLAT OF LOTS 65, 66, AND 67, SHEPHERDS RANCH SUBDIVISION UNIT 4 ESTABLISHING LOTS 65R AND 66R WAS FILED WITH THE CITY OF BULVERDE, TEXAS ON \_\_\_\_\_ 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
PLANNING DIRECTOR

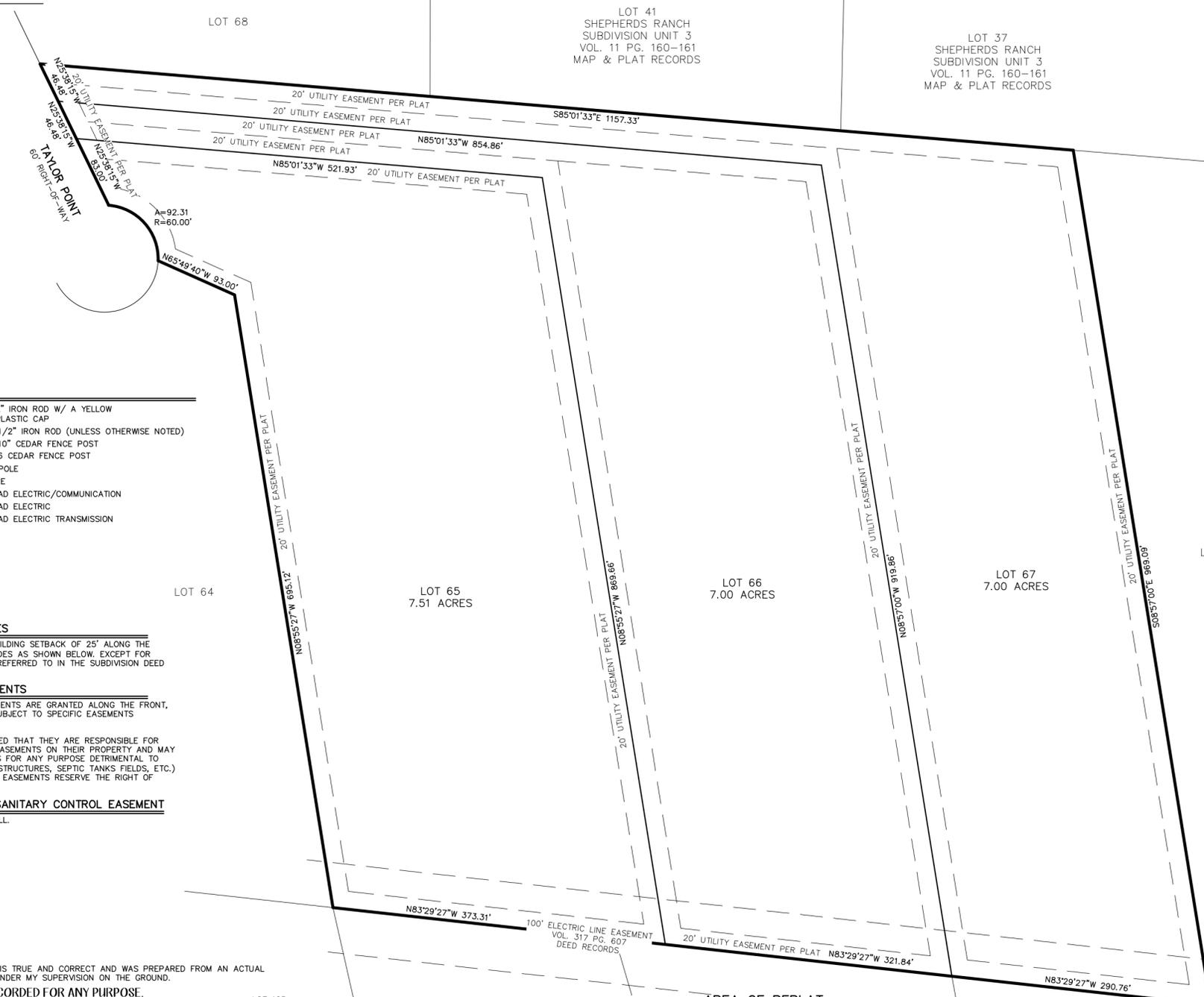
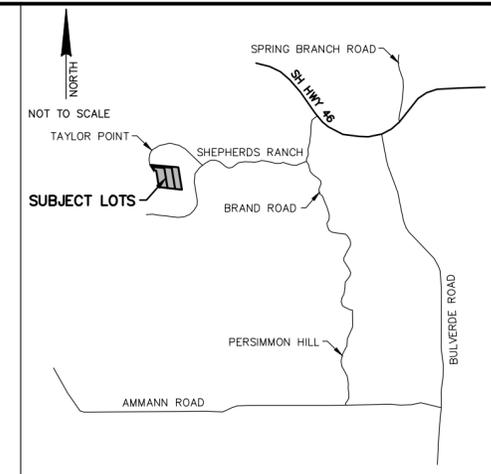
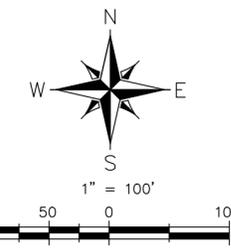
THIS PLAT OF REPLAT OF LOTS 65, 66, AND 67, SHEPHERDS RANCH SUBDIVISION UNIT 4 ESTABLISHING LOTS 65R AND 66R HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
CHAIRPERSON

# REPLAT OF LOTS 65, 66, AND 67, SHEPHERDS RANCH SUBDIVISION UNIT 4 ESTABLISHING LOTS 65R AND 66R

BEING LOTS 65, 66 AND 67, SHEPHERDS RANCH SUBDIVISION UNIT 4 RECORDED IN VOLUME 11, PAGES 219-220, MAP & PLAT RECORDS, COMAL COUNTY, TEXAS IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE, CHAPTER 232.011 OR CHAPTER 232.0095, THE PURPOSE OF THIS REPLAT IS TO COMBINED PART OF LOT 66 WITH LOT 67 AND PART OF LOT 66 WITH LOT 65.



- LEGEND**
- SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
  - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
  - ⊗ FOUND 10" CEDAR FENCE POST
  - ⊗ FOUND 6 CEDAR FENCE POST
  - ⊗ POWER POLE
  - GUY WIRE
  - OC— OVERHEAD ELECTRIC/COMMUNICATION
  - OE— OVERHEAD ELECTRIC
  - ET— OVERHEAD ELECTRIC TRANSMISSION

**BUILDING SETBACK LINES**  
ALL LOTS HAVE A MINIMUM BUILDING SETBACK OF 25' ALONG THE FRONT AND 10' ALONG THE SIDES AS SHOWN BELOW, EXCEPT FOR SPECIFIC BUILDING SETBACKS REFERRED TO IN THE SUBDIVISION DEED RESTRICTIONS.

**TYPICAL UTILITY EASEMENTS**  
20' ELECTRIC & UTILITY EASEMENTS ARE GRANTED ALONG THE FRONT, SIDE, AND BACK LOT LINES. SUBJECT TO SPECIFIC EASEMENTS DESIGNATED ON PLAT.

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.) GRANTEEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.

**TYPICAL WATER WELL SANITARY CONTROL EASEMENT**  
150' RADIUS CENTERED ON WELL.

STATE OF TEXAS  
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THIS PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

**PRELIMINARY, NOT TO BE RECORDED FOR ANY PURPOSE.**  
01/11/2022

CHRISTOPHER JURICA  
REGISTERED PROFESSIONAL LAND SURVEYOR #6344  
WCR LAND SURVEYING  
P.O. BOX 481  
BLANCO, TEXAS 78606

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ PRINT NAME \_\_\_\_\_  
STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

**AREA OF REPLAT**  
LOTS 65, 66 AND 67, SHEPHERDS RANCH SUBDIVISION UNIT 4 RECORDED IN VOLUME 11, PAGES 219-220, MAP & PLAT RECORDS, COMAL COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF COMAL

I, BOBBIE KOEPP, COUNTY CLERK OF COMAL COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT NO. \_\_\_\_\_ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

COUNTY CLERK  
COMAL COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

STATE OF TEXAS  
COUNTY OF COMAL

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

BY: MICHAEL CLAY SPENCER  
775 TAYLOR POINT  
BULVERDE, TEXAS 78163

BY: KAREN LYNN SPENCER  
775 TAYLOR POINT  
BULVERDE, TEXAS 78163

STATE OF TEXAS  
COUNTY OF COMAL

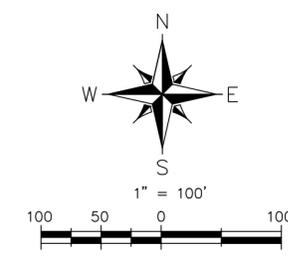
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL CLAY SPENCER & KAREN LYNN SPENCER, KNOWN TO ME TO BE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE OF  
NOTARY PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_ PRINT NAME \_\_\_\_\_

STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

- GENERAL SURVEY NOTES**
- 1) DATE OF PREPARED: JANUARY, 11, 2022
  - 2) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
  - 3) THIS REPLAT IS SUBJECT TO NOTES RECORDED IN VOLUME 11, PAGES 219-220, MAP & PLAT RECORDS, COMAL COUNTY, TEXAS. THIS REPLAT IS SUBJECT TO SUBDIVISION RESTRICTIONS RECORDED AND ON FILE AT THE COMAL COUNTY CLERK'S OFFICE. THIS REPLAT WAS PERFORMED WITHOUT A TITLE COMMITMENT OR ABSTRACTOR'S CERTIFICATE AND IS SUBJECT TO SETBACKS, EASEMENTS, COVENANTS, RESTRICTIONS, ENCUMBRANCES, ZONING OR LAND USE REGULATIONS THAT A TITLE COMMITMENT OR ABSTRACTOR'S CERTIFICATE MAY DISCLOSE. THE SURVEYOR DID NOT PERFORM AN ABSTRACT OF TITLE.
  - 4) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
  - 5) THIS SUBDIVISION DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS DESIGNATED BY F.E.M.A. BASED ON F.I.R.M. MAP NUMBER 4809100215F WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 2009.
  - 6) THIS SUBDIVISION DOES NOT LIE WITHIN THE RECHARGE ZONE OF THE EDWARDS AQUIFER.
  - 7) WATER SOURCE - PRIVATE WELLS.
  - 8) THIS SUBDIVISION LIES WITHIN COMAL INDEPENDENT SCHOOL DISTRICT.
  - 9) SEWAGE FACILITIES - ON-SITE SEPTIC FACILITIES.
  - 10) THIS REPLAT PLAT DOES NOT INTEND OR ATTEMPT TO REMOVE ANY RECORDED COVENANTS OR RESTRICTIONS.
  - 11) THIS REPLAT 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 SHOWN OR DESCRIBED HEREON.
  - 12) THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF THE CITY OF BULVERDE.
  - 13) CONTOURS SHOWN HEREON WERE DOWNLOADED FROM COMAL COUNTY ENGINEER'S OFFICE OPEN DATA AND ARE ASSUMED TO BE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE CONTOURS SHOWN HEREON ARE NOT BASED ON AN ON THE GROUND SURVEY AND ARE FOR INFORMATIONAL PURPOSES ONLY.

 WCR LAND SURVEYING P.O. BOX 481 BLANCO, TX 78606 830-833-3010 INFO@WCRLANDSURVEYING.COM TBP&LS FIRM #10194135	JOB NO.: 1431-21
	DRAWN BY: JMT & CJJ
	CHECKED BY: CJJ
	SHEET: 1 OF 2



LOT 68  
LESLIE S V P  
& GUILLERMO A GUZMAN  
DOC. NO. 201106032190  
OFFICIAL PUBLIC RECORDS  
4.00 AC. PER COMAL CAD

LOT 40R  
SHEPHERDS RANCH  
SUBDIVISION UNIT 3  
DOC. NO. 200306039349  
MAP & PLAT RECORDS  
ARTHUR J III  
& SHARON P THIELE  
DOC. NO. 202106009287  
OFFICIAL PUBLIC RECORDS  
10.03 AC. PER COMAL CAD

LOT 37  
SHEPHERDS RANCH SUBDIVISION UNIT 3  
VOL. 11 PG. 160-161  
MAP & PLAT RECORDS  
STEVEN & ROBIN GRAY  
DOC. NO. 201506019174  
OFFICIAL PUBLIC RECORDS  
5.28 AC. PER COMAL CAD

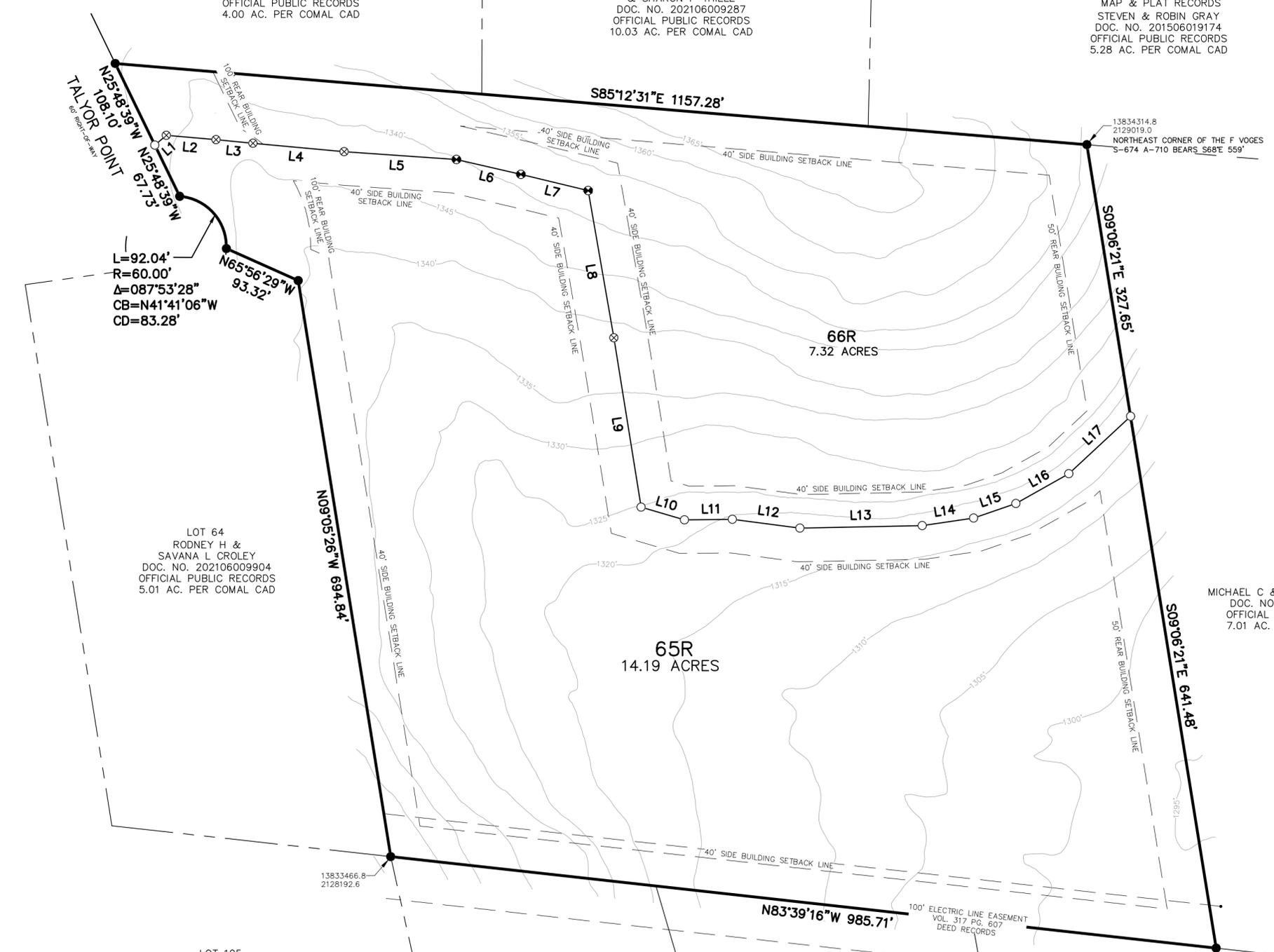
LOT 64  
RODNEY H &  
SAVANA L GROLEY  
DOC. NO. 202106009904  
OFFICIAL PUBLIC RECORDS  
5.01 AC. PER COMAL CAD

LOT 105  
SHEPHERDS RANCH  
SUBDIVISION UNIT 5  
VOL. 11 PG. 272  
MAP & PLAT  
RECORDS  
WILLIAM A & KIRSTEN VYORAL  
DOC. NO. 201906023021  
OFFICIAL PUBLIC RECORDS  
5.49 AC. PER COMAL CAD

LOT 103  
SHEPHERDS RANCH  
SUBDIVISION UNIT 5  
VOL. 11 PG. 272  
MAP & PLAT  
RECORDS  
CHARLES & TRACY BINNEY  
DOC. NO. 201906022984  
OFFICIAL PUBLIC RECORDS  
5.48 AC. PER COMAL CAD

LOT 76  
CLAYTON J & JENNIFER C SUTRICK  
DOC. NO. 201406038162  
OFFICIAL PUBLIC RECORDS  
5.43 AND 5.50 AC. PER COMAL CAD

LOT 69  
MICHAEL C & KAREN L SPENCER  
DOC. NO. 202006047815  
OFFICIAL PUBLIC RECORDS  
7.01 AC. PER COMAL CAD



**LEGEND**

- SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ⊗ FOUND 10" CEDAR FENCE POST
- ⊗ FOUND 6" CEDAR FENCE POST
- ⊗ POWER POLE
- GUY WIRE
- OEC OVERHEAD ELECTRIC/COMMUNICATION
- OE OVERHEAD ELECTRIC
- ET OVERHEAD ELECTRIC TRANSMISSION

**LINE TABLE**

LINE NO.	DIRECTION	LENGTH
L1	N49°19'07"E	17.98'
L2	S85°00'34"E	59.17'
L3	S84°24'58"E	44.07'
L4	S84°42'26"E	108.70'
L5	S85°58'47"E	133.55'
L6	S76°59'39"E	78.52'
L7	S76°23'59"E	82.14'
L8	S09°53'05"E	178.00'
L9	S09°07'40"E	204.20'
L10	S73°34'58"E	53.58'
L11	N89°18'46"E	56.90'
L12	S82°26'13"E	80.77'
L13	N88°49'08"E	145.33'
L14	N81°37'06"E	61.61'
L15	N70°52'22"E	52.99'
L16	N60°33'15"E	72.32'
L17	N46°56'39"E	100.17'



JOB NO.: 1431-21  
DRAWN BY: JMT & CJJ  
CHECKED BY: CJJ  
SHEET: 2 OF 2

## **REVIEW MEMORANDUM**

**TO:** Michael Clay & Karen Lynn Spencer  
775 Taylor Point  
Bulverde, Texas 78163

**FROM:** Chelsy Houy, PE, CFM  
[chouy@halff.com](mailto:chouy@halff.com)

**SUBJECT:** Replat of Lots 65-67, Shepherds Ranch Unit 4      **DATE:** February 7, 2023  
Establishing Lots 65R and 66R  
Replat Acceptance  
PC-22-50

---

Halff Associates, on behalf of the City of Bulverde, has performed a review on the replat dated January 2022 and supporting resubmittal documents for the **Replat of Lots 65, 66 & 67, Shepherds Ranch Unit 4, Establishing Lots 65R and 66R**. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde. The following items were reviewed, with items resolved noted in blue. Based on our review, Halff Associates has no further comments and recommends approval.

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

1. Please add the date of preparation to the plat. [Comment resolved.](#)
2. Maximum scale for both area of replat and new plat layout is 1"=100'. [Comment resolved.](#)
3. Use a heavy line in both views for the outside boundary of the area being replatted. [Comment resolved.](#)
4. Show existing utility lines on the "area of replat" view. [Comment resolved.](#)
5. Existing improvements (buildings, fences, utilities, etc) should not be shown on a replat. [Comment resolved – other than as noted in comment 4 above.](#)
6. New setback lines should meet the requirements of Zoning ordinance 14.03.003, and must be shown on the plat. [Comment resolved.](#)
7. Add a Block Number for the new lots. [N/A - Comment resolved.](#)
8. General Survey Notes #2 & #9 repeat. [Comment resolved.](#)
9. Provide slope easements, if any exist, after preparation of Slope map, as noted in the section below. [Comment resolved.](#)
10. Correct replat name in Planning Director & P&Z signature blocks. [Comment resolved.](#)

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

1. Provide approval letters from utility companies for removal of utility lines along existing property lines. [Comment resolved.](#)
2. Tax certificates required for each lot included in the platted area. [City will confirm at time of recording.](#)
3. Provide property closure verification. [Comment resolved.](#)



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

4. Provide a slope map, as defined by Section 4.04, and add slope easements if any exist. [Comment resolved.](#)

#### **Drainage Analysis**

No comments - Drainage analysis not required at this time.



PLANNING AND ZONING COMMISSION ITEM:  
PC-23-01  
**FINAL PLAT**  
Comal ISD HCCPH

---

**MEETING DATE:** February 16<sup>th</sup>, 2023  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Grant Fore, Planner II

---

**REQUEST:**

Consideration of a Final Plat for Comal ISD HCCPH, generally located NE of US Highway 281 and Mustang Vista

**APPLICANT:**

Comal Independent School District c/o Jeffrey Smith  
1404 IH 35 North  
New Braunfels, TX 78130

**PROPERTY INFORMATION:**

Owner: Comal Independent School District  
Legal Description: BEING A TOTAL OF 22.875 ACRE TRACT OF LAND BEING ESTABLISHING LOT 1, BLOCK 1 AND A 0.828 RIGHT OF WAY DEDICATION OUT OF THE REMAINING PORTION OF A CALLED 22.922 ACRE TRACT RECORDED IN DOCUMENT NO. 201606044417 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS OUT OF THE I.&G.N.R.R. CO. SURVEY NO. 793, ABSTRACT 289 , COMAL COUNTY, TEXAS.  
Size: 22.875 acres; 1 lot  
Existing Land Use: Undeveloped  
Existing Zoning: C-2/ETJ  
Proposed Land-Use: School, Public

---

**SUMMARY:**

This is a proposed Final Plat of Comal ISD Hill Country College Preparatory High School, 22.875 acres in size establishing 1 lot. This property is located mainly outside City Limits in the ETJ, however roughly 290 feet of the property directly adjacent to US Highway 281 is inside City Limits and zoned C-2.

**ANALYSIS:**

The proposed subdivision lies both in the ETJ and City Limits. Water and sewer service will be provided by the Johnson Ranch MUD.

Half Associates and City Staff reviewed the proposed Final Plat and associated documents. Comments have not been addressed.

