



LETTER OF AUTHORIZATION FOR APPLICATION

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

***This form is only required for property owners allowing another person or entity to submit and amend documentation required by the City on the property owner's behalf.*

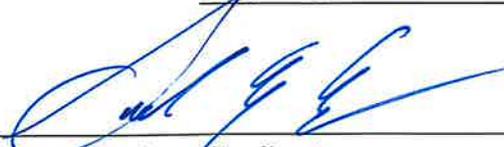
I, Even Bossier LLC (Sarah Jenkins), owner of the property, described in this application, authorize Vantage Inc. (name) to apply for a Final Plat on my/our behalf of the property.

The Additional Applicant's information is:

Company: Vantage Inc.

Contact Name: Tom Hackleman

Address: 20540 HWY 46 W, #115-194
Spring Branch, TX 78070



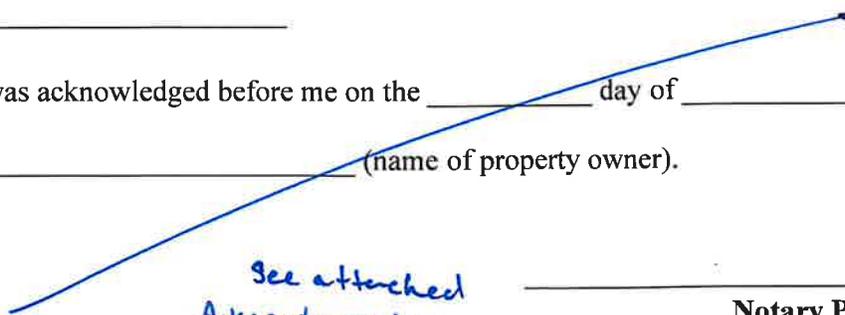
Signature of Owner/Applicant

3-14-25

Date

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 20____, by _____ (name of property owner).



Notary Public's Signature

See attached Acknowledgment.

(Notarial Seal)

Submittal Format:

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

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

State of California

County of San Diego

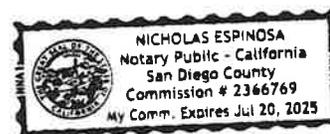
On March 14, 2025, before me, Nicholas Espinosa, Notary Public, personally appeared Sarah Elizabeth Jenkins, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

By: *Nicholas Espinosa*

(Seal)





APPLICATION FOR FINAL PLAT

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

- Name of Subdivision: Lewis Creek Ranch Unit No Phase 1
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 282.65 acres within the City limits and 29.97 acres within ETJ.
- Owner/Applicant: Sarah Jenkins, Even Bossier, LLC
Address: 20540 HWY 46 W, #115-194 Spring Branch, TX 78070 Email: tom@texasavantage.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.*

- Licensed Engineer/Surveyor (technical contact): Matkin Hoover Engineering & Surveying (Garrett D. Keller)
Address: 8 Spencer Rd, Ste 100 | Boerne, TX 78006 Email: gkeller@matkinhoover.com
Telephone: (830)-249-0600 Fax: (830)-249-0600 Mobile: _____

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In <input type="checkbox"/> Out (ETJ)	Water Source:	<u>TWC</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>OSSF</u>
Residential:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	TxDOT Frontage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
No. of Lots:	<u>29</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>54.45</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>Medium</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>R-2 & City of Bulverde (Base zone C1)</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.

PROPERTY OWNER'S ACKNOWLEDGEMENT


Signature of Owner/Applicant

3-14-25
Date

State of Texas
County of _____

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See attached Acknowledgment.

(Notarial Seal)

Notary Public's Signature

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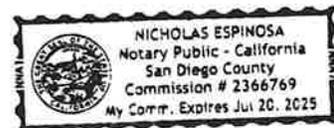
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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

By: *Nicholas Espinosa*

(Seal)





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I, Even Bossier LLC (Sarah Jenkins), owner of the property, described in this application, authorize Matkin Hoover Engineering & Surveying (name) to apply for a Final Plat on my/our behalf of the property.

The Additional Applicant's information is:

Company: Matkin Hoover Engineering & Surveying

Contact Name: Garrett D. Keller

Address: 8 Spencer Rd, Ste 100
Boerne, TX 78006



Signature of Owner/Applicant

3-14-25

Date

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 20____, by _____ (name of property owner).

see attached Acknowledgement

Notary Public's Signature
(Notarial Seal)

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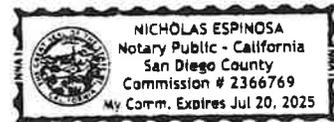
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By: _____

Nicholas Espinosa

(Seal)





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

- 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**
 - \$750.00
- Drainage Analysis Review Tier 2 single family residential**
 - \$1500.00 – (0-5 acres)
 - \$2500.00 + \$10/lot – (5+ acres)
- Drainage Analysis Review Tier 2 Commercial/Industrial/Multi-Family**
 - \$1750.00 - (0-5 acres)
 - \$2500.00 + \$10/acre (5+ acres)
- Subdivision Improvement Construction Plan Review (for more than one type of infrastructure, includes the entire limits of construction)**
 - \$2500.00
- Subdivision Improvement Construction Plan Review (for individual infrastructure, includes the entire limits of construction)**
 - \$1,250.00 + \$5.00/LF of each infrastructure improvement
- Subdivision Improvement Construction Inspections (deposit for inspections)**
 - \$78.00 + \$3.10/LF of each infrastructure improvement to be inspected

- 2 full-size physical copy and digital copy on 18” by 24” sheets with a minimum of a 1/2-inch margin of 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

Submittal Format:

3

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

- 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
- 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
- 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)
- A digital copy of Utility certification required under Section 3.303(a) pertaining to the area within the Final Plat.

