



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: Goldsmith Phase 2 Unit No _____
Location Description/Nearest Intersection: Approximately 1 mile west on the intersection at East Ammann Road and Bulverde Rd.

2. Owner/Applicant: BBI Goldsmith 2021 LP
Address: 11 Lynn Batts Lane #100, San Antonio, TX 78218 Email: ben@bitterblue.com
Telephone: 210-849-7535 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): Matt Hubble (MatkinHoover Engineering)
Address: 8 Spencer Rd, Ste 100 | Boerne, TX 78006 Email: mhubble@matkinhoover.com
Telephone: (830)-249-0600 Fax: N/A Mobile: (210)-260-9999

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In <input type="checkbox"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>On Site Septic</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>42</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>55.79</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	_____		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>R2,R3,O</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

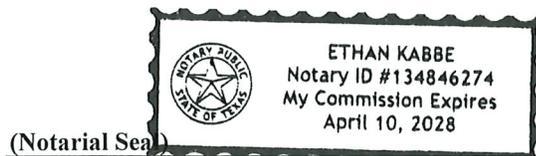
[Signature]
Signature of Owner/Applicant

4-15-2025
Date

State of Texas
County of Bexar

This instrument was acknowledged before me on the 15th day of April, 2025, by

Scott Teeter (name of property owner).



[Signature]
Notary Public's Signature

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, Scott Teeter, owner of the property, described in this application, authorize Matkin Hoover Engineering & Surveying (name) to apply for a Preliminary Plat on my/our behalf of the property.

The Additional Applicant's information is:

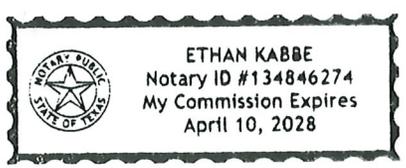
Company: MatkinHoover Engineering & Surveying
Contact Name: Matt Hubble
Address: 8 Spencer Rd, Ste 100 | Boerne, TX 78006

Signature of Owner/Applicant (with handwritten signature)

Date 4-15-2025

STATE OF TEXAS
COUNTY OF Bexar

This instrument was acknowledged before me on the 15th day of April, 2025, by Scott Teeter (name of property owner).



Notary Public's Signature (with handwritten signature)

(Notarial Seal)

Submittal Format: 2

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



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**
 - \$1250.00 + \$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

- 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)
- A digital copy of the Utility Layout showing all proposed utilities and easements
- A digital copy of the Traffic Impact Analysis

Submittal Format:

3

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

- 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
- 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
- A digital copy of the Slope Map
- 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
 - Gas Utility
 - Public Water System
 - Public Sewer System
 - Telephone Utility
 - Cable TV Utility
 - United States Postal Service
 - Emergency Services
 - TxDOT
 - 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
- 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
- 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
- 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.
- A digital copy of Lienholder's acknowledgement (if applicable)

Submittal Format:

4

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

NOTES:

