



# 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: North Hill Addition Unit No N/A  
Location Description/Nearest Intersection: 22101 State HWY 46 W, Spring Branch, TX 78070  
± 0.40 Miles West of the intersection HWY 46 and Old Boerne Road

2. Owner/Applicant: Ryan Jones  
Address: 3223 Thousand Oaks Dr., Ste 105, San Antonio, TX 78247 Email: ryanj@texasmedbuild.com  
Telephone: 210-304-9423 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): Seth Reichenau, RPLS - Dillo Survey  
Address: 268 E Mill Street, New Braunfels, TX 78230 Email: seth@dillodev.com  
Telephone: 830-282-0333 Fax: \_\_\_\_\_ Mobile: \_\_\_\_\_

4. Property Details:

City Limits:	<input checked="" type="radio"/> In <input type="radio"/> Out (ETJ)	Water Source:	<u>Existing Well</u>
Commercial:	<input checked="" type="radio"/> Yes <input type="radio"/> No	Sewage Treatment:	<u>Existing OSSF</u>
Residential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	TxDOT Frontage:	<input checked="" type="radio"/> Yes <input type="radio"/> No
No. of Lots:	<u>1</u>	100-Year Floodplain:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Total Acreage without floodplain:	<u>1.778 Acres</u>	Edwards Aquifer Zone:	<input type="radio"/> Recharge
Density Class:	<u>Low</u>		<input checked="" type="radio"/> Contributing
Zoning Class:	<u>C-1</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.

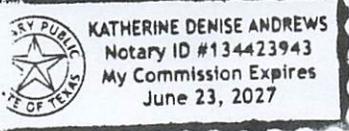
### PROPERTY OWNER'S ACKNOWLEDGEMENT

[Signature]  
Signature of Owner/Applicant

06/30/2025  
Date

State of Texas  
County of Comal

This instrument was acknowledged before me on the 30 day of June, 2025, by  
Fre. Properties L.L.C. (name of property owner).



[Signature]  
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](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, Gregory Frei, owner of the property, described in this application, authorize Dillo Survey (name) to apply for a Final Plat on my/our behalf of the property.

The Additional Applicant's information is:

Company: Dilo Survey

Contact Name: Seth Reichenau

Address: 268 E Mill Street, New Braunfels, TX 78130

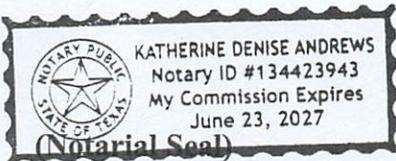
Signature of Owner/Applicant

06/30/2025  
Date

STATE OF TEXAS

COUNTY OF Comal

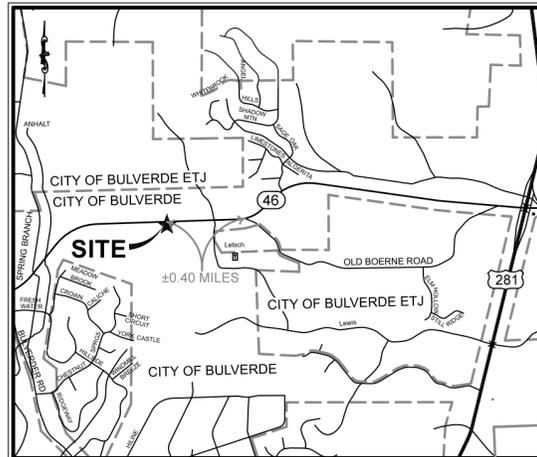
This instrument was acknowledged before me on the 30 day of June, 2025, by Frei Properties L.L.C. (name of property owner).



Katherine Denise Andrews  
Notary Public's Signature

Submittal Format:

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



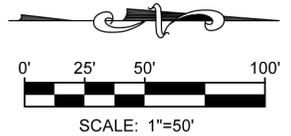
**VICINITY MAP**  
(Not to Scale)

**GENERAL NOTES:**

- BEARINGS ARE BASED ON PROPERTY CORNERS FOUND AND ROTATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4204), NAD 1983, GEOID 18. DISTANCES ARE IN U.S. SURVEY FEET (GRID).
- PER WWW.FEMA.GOV, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN MAP NUMBER 48091C215F, DATED 9/2/2009.
- THIS PROPERTY LIES WITHIN THE FOLLOWING UTILITY SERVICE AREAS:  
ELECTRIC - PEDERNALES ELECTRIC COOPERATIVE, INC.  
TELEPHONE - GUADALUPE VALLEY TELEPHONE COOPERATIVE, INC.

