



# 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: VENTANA II OPEN SPACE Unit No N/A  
Location Description/Nearest Intersection: 630 FEET NORTH OF ASHBY PARK AND ALLINGTON PARK

2. Owner/Applicant: TAG DEVCO, INC - ATTN. TODD GOLD  
Address: 8023 VANTAGE DR SUITE. 1200; SAN ANTONIO TX 78230 Email: TGOLD@REOCSANANTONIO.COM  
Telephone: 210-524-4000 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): BRUNA SPENGLER, CFM, PE  
Address: 2000 NW LOOP 410; SAN ANTONIO TX 78213 Email: BSPENGLER@PAPE-DAWSON.COM  
Telephone: 210-375-9000 Fax: \_\_\_\_\_ Mobile: \_\_\_\_\_

4. Property Details:

City Limits:	<input type="checkbox"/> In <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>N/A</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>N/A</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>0.449 ACRES</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>N/A</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>OCL</u>		

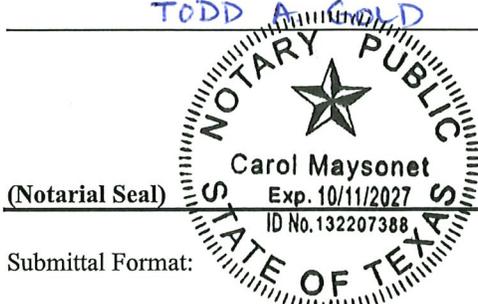
The undersigned agrees to comply with all platting and subdivision requirements of the City of Bulverde, and hereby authorizes the surveyor/engineer to record the approved final plat. The undersigned agrees to pay the appropriate fees as outlined in the Planning and Development Fee Schedule and agrees 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

Todd Gold \_\_\_\_\_ 6-18-25 \_\_\_\_\_  
Signature of Owner/Applicant Date

State of Texas  
County of BEXAR

This instrument was acknowledged before me on the 18<sup>th</sup> day of JUNE, 2025, by  
TODD A. GOLD (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](http://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, TODD A. GOLD, owner of the property, described in this application, authorize BRUNA SPENGLER, P.E. (name) to apply for a Final Plat on my/our behalf of the property.

The Additional Applicant's information is:

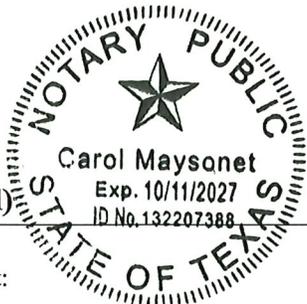
Company: PAPE-DAWSON ENGINEERS  
Contact Name: BRUNA SPENGLER, P.E.  
Address: 2000 NW LOOP 410;  
SAN ANTONIO, TX 78213

Todd A. Gold  
Signature of Owner/Applicant

6-18-25  
Date

STATE OF TEXAS  
COUNTY OF BEXAR

This instrument was acknowledged before me on the 18<sup>TH</sup> day of JUNE, 2025, by TODD A. GOLD (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.**



## 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.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

## SUBDIVISION PLAT OF VENTANA II OPEN SPACE

BEING A TOTAL OF 0.449 OF AN ACRE OF LAND, COMPRISING OF 0.440 OF AN ACRE OUT OF A CALLED 31.81 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NUMBER 202106053710, AND 0.009 OF AN ACRE OUT OF A 37.931 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NUMBER 201906046860, BOTH OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE HUGH WHITE SURVEY, NUMBER 430, ABSTRACT NUMBER 658, IN COMAL COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF COMAL

KNOWN ALL MEN BY THESE PRESENTS:

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

OWNER/DEVELOPER: TODD GOLD  
TAG DEVCO, INC.  
8023 VANTAGE DR, SUITE 1200  
SAN ANTONIO, TX 78230

STATE OF TEXAS  
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **TODD GOLD** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

\_\_\_\_\_  
NOTARY PUBLIC, COMAL COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF COMAL

KNOWN ALL MEN BY THESE PRESENTS:

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

OWNER/DEVELOPER: TODD GOLD  
WINDOW 75 INVESCO, LLC  
8023 VANTAGE DR, SUITE 1200  
SAN ANTONIO, TX 78230

STATE OF TEXAS  
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **TODD GOLD** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

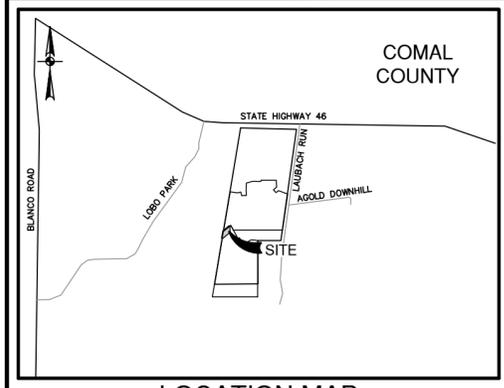
\_\_\_\_\_  
NOTARY PUBLIC, COMAL COUNTY, TEXAS

