City of Garden Ridge
9400 Municipal Parkway
Garden Ridge, Texas 78266-2600
(210) 651-6632
Fax (210) 651-9638

AGENDA
PLANNING AND ZONING COMMISSION

VOTING SESSION
TUESDAY, MAY 14, 2013 -- 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet for a voting session at 6:00 p.m., Tuesday, May 14, 2013 in the City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted on May 10, 2013 before 5:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting.

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1. Call to Order
2. Roll Call
3. Citizen Comments – limited to 3 minutes each

Rules for Citizen's Participation:

The Planning and Zoning Commission welcomes citizen participation and comments at all of their Commission Meetings. As a courtesy to your fellow citizens and out of respect to our elected officials, we must request that if you wish to speak, that you follow these guidelines.

a. Direct your comments to the entire Commission, not to an individual member, nor to the audience.
b. Show the Commission the same respect and courtesy that you expect to be shown to you.
c. Limit remarks to three (3) minutes.

NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject ***must be limited*** *to a proposal to place the subject on the agenda for a future meeting and any response to a question posed to the Council is limited to either a statement of specific factual information or a recitation of existing policy.* TEX. GOV'T CODE § 551.042.

4. Business Items
The Commission may discuss, consider and/or make recommendations to Council to approve or disapprove the following items:

a. Declaration of Covenants, Conditions and Restrictions for The Woodlands of Garden Ridge (formerly known as Forest of Garden Ridge IV Subdivision)

b. Revised Master Development Plan for Woodlands of Garden Ridge located on the west side of Bat Cave Road northwest of its intersection with Schoenthal Road

c. Preliminary Plat for the Woodlands of Garden Ridge, Unit 2 located on the west side of Bat Cave Road northwest of its intersection with Schoenthal Road

d. Final Plat for Tuscan Village Subdivision located at the southeast corner of the intersection of FM 3009 and FM 2252

e. Changes to Ordinance 13 related to the temporary parking of recreational vehicles (Section 5.1.4)

5. Administrative Items

The Commission may discuss, consider and/or take possible action on the following items:

a. Approve or disapprove the minutes of the April 9, 2013 meeting of the Planning and Zoning Commission.

b. Set date, time and location for next meeting.

6. Adjournment

AGENDA NOTICES:

Decorum Required:

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

Action by Council Authorized:

The Commission may vote and/or act upon any item within this Agenda. The Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The City Attorney may appear in person, or appear in executive session by conference call in accordance with applicable state law.

Executive Sessions Authorized:

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

Attendance By Other Elected or Appointed Officials:

It is anticipated that members of the City Council, other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the City Council, other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

Shelley Goodwin, TRMC
City Secretary

This is to certify that I, Shelley Goodwin, posted this Agenda at 9:30 a.m. May 10, 2013 on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

Shelley Goodwin, TRMC
City Secretary

RIVER CITY ENGINEERING
CIVIL, ENVIRONMENTAL & CONSULTING
Texas Registered Engineering Firm F-1546

May 7, 2013

Ms. Nancy Cain, City Administrator
CITY OF GARDEN RIDGE
9400 Municipal Parkway
Garden Ridge, Texas 78266

RE: **The Woodlands of Garden Ridge, Unit 2**
MDP and Preliminary Plat Review

Dear Ms. Cain:

River City Engineering, Inc. has reviewed the subject plat and revised MDP and offers the following comments;

1. The lot layout agrees with the current requirements of the subdivision rules and regulations of the City of Garden Ridge, therefore we take no exception to the revised Master Development Plan dated May 2013.
2. We recommend rearranging the Plat for Unit 2 to provide adequate space for the City Engineer's Seal. The current layout does not provide space to seal the final document prior to recording.
3. Note 13: Revise the sentence "An adequately sized detention pond approved by the City of Garden Ridge will BE provided…". Please correct typographical error. Also, in this same note revise the reference from The Forest of Garden Ridge IV to The Woodlands of Garden Ridge.
4. Clarification for Typical Single Family Lot Detail: The note "A detached garage or detached accessory building may have a side yard setback of not less than five (5) feet provided that such a garage or accessory building is located seventy-five feet or more from the front property line." A building permit for this type of construction would require a variance to the City Ordinance approved by Planning and Zoning and City Council to build over the described 15' side lot building setbacks.

At this time RCE recommends approval of the Preliminary Plat for Unit 2 The Woodlands of Garden Ridge and the associated revisions to the Master Development Plan, contingent upon the correction of the typographical errors as described above.

If you have any questions, please do not hesitate to contact us.

Sincerely,

Garry Montgomery, E.I.T.

CC: George Weron, P.E. – KFW Engineers
Ms. Nadine Knaus – Planning and Zoning Commission City of Garden Ridge

P:\Projects\6092 (City of Garden Ridge)\101-Forest of GR IV\Preliminary Plan Unit 2.doc

KFW ENGINEERS

May 6, 2013

City of Garden Ridge
Attn: Nancy Cain
9400 Municipal Parkway
Garden Ridge, TX 78266

Re: The Woodlands of Garden Ridge MDP

Dear Ms. Cain,

We have submitted a minor amendment to the MDP to include the new subdivision name "The Woodlands of Garden Ridge". In addition to the name change, the lot configuration within Unit 2, Block 5 was revised to include an additional residential lot and drainage lot. The revision to Unit 2 adds 1 residential lot to the overall MDP for a total of 109 lots. For your reference, the previous MDP amendments are as follows:

1) Approved December 5, 2012 - Added secondary connection to Bindseil Rd and revised overall lot count to 108.

2) Approved March 5, 2013 – Revised name of MDP to "The Woodlands of Garden Ridge"

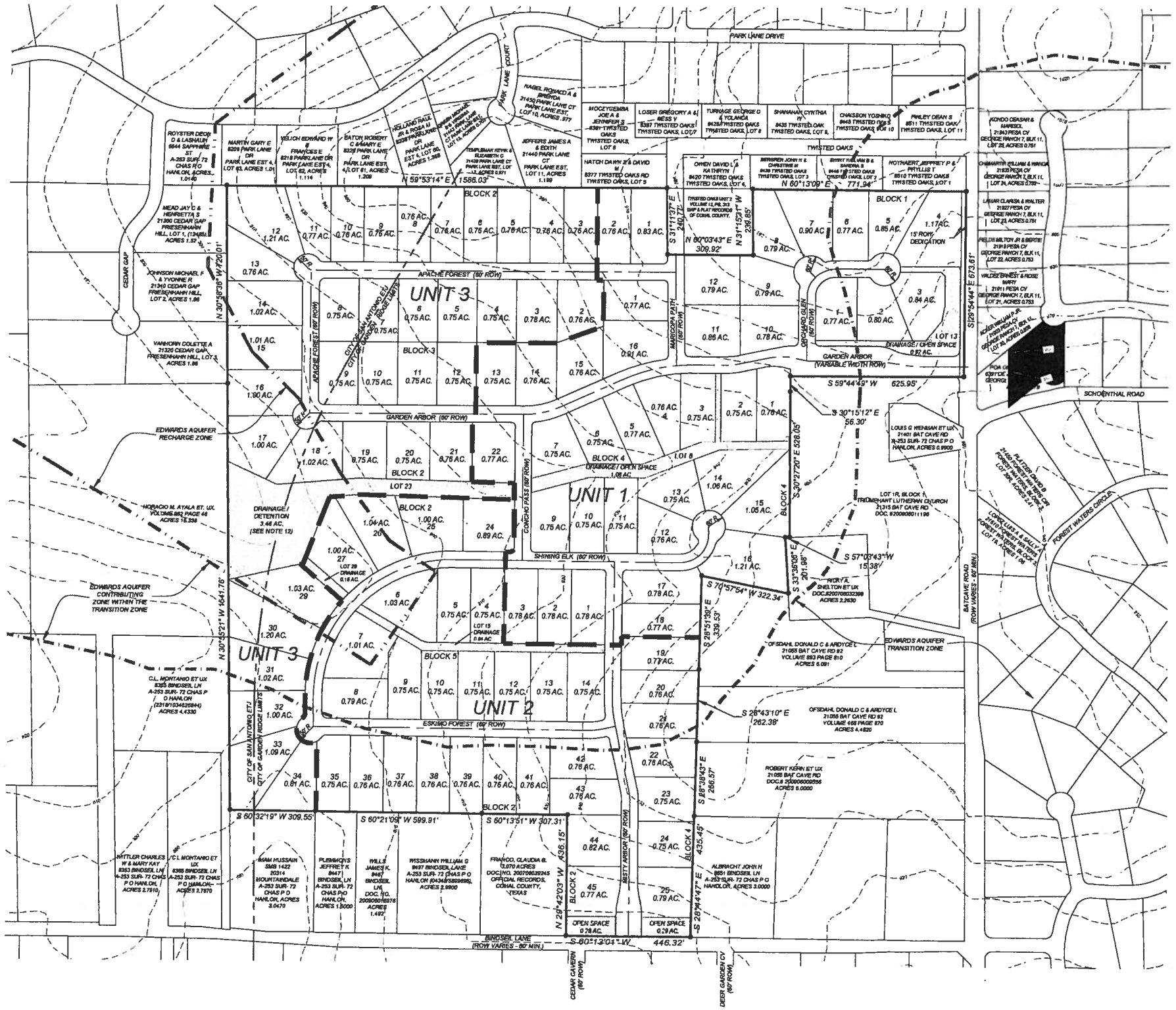
I have attached 2 copies of the amended MDP to this letter for consideration by the Planning and Zoning Commission meeting on May 14, 2013 in conjunction with the Unit 2 preliminary plat. If you have any questions or require additional information, please contact our office.