Submittal Format:

4

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

NOTES:

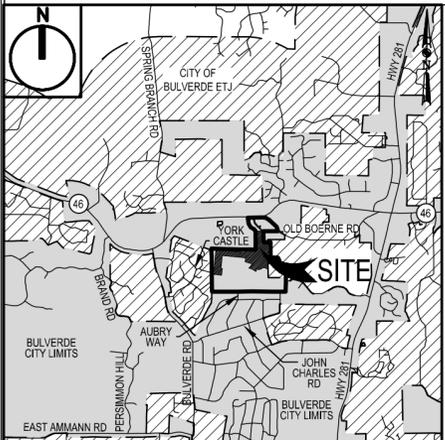
1. ACREAGE OF SUBDIVISION = 54.45 ACRES, THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 1.88 AC/LOT.
2. NO LOTS IN PHASE 1 ARE ENCRoACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48091C0215F DATED SEPTEMBER 2, 2009.
3. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY TEXAS WATER COMPANY (TWC).
4. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
5. ELECTRIC SERVICE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
6. COMMUNICATIONS SERVICE WILL BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE.
7. POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES WITH IN THE SUBDIVISION.
8. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH 1/2" IRON RODS WITH MATKIN-HOOVER CAP.
9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983, SURFACE ADJUSTMENT FACTOR 1.00013, DISTANCES SHOWN HEREON ARE GRID UNITS, VERTICAL DATUM IS BASED ON NAVD88.
10. THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE CONTRIBUTION ZONE PLAN (CZP) IN WRITING.
11. UNLESS SHOWN OTHERWISE, A TWENTY (20) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG THE FRONT PROPERTY LINE OF ALL LOTS IN THIS SUBDIVISION IN ADDITION TO THOSE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THE PLAT. THERE IS ALSO HEREBY DEDICATED A FIVE (5) FOOT WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL NON-ROADWAY LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOME SITE, THIS EASEMENT SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.
12. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, AND/OR CATV LINES AND APPURTENANCES.
13. GRANTOR HEREBY DEDICATES TO THE PUBLIC UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
14. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, LANDSCAPING, FENCES, OR OTHER TYPES OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT SHALL NOT BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER.
15. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANKS FIELDS, ETC.) GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
16. IT IS HEREBY UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ALL NECESSARY APPURTENANCES. WHETHER THESE IMPROVEMENTS ARE INSTALLED UNDERGROUND, OVERHEAD, AND/OR ON THE SURFACE OF THE GROUND WITHIN THE PUBLIC UTILITY EASEMENTS DEDICATED ON THIS PLAT, NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN IN A PUBLIC UTILITY EASEMENT AREA WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SAID PUBLIC UTILITIES. THE PUBLIC UTILITY EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR PUBLIC UTILITY PURVEYOR IS RESPONSIBLE. PUBLIC UTILITY PURVEYORS AND THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY FOR THE FULL ENJOYMENT OF THE RIGHTS HEREBY GRANTED, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS FROM PRIVATE ROADS AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ANY AND ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY CAUSE INTERFERENCE WITH THE OPERATION OF SAID PUBLIC UTILITY FACILITIES.
17. THE CITY OF BULVERDE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, RECREATION AREAS AND OPEN SPACES. THE SUBDIVISION PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, ROADS, DRIVES, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF BULVERDE, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS NOTE.
18. SPECIAL DEDICATION/DESIGNATION:
 - 18.1. LOTS 901, 902, 903, & 904 ARE DESIGNATED AS OPEN SPACE / DRAINAGE EASEMENT AND IS HEREBY OWNED AND MAINTAINED BY THE POA.
 - 18.2. ALL PORTIONS OF LAND DESIGNATED AS PUBLIC STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT SHALL BE OWNED AND MAINTAINED BY THE CITY OF BULVERDE.
19. A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT WITHIN THE PRIVATE ROADS FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND ENFORCING THE CITY ORDINANCES; AND GIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH PRIVATE DRIVES, STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES. THE POA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.
20. A DRIVEWAY CULVERT IS REQUIRED FOR ALL DRIVEWAYS WHERE DRAINAGE CONVEYANCE ACROSS THE DRIVEWAY IS REQUIRED.
21. LOT OWNERS MUST ENSURE THAT ALL DRIVEWAYS ARE CONSTRUCTED TO DRAIN TOWARDS THE ROADWAY WITHIN THE STREET RIGHT OF WAY. ALL DRIVEWAYS MUST HAVE A MINIMUM ELEVATION INCREASE OF 10.25 INCHES FROM THE HIGHEST GUTTER ELEVATION ABUTTING TO THE DRIVEWAY TO ENSURE THAT STORMWATER IS CONTAINED WITHIN THE RIGHT OF WAY. FAILURE TO DO SO COULD RESULT IN UNDESIRED STORMWATER DISCHARGE WITHIN THE LOT.
22. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET. LOT DEVELOPMENT ADJACENT TO ANY STORM WATER CONVEYANCE AREA MUST ENSURE CONSTRUCTION ACCOMMODATES DRAINAGE CONVEYANCE. HOMEOWNERS SHALL NOT ALTER THE NATURAL DRAINAGE PATTERNS ON ADJACENT PROPERTIES. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE.
23. DRIVEWAYS SHALL TAKE ACCESS OFF OF INTERNALLY PLATTED ROADS.
24. DUE TO FUTURE POTENTIAL WATER SYSTEM MODIFICATIONS, ALL LOTS WITHIN THIS DEVELOPMENT SHALL INSTALL AN INDIVIDUAL PRESSURE REDUCING VALVE ON THE CUSTOMER SIDE OF THE METER. THE INDIVIDUAL PRESSURE REDUCING VALVES SHALL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.
25. LEWIS CREEK RANCH PHASE 1 DRAINAGE DESIGN WAS BASED ON AN AVERAGE IMPERVIOUS COVER OF 11,753 SF PER 1.01 ACRE. ALL LOTS THAT CONSTRUCT MORE THAN 11,753 SF PER 1.01 ACRES MAY BE SUBJECT TO ADDITIONAL DRAINAGE ANALYSIS AND DETENTION REQUIREMENTS. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOME SITE, THE IMPERVIOUS COVER PERMITTED INCREASES BY 11,753 SF FOR EACH LOT COMBINED.
26. THE CITY OF BULVERDE MINIMUM SETBACKS ARE: FRONT = 50 FEET MIN., REAR = 30 FEET MIN., AND SIDE = 25 FEET MIN.

