



# APPLICATION FOR FINAL PLAT

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

1. Name of Subdivision: Goldsmith Phase 7 (TWC Booster Station) Unit No 7  
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, Texas 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 Suite 100, Boerne, Texas 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>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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
No. of Lots:	<u>1</u>		100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>6.05</u>		Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>Medium</u>			<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>R2</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

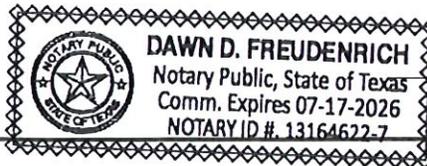
[Signature]  
Signature of Owner/Applicant

5.20.25  
Date

State of Texas  
County of Bexar

This instrument was acknowledged before me on the 20 day of May, 2025 by Scott Teuber (name of property owner).

(Notarial Seal)



[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 MatkinHoover Engineering & Surveying (name) to apply for a Final Plat on my/our behalf of the property.

The Additional Applicant's information is:

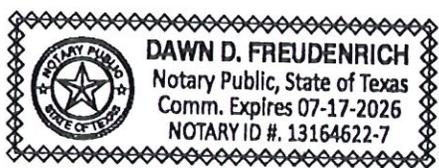
Company: MatkinHoover Engineering & Surveying
Contact Name: Matt Hubble
Address: 8 Spencer Rd Suite 100, Boerne, Texas 78006

Signature of Owner/Applicant (with handwritten signature)

Date (with handwritten date 5-20-25)

STATE OF TEXAS
COUNTY OF Bexar

This instrument was acknowledged before me on the 20 day of May, 2025, by Scott Teeter (name of property owner).



Notary Public's Signature (with handwritten signature)

(Notarial Seal)

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



## 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 = 6.06 ACRES. THE AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 6.06 AC/LOT.
2. NO LOTS IN PHASE 7 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. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH 1/2" IRON RODS WITH MATKINHOOVER CAP.
8. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4024, NORTH AMERICAN DATUM (NAD) OF 1983, SURFACE ADJUSTMENT FACTOR 1.00013.
9. 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.
10. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, AND/OR CATV LINES AND APPURTENANCES.
11. GRANTOR HEREBY DEDICATES TO THE PUBLIC UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. SPECIAL LOT DEDICATION/DESIGNATION:
  - 17.1. LOT 908 IS DESIGNATED AS AN OPEN SPACE / BUFFER LOT AND IS HEREBY OWNED AND MAINTAINED BY THE POA.
  - 17.2. LOT 501 BLOCK 1 WILL BE DEDICATED TO TEXAS WATER COMPANY.
18. 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.
19. A DRIVEWAY CULVERT IS REQUIRED FOR ALL DRIVEWAYS WHERE DRAINAGE CONVEYANCE ACROSS THE DRIVEWAY IS REQUIRED.
20. 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.
21. 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.
22. GOLDSMITH PHASE 1 DRAINAGE DESIGN WAS BASED ON AN AVERAGE IMPERVIOUS COVER OF 10.229 SF RESIDENTIAL LOT. DEVELOPMENT OF PHASE 7 DOES NOT MODIFY DRAINAGE PATTERNS APPROVED IN THE PHASE 1 DRAINAGE ANALYSIS DATED DECEMBER 19, 2023. 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.
23. TCEQ APPLIES TAC CHAPTER 290.43(B)(1)(B); NO PUBLIC WATER SUPPLY, ELEVATED STORAGE, OR GROUND STORAGE TANK SHALL BE LOCATED WITHIN 150 FEET OF ANY LAND SPRAY IRRIGATED WITH EFFLUENT FROM ONSITE SEWAGE FACILITIES. TWC WILL NOT PLACE A WATER STORAGE TANK WITHIN 15 FEET OF A PROPERTY LINE. AS A RESULT, A SANITARY SEWER SETBACK EASEMENT IS PROVIDED AT 135 (150-15) FEET FROM THE TWO LOT BOUNDARY.

PEDERNALES ELECTRIC NOTES:

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

# FINAL PLAT FOR GOLDSMITH, PHASE 7

A 6.06 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: 1

I, KENNETH B. KOLACNY, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT NO PORTION OF PHASE 7 IS ENROACHED 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.

