KGF KILLEN, GRIFFIN & FARRIMOND
ATTORNEYS AT LAW

February 3, 2026

Danny Batts
Director of Planning
Planning & Development
City of Bulverde
30360 Cougar Bend
Bulverde, Texas 78163

Re: Proposed Rezoning of Approximately 5.635 Acres of Property Generally Located at 1110 Bulverde Road ("Property"), within the City of Bulverde, Texas

Dear Mr. Batts:

On behalf of Gloria Deo Academy ("Academy"), we respectfully submit this request to rezone the Property from Planned Development District – Gloria Deo Academy ("PDD") to the "C-1" Commercial District. The purpose of this rezoning is to allow for the continued development of the Academy consistent with the City of Bulverde's ("City") C-1 Commercial District regulations.

Founded in 2012, the Academy continues to expand, serving students in grades K-12 and providing a family-focused, spiritually grounded education to families within the community. The current PDD standards include detailed architectural and phasing requirements originally tailored to a specific, multi-phase construction plan. Over time, the Academy's development approach and construction sequencing have changed.

This rezoning is intended to update the development standards by removing project-specific design and phasing constraints that are no longer applicable, while preserving all core zoning, parking, and code compliance requirements. The result of the rezoning would be a more administratively clear framework that continues to ensure quality development consistent with the City's regulations.

We respectfully request your consideration and approval of this proposed rezoning. Please feel free to contact me at (210) 960-2750 or nuriddin@kgftx.com should you have any questions or require additional documentation.

Sincerely,

KILLEN, GRIFFIN & FARRIMOND, PLLC

BY: _____
Nuriddin Kalam

Application for Zone Change

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

Date: 10/20/2025 **Case No.** _____

Applicant Information:

Killen, Griffin & Farrimond, PLLC [redacted]
Name Phone Fax
10101 Reunion Place, Suite 250, San Antonio, Texas 78216 [redacted]
Address Email

Property Owner Information:

Gloria Deo Academy [redacted]
Name Phone Fax
20540 Hwy 46 W., Suite 115-171, Spring Branch, Texas 75070 [redacted]
Address Email

** If property owner is not the applicant, a letter of authorization from the owner is required with application submittal.*

Property Identification:

Street Address: 1110 Bulverde Road, Bulverde, Texas 78163
Legal Description: Gloria Deo Academy, Block 1, Lot 1 (Please see attached)
Zoning District Classification: Planned Development District - Gloria Deo Academy
Requested Zoning District Classification: "C-1" Commercial District

Purposes and Reasons: (*may attach additional sheets if needed*)

Please see the attached cover letter

The undersigned agrees to pay the **non refundable** application fee and any other applicable 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. The undersigned also acknowledges the City Staff may require additional appropriate information be submitted to aid in the review.

PROPERTY OWNER'S ACKNOWLEDGEMENT

Signature of Owner/Applicant **Date** 02/03/2026

State of Texas
County of Bexar

This instrument was acknowledged before me on the 3 day of February, 2026

by Nuriddin Kalam (name of property owner).

RACHEL TAYLOR
Notary Public, State of Texas
Comm. Expires 08-24-2029
Notary ID 133290099

Notary Public's Signature

(Notarial Seal)

☐ **Zone Change Review Fee:** $750.00 + $100.00 per acre.

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, Joseph Fesler, Head of School for Gloria Deo Academy, owner of the property, described in this application, authorize Killen, Griffin & Farrimond, PLLC (name of authorized person) to apply for a Zoning Change on my/our behalf.

The Authorized Person's information is:

Company: Killen, Griffin & Farrimond, PLLC

Contact Name: Rob Killen // Nuriddin Kalam

Address: 10101 Reunion Place, Suite 250
San Antonio, Texas 78216

Signature of Owner/Applicant 01-29-26 **Date**

STATE OF TEXAS
COUNTY OF Comal

This instrument was acknowledged before me on the 29 day of January, 2026, by Joseph Fesler (name of property owner).

FRANCESCA TOVAR
Notary Public, State of Texas
Comm. Expires 10-21-2026
Notary ID 134028372

Notary Public's Signature

(Notarial Seal)

☐ **Zone Change Review Fee:** $750.00 + $100.00 per acre.