PEDERNALES ELECTRIC NOTES:

1. ANY PEC MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF PEC EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
2. PEDERNALES ELECTRIC COOPERATIVE, INC. (PEC) AS PART OF ITS ELECTRIC SYSTEM ARE HEREBY DEDICATED TO THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW: NONE.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

TxDOT PLAT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. 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.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 1 ACCESS POINTS, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 900 FEET, WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS. THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTEREST AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTION LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON ALTERNATE PLANS.
4. THE EXISTING PRIVATE ACCESS DRIVEWAY TO STATE HIGHWAY 46 FOR THIS PROPERTY, AS DELINEATED ON SHEET 2 OF THIS PLAT, SHALL REMAIN UNTIL THE PROPOSED DRIVEWAY IMPROVEMENTS ARE COMPLETED, AT WHICH POINT THE NEW DRIVEWAY WILL BE THE ONLY ACCESS TO THE STATE HIGHWAY 46 TO REMAIN FROM THIS PROPERTY. UPON COMPLETION OF PROPOSED DRIVEWAY IMPROVEMENTS THE EXISTING PRIVATE ACCESS SHALL BE REMOVED.
5. 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.
6. 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.



STREET SUMMARY TABLE	
ROAD NAME	LENGTH OF ROAD (LF)
LEWIS CREEK DR	2,760
CEDAR SAGE LN	1,489
BREEZY MEADOW	100
TOTAL (LF)	4,349

FINAL SUBDIVISION PLAT FOR LEWIS CREEK RANCH, PHASE 1

A 54.447 ACRE TRACT OF LAND, LOCATED IN THE CHRISTIAN HAAS SURVEY NO. 667, ABSTRACT NO. 281, THE THEODORE GOTTHARD SURVEY NO. 164, ABSTRACT 191, AND THE GOTTLIEB BAUER SURVEY NO. 764, ABSTRACT NO. 88, COMAL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 270.66 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 202106026793, AND A PORTION OF A CALLED 28.449 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 202106026725, BOTH OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

NEW RESIDENTIAL LOTS: 29

I, KEN B. KOLACNY, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT NO PORTION OF PHASE I IS ENCRoACHED 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. 48091C0215F, 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, SARAH JENKINS, AUTHORIZED AGENT FOR EVEN BOSSIER, LLC, C/O THE CERTAIN TRACTS OF LAND SHOWN HEREON AND DESCRIBED IN DEED RECORDED IN DOCUMENTS NO. 202106026793, NO. 202106026725, AND NO. 202106024061 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. THIS SUBDIVISION IS TO BE KNOWN AS LEWIS CREEK RANCH PHASE 1.

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

EVEN BOSSIER, LLC.
C/O SARAH JENKINS
20540 HWY 46 W, STE 115-194
SPRING BRANCH, TEXAS 78070

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 BEN BUNKER, 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 LEWIS CREEK RANCH, PHASE 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.

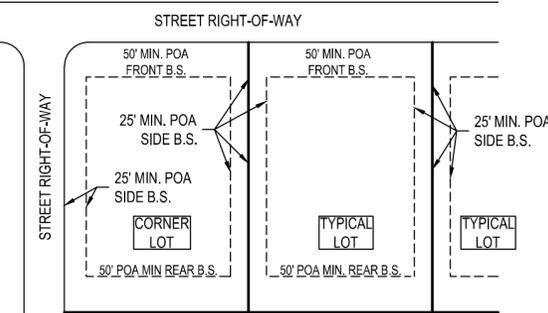
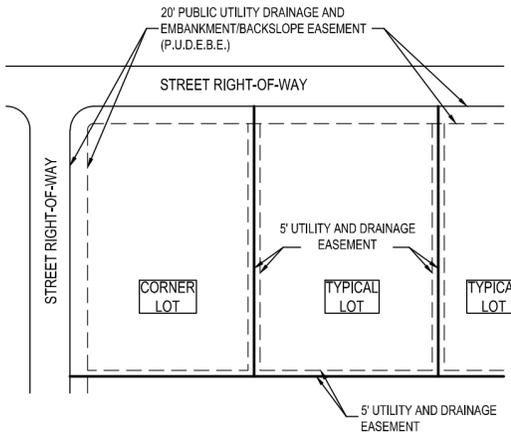
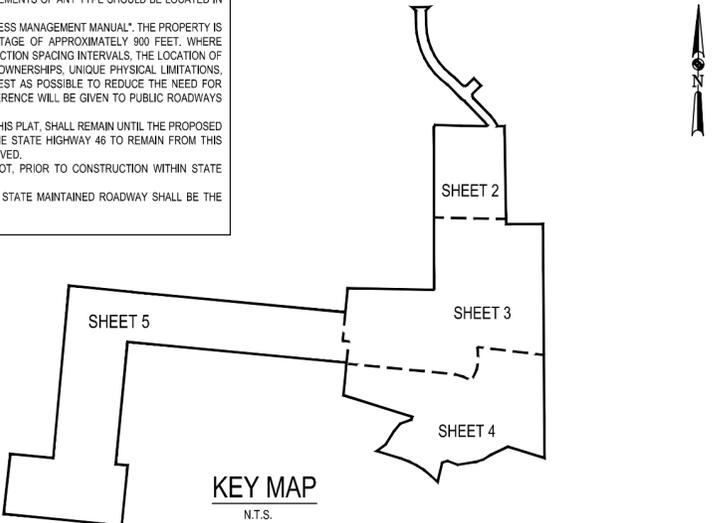
DATED THIS ____ DAY OF _____, YEAR _____

BY: _____
CHAIRPERSON

THIS PLAT OF LEWIS CREEK RANCH, PHASE 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 THIS ____ DAY OF _____, YEAR _____

BY: _____
PLANNING DIRECTOR



LEGEND:

BUILDING SETBACK	B.S.
TYPICAL POA BUILDING SETBACK	---
TYPICAL MINIMUM BUILDING SETBACK	----

DEVELOPER:
VANTAGE, INC
C/O TOM HACKLEMAN
20540 HWY 46 W, STE 115-194
SPRING BRANCH, TEXAS 78070
OFF: (210) 549-6728
FAX: (210) 568-2730
TOM@TEXASVANTAGE.COM

