



City of Garden Ridge

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

AGENDA

REGULAR CITY COUNCIL MEETING, JUNE 5, 2013 AT 6:00 P.M.

The Garden Ridge City Council will meet in a regular session on Wednesday, June 5, 2013 at 6:00 p.m. 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 31, 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 interpretative services must be made 48 hours prior to this meeting.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Citizen's Participation- Limit remarks to five (5) minutes per citizen

Rules for Citizen's Participation:

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

- a. Direct your comments to the entire Council, not to an individual member, nor to the audience.
- b. Show the City Council the same respect and courtesy that you would like to be shown.
- c. Limit remarks to five (5) minutes per citizen during Item 4 and to three (3) minutes per citizen during Item 8.

*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.*

5. Minutes

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

- a) May 1, 2013 Regular City Council Meeting Minutes
- b) May 17, 2013 Canvass of Election Results Minutes

6. Business Items

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

- a) Election of Mayor Protem for a one year period expiring June 2014
- b) Resolution 283-062013 amending authorized representatives for TexPool accounts held by the City of Garden Ridge
- c) Discuss and update on the potential Crescent Hills Development, which would be connected to FM 3009 just outside of the Garden Ridge city limits
- d) Planning and Zoning Commission recommendation on revised Master Plan for Woodlands of Garden Ridge located on the west side of Bat Cave Road northwest of its intersection with Schoenthal Road
- e) Planning and Zoning Commission recommendation on 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
- f) Planning and Zoning Commission recommendation on Final Plat for Tuscan Village Subdivision located at the southeast corner of the intersection of FM 3009 and FM 2252
- g) City Quarry Commission recommendation on request from Austin Powder for a Partial Exemption Permit to conduct blasting activities at the Hanson Quarry and to include setting annual fee for the Partial Exemption Permit
- h) Appointment City Councilmember as Ex-Officio member to the City Quarry Commission
- i) City Water Commission recommendation on request for a second leak adjustment in twenty-four (24) month period from Milton Espinoza, 9035 Sumac Cove, with leak adjustment being request for his April 2013 water bill due to backflow device failure
- j) City Water Commission recommendation on request for the City of Garden Ridge to provide water service to a proposed residential development outside the city limits west of the Forest of Garden Ridge II at the end of Timmerman Cove and to provide such service through a dual Certificate of Convenience and Necessity (CCN) with SAWS
- k) Update on the 2013 Paul Davis Park Restroom Facilities Project
- l) Update on the 2013 Elevated Storage Tank Maintenance Project and adding of city logos and lighting to the project

- m) Update and review of 2012 CIP Projects for streets, drainage and water line replacement
- n) Review, discuss and update on the 2013 Schoenthal Road Project with possible adjustments or modifications to the approved project
- o) Update and possible action on public safety concerns in the Wild Wind Unit 3 Subdivision of Garden Ridge, Texas and to include City of Garden Ridge v. Vordenbaum, Inc. D/B/A Bracken Rifle and Pistol Range, (Cause No. C2011-1647A, in the 22nd Judicial District Court)

7. State of the City

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

- a) Financial Statement and Investment Report
 - April 30, 2013
- b) City Administrator Monthly Activity
 - Sign approvals since prior Council meeting
 - Community Center usage and financial report
 - Building Permits issued to date for residential, commercial and minor
 - Construction projects
 - Update on new city website
 - Update on TXDOT's FM 3009 Construction Project
- c) Public Works/Water Department Monthly Activity
 - Water pumping/usage from city wells
 - Water system infrastructure maintenance, repairs and/or projects
 - Water and/or Drought Management
 - Public Works projects
 - Animal Control apprehensions, nuisance/complaints, animal bites
 - Observations and activities of wildlife within the city
- d) Police Department Monthly Activity
 - Citations issued
 - Warnings issued
 - Criminal activity within city
 - Code Compliance:
 - Citations & Warnings issued
 - Compliance achieved
- e) Recognition of employees and/or city events

8. Citizen's Participation – Limit remarks to three (3) minutes per citizen

See "Rules for Citizen's Participation" under Item 4.

9. Reports and Comments from Mayor and City Councilmembers

The Mayor and/or City Councilmembers may comment, make general announcements and/or provide progress reports on events, activities and/or committees/board meetings concerning the following:

Northeast Partnership
City Water Commission
City Quarry Commission
Garden Ridge Police Academy Alumni Association
Citizen on Patrol
Garden Ridge Lion's Club
Comal County Officials Luncheon

10. Executive Session

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code 552.071, to consult with and seek legal advice from its legal counsel regarding:

- a) City of Garden Ridge v. Vordenbaum, Inc. D/B/A Bracken Rifle and Pistol Range, (Cause No. C2011-1647A, in the 22nd Judicial District Court)
- b) Request by Hanson Aggregates to meet with city representatives regarding possible amendments they would propose to Ordinance 34

11. Business Items (continued)

The City Council will reconvene into Regular Session upon conclusion of the Executive Session and may recall any item posted for Executive Session for action, as necessary

12. 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 City Council may vote and/or act upon any item within this Agenda. The Council 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 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 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 1:00 p.m. on May 31, 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



City of Garden Ridge

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

MINUTES OF CITY COUNCIL REGULAR MEETING, MAY 1, 2013

Members Present:

Mayor Jay Feibelman
Councilmember Joe Britan
Councilmember Bobby Roberts
Councilmember John McCaw
Councilmember Andrew Dalton
Councilmember Jim Young

Member Absent:

City Staff Present:

Nancy Cain, City Administrator
Royce Goddard, Public Works Director
Donna O'Conner, Police Chief
Shelley Goodwin, City Secretary

1. Call to Order

With a quorum of the City Council Members present, Mayor Feibelman called the regular meeting of the Garden Ridge City Council to order at 6:00 p.m. on Wednesday, May 1, 2013, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Pledge of Allegiance

Mayor Feibelman lead the Pledge of Allegiance.

3. Citizen's Participation - 3 minute limit per citizen

John Lain, 21943 Castano Cove, Garden Ridge, stated he works for Texas Department of Building Compliance and has written a model for the City's Building Inspection Department. He encouraged the City Council to consider adopting the model.