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

**ATTACHMENTS:**

Application

Final Plat

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](http://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: Comal ISD HCCPHS Unit No. \_\_\_\_\_  
Location Description/Nearest Intersection: Northeast of the US Highway 281 and Mustang Vista 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 checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>Johnson Ranch MUD</u>
Commercial:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Sewage Treatment:	<u>Johnson Ranch MUD</u>
Residential:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	TxDOT Frontage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
No. of Lots:	<u>1</u>		100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>22.875-Acres</u>		Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>High</u>			<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>C-2 &amp; ETJ</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

1.12.2023

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. **\$1250 + 686.25 = \$1,936.25**

**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** **\$2,500 + 228.75 = \$2,728.75**

\$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: 2023**

Planning & Zoning Meeting	City Council Meeting	Submittal Date
JANUARY 12, 2023	FEBRUARY 14, 2023	DECEMBER 13, 2022
FEBRUARY 16, 2023	MARCH 14, 2023	JANUARY 17, 2023
MARCH 16, 2023	APRIL 11, 2023	FEBRUARY 14, 2023
APRIL 13, 2023	MAY 9, 2022	MARCH 14, 2023
MAY 11, 2023	JUNE 13, 2023	APRIL 11, 2023
JUNE 15, 2023	JULY 11, 2023	MAY 16, 2023
JULY 13, 2023	AUGUST 8, 2023	JUNE 13, 2023
AUGUST 10, 2023	SEPTEMBER 12, 2023	JULY 11, 2023
SEPTEMBER 14, 2023	OCTOBER 10, 2023	AUGUST 15, 2023
OCTOBER 12, 2023	NOVEMBER 14, 2023	SEPTEMBER 12, 2023
NOVEMBER 16, 2023	DECEMBER 12, 2023	OCTOBER 17, 2023
DECEMBER 14, 2023	JANUARY 9, 2024	NOVEMBER 14, 2023



# Planning and Development Final Plat Application Checklist

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

- 2 full-size physical copy and digital copy on 18" by 24" sheets with a minimum of a 1/2-inch margin of Final Plat
- 1 Physical copy of Final Plat Application
- One electronic copy of each document required below and plat drawing(s) in PDF format.
- A check or money order for the platting fee, review fee and other required fees.
  - Plat Application & Review Fee
  - SWMP Review Fee
  - TIA Fee
  - SICP Fee
- A digital copy the Final Utility Layout showing all proposed utilities and easements
- A digital copy the Final Traffic Impact Analysis
- A digital copy of construction cost projections for improvements required herein. Cost projections prepared without complete and approved construction plans shall include at a minimum a 10% design phase contingency and a 15% construction contingency.
- A digital copy of the approved Floodplain Development Permit from Comal County if subdivision includes property within the ETJ.
- A digital copy the Final Drainage Study
- A digital copy the recorded deed
- A digital copy of each letter approving the Final Plat reviewed by all utilities that will provide service to the proposed subdivision and all entities with regulatory authority pertaining to the proposed subdivision including but not limited to the following.
  - Electric Utility
  - Gas Utility
  - Public Water System
  - Telephone Utility
  - Cable TV Utility
  - TxDOT
  - TCEQ
  - Other agencies or entities having jurisdiction
- A digital copy of Variance Requests (if any)
- A digital copy of Original Tax Certificates
  - City
  - County
  - School
- 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**

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

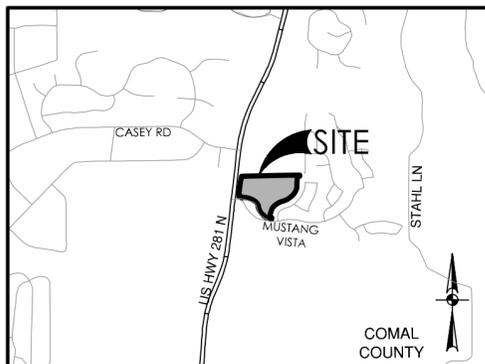
---

---

---

---

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



LOCATION MAP NOT-TO-SCALE

LEGEND

- AC ACRE(S)
MPRCC MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
DOC DOCUMENT NUMBER
ROW RIGHT-OF-WAY
VOL VOLUME
PG PAGE(S)
OPRCC OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD)
FOUND TXDOT MONUMENTATION
28' ELECTRIC AND GAS EASEMENT
REMAINING PORTION OF A CALLED 0.2325 ACRE TEMPORARY ACCESS EASEMENT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
LOT 1A BLOCK A 1.837 ACRES JOHNSON RANCH MASTER COMMUNITY INC
LOT 19 BLOCK A 6.119 ACRES JOHNSON RANCH MASTER COMMUNITY INC

MISCELLANEOUS NOTE:
1. COMAL ISD HCCPHS 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
JOHNSON RANCH MUD
STATE OF TEXAS COUNTY OF BEXAR
I, JASON T. DIAMOND, 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.

JASON T. DIAMOND LICENSED PROFESSIONAL ENGINEER
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

SURVEYOR'S NOTES:
1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE (SCALE FACTOR = 1.00017)
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.

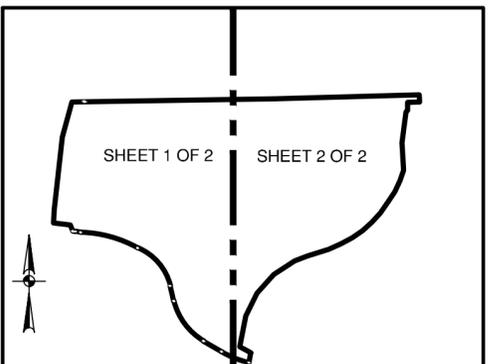
STATE OF TEXAS COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
JON W. COOPER REGISTERED PROFESSIONAL LAND SURVEYOR RPLS 6716
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.

SUBDIVISION PLAT OF COMAL ISD HCCPHS

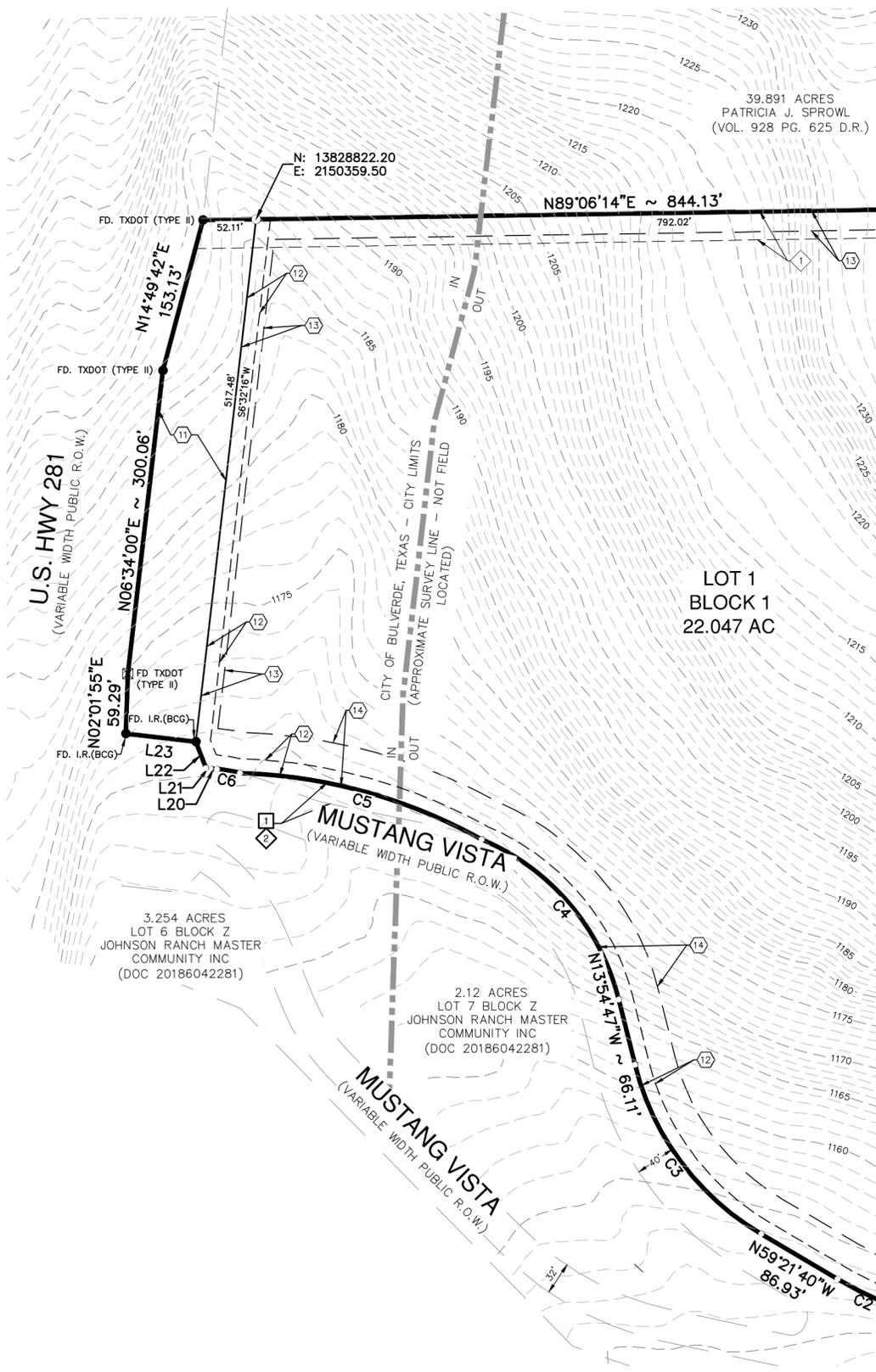
BEING A TOTAL OF 22.875 ACRE TRACT OF LAND BEING ESTABLISHING LOT 1, BLOCK 1 AND A 0.828 RIGHT OF WAY DEDICATION OUT OF THE REMAINING PORTION OF A CALLED 22,922 ACRE TRACT RECORDED IN DOCUMENT NO. 201606044417 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS OUT OF THE I.&G.N.R.R. CO. SURVEY NO. 793, ABSTRACT 289, COMAL COUNTY, TEXAS.

FLOODPLAIN VERIFICATION:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48091C0385F, EFFECTIVE DATE SEPTEMBER 2, 2009. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



INDEX MAP SCALE: 1"= 500'

SCALE: 1"= 100'
0' 100' 200' 300'
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: January 17, 2023



TxDOT NOTES:
(A) 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.
(B) THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
(C) 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.
(D) FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
(E) ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.
(F) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S, "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.
(G) 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.
(H) ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

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

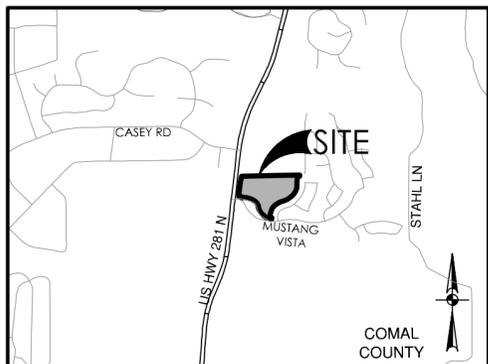
OWNER/DEVELOPER: JEFF SMITH, DIRECTOR OF CONSTRUCTION AND PLANNING
COMAL INDEPENDENT SCHOOL DISTRICT
1404 IH 35 NORTH,
NEW BRAUNFELS, TEXAS 78130
830-221-2000

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

DAY OF \_\_\_\_\_, A.D. 20\_\_
NOTARY PUBLIC, COMAL COUNTY, TEXAS
THIS PLAT OF COMAL ISD HCCPHS 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 COMAL ISD HCCPHS 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



LOCATION MAP  
NOT-TO-SCALE  
LEGEND

ACRE(S)	●	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS	DOCUMENT NUMBER	(TYPE I, II OR III)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
MPRCC	—	RIGHT-OF-WAY	VOLUME	PAGE(S)	SET 1/2" IRON ROD (FD)
DOC	—	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS	PG	—	MONUMENTATION
OPRCC	---	EXISTING CONTOURS	---	---	CITY OF BULVERDE LIMITS

- 1140 VARIABLE WIDTH RIGHT OF WAY DEDICATION (0.828 ACRE) 14" ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT EASEMENT
- 17 20' BUILDING SETBACK LINE
- 12 40' BUILDING SETBACK LINE
- 13 A REMAINING PORTION OF A CALLED 287.000 ACRE TRACT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD (DOC. NO. 201306000265 O.P.R.) CORRECTED IN (DOC. NO. 201306010127 O.P.R.)
- 14 LOT 1A BLOCK A 1.837 ACRES JOHNSON RANCH MASTER COMMUNITY INC (DOC. 201706027806 M.P.R.)
- 2 LOT 19 BLOCK A 6.119 ACRES JOHNSON RANCH MASTER COMMUNITY INC (DOC. 20106020501 M.P.R.)

**MISCELLANEOUS NOTE:**  
1. COMAL ISD HCCPHS 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  
JOHNSON RANCH MUD

STATE OF TEXAS  
COUNTY OF BEXAR  
I, JASON T. DIAMOND, 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.

JASON T. DIAMOND  
LICENSED PROFESSIONAL ENGINEER  
PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TEXAS 78213

**SURVEYOR'S NOTES:**  
1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.  
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE (SCALE FACTOR = 1.00017)  
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.

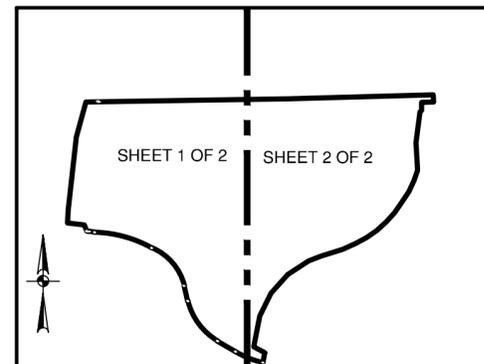
JOHN W. COOPER  
REGISTERED PROFESSIONAL LAND SURVEYOR RPLS 6716  
PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TEXAS 78213

**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.

**SUBDIVISION PLAT OF COMAL ISD HCCPHS**

BEING A TOTAL OF 22.875 ACRE TRACT OF LAND BEING ESTABLISHING LOT 1, BLOCK 1 AND A 0.828 RIGHT OF WAY DEDICATION OUT OF THE REMAINING PORTION OF A CALLED 22.922 ACRE TRACT RECORDED IN DOCUMENT NO. 20100604417 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS OUT OF THE I.&G.N.R.R. CO. SURVEY NO. 793, ABSTRACT 289, COMAL COUNTY, TEXAS.

**FLOODPLAIN VERIFICATION:**  
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48091C0385F, EFFECTIVE DATE SEPTEMBER 2, 2009. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

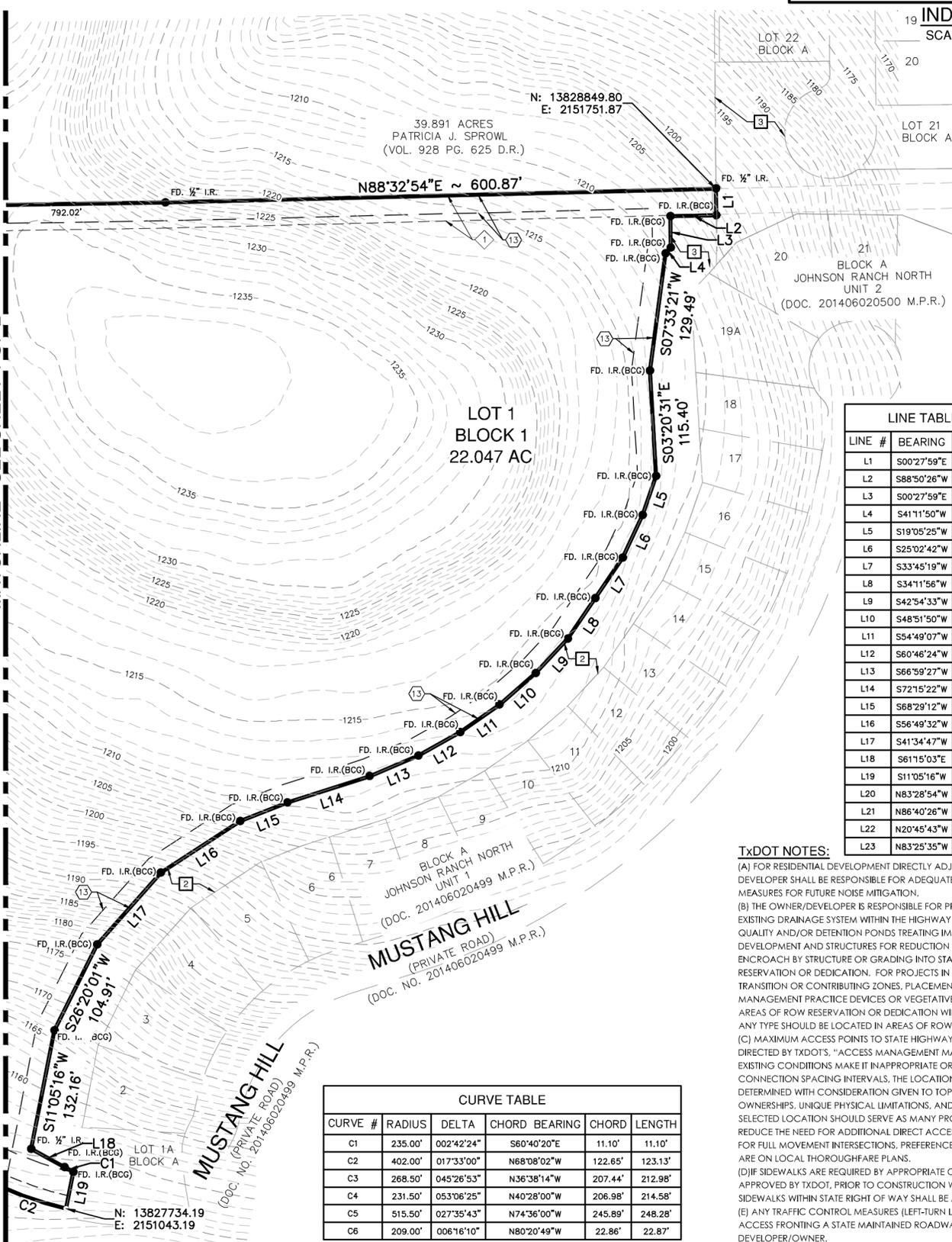


INDEX MAP  
SCALE: 1" = 500'

SCALE: 1" = 100'

**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: January 17, 2023

MATCHLINE - SEE SHEET 1 OF 2



**LINE TABLE**

LINE #	BEARING	LENGTH
L1	S00°27'59"E	29.09'
L2	S88°50'26"W	50.00'
L3	S00°27'59"E	34.42'
L4	S41°11'50"W	8.52'
L5	S19°05'25"W	45.14'
L6	S25°02'42"W	51.25'
L7	S33°45'19"W	53.58'
L8	S34°11'56"W	53.58'
L9	S42°54'33"W	51.25'
L10	S48°51'50"W	52.45'
L11	S54°49'07"W	52.45'
L12	S60°46'24"W	52.34'
L13	S66°59'27"W	57.72'
L14	S72°15'22"W	94.08'
L15	S68°29'12"W	55.34'
L16	S56°49'32"W	103.33'
L17	S41°34'47"W	104.91'
L18	S61°15'03"E	41.41'
L19	S11°05'16"W	40.67'
L20	N83°28'54"W	6.39'
L21	N86°40'26"W	4.34'
L22	N20°45'43"W	27.69'
L23	N83°25'35"W	69.25'

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	235.00'	002°42'24"	S60°40'20"E	11.10'
C2	402.00'	017°33'00"	N68°08'02"W	122.65'
C3	268.50'	045°26'53"	N36°38'14"W	207.44'
C4	231.50'	053°06'25"	N40°28'00"W	206.98'
C5	515.50'	027°35'43"	N74°36'00"W	245.89'
C6	209.00'	006°16'10"	N80°20'49"W	22.86'

**TxDOT NOTES:**  
(A) 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.  
(B) THE 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.  
(C) 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.  
(D) 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.  
(E) ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

## **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](mailto:chouy@halff.com)

**SUBJECT:** Comal ISD HCCPHS  
Final Plat Review  
PC-23-01

**DATE:** January 31, 2023

---

Halff Associates, on behalf of the City of Bulverde, has performed a review on the final plat (dated 01/17/23) and supporting documents for the **Comal ISD HCCPHS** development. The review was conducted relative to the requirements established in the Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated October 9, 2008 (between the City of Bulverde and DH/JP Partnership, LTD.). 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. Provide bearing and distance dimension from a corner of the subdivision to a corner of the original tract or survey.
2. Add a note referencing the vertical control datum of contours.
3. Call out name of the existing street in the far northeast edge of the plat.
4. Verify if plat should state signature by the City Manager or City Planning Director, since that role is vacant.
5. Provide drainage easement for the off-site water that passes through the west side of the site.
6. Sidewalk meanders onto property and needs to be put in an easement.
7. Gas line does not appear to be within the utility easement provided on the plat. New easement should be dedicated or line needs to be relocated.

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

1. Tax Certificates reflecting a \$0.00 balance required for the current year prior to final plat approval/recordation.
2. Provide PIPROW permit from Comal County for utility work proposed within the ROW of Mustang Vista.
3. According to the letter provided by Bleyl Engineering on behalf of the Johnson Ranch MUD, improvements are necessary to provide adequate water & wastewater service. Provide status of this improvement project. These improvements will be required to be bonded/constructed to record the final plat.

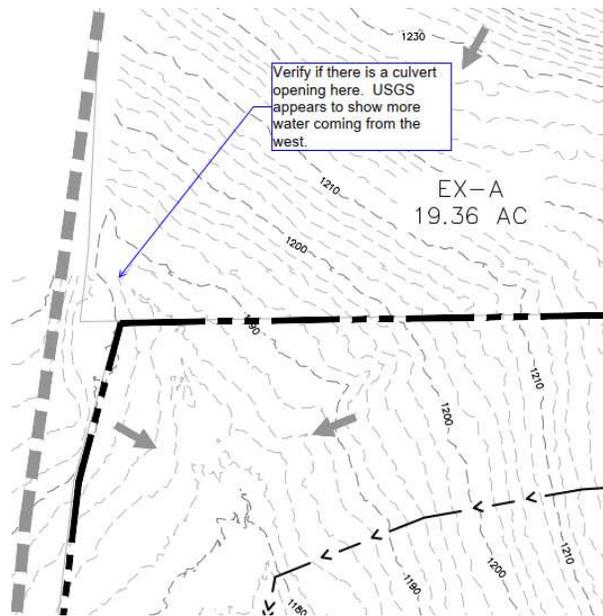
4. Cost estimate required for traffic, water/wastewater improvements required as part of the plat approval.

**Traffic Impact Analysis**

1. Were existing signal timings used for the SYNCHRO models? If so, please include in appendix.
2. Node ID numbers within TMC figures are too small and not clearly visible against aerial background. Recommend a white background and potentially larger font size.
3. Turn Lane Assessment: Where was 490 feet of deceleration length pulled from? Table 3-12 in TxDOT roadway design manual recommends 700 feet deceleration for 65 mph roads.
4. Was a Synchro analysis done of the recommended changes?
5. Provide proof of TxDOT approval of TIA.

**Stormwater Management Report**

1. Confirm that no additional drainage area is contributing from the northwest near Highway 281. See note below.



2. Provide drainage calculations to adequately size drainage easement through west side of site and confirm size of drainage culvert under the proposed driveway entrance.
3. Include contours for entire study area. Currently missing from Mustang Hill area.
4. Show and label existing drainage structures adjacent to site on drainage area maps (shown on utility provided utility plan).
5. Provide time of concentration and CN calculations for all drainage areas, including those input into HEC-HMS.
6. Show stage/storage in tables for top of pond berm elevations.
7. Provide HEC-HMS model for review.
8. Confirm if interceptor channel is needed on the north side of the entry drive to prevent water from entering drive/on-site storm system.

9. Use rainfall intensity and precipitation depths from the Bulverde Drainage Design Manual (BDDM).  
It appears that COSA IDF curve was used.
10. Provide maintenance access to pond at 20% maximum slope, per BDDM.
11. Confirm ponds include sediment accumulation volume, as required by BDDM.
12. Confirm 6" PVC outlet has appropriate screening/trash rack to prevent clogging.
13. Provide SWPPP as required by the BDDM.



PLANNING AND ZONING COMMISSION ITEM:  
PC-23-02  
**FINAL PLAT**  
PRESERVE AT SINGING HILLS, UNIT 3

---

**MEETING DATE:** February 16<sup>th</sup>, 2023  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Grant Fore, Planner II

---

**REQUEST:**

Consideration of a Final Plat for the Preserve at Singing Hills, Unit 3, Subdivision generally located ½ mile west of US Highway 281 at the end of Harmony Hills Drive.

**APPLICANT:**

Moy Tarin Ramirez (MTR) Engineers, LLC  
12770 Cimarron Path, Ste. 100  
San Antonio, TX 78249

**PROPERTY INFORMATION:**

Owner: SH-DJL Development, LLC  
Legal Description: N/A  
Size: 18.0209; 65 lots  
Existing Land Use: Undeveloped  
Existing Zoning: Extraterritorial Jurisdiction (ETJ)  
Proposed Land-Use: Single Family Residential

---

**SUMMARY:**

This is a proposed final plat for Unit 3 of the Preserve at Singing Hills. This final plat is part of the overall Singing Hills Development, for which a Master Development Plan (MDP) was approved in 2011. The proposed Final Plat is for approximately 18 acres of vacant property and establishes 65 single family residential lots.