1. ACREAGE OF SUBDIVISION = 55.33 ACRES, THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 1.32 AC/LOT.
 2. NO LOTS IN PHASE 2 ARE ENROACHED 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 WITHIN THE SUBDIVISION.
 8. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH 1/2" IRON RODS WITH MATKIN/HOOVER CAP.
 9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983, SURFACE ADJUSTMENT FACTOR 1.00013. DISTANCES SHOWN HEREON ARE GRID UNITS. VERTICAL DATUM IS BASED ON NAVD83.
 10. THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE, NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE CONTRIBUTION ZONE PLAN (CZP) IN WRITING.
 11. UNLESS SHOWN OTHERWISE, A TWENTY (20) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG THE FRONT PROPERTY LINE OF ALL LOTS IN THIS SUBDIVISION AS DEPICTED ON THE TYPICAL LOT EASEMENTS' DETAIL HERON, 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 AS DEPICTED ON THE TYPICAL LOT EASEMENTS' DETAIL HERON, 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 STRUCTURES, SOLID FENCES OR WALLS, LANDSCAPING, OR OTHER OBSTRUCTIONS OR OTHER TYPES OF MODIFICATIONS OF ANY KIND WHICH ALTER THE CROSS SECTIONS OR DECREASE HYDRAULIC CAPACITY THE DRAINAGE CHANNELS OR NATURAL DRAINAGE LOWS SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
 15. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANKS FIELDS, ETC.) GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
 16. A DEVELOPMENT AGREEMENT FOR GOLDSMITH WAS EXECUTED ON OCTOBER 13, 2015 AND RECORDED AS DOCUMENT NO. 201606017213 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY. THE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE ORDINANCE IN EFFECT AT THE TIME OF THE DEVELOPMENT AGREEMENT EXECUTION. AMENDMENT NO. 1 TO THIS DEVELOPMENT AGREEMENT WAS RECORDED ON SEPTEMBER 5, 2018, AND RECORDED AS DOCUMENT NO. 201806035064, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. AMENDMENT NO. 2 TO THIS DEVELOPMENT AGREEMENT WAS RECORDED ON JANUARY 8, 2021, AND RECORDED AS DOCUMENT NO. 202106001536, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
 17. IT IS HEREBY UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ALL NECESSARY APPURTENANCES, WHETHER THESE IMPROVEMENTS ARE INSTALLED UNDERGROUND, OVERHEAD, AND/OR ON THE SURFACE OF THE GROUND WITHIN THE PUBLIC UTILITY EASEMENTS DEDICATED ON THIS PLAT. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN IN A PUBLIC UTILITY EASEMENT AREA WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SAID PUBLIC UTILITIES. THE PUBLIC UTILITY EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR PUBLIC UTILITY PURVEYOR IS RESPONSIBLE. PUBLIC UTILITY PURVEYORS AND THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS FROM PRIVATE ROADS AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ANY AND ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY CAUSE INTERFERENCE WITH THE OPERATION OF SAID PUBLIC UTILITY FACILITIES.
 18. THE CITY OF BULVERDE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, RECREATION AREAS AND OPEN SPACES, THE SUBDIVISION PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, ROADS, DRIVES, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF BULVERDE, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS NOTE.
 19. SPECIAL LOT DEDICATION/DESIGNATION:
 - 19.1. LOTS 906 & 907 ARE DESIGNATED AS OPEN SPACE / DRAINAGE LOTS AND IS HEREBY OWNED AND MAINTAINED BY THE POA.
 - 19.2. LOT 1002 IS HEREBY DESIGNATED AS PRIVATE STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT, AND SHALL BE OWNED AND MAINTAINED BY THE POA.
 20. 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 AGENTS 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.
 21. A DRIVEWAY CULVERT IS REQUIRED FOR ALL DRIVEWAYS WHERE DRAINAGE CONVEYANCE ACROSS THE DRIVEWAY IS REQUIRED.
 22. 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 UNDESPIRED STORMWATER DISCHARGE WITHIN THE LOT.
 23. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHALL 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 SHALL 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.
 24. DRIVEWAYS SHALL TAKE ACCESS OFF OF INTERNALLY PLATTED ROADS.
 25. 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.
 26. GOLDSMITH PHASE 2 DRAINAGE DESIGN WAS BASED ON AN AVERAGE IMPERVIOUS COVER OF 10.229 SF RESIDENTIAL LOT. ALL LOTS THAT CONSTRUCT MORE THAN 10,229 SF PER RESIDENTIAL LOT MAY BE SUBJECT TO ADDITIONAL DRAINAGE ANALYSIS AND DETENTION REQUIREMENTS. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOME SITE, THE IMPERVIOUS COVER PERMITTED INCREASES BY 10,229 SF FOR EACH LOT COMBINED.
- PEDERNALES ELECTRIC NOTES:**
1. ANY PEC MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF PEC EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 2. PEDERNALES ELECTRIC COOPERATIVE, INC. (PEC) AS PART OF ITS ELECTRIC SYSTEM ARE HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERRECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW: 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.