4. Minutes

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

April 3, 2013 Regular City Council Meeting Minutes

Motion: Upon a motion made by Councilmember Roberts and a second by Councilmember McCaw, to approve the April 3, 2013, Regular City Council Meeting with the changes discussed during the meeting, the City Council voted five (5) for, none (0) opposed. The motion carried unanimously.

5. Special Presentation

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

a) Proclamation Declaring the week of May 12th- 18th as National Police Week and May 15th as Peace Officer's Memorial Day

Nancy Cain, City Administrator, introduced Donna O'Conner, Garden Ridge Police Chief. Mayor Feibelman presented a Proclamation declaring the week of May 12th-18th as National Police Week and May 15th as Peace Officer's Memorial Day.

Donna O'Conner, Garden Ridge Police Chief, thanked the Mayor and the City Council. She encouraged everyone to get involved or support the 100 Club that helps provide assistance to the families of all first responders killed in the line of duty.

b) Proclamation Motorcycle Safety and Awareness Month

Nancy Cain, City Administrator, introduced Jon Caillett, Motorcycle Safety Awareness Group, Mayor Feibelman presented a Proclamation declaring May as Motorcycle Safety and Awareness month.

Jon Caillett, Motorcycle Safety Awareness Group, thanked the Mayor and City Council for the Proclamation and for helping to bring motorcycle awareness. He encouraged everyone to be aware of motorcyclists on the roadway.

6. Business Items

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

a) Update and possible action on public safety concerns in the Wild Wind Unit 3 Subdivision of Garden Ridge, Texas and to include City of Garden Ridge v. Vordenbaum, Inc. D/B/A Bracken Rifle and Pistol Range, (Cause No. C2011-1647A, in the 22nd Judicial District Court)

Donna O'Conner, Police Chief, reported the City of Garden Ridge Police Department has not received any new reports of bullets since the last City Council meeting held on April 3, 2013.

George Hyde, City Attorney, reported the Police Chief will provide her deposition on the civil case the Wilson family had filed against the Range. He also reported the he had requested the Attorney General's Office to provide a written determination regarding their findings, which he will provide to City Council once he receives it.

b) Authorize the City Administrator to negotiate a lease agreement with AT&T for the installation and placement of a tower, antennas and supporting infrastructure for wireless service in the City of Garden Ridge maintenance yard located off Municipal Parkway

Nancy Cain, City Administrator, reported AT&T is seeking approval to install a cell antenna at the City's water tower. She stated AT&T is trying to improve their wireless service and feels the Municipal Parkway property location would be a good location. She also stated AT&T is willing to pay \$2,000.00 lease per month for the use of the city's land, after a lump sum of \$96,000 for the first five years.

The City Council discussed the proposal, requesting 10% for any antenna subleases AT&T might receive, and length of the lease.

Motion: Upon a motion made by Councilmember Roberts and a second by Councilmember Britan, to authorize the City Administrator to negotiate a lease agreement with AT&T for the installation and placement of a tower, antennas and supporting infrastructure for wireless service in the City of Garden Ridge maintenance yard located off Municipal Parkway, the City Council voted five (5) for, none (0) opposed. The motion carried unanimously.

c) CenterPoint Energy 2013 Annual GRIP Adjustment for the South Texas Division

Nancy Cain, City Administrator, reported Texas Utilities Code establish the annual gas reliability infrastructure program (GRIP) interim rate adjustment (IRA) for the CenterPoint Energy South Texas Division, which includes the City of Garden Ridge. The rate adjustment would go from current rate of \$15.28 to \$16.89 and would become effective May 27, 2013 unless the City Council chooses to suspend that date for a period of not longer than forty-five (45) days (July 11, 2013).

The City Council discussed suspending the rate adjustment for 45 days.

Motion: Upon a motion made by Councilmember Britan and a second by Councilmember Young, to approve the suspend the CenterPoint Energy 2013 Annual GRIP Adjustment for the South Texas Division for forty-five (45) days , the City Council voted five (5) for, none (0) opposed. The motion carried unanimously.

d) Update on work activities at Paul Davis Park

Councilmember McCaw reported that lately only improvements that have been made to Paul Davis Park were done by the City Public Works Department. He stated the Park Committee came up with 3 priorities (improving the restrooms, improving the walking trails and improving the playground areas). He also stated the Public Works Department and the Lions Club recently held a walking trail cleanup, which was successful.

The City Council discussed constructing a fence to mark the boundary between the Bluebell neighbor and the Park. They also discussed the future restroom and playground improvements.

e) Recommendation and award of bid for the City of Garden Ridge 2013 Paul Davis Park Restroom Facilities project and authorize the City Administrator to execute contract for the aforementioned project

Garry Montgomery, River City Engineering, reported on April 15, 2013 two sealed bids were received and opened. AgH20 Holding, LLC submitted the lowest, most responsive bid of Seventy-Three Thousand Three Hundred Seventy-Seven Dollars (\$73,377) for the base bid and \$6,425.00 for alternative bids for additional aesthetic items for the facility. He recommended the City Council award the project to the lowest cost AgH20 Holdings, LLC, in the amount of \$79,802.

The City Council discussed the base bid, alternative bids and the aesthetics of the building.

Motion: Upon a motion made by Councilmember Young and a second by Councilmember Roberts, to award the bid for the City of Garden Ridge 2013 Paul Davis Park Restroom Facilities project and authorize the City Administrator to execute contract for the aforementioned project to AgH02 Holdings, LLC. for the amount of \$79,802, the City Council voted five (5) for, none (0) opposed. The motion carried unanimously.

f) Recommendation and award of contract for the 1,000,000 gallon Elevated Storage Tank lighting project and authorize the City Administrator to execute contract for the aforementioned project

Garry Montgomery, River City Engineering, reported on April 24, 2013 two sealed bids were received and opened. G&M Electric, Inc. submitted the lowest, most responsive bid of Twenty-Nine Thousand Eight Hundred Dollars (\$29,800).

The City Council discussed the bids received, the repainting, new logos on the small water tank, not lighting the 1,000,000 gallon Elevated Storage Tank and saving \$21,000.00 and lighting only the small water tank. The City Council also discussed not lighting the either water tank.

Motion: Upon a motion made by Councilmember Britan and a second by Councilmember Young, to reject all bids for the 1,000,000 gallon Elevated Storage Tank lighting project and to authorize the City Administrator to execute a Change Order for 2 logos and pointing the lights on the small water tank towards the logos, the City Council voted three (3) for, two (2) (Councilmembers Dalton and McCaw) opposed. The motion carried.

g) Update on the City of Garden Ridge 2013 Schoenthal Road Improvements

Garry Montgomery, River City Engineering, provided a PowerPoint (see attached). He updated the City Council on the new project contract price for \$127,411.25 for the reconstructed 22' cross-section of roadway from Deer Canyon to Bat Cave and associated traffic control signage, \$29,655 for the new right hand lane with an island at Bat Cave and \$4,000 for the striping for the new right hand turn lane.

The City Council discussed the contract price, the cost of the right hand turn lane and the cost of the striping for the right hand turn lane. The City Council also reviewed the letter that was sent

to TxDOT regarding a right hand turn lane onto FM3009. They also discussed the possibility of a Change Order for the right hand turn lane if TxDOT accepts the right turn lane.

h) Update and review of 2012 CIP Projects for streets, drainage and water line replacement

Garry Montgomery, River City Engineering, provided a PowerPoint(see attached). He updated the Council on the waterline, drainage and street work for the CIP Projects. He reported the construction plans are 75% complete. He also suggested an open meeting to inform Citizens of the projects and how they could be affected by this project.

The City Council discussed the 2012 CIP Projects for streets, drainage and water line replacement. They also recommended holding the information session to inform the Citizens affected by the projects.

i) Employment of Robert Acosta as Police Officer with the City of Garden Ridge Police Department effective May 2, 2013 at salary set in the 2013 Fiscal Year Budget for said position with a 6 month probationary period and salary being 5% less during probationary period

Donna O'Conner, Police Chief, reported after extensive background and interview process she is recommending hiring Robert Acosta for the position of police officer for the City of Garden Ridge. She also stated Robert brings with him 10 years of law enforcement experience.

Motion: Upon a motion made by Councilmember Young and a second by Councilmember Roberts, to approve the Employment of Robert Acosta as Police Officer with the City of Garden Ridge Police Department effective May 2, 2013 at salary set in the 2013 Fiscal Year Budget for said position with a 6 month probationary period and salary being 5% less during probationary period, the City Council voted five (5) for, none (0) opposed. The motion carried unanimously.

7. State of the City

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

**a) Financial Statement and Investment Report
a) March 31, 2013**

Nancy Cain, City Administrator, reported City Funds total \$7,768,271.00 at .28461% interest and the Water Funds total \$ 3,887,684.25 at .28094% interest with the total of both Funds being \$11,655,955.25 at . 28277% interest. She also reported the total General Fund reserves for the City is \$1,356,935.12 and total water company reserves is \$2,837,765.89.

Motion: Upon a motion made by Councilmember Roberts and a second by Councilmember Young, the City Council voted five (5) for and none (0) opposed, to approve the Financial Statement and Investment Report for March 31, 2013. The motion carried unanimously.

**b) City Administrator Monthly Activity
Sign approvals since prior Council meeting
Community Center usage and financial report**

Building Permits issued to date for residential, commercial and minor building projects
Update on new city website

Nancy Cain, City Administrator, reported:

Sign approvals since the last Council meetings-

- Bracken Fire Department Fill the Boot at FM3009/FM2252 on April 26th and 27th

Community Center usage and financial report-

- Total revenue for April is \$23,650 and the total expenditures is \$16,757.

Building Permits-

- 1 Major Permits and 22 Minor Permits for the month of April.

Website- Continues to be updated with new information. Recently noticed a lot of Facebook interest.

c) Public Works/Water Department Monthly Activity

Water pumping/usage from city wells

Water system infrastructure maintenance, repairs and/or projects

Public Works projects

Animal Control apprehensions, nuisance/complaints, animal bites

Royce Goddard, Public Works/Water Director, reported:

April—46.63 total acre feet from the Trinity Well was pumped and 30.41 pumped from Edwards Wells.

Water system infrastructure maintenance, repairs and/projects- 3 new meter installations, 1 main break, 2 new service line inspections, and 2 leak adjustments

Animal Control apprehensions, nuisance/complaints, animal bites – 4 dogs and 11 cats were appended.

Mayor Feibelman thanked Shelby Trial for his xeriscaping at City Hall.

Mayor Feibelman recommended that the Garden Ridge Trinity Well be used as a test well for the Trinity Ground Water Conservation District, if HB 3924 is passed into law.

d) Police Department Monthly Activity

Citations issued

Warnings issued

Criminal activity within city

Code Compliance:

Citations issued

Warnings issued

Compliance achieved

Donna O’Conner, Police Chief, reported in April the Police Department received 202 total calls for service, 365 enforcement (237 warnings and 128 violations) and 6 crash reports.

She reminded the City Council of the following upcoming events

- Bicycle Rodeo at Garden Ridge Elementary School on Saturday, May 11, 2013
- August 6, 2013 National Night Out
- Halloween Haunted House (still working on details)

e) Recognition of employees and/or city events

Nancy Cain, City Administrator, reported thank yous were received for:

- Public Works for the removal of boulders
- Donna O’Conner, Police Chief, for her presentation on Nutrition
- Police Department for their professionalism.

Nancy Cain, City Administrator, reported the Household Hazardous Waste Event held on April 20th was a success.

f) Observations and activities of wildlife within the city

Royce Goddard, Public Works Director, urged residents to be careful because the wildlife is moving.

Councilmember McCaw reported he found a coral snake in his yard and warned residents to use caution with doing yard work.

Donna O’Conner, Police Chief, reported Texas Parks and Wildlife has announced that this year will be the worst year for snakes.

g) Water and/or Drought Management

Royce Goddard, Public Works Director, reminded residents the City of Garden Ridge is in Stage 2 water restrictions.

h) Update on FM 3009 Construction Project

Mayor Feibelman reported the construction project at FM 3009 is moving fast.

8. Citizen’s Participation – 3 minute limit per citizen

There were no citizen participations.

9. Reports and Comments from Mayor and City Councilmembers

The Mayor and/or City Councilmembers may comment, make general announcements and/or provide progress reports on events, activities and/or committees/board meetings concerning the following:

- Northeast Partnership**
- City Water Commission**
- City Quarry Commission**
- Garden Ridge Police Academy Alumni Association**

**Cellular on Patrol
Garden Ridge Lion's Club**

Councilmember Roberts thanked everyone for their help with the Tour for the Cure Bike Fundraiser.

Mayor Feibelman reported after the West, Texas incident, he asked the City Administrator to contact Hanson Quarry regarding storing of explosives and to ensure the safety of the residents.

10. Executive Session

The City Council will recess its open meeting and go into executive session under Code 552.071, to consult with and seek legal advice from its legal counsel regarding:

- a) Property acquisition for Capital Improvement Projects**
- b) City of Garden Ridge v. Vordenbaum, Inc. D/B/A Bracken Rifle and Pistol Range, (Cause No. C2011-1647A, in the 22nd Judicial District Court)**

Mayor Feibelman announced with no other business the City Council will recess into Executive Session a 7:43p.m. in accordance with Section Code 552.071 to consult with and seek legal advice from City Attorney.

Mayor Feibelman adjourned the Executive Session 9:25p.m. and the City Council reconvened back into the regular session.

The Mayor stated the City Council received advice from legal counsel during the Executive Session and there was no action to be taken.

11. Adjournment

There being no further business, the Wednesday, May 1, 2013 Garden Ridge City Council regular meeting was adjourned at 9:25pm by Mayor Feibelman.

Andrew Dalton
Mayor

ATTEST

Shelley Goodwin, TRMC
City Secretary

**SIGN IN TO SPEAK AT THE MAY 1, 2013
CITY COUNCIL REGULAR MEETING**

Rules for Citizen's Participation:

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

Disclaimer:

Any disruptive behavior, including shouting or derogatory statements or comments, will 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.

NAME

ADDRESS

SUBJECT

- 1. Joltn LAIN 21943 CASTANO COVE Building Inspection
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____

City of Garden Ridge

2013 CIP Projects

River City Engineering, Ltd.

May 1, 2013

Patrick Lackey, P.E.

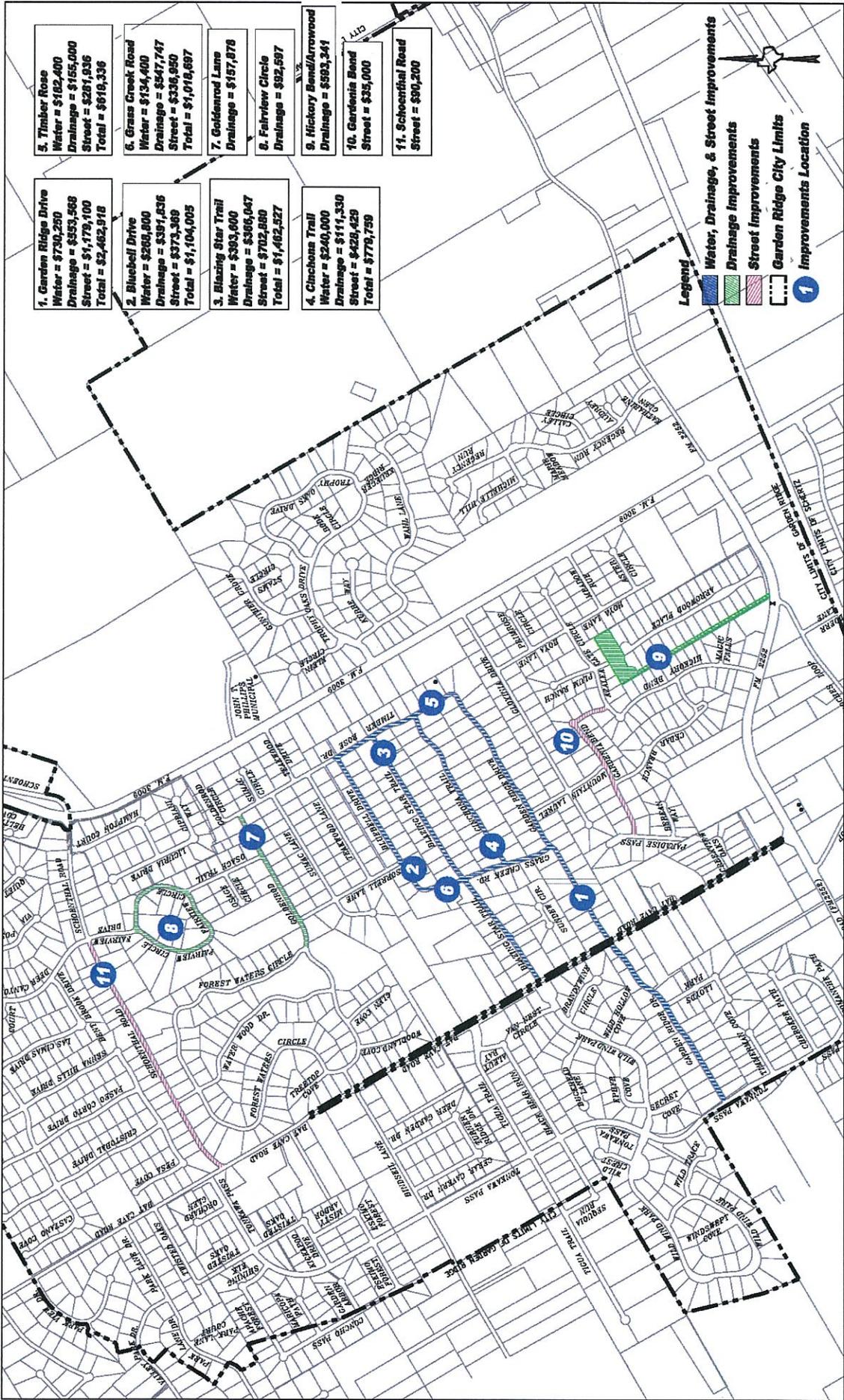
Garry Montgomery, E.I.T

Capital Improvement Projects

City of Garden Ridge
2012 CIP List

Water Projects			Drainage Projects			Street Reconstruction		
ITEM	Description	Total Costs	ITEM	Description	Total Costs	ITEM	Description	Total Costs
CONSTRUCTION TASKS		PROJECT COST	CONSTRUCTION TASKS		PROJECT COST	CONSTRUCTION TASKS		PROJECT COST
1	Install 12" diameter water pipe 6,300 LF on Garden Ridge Drive	\$ 730,250.00	1	Garden Ridge Drive (5807 SWMP)	\$ 553,568.00	1	Garden Ridge Drive	\$ 1,179,100.00
2	Install 8" diameter water pipe 2,900 LF on Bluebell Drive 4,100 LF on Blazing Star Trail 2,500 LF on Clichona Trail 1,900 LF on Timber Rose 1,400 LF on Grass Creek Road	\$ 1,218,200.00	2	Individual Projects Bluebell Drive (2587 SWMP) Blazing Star Trail (9586 SWMP) Clichona Trail (4982 SWMP) Timber Rose (2583 & 2586 SWMP) Grass Creek Road (2588, 2589 & 4684 SWMP)	\$ 1,571,960.00	2	Individual Projects Bluebell Drive \$ 373,869.00 Blazing Star Trail \$ 702,880.00 Clichona Trail \$ 426,929.00 Timber Rose \$ 281,958.00 Grass Creek Road \$ 386,950.00	
			3	Alternate Projects Goldenrod Lane (3587) Fairview Circle (6585) Hickory Bend/Arrowood Water Wood Dr (73810) (Private) Trophy Oaks Drive (11581) (Private) Forest Waters Circle (65831) (Private)	\$ 843,816.00	3	Alternate Projects Gardenia Bend \$ 35,000.00 Schoenthal Road \$ 90,200.00	\$ 1,252,200.00
	Water Impact Fees	\$ (898,306.00)		General Fund Balances (Split w/ Streets)	\$ (313,836.00)		General Fund Balances (Split w/ Drainage)	\$ (313,836.00)
	Water Utility Fund Balances Budgeted	\$ (1,050,144.00)					Street Impact Fees	\$ (90,200.00)
TOTAL IMPROVEMENTS		\$ -	TOTAL IMPROVEMENTS		\$ 2,655,508.00	TOTAL IMPROVEMENTS		\$ 3,023,828.00

Total Improvements Water-Drainage-Streets \$ 5,679,336.00
Contingencies/Cost of Issuance \$ 70,664.00
TOTAL BOND ISSUANCE \$ 5,750,000.00



- 1. Garden Ridge Drive
Water = \$730,250
Drainage = \$453,568
Street = \$1,179,100
Total = \$2,462,918
- 2. Bluebell Drive
Water = \$268,000
Drainage = \$391,316
Street = \$373,369
Total = \$1,042,685
- 3. Blazing Star Trail
Water = \$393,600
Drainage = \$366,047
Street = \$702,980
Total = \$1,462,627
- 4. Cinchona Trail
Water = \$240,000
Drainage = \$111,330
Street = \$428,429
Total = \$779,759
- 5. Timber Rose
Water = \$182,400
Drainage = \$155,000
Street = \$281,936
Total = \$619,336
- 6. Grass Creek Road
Water = \$134,400
Drainage = \$947,747
Street = \$336,950
Total = \$1,018,697
- 7. Goldenrod Lane
Drainage = \$157,878
- 8. Fairview Circle
Drainage = \$92,587
- 9. Hickory Bend/Arrowood
Drainage = \$693,341
- 10. Gardenia Bend
Street = \$35,000
- 11. Schoenfeld Road
Street = \$90,200

CITY OF GARDEN RIDGE
TOP CONSTRUCTION PROJECTS

DRAWING INFORMATION

DESIGNED BY:	DATE:
DRAWN BY:	SCALE:
CHECKED BY:	PROJECT NO.:
APPROVED BY:	PLOT DATE:
FILE NAME:	PLOT SCALE:
REVISIONS:	REVISION:
NO.:	DATE:

REVISIONS

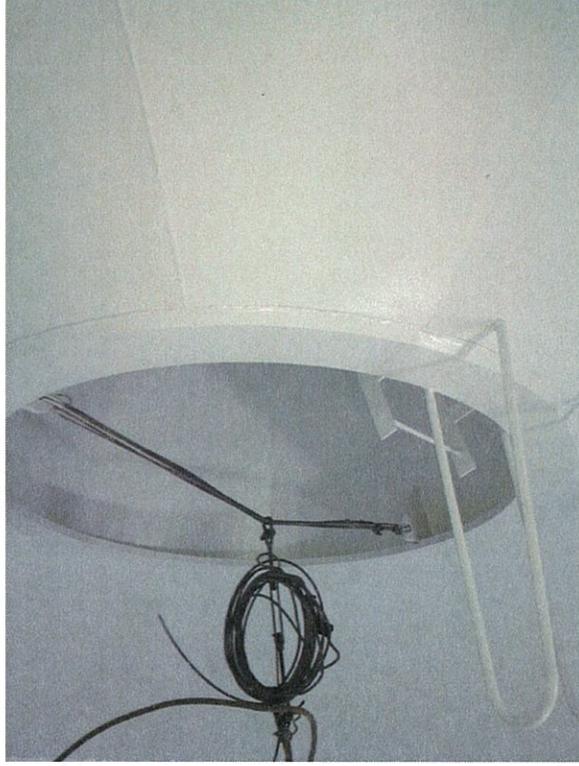
NO.	REVISION	DATE

3801 SOUTH STREET, SUITE 7047
PHOENIX, AZ 85018
PHONE: (602) 421-5000
FAX: (602) 421-5000
101 W. COUNTY LINE ROAD, SUITE C
PHOENIX, AZ 85024
PHONE: (602) 998-3688
FAX: (602) 998-3607



2013 Projects:

- **Elevated Tank Maintenance** – The contractor has completed the sandblasting and coatings for the interior of the tank. They are installing the shrouding and beginning to work on the exterior of the tank early next week. They are on schedule to complete the tank on June 10, 2013. Roughly 45 days ahead of the timeline established in the executed contract.





2013 Projects:

- **CIP Projects** – Garden Ridge Dr., Cinchona Tr., Blazing Star Tr., Bluebell, Timber Rose, Grass Creek waterline, drainage and street repairs. We are 75% complete with the construction plans for this project. We have completed the waterline layout for Garden Ridge Dr., Cinchona Trail and all of the other streets. We are currently working on the phasing plans, traffic control, dimensional control and drainage culverts. We are identifying conflicts with gas mains and trees to evaluate the most cost effective alternatives. We would recommend scheduling an open meeting for a work/information session to inform the Citizens affected by this project. At that meeting we would provide prints of the affected areas so that residents in this area can see what is being planned in their neighborhood to alleviate drainage concerns, upgrade aging water infrastructure and improving asphalt roads in the area.
- **Schoenthal Road and Gardenia Bend Road** – We have received the revised contract price from the contractor on this project based on revisions from the April Council Meeting. The project contract price for Schoenthal Road is **\$127,411.25**. This revision provided a reconstructed 22' cross-section of roadway from Deer Canyon to Bat Cave and associated traffic control signage. The proposal provided from ASC Paving to include the right turn lane on to Bat Cave Road is **\$29,655.00 plus \$4,000** for associated striping. The project was awarded to ASC Paving at the April Meeting and contracts will be completed within two weeks if this option is accepted. At that time we will schedule a pre-construction conference and provide the contractor with Notice to Proceed.



Paul Davis Park Restroom

- Two bids were received for the project
- AgH20 Holdings was the low bidder on the project at a base bid total cost of \$73,377.
- City Staff and the Park Committee met to review the bid proposal and the various alternates. It is our recommendation that the Council award the Paul Davis Park Project to AgH20 Holdings for a contract price of \$79,802, to include split faced block wall construction, colored roofing panels and the extension of the roof at the entrance to the restroom.
- Elevated Storage Tank Logo Lighting
- Two bids were received for this project. The low bidder was G&M Electric, Co. at a total cost of \$29,800.
- We recommend award to G&M Electric, Co. at a total cost of \$29,800.



City of Garden Ridge

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

MINUTES OF MAY 17, 2013, GENERAL ELECTION CANVASS OF MAY 11, 2013

Members Present:

Mayor Jay Feibelman
Mayor Pro-Tem Joe Britan
Councilmember Andrew Dalton (Incoming Mayor)
Councilmember Jim Young
Incoming Councilmember Nadine Knaus
Incoming Councilmember Brian Lantzy

Member Absent:

Councilmember John McCaw
Councilmember Bobby Roberts

City Staff Present:

Nancy Cain, City Administrator
Royce Goddard, Public Works Director
Donna O'Conner, Police Chief
Robert Marin, Administrative Assistant

1. Call to Order

With a quorum of the City Council Members present to allow for a canvass of election, Mayor Feibelman called the election canvass of the Garden Ridge City Council to order at 6:01 p.m. on Friday, May 17, 2013, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Canvass the results of the May 11, 2103 General Election of the City of Garden Ridge, Texas and declare the results of said election

Nancy Cain, City Administrator, read the Official Tabulations (attached).

Motion: Upon a motion made by Councilmember Britan and a second by Councilmember Dalton, to approve the Canvass results of the May 11, 2013 General Election of the City of Garden Ridge, Texas and declaring the results of the said election, the City Council voted three (3) for and (0) opposed. The motion carried unanimously.

3. Administer Oaths of Office to Andrew Dalton for Mayor, Nadine Knaus for City Council Place 2 and Bryan Lantzy for City Council Place 3

Nancy Cain, City Administrator, administered the Oaths of Office and awarded the Certificates of Election to Mayor Dalton, Councilmember Knaus and Councilmember Lantzy.

4. Adjournment

Mayor Dalton thanked Jay Feibelman and Jim Young for their years of dedicated service to the City. There being no further business, the Friday, May 17, 2013 Garden Ridge City Council Election Canvass meeting was adjourned at 6:10 pm by Mayor Dalton.

Andrew Dalton
Mayor

ATTEST

Shelley Goodwin, TRMC
City Secretary

OFFICIAL TABULATIONS
CITY OF GARDEN RIDGE
MAY 11, 2013 GENERAL ELECTION

<u>RACE/NAME</u>	<u>EARLY VOTING</u>	<u>ELECTION DAY</u>	<u>TOTALS</u>
<u>MAYOR</u>			
Joseph K. Britan	314	97	411
Andrew Dalton	372	163	535
<u>CITY COUNCIL, PLACE 2</u>			
Todd A. Arvidson	144	75	219
Patricia Ramirez	117	75	192
Nadine L. Knaus	412	102	514
<u>CITY COUNCIL, PLACE 3</u>			
Bryan E. Lantzy	556	198	754

This is an *Official Tabulation* of the election results.

The *Official Canvass* of the election will be conducted Friday, May 17, 2013 at 6:00pm at the General Election Canvass.



City of Garden Ridge

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

SUMMARY OF PRECINCT RETURNS

I, Jay Feibelman, Mayor, the undersigned, the presiding officer of the canvassing authority for City of Garden Ridge General Election, held on the 11th day of May, 2013, Comal County, Texas do hereby certify that the following is a total of all votes received by each candidate as shown by the precinct returns. I further certify that the following vote totals include early voting votes by precinct received under Section 87.1231 of the Texas Election Code.

	<u>EARLY VOTING</u>	<u>ELECTION DAY</u>	<u>TOTALS</u>
<u>MAYOR</u>			
Joseph K. Britan	314	97	411
Andrew Dalton	372	163	535
<u>CITY COUNCIL, PLACE 2</u>			
Todd A. Arvidson	144	75	219
Patricia Ramirez	117	75	192
Nadine L. Knaus	412	102	514
<u>CITY COUNCIL, PLACE 3</u>			
Bryan E. Lantzy	556	198	754

DATED, this 17th day of May, 2013.



Jay Feibelman, Mayor



City of Garden Ridge

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

CANVASS OF GENERAL ELECTION

I, Jay Feibelman, Mayor of Garden Ridge, Texas, met with the City of Garden Ridge City Council sitting as the canvassing board to canvass the general election of May 11, 2013 on May 17, 2013 at Garden Ridge, Texas.

I certify that the figures on the tally sheets correspond with the figures on the returns.

Witness my hand this 17th day of May, 2013.

Residing Officer of Canvassing Authority



RESOLUTION 283-062013
RESOLUTION AMENDING
AUTHORIZED REPRESENTATIVES

WHEREAS, CITY OF GARDEN RIDGE, TEXAS / LOCATION NUMBER 77301
(Participant Name & Location Number)

("Participant") is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the Texas Local Government Investment Pool ("TexPool/ Texpool Prime"), a public funds investment pool, were created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act.

NOW THEREFORE, be it resolved as follows:

- A. That the individuals, whose signatures appear in this Resolution, are Authorized Representatives of the Participant and are each hereby authorized to transmit funds for investment in TexPool / TexPool Prime and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.
- B. That an Authorized Representative of the Participant may be deleted by a written instrument signed by two remaining Authorized Representatives provided that the deleted Authorized Representative (1) is assigned job duties that no longer require access to the Participant's TexPool / TexPool Prime account or (2) is no longer employed by the Participant; and
- C. That the Participant may by Amending Resolution signed by the Participant add an Authorized Representative provided the additional Authorized Representative is an officer, employee, or agent of the Participant;

List the Authorized Representatives of the Participant. Any new individuals will be issued personal identification numbers to transact business with TexPool Participant Services.

1. Name: ANDREW DALTON Title: MAYOR
Phone/Fax/Email: 210-651-6632 / 210-651-9638 / mayor@ci.garden-ridge.tx.us
Signature: _____

2. Name: NANCY CAIN Title: CITY ADMINISTRATOR
Phone/Fax/Email: 210-651-6632 / 210-651-9638 / administrator@ci.garden-ridge.tx.us
Signature: _____

ORIGINAL SIGNATURE AND DOCUMENT REQUIRED TEX – REP

3. Name: SHELLEY GOODWIN Title: CITY SECRETARY
Phone/Fax/Email: 210-651-6632 / 210-651-9638 / citysecretary@ci.garden-ridge.tx.us
Signature: _____

4. Name: _____ Title: _____
Phone/Fax/Email: _____
Signature: _____

List the name of the Authorized Representative listed above that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the Participation Agreement.

Name NANCY CAIN

In addition and at the option of the Participant, one additional Authorized Representative can be designated to perform only inquiry of selected information. This limited representative cannot perform transactions. If the Participant desires to designate a representative with inquiry rights only, complete the following information.

5. Name: SHELLEY GOODWIN Title: CITY SECRETARY
Phone/Fax/Email: 210-651-6632 / 210-651-9638 / citysecretary@ci.garden-ridge.tx.us

D. That this Resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant, and until TexPool Participant Services receives a copy of any such amendment or revocation. This Resolution is hereby introduced and adopted by the Participant at its regular/special meeting held on the 5th day JUNE, 20 13.

NAME OF PARTICIPANT: CITY OF GARDEN RIDGE, TEXAS / LOCATION NUMBER 77301

BY: _____
Signature
ANDREW DALTON
Printed Name
MAYOR
Title

ATTEST: _____
Signature
SHELLEY GOODWIN
Printed Name
CITY SECRETARY
Title

This document supersedes all prior Authorized Representative designations.

ORIGINAL SIGNATURE AND DOCUMENT REQUIRED

TexPool Participant Services • Federated Investors Inc
1001 Texas Ave., Suite 1400 • Houston, TX 77002 • www.texpool.com • 1-866-839-7665

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People turn out to oppose subdivision near bat cave

By Colin McDonald, Staff Writer
 Updated 9:45 am, Thursday, May 30, 2013

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1 of 14 [PREV](#) [NEXT](#)



People applaud during discussion about the Bracken Bat Cave / Crescent Hills development issue during a San Antonio City Council meeting on Wednesday, May 29, 2013. Photo: Billy Calzada, San Antonio Express-News



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The City Council spent three hours Wednesday night listening to people opposed to the planned Crescent Hills subdivision next to the Bracken Bat Cave in southern Comal County.

More than 200 people packed the council chambers and frequently rose to their feet in support of the 34 speakers who criticized the 1,545-acre development south of the cave. The homes built there would be directly under the main flyway of the 10 million to 20 million Mexican free-tailed bats that call the cave home from spring to fall.

No one spoke for the development.

"We came to the council tonight because in many respects you are the court of last resort for us," said [Andy Walker](#), executive director of Bat Conservation International, which owns the cave.

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The council cannot stop Galo Properties from moving forward with the subdivision, but Walker said BCI was there to see if there was a way to work together to find a solution.

Environmental attorney [James Cannizzo](#), who handles legal issues for the Army's Camp Bullis, said that "instead of exploring ways to develop this tract, we should all be looking at ways to add this tract into the chain of golden-cheeked warbler preserves in this area."

The idea of raising money to buy the land or pay Galo to lower the density of the development drew wide support from the crowd.

The developer is open to the idea, according to Gene Dawson of Pape-Dawson Engineers, who is working with Galo on the development.

"Galo is a developer. He builds subdivisions for a living," Dawson wrote in an email last week. "BCI is welcome to buy this property and do whatever they want with it."

The most frequent request to the council Wednesday night was to ask the [San Antonio Water System](#) board to reverse its decision to provide water service for 3,800 homes and sewer service for 3,500.

"I'm here to protest the ecologically and economically poor decision to run water and sewer lines to Comal County," said [Steve Hixon](#), a board member of the [Greater Edwards Aquifer Alliance](#).

The concern of those who care about the bats is that the construction of the development or the risk of the bats spreading rabies to residents could lead to the bats being driven away or the cave being sealed.

Urban biologist [Jessica Alderson](#) with the [Texas Parks and Wildlife Department](#) reminded the council that bats provide insect control to farmers in Central Texas, at an estimated annual value of \$740,000.

The cave is home to the largest bat colony in the world, according to BCI, which also owns a 697-acre preserve that surrounds it.

The development is over the recharge zone of the Edwards Aquifer and will require SAWS to expanded its network of water and sewer pipes more than 5 miles beyond its current service area. The development also is seen as a threat to the integrity of the neighboring \$7 million endangered golden-cheeked warbler preserve set up by Bexar County and the Army.

Mayor [Julián Castro](#) said it's too early in the process to comment on the issues surrounding the proposed development and that city staff is examining them.

[Susan Hughes](#), director of the [Green Spaces Alliance](#) and vice chairwoman of the [Edwards Aquifer Authority](#) board, asked the council to protect the aquifer and the bat cave, warning that the subdivision, if built, is irreversible.

She then asked the council how many of them had been to the Bracken Bat Cave. None of them had. BCI offers public viewings of the bats departing the cave from spring until fall.

"I would propose that it is time for you to take a field trip," she said.

cmcdonald@express-news.net

Staff Writers [Josh Baugh](#) and [Jordan Rubio](#) contributed to this report.