**ANALYSIS:**

The proposed subdivision lies completely outside the City Limits. No portion of the proposed subdivision lies in the 100-yr floodplain. Water will be provided by Canyon Lake Water Service Company. Sewer service will be provided by the Singing Hills Wastewater Treatment Plant.

The Planning and Zoning Commission previously approved a Final Plat for this subdivision at the November 2019 meeting. However, the vested subdivision ordinance stipulates that Final Plat approval is only valid for 3 years. Approval of this Final Plat expired in November of 2022.

The proposed submittal meets all the requirements in the Subdivision Ordinance for a Final Plat and is in compliance with the Development Agreement. Therefore, Staff recommends **approval** of this Final Plat.

**ATTACHMENTS:**

Application

Final Plat

Half Acceptance Memo



# APPLICATION FOR FINAL PLAT

Planning & Development Department  
30360 Cougar Bend, Bulverde, TX 78163  
Telephone: 830-438-3612 - Fax: 830-438-4339  
[www.bulverdetx.gov](http://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: The Preserve at Singing Hills Unit No 3  
Location Description/Nearest Intersection: Intersection of Singing Creek & Rhapsody View

2. Owner/Applicant: SH Preserve, Ltd. by SH-REOC, LLC, Attn: Todd Gold, Manager  
Address: 8023 Vantage Dr Ste. 1200, San Antonio, TX 78230 Email: tgold@reocsanantonio.com  
Telephone: (210) 614-7051 Fax: (210) 614-8276 Mobile: \_\_\_\_\_  
*Note: If applicant is person other than owner, a letter of authorization must be provided from owner.*

3. Licensed Engineer/Surveyor (technical contact): Moy Tarin Ramirez (MTR) Engineers, LLC, Attn: Paul Landa, P.E.  
Address: 12770 Cimarron Path Ste. 100, San Antonio, TX 78249 Email: planda@mtrengineers.com  
Telephone: (210) 698-5051 Fax: (210) 698-5085 Mobile: \_\_\_\_\_

4. Property Details:

City Limits:	<input type="checkbox"/> In <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>Canyon Lake WSC</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>Singing Hills Wastewater</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>65</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>18.021</u>	Edwards Aquifer Zone:	<input checked="" type="checkbox"/> Recharge
Density Class:	<u>N/A</u>		<input type="checkbox"/> Contributing
Zoning Class:	<u>N/A</u>		

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

01/10/2023

Signature of Owner/Applicant

Date

**Fees and Submittal Dates on Page 2**

**Fees:**

**Final Plats**

\$1250.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family. = **\$2,225.00**

**Traffic Impact Analysis (TIA) Review**

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

**Drainage Analysis Review Tier 1**

- \$750

**Drainage Analysis Review Tier 2 single family residential**

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

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

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

**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: 2023**

Planning & Zoning Meeting	City Council Meeting	Submittal Date
JANUARY 12, 2023	FEBRUARY 14, 2023	DECEMBER 13, 2022
<b>FEBRUARY 16, 2023</b>	<b>MARCH 14, 2023</b>	<b>JANUARY 17, 2023</b>
MARCH 16, 2023	APRIL 11, 2023	FEBRUARY 14, 2023
APRIL 13, 2023	MAY 9, 2022	MARCH 14, 2023
MAY 11, 2023	JUNE 13, 2023	APRIL 11, 2023
JUNE 15, 2023	JULY 11, 2023	MAY 16, 2023
JULY 13, 2023	AUGUST 8, 2023	JUNE 13, 2023
AUGUST 10, 2023	SEPTEMBER 12, 2023	JULY 11, 2023
SEPTEMBER 14, 2023	OCTOBER 10, 2023	AUGUST 15, 2023
OCTOBER 12, 2023	NOVEMBER 14, 2023	SEPTEMBER 12, 2023
NOVEMBER 16, 2023	DECEMBER 12, 2023	OCTOBER 17, 2023
DECEMBER 14, 2023	JANUARY 9, 2024	NOVEMBER 14, 2023



# 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
- N/A -- 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
- A digital copy the recorded deed
- A digital copy of each letter approving the Final Plat reviewed by all utilities that will provide service to the proposed subdivision and all entities with regulatory authority pertaining to the proposed subdivision including but not limited to the following.
  - Electric Utility
  - Gas Utility
  - Public Water System
  - Telephone Utility
  - Cable TV Utility
  - TxDOT
  - TCEQ
  - Other agencies or entities having jurisdiction
- N/A -- A digital copy of Variance Requests (if any)
- A digital copy of Original Tax Certificates
  - City
  - County
  - School
- N/A -- 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.
- A digital copy of Lienholder's acknowledgement (if applicable)
- N/A -- A digital copy of Utility certification required under Section 3.303(a) pertaining to the area within the Final Plat.

**ADDITIONAL COMMENTS**

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

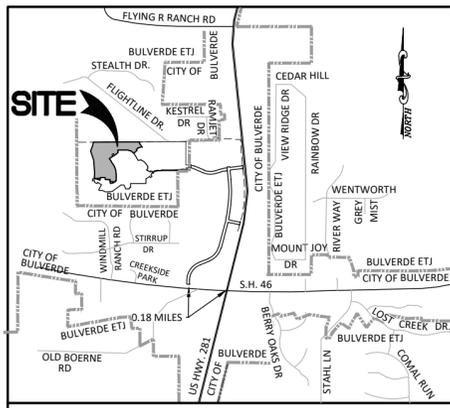
---

---

---

---

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



LOCATION MAP NOT TO SCALE

**LEGEND**

---1250---	EXISTING CONTOUR
AC	ACRE
ROW	RIGHT OF WAY
⊕	CENTERLINE
ESM'T.	EASEMENT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COMAL COUNTY, TEXAS
B.S.L.	BUILDING SETBACK LINE
VOL.	VOLUME
PG.	PAGE
VAR.	VARIABLE
WD.	WIDTH
E.G.T.CA.	ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION
N.T.S.	NOT TO SCALE
NO.	NUMBER
ETJ	EXTRATERRITORIAL JURISDICTION
o	1/2" IRON ROD SET WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"

STATE OF TEXAS  
COUNTY OF COMAL

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH STE. 100  
SAN ANTONIO, TEXAS 78249  
PH# (210) 698-5051

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME

STATE OF TEXAS  
COUNTY OF COMAL

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS SET FORTH BY LOCAL AGENCIES.

PAUL LANDA, JR., P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 100182  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210) 698-5051

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS

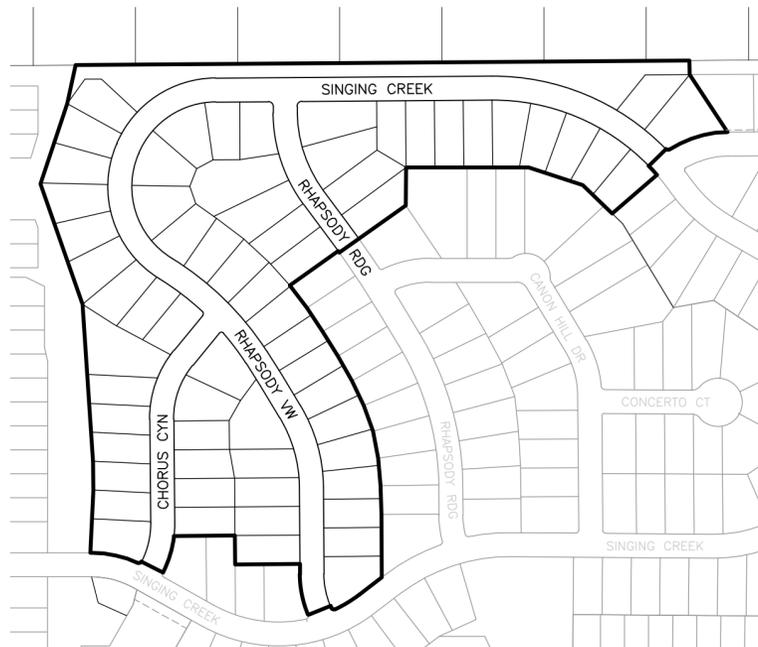
PRINTED NAME

**CPS ENERGY AND PEDERNALES ELECTRIC NOTES:**

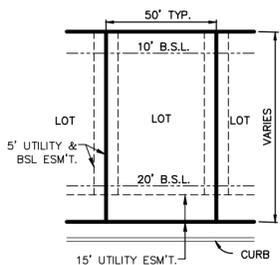
- 1) THE CITY OF SAN ANTONIO AS PART OF ITS GAS SYSTEM (CITY PUBLIC SERVICE BOARD) AND PEDERNALES ELECTRIC COOPERATIVE, INC. (PEC) AS PART OF ITS ELECTRIC SYSTEM ARE HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS 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 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 AND/OR PEC MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS AND/OR 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.
- 3) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW: NONE.
- 4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT-WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 5) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT-WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT-WIDE EASEMENTS.

**CITY OF BULVERDE SUBDIVISION NOTES:**

- 1) THIS PLAT WAS PREPARED ON NOVEMBER 28, 2022.
- 2) THIS PROPERTY LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BULVERDE, COMAL COUNTY, TEXAS.
- 3) THIS PROPERTY DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- 4) NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48091C0220F, EFFECTIVE DATE SEPTEMBER 2, 2009. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- 5) 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 TANK FIELDS, ETC.). GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
- 6) 3.657 ACRES (2,113 LINEAR FEET) ARE BEING DEDICATED TO THE PUBLIC AS RIGHT-OF-WAY OUTSIDE OF BULVERDE CITY LIMITS.
- 7) 65 LOTS, BEING 13.150 ACRES TOTAL ARE INCLUDED IN THIS SUBDIVISION PLAT.
- 8) OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION. OPEN SPACE LOTS SHALL ALLOW FOR PLACEMENT OF ENTRY MONUMENT, FENCING, LANDSCAPING, GRADING, SIDEWALKS, IRRIGATION SYSTEM, UTILITIES, ROADWAYS, AND ACCESS EASEMENT.
- 9) SIDE SETBACKS SHALL BE 5' AND REAR SETBACK SHALL BE 10' UNLESS OTHERWISE SHOWN ON DRAWINGS.



INDEX MAP  
N.T.S.



TYPICAL EASEMENT AND SETBACK DETAIL  
N.T.S.

**TELECOMMUNICATIONS, TELEPHONE, TELEVISION, AND INTERNET SERVICE NOTE:**

EXCEPT WHERE LIMITED BY APPLICABLE LAW, DEVELOPER RESERVES UNTO ITSELF AND ITS DESIGNATED ASSIGNS ALL RIGHTS FOR THE INSTALLATION AND APPROVAL OF ANY TELECOMMUNICATIONS, TELEPHONE, TELEVISION AND INTERNET SERVICE WIRES, LINES, CABLES OR OTHER COMMUNICATIONS IMPROVEMENTS IN EASEMENTS DESIGNATED FOR SUCH PURPOSES AND HEREBY REQUIRES THAT, WHEN CONSTRUCTED, ALL SUCH IMPROVEMENTS BE PLACED IN DESIGNATED EXISTING CONDUITS SO AS NOT TO DISTURB THE SURFACE AREA OF ANY INDIVIDUAL LOT EXCEPT WHERE EXPRESSLY ALLOWED. NO NEW CONDUITS OR TELECOMMUNICATIONS, TELEPHONE, CABLE TELEVISION OR INTERNET SERVICE UNDERGROUND IMPROVEMENTS SHALL BE PLACED IN EASEMENT AREAS WITHOUT THE EXPRESS WRITTEN APPROVAL OF DEVELOPER OR ITS DESIGNATED ASSIGNS.

STATE OF TEXAS  
COUNTY OF COMAL

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

OWNER OF 2.028 ACRES WITHIN THE ABOVE-DESCRIBED 18.021 ACRES, SAID 2.028 ACRES BEING DESCRIBED AS TRACTS 1-4 IN DOCUMENT NO. 202206052286 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. ASHTON SAN ANTONIO RESIDENTIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY CONTACT: BLAKE HARRINGTON, VP OF LAND ACQUISITIONS AND DEVELOPMENT 17319 SAN PEDRO AVE SUITE 140 SAN ANTONIO, TEXAS 78232

STATE OF TEXAS  
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

BLAKE HARRINGTON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, 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, STATE OF TEXAS

PRINTED NAME

LIENHOLDER: JEFFERSON BANK  
COMMERCIAL LENDING  
P.O. BOX 5190  
SAN ANTONIO, TX 78201  
  
DEED OF TRUST  
DOC. NO. 202106024702, O.P.R.C.C.T.

LIENHOLDER ACKNOWLEDGEMENT

**SURVEYOR NOTES:**

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
2. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM (NAVD) 88.
3. 1/2" IRON RODS WITH ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

**NOTES:**

1. SEE SHEET 2 FOR CURVE AND LINE TABLE
2. PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SUBDIVISION PLAT  
ESTABLISHING  
**THE PRESERVE AT  
SINGING HILLS, UNIT 3**

BEING AN 18.021 ACRE TRACT OF LAND OUT OF THE JOHANN MOEGELIEN SURVEY NO. 575, ABSTRACT NO. 423, COMAL COUNTY, TEXAS, BEING A PORTION OF A 33.868 ACRE TRACT AS CONVEYED TO SH PRESERVE, LTD. A TEXAS LIMITED PARTNERSHIP, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 202106011278; AND ALL OF A 2.028 ACRE PARCEL DESIGNATED AS TRACTS 1-4, AS CONVEYED TO ASHTON SAN ANTONIO RESIDENTIAL, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 202206052286, BOTH OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



• Engineers  
• Surveyors  
• Planners  
**Moy Tarin Ramirez Engineers, LLC**  
TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500  
12770 CIMARRON PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249  
TEL: (210) 698-5051 FAX: (210) 698-5085

STATE OF TEXAS  
COUNTY OF COMAL

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

OWNER/DEVELOPER OF THE ABOVE-DESCRIBED 18.021 ACRES, SAVE AND EXCEPT 2.028 ACRES AS CONVEYED TO ASHTON SAN ANTONIO RESIDENTIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 202206052286 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. SH PRESERVE, LTD., A TEXAS LIMITED PARTNERSHIP SH PRESERVE GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER CONTACT: TODD A. GOLD, MANAGER 8023 VANTAGE DR SUITE 1200 SAN ANTONIO, TEXAS 78230

STATE OF TEXAS  
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

TODD A. GOLD KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, 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, STATE OF TEXAS

PRINTED NAME

STATE OF TEXAS  
COUNTY OF COMAL

THIS PLAT OF \_\_\_\_\_ THE PRESERVE AT SINGING HILLS, UNIT 3 \_\_\_\_\_ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF BULVERDE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_

BY: \_\_\_\_\_  
PLANNING DIRECTOR

STATE OF TEXAS  
COUNTY OF COMAL

THIS PLAT OF \_\_\_\_\_ THE PRESERVE AT SINGING HILLS, UNIT 3 \_\_\_\_\_ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF BULVERDE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

STATE OF TEXAS  
COUNTY OF COMAL

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

COUNTY CLERK,  
COMAL COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

**KEYNOTES**

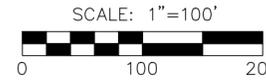
- (A) 15' E.G.T.C.A. ESM'T.
- (B) 20' B.S.L.
- (C) 15' B.S.L. & E.G.T.C.A. ESM'T.
- (D) 10' WATER ESM'T.
- (E) LOT 900, BLOCK 1 OPEN SPACE/VARIABLE WIDTH DRAINAGE EASEMENT (1.211 AC)
- (F) 10' E.G.T.C.A. ESM'T.

**KEYNOTES**

- (1) VAR. WD. E.G.T.C.A. ESM'T. (DOCUMENT NO. 201606015538 O.P.R.C.C.T.)
- (2) 15' UTILITY ESM'T. (DOCUMENT NO. 201606015538 O.P.R.C.C.T.)
- (3) 20' B.S.L. (DOCUMENT NO. 201606015538 O.P.R.C.C.T.)
- (4) 15' E.G.T.C.A. ESM'T. (THE PRESERVE AT SINGING HILLS, UNIT 2 DOCUMENT NO. 201906032906 O.P.R.C.C.T.)
- (5) 20' B.S.L. (THE PRESERVE AT SINGING HILLS, UNIT 2 DOCUMENT NO. 201906032906 O.P.R.C.C.T.)
- (6) 20' B.S.L. & UTILITY ESM'T. (THE PRESERVE AT SINGING HILLS, UNIT 2 DOCUMENT NO. 201906032906 O.P.R.C.C.T.)
- (7) 15' B.S.L. & UTILITY ESM'T. (THE PRESERVE AT SINGING HILLS, UNIT 2 DOCUMENT NO. 201906032906 O.P.R.C.C.T.)
- (8) 10' B.S.L. & UTILITY ESM'T. (THE PRESERVE AT SINGING HILLS, UNIT 2 DOCUMENT NO. 201906032906 O.P.R.C.C.T.)
- (9) 15' B.S.L. & E.G.T.C.A. ESM'T. (THE PRESERVE AT SINGING HILLS, UNIT 5 DOCUMENT NO. 202206043878 O.P.R.C.C.T.)
- (10) 10' E.G.T.C.A. ESM'T. (0.053 AC) (THE PRESERVE AT SINGING HILLS, UNIT 5 DOCUMENT NO. 202206043878 O.P.R.C.C.T.)
- (11) 10' WATER ESM'T. (0.043 AC) (THE PRESERVE AT SINGING HILLS, UNIT 5 DOCUMENT NO. 202206043878 O.P.R.C.C.T.)
- (12) 4' SANITARY SEWER ESM'T. (DOCUMENT NO. 201606015538 O.P.R.C.C.T.)

SUBDIVISION PLAT  
ESTABLISHING  
**THE PRESERVE AT  
SINGING HILLS, UNIT 3**

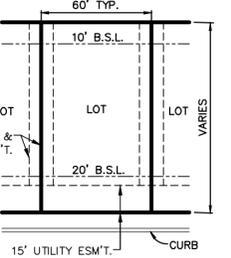
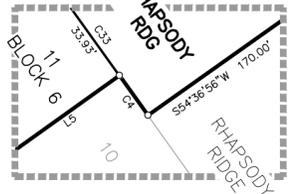
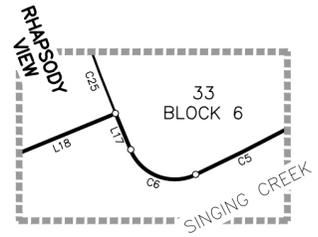
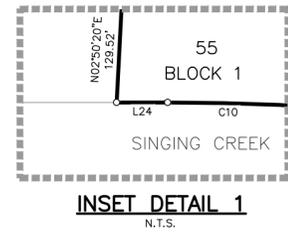
BEING AN 18.021 ACRE TRACT OF LAND OUT OF THE JOHANN MOEGELIEN SURVEY NO. 575, ABSTRACT NO. 423, COMAL COUNTY, TEXAS, BEING A PORTION OF A 33.868 ACRE TRACT AS CONVEYED TO SH PRESERVE, LTD. A TEXAS LIMITED PARTNERSHIP, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 202106011278; AND ALL OF A 2.028 ACRE PARCEL DESIGNATED AS TRACTS 1-4, AS CONVEYED TO ASHTON SAN ANTONIO RESIDENTIAL, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 202206052286, BOTH OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



• Engineers  
• Surveyors  
• Planners  
Moy Tarin Ramirez Engineers, LLC  
TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500  
12770 CIMARRON PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249  
TEL: (210) 698-5051 FAX: (210) 698-5085

**LEGEND**

- 1250--- EXISTING CONTOUR
- AC ACRE
- ROW RIGHT OF WAY
- ⊕ CENTERLINE
- ESM'T. EASEMENT
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COMAL COUNTY, TEXAS
- B.S.L. BUILDING SETBACK LINE
- VOL. VOLUME
- PG. PAGE
- VAR. VARIABLE
- WD. WIDTH
- E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION
- N.T.S. NOT TO SCALE
- NO. NUMBER
- ETJ EXTRATERRITORIAL JURISDICTION
- 1/2" IRON ROD SET WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	29.42'	S00°25'37"E	L16	59.12'	S52°23'25"W	L31	1.77'	N23°10'33"E	L46	71.52'	N47°22'41"W
L2	50.00'	S45°57'15"W	L17	4.92'	N22°31'06"W	L32	76.65'	N31°06'23"E	L47	64.46'	S41°52'32"E
L3	84.99'	N45°55'41"W	L18	50.00'	S67°28'54"W	L33	76.65'	S31°06'23"E	L48	54.82'	N36°29'03"E
L4	79.35'	S00°01'58"W	L19	21.93'	N00°25'20"W	L34	86.20'	N39°20'55"E	L49	48.26'	N29°17'35"E
L5	123.49'	S54°30'11"W	L20	135.00'	S89°34'40"W	L35	93.58'	S39°20'55"W	L50	60.00'	N00°25'20"W
L6	59.22'	S36°59'46"E	L21	60.00'	N00°25'20"W	L36	1.77'	S23°10'33"W	L51	60.83'	N09°53'01"W
L7	58.81'	S33°35'09"E	L22	126.63'	S89°34'40"W	L37	63.40'	N35°57'08"E			
L8	60.18'	S31°42'10"E	L23	50.00'	N63°12'34"W	L38	34.00'	S89°34'40"W			
L9	59.60'	S29°47'00"E	L24	4.25'	N89°57'48"W	L39	81.91'	N81°19'01"E			
L10	56.89'	S25°19'59"E	L25	60.12'	N00°43'22"W	L40	56.73'	N89°04'55"E			
L11	56.89'	S19°37'03"E	L26	82.39'	N12°18'18"E	L41	38.38'	N61°29'47"E			
L12	57.27'	S10°45'22"E	L27	14.16'	N00°25'20"W	L42	39.45'	N21°08'19"E			
L13	57.66'	S05°11'23"E	L28	78.99'	N36°35'58"W	L43	38.38'	N19°24'38"W			
L14	60.32'	S01°40'20"E	L29	78.99'	S36°35'58"E	L44	52.51'	N54°19'30"W			
L15	131.27'	S00°25'20"E	L30	14.16'	S00°25'20"E	L45	71.52'	N52°52'50"W			

CURVE TABLE						CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD
C1	225.00'	32°25'04"	65.41'	127.30'	125.61'	C20	6.00'	99°55'42"	7.14'	10.46'	9.19'
C2	6.00'	79°12'34"	4.96'	8.29'	7.65'	C21	575.00'	7°47'30"	39.16'	78.19'	78.13'
C3	450.00'	3°16'17"	12.85'	25.69'	25.69'	C22	1785.00'	1°49'30"	28.43'	56.86'	56.86'
C4	2075.00'	0°06'45"	2.03'	4.07'	4.07'	C23	285.00'	30°41'01"	78.19'	152.63'	150.81'
C5	275.00'	12°12'45"	29.42'	58.62'	58.51'	C25	175.00'	22°05'46"	34.17'	67.49'	67.07'
C6	6.00'	92°52'44"	6.31'	9.73'	8.70'	C26	335.00'	30°41'00"	91.91'	179.40'	177.27'
C7	225.00'	22°05'46"	43.93'	86.77'	86.23'	C27	1835.00'	1°49'30"	29.23'	58.45'	58.45'
C8	225.00'	20°18'13"	40.29'	79.73'	79.32'	C28	625.00'	25°23'18"	140.78'	276.94'	274.68'
C9	6.00'	88°10'19"	5.81'	9.23'	8.35'	C29	175.00'	81°29'45"	150.78'	248.91'	228.46'
C10	225.00'	24°55'33"	49.73'	97.88'	97.11'	C30	175.00'	66°24'07"	114.52'	202.81'	191.65'
C11	500.00'	46°22'34"	214.18'	404.71'	393.75'	C31	10.00'	90°00'00"	10.00'	15.71'	14.14'
C12	225.00'	66°24'07"	147.24'	280.76'	246.41'	C32	325.00'	36°10'37"	106.15'	205.21'	201.82'
C13	225.00'	81°29'45"	193.86'	320.03'	293.73'	C33	2075.00'	11°25'4"	22.00'	44.00'	44.00'
C14	575.00'	11°18'23"	56.92'	113.47'	113.28'	C34	2125.00'	11°25'4"	22.53'	45.06'	45.06'
C15	6.00'	86°21'43"	5.63'	9.04'	8.21'	C35	275.00'	36°10'37"	89.82'	173.64'	170.77'
C16	225.00'	39°46'15"	81.38'	156.18'	153.06'	C36	10.00'	90°00'00"	10.00'	15.71'	14.14'
C17	175.00'	27°12'46"	42.36'	83.12'	82.34'	C37	450.00'	46°22'35"	192.76'	364.24'	354.38'
C18	225.00'	27°12'46"	54.46'	106.86'	105.86'						
C19	175.00'	39°46'15"	63.30'	121.47'	119.05'						

## REVIEW MEMORANDUM

**TO:** Paul Landa, PE  
Moy Tarin Raminrez Engineers, LLC  
12770 Cimarron Path, Suite 100  
San Antonio, TX 78230

**FROM:** Chelsy Houy, PE, CFM  
[chouy@halff.com](mailto:chouy@halff.com)

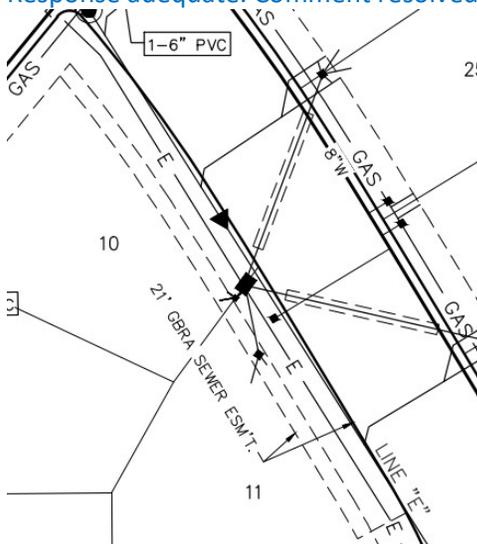
**SUBJECT:** Preserve at Singing Hills Unit 3  
**Final Plat Acceptance**  
PC-23-02

**DATE:** February 2, 2023

Halff Associates, on behalf of the City of Bulverde, has performed a review on the revised submittal and responses for the final plat (dated 11/28/22) for the **Preserver at Singing Hills, Unit 3** development. The review was conducted relative to the requirements established in the vested Subdivision Ordinance of the City of Bulverde AND the Development Agreement dated September 11, 2012 (between the City of Bulverde and SH-DJL Development, LLC). The following items were reviewed, with resolved items marked in blue. After a thorough review of the response, there are not further comments and Halff recommends approval at the next available Planning & Zoning meeting.

