



APPLICATION FOR PRELIMINARY PLAT

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

1. Name of Subdivision: Bergwald Subdivision Unit No. _____
Location Description/Nearest Intersection: Blanco Rd & Ammann Rd

2. Owner/Applicant: Wayne Flores - Colliers Engineering & Design
Address: 640 N Walnut Ave, Ste 1101, New Braunfels, TX 78130 Email: wayne.flores@collierseng.com
Telephone: 210-693-2330 Fax: _____ Mobile: 210-693-2330

***Note: If applicant is person other than owner, a letter of authorization must be provided from owner.*

3. Licensed Engineer/Surveyor (technical contact): Corey Campbell - Colliers Engineering & Design
Address: 3421 Paesaños Pkwy, Ste 101, San Antonio, TX 78231 Email: corey.campbell@collierseng.com
Telephone: 877-627-3772 Fax: _____ Mobile: 832-445-4225

4. Property Details:

City Limits: In x Out (ETJ)
Commercial: Yes x No
Residential: x Yes No

Water Source: _____
Sewage Treatment: OSSF

No. of Lots: 22
Total Acreage without floodplain: 134.42

TxDOT Frontage: Yes x No
100-Year Floodplain: Yes x No

Density Class: _____
Zoning Class: _____

Edwards Aquifer Zone: Recharge
 x Contributing

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

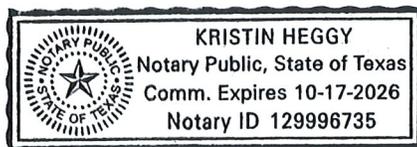
PROPERTY OWNER'S ACKNOWLEDGEMENT

Wayne Flores
Signature of Owner/Applicant

5/1/2025
Date

State of Texas
County of Comal

This instrument was acknowledged before me on the 1st day of May, 2025, by
Wayne Flores (name of property owner).



Kristin Heggy
Notary Public's Signature

(Notarial Seal)

Submittal Format:

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



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, David Mueller, owner of the property, described in this application, authorize Wayne Flores (name) to apply for a Preliminary Plat on my/our behalf of the property.

The Additional Applicant's information is:

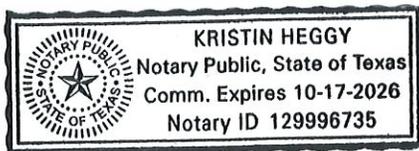
Company: Colliers Engineering & Design
Contact Name: Wayne Flores
Address: 640 N Walnut Ave., Ste 1101
New Braunfels, TX 78130


Signature of Owner/Applicant

4/22/25
Date

STATE OF TEXAS
COUNTY OF COMAL

This instrument was acknowledged before me on the 22 day of APRIL, 2025, by DAVID MUELLER (name of property owner).




Notary Public's Signature

(Notarial Seal)

Submittal Format:

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Planning and Development Preliminary Plat Application Checklist

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

- Plat Fees** \$1250 + \$15x22 = \$1580.00
 - \$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) \$2,500 + \$10x134.42 = \$3,844.20
- 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
 - \$78 + \$3.10x8320' STREET + \$3.10x264' DRAINS + \$2,000 (CHANNELS/BASINS) = \$28,688.40
- In lieu of providing a physical copy, a digital copy on 18" by 24" sheets with a minimum of a 1/2-inch margin of Plat may be submitted.
- 1 Physical copy of Preliminary 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 (if applicable)
 - TIA Fee (if applicable)
- N/A A digital copy of the Utility Layout showing all proposed utilities and easements
- N/A A digital copy of the Traffic Impact Analysis

Submittal Format:

- N/A A digital copy of the approved Floodplain Development Permit from Comal County if subdivision includes property within the ETJ.
- A digital copy of the Drainage Study
- N/A A digital copy of the Water Study and Water Supply Certification as applicable
- N/A A digital copy of the Sewer Study as applicable
- A digital copy of the Environmental Assessment
- A digital copy of the Slope Map
- N/A A digital copy of the Riparian Buffer Exhibit
- A digital copy of the Tree Protection, Replacement and Mitigation Plan
- A digital copy of the 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
 - N/A Gas Utility
 - N/A Public Water System
 - N/A Public Sewer System
 - Telephone Utility
 - Cable TV Utility
 - United States Postal Service
 - Emergency Services
 - N/A TxDOT
 - N/A Comal County
 - TCEQ
 - Edwards Aquifer Authority
 - Other agencies or entities having jurisdiction
- A digital copy of evidence that the applicant has submitted the information required above to the utilities and entities described above
- N/A A digital copy of Variance Requests (if any)
- 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.
- Verification of closure of the outer boundary of the plat
- N/A For plats in the ETJ, A digital 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 A digital copy of 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)

Submittal Format:

Submittal Format:

5

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

SURVEYOR NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "COLLIERS PROP CORNER" SET AT ALL CORNERS AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THIS PLAT IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 195 OF 505, COMMUNITY PANEL NO. 48091C0195F, DATED SEPTEMBER 2, 2009, AND 215 OF 505, COMMUNITY PANEL NO. 48091C0215F, DATED SEPTEMBER 2, 2009.
- THE ELEVATION FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID18).
- THE COORDINATES SHOWN HEREON ARE GRID. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES USING AN AVERAGE COMBINED SCALE FACTOR OF 0.999840025596

KNOWN ALL MEN BY THESE PRESENTS:
THE OWNER 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, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

MUELLER VENTURES LLC,

BY: _____
NAME: CHRIS MUELLER
TITLE: AUTHORIZED AGENT
1227 ENCINITA
BULVERDE, TX 78163
PHONE: (830) 660-7196

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND 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 THIS _____ DAY OF _____, A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME

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 OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF SEGUIN.

REGISTERED PROFESSIONAL ENGINEER
BURT WELLMANN, P.E.
COLLIERS ENGINEERING & DESIGN
640 NORTH WALNUT AVENUE, SUITE 1101
NEW BRAUNFELS, TEXAS 78130
PHONE: 830-230-6042

KNOW ALL MEN BY THESE PRESENTS:
I, THE UNDERSIGNED COREY CAMPBELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

COREY CAMPBELL
R.P.L.S. NO. 7076
COLLIERS ENGINEERING & DESIGN
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

THIS PLAT OF BERGWALD SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY BY SAID COMMISSION.

