



APPLICATION FOR FINAL 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: Morrow 46 Unit No N/A
Location Description/Nearest Intersection: approximately 480' from the intersection of Hwy 46 and Spring Branch Road
- 2. Owner/Applicant: Randy Morrow
Address: 33145 Stahl Lane, Bulverde, Texas 78163 Email: randymorrow@yahoo.com
Telephone: (210) 355-8200 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): Dustan DeWinne, P.E.
Address: P.O. Box 137, Boerne, TX 78006 Email: Dustan@DeWinne-Eng.com
Telephone: 210-383-3453 Fax: N/A Mobile: 210-383-3453

4. Property Details:

City Limits: In Out (ETJ)
Commercial: Yes No
Residential: Yes No

No. of Lots: 2
Total Acreage without floodplain: 11.11
Density Class: Low
Zoning Class: C-2

Water Source: Texas Water Company
Sewage Treatment: OSSF

TxDOT Frontage: Yes No
100-Year Floodplain: Yes No

Edwards Aquifer Zone: Recharge
 Contributing

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.

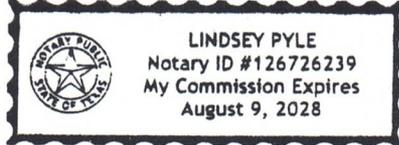
PROPERTY OWNER'S ACKNOWLEDGEMENT

[Signature]
Signature of Owner/Applicant

10-9-25
Date

State of Texas Comal
County of _____

This instrument was acknowledged before me on the 9 day of Oct, 2025, by Randy L Morrow (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

***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, Randy Morrow, owner of the property, described in this application, authorize Dustan DeWinne (name) to apply for a Final Plat on my/our behalf of the property.

The Additional Applicant's information is:

Company: DeWinne Engineering LLC
Contact Name: Dustan DeWinne
Address: P.O. Box 137
Boerne, TX 78006

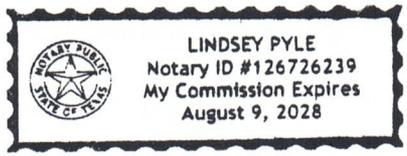
[Signature]
Signature of Owner/Applicant

10-9-25
Date

STATE OF TEXAS Comal
COUNTY OF Comal

This instrument was acknowledged before me on the 9 day of Oct, 2025, by Randy L Morrow (name of property owner).

[Signature]
Notary Public's Signature



(Notarial Seal)

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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

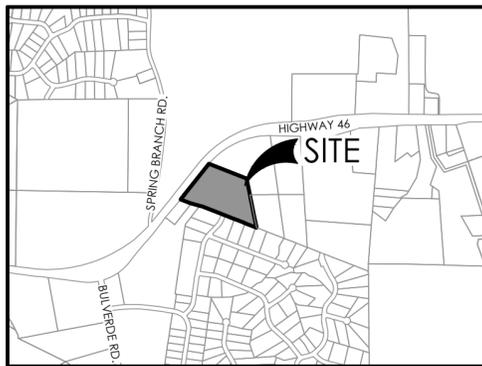
**Plat submittals must follow format outlined in Pages 3 and 4 of this application.

- N/A A digital copy the Final Traffic Impact Analysis
- N/A 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.
- N/A 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
 - N/A Gas Utility
 - Public Water System
 - Telephone Utility
 - Cable TV Utility
 - TxDOT
 - N/A TCEQ
 - N/A Other agencies or entities having jurisdiction
- N/A A digital copy of Variance Requests (if any)
 - A digital copy of Original Tax Certificates
 - City
 - County
 - School
- N/A A digital copy of Letter of Agent or other power of attorney authorizing signature of Owner on plat
- N/A 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
- N/A 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
- N/A 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.
- N/A 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.



VACINITY MAP

N.T.S.

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 ENCR OACH 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.

PLAT NOTES

- A PORTION OF THE FEMA ZONE "A" SPECIAL FLOOD HAZARD AREA EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48091C0215F, EFFECTIVE DATE SEPTEMBER 2, 2009. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- ELECTRIC SERVICE TO BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
- TELEPHONE SERVICE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE.
- WATER SERVICE TO BE PROVIDED BY TEXAS WATER COMPANY.
- SEWER SERVICE WILL BE PROVIDED BY ON-SITE SEWER FACILITIES (OSSF).
- THE LIMITS OF THIS FINAL PLAT LIE WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- THIS PROPERTY LIES IN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- THIS PROPERTY IS SUBJECT TO BUILDING SETBACK LINES AND UTILITY EASEMENTS AS SHOWN.

SURVEYOR'S NOTES:

- 1/2 REBAR RODS WERE FOUND AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, (N.A.D. 83) (C.O.R.S.).
- COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, (N.A.D. 83) (C.O.R.S.).