**SUBDIVISION PLAT ESTABLISHING  
NORTH HILL ADDITION**

ESTABLISHING LOT 1, BLOCK 1, BEING A 1.778 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE G. BAUER SURVEY NUMBER 764, ABSTRACT NUMBER 88, COMAL COUNTY TEXAS, AND SAID TRACT BEING ALL OF CALLED TRACT 1 (1.00 ACRES), TRACT 2 (0.5000 ACRES), AND TRACT 3 (0.276 ACRES) AS RECORDED IN DOCUMENT NUMBER 201206005289, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS



**SURVEYOR**  
**DILLO DEV**  
engineering | surveying | planning  
Contact: Seth Reichenau, RPLS  
Tel: (830)-282-0333 Email: Info@DilloDev.com  
Address: 268 E Mill St, New Braunfels, TX 78130  
TX Engineering Firm No. F-22833  
TX Surveying Firm No. 10194711

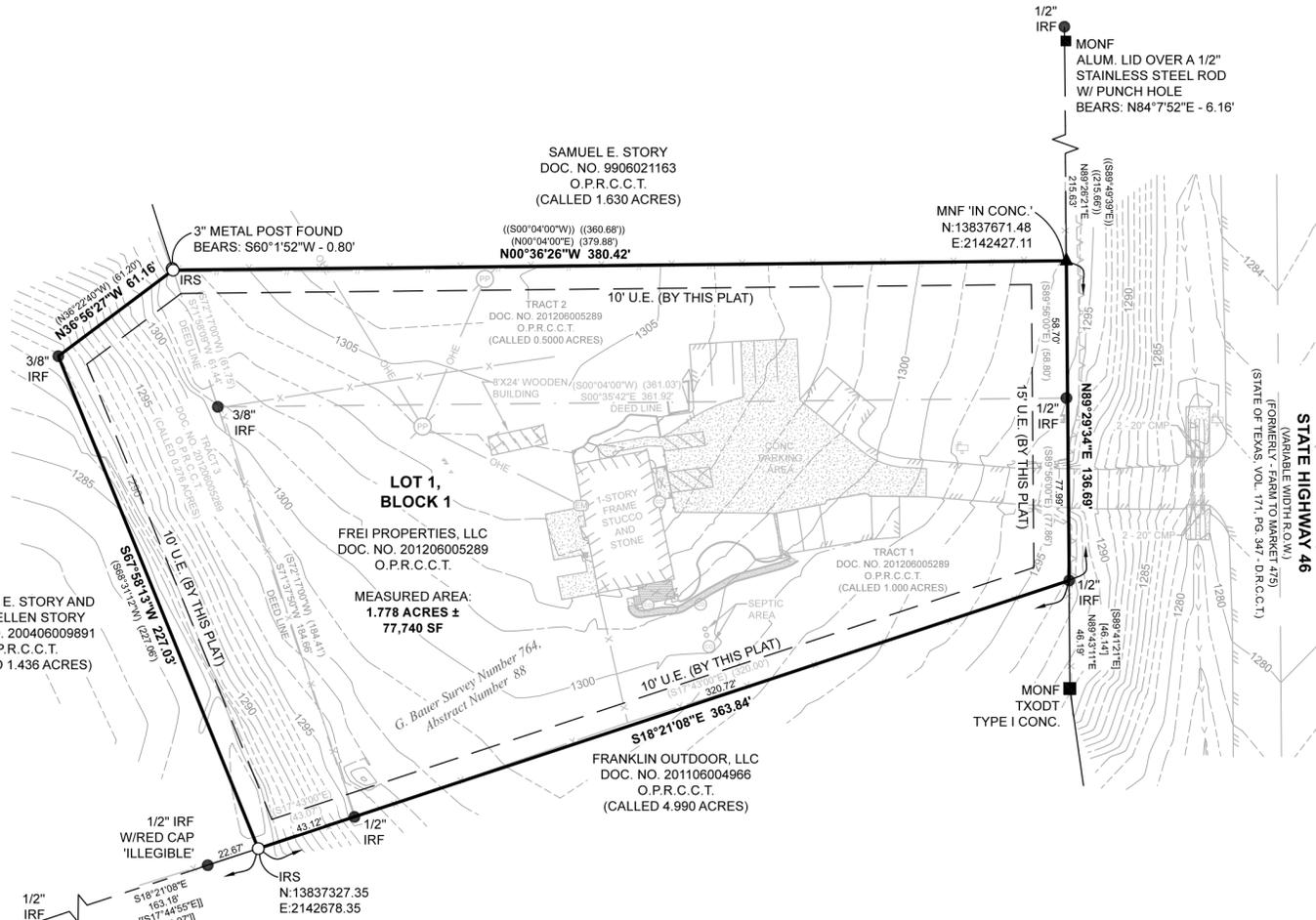
**PUBLIC UTILITY NOTES:**

- PEDERNALES ELECTRIC COOPERATIVE (PEC) IS HEREBY DEDICATED A FIFTEEN FOOT (15') WIDE UTILITY EASEMENT ALONG ALL LOT LINES ADJOINING A PUBLIC RIGHT OF WAY AND A TEN FOOT (10') WIDE UTILITY EASEMENT ALONG ALL OTHER FRONT, SIDE, AND REAR LOT LINES.
- PRIVATE PROPERTY WITHIN PUBLIC AND PRIVATE ROADWAY EASEMENTS, ACCESS EASEMENTS AND RIGHT OF WAY RESERVATIONS SHALL BE DESIGNATED AS A UTILITY EASEMENT. A 15' UTILITY EASEMENT IS HEREBY GRANTED ALONG ALL RIGHT OF WAY RESERVATIONS, ROADWAY EASEMENTS AND ACCESS EASEMENTS.
- ALL EXISTING OVERHEAD LINES SHALL POSSESS A TWENTY FOOT (20') WIDE UTILITY EASEMENT CENTERED 10' EACH SIDE OF LINE. ALL EXISTING UNDERGROUND LINES SHALL POSSESS A FIFTEEN FOOT (15') WIDE UTILITY EASEMENT CENTERED 7.5' EACH SIDE OF LINE.
- EACH LOT IS SUBJECT TO A FLOATING TEN FOOT (10') WIDE BY THIRTY FOOT (30') LONG GUY WIRE EASEMENT AS REQUIRED BY PEC.
- ALL UTILITY EASEMENTS ARE FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, UPGRADING, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF VEGETATION, TREES, AND OTHER OBSTRUCTIONS), INSPECTING, REMOVAL, READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND LINES.
- NO BUILDINGS OR ANY OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN UTILITY EASEMENTS. WHERE ACCESS IS OBSTRUCTED WITHIN EASEMENT PEC SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND TO AND FROM SAID UTILITY EASEMENT.

**LEGEND**

- IRF IRON ROD FOUND (SIZE NOTED)
- IRS 1/2" IRON ROD SET W/ PINK CAP STAMPED "DILLO DEV"
- ▲ MNF MAG NAIL FOUND
- MONF MONUMENT FOUND (TYPE NOTED)
- R.O.W. RIGHT OF WAY
- U.E. UTILITY EASEMENT
- E.E. ELECTRIC EASEMENT
- DOC. NO. DOCUMENT NUMBER
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORD, COMAL COUNTY, TEXAS
- ( ) DOC. NO. 201206005289
- [ ] DOC. NO. 201106004966
- (( )) DOC. NO. 9906021163
- ~ BREAKLINE

SAMUEL E. STORY AND MARY ELLEN STORY  
DOC. NO. 200406009891  
O.P.R.C.C.T.  
(CALLED 1.436 ACRES)



**SURVEYOR SIGNATURE BLOCK:**

STATE OF TEXAS §  
COUNTY OF COMAL §

I, SETH REICHENAU, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, INDICATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

SETH REICHENAU DATE  
TEXAS R.P.L.S. NO. 6735

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SETH REICHENAU, KNOWN TO BE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES OF CONSIDERATIONS THEREIN EXPRESSED AND CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 AD.