OWNER:
EVEN BOSSIER, LLC
C/O SARAH JENKINS
20540 HWY 46 W, STE 115-194
SPRING BRANCH, TEXAS 78070

SURVEYOR:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O KYLE 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: 512.868.2244

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

SUBMITTAL DATE: MARCH 2025
REVISION DATE:

MHE JOB NO. - 3236.01
MHS JOB NO. - 21-4046

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	494.00	408.74	50°28'18"	S25° 42' 32"E	395.65
C2	236.00	29.86	7°14'55"	S47° 19' 14"E	29.84
C3	25.00	39.27	90°00'00"	S88° 41' 46"E	35.36
C4	25.00	39.27	90°00'00"	S01° 18' 14"W	35.36
C5	280.00	263.06	53°49'43"	S16° 46' 55"E	253.49
C6	280.00	86.86	17°46'26"	S34° 48' 33"E	86.51
C7	280.00	176.20	36°03'17"	N07° 53' 42"W	173.30
C8	270.00	138.63	29°25'08"	S03° 19' 31"E	137.12
C9	270.00	62.28	13°12'59"	N04° 46' 34"E	62.14
C10	270.00	76.35	16°12'09"	N09° 50' 01"W	76.10
C11	430.00	336.78	44°52'30"	S04° 24' 10"W	328.24
C12	430.00	58.01	7°43'48"	N14° 10' 11"W	57.97
C13	430.00	173.95	23°10'39"	N01° 17' 02"E	172.78
C14	430.00	104.82	13°58'03"	N19° 51' 23"E	104.56
C15	570.00	287.38	28°53'15"	S12° 23' 47"W	284.35
C16	570.00	126.15	12°40'51"	N20° 29' 59"E	125.90
C17	570.00	110.11	11°04'06"	N08° 37' 31"E	109.94
C18	570.00	51.12	5°08'19"	S00° 31' 19"W	51.10
C19	230.00	116.93	29°07'45"	S12° 31' 02"W	115.68
C20	5.00	7.85	90°00'00"	S17° 55' 08"E	7.07

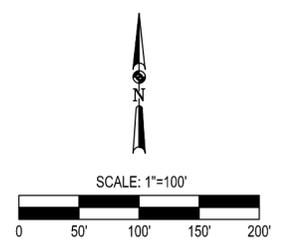
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C21	170.00	37.67	12°41'42"	S69° 15' 57"E	37.59
C22	170.00	17.49	5°53'45"	N65° 51' 56"W	17.49
C23	170.00	20.17	6°47'58"	N72° 12' 49"W	20.16
C24	15.00	23.56	90°00'00"	S59° 23' 12"W	21.21
C25	100.00	24.30	13°55'15"	S06° 41' 34"W	24.24
C26	230.00	50.96	12°41'42"	N69° 15' 57"W	50.86
C27	270.00	101.49	21°32'12"	S73° 41' 12"E	100.89
C28	15.00	23.97	91°33'00"	N49° 46' 09"E	21.50
C29	770.00	45.69	3°23'59"	N02° 17' 40"E	45.68
C30	830.00	51.64	3°33'54"	S02° 22' 37"W	51.63
C31	15.00	23.45	89°33'57"	S40° 36' 56"E	21.13
C32	330.00	124.04	21°32'12"	S73° 41' 12"E	123.31
C33	5.00	7.85	90°00'00"	N72° 04' 54"E	7.07
C34	170.00	86.43	29°07'45"	N12° 31' 02"E	85.50
C35	630.00	317.64	28°53'15"	N12° 23' 47"E	314.28
C36	630.00	83.29	7°34'29"	N01° 44' 24"E	83.23
C37	630.00	220.87	20°05'14"	S15° 34' 15"W	219.74
C38	630.00	13.48	1°13'32"	S26° 13' 39"W	13.48
C39	370.00	289.79	44°52'30"	N04° 24' 10"E	282.44
C40	350.00	73.90	12°05'51"	S21° 07' 10"W	73.76

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C41	370.00	124.96	19°21'03"	S05° 43' 24"W	124.37
C42	370.00	90.94	14°04'58"	S10° 59' 36"E	90.71
C43	330.00	168.75	29°17'58"	N03° 23' 06"W	166.92
C44	330.00	72.84	12°38'51"	S11° 42' 40"E	72.70
C45	330.00	95.91	16°39'08"	S02° 56' 19"W	95.57
C46	220.00	206.69	53°49'43"	N16° 46' 55"W	199.17
C47	220.00	31.52	8°12'30"	S09° 01' 42"W	31.49
C48	220.00	137.75	35°52'29"	S16° 00' 47"E	135.51
C49	220.00	37.42	9°44'44"	S38° 49' 24"E	37.38
C50	50.00	9.18	10°31'01"	N48° 57' 17"W	9.16
C51	50.00	9.18	10°31'01"	N48° 57' 17"W	9.16
C52	164.00	20.75	7°14'55"	N47° 19' 14"W	20.73
C53	536.00	472.16	50°28'18"	N25° 42' 32"W	457.04
C54	530.00	236.35	25°33'03"	S59° 49' 38"E	234.40
C55	556.00	489.78	50°28'18"	N25° 42' 32"W	474.10
C56	144.00	18.22	7°14'55"	N47° 19' 14"W	18.21
C57	70.00	12.85	10°31'01"	N48° 57' 17"W	12.83
C58	30.00	5.51	10°31'01"	N48° 57' 17"W	5.50
C59	200.00	20.01	5°44'00"	N40° 49' 46"W	20.00
C60	5.00	7.85	90°00'00"	N01° 18' 14"E	7.07