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:	801512859	**Entity Type:**	Domestic Nonprofit Corporation
Original Date of Filing:	November 28, 2011	**Entity Status:**	In existence
Formation Date:	N/A	**Non-Profit Type:**	N/A
Tax ID:	32045777532	**FEIN:**	
Duration:	Perpetual		

Name: Gloria Deo Academy
Address: 20540 HWY 46 W STE 115-171
SPRING BRANCH, TX 75070-4564 USA

REGISTERED AGENT | FILING HISTORY | NAMES | MANAGEMENT | ASSUMED NAMES | ASSOCIATED ENTITIES | INITIAL ADDRESS

Last Update	Name	Title	Address
January 3, 2022	Emily Williams	Director	1100 Bulverde Rd Bulverde, TX 78163 USA
January 3, 2022	Michael Montz	Director	1100 Bulverde Rd Bulverde, TX 78163 USA
January 3, 2022	Susan Rogers	Director	1100 Bulverde Rd Bulverde, TX 78163 USA
January 3, 2022	Emily Williams	President	1100 Bulverde Rd Bulverde, TX 78163 USA
January 3, 2022	Susan Rogers	Vice-President	1100 Bulverde Rd Bulverde, TX 78163 USA
January 3, 2022	Susan Rogers	Treasurer	1100 Bulverde Rd Bulverde, TX 78163 USA
January 3, 2022	Athena Oden	Secretary	1100 Bulverde Rd Bulverde, TX 78163 USA
January 3, 2022	Athena Oden	Director	1100 Bulverde Road Bulverde, TX 78163 USA
January 3, 2022	Joe Fesler	Director	1100 Bulverde Road Bulverde, TX 78163 USA

Order | Return to Search

Instructions:
- To place an order for additional information about a filing press the 'Order' button.

Deed

New Braunfels Title Co.
G.F.# 85075 KB

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: December 30, 2016

Grantor: Darwin E. Bremer and Connie R. Bremer, a married couple

Grantor's Mailing Address:

Darwin E. Bremer and Connie R. Bremer
P.O. Box 71
800 Bulverde Road
Bulverde, TX 78163

Grantee: Gloria Deo Academy, a Texas nonprofit corporation

Grantee's Mailing Address:

Gloria Deo Academy
20540 Hwy 46 W, Suite 115-171
Spring Branch, TX 78070

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of THE FIRST NATIONAL BANK OF SONORA, TX DBA SONORA BANK in the principal amount of TWO HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($280,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of THE FIRST NATIONAL BANK OF SONORA, TX DBA SONORA BANK and by a first-lien deed of trust of even date from Grantee to Kyle J. Barton, trustee.

Property (including any improvements):

Being a 6.000 acre tract of land situated in the Wesley Reager Survey No. 410, Comal County, Texas, and out of that certain 41.9 acre tract of land conveyed by deed of record in Volume 231, page 41 of the Deed Records, Comal County, Texas, more particularly described by metes and bounds in Exhibit "A" attached hereto, and made a part hereof.

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Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Taxes for the current year, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes, and the following:

1. Rights of lessees, under the terms of any unrecorded leases.

2. Electric Utility Easement as granted to Pedernales Electric Cooperative Inc., by instrument dated January 27, 2006, recorded as Document No. 200606006366, Official Records, Comal County, Texas.

3. Sanitary Control Easement as granted to The public of the State of Texas, by instrument dated May 25, 2005, recorded as Document No. 200606022796, Official Records, Comal County, Texas.

4. Sanitary Control Easement as granted to The public of the State of Texas, by instrument dated May 25, 2005, recorded as Document No. 200506031751, Official Records, Comal County, Texas.

5. Rights, if any, of adjoining property owners in and to the portion of subject property between lot line and fence line.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

UNOFFICIAL

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

THE FIRST NATIONAL BANK OF SONORA, TX DBA SONORA BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of THE FIRST NATIONAL BANK OF SONORA, TX DBA SONORA BANK and are transferred to THE FIRST NATIONAL BANK OF SONORA, TX DBA SONORA BANK without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

Darwin E. Bremer

Connie R. Bremer

UNOFFICIAL

STATE OF TEXAS)

COUNTY OF COMAL)

This instrument was acknowledged before me on December 30 2016, by Darwin E. Bremer and Connie R. Bremer.