(NOTARY SIGNATURE)

**TxDOT NOTES**

- For residential development directly adjacent to State right-of-way, the Developer shall be responsible for adequate setback and/or sound abatement measures for future noise mitigation.
- The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within the highway right-of-way. Outfalls for water quality and/or detention ponds treating impervious cover related to the development and structures for reduction of discharge velocity will not encroach by structure or grading into State ROW or into areas of ROW reservation or dedication. For projects in the Edwards Aquifer Recharge, Transition or Contributing Zones, placement of permanent structural best management practice devices or vegetative filter strips within State ROW or into areas of ROW reservation or dedication will not be allowed. No new easements of any type should be located in areas of ROW reservation or dedication.
- Maximum access points to State highway from this property will be regulated as directed by TxDOT's, "Access Management Manual". Where topography or other existing conditions make it inappropriate or not feasible to conform to the connection spacing intervals, the location of reasonable access will be determined with consideration given to topography, established property ownerships, unique physical limitations, and/or physical design constraints. The selected location should serve as many properties and interests as possible to reduce the need for additional direct access to the highway. In selecting locations for full movement intersections, preference will be given to public roadways that are on local thoroughfare plans.
- If sidewalks are required by appropriate City ordinance, a sidewalk permit must be approved by TxDOT, prior to construction within State right-of-way. Locations of sidewalks within State right of way shall be as directed by TxDOT.
- Any traffic control measures (left-turn lane, right-turn lane signal, etc.) for any access fronting a state maintained roadway shall be the responsibility of the developer/owner.

**PROPERTY OWNER PREAMBLE/ SIGNATURE BLOCK:**

STATE OF TEXAS §  
COUNTY OF COMAL §  
KNOWN ALL MEN BY THESE PRESENTS:

THE OWNER OF 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 THERON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

PROPERTY OWNER/AGENT: Gregory Frei  
FREI PROPERTIES, LLC  
TITLE: Managing Partner  
20450 Hwy. 46 W.  
Spring Branch, TX 78070

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO BE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES OF CONSIDERATIONS THEREIN EXPRESSED AND CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 AD.

(NOTARY SIGNATURE)

STATE OF TEXAS §  
COUNTY OF COMAL §

I, BOBBIE KOEPP, COUNTY CLERK OF COMAL COUNTY, DO HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025 AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2025 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. 2025.

COUNTY CLERK  
COMAL COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY