



APPLICATION FOR AMENDING PLAT

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

www.bulverdetx.gov

34810 LAST STAGEWAY

- 1. Name of Subdivision: Belle Oaks Ranch - Phase 1 - Block 4 Unit No Lots 69 + 70
Location Description/Nearest Intersection: Last Stage Way + Maximino Ridge Rd.
- 2. Owner/Applicant: Dwight Kilbarger
Address: 138 Rodeo Dr., Spring Branch, TX 78070 Email: Kilbarger34810@gmail.com
Telephone: _____ Fax: _____ Mobile: 614-329-2701
614-370-2011

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

- 3. Licensed Engineer/Surveyor (technical contact): Richard J. Solis
Address: 450 Fischer Store Rd., Box 75, Fischer, TX 78623 Email: richard@richardsolis.com
Telephone: 830-237-2001 Fax: _____ Mobile: _____

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In	<input type="checkbox"/> Out (ETJ)	Water Source:	<u>Texas Water Co.</u>
Commercial:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Sewage Treatment:	<u>Aerobic Septic System</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>2</u>		100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>4.627</u>		Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>1 acre</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

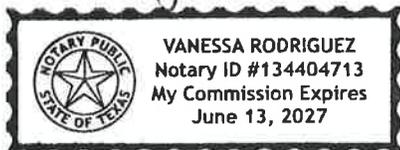
Dwight Kilbarger
Signature of Owner/Applicant

8/6/25
Date

State of Texas
County of Comal

This instrument was acknowledged before me on the 6th day of August, 2025, by

Dwight Kilbarger (name of property owner).



[Signature]
Notary Public's Signature

(Notarial Seal)

Submittal Format:

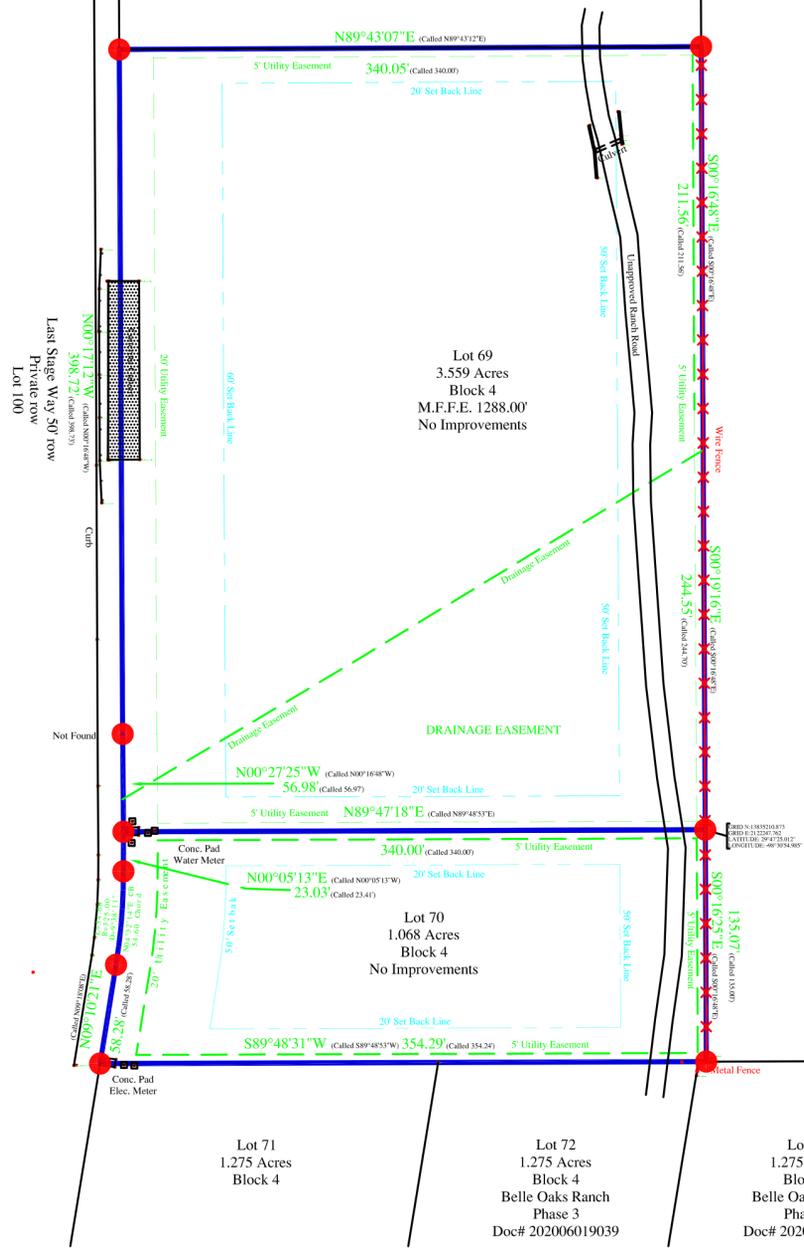
**Plat submittals must follow format outlined in Page 3 of this application.



Planning and Development Amending Plat Application Checklist

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

- Plat Fee:** 780.00
 - \$750.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family.
- 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 Amending 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
- A digital copy of the Recorded Deed.
- A digital copy of Lienholder's Acknowledgement (if applicable)



ABSTRACT No. 387
 SURVEY No. 238
 M. MCVICAR
 78.52 Acres
 VENTANA 78 LTD
 Doc# 202406039976

NOTES:

- (1) BEARINGS AND DISTANCES IN PARENTHESIS ARE PER RECORDED PLAT.
- (2) The minimum front building set back is 60 feet, rear building set back is 50 feet, per plat.
- (3) The minimum side building set back is 20 feet, per plat.
- (4) Easements of 20 feet in width along the front and 5 feet in width along the sides and rear, are reserved for drainage and public utilities
- (5)
- (6) All bearings are based on Texas State Plane Coordinates (south central zone).
- (7) ● 1/2" iron bars found at all lot corners.

SURVEY PLAT OF: LOT 69 & 70, BLOCK 4, BELLE OAKS RANCH, PHASE 1, AS RECORDED IN DOC.No. 201906022663 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

I RICHARD J. SOLIS, A REGISTERED PROFESSIONAL LAND SURVEYOR, No. 4602, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY ACTUALLY MADE ON THE GROUND BY ME AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Richard J. Solis, R.P.S.
 RICHARD J. SOLIS, R.P.L.S. TEX. REG. 4602

933 Annabelle



JOB NO. Comal
DATE: June 23, 2025
DRAWN BY: RJS
SCALE: 1" = 100'
REVISIONS
DATE:
DATE:
DATE:



Geomatics of Texas, Inc.
Professional Surveyors

450 Fischer Store Rd. Box 75 (830) 237-2001 Phone
 Fischer, Texas 78623
 RichardSolis.com richard@richardsolis.com
 FIRM Registration/License No. 10166000