Notary Public, State of Texas
My commission expires: _____

KARIN BOOS
Notary Public, State of Texas
Notary ID# 357099-6
My Commission Expires
AUGUST 7, 2020

AFTER RECORDING RETURN TO:

New Braunfels Title Company
243 S. Seguin Ave.
New Braunfels, Texas 78130

UNOFFICIAL

SHERWOOD
SURVEYING & S.U.E.
UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL

6477 FM 311 | PO BOX 992
SPRING BRANCH, TX 78070
830.228.5788 P | 830.885.2170 F
WWW.MSENGR.COM | TBPLS #10044200

6.000 ACRE TRACT (TRACT A)
16RPLSM079 GLORIA DEO ACADEMY.DWG

FN NO. 16RPLSM079
DECEMBER 13, 2016

FIELDNOTE DESCRIPTION

OF A 6.000 ACRE TRACT OF LAND SITUATED IN THE WESLEY REAGER SURVEY NO. 410, COMAL COUNTY, TEXAS AND OUT OF THAT CERTAIN 41.9 ACRE TRACT OF LAND CONVEYED BY DEED OF RECORD IN VOLUME 231, PAGE 41 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS, SAID 6.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND 1/2" IRON ROD SITUATED ON THE WESTERLY RIGHT OF WAY LINE OF BULVERDE ROAD, MARKING THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 1, COWCATCHERS SUBDIVISION, DOCUMENT NO. 200806019515 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS BEING THE **POINT OF BEGINNING** AND NORTHERLY CORNER HEREOF;

THENCE, FOLLOWING THE COMMON LINE OF BULVERDE ROAD AND SAID 41.9 ACRE TRACT, THE FOLLOWING COURSES:

S 41° 20' 40" E, A DISTANCE OF 212.75 FEET TO A SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING", MARKING A CORNER HEREOF;

S 28° 18' 40" E, A DISTANCE OF 518.46 FEET TO A SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING", MARKING THE EASTERLY CORNER HEREOF;

THENCE, INTO AND ACROSS SAID 41.9 ACRE TRACT, THE FOLLOWING COURSES:

S 57° 24' 27" W, A DISTANCE OF 453.56 FEET TO A SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING", MARKING THE SOUTHEASTERLY CORNER HEREOF;

N 83° 24' 26" W, A DISTANCE OF 214.75 FEET TO A SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING", MARKING THE SOUTHEASTERLY CORNER HEREOF;

N 82° 36' 18" W, A DISTANCE OF 47.32 FEET TO A SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING", MARKING THE SOUTHWESTERLY CORNER HEREOF;

UNOFFICIAL

N 19° 34′ 48″ W, A DISTANCE OF 229.18 FEET TO A SET 1/2″ IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" SITUATED ON THE COMMON LINE OF SAID LOT 1, BLOCK 1, COWCATCHERS SUBDIVISION AND SAID REMAINDER 41.9 ACRE TRACT, MARKING THE WESTERLY CORNER HEREOF;

THENCE, ALONG SAID COMMON LINE THE FOLLOWING COURSES:

N 76° 13′ 52″ E, A DISTANCE OF 139.31 FEET TO A SET 1/2″ IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING", MARKING A CORNER HEREOF;

N 81° 09′ 14″ E, A DISTANCE OF 98.03 FEET TO A FOUND 1/2″ IRON ROD, MARKING A CORNER HEREOF;

N 59° 26′ 36″ E, A DISTANCE OF 125.89 FEET TO A FOUND 1/2″ IRON ROD, MARKING A CORNER HEREOF;

N 13° 02′ 59″ E, A DISTANCE OF 245.24 FEET TO A FOUND 1/2″ IRON ROD, MARKING A CORNER HEREOF;

N 49° 43′ 42″ W, A DISTANCE OF 217.99 FEET TO A FOUND 1/2″ IRON ROD, MARKING THE NORTHWESTERLY CORNER HEREOF;

N 40° 16′ 17″ E, A DISTANCE OF 159.57 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 6.000 ACRES OF LAND, MORE OR LESS.