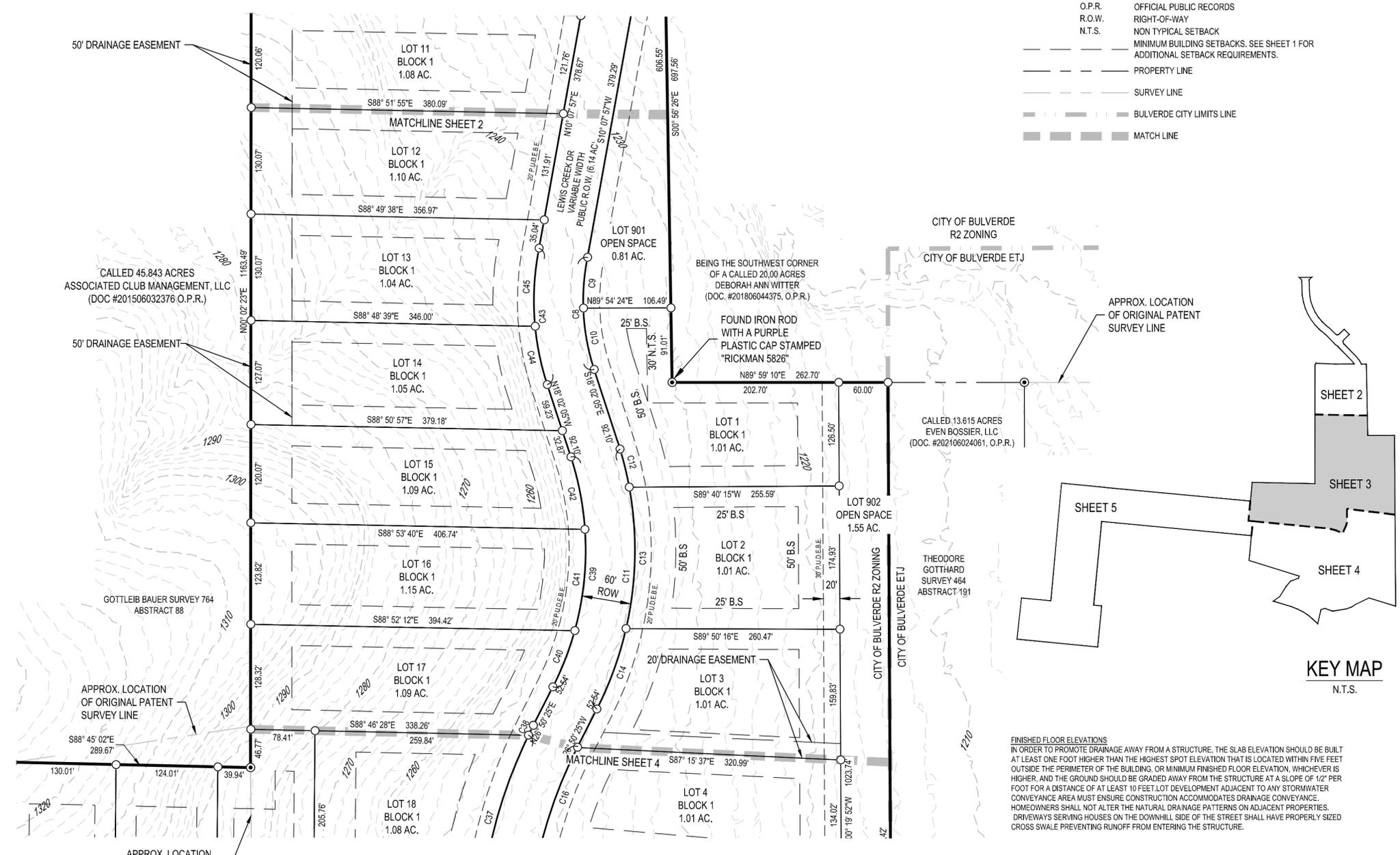
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C61	5.00	7.85	90°00'00"	N88° 41' 46"W	7.07
C62	256.00	32.39	7°14'55"	N47° 19' 14"W	32.37
C63	444.00	391.12	50°28'18"	N25° 42' 32"W	378.59

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N48° 18' 14"E	69.00
L2	S43° 41' 46"E	48.22
L3	N43° 41' 46"W	48.22
L4	S46° 18' 14"W	69.00
L5	N43° 41' 46"W	20.00
L6	S43° 41' 46"E	72.00
L7	N43° 41' 46"W	20.00
L8	S46° 18' 14"W	75.00
L9	N46° 18' 14"E	75.00
L10	N50° 56' 41"W	36.20
L11	S50° 56' 41"E	36.20
L12	S50° 56' 41"E	36.20
L13	N00° 28' 23"W	67.50
L14	S44° 28' 55"W	35.40
L15	S89° 22' 14"W	28.32
L16	N44° 28' 55"E	45.77
L17	N00° 28' 23"W	67.27
L18	S43° 41' 46"E	182.62
L19	N43° 33' 05"W	18.71
L20	N00° 28' 23"W	95.57

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S50° 56' 41"E	36.20
L22	S43° 41' 46"E	109.96
L23	S43° 41' 46"E	109.96
L24	S54° 12' 47"E	23.67
L25	S54° 12' 47"E	23.67
L26	N73° 42' 42"W	27.04
L27	N16° 17' 18"E	20.00
L28	S73° 42' 42"E	8.92
L29	N25° 53' 16"W	55.50
L30	N89° 22' 14"E	22.11



- LEGEND**
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
 - ⊙ FOUND IRON ROD WITH A PURPLE PLASTIC CAP STAMPED "RICKMAN 5826"
 - FOUND 1/4", 1/2", 3/4" IRON ROD
 - EASEMENT GEOMETRY POINT
 - P.U.D.E.B.E. PUBLIC UTILITY DRAINAGE EMBANKMENT/BACKSLOPE EASEMENT
 - V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
 - V.W.P.U.E. VARIABLE WIDTH PUBLIC UTILITY EASEMENT
 - M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
 - O.P.R. OFFICIAL PUBLIC RECORDS
 - R.O.W. RIGHT-OF-WAY
 - N.T.S. NON TYPICAL SETBACK
 - MINIMUM BUILDING SETBACKS. SEE SHEET 1 FOR ADDITIONAL SETBACK REQUIREMENTS.
 - PROPERTY LINE
 - SURVEY LINE
 - BULVERDE CITY LIMITS LINE
 - MATCH LINE