DATED THIS _____ DAY OF _____, A.D., _____

BY: _____
CHAIRPERSON OR VICE CHAIRPERSON

**PRELIMINARY PLAT OF
BERGWALD SUBDIVISION**

A 134.42 ACRE OF LAND CONSISTING OF TRACT 1 BEING A 128.85 ACRE TRACT OF RECORD N VOLUME 107 PAGE 405 OF THE DEED RECORDS OF COMAL COUNTY AND TRACT 2 BEING 5.57 ACRE TRACT OF LAND, A DESCRIPTION OF A 60' ROAD, OF RECORD IN VOLUME 666 PAGE 127 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

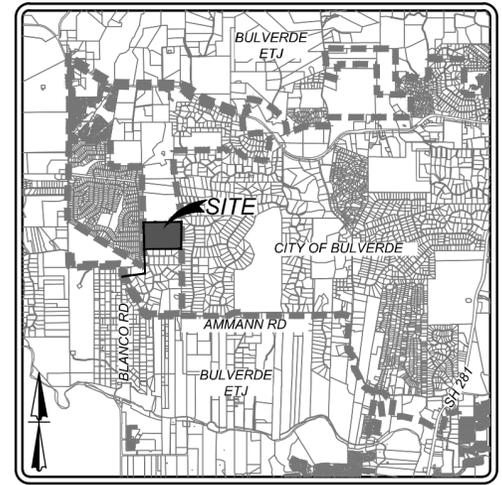
SEE PAGE 6 OF 7 FOR LINE AND
CURVE TABLES

PEDERNALES ELECTRIC COOPERATIVE NOTES:

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

GENERAL NOTES:

- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2" DIAMETER IRON RODS (UNLESS OTHERWISE NOTED.)
- THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOTS SALES.
- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HERON ARE TEXAS COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE (FIPS 4204) AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.00015999999999.
- ALL ELEVATIONS SHOWN HERON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).
- NO FEMA FLOODPLAIN IS PRESENT WITHIN THE BOUNDARY OF THIS SITE AT THE TIME OF PLATTING. THE CLOSEST 100-YEAR FLOODPLAIN LIMITS ARE THOSE SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 4854630195F AND 4854630215F, DATED SEPTEMBER 2, 2009. THE FLOOD PLAIN LIMITS SHOWN ON FEMA FIRM 48091C0215F ARE APPROXIMATE AND SUBJECT TO CHANGE.
- ALL OF THE BERGWALD SUBDIVISION FALLS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. CONSTRUCTION WITHIN THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OUTLINED IN THE CONTRIBUTING ZONE PLAN (CZP ID NO. 13000887) APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL EQUALITY (TCEQ) ON APRIL 24, 2019.
- ALL OF THE BERGWALD SUBDIVISION FALLS WITHIN THE CITY LIMITS OF BULVERDE ETJ, TEXAS.
- DEVELOPMENT OF BERGWALD SUBDIVISION IS SUBJECT TO THE AGREEMENT "AMENDMENT NO. XXX" EFFECTIVE XXXX 2025 AND DEVELOPMENT REGULATIONS STIPULATED IN ARTICLE XX OF THE AGREEMENT.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN BERGWALD SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF BULVERDE OR COMAL COUNTY.
- THE PRIVATE STREET (LOT 900) IS AN EGTC AND DRAINAGE EASEMENT
- NO DISTURBANCE SHALL BE PERMITTED WITHIN THE RIPARIAN BUFFERS ESTABLISHED ON THIS PLAT. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
- DRIVEWAY CULVERTS ARE REQUIRED AT ALL DRIVEWAY CROSSINGS OF A ROADSIDE CHANNEL. DRIVEWAY CULVERTS MUST BE APPROPRIATELY SIZED TO CONVEY DRAINAGE WITHOUT BACKUPING UP DRAINAGE UPSTREAM OF THE CULVERT.
- A 20' PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) IS PRESENT ALONG THE ROAD FRONTAGE OF EACH LOT. TOTAL LINEAR FEET OF STREETS = 8901 L.F.
- LOT 900 (PRIVATE STREET RIGHT-OF-WAY) CONTAINS 11.82 ACRES OF LAND.



LOCATION MAP
NOT-TO-SCALE

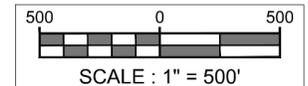


Engineering & Design

NEW BRAUNFELS

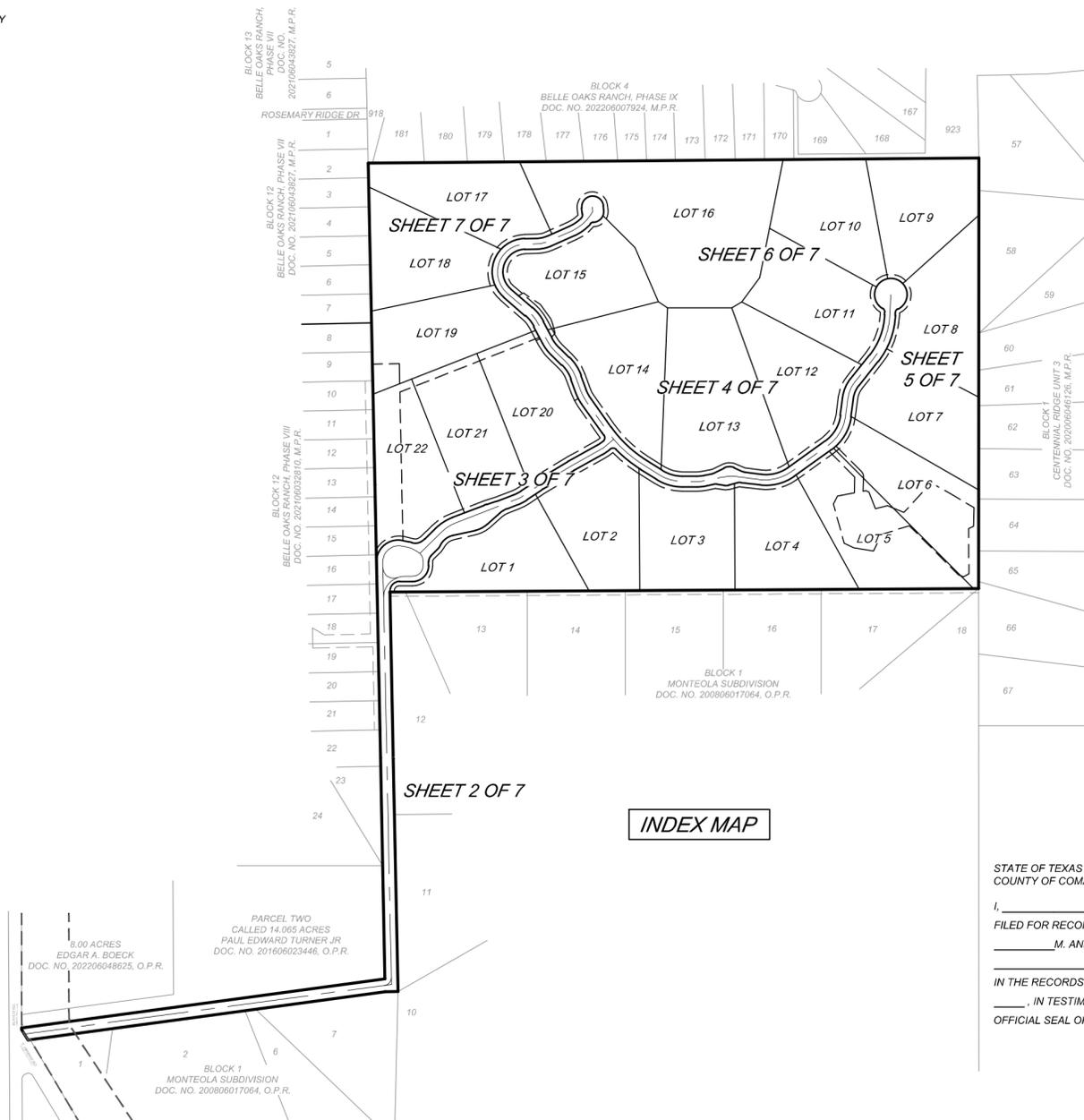
640 North Walnut Ave.
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909 TBPLS Firm#: 10194550

www.colliersengineering.com



LEGEND

- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
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- VAR. = VARIABLE
- VOL. = VOLUME
- PG. = PAGE
- 970 — = EXISTING MAJOR CONTOURS
- — — = EXISTING MINOR CONTOURS