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

RA Goodwin 12/13/16

SHERWOOD SURVEYING & SUE, LLC
P.O. BOX 992
SPRING BRANCH, TEXAS 78070
TBPLS FIRM #10044200

RICHARD A. GOODWIN DATE
R.P.L.S. #4069 STATE OF TEXAS

STATE OF TEXAS
REGISTERED
RICHARD A. GOODWIN
4069
PROFESSIONAL
LAND SURVEYOR

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
01/03/2017 03:44:10 PM
LAURA 6 Pages(s)
201706000410

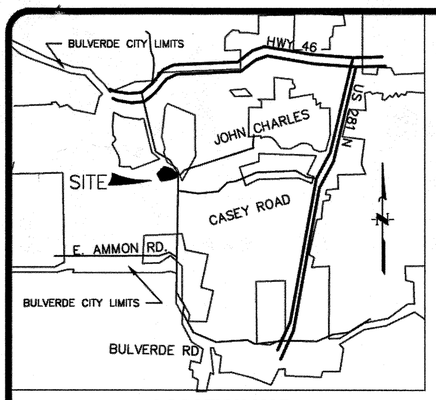
County Court of Comal County, Texas

Bobbie Koepp

UNOFFICIAL

Property Description and Details

#201806027776



LOCATION MAP
NOT TO SCALE

LEGEND

- FIR FOUND 1/2" STEEL ROD
- FIR–B FOUND STEEL ROD WITH A RED "BROWN ENG" PLASTIC CAP
- FIR–S FOUND STEEL ROD WITH A YELLOW "SHERWOOD SURVEYING" PLASTIC CAP
- FIR–J FOUND STEEL ROD WITH A ORANGE "JONES AND CARTER" PLASTIC CAP
- SIR SET ½" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP
- C.L.W.S. CANYON LAKE WATER SERVICE
- ELEC ELECTRIC
- TELE TELEPHONE
- CATV CABLE TELEVISION
- ROW RIGHT OF WAY
- BSL BUILDING SETBACK LINE
- EXISTING WATER WELL
- CENTERLINE BULVERDE ROAD
- ELEC, TELE, CATV, ROW EASEMENT LINE
- PROPERTY BOUNDARY
- PROPOSED BSL
- EXISTING 5' CONTOURS

COUNTY NOTES:

1. AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100 YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL 48091c0215F. EFFECTIVE DATED 09–2–2009; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
2. COMAL COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREEN BELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT OWNERS, THEIR SUCCESSOR OR ASSIGNED SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.
3. SUBJECT PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF BULVERDE.
4. THE PROPOSED USE OF THE SUBDIVISION IS FOR THE GLORIA DEO ACADEMY AND FIELDS.
5. GLORIA DEO ACADEMY SUBDIVISION ESTABLISHING A TOTAL OF 1 LOT.
6. THE SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOLL DISTRICT.
7. THE ELEVATION OF THE LOWEST FLOOR SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST HAVE A FINISHED FLOOR ELEVATION A MINIMUM OF ONE FOOT ABOVE THE 100 YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWN HILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE/STRUCTURE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
8. NO STRUCTURES IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM WHICH HAS BEEN APPROVED BY CANYON LAKE WATER SERVICE COMPANY. ON–SITE SEPTIC SYSTEMS WILL BE PERMITTED THROUGH COMAL COUNTY FOR SEWER SERVICE.
9. THE SUBDIVIDED BOUNDARY OF THIS PROPERTY LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
10. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 10 (SUBDIVISION REGULATION) OF THE CITY OF BULVERDE CODE OF ORDINANCES.

SURVEYOR'S NOTES:

1. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK;
2. DIMENSIONS SHOWN ARE SURFACE;
3. BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
4. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED RPLS 5207 UNLESS NOTED OTHERWISE.

CANYON LAKE WATER SERVICE COMPANY (C.L.W.S.C.) NOTE:

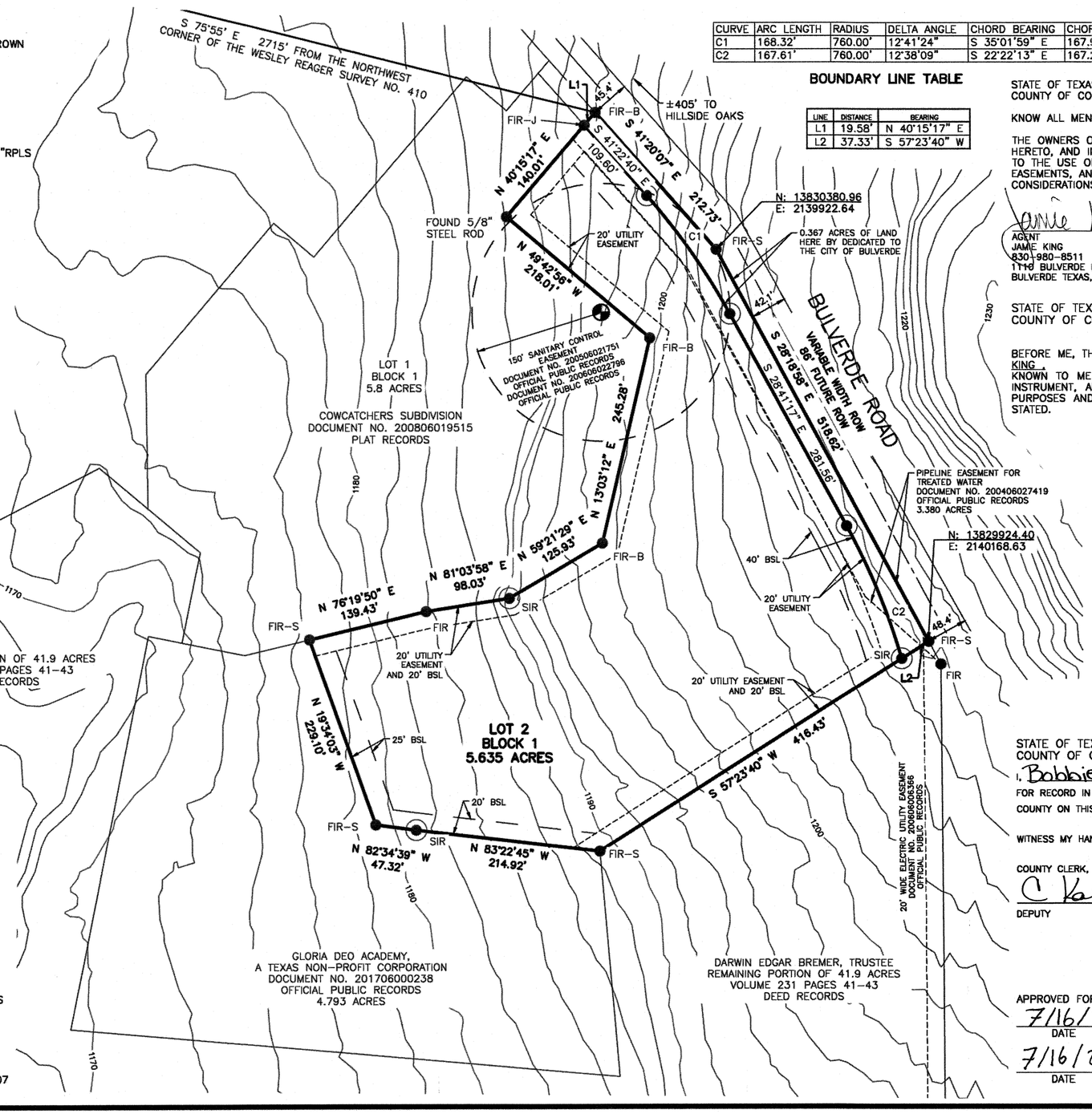
1. EACH LOT MUST HAVE ITS OWN WATER SERVICE AT THE OWNER'S/DEVELOPER'S EXPENSE. BE ADVISED, IF THIS LOT IS REPLATTED AND SUBDIVIDED INTO MORE LOTS, A NEW UTILITY SERVICE AGREEMENT WILL NEED TO BE NEGOTIATED.

BOUNDARY CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	168.32'	760.00'	12°41'24"	S 35°01'59" E	167.98'
C2	167.61'	760.00'	12°38'09"	S 22°22'13" E	167.27'

BOUNDARY LINE TABLE

LINE	DISTANCE	BEARING
L1	19.58'	N 40°15'17" E
L2	37.33'	S 57°23'40" W



SCALE: 1"=100'
100 50 0 100

STATE OF TEXAS
COUNTY OF COMAL

I JAMES MCGARR, A REGISTERED PROFESSIONAL ENGINEER HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO REQUIREMENTS OF THE LOCAL SUBDIVISION ORDINANCE.