FINAL SUBDIVISION PLAT LEWIS CREEK RANCH, PHASE 1

DEVELOPER:
VANTAGE, INC
C/O TOM HACKLEMAN
20540 HWY 46 W, STE 115-194
SPRING BRANCH, TEXAS 78070
OFF: (210) 549-6728
FAX: (210) 568-2730
TOM@TEXASVANTAGE.COM

OWNER:
EVEN BOSSIER, LLC
C/O SARAH JENKINS
20540 HWY 46 W, STE 115-194
SPRING BRANCH, TEXAS 78070

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

AGENT/PREPARER:
MATKIN HOOVER
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C/O KEN B. KOLACNY, P.E.
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FAX: (830) 249-0099
KKOLACNY@MATKINHOOVER.COM

MATKINHOOVER
ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100
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OFFICE: 830.249.0600
CONTACT: KYLE.PRESSLER@MATKINHOOVER.COM

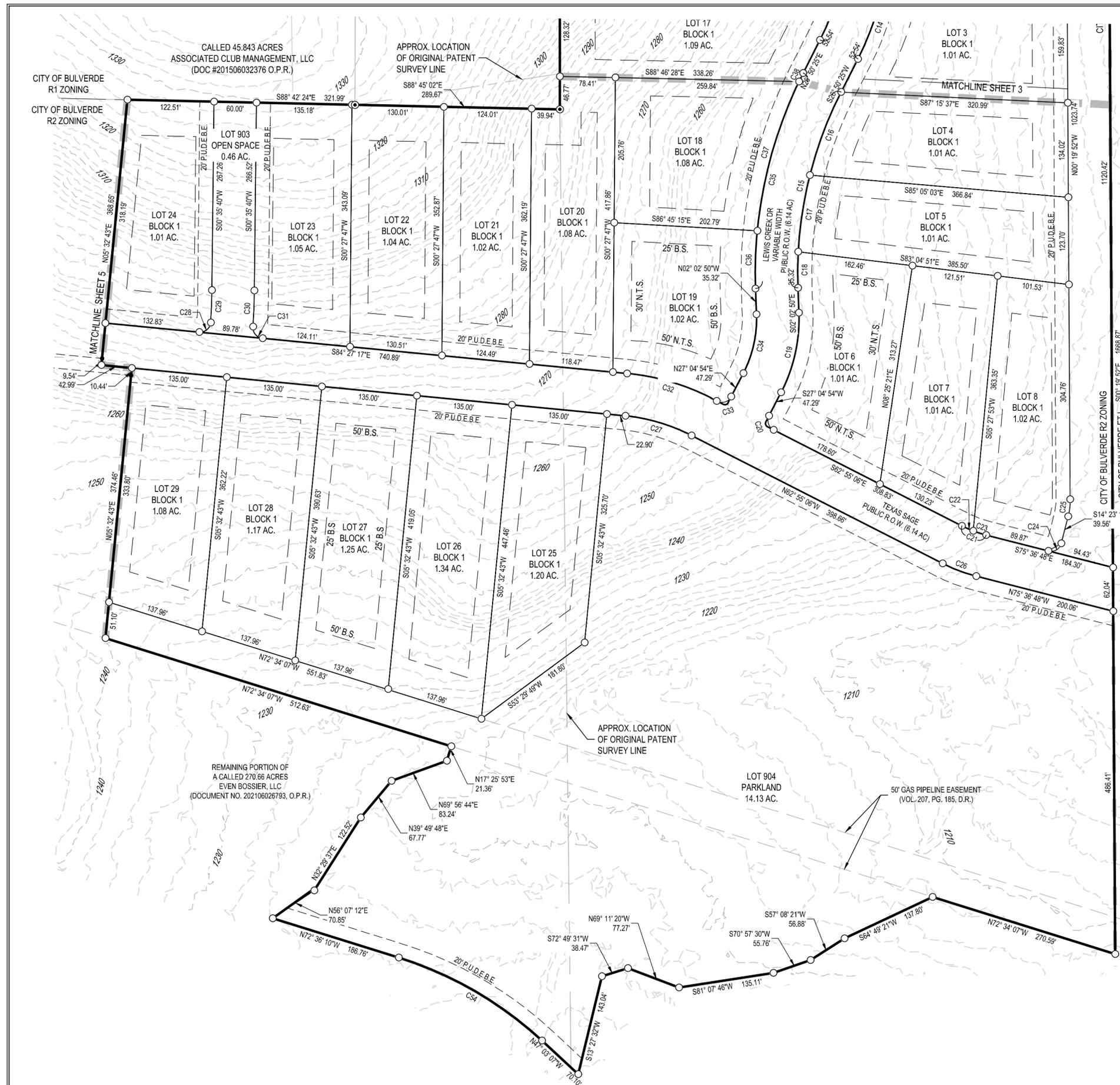
3303 SHELL ROAD SUITE 3
BOERNE, TEXAS 78006
OFFICE: 512.868.2244
CONTACT: KYLE.PRESSLER@MATKINHOOVER.COM

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

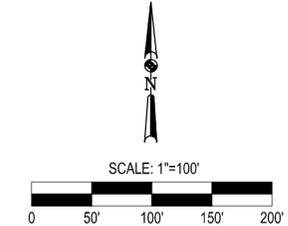
SUBMITTAL DATE: MARCH 2025
REVISION DATE:

MHE JOB NO. - 3236.01
MHS JOB NO. - 21-4046

SHEET 3 OF 5

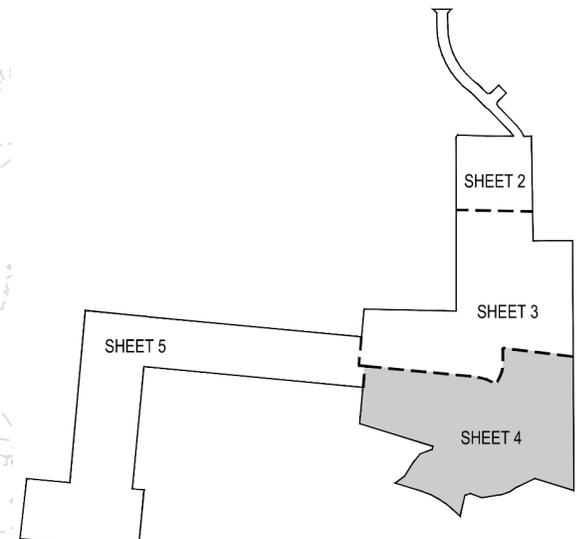


REMAINDER OF A CALLED
270.66 ACRES
EVEN BOSSIER, LLC
(DOCUMENT NO.
202106026793, O.P.R.)



LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY," PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- ⊙ FOUND IRON ROD WITH A PURPLE PLASTIC CAP STAMPED "RICKMAN 5828"
- FOUND 1/4", 1/2", 3/4" IRON ROD
- EASEMENT GEOMETRY POINT
- P.U.D.E.B.E. PUBLIC UTILITY DRAINAGE EMBANKMENT/BACKSLOPE EASEMENT
- V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
- V.W.P.U.E. VARIABLE WIDTH PUBLIC UTILITY EASEMENT
- M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
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- N.T.S. NON TYPICAL SETBACK
- MINIMUM BUILDING SETBACKS. SEE SHEET 1 FOR ADDITIONAL SETBACK REQUIREMENTS.
- PROPERTY LINE
- SURVEY LINE
- BULVERDE CITY LIMITS LINE
- MATCH LINE



KEY MAP
N.T.S.

FINISHED FLOOR ELEVATIONS
IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET. LOT DEVELOPMENT ADJACENT TO ANY STORMWATER CONVEYANCE AREA MUST ENSURE CONSTRUCTION ACCOMMODATES DRAINAGE CONVEYANCE. HOMEOWNERS SHALL NOT ALTER THE NATURAL DRAINAGE PATTERNS ON ADJACENT PROPERTIES. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE.

FINAL SUBDIVISION PLAT
LEWIS CREEK RANCH, PHASE 1

DEVELOPER:
VANTAGE, INC
C/O TOM HACKLEMAN
20540 HWY 46 W, STE 115-194
SPRING BRANCH, TEXAS 78070
OFF: (210) 549-6728
FAX: (210) 568-2730
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OWNER:
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20540 HWY 46 W, STE 115-194
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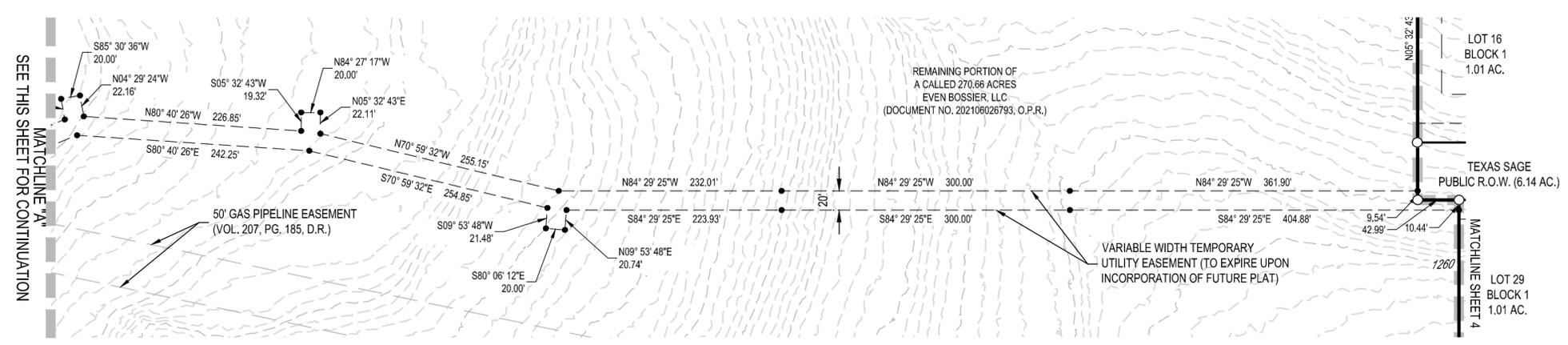
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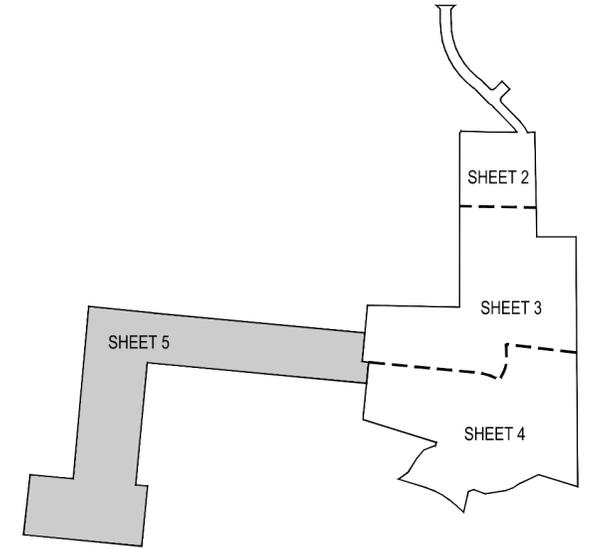
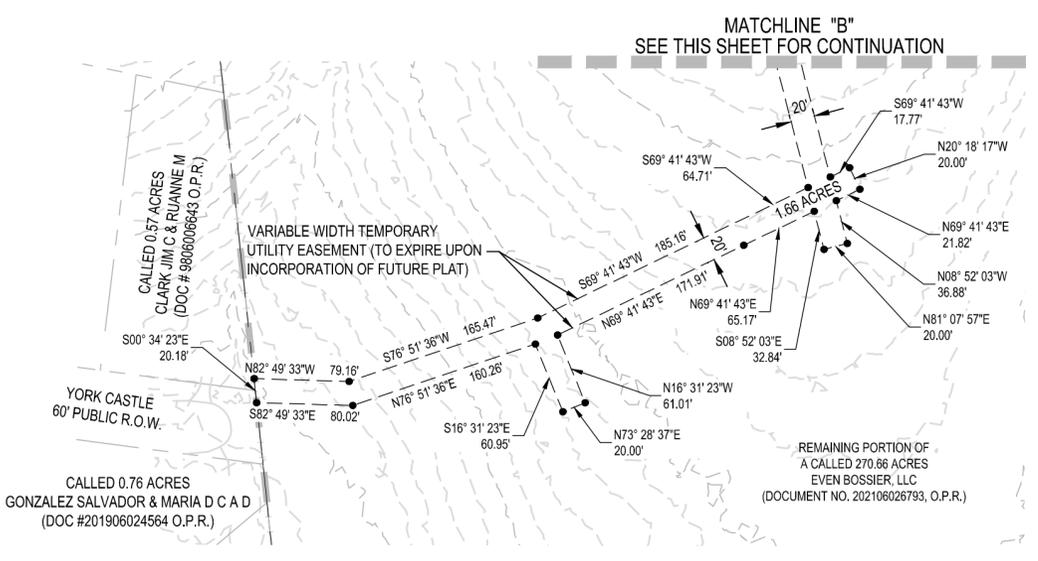
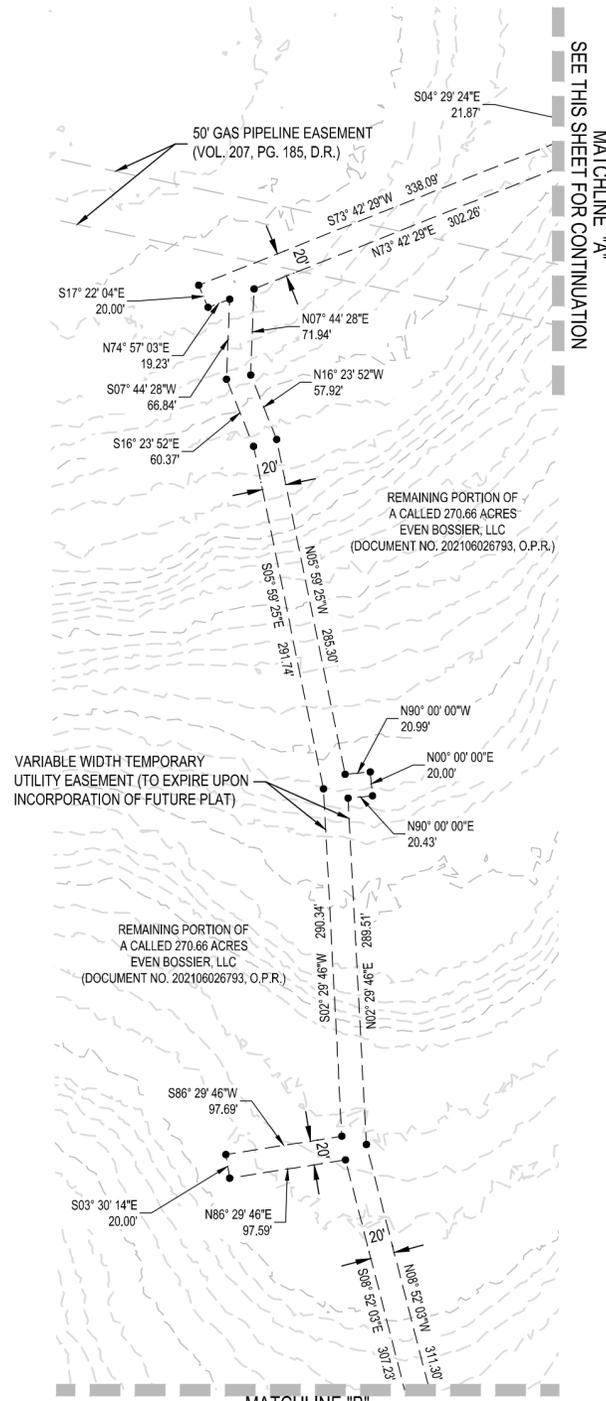
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TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