PRELIMINARY PLAT FOR GOLDSMITH, PHASE 2

A 55.33 ACRE TRACT OF LAND, LOCATED IN THE G. HERRERA SURVEY NO. 192, ABSTRACT 206, THE F. SCHAFER SURVEY NO. 570, ABSTRACT 563 AND THE W. BEARD SURVEY, ABSTRACT 49, COMAL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 497.85 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 202106023814 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

NEW RESIDENTIAL LOTS: 42

I, **KENNETH B. KOLACNY**, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT NO PORTION OF PHASE I IS ENCRACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 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____.

KENNETH 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 §

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 THE USE OF THE PUBLIC FOREVER AL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

BBI GOLDSMITH 2021, LP
C/O BEN BUNKER
11 LYNN BATTS #100
SAN ANTONIO, TEXAS 78218

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 **GOLDSMITH, PHASE 2** 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.

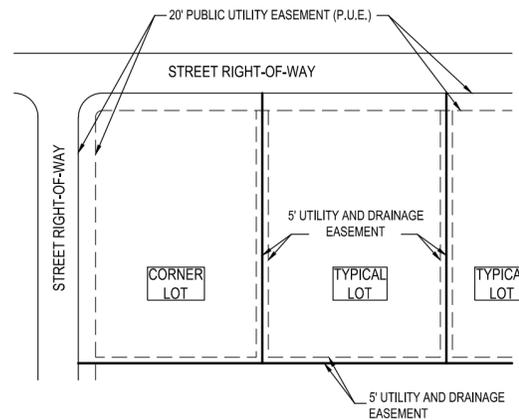
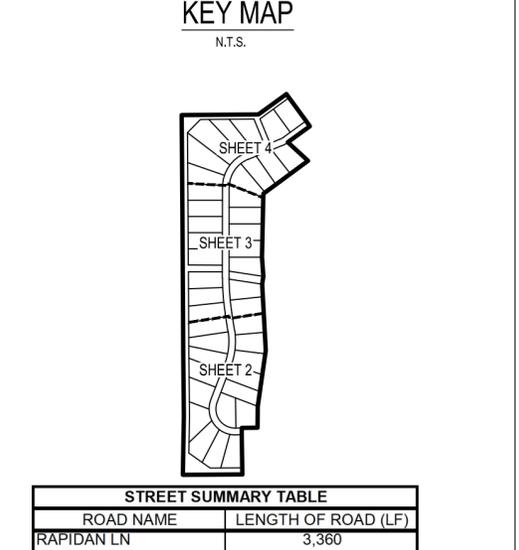
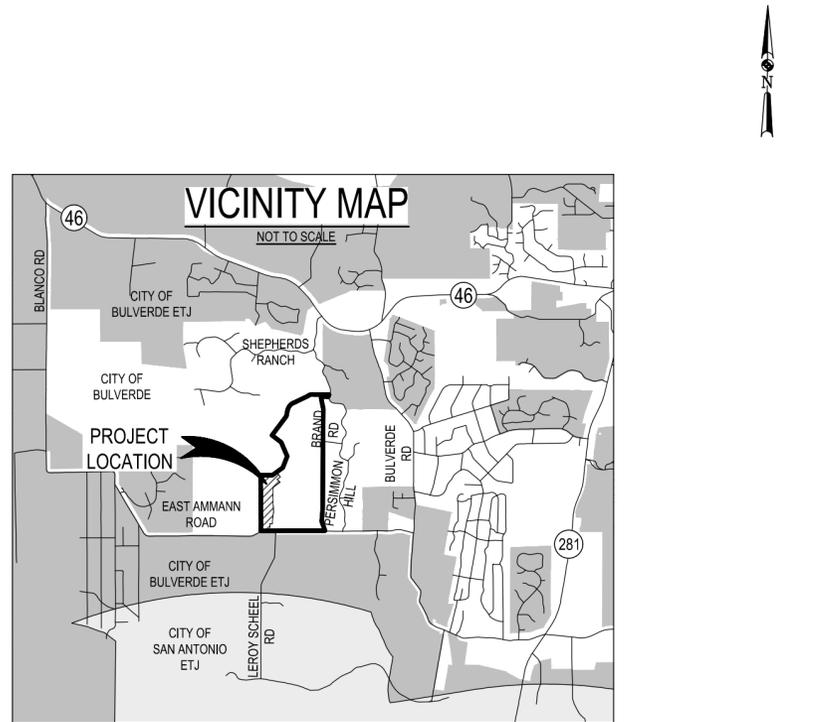
DATED THIS ____ DAY OF _____, YEAR _____