STATE OF TEXAS
COUNTY OF COMAL

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

PREPARED: APRIL, 2025

PAGE 1 OF 7

SEE PAGE 1 OF 7 FOR PLATTING NOTES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE PAGE 6 OF 7 FOR LINE AND CURVE TABLES

PRELIMINARY PLAT OF BERGWALD SUBDIVISION

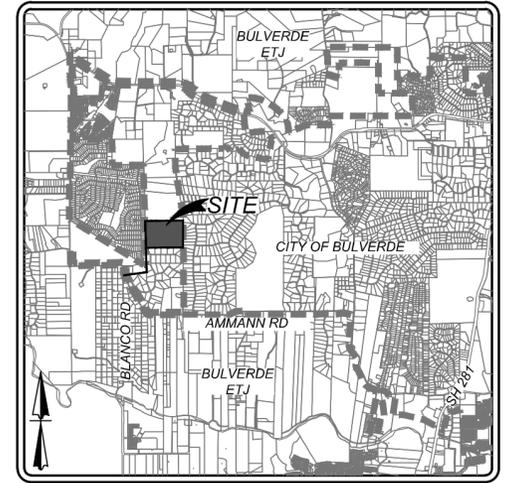
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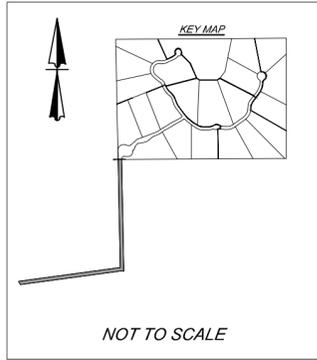
Engineering & Design

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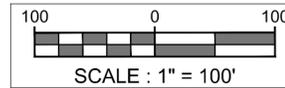
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640 North Walnut Ave.
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COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909 TBPLS Firm#: 10194650



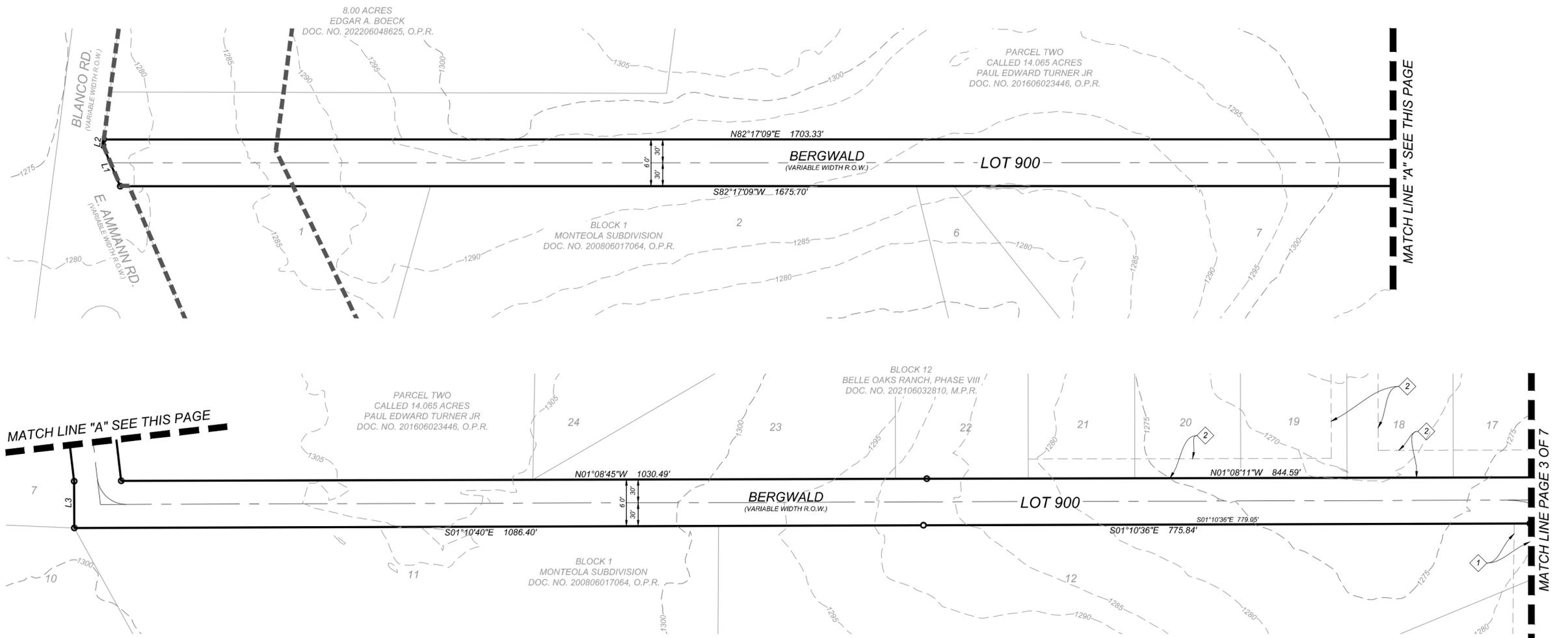
LOCATION MAP
NOT-TO-SCALE



NOT TO SCALE



SCALE : 1" = 100'



MATCH LINE "A" SEE THIS PAGE

MATCH LINE "A" SEE THIS PAGE

7

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23

22

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MATCH LINE PAGE 3 OF 7



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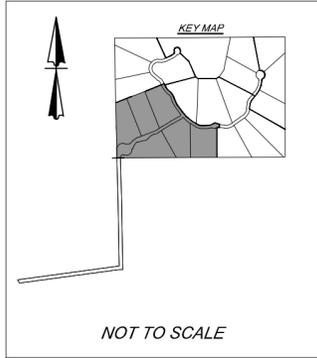
KEYNOTES

- ① 20' PUBLIC UTILITY & DRAINAGE EASEMENT
- ② VARIABLE WIDTH DRAINAGE EASEMENT
- ③ GRADING & WALL EASEMENT
- ① 20' PUBLIC UTILITY EASEMENT (MONTEOLA SUBDIVISION DOC. # 200806017064 O.P.R.C.C.T.)
- ② VARIABLE WIDTH DRAINAGE EASEMENT (BELLE OAKS RANCH, PHASE VIII DOC. # 202106032810 M.P.R.)