SUBMITTAL DATE: MARCH 2025
REVISION DATE:

MHE JOB NO. - 3236.01
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- LEGEND**
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
 - ⊙ FOUND IRON ROD WITH A PURPLE PLASTIC CAP STAMPED "RICKMAN 5826"
 - FOUND 1/4", 1/2", 3/4" IRON ROD
 - EASEMENT GEOMETRY POINT
 - P.U.D.E.B.E. PUBLIC UTILITY DRAINAGE EMBANKMENT/BACKSLOPE EASEMENT
 - V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
 - V.W.P.U.E. VARIABLE WIDTH PUBLIC UTILITY EASEMENT
 - M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
 - O.P.R. OFFICIAL PUBLIC RECORDS
 - R.O.W. RIGHT-OF-WAY
 - N.T.S. NON TYPICAL SETBACK
 - MINIMUM BUILDING SETBACKS. SEE SHEET 1 FOR ADDITIONAL SETBACK REQUIREMENTS.
 - PROPERTY LINE
 - SURVEY LINE
 - BULVERDE CITY LIMITS LINE
 - MATCH LINE



FINISHED FLOOR ELEVATIONS
 IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET. LOT DEVELOPMENT ADJACENT TO ANY STORMWATER CONVEYANCE AREA MUST ENSURE CONSTRUCTION ACCOMMODATES DRAINAGE CONVEYANCE. HOMEOWNERS SHALL NOT ALTER THE NATURAL DRAINAGE PATTERNS ON ADJACENT PROPERTIES. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE.

MATCHLINE "B"

SEE THIS SHEET FOR CONTINUATION

FINAL SUBDIVISION PLAT

LEWIS CREEK RANCH, PHASE 1

DEVELOPER: VANTAGE, INC C/O TOM HACKLEMAN 20540 HWY 46 W, STE 115-194 SPRING BRANCH, TEXAS 78070 OFF: (210) 549-6728 FAX: (210) 568-2730 TOM@TEXASVANTAGE.COM	OWNER: EVEN BOSSIER, LLC C/O SARAH JENKINS 20540 HWY 46 W, STE 115-194 SPRING BRANCH, TEXAS 78070	SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE 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
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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) 868-2244

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

SUBMITTAL DATE: MARCH 2025

REVISION DATE:

MHE JOB NO. - 3236.01

MHS JOB NO. - 21-4046

SHEET 5 OF 5