BY: _____
CHAIRPERSON

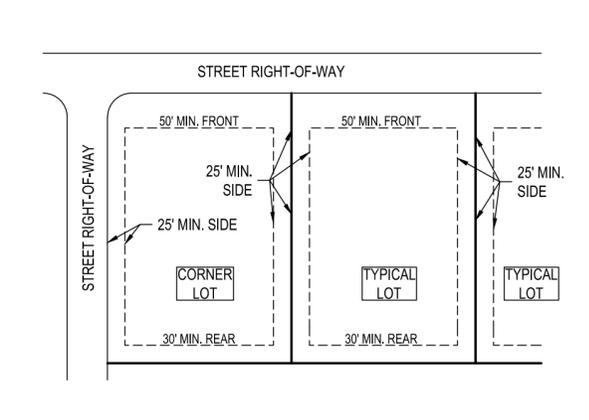
THIS PLAT OF **GOLDSMITH, PHASE 2** WAS FILED WITH THE CITY OF BULVERDE, TEXAS ON THE ____ DAY OF _____, 20____. THE CITY COUNCIL OF THE CITY OF BULVERDE FAILED TO ACT UPON SUCH PLAT WITHIN THE TIME PERIOD PRESCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THIS ____ DAY OF _____, YEAR _____

BY: _____
PLANNING DIRECTOR



TYPICAL LOT EASEMENTS
NOT TO SCALE (ESTABLISHED ON ALL LOTS)



BUILDING SETBACKS
NOT TO SCALE (ESTABLISHED ON ALL LOTS)

OWNER/DEVELOPER: BBI GOLDSMITH 2021, LP C/O BEN BUNKER 11 LYNN BATTS LANE #100 SAN ANTONIO, TEXAS 78218 D: (210) 849-7535 BEN@BITTERBLUE.COM	SURVEYOR: MATKINHOOVER 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: MATKINHOOVER ENGINEERING & SURVEYING C/O KENNETH B. KOLACNY, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 KKLACNY@MATKINHOOVER.COM	SUBMITTAL DATE: APRIL 25, 2025 PRINT/REVISION DATE: APRIL 25, 2025 MHE JOB NO. - 3219.02 MHS JOB NO. - 21-4025
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MATKINHOOVER
ENGINEERING & SURVEYING