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

1. Existing contours are missing from the plat. Use grayscale dashed lines. **Comment resolved.**
2. Provide note about vertical datum for contours. **Comment resolved.**
3. Verify if plat should state signature by the City Manager or City Planning Director, since that role is vacant. **Comment resolved.**
4. Utility plan shows 21-ft GBRA easement on lots 10 & 11, but it does not appear on the plat. **Response adequate. Comment resolved.**



5. Deed document referenced in Lienholder Acknowledgement does not match provided deeds. Please review and correct. [Comment resolved.](#)

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

1. Provide up to date cost projections for improvements including contingency. [Comment resolved.](#)
2. Provide plat LOC from GBRA. Letter provided was for design approval. [Comment resolved.](#)
3. Provide updated tax certificates for all property ID included in the plat area for final plat approval and recordation. [Comment resolved.](#)

**Traffic Impact Analysis**

No comments – previously approved and no changes have been made requiring an update.

**Drainage Analysis**

No comments – previously approved and no changes have been made requiring an update.



PLANNING AND ZONING COMMISSION ITEM:  
PC-22-08

**Master Development Plan (MDP)**  
Lewis Creek Ranch

---

**MEETING DATE:** February 16th, 2023  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Charles West, City Manager

---

**REQUEST:**

Reconsideration of a Master Development Plan (MDP) for the Lewis Creek Ranch Development, generally located on Highway 46 approximately 550 feet west of the intersection of Old Boerne Road.

**APPLICANT:**

Vantage, Inc  
c/o Tom Hackleman  
20540 Highway 46 W Suite 115-194  
Spring Branch, TX 78070

**PROPERTY INFORMATION:**

**Owner:** Vantage, Inc c/o Tom Hackleman  
**Legal Description:** A 312.625 ACRE TRACT OF LAND, LOCATED IN THE CHRISTIAN W. HAAS SURVEY NO. 667, ABSTRACT 281, THE THEODORE GOTTHARD SURVEY NO. 464, ABSTRACT 191, THE CARL KOCH SURVEY NO. 657, ABSTRACT 321 AND THE GOTTLIEB BAUER SURVEY NO. 764, ABSTRACT NO. 88, COMAL COUNTY, TEXAS, AND BEING A CALLED 270.66 ACRE TRACT OF LAND DESCRIBED OF RECORD IN DOCUMENT NO. 202106026793, SAVE AND EXCEPT A CALLED 0.26 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 846, PAGE 783 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS; A CALLED 13.615 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 202106024061, AND A CALLED 28.449 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 202106026725, ALL OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.  
**Size:** 312.625 acres; 183 lots  
**Existing Land Use:** Undeveloped  
**Existing Zoning:** R-2, Residential District, R-1, ETJ  
**Proposed Land-Use:** Single-Family Residential

---

**SUMMARY:**

This is a proposed Master Development Plan (MDP) for the Lewis Creek Ranch development generally located approximately 5,807 feet West of US Highway 281 and Elm Valley Drive.

**ANALYSIS:**

This MDP (attached) consists of approximately 284.42 acres and includes seven phases, approximately 183 lots, 37.96 acres of open space/drainage area, and 7.80 acres of dedicated parkland.

The MDP proposes the development will be served by CLWSC, PEC, Spectrum, and individual on-site sewage facilities.

The MDP is currently zoned R-2 Residential. R-2 Residential zoning allows for a minimum 1-acre lot size. The MDP also includes a 28.45 acre property directly adjacent, located both inside City Limits zoned R-1 and outside City Limits. The subject adjacent property, pursuant to an adopted Development Agreement, is set to be considered for Annexation and Zoning.

The applicant has requested variances from the following sections of the City of Bulverde Code of Ordinances, considered earlier at this meeting and pending consideration by City Council.

- 1) Chapter 10, Section 1.04(b)(iv)(d) Master Development Plan Tree Survey Application Requirements
- 2) Chapter 10, Section 1.04(b)(iv)(d) Master Development Plan Tree Survey Application Requirements
- 3) Chapter 10, Section 2.03(a) Development Density
- 4) Chapter 10, Section 1.04 (b)(e) Master Development Plan Traffic Impact Analysis Requirements
- 5) Chapter 10, Section 2.03(e)(v)(1) Parkland Dedication Size, Dimensions and Access
- 6) Chapter 5, Section 5.03 Burning of Brush

With the approval of the MDP, the developer will continue with the design and submittal of plats. The Planning and Zoning Commission will review and approve these plats. If there is a substantial deviation from the MDP, the developer will be required to submit a new amended MDP for review and approval.

**STAFF RECOMMENDATION:**

Halff Associates and City staff reviewed the proposed MDP and associated documents in accordance with the City of Bulverde Code of Ordinances. A review memo is attached. With the Variance requests pending consideration by City Council, Staff recommends DENIAL of this MDP.

**ATTACHMENTS:**

1. Application
2. Master Development Plan
3. Slope Map
4. Halff Review Memo



# APPLICATION FOR MASTER DEVELOPMENT PLAN

Planning & Development Department  
30360 Cougar Bend, Bulverde, TX 78163  
Telephone: 830-438-3612 - Fax: 830-438-4339  
[www.bulverdetx.gov](http://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: Lewis Creek Ranch Unit No                       
 Location Description/Nearest Intersection: Located on Highway 46 across from Ufnau lane, approximately 550 feet west of the intersection at Old Boerne Rd. The property has 259.57 acres within the city limits and 53.31 acres within the ETJ. Coordinates: 29°47'49.27"N, 98°26'47.65"W
  
2. Owner/Applicant: c/o Tom Hackleman, Even Bossier LLC  
 Address: 20540 State Hwy 46W Suite 115-194, Spring Branch, TX 78070 Email: tom@texasvantage.com  
 Telephone: (210)549-6728 Fax: (210)568-2730 Mobile:                       
*Note: If applicant is person other than owner, a letter of authorization must be provided from owner.*
  
3. Licensed Engineer/Surveyor (technical contact): Matkin Hoover Engineering & Surveying (Garrett D. Keller)  
 Address: 8 Spencer Rd, Suite 100 Boerne, TX 78006 Email: gkeller@matkinhoover.com  
 Telephone: (830)249-0600 Fax: (830)249-0099 Mobile:
  
4. Property Details:
 

City Limits:	<u>  X  </u> In	<u>  X  </u> Out (ETJ)	Water Source:	<u>          </u> CLWSC
Commercial:	<u>  _  </u> Yes	<u>  X  </u> No	Sewage Treatment:	<u>          </u> OSSF
Residential:	<u>  X  </u> Yes	<u>  _  </u> No		
No. of Lots:	<u>          </u> 183		TxDOT Frontage:	<u>  X  </u> Yes <u>  _  </u> No
Total Acreage without floodplain:	<u>          </u> 312.625		100-Year Floodplain:	<u>  _  </u> Yes <u>  X  </u> No
Density Class:	<u>          </u> Medium		Edwards Aquifer Zone:	<u>  _  </u> Recharge
Zoning Class:	<u>          </u> R-2, R-1 & OCL			<u>  X  </u> Contributing

The undersigned agrees to comply with all subdivision requirements of the City of Bulverde. 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

                     1/11/23  
 \_\_\_\_\_  
 Date

**Fees and Submittal Dates on Page 2**

**Fees:** \$1,250.00 + \$5.00 per acre (284.42) + \$2,500 + 10 per lot (183) = \$ 7,002.10 Fees Paid 3/15/22

\$5.00 per acre (28.45 additional acres) = \$142.25 Additional Review Fee

**Master Plans**

- \$1250.00 + \$5.00 per acre

**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 MDP Application Checklist

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

- 1 Physical copy of the Master Development Plan.
- 1 Physical copy of MDP Application
- One electronic copy of each document required below and plan drawing(s) in PDF format.
- A digital copy of Drainage Analysis
- A digital copy of Slope Map
- A digital copy of Tree Survey
- A digital copy of Traffic Impact Analysis
- A digital copy of Certification by all utilities that will provide service to the proposed subdivision and all entities with regulatory authority pertaining to the proposed subdivision including but not limited to the following.
  - Electric Utility
  - Gas Utility
  - Public Water System
  - Telephone Utility
  - Cable TV Utility
  - TxDOT
  - TCEQ
  - Other agencies or entities having jurisdiction
- A digital copy of application for Variance (if any)
- A check or money order for the application fee, review fee and other required fees
  - Plan Application & Review Fee
  - SWMP Review Fee
  - TIA Review Fee
- A digital copy of the Water Study and Water Supply Certification as applicable
- A digital copy of the Sewer Study as applicable
- A digital copy of the Environmental Assessment

**ADDITIONAL COMMENTS**

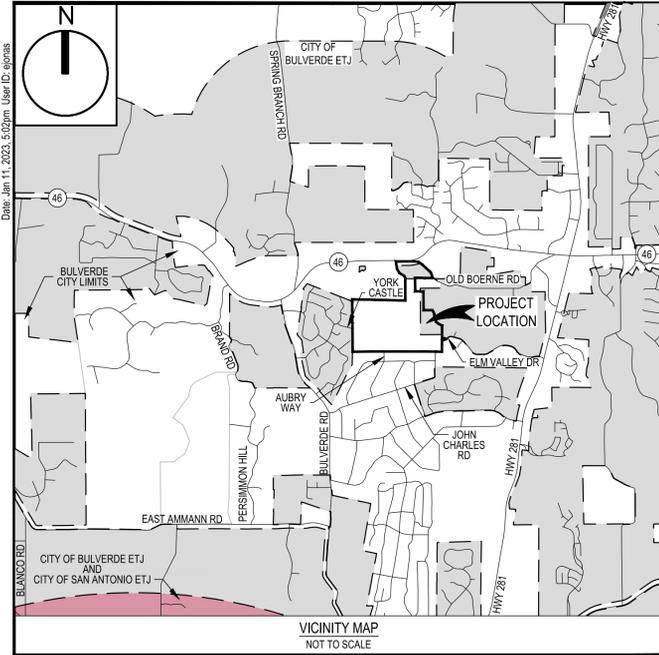
**FOR OFFICE USE ONLY:**

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

**Reviewed by:**

**Date:**

**Case Number:**



LOT DETAIL TABLE			
PHASE	ACREAGE	LF OF ROAD	RESIDENTIAL LOTS
1	45.95	3,523	25
2	29.97	1,532	6
3	44.98	2,671	31
4	47.56	3,276	31
5	40.63	2,599	29
6	39.97	2,355	32
7	35.10	1,643	29
<b>TOTAL RESIDENTIAL</b>	<b>284.16</b>	<b>17,599</b>	<b>183</b>
REMAINING TRACT 1	6.93	0	0
REMAINING TRACT 2	19.11	0	0
PHASE 1 R.O.W.	2.43	1,204	0
<b>TOTAL NANDA TRACT</b>	<b>28.47</b>	<b>1,204</b>	<b>0</b>
<b>TOTAL MDP AREA</b>	<b>312.63</b>	<b>18,802</b>	<b>183</b>
ELM VALLEY STUB	0.26	0	0
<b>TOTAL</b>	<b>312.89</b>	<b>18,802</b>	<b>183</b>

**LEGAL DESCRIPTION**  
 A 312.625 ACRE TRACT OF LAND, LOCATED IN THE CHRISTIAN W. HAAS SURVEY NO. 667, ABSTRACT 281, THE THEODORE GOTTHARD SURVEY NO. 464, ABSTRACT 191, THE CARL KOCH SURVEY NO. 657, ABSTRACT 321 AND THE GOTTIELE BAUER SURVEY NO. 764, ABSTRACT NO. 88, COMAL COUNTY, TEXAS, AND BEING A CALLED 270.66 ACRE TRACT OF LAND DESCRIBED OF RECORD IN DOCUMENT NO. 202106026793, SAVE AND EXCEPT A CALLED 0.26 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 846, PAGE 783 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS; A CALLED 13.615 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 202106024061, AND A CALLED 28.449 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 202106026725, ALL OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

**OWNER/SUBDIVIDER:**  
 C/O TOM HUCKLEMAN  
 EVEN BOSSER LLC  
 7660 FAY AVE #184  
 LA JOLLA, CA 92037

**SURVEYOR:**  
 CO KYLE L. PRESSLER, R.P.L.S.  
 MATKIN HOOVER ENGINEERING  
 AND SURVEYING  
 8 SPENCER ROAD, SUITE 300  
 BOERNE, TX 78006

**ENGINEER:**  
 GARRETT D. KELLER, P.E.  
 MATKIN HOOVER ENGINEERING  
 AND SURVEYING  
 8 SPENCER ROAD, SUITE 100  
 BOERNE, TX 78006

**LAND USE "RESIDENTIAL" SUMMARY**  
 PROPERTY AREA: 284.159 ACRES  
 LOT COUNT: 183 MAXIMUM  
 LOT SIZE: "1 TO 5.63 ACRES" - MEDIUM DENSITY  
 DENSITY: 183 (LOTS) / 284.159 (ACRES) = 0.64 EDU/ACRE  
 LENGTH OF ROAD CENTERLINE (L.F.): 18,802'  
 OPEN SPACE/DRAINAGE AREA: 37.96 ACRES  
 PARKLAND AREA: 7.80 ACRES

- GENERAL NOTES:**
- ALL PROPOSED ROADS WITHIN THE DEVELOPMENT SHALL BE PUBLIC AND CLASSIFIED AS RURAL LOCAL FOR THE 284.423 ACRE PROPERTY WITH DESIGN SPEED OF 30 MPH AND RURAL COLLECTOR FOR THE 28.449 ACRE PROPERTY WITH A DESIGN SPEED OF 35 MPH.
  - NO PORTION OF THIS SUBDIVISION IS WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 480910215F DATED SEPTEMBER 2, 2009.
  - THE SUBJECT PROPERTY LIES ENTIRELY WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
  - THERE ARE NO PROPOSED THOROUGHFARES OF ANY KIND WITHIN THIS SUBDIVISION.
  - ROAD NAMES SHOWN HAVE BEEN APPROVED BY THE COMAL COUNTY'S ENGINEERS OFFICE. ROAD NAMES, INCLUDING SUFFIXES, SHOWN ON PLAN ARE DISPLAYED AS APPROVED, WITH EXCEPTION TO THE STUB STREET.

- ZONE R2 NOTES:**
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:  
 1.1. WATER: CANYON LAKE WATER SERVICE COMPANY,  
 1.2. ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE,  
 1.3. COMMUNICATION: SPECTRUM,  
 1.4. SANITARY SEWER: INDIVIDUAL ON-SITE SEWAGE FACILITIES.
  - PHASING SEQUENCE: BOUNDARIES AND LOT COUNTS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE. THERE ARE CURRENTLY 7 PHASES. SEE LOT DETAIL TABLE FOR MORE INFORMATION.
  - THE CITY OF BULVERDE MINIMUM SETBACKS PER ZONE "R-2" REQUIREMENTS ARE:  
 3.1. FRONT = 50 FEET MIN.,  
 3.2. REAR = 30 FEET MIN., AND  
 3.3. SIDE = 25 FEET MIN.
  - LOT SIZE - MINIMUM LOT SIZE IS 1.01 ACRES WITH ASPECT RATIO OF 1:4 (W:L).
  - LOT WIDTH - 110 FEET MIN.

SCALE: 1"=200'

0 100' 200' 300' 400'

SHEET SIZE: 24" x 36"

This document is released for REVIEW PURPOSES ONLY, NOT FOR CONSTRUCTION and was prepared under the authorization of Garrett D. Keller, Registered Professional Engineer, State of Texas, Registration No. 111511, DATE: JANUARY 2023

REVISIONS:

**MATKIN HOOVER ENGINEERING & SURVEYING**

3305 SHELL ROAD SUITE 100  
 BOERNE, TEXAS 78006  
 OFFICE: 512.868.2244  
 CONTACT: MATKIN@MATKINHOOVER.COM  
 TEXAS REGISTERED ENGINEERING FIRM # 004512 SURVEYING FIRM # 1005400

**MASTER DEVELOPMENT PLAN SHEET 1**  
 FOR  
**LEWIS CREEK RANCH**  
 BULVERDE, TEXAS

**CS100**

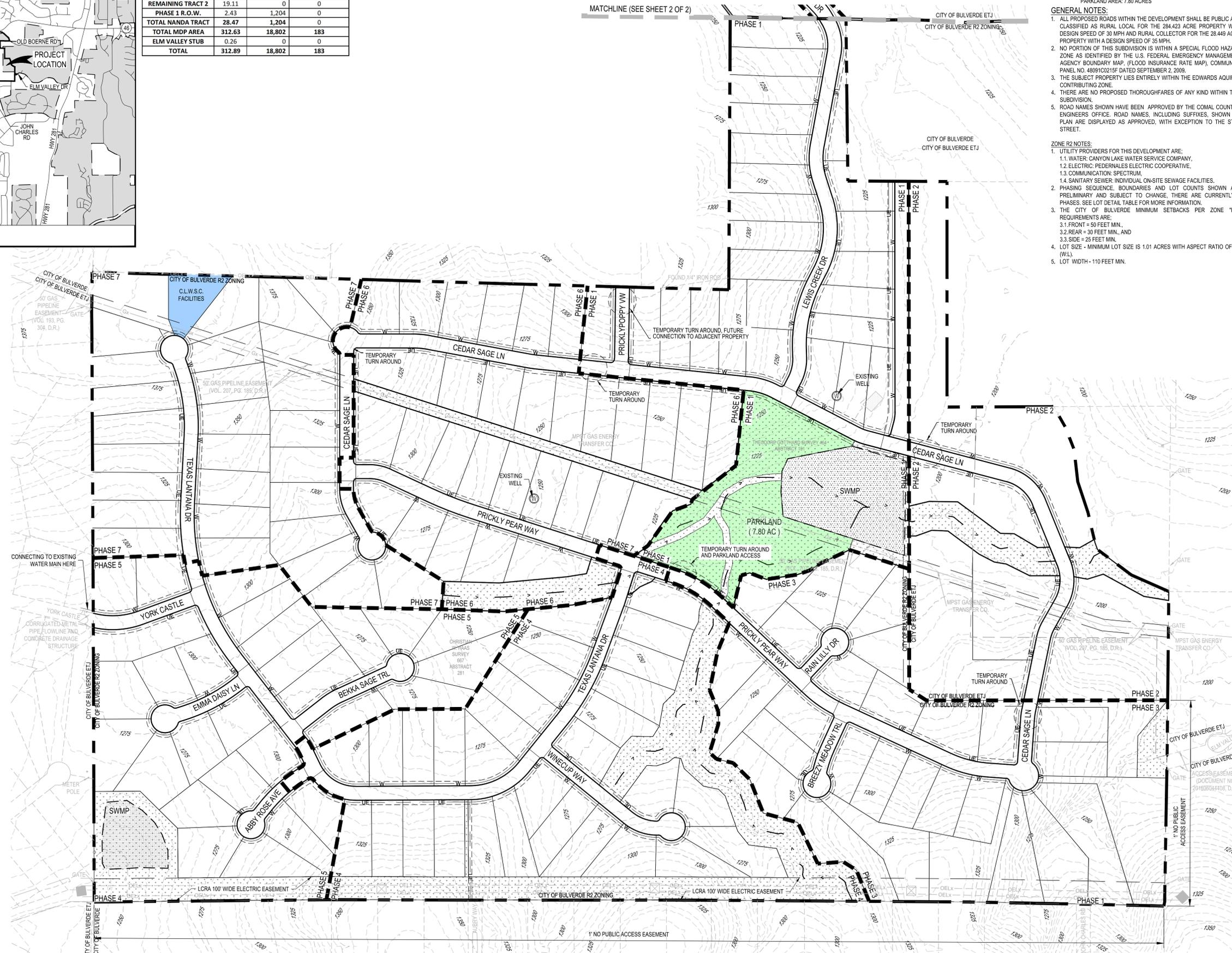
JOB NO: 3236.00  
 DESIGNED BY: M. HUBBLE  
 DRAWN BY: E. JONAS  
 CHECKED BY: G. KELLER  
 SHEET NO:

**LEGEND**

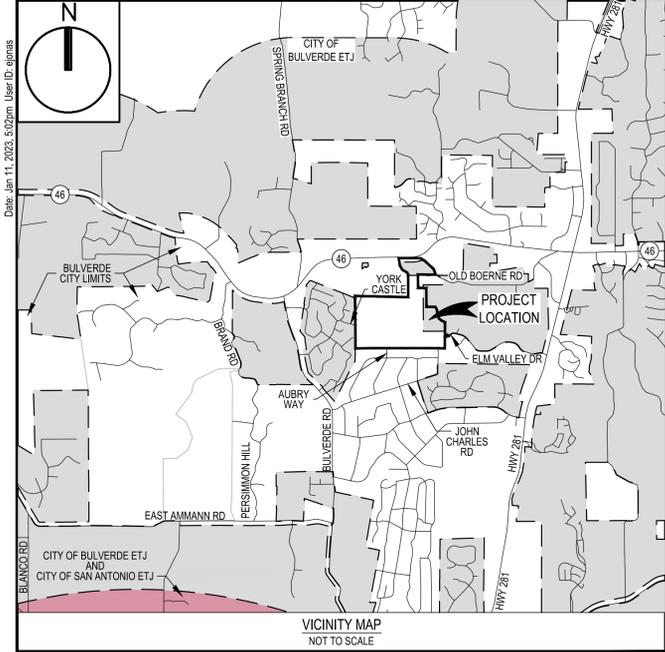
- CITY OF BULVERDE LIMITS
- PROPERTY BOUNDARY
- EXISTING 5' MINOR CONTOUR
- EXISTING 25' MAJOR CONTOUR
- ADJOINING PROPERTY LINE
- PROPOSED PARKLAND AREA
- PROPOSED OPEN SPACE/ DRAINAGE LOT
- PRELIMINARY STORMWATER MANAGEMENT AREA
- PROPOSED UTILITY EASEMENT
- PROPOSED PHASING BOUNDARY
- WATER COURSE
- PROPOSED WATER LINE
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER LINE
- EXISTING GAS LINE