SEE PAGE 1 OF 7 FOR PLATTING NOTES

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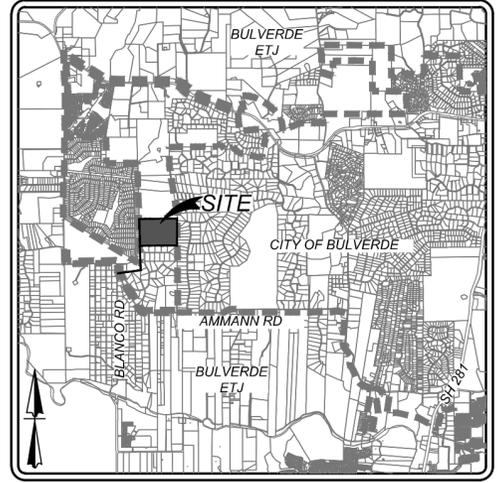
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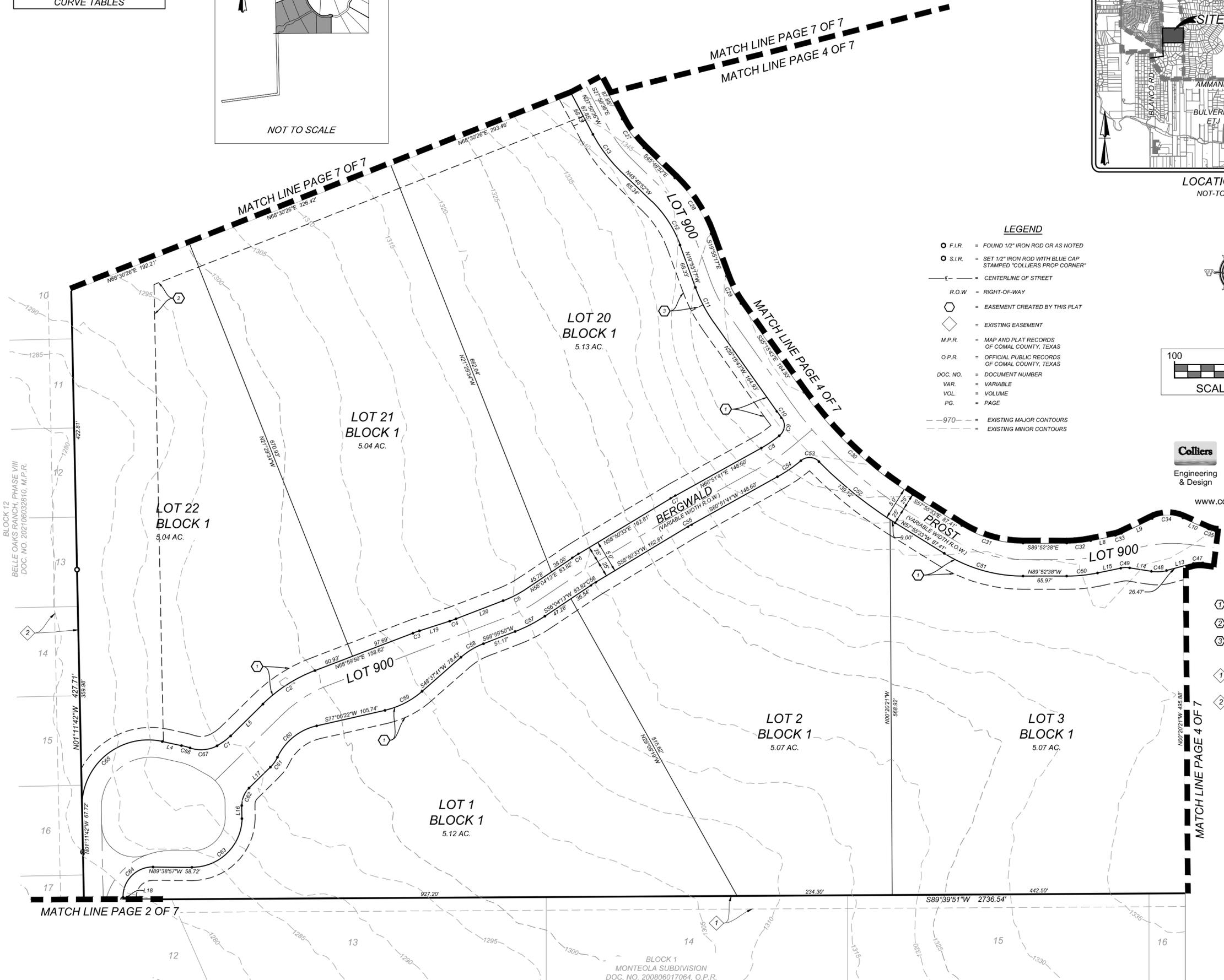
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LOCATION MAP NOT-TO-SCALE



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SCALE: 1" = 100'



Engineering & Design

NEW BRAUNFELS
 640 North Walnut Ave.
 Suite 1101
 New Braunfels, TX 78130
 Phone: 830.220.6042
 COLLIER'S ENGINEERING & DESIGN, INC.
 TBPE Firm#: F-14909 TBPLS Firm#: 10194560

www.colliersengineering.com

KEYNOTES

- ① 20' PUBLIC UTILITY & DRAINAGE EASEMENT
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BLOCK 12 BELLE OAKS RANCH, PHASE VIII DOC. NO. 202106032810, M.P.R.

MATCH LINE PAGE 2 OF 7

MATCH LINE PAGE 7 OF 7

MATCH LINE PAGE 7 OF 7
MATCH LINE PAGE 4 OF 7

MATCH LINE PAGE 4 OF 7

MATCH LINE PAGE 4 OF 7

BLOCK 1 MONTEOLA SUBDIVISION DOC. NO. 200806017064, O.P.R.

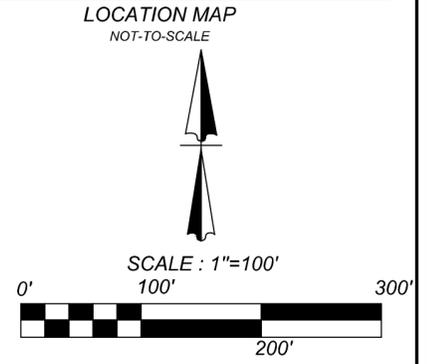
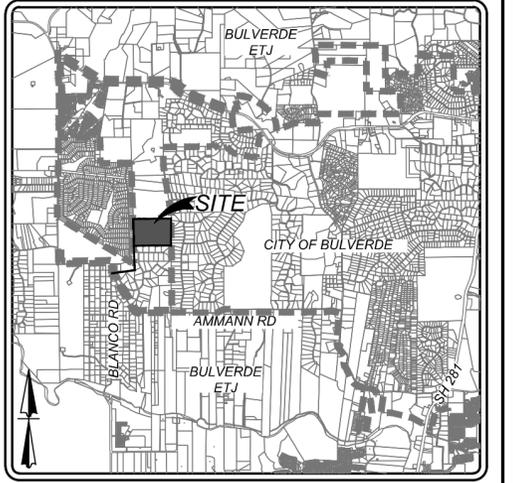
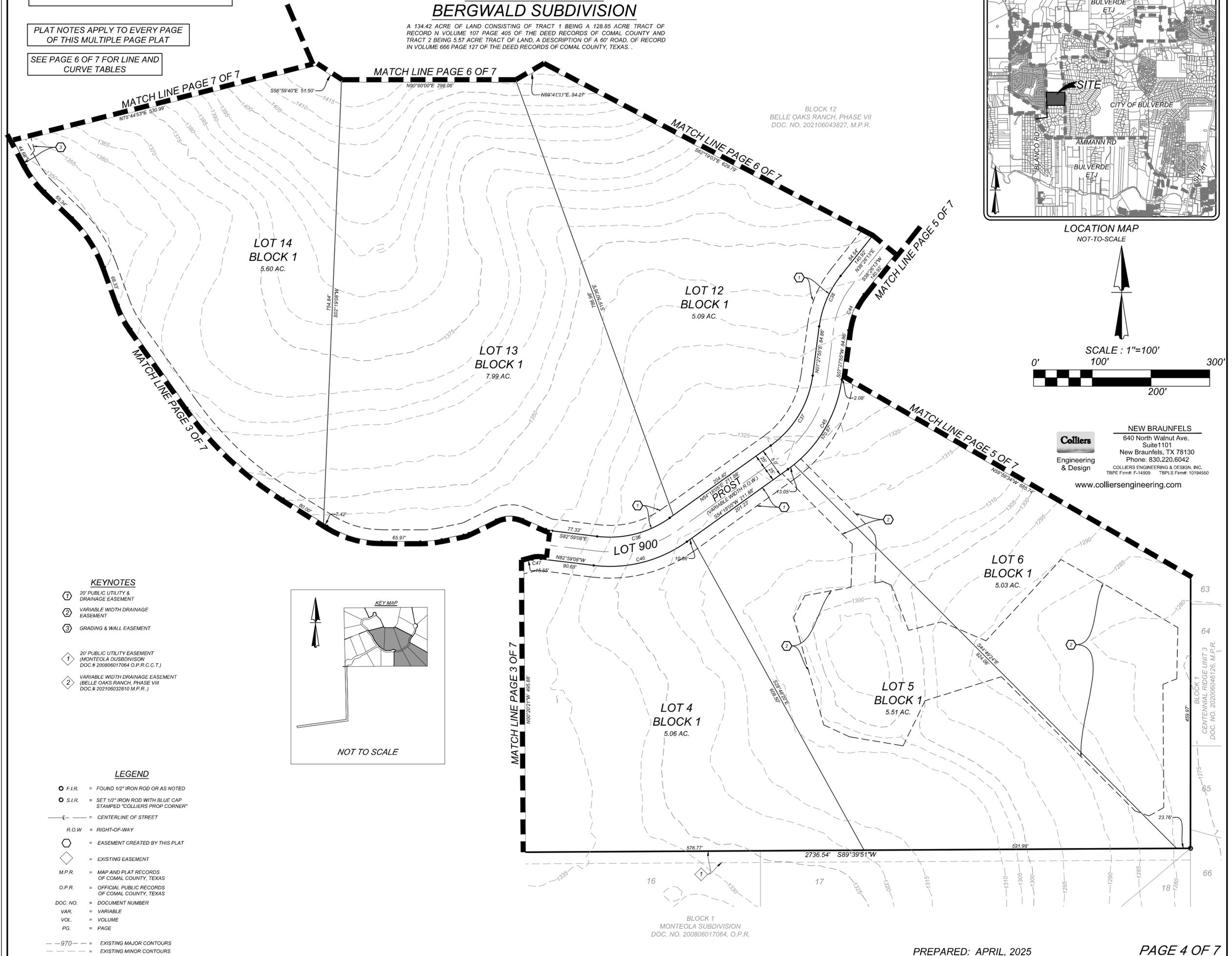
SEE PAGE 1 OF 7 FOR PLATTING NOTES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE PAGE 6 OF 7 FOR LINE AND CURVE TABLES

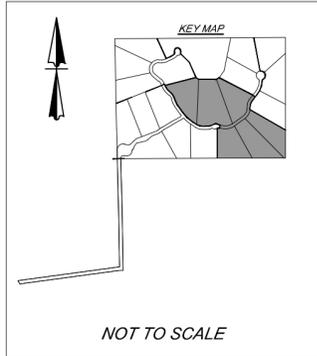
PRELIMINARY PLAT OF BERGWALD SUBDIVISION

A 134.42 ACRE OF LAND CONSISTING OF TRACT 1 BEING A 128.85 ACRE TRACT OF RECORD IN VOLUME 107 PAGE 405 OF THE DEED RECORDS OF COMAL COUNTY AND TRACT 2 BEING 5.57 ACRE TRACT OF LAND, A DESCRIPTION OF A 60' ROAD, OF RECORD IN VOLUME 666 PAGE 127 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS.



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 COLLIER'S ENGINEERING & DESIGN, INC.
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- LEGEND**
- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
 - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
 - +— CENTERLINE OF STREET
 - R.O.W. = RIGHT-OF-WAY
 - ⬡ = EASEMENT CREATED BY THIS PLAT
 - ◊ = EXISTING EASEMENT
 - M.P.R. = MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
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 - - - 970 - - - EXISTING MAJOR CONTOURS
 - - - - - EXISTING MINOR CONTOURS

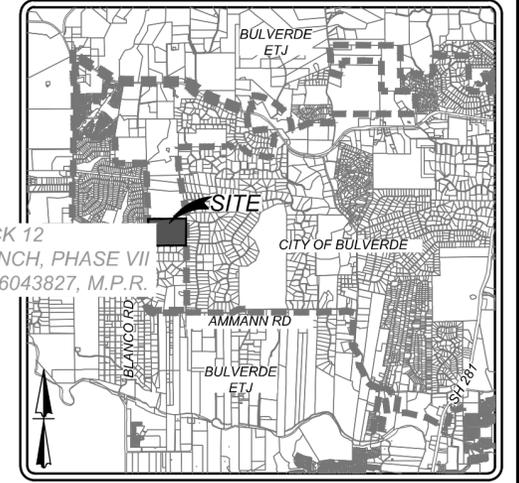
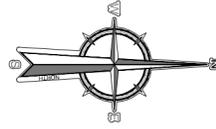
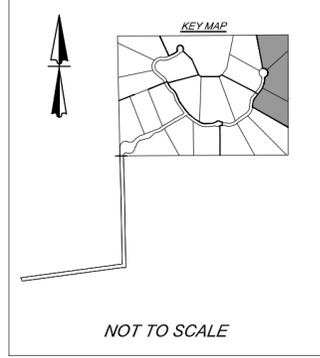
SEE PAGE 1 OF 7 FOR PLATTING NOTES

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SEE PAGE 6 OF 7 FOR LINE AND CURVE TABLES

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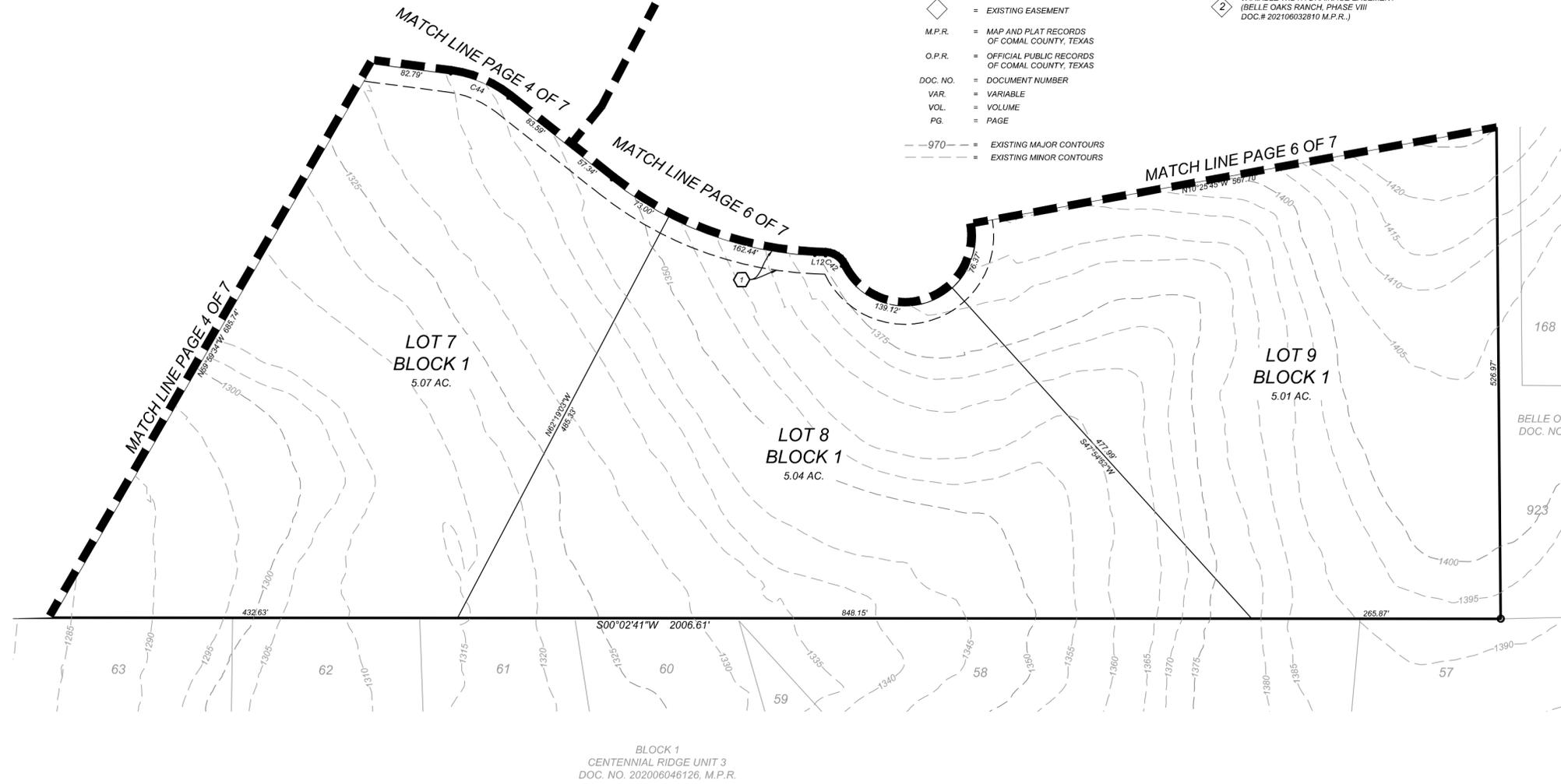


BLOCK 12
BELLE OAKS RANCH, PHASE VII
DOC. NO. 202106043827, M.P.R.

LOCATION MAP
NOT-TO-SCALE

NEW BRAUNFELS
640 North Walnut Ave.
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BLOCK 1
CENTENNIAL RIDGE UNIT 3
DOC. NO. 202006046126, M.P.R.

BLOCK 4
BELLE OAKS RANCH, PHASE IX
DOC. NO. 202206007924, M.P.R.

SEE PAGE 1 OF 7 FOR PLATTING NOTES

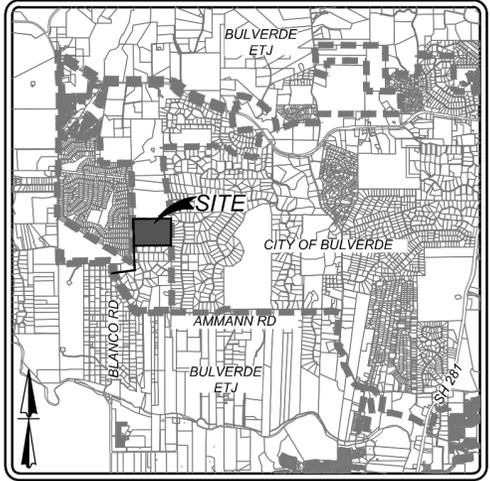
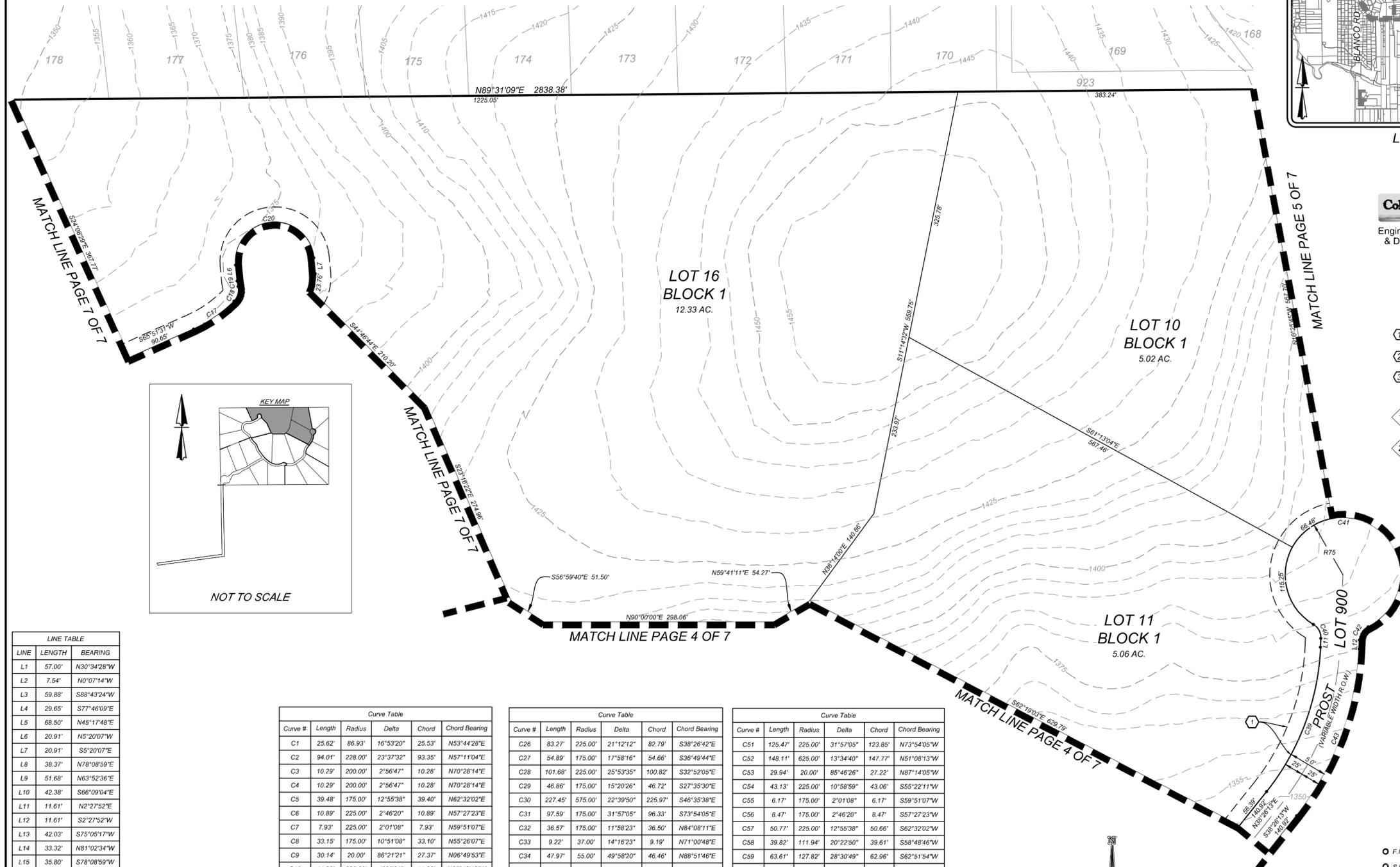
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE PAGE 6 OF 7 FOR LINE AND CURVE TABLES