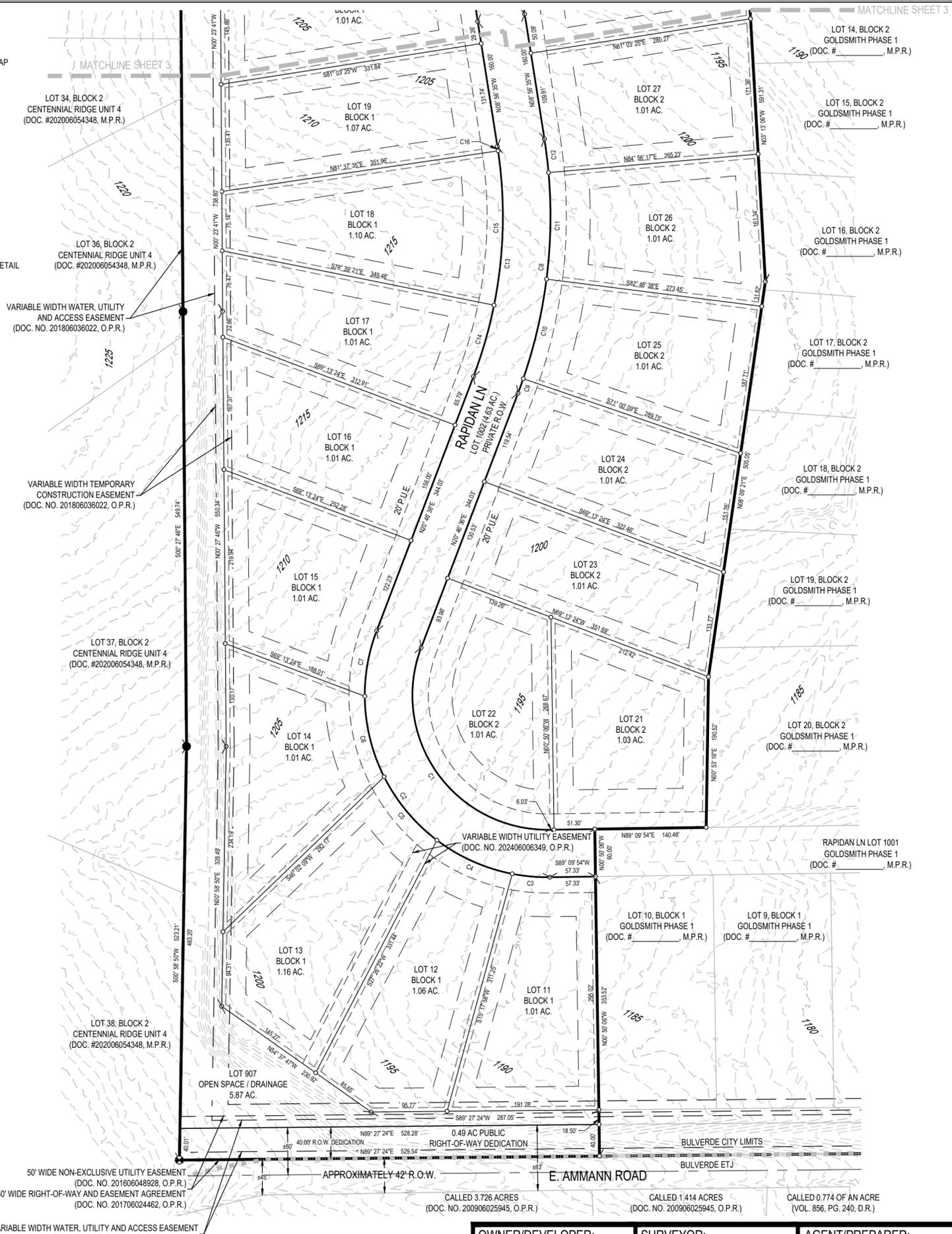
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600
CONTACT@MATKINHOOVER.COM

3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512.866.2244

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

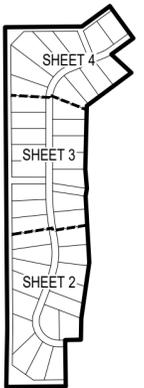
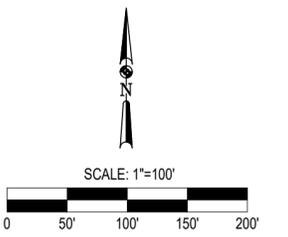
LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- ⊗ FOUND PK NAIL WITH METAL WASHER STAMPED "JONES CARTER"
- FOUND 1/2" IRON ROD
- ⊕ FOUND 1" IRON ROD
- P.U.E. 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
- TEMPORARY CONSTRUCTION EASEMENT
- - - UTILITY EASEMENT
- ▬ BULVERDE CITY LIMITS LINE
- ▬ 5' UTILITY & DRAINAGE EASEMENT (TYP.)
- SEE SHEET 1 FOR TYPICAL LOT EASEMENTS DETAIL



MATCHLINE SHEET 3

MATCHLINE SHEET 3



AREA MAP

FINISHED FLOOR ELEVATIONS
 IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHALL 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 SHALL 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.