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

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



Date: Jan 11, 2023, 5:02pm, User ID: gjonas  
 Z:\PROJECTS\3236 - 272 AC, Old Boerne RAS\Submittals\CS100\230600 - MASTER DEVELOPMENT PLAN SHEET 1.dwg

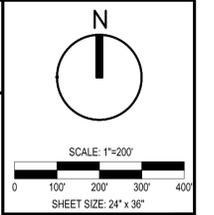


LOT DETAIL TABLE			
PHASE	ACREAGE	LF OF ROAD	RESIDENTIAL LOTS
1	45.95	3,523	25
2	29.97	1,532	6
3	44.98	2,671	31
4	47.56	3,276	31
5	40.63	2,599	29
6	39.97	2,355	32
7	35.10	1,643	29
<b>TOTAL RESIDENTIAL</b>	<b>284.16</b>	<b>17,599</b>	<b>183</b>
REMAINING TRACT 1	6.93	0	0
REMAINING TRACT 2	19.11	0	0
PHASE 1 R.O.W.	2.43	1,204	0
<b>TOTAL NANDA TRACT</b>	<b>28.47</b>	<b>1,204</b>	<b>0</b>
<b>TOTAL MDP AREA</b>	<b>312.63</b>	<b>18,802</b>	<b>183</b>
ELM VALLEY STUB	0.26	0	0
<b>TOTAL</b>	<b>312.89</b>	<b>18,802</b>	<b>183</b>

**LEGAL DESCRIPTION**  
 A 312.625 ACRE TRACT OF LAND, LOCATED IN THE CHRISTIAN W. HAAS SURVEY NO. 667, ABSTRACT 281, THE THEODORE GOTTHARD SURVEY NO. 464, ABSTRACT 191, THE CARL KOCH SURVEY NO. 657, ABSTRACT 321 AND THE GOTTLIEB BAUER SURVEY NO. 764, ABSTRACT NO. 88, COMAL COUNTY, TEXAS, AND BEING A CALLED 270.66 ACRE TRACT OF LAND DESCRIBED OF RECORD IN DOCUMENT NO. 202106026793, SAVE AND EXCEPT A CALLED 0.26 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 846, PAGE 783 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS; A CALLED 13.615 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 202106024061, AND A CALLED 28.449 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 202106026725, ALL OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

<b>OWNER/SUBDIVIDER:</b> C/O TOM HACKLEMAN EVEN BOSSIER LLC 7800 FAY AVE #184 LA JOLLA, CA 92037	<b>SURVEYOR:</b> C/O KYLE L. PRESSLER, R.P.L.S. MATKIN HOOVER ENGINEERING AND SURVEYING 8 SPENCER ROAD, SUITE 300 BOERNE, TX 78006	<b>ENGINEER:</b> GARRETT D. KELLER, P.E. MATKIN HOOVER ENGINEERING AND SURVEYING 8 SPENCER ROAD, SUITE 100 BOERNE, TX 78006
--	---	--

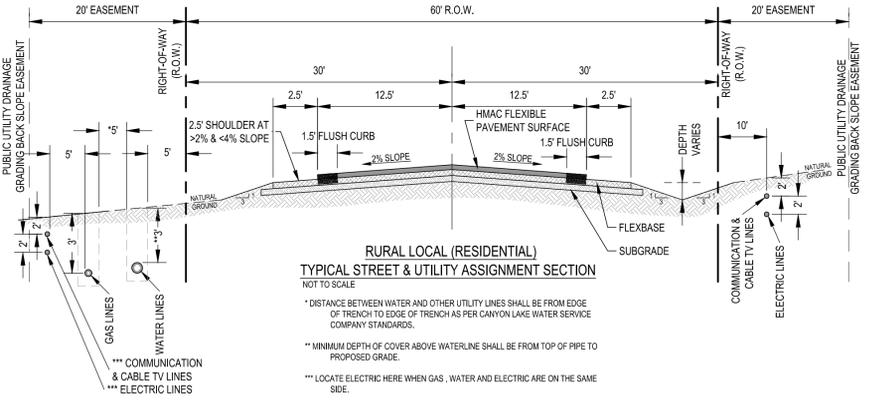
**LAND USE "RESIDENTIAL" SUMMARY**  
 PROPERTY AREA: 284.159 ACRES  
 LOT COUNT: 183 MAXIMUM  
 LOT SIZE: \*1 TO 5.63 ACRES - MEDIUM DENSITY  
 DENSITY: 183 (LOTS) / 284.159 (ACRES) = 0.64 EDU/ACRE  
 LENGTH OF ROAD CENTERLINE (L.F.): 18,802'  
 OPEN SPACE/DRAINAGE AREA: 37.96 ACRES  
 PARKLAND AREA: 7.80 ACRES



- GENERAL NOTES:**
- ALL PROPOSED ROADS WITHIN THE DEVELOPMENT SHALL BE PUBLIC AND CLASSIFIED AS RURAL LOCAL FOR THE 284.423 ACRE PROPERTY WITH DESIGN SPEED OF 30 MPH AND RURAL COLLECTOR FOR THE 28.449 ACRE PROPERTY WITH A DESIGN SPEED OF 35 MPH.
  - NO PORTION OF THIS SUBDIVISION IS WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 485010215F DATED SEPTEMBER 2, 2009.
  - THE SUBJECT PROPERTY LIES ENTIRELY WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
  - THERE ARE NO PROPOSED THOROUGHFARES OF ANY KIND WITHIN THIS SUBDIVISION.
  - ROAD NAMES SHOWN HAVE BEEN APPROVED BY THE COMAL COUNTY'S ENGINEERS' OFFICE. ROAD NAMES, INCLUDING SUFFIXES, SHOWN ON PLAN ARE DISPLAYED AS APPROVED, WITH EXCEPTION TO THE STUB STREET.

This document is released for REVIEW PURPOSES ONLY. NOT FOR CONSTRUCTION and was prepared under the authorization of Garrett D. Keller, Registered Professional Engineer, State of Texas, Registration No. 111511. DATE: JANUARY 2023

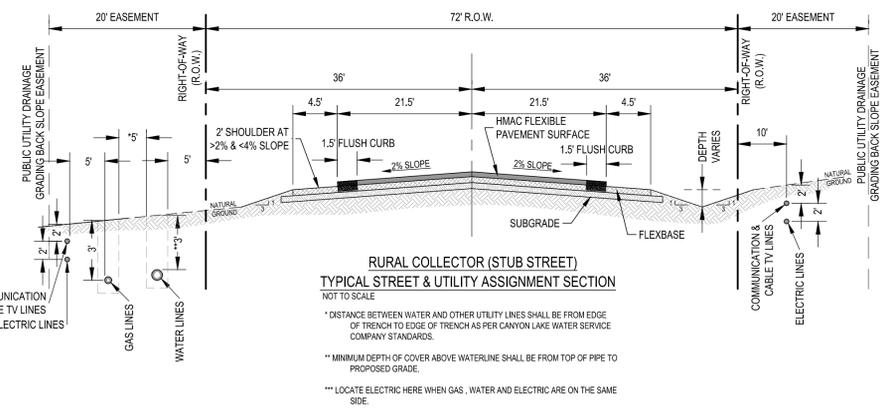
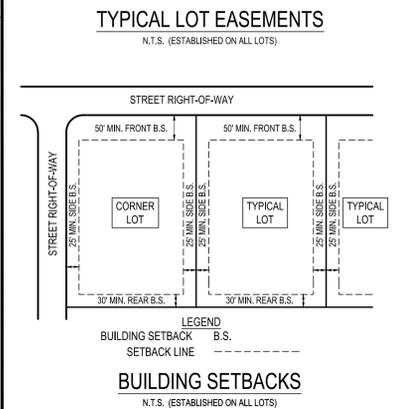
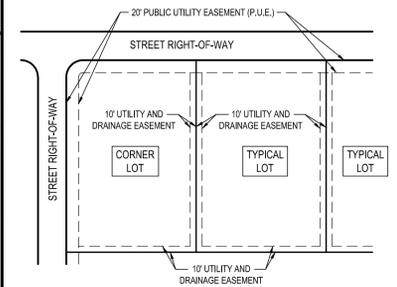
- ZONE R2 NOTES:**
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:  
 1.1. WATER: CANYON LAKE WATER SERVICE COMPANY,  
 1.2. ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE,  
 1.3. COMMUNICATION: SPECTRUM,  
 1.4. SANITARY SEWER: INDIVIDUAL ON-SITE SEWAGE FACILITIES.
  - PHASING SEQUENCE, BOUNDARIES AND LOT COUNTS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE. THERE ARE CURRENTLY 7 PHASES. SEE LOT DETAIL TABLE FOR MORE INFORMATION.
  - THE CITY OF BULVERDE MINIMUM SETBACKS PER ZONE "R-2" REQUIREMENTS ARE:  
 3.1. FRONT = 50 FEET MIN.,  
 3.2. REAR = 30 FEET MIN., AND  
 3.3. SIDE = 25 FEET MIN.
  - LOT SIZE - MINIMUM LOT SIZE IS 1.01 ACRES WITH ASPECT RATIO OF 1:4 (W:L).
  - LOT WIDTH - 110 FEET MIN.



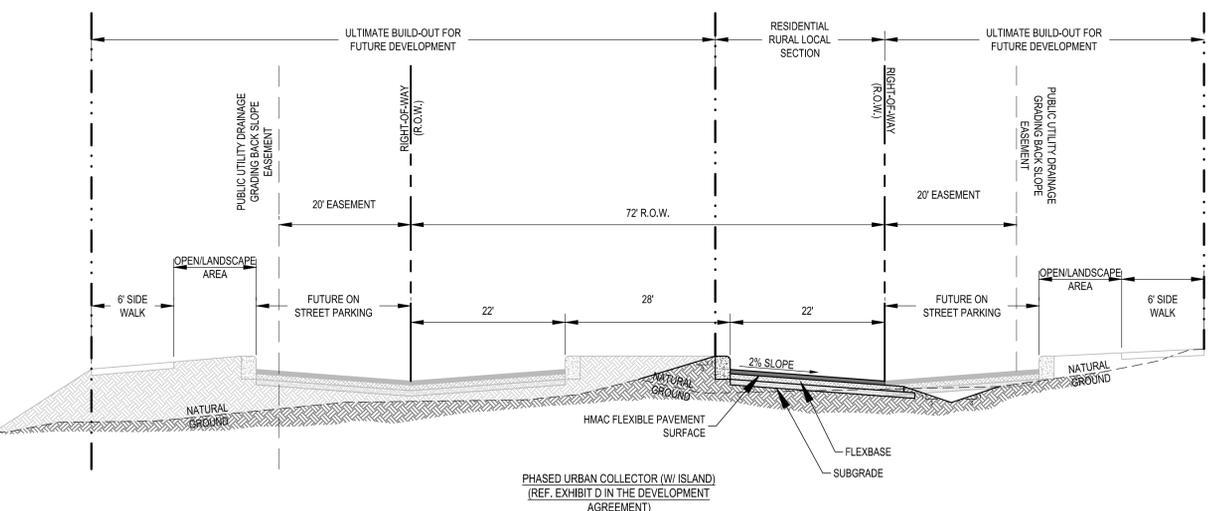
**RURAL LOCAL (RESIDENTIAL)**  
 TYPICAL STREET & UTILITY ASSIGNMENT SECTION  
 NOT TO SCALE  
 \* DISTANCE BETWEEN WATER AND OTHER UTILITY LINES SHALL BE FROM EDGE OF TRENCH TO EDGE OF TRENCH AS PER CANYON LAKE WATER SERVICE COMPANY STANDARDS.  
 \*\* MINIMUM DEPTH OF COVER ABOVE WATERLINE SHALL BE FROM TOP OF PIPE TO PROPOSED GRADE.  
 \*\*\* LOCATE ELECTRIC HERE WHEN GAS, WATER AND ELECTRIC ARE ON THE SAME SIDE.

**LEGEND**

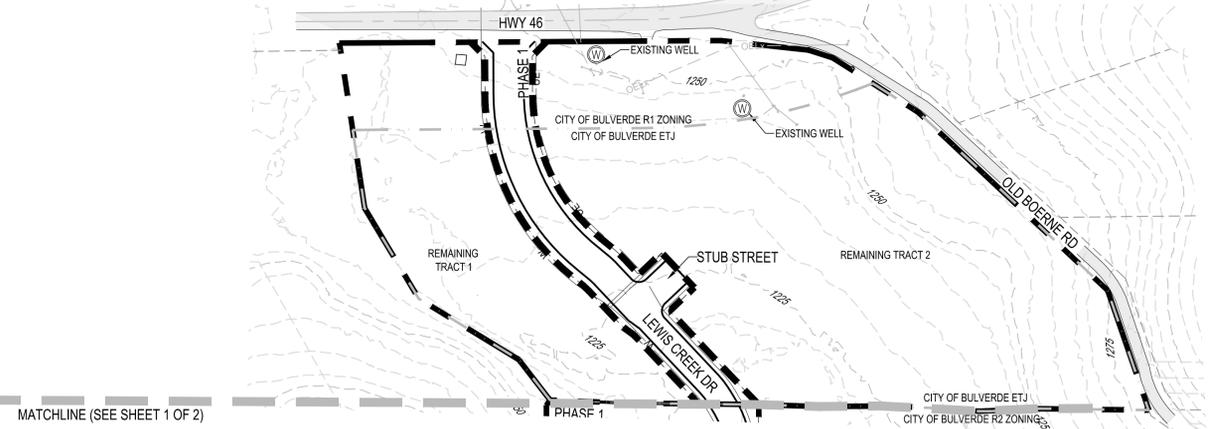
CITY OF BULVERDE LIMITS	---
PROPERTY BOUNDARY	---
EXISTING 5' MINOR CONTOUR	---
EXISTING 25' MAJOR CONTOUR	---
ADJOINING PROPERTY LINE	---
PROPOSED PARKLAND AREA	---
PROPOSED OPEN SPACE/ DRAINAGE LOT	---
PRELIMINARY STORMWATER MANAGEMENT AREA	SWMP
PROPOSED UTILITY EASEMENT	---
PROPOSED PHASING BOUNDARY	---
WATER COURSE	---
PROPOSED WATER LINE	---
PROPOSED UNDERGROUND ELECTRIC	---
EXISTING OVERHEAD ELECTRIC	---
EXISTING WATER LINE	---
EXISTING GAS LINE	---



**RURAL COLLECTOR (STUB STREET)**  
 TYPICAL STREET & UTILITY ASSIGNMENT SECTION  
 NOT TO SCALE  
 \* DISTANCE BETWEEN WATER AND OTHER UTILITY LINES SHALL BE FROM EDGE OF TRENCH TO EDGE OF TRENCH AS PER CANYON LAKE WATER SERVICE COMPANY STANDARDS.  
 \*\* MINIMUM DEPTH OF COVER ABOVE WATERLINE SHALL BE FROM TOP OF PIPE TO PROPOSED GRADE.  
 \*\*\* LOCATE ELECTRIC HERE WHEN GAS, WATER AND ELECTRIC ARE ON THE SAME SIDE.



**PHASED URBAN COLLECTOR (W/ ISLAND)**  
 (REF. EXHIBIT D IN THE DEVELOPMENT AGREEMENT)



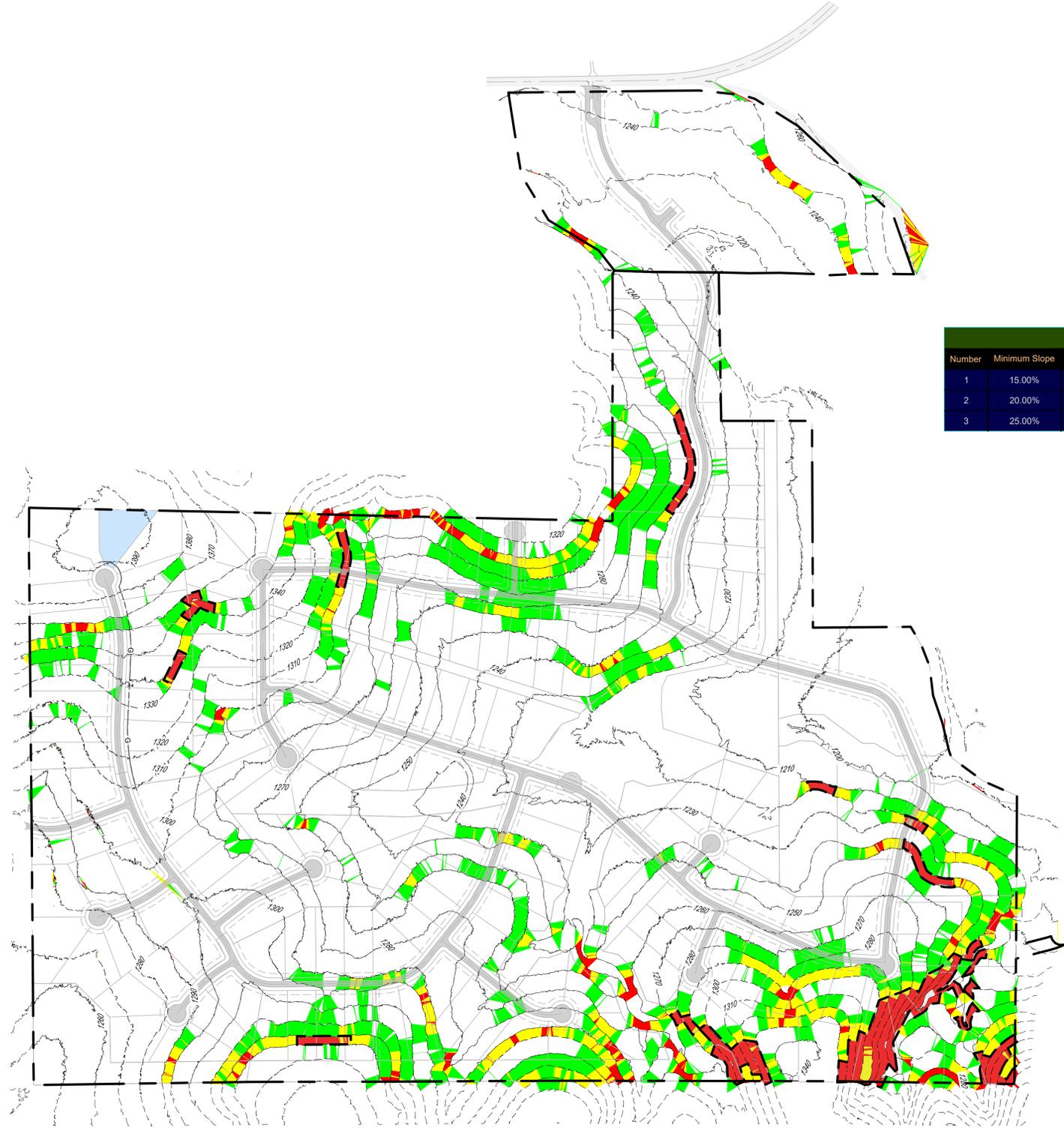
MATCHLINE (SEE SHEET 1 OF 2)

**MATKIN HOOVER ENGINEERING & SURVEYING**  
 5300 SHELL ROAD, SUITE 100  
 BOERNE, TEXAS 78006  
 CONTACT: (817) 249-9600  
 OFFICE: (512) 862-2244  
 TEXAS REGISTERED ENGINEERING FIRM F-004812 SURVEYING FIRM F-10024000

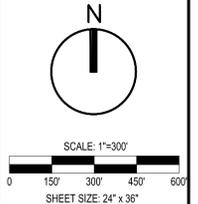
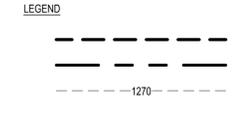
MASTER DEVELOPMENT PLAN SHEET 2  
 FOR  
 LEWIS CREEK RANCH  
 BULVERDE, TEXAS

CS101
JOB NO: 3236.00
DESIGNED BY: M. HUBBLE
DRAWN BY: E. JONAS
CHECKED BY: G. KELLER
SHEET NO:

Z:\PROJECTS\3236 - 272 AC, Old Boerne Rd\Submittals\CD\MDP - 28ac\_Treat01 - Master Development Plan\CD\2800 - MASTER DEVELOPMENT PLAN\_SHT 1-2.dwg Date: Jan 11, 2023, 5:02pm User: D.epine



PROPOSED EASEMENTS  
 PROPERTY BOUNDARY  
 EXISTING 10' CONTOUR



This document is released for REVIEW PURPOSES ONLY, NOT FOR CONSTRUCTION and was prepared under the authorization of Ken B. Kolacny, Registered Professional Engineer, State of Texas, Registration No. 86300. DATE: OCTOBER, 2022

REVISIONS:


Slopes Table						
Number	Minimum Slope	Maximum Slope	Color	Total Area (AC)	Disturbed Area (AC)	Disturbed Area (%)
1	15.00%	20.00%	Green	35.72	4.06	11.36
2	20.00%	25.00%	Yellow	17.30	0.86	4.97
3	25.00%	100.00%	Red	14.18	0.39	2.75

**MATKINHOOVER**  
 ENGINEERING & SURVEYING

3103 SHELL ROAD SUITE 3  
 BOERNE, TEXAS 78006  
 TEL: 512.888.2244  
 CONTACT: MATKINHOOVER.COM  
 TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

10' SLOPE ANALYSIS (W/ 28 ACRES)  
 FOR  
 LEWIS CREEK RANCH  
 BULLVERDE, TEXAS

FIGURE 9.0

JOB NO.	3236.00
DESIGNED BY:	MAH
DRAWN BY:	TLS
CHECKED BY:	GDK
SHEET #	

## **REVIEW MEMORANDUM**

**TO:** Garrett D. Keller, P.E.  
Matkin Hoover Engineering & Surveying  
8 Spencer Road Suite 100  
Boerne, TX 78006

**FROM:** Chelsy Houy, PE, CFM  
[chouy@halff.com](mailto:chouy@halff.com)

**SUBJECT:** Revised MDP Review  
Lewis Creek Ranch  
PC-22-08

**DATE:** February 7, 2023

---

Halff Associates, on behalf of the City of Bulverde, has performed a review on the revised Lewis Creek Ranch Master Development Plan (MDP), a 312.6-acre tract of land, dated January 2023. 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).

**Halff has reviewed the revised Lewis Creek Ranch MDP submittal, which relocated the primary point of access for the development from Elm Valley to Highway 46. After review of the revised submittal, we do not have any further comments. Variances mentioned below are still necessary. Halff does not see an issue with postponing some of the requirements to the time of the Phase 1 plat, as discussed in the resubmittal and variance requests.**

The following items were reviewed, with resolved items noted in **blue** and unresolved items noted in **red**, which are waiting for City Council decision on variances that have been submitted for the project.

### **MDP Review Comments:**

1. Per section 2.03(a), the proposed MDP classifies as a High Density residential development (based on 183 lots on 284.42 acres = equals 0.64 edu/acre). A variance must be submitted if you choose to continue with the Medium Density design criteria (Roadway section, etc.). – **Variance submitted and pending consideration.**
2. Note 1 specifies that the roads will be private. Please confirm is the community will be gated with private roadways. – **resolved: private gated community**
3. Minimum lot width for R-2 zoning is 110 feet (Section 14.03.004). – Note 10 on the MDP needs to be updated to reflect this. Actual dimensions will be confirmed with plat submittals. – **resolved.**
4. Cul-de-sac lots do not all meet the minimum frontage requirements provided in Section 2.03(c)(iv)(4). **Flag lot dimensions/applicability will be verified at time of plat submittals.**
5. Per section 1.05(a)(iii)(8), provide “locations, widths, names of existing streets, lots easements, pipelines, fee strips, survey lines, building lines, watercourses, other important features within and adjacent to the development. Use light dashed lines to indicate features not within the boundary of the development.” Example discrepancies: existing gas pipeline easement width is

- not provided and the linework for the contours, streets, etc. outside the MDP boundary appear to be the same weight and color as those within the boundary. - resolved.
6. Per section 1.05(a)(iii)(10), existing wells must be shown on the MDP. The provided ESA notes a well near the existing residential structure, but it is not shown on the plan. - resolved.
  7. Note: Hydraulic analysis of drainage channels will be required at the time of platting to confirm the widths of drainage easements/open space rights-of-way. - noted.
  8. Proposed park land does not meet access requirement of section 2.03(e)(v)(1)(c). - **Variance submitted and pending consideration.**
  9. Per section 2.03(e)(v)(4), drainage conveyance ways, detention features and areas with slopes exceeding 15% are not suitable for parkland dedication. - **Variance submitted and pending consideration.**
  10. Pavement design for local roads shall at a minimum meet section 2.0(d)(iii). - noted.
  11. Missing temporary turnaround at the end of Cedar Sage Lane (Phase 2). - comment resolved.