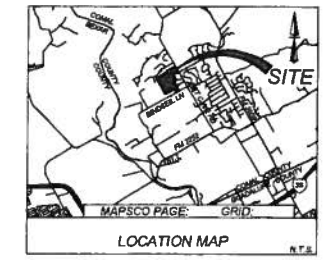
Sincerely,
KFW Engineers

Burt Wellmann, P.E.
Project Manager

Cc: Garry Montgomery
River City Engineering

14603 Huebner Bldg 40, San Antonio, Texas 78230 - Phone: (210) 979-8444 - Fax: (210) 979-8441





LOCATION MAP

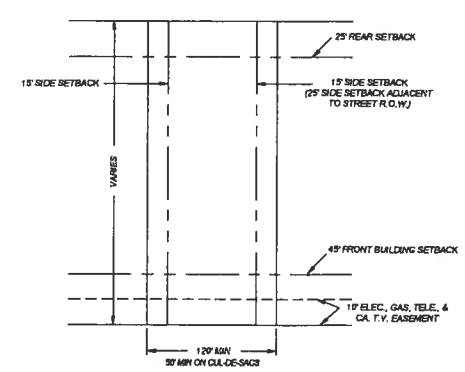
NTS

LEGEND

- = BOUNDARY
- = RIGHT - OF - WAY
- = PHASING LIMITS
- 715 = 10' CONTOURS
- = EDWARDS AQUIFER RECHARGE ZONE
- = EDWARDS AQUIFER CONTRIBUTING ZONE WITHIN THE TRANSITION ZONE
- = CITY LIMITS LINE
- = OPEN SPACE/DRAINAGE/DETENTION

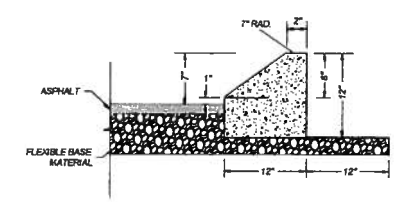
NOTE:

1. THIS PROPERTY IS PARTIALLY WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND CONTRIBUTING ZONE WITHIN THE TRANSITION ZONE.
2. UTILITY SERVICE PROVIDED BY THE FOLLOWING ENTITIES:
   WATER SERVICE — CITY OF GARDEN RIDGE
   SEWER SERVICE — N/A
   TELEPHONE SERVICE — AT&T
   CABLE TELEVISION — TIME WARNER CABLE
   ELECTRIC — CPS ENERGY
   GAS — CENTERPOINT ENTEX
3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS REQUIRED BY THE CITY OF GARDEN RIDGE ZONING REQUIREMENTS (ORDINANCE #13-122008).
4. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN LATEST EDITION OF AASHTO MANUAL.
5. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
6. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48091C0415F, DATED SEPTEMBER 02, 2009, A 100-YEAR FLOODPLAIN DOES NOT EXIST ON THIS SITE.
7. ALL PRIVATE STREETS, PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENT ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE.
8. SEPTIC SYSTEMS TO BE INSTALLED ON ALL LOTS.
9. LOTS LOCATED OUTSIDE THE RECHARGE ZONE SHALL HAVE A MINIMUM AREA OF 3/4 ACRE (32,670 SQ. FT.)
10. LOTS LOCATED OVER THE RECHARGE ZONE SHALL HAVE A MINIMUM AREA OF 1 ACRE (43,560 SQ. FT.)
11. ALL SUBDIVISION STREETS SHALL BE PRIVATE.
12. 3.46 ACRE DRAINAGE/DETENTION AREA TO BE CONVEYED TO THE CITY OF GARDEN RIDGE THROUGH AN EASEMENT BY METES AND BOUNDS AND RECORDED IN CONJUNCTION WITH THE UNIT 1 PLAT.



TYPICAL LOT

NOT TO SCALE



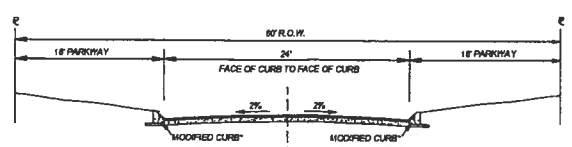
MODIFIED CURB DETAIL

NOT TO SCALE

OWNER/DEVELOPER:
DAPHNE DEVELOPMENT, LLC.
1202 W. BITTERS, BLDG 1 SUITE 1200
SAN ANTONIO, TX 78216
PHONE: 210-493-2811
FAX: 210-493-7828

ENGINEER:
KFW ENGINEERS
14603 HUEBNER RD., BLDG 40
SAN ANTONIO, TX 78230
PHONE: (210) 979-8444
FAX: (210) 979-8441

LAND USE DENSITY TABLE					
UNITS	AREA (ACRES)	DWELLING UNITS/LOTS	DRAINAGE/OPEN SPACE/DETENTION (ACRES)	DENSITY (DWELLING UNITS/ACRES)	PHASING SCHEDULE
1	42.18	40	2.00	0.95	DECEMBER 2012
2	32.45	33	0.80	1.02	NOVEMBER 2014
3	37.01	36	3.46	0.97	OCTOBER 2016
TOTAL	111.64	109	6.26	0.98	-



PRIVATE STREET SECTION - 60' R.O.W.

NOT TO SCALE

THE WOODLANDS OF GARDEN RIDGE

LEGAL DESCRIPTION:

A 111.64 ACRE TRACT OF LAND, OUT OF THE CHARLES P. HANLON SURVEY NO. 72, ABSTRACT NO. 253, SITUATED IN THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS AND BEING A PORTION OF THE 107.0433 ACRE TRACT OF LAND CONVEYED TO DAPHNE DEVELOPMENT, LLC. OF RECORD IN DOCUMENT NO. 200206014983 AND ALL OF THAT 1.140 ACRE TRACT OF LAND CONVEYED TO DAPHNE DEVELOPMENT, LLC. OF RECORD IN DOCUMENT NO. 200706050018 AND BEING THE SAME 107.14 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 200806000846 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS AND BEING ALL OF A 4.5 ACRE TRACT RECORDED IN DOCUMENT NO. 200806018207 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

KFW ENGINEERS & SURVEYING
FIRM# 8512
14603 HUEBNER RD., BLDG. 40
SAN ANTONIO, TEXAS 78230
PHONE (210) 979-8444
FAX (210) 979-8441

REVISIONS	ISSUE DATE
1. REVISED OVERALL LIMITS OF PHASE 1 DEVELOPMENT TO 45 ACRE TRACT ADJACENT TO BINDSEL RD.	11/06/12
2. CHANGED NAME OF MASTER PLAN TO "THE WOODLANDS OF GARDEN RIDGE" AND REVISED LOT LAYOUT TO INCLUDE ADDITIONAL RESIDENTIAL LOT AND DRAINAGE POOL.	05/03/13

THE WOODLANDS OF GARDEN RIDGE

MASTER DEVELOPMENT PLAN

JOB NO. 205-11-01
DATE: MAY 2013
DRAWN: SG CHECKED: BW

SHEET NUMBER:

1 OF 1

Date: May 09, 2013, 10:57am User ID: sjoseph
File: P:\205\11\01\Design\Civil\MDP205101.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

RIVER CITY ENGINEERING
CIVIL, ENVIRONMENTAL & CONSULTING
Texas Registered Engineering Firm F-1546

May 7, 2013

Ms. Nancy Cain, City Administrator
CITY OF GARDEN RIDGE
9400 Municipal Parkway
Garden Ridge, Texas 78266

RE: **The Woodlands of Garden Ridge, Unit 2**
MDP and Preliminary Plat Review

Dear Ms. Cain:

River City Engineering, Inc. has reviewed the subject plat and revised MDP and offers the following comments;

1. The lot layout agrees with the current requirements of the subdivision rules and regulations of the City of Garden Ridge, therefore we take no exception to the revised Master Development Plan dated May 2013.
2. We recommend rearranging the Plat for Unit 2 to provide adequate space for the City Engineer's Seal. The current layout does not provide space to seal the final document prior to recording.
3. Note 13: Revise the sentence "An adequately sized detention pond approved by the City of Garden Ridge will BE provided…". Please correct typographical error. Also, in this same note revise the reference from The Forest of Garden Ridge IV to The Woodlands of Garden Ridge.
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At this time RCE recommends approval of the Preliminary Plat for Unit 2 The Woodlands of Garden Ridge and the associated revisions to the Master Development Plan, contingent upon the correction of the typographical errors as described above.

If you have any questions, please do not hesitate to contact us.

Sincerely,

Garry Montgomery, E.I.T.

CC: George Weron, P.E. – KFW Engineers
Ms. Nadine Knaus – Planning and Zoning Commission City of Garden Ridge

P:\Projects\6092 (City of Garden Ridge)\101-Forest of GR IV\Preliminary Plan Unit 2.doc

KFW
ENGINEERS

May 6, 2013

City of Garden Ridge
Attn: City Administrator
9400 Municipal Pkwy
Garden Ridge, TX 78266

Re: The Woodlands of Garden Ridge, Unit 2
Preliminary Plat Submittal

Dear Ms. Cain,

Submitted for your review is a Preliminary Plat for the aforementioned project as required by the City of Garden Ridge. The plat includes the street and lot layout for Unit 2 as well as necessary easements and setbacks.

The project site is located on Bindseil Rd approximately 1,000 feet west of Bat Cave Rd. The Woodlands of Garden Ridge, Unit 2 consists of 32.45 acres and 33 single family residential lots. This development is entirely within the city limits of Garden Ridge and all lots within the subdivision meet the minimum required acreage of 0.75 acre. All streets in the subdivision are private. A portion of the property is also within the Edwards Aquifer Recharge Zone and Contributing Zone. A WPAP has been approved by TCEQ for this development.

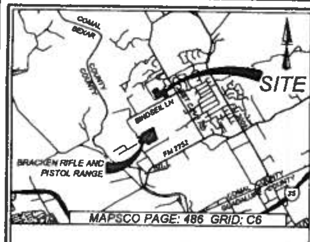
Please review and accept the Preliminary Plat for Unit 2 submitted for consideration by the Planning and Zoning Commission meeting on May 14, 2013. We have attached 2 copies of the Plat along with a check in the amount of $500.00 for required platting fees. We appreciate your time and consideration in this matter. Should additional information be required, please contact me.

Sincerely,
KFW Engineers,

Burt Wellmann, P.E.
Project Manager

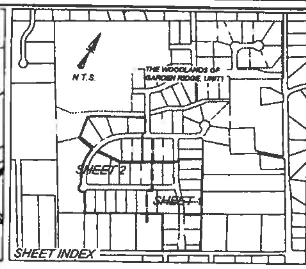
Cc: Garry Montgomery
River City Engineering

4603 Huebner Bldg 40 San Antonio, Texas 78230 - Phone: (210) 979-9444 - Fax: (210) 979-9445



LOCATION MAP

N.T.S.



SHEET INDEX

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO GARDEN RIDGE, TEXAS, FOR USE OF THE PUBLIC FOREVER ALL WATER RIGHTS OF WAY WITHIN THE STREET RIGHT OF WAY AND ALL "DRAINAGE AND WATER UTILITY EASEMENTS" FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

THIS THE _______ DAY OF _______________

OWNER: DAPHNE DEVELOPMENT, LLC.
1202 W. BITTERS, BLDG 1 SUITE 1200
SAN ANTONIO, TX 78216
PHONE 210-493-2811
FAX 210-493-7828

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _______________, 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 _______________

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT.

REGISTERED PROFESSIONAL ENGINEER
GEORGE WERON, P.E.
KFW ENGINEERS

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _______________, 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 _______________

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND MADE UNDER MY SUPERVISION ON THE GROUND

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO 5472
KFW SURVEYING, LLC
14603 HUEBNER RD., BLDG 40
SAN ANTONIO, TEXAS 78230
PHONE 210-979-8444
FAX 210-979-8441

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _______________, 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 _______________

NOTARY PUBLIC

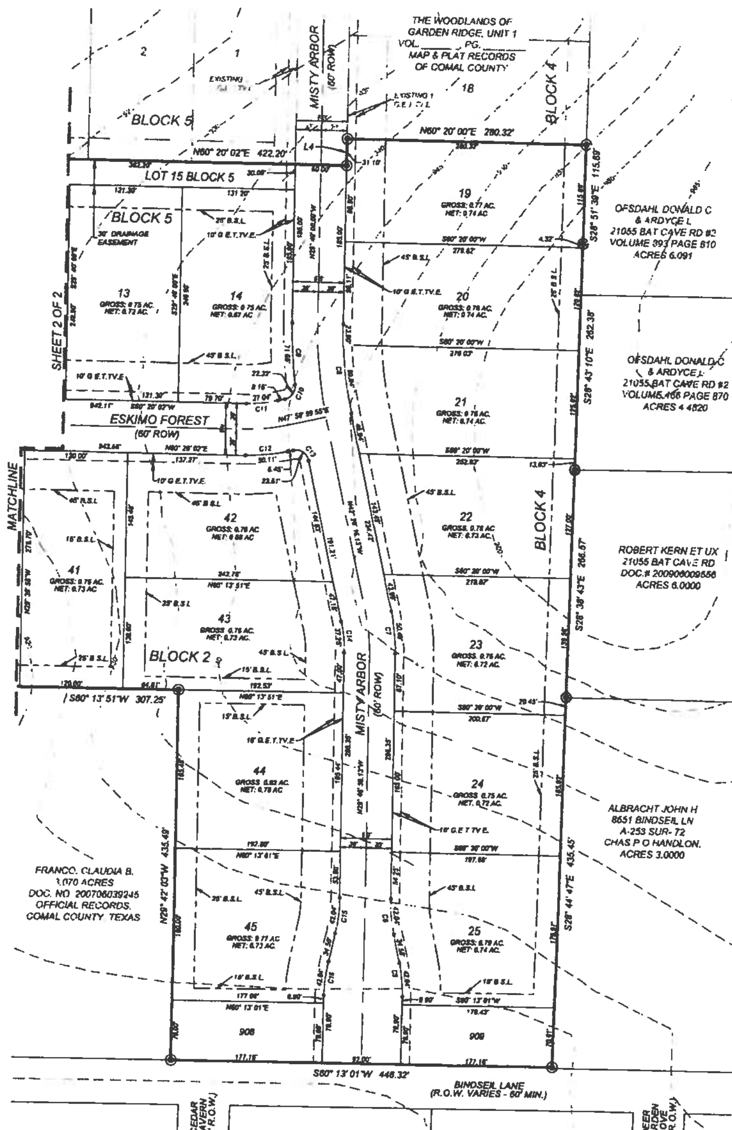
THE CITY ENGINEER OF THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED

CITY ENGINEER

LEGEND

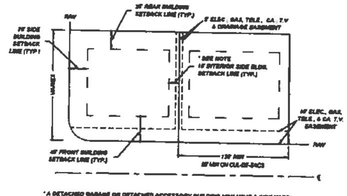
- F.I.R. = FOUND ½" IRON ROD
- S.I.R. = SET ½" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- ESMT = EASEMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS
- G.E.T.TV.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- = EXISTING CONTOURS
- ZONED GB = GENERAL BUSINESS ZONING
- ZONED R-4 = SINGLE FAMILY RESIDENTIAL DISTRICT 5
- ZONED R-A = SINGLE FAMILY RESIDENTIAL/AGRICULTURE

SCALE : 1"= 100'



NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983
3. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF GARDEN RIDGE AND COMAL COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
4. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.000162.
5. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL NO. 0415F, DATED SEPTEMBER 02, 2009, IS LOCATED IN ZONE(S) X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
6. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
7. ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSOR AND NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE. THESE AREAS ARE DESIGNATED AS LOT 28, BLOCK 2; LOT 908, BLOCK 2; LOT 909, BLOCK 4; AND LOT 15, BLOCK 5
8. ALL STREETS WITHIN THE SUBDIVISION ARE PRIVATE AND ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSOR AND NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE.
9. WATER SERVICE SHALL BE PROVIDED BY THE CITY OF GARDEN RIDGE
10. SEWER SERVICE SHALL BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
11. ELECTRIC AND GAS SERVICE SHALL BE PROVIDED BY C.P.S
12. TELEPHONE/CABLE SERVICE TO BE PROVIDED BY AT&T AND/OR TIME WARNER CABLE.
13. AN ADEQUATELY SIZED DETENTION POND APPROVED BY THE CITY OF GARDEN RIDGE WILL BY PROVIDED BY THE DEVELOPER PRIOR TO ANY RESIDENTIAL BUILDING PERMITS BEING ISSUED. MAINTENANCE OF THIS DRAINAGE EASEMENT AND DETENTION POND WILL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH PROPERTY IS DEDICATED TO THE FOREST OF GARDEN RIDGE IV PROPERTY OWNERS ASSOCIATION.
14. LOT 28, BLOCK 2 AND LOT 15, BLOCK 5 SHALL BE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS.



* A DETACHED GARAGE OR DETACHED ACCESSORY BUILDING MAY HAVE A SIDE YARD SETBACK OF NOT LESS THAN FIVE(5) FEET PROVIDED THAT SUCH GARAGE OR ACCESSORY BUILDING IS LOCATED SEVENTY FIVE FEET OR MORE FROM THE FRONT PROPERTY LINE.

TYPICAL SINGLE FAMILY LOT DETAIL
NOT TO SCALE

C.P.S. NOTES.

1. CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

Line Table

Line #	Length	Direction
L1	51.49	N36° 58' 07"W
L2	19.97	N47° 18' 07"E
L3	16.00	S60° 20' 00"W
L4	31.18	N29° 40' 00"W
L5	19.97	N47° 18' 07"E
L6	27.87	N08° 11' 29"W
L7	16.00	S60° 20' 00"W
L8	30.00	S60° 20' 00"W
L9	20.00	N78° 30' 19"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	151.48	50.00	881.93	173°34'58"	99.84	N61° 51' 30"W
C2	19.88	20.00	10.60	55°52'07"	18.74	N2° 07' 04"W
C3	387.16	530.00	202.64	41°50'51"	378.85	N10° 00' 42"W
C4	23.07	15.00	15.11	90°25'47"	21.29	S15° 07' 06"W
C5	42.04	200.00	21.10	12°02'33"	41.96	N35° 46' 16"W
C6	42.04	200.00	21.10	12°02'33"	41.96	N36° 46' 16"W
C7	50.49	230.00	25.30	12°33'17"	50.30	N36° 07' 38"W
C8	80.04	470.00	40.12	9°45'25"	79.94	N37° 27' 33"W
C9	71.66	530.00	35.88	7°44'50"	71.61	S33° 32' 25"E
C10	22.32	15.00	13.81	85°15'50"	20.32	N5° 13' 05"E
C11	37.04	170.00	18.59	12°29'02"	36.97	N54° 08' 31"E
C12	50.11	230.00	25.15	12°29'02"	50.01	S54° 08' 31"W
C13	23.51	15.00	14.86	89°48'44"	21.18	N87° 14' 38"W
C14	37.25	170.00	18.70	12°33'17"	37.18	N36° 03' 38"W
C15	42.04	200.00	21.10	12°02'33"	41.96	N23° 45' 42"W
C16	42.04	200.00	21.10	12°02'33"	41.96	N23° 45' 42"W
C17	19.50	20.00	10.60	55°52'07"	18.74	S32° 23' 58"W
C18	23.46	50.00	11.85	26°53'08"	23.25	N17° 54' 28"E
C19	387.18	530.00	202.64	41°50'51"	378.85	N10° 08' 42"W
C20	271.76	470.00	139.79	33°07'41"	267.98	S5° 00' 00"E
C21	30.87	20.00	19.56	88°43'51"	27.87	S75° 16' 03"E

OWNER/DEVELOPER:
DAPHNE DEVELOPMENT, LLC.
1202 W. BITTERS, BLDG 1 SUITE 1200
SAN ANTONIO, TX 78216
PHONE: 210-493-2811
FAX: 210-493-7828

KFW ENGINEERS & SURVEYING
FIRM 9513
14603 HUEBNER RD., BLDG 40
SAN ANTONIO, TX 78230
PHONE: (210) 979-8444
FAX: (210) 979-8441

STATE OF TEXAS
COUNTY OF COMAL

I, _______________ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTIFICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _______________ A.D. _______ AT _____ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK/VOLUME ___________ ON PAGE ________ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _______________ A.D. ________

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _______________________ DEPUTY

THIS PLAT OF THE WOODLANDS OF GARDEN RIDGE IV, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF GARDEN RIDGE, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____________ DAY OF _______________

BY: _______________________
MAYOR

BY: _______________________
CITY SECRETARY

SUBDIVISION PLAT ESTABLISHING
THE WOODLANDS OF GARDEN RIDGE, UNIT 2

A 32.45 ACRE TRACT OF LAND, OUT OF A 107.14 ACRE TRACT OF LAND AND A 4.501 TRACT OF LAND, SITUATED IN THE CITY OF GARDEN RIDGE OUT OF THE CHARLES P. HANLON SURVEY NO. 72, ABSTRACT NO. 253, COMAL COUNTY, TEXAS AS CONVEYED TO DAPHNE DEVELOPMENT, LLC. RECORDED IN DOCUMENT NO. 200606000846 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS AND ALL OF A 4.501 ACRE TRACT, BEING OUT OF THE CHARLES P. HANLON SURVEY NO. 72, ABSTRACT NO. 253, COMAL COUNTY, TEXAS AS CONVEYED TO DAPHNE DEVELOPMENT, LLC. RECORDED IN DOCUMENT NO. 200806018207 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

DRAWN BY: SG

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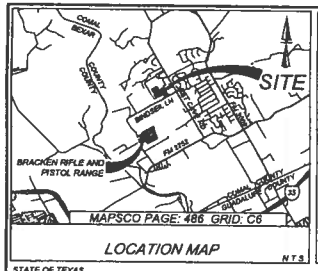
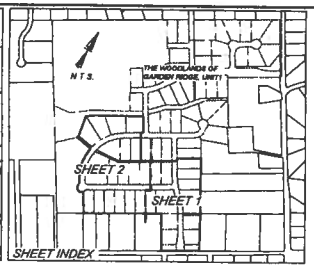


LOCATION MAP

N.T.S.