PEDERNALES ELECTRIC COOPERATIVE, INC. 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.

CONDITIONS OF UTILITY EASEMENT:

- THE UTILITY EASEMENT INCLUDES THE RIGHT OF INGRESS AND EGRESS OVER ADJACENT LANDS WITHIN THE SUBDIVISION TO OR FROM THE UTILITY EASEMENT. THE PURPOSE OF THE UTILITY EASEMENT WITH RESPECT TO ELECTRIC FACILITIES AND RELATED TELECOMMUNICATIONS OR FIBER OPTIC SYSTEMS IS TO PLACE, CONSTRUCT, RE-CONSTRUCT, ALTER, INSPECT, PATROL, OPERATE, UPGRADE, REPAIR, REPHASE, HANG NEW WIRE ON, MAINTAIN, RELOCATE, REPLACE, AND REMOVE OVER, IN, BELOW, ABOVE, ACROSS AND UPON THE EASEMENT AREA A DISTRIBUTION LINE OR SYSTEM, TELECOMMUNICATIONS SYSTEM AND EQUIPMENT, OR OTHER SERVICES AND SYSTEMS, AND RELATED APPURTENANCES AND EQUIPMENT, AND TO CUT, PRUNE, TRIM, CHEMICALLY TREAT AND/OR REMOVE FROM SAID LANDS ALL TREES, BRUSH, SHRUBBERY AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WITHIN OR OUTSIDE THE EASEMENT AREA WHICH MAY ENDANGER, OR INTERFERE WITH THE ACCESS, EFFICIENCY, AND SAFETY OF SAID LINES OR THEIR APPURTENANCES.
- ALL UTILITY EASEMENTS ARE FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, UPGRADE, 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.
- WITH RESPECT TO THE UTILITY EASEMENT, THE RIGHT OF PEDESTRIAN, VEHICULAR, AND EQUIPMENT INGRESS AND EGRESS OVER THE UTILITY EASEMENT IS PERMITTED AND THE UTILITY MAY MAKE USE OF THE UTILITY EASEMENT FOR ITS PURPOSES, INCLUDING THE TEMPORARY PLACEMENT OF AND STORAGE OF VEHICLES AND EQUIPMENT.

SUBDIVISION PLAT

**ESTABLISHING
MORROW 46**

BEING 11.126 ACRES OF LAND, MORE OR LESS, OUT OF THE HENRY THEIS SURVEY NO. 411 1/2, ABSTRACT NO. 622, COMAL COUNTY, TEXAS, BEING THAT SAME TRACT DESCRIBED IN A WARRANTY DEED RECORDED IN DOCUMENT NO. 200606041447, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.



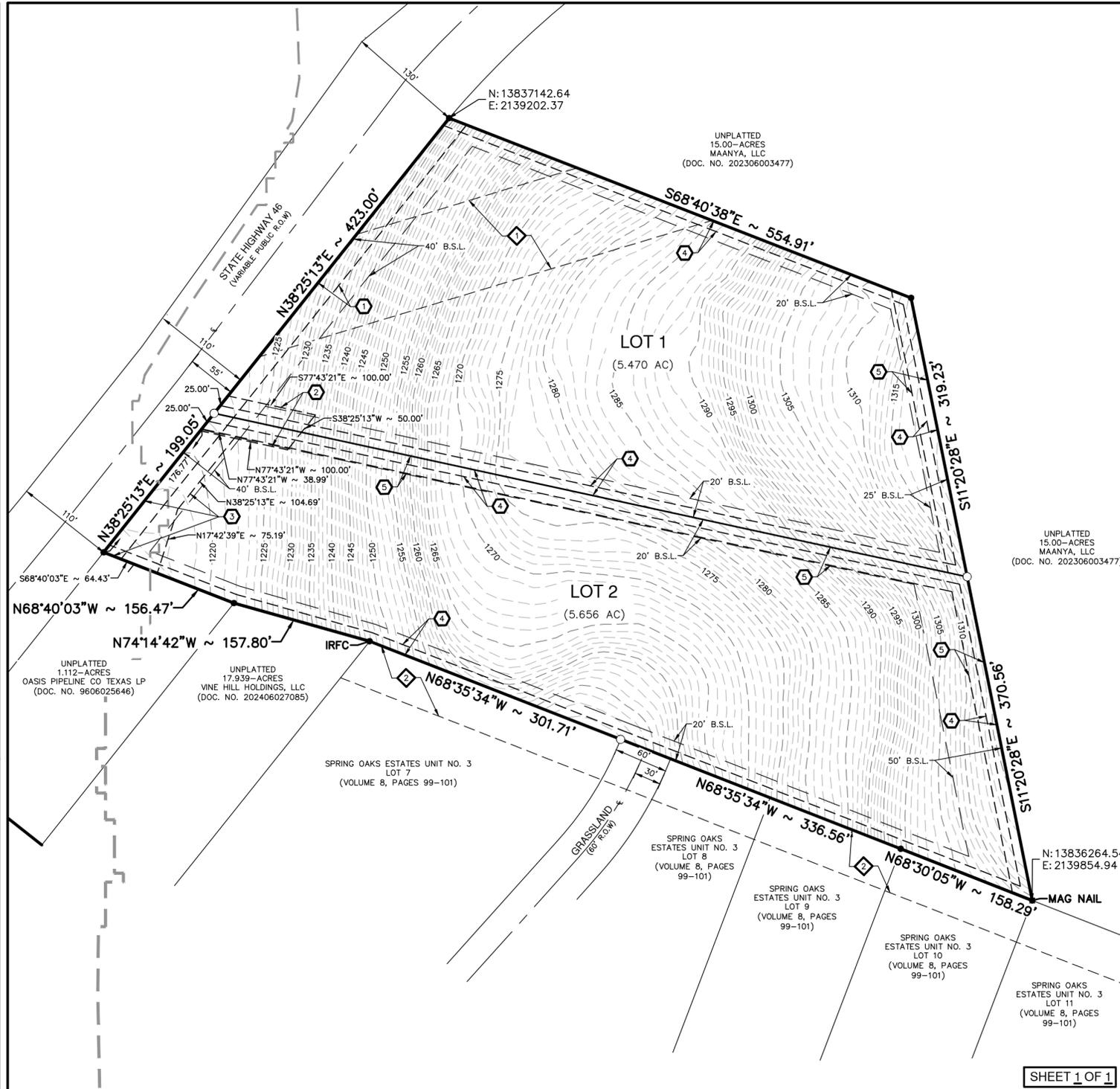
SCALE:
1" = 100'



LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
NO	NUMBER	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS	RPR	REAL PROPERTY RECORDS OF COMAL COUNTY, TEXAS
DR	DEED RECORDS OF COMAL COUNTY, TEXAS	P.U.E.	PUBLIC UTILITY EASEMENT
ELEC	ELECTRIC	TELE	TELEPHONE
ESMT	EASEMENT	B.S.L.	BUILDING SETBACK LINE
NCB	NEW CITY BLOCK		
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF COMAL COUNTY, TEXAS		
1140	EXISTING CONTOURS		
1140	PROPOSED CONTOURS		
ⓔ	CENTERLINE		
---	EFFECTIVE FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
●	FOUND 1/2" IRON PIN UNLESS OTHERWISE NOTED		
○	SET 1/2" IRON PEN W/ PLASTIC CAP STAMPED "DAM #5348 PROP. COR." UNLESS OTHERWISE NOTED		

- | | | | |
|---|---|---|---|
| ① | 20' P.U.E. | ① | 100' WIDE LCRA ELECTRIC EASEMENT (VOL. 317, PG. 604, DRCCT) |
| ② | 50' SHARED CROSS ACCESS AND INGRESS/EGRESS EASEMENT | ② | 50' PIPELINE EASEMENT (VOL. 193, PG. 304, DRCCT) |
| ③ | VARIABLE WIDTH DRAINAGE EASEMENT | | |
| ④ | 10' P.U.E. | | |
| ⑤ | 20' DRAINAGE EASEMENT | | |



STATE OF TEXAS
COUNTY OF KENDALL

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCES.

DUSTAN DEWINNE P.E.
LICENSED PROFESSIONAL ENGINEER #122166
DEWINNE ENGINEERING, LLC (FIRM NO. F-24128)
P.O. BOX 137, BOERNE, TX 78006
(210) 383-3453

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

DREW A. MAWYER
REGISTERED PROFESSIONAL SURVEYOR NO. 5348
D.A. MAWYER LAND SURVEYING (FIRM NO. 10191500)
5151 W. SH 46
NEW BRAUNFELS, TX 78132

**DEWINNE
ENGINEERING, LLC**

P.O. BOX 137, BOERNE, TEXAS 78006
PHONE: 210-383-3453 - EMAIL: DUSTAN@DEWINNE-ENG.COM
TBPELS FIRM REGISTRATION #F-24128

STATE OF TEXAS
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS

THE OWNERS OF 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.

BY: OWNER
RANDY MORROW
33145 STAHL LANE
BULVERDE, TEXAS 78163

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RANDY MORROW, 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 _____, 2023

NOTARY PUBLIC, STATE OF TEXAS

THE FINAL PLAT OF DIAZ COMMERCIAL WAS FILED WITH THE CITY OF BULVERDE, TEXAS ON THE _____ DAY OF _____, 20____. 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 _____, A.D. 20____.

PLANNING DIRECTOR