**Drainage Analysis:**

12. Note: Hydraulic analysis of drainage channels will be required at the time of platting to confirm the widths of drainage easements/open space rights-of-way. - noted.
13. Provide a Riparian Buffer Conservation Submittal, per Section 4.07(d). - **Provided as Exhibit "H"**.
  - 13a. Area shown as "No watercourse in this area" needs to have a riparian buffer following the low flow area: - **Half agrees with the assessment based on additional information submitted - resolved.**



13b. The national wetlands mapper shows wetlands on-site and around the existing ponds. These need to be protected by buffers or documentation will need to be provided from the USACE permitting the disturbance/removal of wetland areas.: - [Half agrees with the assessment based on additional information submitted – resolved.](#)



14. Drainage area EX1.1 needs to be broken up to look at the runoff coming directly through and off of the subject development, and not lump it in with the larger overall watershed looking at a downstream point, and allow for a more direct comparison with proposed conditions that includes detention ponds. – [Comment resolved.](#)
15. Curve Number calculations should include the area in acres (not just percentage) for each land use type. Fair Woods and Farmsteads are not uses identified in the BDDM, and curve numbers for these areas need to be updated for all CN calculations. – *Response references TR-55. Fair Woods/Grass combination is more inline with an orchard or tree farm. The existing area to be developed is more closely representative of Good Woods (Woods are protected from grazing, and litter and brush adequately cover the soil) with a CN of 77 for D soil, which is also provided on Table 4.1 of the BDDM. This also coincides with the manning’s n value chosen for sheet flow.* - [Half agrees with the assessment based on additional information submitted – resolved.](#)

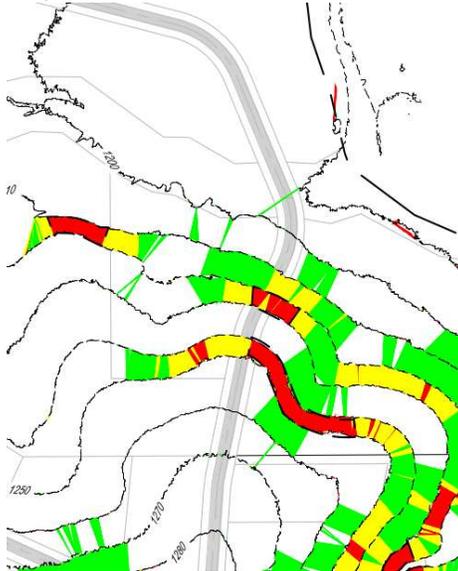
WATERSHED EX-1.1										
Watershed Area	793.250				AC	WS Composite CN		79.6		
Curve Number (CN) / Soil Group (SG) (%)	A (%)	B (%)	C (%)	D (%)		Composite CN		CN Classification		
	49	0.0	69	0.0	79	18.2	84	81.8	83.1	Open Space - Fair
	51	0.0	68	0.0	79	0.0	84	100.0	84.0	Residential 1 AC lots
	46	0.0	65	0.0	77	0.0	82	100.0	82.0	Residential 2 AC lots
	36	0.0	60	5.8	73	10.1	79	84.1	77.3	Fair Woods
	59	0.0	74	12.5	82	14.2	86	73.3	83.9	Farmsteads
	89	0.0	92	0.0	94	0.0	95	100.0	95.0	Commercial
	98	0.0	98	9.6	98	2.9	98	87.5	98.0	Impervious

16. Provide a summary table, similar to the one on page 7 that summarizes the acreage, CN and TC for each computation point for pre-, post- and detained scenarios. – [Comment resolved.](#)

17. Provide information regarding size of proposed detention facilities. – [Comment resolved.](#)
18. Provide HEC-HMS modeling for review. – [Comment resolved...no comments on HMS model, other than the question about curve numbers.](#)

### Slope Map

19. Elm Valley Drive's disturbance of areas with slope greater than 25% appears unavoidable in order to maintain the connection to the existing segment of Elm Valley Drive. However, this portion of Cedar Sage Lane should be adjusted to avoid area with slopes >25%. – [Provided response seems reasonable – comment resolved.](#)



20. Summarize the number of acres and the number of acres disturbed by the current road layout within each slope category. – [Comment resolved. Slopes table shows % disturbed meets requirements of City Code Sec. 17.03.005.](#)

### Tree Survey

21. City does not accept the Tree Survey using Lidar Tree acquisition, as it does not provide the information required under Section 4.07(f)9I)(5), such as caliper size, common name and classification as protected, specimen, majestic or historic. – [Variance submitted and pending consideration.](#)

### Traffic Impact Analysis

22. If TxDOT does not approve of median closure on US 281 just south of Elm Valley, channelization to prevent turning from Elm Valley to the turnaround would be an acceptable alternative (though challenging with the cable barrier). – [Noted.](#)
23. Proof of TxDOT approval of a final design will be required prior to platting. – [Noted.](#)

### Public Utility Certification:

24. Provide Gas Utility, TxDOT, and TCEQ Certifications or a statement that they do not apply. – [Gas utility and TxDOT certification may not apply, but a Contributing Zone Plan \(CZP\) is required by TCEQ. – Comment resolved. TCEQ information required at time of platting.](#)

**Water & Sewer Study:**

25. The proposed MDP does not show where the on-site water lines will tie-into the overall CLWSC water system shown in the provided water study. *From comment response: Per discussion with CLWSC, Water for this development will tie into an existing main on 46 through the property to the north of Lewis Creek Dr by use of an easement by separate instrument. Water will also tie into an existing main at the end of York Castle. – Comment Resolved for MDP level review.*
26. The water study provided is more than 12 years old. Provide confirmation that the required Phase 1, Phase 2, Phase 3 and Phase 4 capital improvement projects required to serve the site have been constructed. *This may be the most recent full study, but provide documentation (email is okay) that capital improvement projects required to serve the site are constructed, or the timeline for their completion. – comment resolved.*
27. Variance will also be necessary to section 2.07(c) regarding on-site sewerage facilities for high density development. – **Variance submitted and pending consideration.**

**Environmental Assessment:**

28. The provided Environmental Assessment (section 10.1) utilizes Golden-cheeked Warbler assessments from 2017 & 2018 and identifies the site as having a high likelihood of habitat. Provide explanation for how federal and state endangered species regulations will be met with the development. – *Comment resolved with new habitat assessment.*



PLANNING & ZONING COMMISSION

ITEM: VR-23-01

**VARIANCE**

Lewis Creek Development – Tree Survey

---

**MEETING DATE:** February 16th, 2023  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Charles West, City Manager

---

**REQUEST:**

Consider a request by Vantage, Inc. for a variance to Chapter 10, Subdivision Ordinance, Section 4.07 (f)(i)(5), related to Tree Survey preparation Requirements; of the City of Bulverde Code of Ordinances, on an approximately 312.625 acre tract of land, generally located on Highway 46 approximately 550 feet west of the intersection of Old Boerne Road.

**OWNER:**

Even Bossier LLC  
7660 Fay Ave #184  
La Jolla, CA92037

**APPLICANT:**

Vantage, Inc.  
20540 State Hwy 46, Suite 115-194  
Spring Branch, TX 78070

**PROPERTY INFORMATION:**

Address: 0 Old Boerne Road  
Legal Description: A 312.625 ACRE TRACT OF LAND, LOCATED IN THE CHRISTIAN W. HAAS SURVEY NO. 667, ABSTRACT 281, THE THEODORE GOTTHARD SURVEY NO. 464, ABSTRACT 191, THE CARL KOCH SURVEY NO. 657, ABSTRACT 321 AND THE GOTTLIEB BAUER SURVEY NO. 764, ABSTRACT NO. 88, COMAL COUNTY, TEXAS, AND BEING A CALLED 270.66 ACRE TRACT OF LAND DESCRIBED OF RECORD IN DOCUMENT NO. 202106026793, SAVE AND EXCEPT A CALLED 0.26 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 846, PAGE 783 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS; A CALLED 13.615 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 202106024061, AND A CALLED 28.449 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 202106026725, ALL OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

Owner: Even Bossier LLC  
Existing Land Use: Undeveloped  
Existing Zoning: R-2, R-1, ETJ

## SUMMARY:

The applicant, Vantage, Inc., intends to develop this tract of land into a 183-lot single-family residential, medium density subdivision with proposed lot sizes of a minimum one acre in size.

The City of Bulverde has advised the applicant of the requirements that must be adhered to during the development and construction process, including Chapter 10 (Subdivision Ordinance) and Chapter 17 (Environmental Protection Ordinance).

Attached is the proposed Lewis Creek Master Development Plan (MDP). While the applicant did include a tree survey in their Master Development Plan (MDP) submittal, the survey was prepared via drone using Lidar Tree acquisition, which does not comply with Chapter 10, Section 4.07 (f) (i) (5), of the City of Bulverde Code of Ordinances.

Chapter 10, Section 4.07 (f) (i) (5) of the City of Bulverde Code of Ordinances requires that tree surveys meet the below criteria:

A tree survey by a Texas licensed land surveyor locating protected, specimen, majestic and historic trees and their driplines on the site. Protected, specimen, majestic and historic trees to remain shall be clearly identified. Trees to be removed shall be identified by gray scale lines and a reason stated for the removal of such trees. Each tree shall be numbered referencing a legend specifying the caliper, common name, and whether it is protected, specimen, majestic, or historic.

The applicant is requesting a variance to the requirement of a Tree Survey at the MDP submittal stage. The applicant would like to limit the area of the tree survey to an area of 160' in width along all proposed streets, rights-of-way and to include any area where construction will occur. They would like to be able to submit the tree survey tree survey with the Phase 1 Final Plat instead of at the MDP submittal stage.

The applicant has submitted a written statement for this variance request, which is attached to this staff report. The applicant shall present their case to the Planning & Zoning Commission for consideration during the meeting.

**THE GRANTING OF THIS REQUESTED VARIANCE DOES NOT CONSTITUTE APPROVAL OF ANY OTHER VARIANCES WHICH MAY BE DEPICTED IN THE EXHIBITS ATTACHED TO THIS APPLICATION AND REPORT. ANY AND ALL OTHER VARIANCES FROM THE BULVERDE CODE OF ORDINANCES THAT DO NOT INCLUDE THIS REQUESTED VARIANCE WILL BE REQUESTED IN A SEPARATE APPLICATION AND APPROVAL PROCESS.**

## ANALYSIS:

Under Section 1.04 (b)(iv)(d), of the Bulverde Code of Ordinances, *A person seeking approval of a Master Development Plan must file an application in the format established by the City. The items listed below must be submitted at the time such application is filed and must conform to the regulations set forth below. The items below must be submitted in an electronic format unless stated otherwise. d) Tree Survey. The tree survey shall be prepared in accordance with [Section 4.07\(f\)\(i\)\(5\)](#). However, the applicant would like to limit the area of the tree survey to an area of 160' in width along all proposed streets, rights-of-way and to include any area*

where construction will occur. They would like to be able to submit the tree survey tree survey with the Phase 1 Final Plat instead of at the MDP submittal stage.

**AUTHORITY OF THE PLANNING & ZONING COMMISSION:**

Section 1.07 of the City of Bulverde Code of Ordinances states:

*a) General.*

- (i) Variances to the requirements of this ordinance may be granted by the City Council for nonprocedural items provided the City Council determines that undue hardship will result from strict compliance with the ordinance. A variance may be granted only when in harmony with the general purpose and intent of this ordinance so that the public health, safety and welfare may be secured and substantial justice done. In granting a variance, the City Council shall prescribe only conditions that it deems necessary to or desirable in the public interest.*
- (ii) In making the findings required herein, the City Council shall take into account the nature of the proposed land use, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity. No variance shall be granted unless the City Council makes affirmative findings as to all of the following:
  - 1) That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of the land;*
  - 2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;*
  - 3) That granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and*
  - 4) That granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this ordinance.**

**ATTACHMENTS: LOCATED AT END OF PACKET**

- A. Application
- B. Proposed Lewis Creek MDP



PLANNING & ZONING COMMISSION  
ITEM: VR-23-02

**VARIANCE**

Lewis Creek Development –  
Traffic Impact Analysis

---

**MEETING DATE:** February 16th, 2023  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Charles West, City Manager

---

**REQUEST:**

Consider a request by Vantage, Inc. for a variance to Chapter 10, Subdivision Ordinance, Section 1.04 (b)(iv)(e), related to Master Development Plan Traffic Impact Analysis Requirements; of the City of Bulverde Code of Ordinances, on an approximately 312.625 acre tract of land, generally located on Highway 46 approximately 550 feet west of the intersection of Old Boerne Road.

**OWNER:**

Even Bossier LLC  
7660 Fay Ave #184  
La Jolla, CA92037

**APPLICANT:**

Vantage, Inc.  
20540 State Hwy 46, Suite 115-194  
Spring Branch, TX 78070

**PROPERTY INFORMATION:**

**Address:** 0 Old Boerne Road

A 312.625 ACRE TRACT OF LAND, LOCATED IN THE CHRISTIAN W. HAAS SURVEY NO. 667, ABSTRACT 281, THE THEODORE GOTTHARD SURVEY NO. 464, ABSTRACT 191, THE CARL KOCH SURVEY NO. 657, ABSTRACT 321 AND THE GOTTLIEB BAUER SURVEY NO. 764, ABSTRACT NO. 88, COMAL COUNTY, TEXAS, AND BEING A CALLED 270.66 ACRE TRACT OF LAND DESCRIBED OF RECORD IN DOCUMENT NO. 202106026793, SAVE AND EXCEPT A CALLED 0.26 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 846, PAGE 783 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS; A CALLED 13.615 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 202106024061, AND A CALLED 28.449 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 202106026725, ALL OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

**Owner:** Even Bossier LLC

**Existing Land Use:** Undeveloped

**Existing Zoning:** R-2, R-1, ETJ

**SUMMARY:**

The applicant, Vantage, Inc., intends to develop this tract of land into a 183-lot single-family residential, medium density subdivision with proposed lot sizes of a minimum one acre in size.

The City of Bulverde has advised the applicant of the requirements that must be adhered to during the development and construction process, including Chapter 10 (Subdivision Ordinance) and Chapter 17 (Environmental Protection Ordinance).

Attached is the proposed Lewis Creek Master Development Plan (MDP). While the applicant did include a TIA in their Master Development Plan (MDP) submittal, due to recent discussions and project reconfiguration efforts, the applicant is requesting that the necessary revised TIA be submitted along with the Phase 1 Final Plat. Otherwise, they would be required to revise it prior to approval of the MDP.

The applicant has submitted a written statement for this variance request, which is attached to this staff report. The applicant shall present their case to the Planning and Zoning Commission for consideration during the meeting.

**THE GRANTING OF THIS REQUESTED VARIANCE DOES NOT CONSTITUTE APPROVAL OF ANY OTHER VARIANCES WHICH MAY BE DEPICTED IN THE EXHIBITS ATTACHED TO THIS APPLICATION AND REPORT. ANY AND ALL OTHER VARIANCES FROM THE BULVERDE CODE OF ORDINANCES THAT DO NOT INCLUDE THIS REQUESTED VARIANCE WILL BE REQUESTED IN A SEPARATE APPLICATION AND APPROVAL PROCESS.**

**ANALYSIS:**

Under Section 1.04 (b)(iv)(e), of the Bulverde Code of Ordinances, *A person seeking approval of a Master Development Plan must file an application in the format established by the City. The items listed below must be submitted at the time such application is filed and must conform to the regulations set forth below. The items below must be submitted in an electronic format unless stated otherwise.* e) Traffic Impact Analysis. *The Traffic Impact Analysis shall be prepared in accordance with [Section 2.04\(b\)](#). However, the applicant would like to submit the necessary revised TIA along with the Phase 1 Final Plat. Otherwise, it would need to be submitted prior to approval of the MDP.*

**AUTHORITY OF THE PLANNING & ZONING COMMISSION:**

Section 1.07 of the City of Bulverde Code of Ordinances states:

a) General.

- (i) *Variances to the requirements of this ordinance may be granted by the City Council for nonprocedural items provided the City Council determines that undue hardship will result from strict compliance with the ordinance. A variance may be granted only when in harmony with the general purpose and intent of this ordinance so that the public health, safety and welfare may be secured and substantial justice done. In granting a variance, the City Council shall prescribe only conditions that it deems necessary to or desirable in the public interest.*
- (ii) *In making the findings required herein, the City Council shall take into account the nature of the proposed land use, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect*

*of such variance upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity. No variance shall be granted unless the City Council makes affirmative findings as to all of the following:*

- 1) That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of the land;*
- 2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;*
- 3) That granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and*
- 4) That granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this ordinance.*

**ATTACHMENTS: LOCATED AT END OF PACKET**

- A. Application
- B. Proposed Lewis Creek MDP



PLANNING & ZONING COMMISSION ITEM:  
VR-23-03

## VARIANCE

Lewis Creek Development - EDUs

---

**MEETING DATE:** February 16<sup>th</sup>, 2023  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Charles West, City Manager

---

### REQUEST:

Consider a request by Vantage, Inc. for a variance to Chapter 10, Subdivision Ordinance, Section 2.04 (e)(i) related to Street Geometry, on an approximately 312.625 acre tract of land, generally located on Highway 46 approximately 550 feet west of the intersection of Old Boerne Road.

### OWNER:

Even Bossier LLC  
7660 Fay Ave #184  
La Jolla, CA92037

### APPLICANT:

Vantage, Inc.  
20540 State Hwy 46, Suite 115-194  
Spring Branch, TX 78070

### PROPERTY INFORMATION:

Address: 0 Old Boerne Road  
Legal Description: A 312.625 ACRE TRACT OF LAND, LOCATED IN THE CHRISTIAN W. HAAS SURVEY NO. 667, ABSTRACT 281, THE THEODORE GOTTHARD SURVEY NO. 464, ABSTRACT 191, THE CARL KOCH SURVEY NO. 657, ABSTRACT 321 AND THE GOTTLIEB BAUER SURVEY NO. 764, ABSTRACT NO. 88, COMAL COUNTY, TEXAS, AND BEING A CALLED 270.66 ACRE TRACT OF LAND DESCRIBED OF RECORD IN DOCUMENT NO. 202106026793, SAVE AND EXCEPT A CALLED 0.26 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 846, PAGE 783 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS; A CALLED 13.615 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 202106024061, AND A CALLED 28.449 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 202106026725, ALL OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.  
Owner: Even Bossier LLC

Existing Land Use: Undeveloped  
Existing Zoning: R-2, R-1, ETJ

---

**SUMMARY:**

The applicant, Vantage, Inc., intends to develop this tract of land into a 183-lot single-family residential, medium density subdivision with proposed lot sizes of a minimum one acre in size.

The City of Bulverde has advised the applicant of the requirements that must be adhered to during the development and construction process, including Chapter 10 (Subdivision Ordinance) and Chapter 17 (Environmental Protection Ordinance).

Attached is the proposed Lewis Creek Master Development Plan (MDP). The applicant has submitted the following Variance Request:

**Development Density.** The applicant is requesting a variance to the Medium Density requirements of equivalent dwelling units (EDU) to be between 0.20 and 0.50 with lot sizes of 1.01 to 5.01 acres.

The applicant has submitted a written statement for the variance request, which is attached to this staff report. The applicant shall present their case to the Planning & Zoning Commission for consideration during the meeting.

**THE GRANTING OF THIS REQUESTED VARIANCE DOES NOT CONSTITUTE APPROVAL OF ANY OTHER VARIANCES WHICH MAY BE DEPICTED IN THE EXHIBITS ATTACHED TO THIS APPLICATION AND REPORT. ANY AND ALL OTHER VARIANCES FROM THE BULVERDE CODE OF ORDINANCES THAT DO NOT INCLUDE THIS REQUESTED VARIANCE WILL BE REQUESTED IN A SEPARATE APPLICATION AND APPROVAL PROCESS.**

**ANALYSIS:**

Under Section 2.04 (e)(i) of the Bulverde Code of Ordinances, *Street Geometry. General - Rural Local class streets are allowed in only Low and Medium density areas. High Density areas shall provide Urban class streets. Thoroughfares shall be provided as specified herein regardless of density of development. However, the applicant is proposing the EDUs for this development to be 0.64 (high density). The lots within the development are proposed at a minimum of one acre in size and are zoned R-2 Residential District which requires lot sizes between one and 4.99 acres. The purpose of this request is to be able to build rural local class streets that are only allowed in Low and Medium Density areas. This issue has not arisen with other recent developments because those developments have DAs in place that specifically allowed rural street cross sections.*

**AUTHORITY OF THE PLANNING & ZONING COMMISSION:**

Section 1.07 of the City of Bulverde Code of Ordinances states:

a) General.

(i) *Variations to the requirements of this ordinance may be granted by the City Council for nonprocedural items provided the City Council determines that undue hardship will result from strict compliance with the ordinance. A variance may be granted only when in harmony with the general purpose and intent of this ordinance so that the public health, safety and welfare may be secured and substantial justice done. In granting a variance, the City Council shall prescribe only conditions that it deems necessary to or desirable in the public interest.*

(ii) *In making the findings required herein, the City Council shall take into account the nature of the proposed land use, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity. No variance shall be granted unless the City Council makes affirmative findings as to all of the following:*

1) *That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of the land;*

2) *That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;*

3) *That granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and*

4) *That granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this ordinance.*

**ATTACHMENTS: LOCATED AT END OF PACKET**

A. Application

B. Proposed Lewis Creek MDP



PLANNING & ZONING COMMISSION ITEM:  
VR-23-04

## VARIANCE

Lewis Creek Development - Burning

---

**MEETING DATE:** February 16<sup>th</sup>, 2023  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Charles West, City Manager

---

### REQUEST:

Consider a request by Vantage, Inc. for a variance to Chapter 5, Article 5.03 related to Outdoor Burning, of the City of Bulverde Code of Ordinances, on an approximately 312.625 acre tract of land, generally located on Highway 46 approximately 550 feet west of the intersection of Old Boerne Road.

### OWNER:

Even Bossier LLC  
7660 Fay Ave #184  
La Jolla, CA92037

### APPLICANT:

Vantage, Inc.  
20540 State Hwy 46, Suite 115-194  
Spring Branch, TX 78070

### PROPERTY INFORMATION:

Address: 0 Old Boerne Road  
Legal Description: A 312.625 ACRE TRACT OF LAND, LOCATED IN THE CHRISTIAN W. HAAS SURVEY NO. 667, ABSTRACT 281, THE THEODORE GOTTHARD SURVEY NO. 464, ABSTRACT 191, THE CARL KOCH SURVEY NO. 657, ABSTRACT 321 AND THE GOTTLIEB BAUER SURVEY NO. 764, ABSTRACT NO. 88, COMAL COUNTY, TEXAS, AND BEING A CALLED 270.66 ACRE TRACT OF LAND DESCRIBED OF RECORD IN DOCUMENT NO. 202106026793, SAVE AND EXCEPT A CALLED 0.26 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 846, PAGE 783 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS; A CALLED 13.615 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 202106024061, AND A CALLED 28.449 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 202106026725, ALL OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

Owner: Even Bossier LLC  
Existing Land Use: Undeveloped  
Existing Zoning: R-2, R-1, ETJ

---

**SUMMARY:**

The applicant, Vantage, Inc., intends to develop this tract of land into a 183-lot single-family residential, medium density subdivision with proposed lot sizes of a minimum one acre in size.

The City of Bulverde has advised the applicant of the requirements that must be adhered to during the development and construction process, including Chapter 10 (Subdivision Ordinance) and Chapter 17 (Environmental Protection Ordinance).

Attached is the proposed Lewis Creek Master Development Plan (MDP). The applicant has submitted the following variance request:

**Outdoor Burning.** The applicant is requesting a variance to the requirement that any burning must be outside the corporate limits of a city or town except where the incorporated city or town has enacted ordinances which permit burning consistent with the Texas Clean Air Act, subchapter E, Authority of Local Governments.

The applicant has submitted a written statement for each variance request, which is attached to this staff report. The applicant shall present their case to the Planning & Zoning Commission for consideration during the meeting.

**THE GRANTING OF THIS REQUESTED VARIANCE DOES NOT CONSTITUTE APPROVAL OF ANY OTHER VARIANCES WHICH MAY BE DEPICTED IN THE EXHIBITS ATTACHED TO THIS APPLICATION AND REPORT. ANY AND ALL OTHER VARIANCES FROM THE BULVERDE CODE OF ORDINANCES THAT DO NOT INCLUDE THIS REQUESTED VARIANCE WILL BE REQUESTED IN A SEPARATE APPLICATION AND APPROVAL PROCESS.**

**ANALYSIS:**

Under Article 5.03, Chapter 5 of the City of Bulverde Code of Ordinances: Burning must be outside the corporate limits of a city or town except where the incorporated city or town has enacted ordinances which permit burning consistent with the Texas Clean Air Act, subchapter E, Authority of Local Governments. **However, the applicant is requesting to burn brush on site given safe conditions and abiding by burn bans.**

**AUTHORITY OF THE PLANNING & ZONING COMMISSION:**

Section 1.07 of the City of Bulverde Code of Ordinances states:

a) General.

- (i) *Variances to the requirements of this ordinance may be granted by the City Council for nonprocedural items provided the City Council determines that undue hardship will result from strict compliance with the ordinance. A variance may be granted only when in harmony with the general purpose and intent of this ordinance so that the public health, safety and welfare may be secured and substantial justice done. In granting a variance, the City Council shall prescribe only conditions that it deems necessary to or desirable in the public interest.*
- (ii) *In making the findings required herein, the City Council shall take into account the nature of the proposed land use, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity. No variance shall be granted unless the City Council makes affirmative findings as to all of the following:*
- 1) That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of the land;*
  - 2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;*
  - 3) That granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and*
  - 4) That granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this ordinance.*

**ATTACHMENTS: LOCATED AT END OF PACKET**

- A. Application
- B. Proposed Lewis Creek MDP



PLANNING & ZONING COMMISSION ITEM:  
VR-23-05

## VARIANCE

Lewis Creek Development – Parkland

---

**MEETING DATE:** February 16<sup>th</sup>, 2023  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Charles West, City Manager

---

### REQUEST:

Consider a request by Vantage Inc. for a variance to Chapter 10, Subdivision Ordinance, Section 2.03 (e)(v)(1), related to Parkland Dedication Size, Dimensions and Access, on an approximately 312.625-acre tract of land, generally located on Highway 46 approximately 550 feet west of the intersection of Old Boerne Road.

### OWNER:

Even Bossier LLC  
7660 Fay Ave #184  
La Jolla, CA92037

### APPLICANT:

Vantage, Inc.  
20540 State Hwy 46, Suite 115-194  
Spring Branch, TX 78070

### PROPERTY INFORMATION:

Address: 0 Old Boerne Road  
Legal Description: A 312.625 ACRE TRACT OF LAND, LOCATED IN THE CHRISTIAN W. HAAS SURVEY NO. 667, ABSTRACT 281, THE THEODORE GOTTHARD SURVEY NO. 464, ABSTRACT 191, THE CARL KOCH SURVEY NO. 657, ABSTRACT 321 AND THE GOTTLIEB BAUER SURVEY NO. 764, ABSTRACT NO. 88, COMAL COUNTY, TEXAS, AND BEING A CALLED 270.66 ACRE TRACT OF LAND DESCRIBED OF RECORD IN DOCUMENT NO. 202106026793, SAVE AND EXCEPT A CALLED 0.26 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 846, PAGE 783 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS; A CALLED 13.615 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 202106024061, AND A CALLED 28.449 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 202106026725, ALL OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

Owner: Even Bossier LLC  
Existing Land Use: Undeveloped  
Existing Zoning: R-2, R-1, ETJ

---

**SUMMARY:**

The applicant, Vantage, Inc., intends to develop this tract of land into a 183-lot single-family residential, medium density subdivision with proposed lot sizes of a minimum one acre in size.

The City of Bulverde has advised the applicant of the requirements that must be adhered to during the development and construction process, including Chapter 10 (Subdivision Ordinance) and Chapter 17 (Environmental Protection Ordinance).

Attached is the proposed Lewis Creek Master Development Plan (MDP). The applicant has submitted the following request:

**Parkland Dedication Size, Dimensions and Access.**

The applicant has submitted a written statement for the variance request, which is attached to this staff report. The applicant shall present their case to the City Council for consideration during the meeting.

**THE GRANTING OF THIS REQUESTED VARIANCE DOES NOT CONSTITUTE APPROVAL OF ANY OTHER VARIANCES WHICH MAY BE DEPICTED IN THE EXHIBITS ATTACHED TO THIS APPLICATION AND REPORT. ANY AND ALL OTHER VARIANCES FROM THE BULVERDE CODE OF ORDINANCES THAT DO NOT INCLUDE THIS REQUESTED VARIANCE WILL BE REQUESTED IN A SEPARATE APPLICATION AND APPROVAL PROCESS.**

**ANALYSIS:**

Under Section 2.03 (e)(v)(1), of the Bulverde Code of Ordinances, Parkland Dedication Size, Dimensions and Access, *Parkland shall:*(a) *Be a minimum of five (5) contiguous acres; and* (b) *Have minimum lot dimensions of 200 feet in length and depth at all portions; and* (c) *Be bounded by public right-of-way on at least 50% of its total boundary; and* (d)*Have entrances located along collector or higher classification roadways.* **However, the applicant is proposing parkland that does not meet the above guidelines regarding access. The request is seeking that a collector level street not be required to be adjacent and along the perimeter of dedicated parkland.**

**AUTHORITY OF THE PLANNING & ZONING COMMISSION:**

Section 1.07 of the City of Bulverde Code of Ordinances states:

a) General.

(i) *Variations to the requirements of this ordinance may be granted by the City Council for nonprocedural items provided the City Council determines that undue hardship will result from strict compliance with the ordinance. A variance may be granted only when in harmony with the general purpose and intent of this ordinance so that the public health, safety and welfare may be secured and substantial justice done. In granting a variance, the City Council shall prescribe only conditions that it deems necessary to or desirable in the public interest.*

(ii) *In making the findings required herein, the City Council shall take into account the nature of the proposed land use, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity. No variance shall be granted unless the City Council makes affirmative findings as to all of the following:*

1) *That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of the land;*

2) *That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;*

3) *That granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and*

4) *That granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this ordinance.*

**ATTACHMENTS: LOCATED AT END OF PACKET**

A. Application

B. Proposed Lewis Creek MDP



# Application for Variance

30360 Cougar Bend, Bulverde, TX 78163  
Telephone: 830-438-3612 - Fax: 830-438-4339  
[www.bulverdetx.gov](http://www.bulverdetx.gov)

Date: \_\_\_\_\_

Case No. \_\_\_\_\_

### Applicant Information:

Vantage, Inc.	(210) 549-6728 x 100	(210) 568-2730
Name	Phone	Fax
20540 State Hwy 46W Suite 115-194, Spring Branch, TX 78070		Tom@TexasVantage.com
Address		Email

### Property Owner Information:

Even Bossier LLC, c/o Tom Hackleman	(210) 549-6728 x 100	
Name	Phone	Fax
20540 State Hwy 46W Suite 115-194, Spring Branch, TX 78070		Tom@gxforged.com
Address		Email

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

### Property Identification:

Street Address: 1845 Old Boerne Road

Legal Description: (See attached Exhibit) Lewis Creek Ranch being a total of 312.625 Acres

Zoning District Classification: R-1, R-2 and OCL.

### Description of Request:

1. Variance to Section Chapter 10 - 1.04 of the City of Bulverde Code of Ordinances, which requires:  
(See Attached)

---

2. Variance to Section Chapter 10 - 1.04 of the City of Bulverde Code of Ordinances, which requires:  
(See Attached)

---

3. Variance to Section Chapter 10 - 1.04 of the City of Bulverde Code of Ordinances, which requires:  
(See Attached)

---

4. Variance to Section Chapter 10 - 2.03 of the City of Bulverde Code of Ordinances, which requires:  
(See Attached)

---

5. Variance to Section Chapter 5 - 5.03 of the City of Bulverde Code of Ordinances, which requires:  
(See Attached)

---

6. (See Attached)

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

\_\_\_\_\_  
Signature of Owner/Applicant

1/11/2023  
\_\_\_\_\_  
Date

### Fees:

**Zoning and Plat Variance Review Fee - \$750.00** (per Section/Provision of the Code)

**Variance Review Fee (all other Variances)- \$500.00** (per Section/Provision of the Code)

## Legal Description Exhibit

A 312.625 ACRE TRACT OF LAND, LOCATED IN THE CHRISTIAN W. HAAS SURVEY NO. 667, ABSTRACT 281, THE THEODORE GOTTHARD SURVEY NO. 464, ABSTRACT 191, THE CARL KOCH SURVEY NO. 657, ABSTRACT 321 AND THE GOTTLIEB BAUER SURVEY NO. 764, ABSTRACT NO. 88, COMAL COUNTY, TEXAS, AND BEING A CALLED 270.66 ACRE TRACT OF LAND DESCRIBED OF RECORD IN DOCUMENT NO. 202106026793, SAVE AND EXCEPT A CALLED 0.26 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 846, PAGE 783 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS; A CALLED 13.615 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 202106024061, AND A CALLED 28.449 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 202106026725, ALL OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

### Description of Request (continued):

1. Which requires: a tree survey with specific requirements be prepared and submitted with an MDP in accordance with Section 4.07(f)(i)(5). With this request we are seeking approval to complete the tree survey for an area 160' in width along all streets and ROW's, and to include any area where construction will occur, and to be submitted along with the Phase 1 Plat. We are also requesting for this tree survey to remain valid, without the need to be updated, for as long as the MDP remains active.
2. Which requires: a tree survey with specific requirements be prepared and submitted with an MDP in accordance with Section 4.07(f)(i)(5). We are requesting approval to complete the tree survey and submit it along with the Phase 1 Plat. We are also requesting for this tree survey to remain valid, without the need to be updated, for as long as the MDP remains active.
3. Which requires: (b)(iv) (e) a Traffic Impact Analysis to be prepared and submitted with an MDP in accordance with Section 2.04(b). We are seeking approval to, prior to performing the Traffic Impact Analysis ("**TIA**"), for there to a scoping meeting, to include TXDOT and Comal County, to establish the approved scope parameters for the TIA, and that the TIA shall be completed and submitted with the Phase 1 Preliminary Plat. Such MDP or plat application will include a request to have a full-function connection between the development and State Highway 46.
4. Which requires: Medium Density developments to have an EDU range between 0.20 and 0.50 with lot sizes of 1.01 to 5.01 acres. We are requesting to be designated as Medium Density, allowing for 183 lots, to range in size between 1.01 to 5.01 acres and using a Rural street section and design standards.
5. Which requires: No Burning of brush. We are requesting, subject to the limitations during a County burn ban, and all applicable City, and County regulations, to be allowed to responsibly burn brush on the property in conjunction with development activities.
6. Variance to Section Chapter 10 – Section 2.03(e)(v) of the City of Bulverde Code of Ordinances, which requires: a certain size, dimension, and access for parkland dedication as well as unsuitable land parameters. We will be dedicating 5+ acres of contiguous parkland. Furthermore, we are requesting that there not be a requirement for a collector level street to be adjacent to and along the perimeter of the parkland being dedicated.

### VARIANCE CRITERIA EXPLANATION FORM

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

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

This code provision applies to all properties regardless of the size. This requirement puts large complex and topographically challenging properties at a great disadvantage when going thru the planning process, as compared to smaller less complex projects. Due to the size and complexity of this project, the economic uncertainties, rising interest rates, and the fact that an approved MDP (including the provided reports, studies, and surveys) is only valid for 24 months. We are requesting that the Tree survey be required during the platting phase of Phase 1. The code provides that the P&Z "may" provide an extension, but that is not certain, and no assurances are provided in the code that if the project is delayed past the 24 month MDP lifespan that the City would still accept the original tree survey. Additionally, the tree survey cost is \$303,600 and will take approximately 7 months to complete.

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

An MDP is a necessary component to complete the entitlement process, project budgeting, seeking financing, and working thru lender and investor requirements. These steps all take time, and may take more time going into a period of economic uncertainty. If the project takes more than 24 months to progress to the next step, the MDP will expire, and all studies and survey's will also expire and be required to be redone at a great expense and therefor jeopardizing the entitlements and vested property rights.

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

The City has existing ordinances that protects trees, those ordinances apply now and will continue to apply to the property moving forward. No construction or removal of protected trees, will be authorized to begin until the first plat is approved by the City. Providing the Tree Survey along with the Phase 1 plat application, and the approval of this variance, will not be detrimental to the public health, safety or welfare, or be injurious to other area properties.

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

Providing the Tree Survey during the platting phase will have no impact on other lands in the area.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

**VARIANCE CRITERIA EXPLANATION FORM**

**(for Subdivision Code Variances Only)**

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

1) Describe the special circumstances or conditions affecting the land involved such that strict A TIA was submitted with the MDP application. The Developer is working with the area residents and the City to help mitigate traffic concerns by rerouting and reconfiguring the main entry point to the development. This reconfiguration will require a new TIA report to be completed. A new TIA report can't be completed until School is back in session and the daily traffic patterns have normalized, and that won't be until September. Unfortunately, about the same time TXDOT will also be starting the Hwy 46 expansion project, causing further challenges to completing a new report.

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

The result of the literal enforcement will require the completion of the offsite road improvement design efforts, lengthy TXDOT discussions, then waiting for a new TIA report to be completed and reviewed, and then seeking MDP approval causing a substantial delay.

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

This variance will not be detrimental to the public health, safety or welfare, or injurious to other properties since it does not eliminate the need for a TIA report and the data it will provide. This will have no effect on adjacent properties now or in the future.

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

This will have no negative effect on the orderly subdivision of other lands now or in the future.

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

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

**VARIANCE CRITERIA EXPLANATION FORM**

**(for Subdivision Code Variances Only)**

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

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

The proposed development is designed to be a medium density residential subdivision. The EDU's for this development are calculated to be 0.64 (high density) when the lots within the development contain acreages no less than 1.01 and no greater than 5.63 acres. Additionally, the development has been zoned R-2 (1 to 4.99 acre lots).

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

The result of the literal enforcement will require the redesign of the current development using high density parameters when it is currently designed for medium density and the development follows the requirements in the zoning ordinance for R-2 medium density.

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

The variance will only classify the proposed development as a medium density residential rather than high density. The development's roads and lot layout will be similar to the adjacent properties. Additionally, this development is proposed to have private roads and be a gated community that will have no effect on adjacent properties now or in the future.

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

By granting this variance, the proposed development will continue using medium density development parameters and be compatible with the surrounding community. Additionally, the property is zoned R-2 and the proposed development follows the R-2 zoning requirements.

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

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

**VARIANCE CRITERIA EXPLANATION FORM**

**(for Subdivision Code Variances Only)**

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

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

Due to the amount of brush needing to be cut within the proposed development, mulching and/or removal of tree brush will be very costly, and time consuming. We are requesting permission to burn brush on site given safe conditions, and abiding by burn bans.

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

The literal enforcement of this variance will require methods of mulching and/or removal by tractor trailer which will greatly impact the cost of developing the property, in addition to the added heavy truck traffic on the local streets. The safest ways to eliminate this brush is by burning.

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

This variance will not injure adjacent properties since certain criteria must be met in order to burn. Burning shall not take place if a burn ban is in effect. Humidity and wind speeds will be a deciding factor before the burning of brush. A majority of the time, the wind direction for this area is from south to north, thus sending any smoke over undeveloped land to the north. Designated areas can be agreed upon to ensure the adjacent subdivisions are not impacted.

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

By granting this variance, the burning of brush will be more cost efficient and eliminate most of the tractor trailer traffic that would be used to remove the brush, as well as creating less wear and tear of public roads. The tractor trailer traffic would be significantly reduced and the traffic on the adjacent roads will benefit from the reduced heavy traffic.

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

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

**VARIANCE CRITERIA EXPLANATION FORM**

**(for Subdivision Code Variances Only)**

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

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

See attached sheet.

---



---



---



---

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

30% of the developments lots will have direct access to parkland area with 8 access points for the community which creates miles of trail systems that all connect to the dedicated parkland. Additionally, the proposed plan layout provides 30+ acres of open space to be used for these trail systems which also includes the 8.47 acres of parkland area, ponds, and riparian corridor.

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

Creating trail systems for the community by utilizing the provided open space and parkland within the proposed development will have no negative effect on neighboring property in the area.

---



---

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

This variance will not have any negative effect on other lands in the area. Most of the land adjacent to the planned subdivision is already developed and they would not be negatively impacted.

---



---

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

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

## 6 Variance Requests Lewis Creek Ranch

- 1) Due to the given terrain, drainage ways, and private roads being proposed, the parameters in the City Code creates obstacles for the development of contiguous parkland that meets all the criteria. In the MDP we are providing 30+ acres of parkland/open space for the residence of the subdivision to enhance and maintain quality of life for the residents, which includes an almost 2.5 mile master planned linear park trail system with water stations, workout stations, and rest areas. The location of the parkland was specifically chosen to include many of the largest trees on the property to ensure their preservation. There is approximately 6,570 linear footage of riparian corridor (120ft wide) that traverses the property and bisects the parkland making it difficult to meet the strict enforcement of the code. Per the required parkland formula provided in the code, 3 acres of parkland dedication are required for this subdivision. With our proposed layout of 30+ acres of parkland/open space, only 3 acres of that parkland meets section 2.03(e)(v). Additionally, the proposed development will be a private gated community, therefore, collector streets or higher classification roadways are not required. We are requesting that the 30+ acres of parkland/open space be accepted, and a variance approved.
- 2) 30% of the developments lots will have direct access to parkland area with 8 access points for the community which creates miles of trail systems that all connect to the dedicated parkland. Additionally, the proposed plan layout provides 30+ acres of open space to be used for these trail systems which also includes the 8.47 acres of parkland area, ponds, and riparian corridor.
- 3) Creating trail systems for the community by utilizing the provided open space and parkland within the proposed development will have no negative effect on neighboring property in the area.
- 4) This variance will not have any negative effect on other lands in the area. Most of the land adjacent to the planned subdivision is already developed and they would not be negatively impacted.



LOT DETAIL TABLE			
PHASE	ACREAGE	LF OF ROAD	RESIDENTIAL LOTS
1	45.95	3,523	25
2	29.97	1,532	6
3	44.98	2,671	31
4	47.56	3,276	31
5	40.63	2,599	29
6	39.97	2,355	32
7	35.10	1,643	29
<b>TOTAL RESIDENTIAL</b>	<b>284.16</b>	<b>17,599</b>	<b>183</b>
<b>REMAINING TRACT 1</b>	<b>6.93</b>	<b>0</b>	<b>0</b>
<b>REMAINING TRACT 2</b>	<b>19.11</b>	<b>0</b>	<b>0</b>
<b>PHASE 1 R.O.W.</b>	<b>2.43</b>	<b>1,204</b>	<b>0</b>
<b>TOTAL NANDA TRACT</b>	<b>28.47</b>	<b>1,204</b>	<b>0</b>
<b>TOTAL MDP AREA</b>	<b>312.63</b>	<b>18,802</b>	<b>183</b>
<b>ELM VALLEY STUB</b>	<b>0.26</b>	<b>0</b>	<b>0</b>
<b>TOTAL</b>	<b>312.89</b>	<b>18,802</b>	<b>183</b>

**LEGAL DESCRIPTION**  
 A 312.625 ACRE TRACT OF LAND, LOCATED IN THE CHRISTIAN W. HAAS SURVEY NO. 667, ABSTRACT 281, THE THEODORE GOTTHARD SURVEY NO. 464, ABSTRACT 191, THE CARL KOCH SURVEY NO. 657, ABSTRACT 321 AND THE GOTTIELE BAUER SURVEY NO. 764, ABSTRACT NO. 88, COMAL COUNTY, TEXAS, AND BEING A CALLED 270.66 ACRE TRACT OF LAND DESCRIBED OF RECORD IN DOCUMENT NO. 202106026793, SAVE AND EXCEPT A CALLED 0.26 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 846, PAGE 783 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS; A CALLED 13.615 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 202106024061, AND A CALLED 28.449 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 202106026725, ALL OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

**OWNER/SUBDIVIDER:**  
 C/O TOM HUCKLEMAN  
 EVEN BOSSER LLC  
 7660 FAY AVE #184  
 LA JOLLA, CA 92037

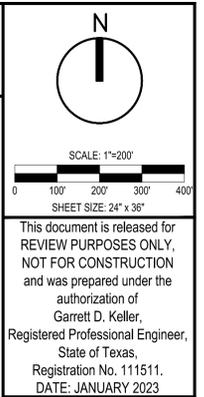
**SURVEYOR:**  
 CO KYLE L. PRESSLER, R.P.L.S.  
 MATKIN HOOVER ENGINEERING  
 AND SURVEYING  
 8 SPENCER ROAD, SUITE 300  
 BOERNE, TX 78006

**ENGINEER:**  
 GARRETT D. KELLER, P.E.  
 MATKIN HOOVER ENGINEERING  
 AND SURVEYING  
 8 SPENCER ROAD, SUITE 100  
 BOERNE, TX 78006

**LAND USE "RESIDENTIAL" SUMMARY**  
 PROPERTY AREA: 284.159 ACRES  
 LOT COUNT: 183 MAXIMUM  
 LOT SIZE: "1 TO 5.63 ACRES" - MEDIUM DENSITY  
 DENSITY: 183 (LOTS) / 284.159 (ACRES) = 0.64 EDU/ACRE  
 LENGTH OF ROAD CENTERLINE (L.F.): 18,802'  
 OPEN SPACE/DRAINAGE AREA: 37.96 ACRES  
 PARKLAND AREA: 7.80 ACRES

- GENERAL NOTES:**
- ALL PROPOSED ROADS WITHIN THE DEVELOPMENT SHALL BE PUBLIC AND CLASSIFIED AS RURAL LOCAL FOR THE 284.423 ACRE PROPERTY WITH DESIGN SPEED OF 30 MPH AND RURAL COLLECTOR FOR THE 28.449 ACRE PROPERTY WITH A DESIGN SPEED OF 35 MPH.
  - NO PORTION OF THIS SUBDIVISION IS WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 480910215F DATED SEPTEMBER 2, 2009.
  - THE SUBJECT PROPERTY LIES ENTIRELY WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
  - THERE ARE NO PROPOSED THOROUGHFARES OF ANY KIND WITHIN THIS SUBDIVISION.
  - ROAD NAMES SHOWN HAVE BEEN APPROVED BY THE COMAL COUNTY'S ENGINEERS OFFICE. ROAD NAMES, INCLUDING SUFFIXES, SHOWN ON PLAN ARE DISPLAYED AS APPROVED, WITH EXCEPTION TO THE STUB STREET.