SHEET INDEX

SCALE : 1"= 100'

0' 50' 100' 150' 200'

LEGEND

F.I.R. =	FOUND ½" IRON ROD
S I.R. =	SET ¼" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
R.O.W. =	RIGHT-OF-WAY
ESMT =	EASEMENT
O.P.R. =	OFFICIAL PUBLIC RECORDS
G.E.T.TV.E =	GAS, ELECTRIC, TELEPHONE, CABLE T.V., EASEMENT
B.S.L. =	BUILDING SETBACK LINE
- =	EXISTING CONTOURS
ZONED GB =	GENERAL BUSINESS ZONING
ZONED R-4 =	SINGLE FAMILY RESIDENTIAL DISTRICT 6
ZONED R-A =	SINGLE FAMILY RESIDENTIAL/AGRICULTURE

NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983
3. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF GARDEN RIDGE AND COMAL COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
4. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.000162.
5. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL NO. 0415F, DATED SEPTEMBER 02, 2009, IS LOCATED IN ZONE(S) X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
6. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
7. ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSOR AND NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE. THESE AREAS ARE DESIGNATED AS LOT 28, BLOCK 2; LOT 909, BLOCK 4; AND LOT 15, BLOCK 5.
8. ALL STREETS WITHIN THE SUBDIVISION ARE PRIVATE AND ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSOR AND NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE.
9. WATER SERVICE SHALL BE PROVIDED BY THE CITY OF GARDEN RIDGE
10. SEWER SERVICE SHALL BE PROVIDED BY PRIVATE SEPTIC SYSTEMS
11. ELECTRIC AND GAS SERVICE SHALL BE PROVIDED BY C.P.S.
12. TELEPHONE/CABLE SERVICE TO BE PROVIDED BY AT&T AND/OR TIME WARNER CABLE.
13. AN ADEQUATELY SIZED DETENTION POND APPROVED BY THE CITY OF GARDEN RIDGE WILL BY PROVIDED BY THE DEVELOPER PRIOR TO ANY RESIDENTIAL BUILDING PERMITS BEING ISSUED. MAINTENANCE OF THIS DRAINAGE EASEMENT AND DETENTION POND WILL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH PROPERTY IS DEDICATED TO THE FOREST OF GARDEN RIDGE IV PROPERTY OWNERS ASSOCIATION.
14. LOT 28, BLOCK 2 AND LOT 15, BLOCK 5 SHALL BE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS.

C.P.S. NOTES:

1. CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO GARDEN RIDGE, TEXAS, FOR USE OF THE PUBLIC FOREVER ALL WATER RIGHTS OF WAY WITHIN THE STREET RIGHT OF WAY AND ALL "DRAINAGE AND WATER UTILITY EASEMENTS" FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

THIS THE _____ DAY OF _____, _____

_____
OWNER: DAPHNE DEVELOPMENT, LLC.
1202 W. BITTERS, BLDG 1 SUITE 1200
SAN ANTONIO, TX 78216
PHONE 210-493-2811
FAX 210-493-7828

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

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

_____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT.

_____
REGISTERED PROFESSIONAL ENGINEER
GEORGE WERON, P.E.
KFW ENGINEERS

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

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

_____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND MADE UNDER MY SUPERVISION ON THE GROUND

_____
TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5472
KFW SURVEYING, LLC
14603 HUEBNER RD., BLDG 40
SAN ANTONIO, TEXAS 78230
PHONE 210-979-8444
FAX 210-979-8441

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

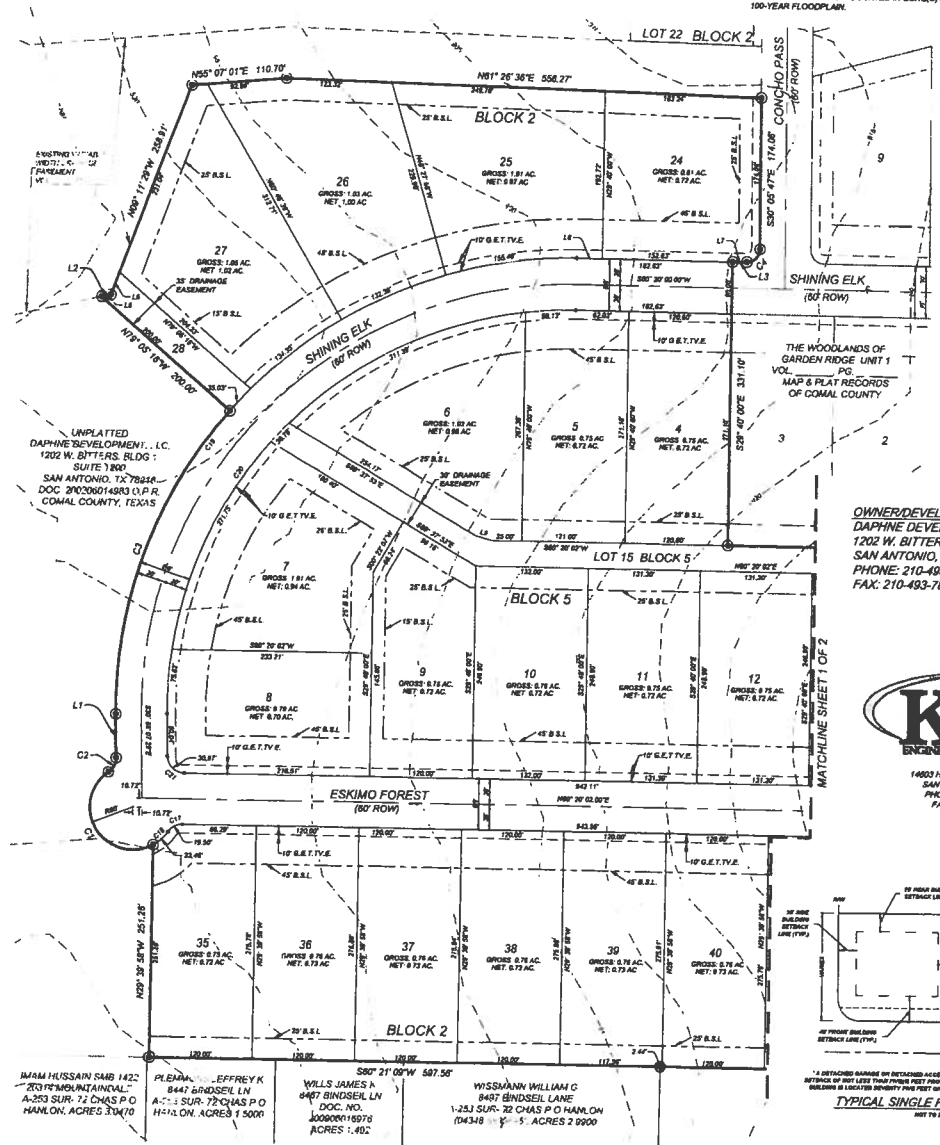
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, _____

_____
NOTARY PUBLIC

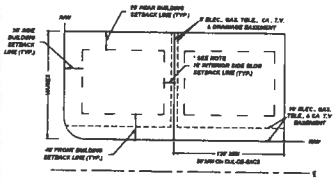
THE CITY ENGINEER OF THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED

_____
CITY ENGINEER



OWNER/DEVELOPER:
DAPHNE DEVELOPMENT, LLC.
1202 W. BITTERS, BLDG 1 SUITE 1200
SAN ANTONIO, TX 78216
PHONE: 210-493-2811
FAX: 210-493-7828

KFW ENGINEERS & SURVEYING
FIRM 959
14603 HUEBNER RD., BLDG 40
SAN ANTONIO, TX 78230
PHONE: (210) 979-8444
FAX: (210) 979-8441



* A DETACHED GARAGE OR DETACHED ACCESSORY BUILDING MAY HAVE A SIDE YARD SETBACK OF NOT LESS THAN FIVE(5) FEET PROVIDED THAT SUCH GARAGE OR ACCESSORY BUILDING IS LOCATED SEVENTY (70) FEET OR MORE FROM THE FRONT PROPERTY LINE.

TYPICAL SINGLE FAMILY LOT DETAIL
NOT TO SCALE

STATE OF TEXAS
COUNTY OF COMAL

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK/VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____ DEPUTY

THIS PLAT OF THE WOODLANDS OF GARDEN RIDGE IV, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF GARDEN RIDGE, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____, _____

BY: _____
MAYOR

BY: _____
CITY SECRETARY

SUBDIVISION PLAT ESTABLISHING
THE WOODLANDS OF GARDEN RIDGE, UNIT 2

A 32.45 ACRE TRACT OF LAND, OUT OF A 107.14 ACRE TRACT OF LAND AND A 4.501 TRACT OF LAND, SITUATED IN THE CITY OF GARDEN RIDGE OUT OF THE CHARLES P. HAMLON SURVEY NO. 72, ABSTRACT NO. 253, COMAL COUNTY, TEXAS AS CONVEYED TO DAPHNE DEVELOPMENT, LLC. RECORDED IN DOCUMENT NO. 200606000846 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS AND ALL OF A 4.501 ACRE TRACT, BEING OUT OF THE CHARLES P. HAMLON SURVEY NO. 72, ABSTRACT NO. 253, COMAL COUNTY, TEXAS AS CONVEYED TO DAPHNE DEVELOPMENT, LLC. RECORDED IN DOCUMENT NO. 200606018207 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

DRAWN BY: SG

Date: May 09, 2013, 10:53am User ID: sjoseph
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THE CITY OF GARDEN RIDGE AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTEN- ANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/93, SOUTH CENTRAL ZONE.
2. DISTANCES SHOWN ON THE PLAT ARE ACTUAL GROUND DISTANCES.
3. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID COORDINATES - SOUTH CENTRAL ZONE. COORDINATES EXPRESSED IN U.S. SURVEY FEET (NAD83).
4. ALL POA EASEMENTS & DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE POA PROPERTY OWNERS ASSOCIATION.

NOTICE:
SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

FLOOD PLAIN NOTE:
THE PARCELS OF LAND SHOWN HEREON THIS SUBDIVISION PLAT ARE NOT INSIDE THE "SPECIAL FLOOD HAZARD AREAS" INDICATED BY THE 100-YEAR FLOOD AS DEFINED BY THE FIRM MAP COMMUNITY PANEL NUMBER 48091C0485F DATED: SEPTEMBER 2, 2009 CITY OF GARDEN RIDGE, TEXAS.

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord
C1	23.57'	15.00'	90° 01' 41.80"	15.01'	S11° 09' 00.32"W	21.22'
C2	185.81'	230.00'	46° 17' 13.83"	98.31'	N10° 43' 13.77"W	180.80'
C3	11.90'	10.00'	68° 09' 18.87"	6.76'	S21° 39' 16.40"E	11.21'
C4	538.26'	97.50'	316° 18' 37.75"	39.09'	S77° 34' 36.96"E	72.56'
C5	11.90'	10.00'	68° 09' 18.87"	6.76'	N46° 30' 02.48"E	11.21'
C6	137.34'	170.00'	46° 17' 13.83"	72.66'	N10° 43' 13.77"W	133.63'
C7	23.55'	15.00'	89° 58' 18.20"	14.99'	N78° 50' 59.68"W	21.21'
C8	40.18'	100.00'	23° 01' 12.84"	20.38'	S45° 22' 26.90"E	39.91'
C9	21.89'	24.00'	52° 15' 33.08"	11.77'	S70° 17' 01.52"E	21.14'
C10	29.28'	50.00'	33° 32' 49.45"	15.07'	N80° 55' 39.71"W	28.88'
C11	74.47'	55.00'	77° 34' 43.12"	44.20'	N82° 56' 38.54"W	68.91'
C12	39.82'	29.00'	78° 40' 36.86"	23.77'	N83° 29' 33.41"W	36.77'
C13	188.07'	5231.00'	1° 50' 27.10"	94.04'	S31° 25' 43.00"E	188.06'
C14	208.86'	5242.84'	2° 16' 57.00"	104.45'	S34° 33' 22.00"E	208.85'

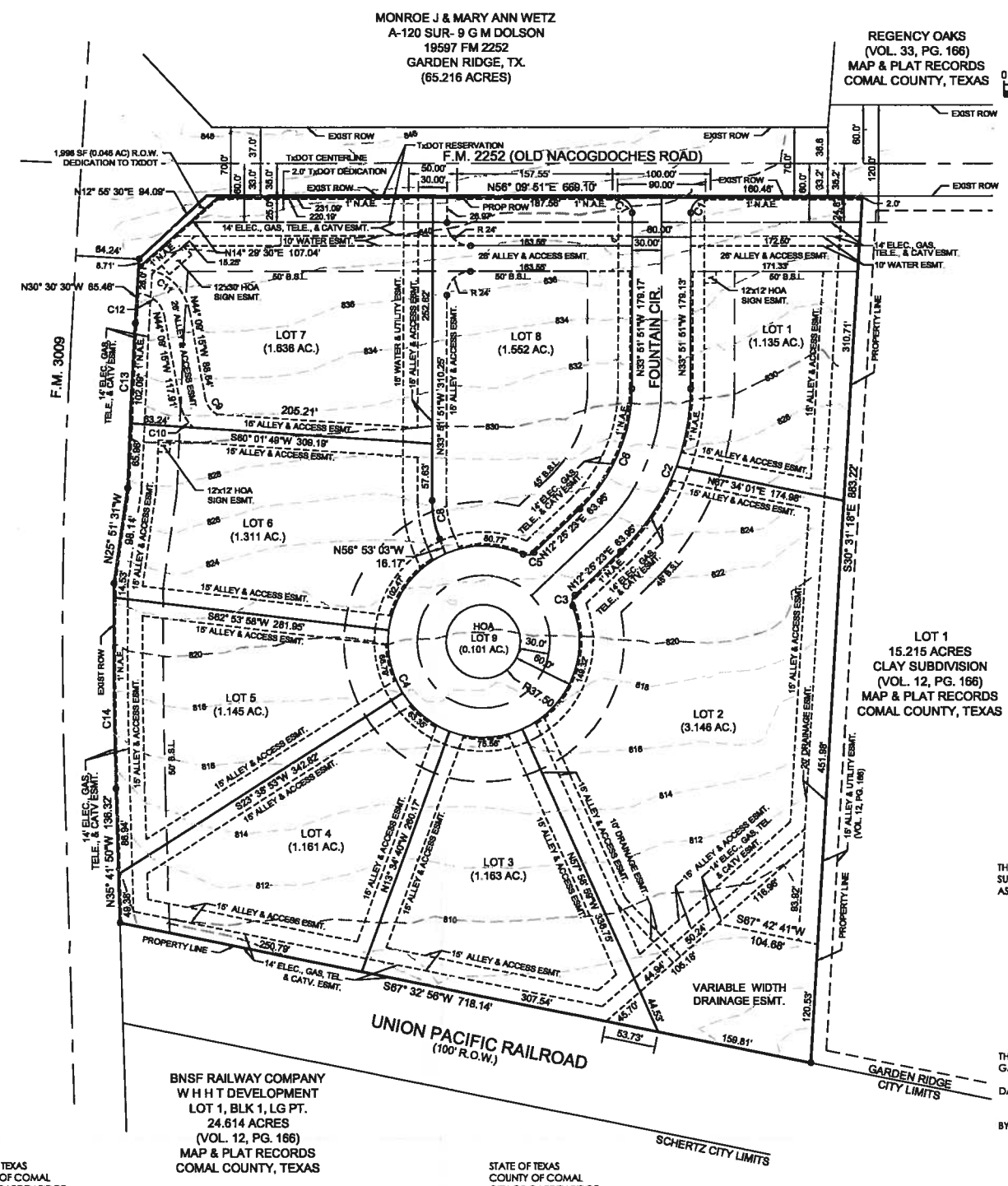
TXDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

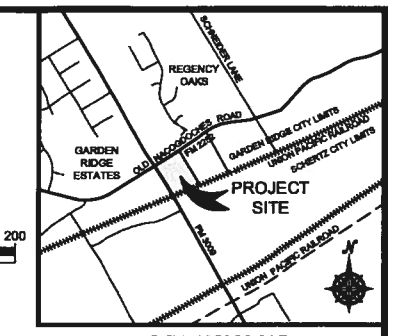
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE ROW.PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW WILL NOT BE ALLOWED.

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THE PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINTS TO FM 2252 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 720 FEET. THE WESTERN MOST OF THESE FM 2252 ACCESS POINTS WILL BE RIGHT-IN/OUT ONLY. THE PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) RIGHT-IN/OUT ONLY ACCESS POINT TO FM 3009 BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 720 FEET.

4. 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.

5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, ACCEL. LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.





LOCATION MAP
NOT TO SCALE

LEGEND:
F.I.R. = FOUND 1/2" IRON ROD
S.I.R. = SET 1/2" IRON ROD
ESMT. = EASEMENT
ELEC. = ELECTRIC
TELE. = TELEPHONE
CATV = CABLE TELEVISION
B.S.L. = BUILDING SETBACK LINE
R.O.W. = RIGHT-OF-WAY
N.A.E. = NON ACCESS ESMT.
P.O.A. = PROPERTY OWNER'S ASSOCIATION

ALL SET PINS ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "FORD ENG. INC."

FORD ENGINEERING INC.
ENGINEERING * PLANNING * DEVELOPMENT
FEI PROJECT No: 2339.00 DATE: APRIL 25, 2013
10927 WYE DRIVE, SUITE 104 * SAN ANTONIO, TEXAS 78217
TEL: (210) 590-4777 * FAX: (210) 590-4940 * TBPE No: F-1162
www.fordengineering.com

PLAT OF:

TUSCAN VILLAGE

13.523 ACRES, SITUATED IN THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS, OUT OF THE GEO. M. DOLSON SURVEY NO. 96, ABSTRACT NO. 120, BEING THE SAME TRACT OF LAND CALLED TO CONTAIN 13.532 ACRES OF LAND CONVEYED TO CUSTOM CLINICS, LLC IN DOCUMENT NO. 201106003877 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

THE CITY ENGINEER OF THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

THIS PLAT OF TUSCAN VILLAGE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF GARDEN RIDGE, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____ 2013.

BY: _____ MAYOR BY: _____ CITY SECRETARY

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO GARDEN RIDGE, TEXAS, FOR USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND MADE UNDER MY SUPERVISION ON THE GROUND.

_____
REX L. HACKETT, R.P.L.S R.P.L.S. No. 5573
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT.

_____
MARK B. HILL, P.E. P.E. No. 94904
REGISTERED PROFESSIONAL ENGINEER
TBPE No: F-1162

STATE OF TEXAS
COUNTY OF COMAL

I _____ COUNTY CLERK OF SAID 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___ AT _____ M, IN THE RECORDS OF _____ OF SAID COUNTY, WITH DOCUMENT # _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____

OWNER
CUSTOM CLINICS, LLC
TONY OVERMAN
18965 FM 2252
GARDEN RIDGE, TEXAS 78266
(210) 619-2819

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ _____ 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 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2013.

_____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ A.D. 2013.

_____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ A.D. 2013.

_____
NOTARY PUBLIC

May 7, 2013

Ford Engineering Inc
Attn: Christian M Herzig
10927 Wye Dr Ste 104
San Antonio, Texas 78217

Re: Letter of Certification Recommending Approval

Dear Mr. Herzig:

This shall serve as a Letter of Certification for City Plan No. Comal County Tuscan Village Plat dated 4/30/13 for approval and CPS Energy has no objection to the filing of this plat for consideration by the Planning Commission.

The installation of electric and natural gas (if applicable) facilities is subject to conformance with all legal regulations and requirements relating to platting, subdividing, governmental approvals and permits incidental to installing and maintaining the facilities as planned.

Should changes be made to the approved plat noted and dated above, this letter will be deemed invalid and the updated plat will have to follow the plat review and approval process.

We look forward to the opportunity to work with you in the development of this property. If you have any questions please contact me at (210) 353-2814.

Sincerely,

Milton Russell

Milton Russell
Manager
Commercial Development

CITY OF GARDEN RIDGE
REQUEST FOR REVIEW
Utility Acceptance

Date: April 25, 2013

APPLICANT INFORMATION:

Applicant: Ford Engineering, Inc. / Mark Hill, P.E.
(Company Name/Contact person/Title)

Street Address, City, State, Zip: 10927 Wye Drive, Suite 104, San Antonio, Texas 78217

Ph#: (210) 590-4777 Fax#: (210) 590-4940 E-Mail: chris@fordengineering.com

PROPERTY DESCRIPTION:

Name of Subdivision/Development: TUSCAN VILLAGE

Lot: N/A Block: N/A Address: _____

Survey Name: GEO. M. DOLSON SURVEY NO. 96 Abstract#: 120 Tract # N/A

Location of Property: S.E. CORNER OF FM 3009 & FM 2252 MAPS CO Ref # 487/D6

I Tony Rodriguez have reviewed and approved this plat/plan as submitted for easements and
(Print name of reviewer)

availability where it concerns Time Warner Cable.
(Name of Utility Company)

Signed this 8th day, of May Month, 2013.

Tony Rodriguez
(Reviewer's Signature)

UTILITY AGENT INFORMATION:

***** Please return this completed form to the applicant noted above. *****

Company: TIME WARNER CABLE Name/ Title: Designer

Mailing Address: 1900 Blue Crest Lane

Phone: (210) 352-4464 Fax: (210) 352-4474

CITY OF GARDEN RIDGE
REQUEST FOR REVIEW
Utility Acceptance

Date: April 25, 2013

APPLICANT INFORMATION:

Applicant: Ford Engineering, Inc. / Mark Hill, P.E.
(Company Name/Contact person/Title)

Street Address, City, State, Zip: 10927 Wye Drive, Suite 104, San Antonio, Texas 78217

Ph#: (210) 590-4777 Fax#: (210) 590-4940 E-Mail: chris@fordengineering.com

PROPERTY DESCRIPTION:

Name of Subdivision/Development: TUSCAN VILLAGE

Lot: N/A Block: N/A Address: _____

Survey Name: GEO. M. DOLSON SURVEY NO. 96 Abstract#: 120 Tract # N/A

Location of Property: S.E. CORNER OF FM 3009 & FM 2252 MAPS CO Ref # 487/D6

I Abel Arispe have reviewed and approved this plat/plan as submitted for easements and
(Print name of reviewer)

availability where it concerns CenterPoint Energy.
(Name of Utility Company)

Signed this 29th day, of April Month, 2013.

(Reviewer's Signature)

UTILITY AGENT INFORMATION:

***** Please return this completed form to the applicant noted above. *****

Company: CENTERPOINT ENERGY Name/ Title: Abel Arispe / Engineer

Mailing Address: 290 S. Castell Ave., New Braunfels, TX. 78130

Phone: (830) 643-6919 Fax: (830) 643-6903

CITY OF GARDEN RIDGE
REQUEST FOR REVIEW
Utility Acceptance

Date: April 25, 2013

APPLICANT INFORMATION:

Applicant: Ford Engineering, Inc. / Mark Hill, P.E.
(Company Name/Contact person/Title)

Street Address, City, State, Zip: 10927 Wye Drive, Suite 104, San Antonio, Texas 78217

Ph#: (210) 590-4777 Fax#: (210) 590-4940 E-Mail: chris@fordengineering.com

PROPERTY DESCRIPTION:

Name of Subdivision/Development: TUSCAN VILLAGE

Lot: N/A Block: N/A Address: _____

Survey Name: GEO. M. DOLSON SURVEY NO. 96 Abstract#: 120 Tract # N/A

Location of Property: S.E. CORNER OF FM 3009 & FM 2252 MAPS CO Ref # 487/D6

I JASON SCHINDLER have reviewed and approved this plat/plan as submitted for easements and
(Print name of reviewer)

availability where it concerns AT+T.
(Name of Utility Company)

Signed this 26 day, of APRIL Month, 2013.

(Reviewer's Signature)

UTILITY AGENT INFORMATION:

***** Please return this completed form to the applicant noted above. *****

Company: AT&T Name/ Title: _____

Mailing Address: _____

Phone: (_____) _____ Fax: (_____) _____

Texas Department of Transportation

New Braunfels Area Office • 4102 IH 35 South • New Braunfels, Texas 78132 • (830) 609-0707

San Antonio District
New Braunfels/Seguin Area Office
4102 IH 35 South
New Braunfels, Texas 78132
(830) 303-0130 (830)609-0707

May 3, 2013

County: Comal
Control: 1433
Section: 02
Highway FM 2252

Christian M Herzig
Ford Engineering, Inc.
10927 Wye Drive, Suite 104
San Antonio, Texas 78217

SUBDIVISION Final Plat for Tuscan Village
OWNER: Custom Clinics, LLC - Tony Overman
18955 FM 2252
Garden Ridge, Texas

LOCATION: At FM 3009

DATE RECEIVED: Received revised final plat from Ford Engineering by e-mail 4/25/2013.

PLAT REVIEWED FOR:	* NO OBJECTION	OBJECTION
EXISTING R.O.W. DATA	X	
PLANNED R.O.W. NEEDS	X	
STREET, ALLEY & DRIVEWAY ACCESS	X	
OTHER (ENVIRONMENTAL)	X	

This Plat and Master Development Plan (MPD) is being reviewed at the request of the Owner/Developer's engineer. Review comments made by TxDOT on the Plat or MDP are based on the latest information TxDOT has available and are being offered to convey to the platting authority and developer TxDOT's present opinion as to current and future highway system needs in order to preserve the transportation corridor, provide for safeingress/egress to the state highway system and address known potential environmental issues. The extent to which this information is incorporated into the plat or MDP is at the discretion of the platting authority.

FOLLOWING TxDOT NOTES ARE ACKNOWLEDGED AS BEING ON THE FINAL PLAT:

(1)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.
(2) Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within the highway right-of-way. For projects in the Edwards Aquifer Recharge or Contributing Zones, outfalls for water quality and/or detention ponds treating impervious cover related to the development, will not encroach by structure or grading into State ROW. Placement of permanent structural best management practice devices or vegetative filter strips within state ROW will not be allowed.
(3) Maximum access points to State highway from this property will be regulated as directed by "Regulations for Access Driveways to State Highways". The property is eligible for a maximum combined total of two (2) access points to FM 2252 based on an overall platted highway frontage of approximately 720 feet. The western-most of these FM 2252 access points will be right-in/out only. The property is eligible for a maximum combined total of one (1) right-in/out only access point to FM 3009 based on an overall platted highway frontage of approximately 720 feet.
(4) 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.
(5) Any traffic control measures (left-turn lane, right-turn lane, accel. lane, signal, etc.) for any access fronting a state maintained roadway shall be the responsibility of the developer/owner.

* Comments:

We acknowledge the 27 foot wide combination of ROW reservation/dedication shown on the plat. Any new easements must be located in private property beyond the limits of the ROW reservation/dedication.

It should be anticipated that the ultimate FM 2252 pavement edge will be closer to the development than its present location. The on-site grading should be compatible with the assumed future FM 2252 pavement edge elevations.

Permit applications along with construction plans for streets, driveways, utilities, drainage and sidewalks (if required by appropriate City ordinance) must be submitted to the Texas Department of Transportation for review and approval before working on highway right-of-way.

Please provide pdf copy of recorded plat.

Sincerely,

Brien A. Hocher, P.E.
Development Engineer

cc: Mike Cowart, P.E. - TxDOT Interim Area Engineer
James Browne - TxDOT Maintenance Supervisor
Mark B. Hill, P.E. – Ford Engineering
Nancy Cain – City Administrator City of Garden Ridge
Tony Overman – Owner/Developer

attachments

THE CITY OF GARDEN RIDGE AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND EFFECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

GENERAL NOTES:
1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/93, SOUTH CENTRAL ZONE
2. DISTANCES SHOWN ON THE PLAT ARE ACTUAL GROUND DISTANCES.
3. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID COORDINATES - SOUTH CENTRAL ZONE. COORDINATES EXPRESSED IN U.S. SURVEY FEET (NAD83)
4. ALL POA EASEMENTS & DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE POA PROPERTY OWNERS ASSOCIATION.

NOTICE:
SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

FLOOD PLAIN NOTE:
THE PARCELS OF LAND SHOWN HEREON THIS SUBDIVISION PLAT ARE NOT INSIDE THE "SPECIAL FLOOD HAZARD AREAS" INDICATED BY THE 100-YEAR FLOOD AS DEFINED BY THE FIRM MAP COMMUNITY PANEL NUMBER 48091C0485F DATED SEPTEMBER 2, 2009 CITY OF GARDEN RIDGE, TEXAS

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord
C1	23.57'	15.00'	90° 01' 41.80"	15.01'	S11° 09' 00.32"W	21.22'
C2	185.81'	230.00'	46° 17' 13.63"	98.31'	N10° 43' 13.77"W	180.80'
C3	11.90'	10.00'	68° 05' 18.87"	6.76'	S21° 39' 16.40"E	11.21'
C4	538.26'	97.50'	316° 18' 37.75"	39.09'	S77° 34' 36.96"E	72.56'
C5	11.90'	10.00'	68° 05' 18.87"	6.76'	N46° 30' 02.48"E	11.21'
C6	137.34'	170.00'	46° 17' 13.63"	72.66'	N10° 43' 13.77"W	133.63'
C7	23.55'	15.00'	89° 58' 18.20"	14.99'	N76° 50' 59.68"W	21.21'
C8	40.18'	100.00'	23° 01' 12.64"	20.38'	S45° 22' 26.90"E	39.91'
C9	21.89'	24.00'	52° 15' 33.08"	11.77'	S70° 17' 01.52"E	21.14'
C10	29.28'	50.00'	33° 32' 49.45"	15.07'	N60° 55' 39.71"W	28.86'
C11	74.47'	55.00'	77° 34' 43.12"	44.20'	N82° 56' 36.54"W	68.91'
C12	39.82'	29.00'	78° 40' 36.86"	23.77'	N83° 29' 33.41"W	36.77'
C13	168.07'	5231.00'	1° 50' 27.10"	84.04'	S31° 25' 43.00"E	168.06'
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3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THE PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINTS TO FM 2252 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 720 FEET. THE WESTERN MOST OF THESE FM 2252 ACCESS POINTS WILL BE RIGHT-IN/OUT ONLY. THE PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) RIGHT-IN/OUT ONLY ACCESS POINT TO FM 3009 BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 720 FEET.

4. 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.

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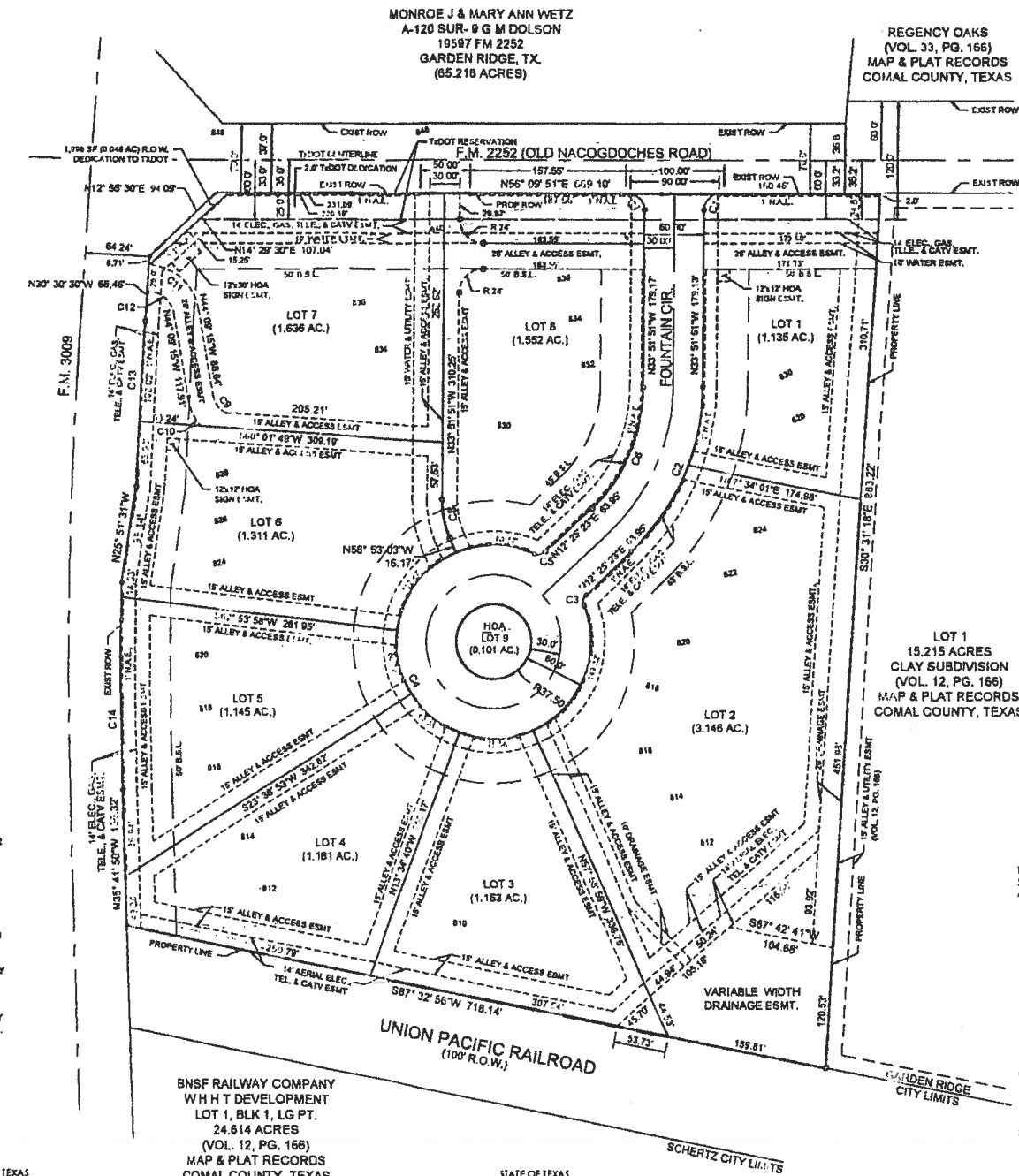

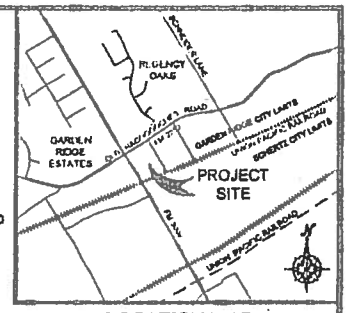

LOCATION MAP
NOT TO SCALE

LEGEND:
F.I.R. = FOUND 1/2" IRON ROD
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ESMT. = EASEMENT
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CATV = CABLE TELEVISION
B.S.L. = BUILDING SETBACK LINE
R.O.W. = RIGHT-OF-WAY
N.A.E. = NON ACCESS ESMT.
P.O.A. = PROPERTY OWNER'S ASSOCIATION

ALL SET PINS ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "FORD ENG. INC."

FORD ENGINEERING INC.
ENGINEERING • PLANNING • DEVELOPMENT
FEI PROJECT No: 2339.00 DATE: APRIL 25, 2013
10927 WYE DRIVE, SUITE 104 * SAN ANTONIO, TEXAS 78217
TEL: (210) 590-4777 * FAX: (210) 590-4940 * TBPE No: F-1162
www.fordengineering.com

PLAT OF:
TUSCAN VILLAGE

13.523 ACRES, SITUATED IN THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS, OUT OF THE GEO. M. DOLSON SURVEY NO. 96, ABSTRACT NO. 120, BEING THE SAME TRACT OF LAND CALLED TO CONTAIN 13.532 ACRES OF LAND CONVEYED TO CUSTOM CLINICS, LLC IN DOCUMENT NO. 201106003877 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

THE CITY ENGINEER OF THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

THIS PLAT OF TUSCAN VILLAGE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF GARDEN RIDGE, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____ 2013.

BY: _____ MAYOR BY: _____ CITY SECRETARY

OWNER:
CUSTOM CLINICS, LLC
TONY OVERMAN
18965 FM 2252
GARDEN RIDGE, TEXAS 78266
(210) 619-2819

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO GARDEN RIDGE, TEXAS, FOR USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS INA ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

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

_____ 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 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2013.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND MADE UNDER MY SUPERVISION ON THE GROUND.

REX L. HACKETT, R.P.L.S. R.P.L.S. No. 5573
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ A.D. 2013.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT.

MARK B. HILL, P.E. P.E. No. 94904
REGISTERED PROFESSIONAL ENGINEER
TBPE No: F-1162

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ A.D. 2

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF COMAL

I _____ COUNTY CLERK OF SAID 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___ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, WITH

DOCUMENT # _____ _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL

SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20___.

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____

Return to:

COMAL COUNTY ENGINEER'S OFFICE
195 David Jonas Dr, New Braunfels, Texas 78132-3760
Email: ranfte@co.comal.tx.us - Phone (830) 608-2090 - Fax (830) 608-2009
ATTN: EMILY RANFT

APPLICATION FOR STREET NAME APPROVAL

Date Submitted April 30, 2013

Read Instructions Completely:

1. Please provide Developer's name, address and telephone number.
2. Please provide Subdivision name if applicable.
3. For each street name requested, provide the proposed name and two alternates.
4. If subdivision with multiple units, a master plan is required.
5. Location map and subdivision maps of the street(s) are required.
6. If all areas are not filled out completely, this may cause a delay in the street name request.

NOTE: Allow 30 to 50 days to process.

PLEASE NOTE:
There is a 14 character limit.
Use all capital letters for proposed street names.
Unused approved street names purged in 8 years.

Developer's Name:	Address	City	State	Zip Code	Telephone Number
Tony Overman	18965 FM 2252	Garden Ridge	Texas	78266	210 6192819
Surveyor's Name:	**Address**	**City**	**State**	**Zip Code**	**Telephone Number**
Ford Engineering, Inc.	10927 Wye Drive	San Antonio	Texas	78217	210 5904777

Proposed Subdivision Name: Tuscan Village

Zip Code of Subdivision: 78266

Will roads be maintained by private or public entity? Public road by The City of Garden Ridge

Mapsco Map Page: 487/A8

Proposed Street Names:		Approve/Deny			Proposed Street Names:		Approve/Deny			Proposed Street Names:		Approve/Deny		
			B 9 1 1	U S P S				B 9 1 1	U S P S				B 9 1 1	U S P S
1.	Azure Fountain				4.					7.				
ALT #1	Fountain Villa				ALT #1					ALT #1				
ALT #2	Azure Circle				ALT #2					ALT #2				
2.					5.					8.				
ALT #1					ALT #1					ALT #1				
ALT #2					ALT #2					ALT #2				
3.					6.					9.				
ALT #1					ALT #1					ALT #1				
ALT #2					ALT #2					ALT #2				

For Office Use:	*Bexar Metro 911*	*United States Postal Service*
Subdivision attached?	Reviewed By:	Reviewed By:
yes ☐ no ☐	Date:	Date:

Revised 6/27/2012

RIVER CITY ENGINEERING
CIVIL, ENVIRONMENTAL & CONSULTING
Texas Registered Engineering Firm F-1546

May 7, 2013

Ms. Nancy Cain, City Administrator
CITY OF GARDEN RIDGE
9400 Municipal Parkway
Garden Ridge, Texas 78266

RE: **Tuscan Village Commercial Business Park**
Final Plat & Third Construction Plan Review

Dear Ms. Cain:

River City Engineering, Inc. has reviewed the subject plat and offers the following comments;

1. The lot layout and associated setbacks provided on the Plat dated April 25, 2013 by Ford Engineering, Inc. agrees with the current requirements of the subdivision rules and regulations of the City of Garden Ridge to include the variances granted by Planning and Zoning.
2. The construction plans dated May 1, 2013 and submitted by Ford Engineering, Inc. have been updated to address all previous comments by our office and the Public Works Director.

We therefore recommend approval of the Final Plat and associated Subdivision Construction Plans based on our review.

If you have any questions, please do not hesitate to contact us.

Sincerely,

Garry Montgomery, E.I.T.

CC: Chris Herzig – Ford Engineering, Inc
Ms. Nadine Knaus – Planning and Zoning Commission City of Garden Ridge

P:\Projects\6092 (City of Garden Ridge)\103-Tuscan Village Development\Correspondence\Final Plat Review - Approval.doc

AUSTIN: 3801 S. First Street, Austin, TX 78704 Phone: (512) 442-3008 Fax: (512) 442-6522
NEW BRAUNFELS: 1011 W. County Line Road, New Braunfels, TX 78130 Phone: (830) 626-3588 Fax: (830) 626-3601

ty Administrator

From: Jay Feibelman [jnf1957@yahoo.com]
Sent: Friday, April 05, 2013 11:35 AM
To: nknaus@satx.rr.com; City Administrator
Subject: Fw: RV Parking

Nadine, like to talk to you in regard. J

----- Forwarded Message -----
From: Sue Maurmann <krabbit50@hotmail.com>
To: "jnf1957@yahoo.com" <jnf1957@yahoo.com>
Sent: Thursday, April 4, 2013 5:26 PM
Subject: RV Parking

yor,

Thank you so much for spending time with my wife, Sue, and I. The Garden Ridge Ordinace we spoke of is 5.1.3.5. I've include ordinaces from both Schertz and UC as examples. Schertz allows not to exceed 3 days a month...UC is 72 hours.

Ideally I'd like to be able to pull our RV up the afternoon before we depart; load it up; and leave it in place for departure the next morning. That allows time to load the refridgerator, freezer, clothes, etc. and then leave in the morning. 24 hours would be ideal.

Again, appreciate your personal help. I'll send you some words for the Grapevine and the sign on 2253 in a separate e-mail about our neighborhood-wide garage sale.

Steve & Sue Maurmann
21934 Castano Cv
210-444-9502

HERTZ, TX

Commercial vehicles in excess of one ton, recreational vehicles, trailer houses, camping trailers, livestock trailers, boats and boat trailers, or other trailers shall not be parked, or stored on any city street, right-of-way, alleyway or easement except for temporary parking by a customer in front of a commercial establishment. This shall not restrict the parking of a commercial vehicle for the purpose of loading and unloading. Notwithstanding the foregoing, the owner of a recreational vehicle may park such vehicle on a city street in front or on the side of the owner's residence or a residence to which the owner is invited, for a period not to exceed three days in a calendar month.