LICENSED PROFESSIONAL ENGINEER NO. 108753

STATE OF TEXAS
JAMES P. McGARR
108753
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207

STATE OF TEXAS
REGISTERED
DONALD DEAN BOERNER
5207
PROFESSIONAL
LAND SURVEYOR

SUBDIVISION PLAT ESTABLISHING

GLORIA DEO ACADEMY

PLAT SHOWING: A 6.002 ACRE TRACT OUT OF THE WESLEY REAGER SURVEY NO. 410, ABSTRACT NO. 493, COMAL COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 6.000 ACRE TRACT CONVEYED TO GLORIA DEO ACADEMY, A TEXAS NON–PROFIT CORPORATION BY DEED RECORDED IN DOCUMENT NO. 201706000410, OFFICIAL PUBLIC RECORD, COMAL COUNTY, TEXAS

DATE PREPARED 5/14/2018

DONNIE BOERNER SURVEYING COMPANY
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
PH: 830-377-2492 FIRM NO. 10193963

CIVIL TECH, PLLC.
ENGINEERS, CONSULTANTS, LAND PLANNERS
Firm No. 13711 (210) 365-5029
114 RANGER DR. BOERNE, TX. 78006

STATE OF TEXAS
COUNTY OF COMAL

KNOW 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.

AGENT
JAMIE KING
830-980-8511
1110 BULVERDE ROAD
BULVERDE TEXAS, 78163

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMIE KING, KNOWN TO ME TO BE THE PERSON WHO NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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 2 DAY OF July, 2018.

NOTARY PUBLIC, TEXAS

STACY ANN PULLIN
Notary Public, State of Texas
Comm. Expires 12-08-2019
Notary ID 130461463

STATE OF TEXAS
COUNTY OF COMAL

I, Bobbie Koepp, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC# 201806027776 OF COMAL COUNTY ON THIS DAY OF July 16 2017, AT 12:30 P M.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 16 DAY OF July, 2018.

COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY

COUNTY COURT OF COMAL COUNTY, TEXAS

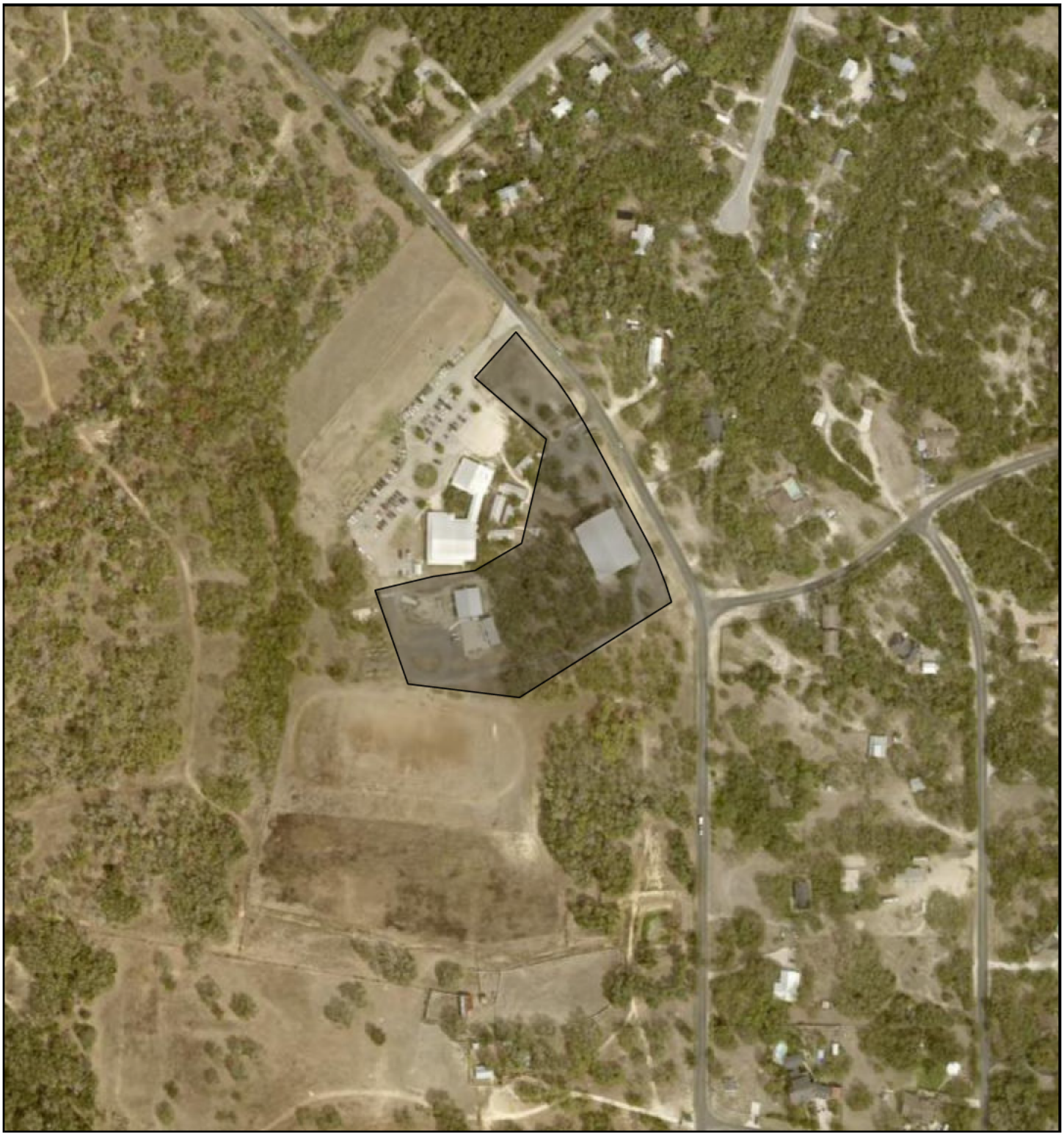
APPROVED FOR ACCEPTANCE
7/16/2018
DATE

PLANNING AND ZONING COMMISSION CHAIR

7/16/2018
DATE

CITY SECRETARY

Comal CAD Web Map



11/4/2025, 9:56:45 PM

1:4,514

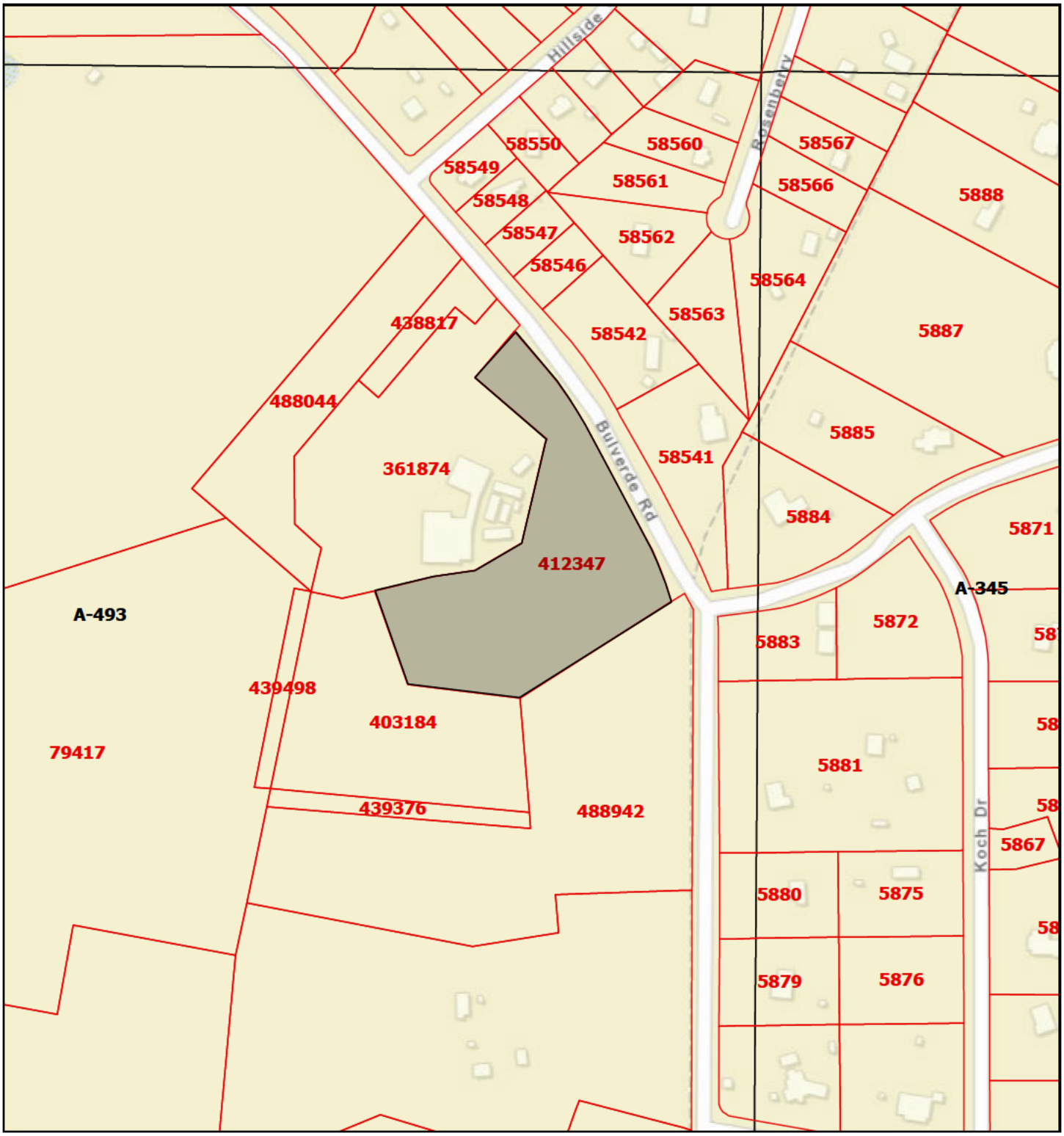
0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