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BLOCK 4
BELLE OAKS RANCH, PHASE IX
DOC. NO. 202206007924, M.P.R.

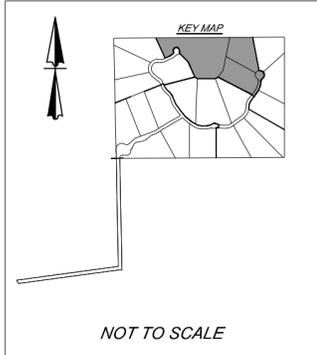


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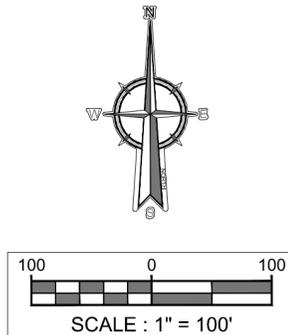


LINE	LENGTH	BEARING
L1	57.00'	N30°34'28"W
L2	7.54'	N0°07'14"W
L3	59.88'	S88°43'24"W
L4	28.65'	S77°46'09"E
L5	68.50'	N45°17'48"E
L6	20.91'	N5°20'07"E
L7	20.91'	S5°20'07"E
L8	38.37'	N78°08'59"E
L9	51.68'	N63°52'36"E
L10	42.38'	S66°09'04"E
L11	11.61'	N2°27'52"E
L12	11.61'	S2°27'52"W
L13	42.03'	S75°05'17"W
L14	33.32'	N81°02'34"W
L15	35.80'	S78°08'59"W
L16	19.77'	S0°12'35"E
L17	45.23'	S45°22'49"W
L18	3.21'	S1°10'36"E
L19	48.07'	N71°56'38"E
L20	76.31'	N68°59'50"E

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	25.62'	86.93'	16°53'20"	25.53'	N53°44'28"E
C2	94.01'	228.00'	23°37'32"	93.35'	N57°11'04"E
C3	10.29'	200.00'	2°56'47"	10.28'	N70°28'14"E
C4	10.29'	200.00'	2°56'47"	10.28'	N70°28'14"E
C5	39.48'	175.00'	12°55'38"	39.40'	N62°32'02"E
C6	10.89'	225.00'	2°46'20"	10.89'	N57°27'23"E
C7	7.93'	225.00'	2°01'08"	7.93'	N59°51'07"E
C8	33.15'	175.00'	10°51'08"	33.10'	N55°26'07"E
C9	30.14'	20.00'	86°21'21"	27.37'	N06°49'53"E
C10	11.83'	625.00'	1°05'04"	11.83'	N35°48'16"W
C11	60.24'	225.00'	15°20'26"	60.06'	N27°35'30"W
C12	79.09'	175.00'	25°53'35"	78.41'	N32°52'05"W
C13	70.57'	225.00'	17°58'16"	70.28'	N36°49'44"W
C14	64.76'	175.00'	21°12'12"	64.39'	N38°26'42"W
C15	372.33'	155.00'	137°37'59"	289.05'	N19°46'12"E
C16	49.58'	125.00'	22°43'40"	49.26'	N77°13'21"E
C17	64.03'	175.00'	20°57'55"	63.68'	N55°22'34"E
C18	20.48'	20.00'	88°40'23"	19.60'	N15°33'25"E
C19	7.52'	51.00'	8°26'40"	7.51'	N09°33'27"W
C20	160.22'	51.00'	180°00'00"	102.00'	N84°39'53"E
C21	82.13'	51.00'	92°15'47"	73.54'	S40°47'47"W
C22	15.74'	20.00'	45°06'06"	15.34'	S64°22'38"W
C23	94.37'	225.00'	24°01'57"	93.68'	S53°50'33"W
C24	69.42'	175.00'	22°43'40"	68.96'	S77°13'21"W
C25	252.23'	105.00'	137°37'59"	195.81'	S19°46'12"W

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C26	83.27'	225.00'	21°12'12"	82.79'	S38°26'42"E
C27	54.89'	175.00'	17°58'16"	54.66'	S36°49'44"E
C28	101.68'	225.00'	25°53'35"	100.82'	S32°52'05"E
C29	46.86'	175.00'	15°20'26"	46.72'	S27°35'30"E
C30	227.45'	575.00'	22°39'50"	225.97'	S46°35'38"E
C31	97.59'	175.00'	31°57'05"	96.33'	S73°54'05"E
C32	36.57'	175.00'	11°58'23"	36.50'	N84°08'11"E
C33	9.22'	37.00'	14°16'23"	9.19'	N71°00'48"E
C34	47.97'	55.00'	49°58'20"	46.46'	N88°51'46"E
C35	10.87'	37.00'	16°50'04"	10.83'	S74°34'06"E
C36	130.46'	175.00'	42°42'47"	127.46'	N75°39'28"E
C37	143.05'	175.00'	46°50'10"	139.10'	N30°53'00"E
C38	94.60'	175.00'	30°58'19"	93.45'	N22°57'04"E
C39	204.05'	325.00'	35°58'22"	200.71'	N20°27'02"E
C40	21.55'	20.00'	61°43'35"	20.52'	N28°23'56"W
C41	397.22'	75.00'	303°27'09"	71.05'	S87°32'08"E
C42	21.55'	20.00'	61°43'35"	20.52'	S33°19'39"W
C43	235.44'	375.00'	35°58'22"	231.59'	S20°27'02"W
C44	67.57'	125.00'	30°58'19"	66.75'	S22°57'04"W
C45	183.93'	225.00'	46°50'10"	178.85'	S30°53'00"W
C46	167.73'	225.00'	42°42'47"	163.88'	S75°39'28"W
C47	14.16'	37.00'	21°55'35"	14.07'	S86°03'04"W
C48	22.91'	55.00'	23°52'09"	22.75'	S87°01'21"W
C49	13.44'	37.00'	20°48'26"	13.36'	S88°33'12"W
C50	47.02'	225.00'	11°58'23"	46.93'	S84°08'11"W