PRELIMINARY SUBDIVISION PLAT GOLDSMITH, PHASE 2

OWNER/DEVELOPER: BBI GOLDSMITH 2021, LP C/O BEN BUNKER 11 LYNN BATTS LANE #100 SAN ANTONIO, TEXAS 78218 D: (210) 849-7535 BEN@BITTERBLUE.COM	SURVEYOR: MATKINHOOVER 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: MATKINHOOVER ENGINEERING & SURVEYING C/O KENNETH 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) 866-2244

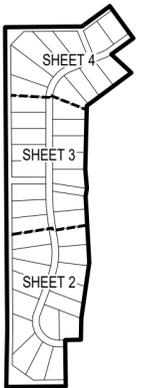
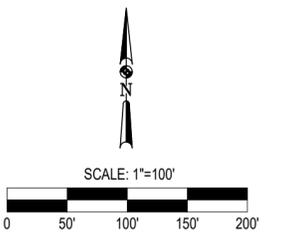
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

SUBMITTAL DATE: APRIL 25, 2025
 PRINT/REVISION DATE: APRIL 23, 2025

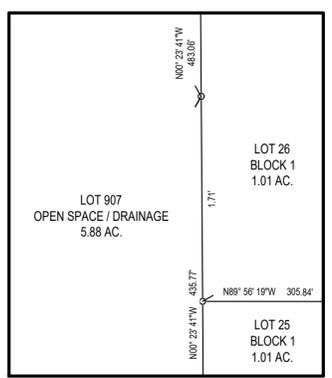
MHE JOB NO. - 3219.02
 MHS JOB NO. - 21-4025

SHEET 2 OF 4

- LEGEND**
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY," PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
 - ⊗ FOUND PK NAIL WITH METAL WASHER STAMPED "JONES CARTER"
 - FOUND 1/2" IRON ROD
 - ⊙ FOUND 1" IRON ROD
 - P.U.E. PUBLIC UTILITY EASEMENT
 - M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION (UNLESS OTHERWISE SPECIFIED)
 - O.P.R. OFFICIAL PUBLIC RECORDS
 - R.O.W. RIGHT-OF-WAY
 - N.T.S. NON TYPICAL SETBACK
 - TEMPORARY CONSTRUCTION EASEMENT
 - - - UTILITY EASEMENT
 - ▬ BULVERDE CITY LIMITS LINE
 - - - 5' UTILITY & DRAINAGE EASEMENT (TYP.)
 - - - SEE SHEET 1 FOR TYPICAL LOT EASEMENTS DETAIL



AREA MAP



DETAIL A
SCALE: 1"=1'

FINISHED FLOOR ELEVATIONS
 IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHALL 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 SHALL 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.

PRELIMINARY SUBDIVISION PLAT GOLDSMITH, PHASE 2

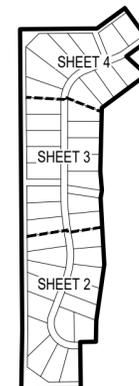
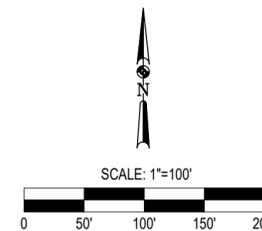
<p>OWNER/DEVELOPER: BBI GOLDSMITH 2021, LP C/O BEN BUNKER 11 LYNN BATTS LANE #100 SAN ANTONIO, TEXAS 78218 D: (210) 849-7535 BEN@BITTERBLUE.COM</p>	<p>SURVEYOR: MATKINHOOVER ENGINEERING & SURVEYING C/O KYLE PRESSLER, R.P.L.S. 8 SPENCER ROAD, SUITE 300 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 KYLE.PRESSLER@MATKINHOOVER.COM</p>	<p>AGENT/PREPARER: MATKINHOOVER ENGINEERING & SURVEYING C/O KENNETH 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>MATKINHOOVER ENGINEERING & SURVEYING</p> <p>8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 CONTACT@MATKINHOOVER.COM</p> <p>3303 SHELL ROAD SUITE 3 GEORGETOWN, TEXAS 78628 OFFICE: (512) 866-2244</p> <p>TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000</p>	<p>SUBMITTAL DATE: APRIL 25, 2025 PRINT/REVISION DATE: APRIL 23, 2025</p> <p>MHE JOB NO. - 3219.02 MHS JOB NO. - 21-4025</p> <p>SHEET 3 OF 4</p>
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LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- ⊗ FOUND PK NAIL WITH METAL WASHER STAMPED "JONES CARTER"
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- TEMPORARY CONSTRUCTION EASEMENT
- - - UTILITY EASEMENT
- ▬ BULVERDE CITY LIMITS LINE
- - - 5' UTILITY & DRAINAGE EASEMENT (TYP.)
- SEE SHEET 1 FOR TYPICAL LOT EASEMENTS DETAIL