© OpenStreetMap (and) contributors, CC-BY-SA

Comal County Appraisal District, BIS Consulting - www.bisconsulting.com
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey

Comal CAD Web Map



11/4/2025, 9:55:27 PM

Parcels

Abstracts

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Comal County, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Comal County Appraisal District, BIS Consulting - www.bisconsulting.com
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey

Comal AD Property Search

Property Details

Account		
Property ID:	412347	**Geographic ID:** 200174000100
Type:	R	**Zoning:**
Property Use:		
Location		
Situs Address:	1110 BULVERDE RD CITY OF BULVERDE, TX 78132	
Map ID:	5D	**Mapsco:**
Legal Description:	GLORIA DEO ACADEMY, BLOCK 1, LOT 2	
Abstract/Subdivision:	200174	
Neighborhood:	(RURAL4) Rural ac. area 4	
Owner		
Owner ID:	974523	
Name:	GLORIA DEO ACADEMY	
Agent:		
Mailing Address:	20540 STATE HIGHWAY 46 W STE 115-171 SPRING BRANCH, TX 78070 6821	
% Ownership:	100.0%	
Exemptions:	EX-XJ - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)
Agricultural Value Loss:	N/A (-)
HS Cap Loss:	N/A (-)
Circuit Breaker:	N/A (-)
Appraised Value:	N/A
Ag Use Value:	N/A

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: GLORIA DEO ACADEMY **%Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value

Privacy - Terms

046	COMAL COUNTY	N/A	N/A
046LR	COMAL COUNTY LATERAL ROAD	N/A	N/A
CBUL	CITY OF BULVERDE	N/A	N/A
ES1	(ESD1) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 1 (EMS)	N/A	N/A
ES5	(ESD5) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 5 (FIRE)	N/A	N/A
SCIS	COMAL ISD	N/A	N/A

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RUR.AC	Rural Acres	5.64	245,460.60	0.00	0.00	N/A	N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2026	N/A	N/A	N/A	N/A	N/A
2025	$0	$473,380	$0	$0	$473,380
2024	$0	$511,250	$0	$0	$511,250
2023	$0	$511,250	$0	$0	$511,250
2022	$0	$397,640	$0	$0	$397,640
2021	$0	$223,740	$0	$0	$223,740
2020	$0	$203,400	$0	$0	$203,400
2019	$0	$83,450	$0	$0	$83,450