UNIVERSAL CITY, TX

Sec. 3-4-35. - Overnight parking.

No person shall park or leave a motor vehicle and/or trailer on a public street, alley or way or on any public premises in the City at one location for a period of more than seventy-two (72) hours.

Planting of perennial plants -- which will block fifty (50) percent of the structure from view from adjoining lots or streets when fully grown -- is required within ninety (90) days of completion of the structure. Plants are not necessary when a six- (6) foot in height wall or fence blocks view of the structure from adjoining lots or streets.

5.1.2.5.5. Structures with a floor area of 100 square foot (ft^2) to 300 ft^2 may be metal, wood, glass, fiberglass or masonry (brick, stone, or stucco). Total structure height shall not exceed the height of the roofline of the residence. Structures shall be behind the rear plane of the residence and shall not be in any right-of-way or easement, nor block access to any right-of-way or easement. (Exception: Gazebos may be anywhere on a lot except in a right-of-way or easement if the responsible architectural review committee and City Planning and Zoning Commission approve the design and site.) Structures shall be on a gravel or reinforced concrete pad. Gravel pads shall be at least four (4) inches above grade and extend twelve (12) inches beyond all sides of the structure. Planting of perennial plants -- which will block fifty (50) percent of the structure from view from adjoining lots or streets when fully grown -- is required within ninety (90) days of completion of the structure. Plants are not necessary if a six- (6) foot in height wall or fence blocks view of the structure from adjoining lots or streets. Structures shall match the exterior colors of the residence. Masonry shall match that of the residence. Design and location require approval of the responsible architectural control committee before the City will issue a building permit.

5.1.2.5.6. Structures with a floor area greater than 300 ft^2 shall meet the building code requirements, architecture, materials and color of the residence. Total structure height shall not exceed the height of the roofline of the residence. Design and location -- to include a landscape plan for limiting visual impact to adjoining lots -- require approval of the responsible architectural control committee and City Council (with recommendation of the City Planning and Zoning Commission). Swimming pools are excepted from requiring City Council site approval under this paragraph when the pool and all its associated structures and components are: a) located entirely behind the rear plane of the residence and; b) built in-ground with an average deck height less than twenty-five (25) inches above grade with no elevated component (waterfall, slide, etc.) more than four (4) foot above grade. On corner lots, the pool must also be located behind the extended side plane of the house on the side facing the exterior lot line. Pools enclosed, or surrounded by, the house structure so as to not be visible from front or side streets shall be deemed as meeting the requirements of this exception.

5.1.3. Unrestricted parking of vehicles, trailers, and boats in yards adds to the deterioration of residential areas and creates a nuisance. The following may not be parked in a residential zoned area except where concealed from view in a garage or as permitted in 5.1.3.4: all types of recreational vehicles, trailers, boats, inoperable vehicles, commercial or farm vehicles (except pickup trucks) on platted residential lots.

No vehicles, trailers, boats, house trailers or any other recreational vehicles may be parked in an unpaved area of the yard outside a defined driveway or parking space except construction equipment, trucks and other vehicles and equipment necessary for delivery, construction, repairs or maintenance (e.g. roofers, tree trimmers, landscapers, etc.) may park on lawns while the project work is ongoing. Such parking may not exceed the length of the project.

Parking spaces may be constructed of concrete, pavers, bricks, crushed granite or similar materials with the same attributes and characteristics, the use of asphalt or wood is prohibited. The parking space must be of sufficient size so perimeter extends beyond the length and width of any vehicle parked in the space. If materials used do not create a clearly defined border then the space must be defined by a border of concrete, rock, brick, metal or wood. Parking spaces must be kept free of grass, weeds and other vegetation.

5.1.3.1. No travel, house, or utility trailer, recreational vehicle, tent, garage, barn, or other outbuilding erected on, or transported to a lot (tract), shall serve as a temporary or permanent residence. No temporary structure located on the lot (tract) shall serve as a residence or living quarters.

5.1.3.2. No person shall use a travel trailer, or other type of recreational vehicle, having sleeping accommodations, as temporary lodging for a period exceeding seven (7) consecutive days on any homeowner's property.

5.1.3.3. No person shall keep inoperable vehicles, vehicles with invalid registration, invalid inspection sticker, or expired license on residential zoned property unless the vehicle is out of sight from the front street view of the house either in a garage or rear yard.

5.1.3.4. No person shall store house, travel, or utility trailer of any type, semi-trailers, boats, motor homes, and campers in the front yard, any portion of driveway within the front yard, or exterior side yard (see Figure 1). Property owners and tenants may use only rear or interior side yards to store these classes of vehicles and trailers and boats.

5.1.3.5. No person shall load, unload, or park travel, or utility trailers of any type, semi-trailers, boats, motor homes, and campers in the front portion of their driveway for a period to exceed ten (10) consecutive days, nor for more than four (4) such periods in a year. No person shall use City right-of-way (streets, shoulders or ditches) as parking space for RV's, commercial vehicles, farm vehicles, camping trailers, utility trailers, or boats.

5.1.3.6. No person shall store commercial or farm vehicles exceeding 3,000 pounds of carrying capacity or truck tractors except in the rear or side yards on interior lots. On corner lots, parking or storage of these vehicles shall only be in the rear yard.

5.1.3.7. Subdivisions within the City may have deed restrictions or covenants with increased requirements for the parking or storage of vehicles, trailers or boats. These added requirements are "Neighborhood Association" issues and are not a City responsibility to enforce, except at the City's option.

5.1.4. No person shall use a lot as a dumping ground for rubbish or any other materials. Persons shall store trash, garbage, or any other waste only in sanitary containers. Owners shall keep incinerators or other equipment for the storage or disposal of wastes in a clean and sanitary condition, and all such items shall be of a neat and attractive appearance.

5.1.5. No person shall keep any animals other than household pets. Pets shall not be in such numbers as to be a nuisance or annoyance to other pet owners or residents.

5.1.6. No person shall initiate any noxious or offensive act or activity upon any lot, nor engage in anything thereon, that may be, or became, a nuisance to other owners or residents.

5.1.7. The following height and area regulations shall apply.

5.1.7.1. Height Regulations. No building shall exceed two and one-half (2 1/2) standard stories or thirty-five (35) feet in height.

5.1.7.2. Area Regulations.

5.1.7.2.1. Lot Size: Any lot or tract of land located within the City of Garden Ridge and served by a public water supply system, as defined by the Texas Water Commission, shall have a minimum area of thirty-two thousand six hundred seventy square feet (32,670 ft^2). However, if such lot or tract of land is partially or entirely over the Edward Aquifer Recharge Zone, <u>or</u> is not served by a public water supply system, then it shall have a minimum area of forty-

City of Garden Ridge
9400 Municipal Parkway
Garden Ridge, Texas 78266-2600
(210) 651-6632
Fax (210) 651-9638

MINUTES OF PLANNING & ZONING COMMISSION
REGULAR SESSION
TUESDAY, APRIL 9, 2013

Commissioners present:
Nadine Knaus, Chair
Kay Bower
Frank Dansby
Walter Lamar
Kitty Owen
Sam Stocks, Vice Chair

Commissioners Absent:
Harvey Bell

Also Present:
Nancy Cain, City Administrator
Shelley Goodwin, City Secretary

1. Call to Order

With a quorum of the Planning and Zoning Commission Members present, Nadine Knaus, Chairman called the Regular Meeting of the Garden Ridge Planning and Zoning Commission to order at 6:07p.m. on Tuesday, April 9, 2013 in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266

2. Citizen Comments – limited to 3 minutes each

Rules for Citizen's Participation:

The Planning and Zoning Commission welcomes citizen participation and comments at all of their Commission Meetings. As a courtesy to your fellow citizens and out of respect to our elected officials, we must request that if you wish to speak, that you follow these guidelines.

a. Direct your comments to the entire Commission, not to an individual member, nor to the audience.
b. Show the Commission the same respect and courtesy that you expect to be shown to you.
c. Limit remarks to three (3) minutes.

NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject ***must be limited*** *to a proposal to place the subject on the agenda for a future meeting and any response to a question posed to the Council is limited to either a statement of specific factual information or a recitation of existing policy.* TEX. GOV'T CODE § 551.042.

Tony Overman, owner of Overman Properties and Tuscan Village Subdivision, requested the Planning and Zoning Commission pull the Tuscan Village Subdivision Final Plat item from the agenda.

3. **Business Items**

The Commission may discuss, consider and/or make recommendations to Council to approve or disapprove the following items:

a. **Request from Gary Miller to discuss existing impervious cover requirements for commercial properties in the City of Garden Ridge**

Gary Miller, stated he has owned property in Garden Ridge for 43 years and he originally came before Planning and Zoning Commission in 2007when he was trying to sell some property. He also stated he feels the impervious cover requirements for commercial properties in Garden Ridge has concerns for potential purchasers and requested the requirements be reviewed.

The Planning and Zoning Commission discussed the impervious cover and septic system requirements for commercial. They also discussed a few Commissioners meeting with some Commercial Developers to review the Ordinance regarding impervious cover requirements for commercial properties

b. **Declaration of Covenants, Conditions and Restrictions for The Woodlands of Garden Ridge (formerly known as Forest of Garden Ridge IV) Subdivision**

Nadine Knaus, Planning and Zoning Commission Chair, reported the developer did not provide any documents for this item.

c. **Final Plat for Tuscan Village Subdivision located at the southeast corner of the intersection of FM 3009 and FM 2252**

Nadine Knaus, Planning and Zoning Commission Chair, stated the developer has requested the Final Plat for Tuscan Village Subdivision be pulled from the agenda to allow time for corrections to meet ordinance requirements of the City.

4. **Administrative Items**

The Commission may discuss, consider and/or take possible action on the following items:

a. **Approve or disapprove the minutes of the March 12, 2013 meeting of the Planning and Zoning Commission.**

Motion: Upon a motion made by Commissioner Stocks and a second by Commissioner Dansby, the Planning and Zoning Commission voted five (5) for and none (0) opposed, for the approval the minutes of March 12, 2013 meeting of the Planning and Zoning Commission. The motion carried unanimously.

b. **Set date, time and location for next meeting.**

Nadine Knaus, Chair, reported the next meeting will be held on Tuesday, May 14, 2013 at 6:00p.m.

5. **Adjournment**

Motion: Upon a motion made by Commissioner Dansby and a second by Commissioner Owen, the meeting was adjourned at 6:40p.m.

_____

Nadine Knaus, Chair

ATTEST:

_____

Shelley Goodwin, TRMC
City Secretary