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	170.00	331.16	111°36'42"	N35° 01' 45"W	281.23
C2	230.00	448.04	111°36'42"	N35° 01' 45"W	380.48
C3	230.00	47.79	11°54'19"	S84° 52' 57"E	47.71
C4	230.00	105.03	26°09'47"	S65° 50' 53"E	104.12
C5	230.00	105.01	26°09'36"	S39° 41' 12"E	104.10
C6	230.00	105.54	26°17'31"	S13° 27' 38"E	104.62
C7	230.00	84.67	21°05'28"	S10° 13' 52"W	84.19
C8	630.00	326.78	29°43'11"	N05° 55' 00"E	323.13
C9	630.00	19.56	1°46'44"	N19° 53' 14"E	19.56
C10	630.00	129.47	11°48'29"	N13° 06' 37"E	129.24
C11	630.00	135.08	12°17'05"	N01° 04' 50"E	134.82
C12	630.00	42.67	3°52'52"	N07° 00' 09"W	42.67
C13	570.00	295.66	29°43'11"	N05° 55' 00"E	292.36
C14	570.00	93.84	9°25'57"	N16° 03' 37"E	93.73
C15	570.00	196.16	19°43'03"	N01° 29' 07"E	195.19
C16	570.00	5.67	0°34'10"	N08° 39' 30"W	5.67
C17	1970.00	309.60	9°00'16"	N04° 26' 27"W	309.28
C18	1970.00	111.35	3°14'19"	S07° 19' 25"E	111.34

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C19	1970.00	187.04	5°26'23"	S02° 59' 04"E	186.97
C20	1970.00	11.21	0°19'34"	S00° 06' 06"E	11.21
C21	2030.00	319.03	9°00'16"	N04° 26' 27"W	318.70
C22	2030.00	100.52	2°50'14"	S07° 31' 28"E	100.51
C23	2030.00	133.22	3°45'37"	S04° 13' 33"E	133.20
C24	2030.00	85.29	2°24'26"	S01° 08' 32"E	85.28
C25	270.00	319.20	67°44'07"	N33° 55' 45"E	300.93
C26	270.00	26.93	5°42'54"	S02° 59' 08"W	26.92
C27	270.00	216.66	45°58'37"	S28° 45' 53"W	210.90
C28	270.00	75.60	16°02'36"	S59° 46' 30"W	75.36
C29	330.00	390.13	67°44'07"	N33° 55' 45"E	367.80
C30	330.00	18.50	3°12'45"	S01° 40' 04"W	18.50
C31	330.00	105.00	18°13'50"	S12° 23' 21"W	104.56
C32	330.00	105.00	18°13'50"	S30° 37' 11"W	104.56
C33	330.00	126.81	22°01'04"	S50° 44' 38"W	126.03
C34	330.00	34.81	6°02'30"	S64° 46' 29"W	34.80
C35	230.00	55.73	13°52'59"	N60° 51' 19"E	55.59
C36	170.00	41.19	13°52'59"	N60° 51' 19"E	41.09



AREA MAP



FINISHED FLOOR ELEVATIONS
 IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHALL 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 SHALL 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.

PRELIMINARY SUBDIVISION PLAT GOLDSMITH, PHASE 2

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