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C51	125.47'	225.00'	31°57'05"	123.85'	N73°54'05"W
C52	148.11'	625.00'	13°34'40"	147.77'	N51°08'13"W
C53	29.94'	20.00'	65°46'26"	27.22'	N87°14'05"W
C54	43.13'	225.00'	10°58'59"	43.06'	S55°22'11"W
C55	6.17'	175.00'	2°01'08"	6.17'	S59°51'07"W
C56	8.47'	175.00'	2°46'20"	8.47'	S57°27'23"W
C57	50.77'	225.00'	12°55'38"	50.66'	S62°32'02"W
C58	39.82'	111.94'	20°22'50"	39.61'	S58°48'46"W
C59	63.61'	127.82'	28°30'49"	62.96'	S62°51'54"W
C60	78.54'	86.61'	51°57'19"	75.87'	S51°15'15"W
C61	18.48'	53.00'	19°58'41"	18.39'	S35°23'28"W
C62	29.47'	36.16'	46°42'05"	28.66'	S22°35'23"W
C63	117.07'	75.00'	89°25'57"	105.54'	S45°38'04"W
C64	71.89'	45.00'	91°31'38"	64.48'	S44°35'13"W
C65	180.51'	100.00'	103°25'33"	156.98'	N50°31'05"E
C66	13.53'	125.00'	6°12'00"	13.52'	S74°40'08"E
C67	41.97'	52.00'	46°14'44"	40.84'	N85°16'30"E



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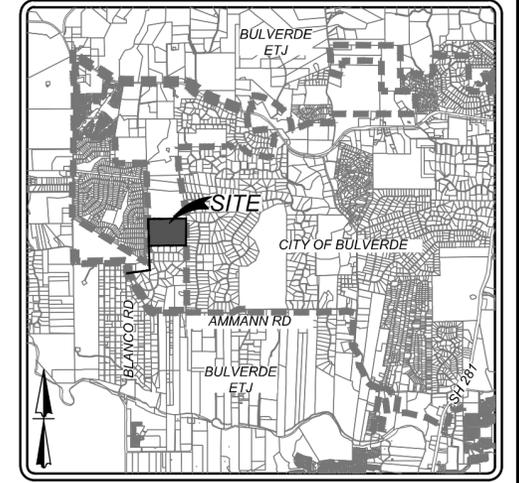
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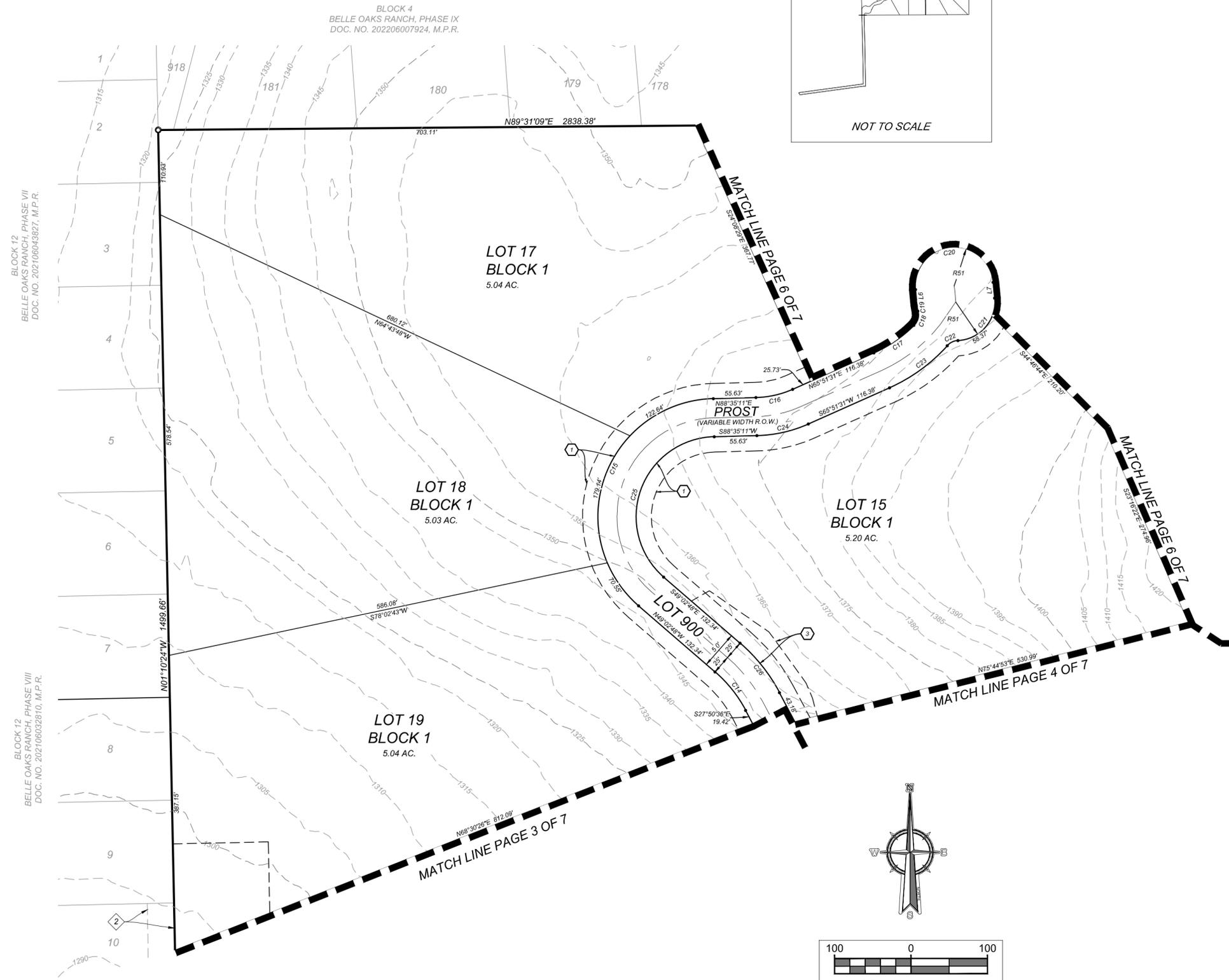
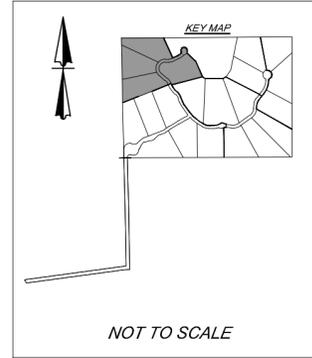
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