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 ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BBI GOLDSMITH 2021, LP  
A TEXAS LIMITED PARTNERSHIP  
BY: BBI GOLDSMITH 2021, LP  
A TEXAS LIMITED PARTNERSHIP  
ITS GENERAL PARTNER

BY: \_\_\_\_\_  
BBI GOLDSMITH 2021, LP  
NAME: SCOTT TEETER  
TITLE AUTHORIZED PERSON

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\_\_\_\_.

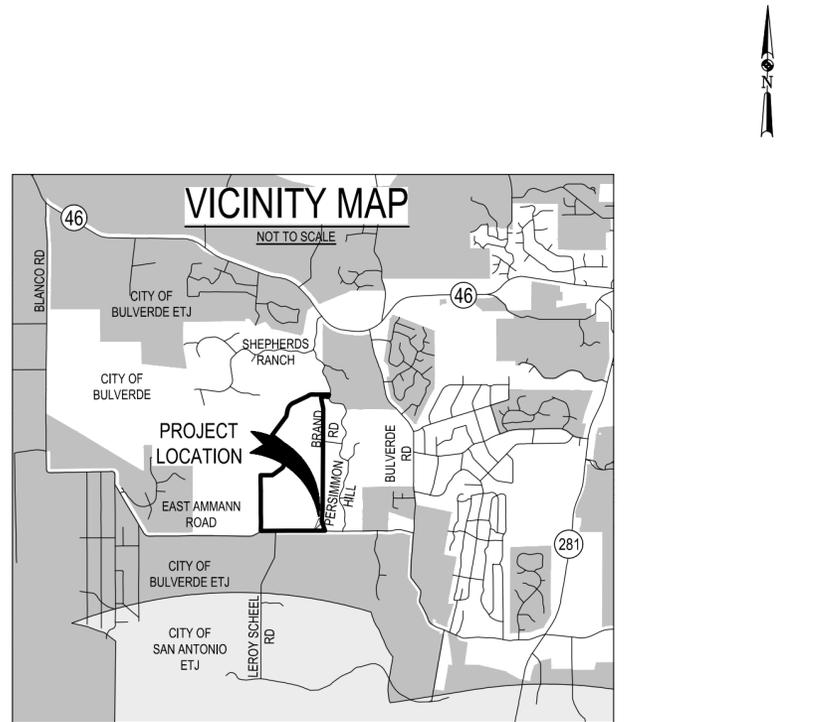
COUNTY CLERK  
COMAL COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY TO COUNTY CLERK

THIS PLAT OF GOLDSMITH, PHASE 7 WAS FILED WITH THE CITY OF BULVERDE, TEXAS ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. THE CITY COUNCIL OF THE CITY OF BULVERDE FAILED TO ACT UPON SUCH PLAT WITHIN THE TIME PERIOD PRESCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