- ZONE R2 NOTES:**
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:  
 1.1. WATER: CANYON LAKE WATER SERVICE COMPANY,  
 1.2. ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE,  
 1.3. COMMUNICATION: SPECTRUM,  
 1.4. SANITARY SEWER: INDIVIDUAL ON-SITE SEWAGE FACILITIES.
  - PHASING SEQUENCE: BOUNDARIES AND LOT COUNTS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE. THERE ARE CURRENTLY 7 PHASES. SEE LOT DETAIL TABLE FOR MORE INFORMATION.
  - THE CITY OF BULVERDE MINIMUM SETBACKS PER ZONE "R-2" REQUIREMENTS ARE:  
 3.1. FRONT = 50 FEET MIN.,  
 3.2. REAR = 30 FEET MIN., AND  
 3.3. SIDE = 25 FEET MIN.
  - LOT SIZE - MINIMUM LOT SIZE IS 1.01 ACRES WITH ASPECT RATIO OF 1:4 (W:L).  
 5. LOT WIDTH - 110 FEET MIN.



This document is released for REVIEW PURPOSES ONLY, NOT FOR CONSTRUCTION and was prepared under the authorization of Garrett D. Keller, Registered Professional Engineer, State of Texas, Registration No. 111511, DATE: JANUARY 2023

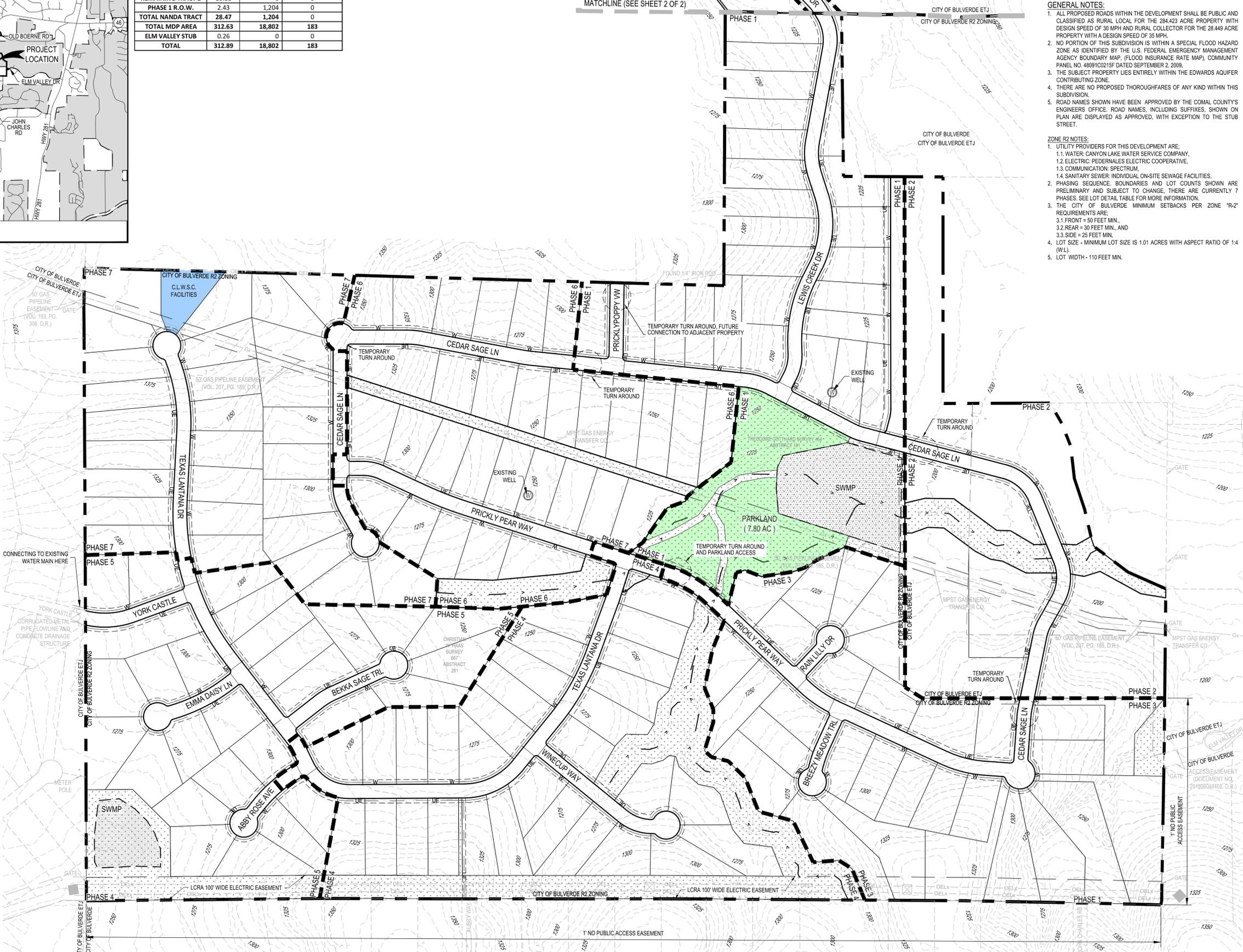
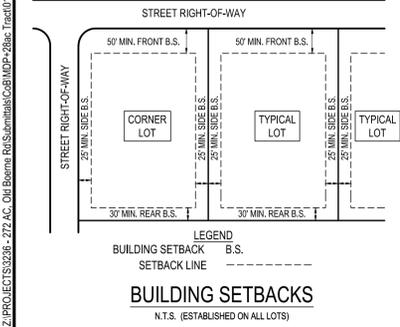
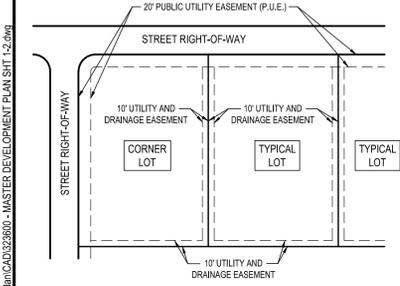
**REVISIONS:**

NO.	DESCRIPTION

**MATKIN HOOVER ENGINEERING & SURVEYING**  
 3305 SHELL ROAD SUITE 100  
 BOERNE, TEXAS 78006  
 OFFICE: 512.868.2244  
 CONTACT: MATKIN@MATKINHOOVER.COM  
 TEXAS REGISTERED ENGINEERING FIRM # 004512 SURVEYING FIRM # 1005400

**LEGEND**

CITY OF BULVERDE LIMITS	---
PROPERTY BOUNDARY	---
EXISTING 5' MINOR CONTOUR	---
EXISTING 25' MAJOR CONTOUR	---
ADJOINING PROPERTY LINE	---
PROPOSED PARKLAND AREA	---
PROPOSED OPEN SPACE/ DRAINAGE LOT	---
PRELIMINARY STORMWATER MANAGEMENT AREA	SWMP
PROPOSED UTILITY EASEMENT	---
PROPOSED PHASING BOUNDARY	---
WATER COURSE	---
PROPOSED WATER LINE	W
PROPOSED UNDERGROUND ELECTRIC	UE
EXISTING OVERHEAD ELECTRIC	OELx
EXISTING WATER LINE	Wx
EXISTING GAS LINE	Gx

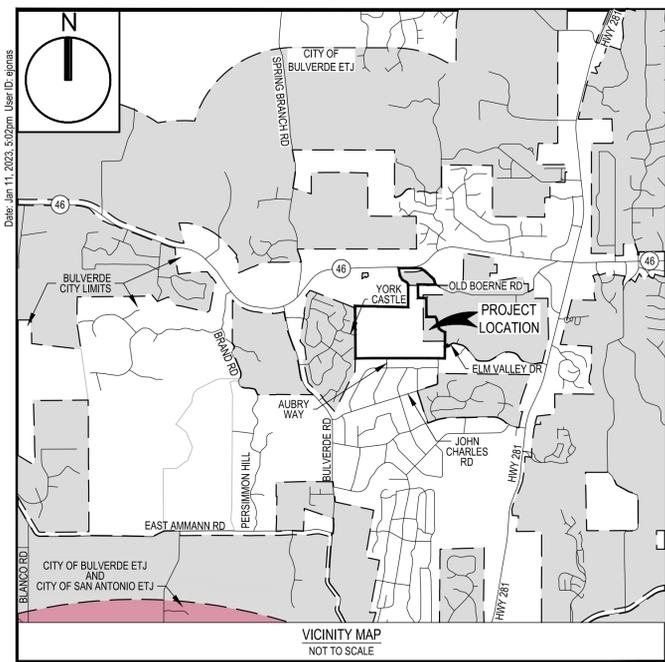


MASTER DEVELOPMENT PLAN SHEET 1  
 FOR  
 LEWIS CREEK RANCH  
 BULVERDE, TEXAS

**CS100**

JOB NO:	3236.00
DESIGNED BY:	M. HUBBLE
DRAWN BY:	E. JONAS
CHECKED BY:	G. KELLER
SHEET NO:	

Date: Jan 11, 2023, 5:02pm, User ID: gpcas  
 Z:\PROJECTS\3236 - 272 AC, Old Boerne RAS\Submittals\CS\MDP\_28ac\_Trad01 - Master Development Plan\CAD\323600 - MASTER DEVELOPMENT PLAN SHIT - 12.dwg



LOT DETAIL TABLE			
PHASE	ACREAGE	LF OF ROAD	RESIDENTIAL LOTS
1	45.95	3,523	25
2	29.97	1,532	6
3	44.98	2,671	31
4	47.56	3,276	31
5	40.63	2,599	29
6	39.97	2,355	32
7	35.10	1,643	29
<b>TOTAL RESIDENTIAL</b>	<b>284.16</b>	<b>17,599</b>	<b>183</b>
REMAINING TRACT 1	6.93	0	0
REMAINING TRACT 2	19.11	0	0
PHASE 1 R.O.W.	2.43	1,204	0
<b>TOTAL NANDA TRACT</b>	<b>28.47</b>	<b>1,204</b>	<b>0</b>
<b>TOTAL MDP AREA</b>	<b>312.63</b>	<b>18,802</b>	<b>183</b>
ELM VALLEY STUB	0.26	0	0
<b>TOTAL</b>	<b>312.89</b>	<b>18,802</b>	<b>183</b>

**LEGAL DESCRIPTION**  
 A 312.625 ACRE TRACT OF LAND, LOCATED IN THE CHRISTIAN W. HAAS SURVEY NO. 667, ABSTRACT 281, THE THEODORE GOTTHARD SURVEY NO. 464, ABSTRACT 191, THE CARL KOCH SURVEY NO. 657, ABSTRACT 321 AND THE GOTTLIEB BAUER SURVEY NO. 764, ABSTRACT NO. 88, COMAL COUNTY, TEXAS, AND BEING A CALLED 270.66 ACRE TRACT OF LAND DESCRIBED OF RECORD IN DOCUMENT NO. 202106026793, SAVE AND EXCEPT A CALLED 0.26 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 846, PAGE 783 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS; A CALLED 13.615 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 202106024061, AND A CALLED 28.449 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 202106026725, ALL OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

<b>OWNER/SUBDIVIDER:</b> C/O TOM HACKLEMAN EVEN BOSSIER LLC 7800 FAY AVE #184 LA JOLLA, CA 92037	<b>SURVEYOR:</b> C/O KYLE L. PRESSLER, R.P.L.S. MATKIN HOOVER ENGINEERING AND SURVEYING 8 SPENCER ROAD, SUITE 300 BOERNE, TX 78006	<b>ENGINEER:</b> GARRETT D. KELLER, P.E. MATKIN HOOVER ENGINEERING AND SURVEYING 8 SPENCER ROAD, SUITE 100 BOERNE, TX 78006
--	---	--

**LAND USE "RESIDENTIAL" SUMMARY**  
 PROPERTY AREA: 284.159 ACRES  
 LOT COUNT: 183 MAXIMUM  
 LOT SIZE: \*1 TO 5.63 ACRES - MEDIUM DENSITY  
 DENSITY: 183 (LOTS) / 284.159 (ACRES) = 0.64 EDU/ACRE  
 LENGTH OF ROAD CENTERLINE (L.F.): 18,802'  
 OPEN SPACE/ DRAINAGE AREA: 37.96 ACRES  
 PARKLAND AREA: 7.80 ACRES

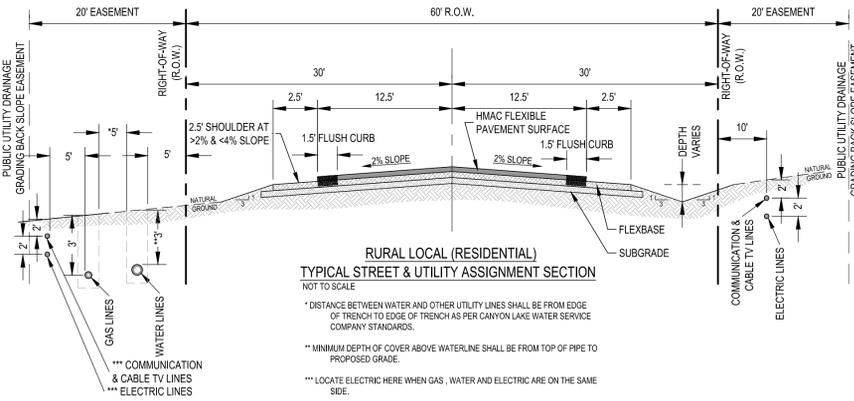
- GENERAL NOTES:**
- ALL PROPOSED ROADS WITHIN THE DEVELOPMENT SHALL BE PUBLIC AND CLASSIFIED AS RURAL LOCAL FOR THE 284.423 ACRE PROPERTY WITH DESIGN SPEED OF 30 MPH AND RURAL COLLECTOR FOR THE 28.449 ACRE PROPERTY WITH A DESIGN SPEED OF 35 MPH.
  - NO PORTION OF THIS SUBDIVISION IS WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 485010215F DATED SEPTEMBER 2, 2009.
  - THE SUBJECT PROPERTY LIES ENTIRELY WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
  - THERE ARE NO PROPOSED THOROUGHFARES OF ANY KIND WITHIN THIS SUBDIVISION.
  - ROAD NAMES SHOWN HAVE BEEN APPROVED BY THE COMAL COUNTY'S ENGINEERS' OFFICE. ROAD NAMES, INCLUDING SUFFIXES, SHOWN ON PLAN ARE DISPLAYED AS APPROVED, WITH EXCEPTION TO THE STUB STREET.

- ZONE R2 NOTES:**
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:  
 1.1. WATER: CANYON LAKE WATER SERVICE COMPANY,  
 1.2. ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE,  
 1.3. COMMUNICATION: SPECTRUM,  
 1.4. SANITARY SEWER: INDIVIDUAL ON-SITE SEWAGE FACILITIES.
  - PHASING SEQUENCE, BOUNDARIES AND LOT COUNTS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE. THERE ARE CURRENTLY 7 PHASES. SEE LOT DETAIL TABLE FOR MORE INFORMATION.
  - THE CITY OF BULVERDE MINIMUM SETBACKS PER ZONE "R-2" REQUIREMENTS ARE:  
 3.1. FRONT = 50 FEET MIN.,  
 3.2. REAR = 30 FEET MIN., AND  
 3.3. SIDE = 25 FEET MIN.
  - LOT SIZE - MINIMUM LOT SIZE IS 1.01 ACRES WITH ASPECT RATIO OF 1:4 (W/L).
  - LOT WIDTH - 110 FEET MIN.

**REVISIONS:**

NO.	DATE	DESCRIPTION

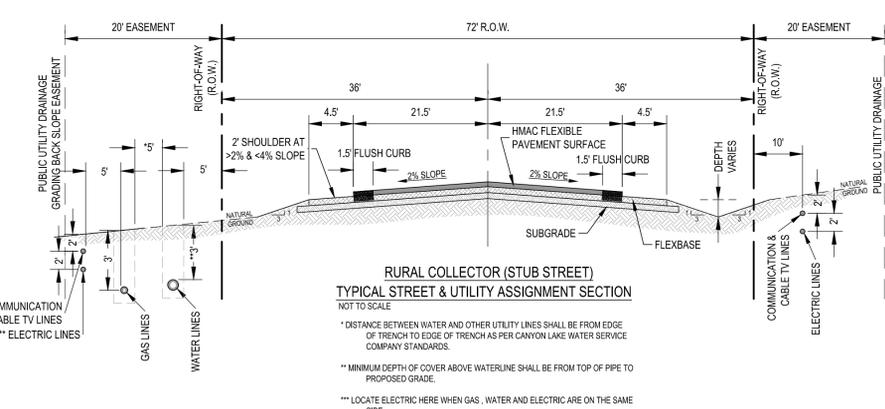
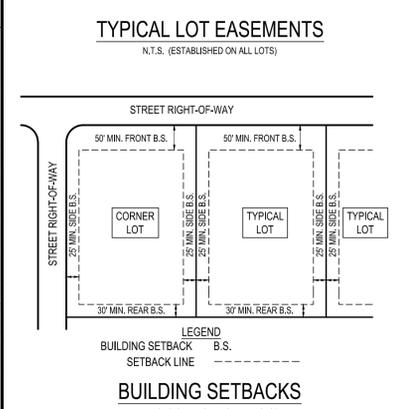
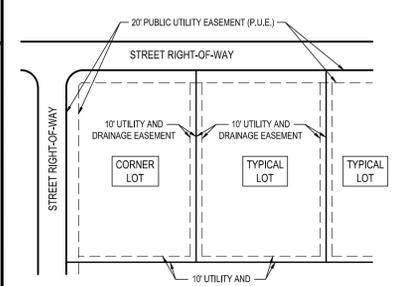
This document is released for REVIEW PURPOSES ONLY. NOT FOR CONSTRUCTION and was prepared under the authorization of Garrett D. Keller, Registered Professional Engineer, State of Texas, Registration No. 111511. DATE: JANUARY 2023



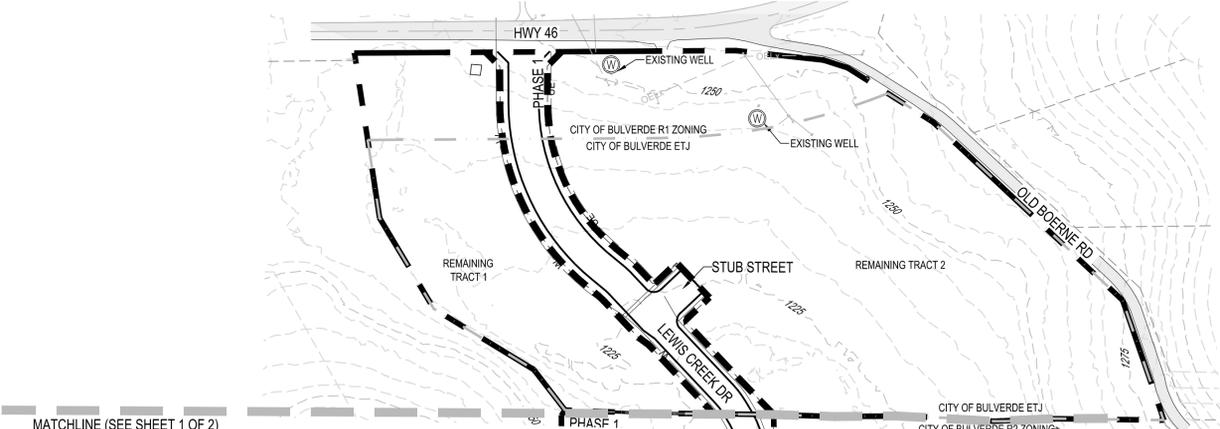
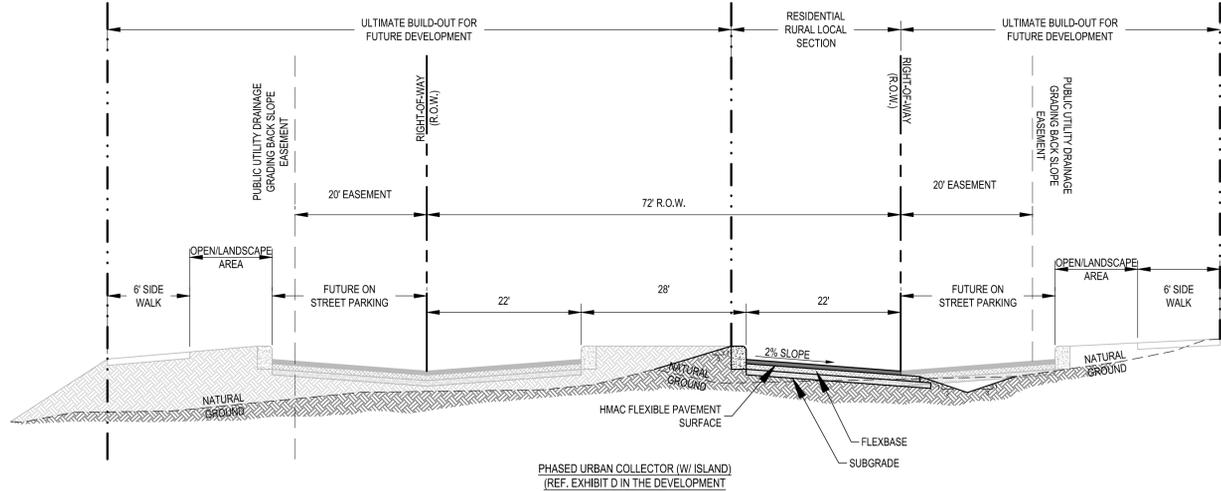
**RURAL LOCAL (RESIDENTIAL)**  
 TYPICAL STREET & UTILITY ASSIGNMENT SECTION  
 NOT TO SCALE  
 \* DISTANCE BETWEEN WATER AND OTHER UTILITY LINES SHALL BE FROM EDGE OF TRENCH TO EDGE OF TRENCH AS PER CANYON LAKE WATER SERVICE COMPANY STANDARDS.  
 \*\* MINIMUM DEPTH OF COVER ABOVE WATERLINE SHALL BE FROM TOP OF PIPE TO PROPOSED GRADE.  
 \*\*\* LOCATE ELECTRIC HERE WHEN GAS, WATER AND ELECTRIC ARE ON THE SAME SIDE.

**LEGEND**

CITY OF BULVERDE LIMITS	---
PROPERTY BOUNDARY	---
EXISTING 5' MINOR CONTOUR	---
EXISTING 25' MAJOR CONTOUR	---
ADJOINING PROPERTY LINE	---
PROPOSED PARKLAND AREA	■
PROPOSED OPEN SPACE/ DRAINAGE LOT	■
PRELIMINARY STORMWATER MANAGEMENT AREA	SWMP
PROPOSED UTILITY EASEMENT	---
PROPOSED PHASING BOUNDARY	---
WATER COURSE	W
PROPOSED WATER LINE	W
PROPOSED UNDERGROUND ELECTRIC	UE
EXISTING OVERHEAD ELECTRIC	OEL
EXISTING WATER LINE	Wx
EXISTING GAS LINE	Gx



**RURAL COLLECTOR (STUB STREET)**  
 TYPICAL STREET & UTILITY ASSIGNMENT SECTION  
 NOT TO SCALE  
 \* DISTANCE BETWEEN WATER AND OTHER UTILITY LINES SHALL BE FROM EDGE OF TRENCH TO EDGE OF TRENCH AS PER CANYON LAKE WATER SERVICE COMPANY STANDARDS.  
 \*\* MINIMUM DEPTH OF COVER ABOVE WATERLINE SHALL BE FROM TOP OF PIPE TO PROPOSED GRADE.  
 \*\*\* LOCATE ELECTRIC HERE WHEN GAS, WATER AND ELECTRIC ARE ON THE SAME SIDE.



**MATKIN HOOVER ENGINEERING & SURVEYING**  
 5300 SHELL ROAD, SUITE 100  
 BOERNE, TEXAS 78006  
 CONTACT: (817) 262-2244  
 OFFICE: (512) 862-2244  
 TEXAS REGISTERED ENGINEERING FIRM F-004812 SURVEYING FIRM F-10024000

**MASTER DEVELOPMENT PLAN SHEET 2**  
 FOR  
**LEWIS CREEK RANCH**  
 BULVERDE, TEXAS

**CS101**

JOB NO:	3236.00
DESIGNED BY:	M. HUBBLE
DRAWN BY:	E. JONAS
CHECKED BY:	G. KELLER
SHEET NO:	

Z:\PROJECTS\3236 - 272 AC, Old Boerne Rd\Submittals\CD\MDP - 28ac\_Treat01 - Master Development Plan\CD\2800 - MASTER DEVELOPMENT PLAN\_SHT 1-2.dwg Date: Jan 11, 2023, 5:02pm User: D. ejonas