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\_\_\_\_, 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



**LOCATION MAP**  
NOT-TO-SCALE

**LEGEND**

MPR	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS	BLK	BLOCK EASEMENT
OPR	OFFICIAL PUBLIC RECORDS COMAL COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
DOC	DOCUMENT NUMBER	●	FOUND TxDOT MONUMENTATION (TYPE I, II OR III)

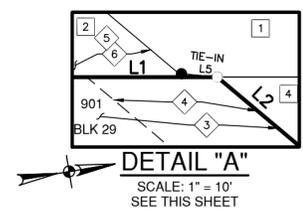
- EXISTING CONTOURS
- |   |   |   |   |
|---|---|---|---|
| 1 | 100' TRANSMISSION ESMT (INS 354810 OPR) | 1 | PARK VILLAGE SUBDIVISION, UNIT 7 (DOC 202306021894 MPR)   |
| 2 | 7' GAS ESMT (DOC 201906046833 OPR)      | 2 | PARK VILLAGE SUBDIVISION, UNIT 9 (DOC 202106055903 MPR)   |
| 3 | 100' TRANSMISSION ESMT (INS 356538 OPR) | 3 | UNPLATTED A 31.807 ACRE TRACT TAG DEVCO, INC. (DOC 202106053710 OPR)                            |
| 4 | 7' GAS ESMT (DOC 201906046934 OPR)      | 4 | UNPLATTED REMAINDER OF A CALLED 37.931 ACRE TRACT WINDOW 75 INVESCO, LLC (DOC 202106053693 OPR) |
| 5 | 100' TRANSMISSION ESMT (INS 381543 OPR) | 5 | UNPLATTED REMAINDER OF A 37.923 ACRE TRACT WINDOW 75 INVESCO, LLC (DOC 202106053693 OPR)        |
| 6 | 7' GAS ESMT (DOC 201906046935 OPR)      |   |   |

**LINE TABLE**

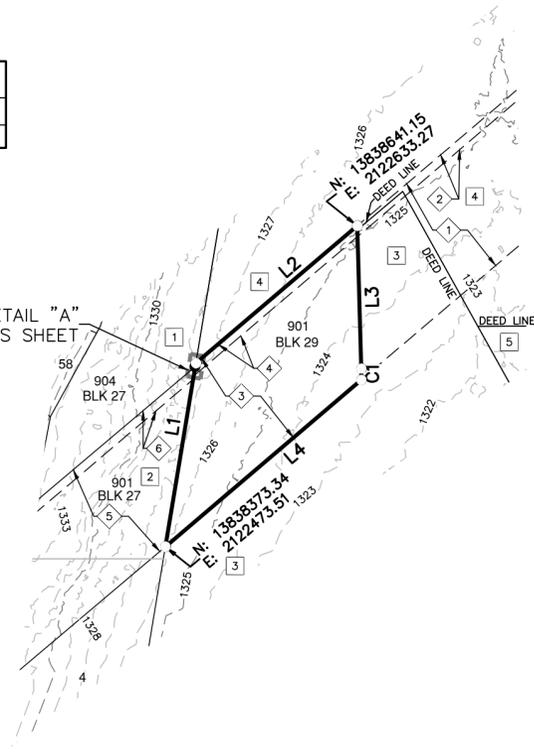
LINE #	BEARING	LENGTH
L1	N9°24'44"E	155.23'
L2	N49°31'04"E	176.63'
L3	S1°34'51"E	119.31'
L4	S49°31'04"W	214.34'
L5	N14°46'38"E	2.99'

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	175.00'	3°04'37"	S0°02'33"E	9.40'	9.40'



DETAIL "A"  
SEE THIS SHEET



- GENERAL NOTES:**
- THIS SUBDIVISION LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BULVERDE.
  - THE PROPERTY LIES WITHIN THE CONTRIBUTING ZONE TO THE EDWARDS AQUIFER.
  - LOT 902, BLOCK 29 IS DESIGNATED AS OPEN SPACE.
  - 1 LOT, 0.449 ACRES, 1 OPEN SPACE.

**EASEMENT STATEMENT NOTE:**  
THE 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 FENCES, SHRUBBERY, STRUCTURES, OR SEPTIC TANK FIELDS, ETC.) COMAL COUNTY RESERVES THE RIGHT OF ACCESS TO SUCH EASEMENTS.

- SURVEYOR'S NOTES:**
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
  - COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
  - DIMENSIONS SHOWN ARE SURFACE IN US SURVEY FEET, WITH SURFACE ADJUSTMENT FACTOR: 1.00017
  - BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF COMAL

I, THE UNDERSIGNED \_\_\_\_\_ INSERT NAME \_\_\_\_\_, 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.

INSERT NAME  
REGISTERED PROFESSIONAL LAND SURVEYOR # \_\_\_\_\_  
PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TEXAS 78213

THIS PLAT OF VENTANA II OPEN SPACE 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: \_\_\_\_\_  
PLANNING DIRECTOR