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

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



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

**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

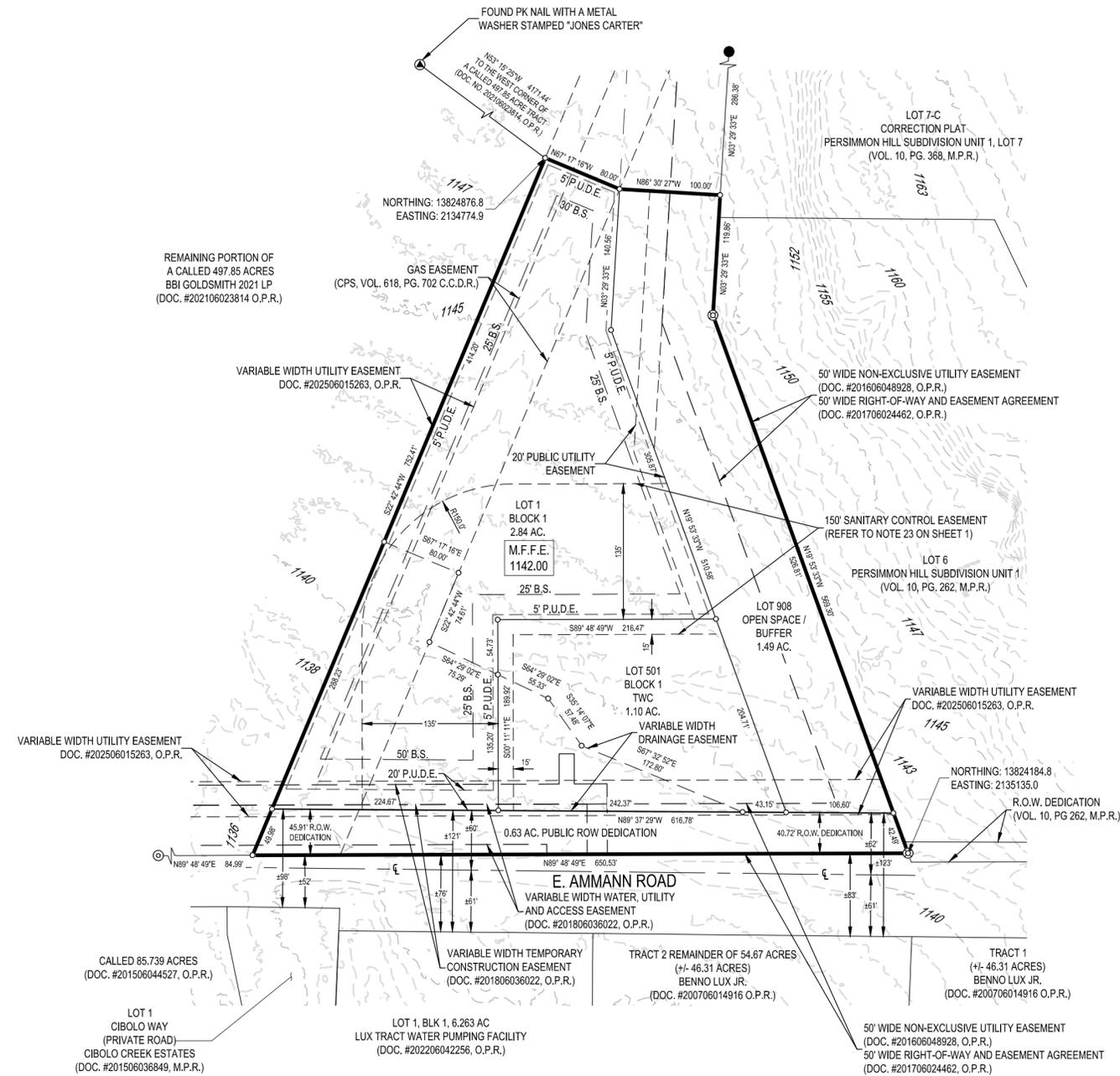
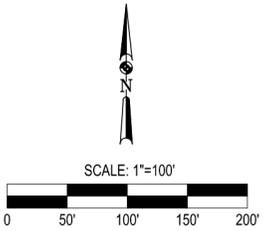
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

SUBMITTAL DATE: JUNE 6, 2025  
PRINT/REVISION DATE:

MHE JOB NO. - 3219.01.04  
MHS JOB NO. - 21-4025

**LEGEND**

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- ⊗ SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY"
- FOUND 1/2" IRON ROD WITH A PINK PLASTIC CAP STAMPED "6418"
- ⊙ FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- ⊕ FOUND PK NAIL WITH A METAL WASHER STAMPED "JONES CARTER"
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
- O.P.R. OFFICIAL PUBLIC RECORDS
- R.O.W. RIGHT-OF-WAY
- B.S. BUILDING SETBACK
- ℓ ROAD CENTERLINE
- TEMPORARY CONSTRUCTION EASEMENT
- - - UTILITY EASEMENT
- ▬ BULVERDE CITY LIMITS LINE
- - - 5' UTILITY & DRAINAGE EASEMENT (TYP.)



**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.

# FINAL SUBDIVISION PLAT GOLDSMITH, PHASE 7

<p><b>OWNER/DEVELOPER:</b>                  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><b>SURVEYOR:</b>                  MATKINHOOVER                  ENGINEERING &amp; 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><b>AGENT/PREPARER:</b>                  MATKINHOOVER                  ENGINEERING &amp; SURVEYING                  C/O KENNETH B. KOLACNY, P.E.                  8 SPENCER ROAD, SUITE 100                  BOERNE, TEXAS 78006                  OFF: (830) 249-0600                  FAX: (830) 249-0099                  KCOLACNY@MATKINHOOVER.COM</p>
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**MATKINHOOVER**  
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 GEORGETOWN, TEXAS 78628  
 OFFICE: 512.866.2244

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

SUBMITTAL DATE: JUNE 6, 2025  
 PRINT/REVISION DATE:  
 MHE JOB NO. - 3219.01.04  
 MHS JOB NO. - 21-4025

**SHEET 2 OF 2**