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- Man allegedly beaten for falsely claiming allegiance to gang

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NEWS



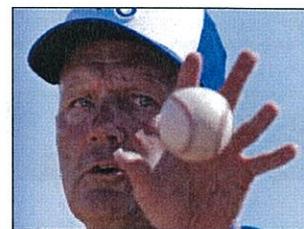
Woman killed by her own car at high school

ENTERTAINMENT



Review: 'Now You See Me'

SPORTS



Brett asked to turn around Royals' hitting woes

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LcplDevildog 5:16 PM on May 29, 2013

Can't y'all see it coming, homes underneath the bat flyway, and as soon as the bats start crapping all over those homes, the out of town homebuyers will want the bats gone and the cave sealed. They will site health reasons. See it coming.

POPULARITY: 23



Kim 5:18 PM on May 29, 2013

Bats > houses.

POPULARITY: 13



Bnkeymo 7:05 AM on May 30, 2013

All this town knows how to do is create more ugly box houses and sprawl with seas of rooftops and nature destroyed.

POPULARITY: 12

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New Rule in TEXAS:

(MAY 2013): If You Pay For Car Insurance You Better Read
www.ConsumerFinanceDaily.com

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www.MortgageRateCutter.com

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Location

- Nestled on the banks of Cibolo Creek in San Antonio, Crescent Hills is a 2,778 acre residential and mixed use development.

Vision

- Crescent Hills is a community that blends natural beauty with urban conveniences, through preserving open spaces, and the blending of Life Cycle Housing, Commercial and Mixed Uses, Trails, and Civic Dedications. Crescent Hills is the first conservation development in Comal County. This community embraces the true character of the Hill Country region and the principles of sustainability and connectivity.

Project Facts

- Located in northeast San Antonio, only 20 miles from downtown
- Within San Antonio's ETJ and Comal ISD
- At the crossing of FM 3009 and the proposed Evans Road extension that will provide a new east- west corridor between IH-35 and Hwy 281
- Near major thoroughfares and commercial nodes including The Forum and the new TPC Golf Course
- Composed of a myriad of housing types, at many price points.
- Scheduled for a projected build out of 4,500 single family homes

Proposed Amenities and Standards

- Designed to preserve 40% of its open space in perpetuity
- No building on slopes over 12%
- Dedication of school sites and civic spaces
- Creation of a trail system and environmental education center - integrating its residents with their natural surroundings.

Planning and Entitlements

Public Improvement District - Legislation

The ability to create a Public Improvement District (PID) in a County (Comal) which is outside the County of the governing City (San Antonio, Bexar Co.) was realized when Senator Wentworth sponsored and the Texas Legislature passed Senate Bill 2008 (80th session). Passing S.B. 2008 created the Comal County Special Improvement District #1. Further action is needed to establish the PID. That action is detailed below.

Public Improvement District - City and County Participation

The success of Crescent Hills is dependent on the approval two separate instruments, by different governing agencies. The City of San Antonio must approve a Non Annexation Agreement, and a "Super" Public Improvement District (PID). The PID must also be approved by Comal County. These instruments are necessary because of an inter-local agreement between the City of San Antonio, and Comal County whereby the City of San Antonio (COSA) regulates development on residential lots inside their Extra Territorial Jurisdiction (ETJ), but that are also in Comal County which are smaller than .4 acres.



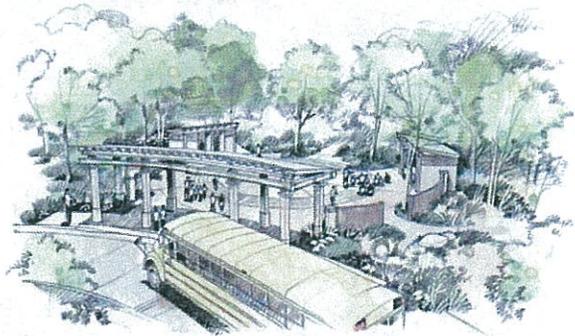
Planning and Entitlements – Continued

East – West Corridor

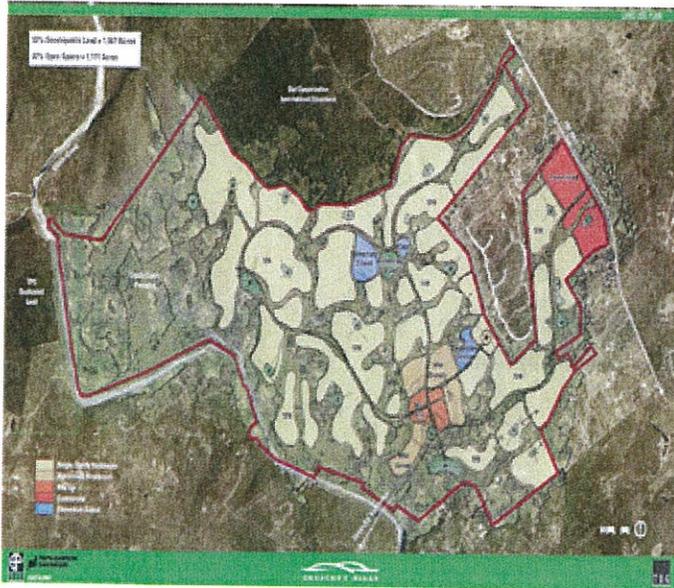
Another vital link in the success of the creation of the proposed Evans Road extension is the procurement of the roadway and utility easements which cut through 4 miles of property managed by Alamo Cement. Our negotiations and the delivery of this easement for the purpose of improving transportation and creating a new East – West corridor are nearing completion. The Evans Road extension is a four lane arterial with a major bridge crossing the Cibolo Creek. This new thoroughfare will bring added value and a vital transportation link to Crescent Hills and many other North side neighborhoods.

Water and Wastewater Service

Water will be brought in a looped system to the site from the East through 12,400 linear feet of 30" line down the Evans Rd. alignment and also from the South through 7 miles of 16" line in the Nacogdoches Rd. alignment. To maintain our commitment to the environment, septic systems will not pollute the Edwards Aquifer, and we will discharge our wastewater from the site by building 5 miles of wastewater force mains and 3 miles of gravity fed wastewater outfall.



FOR SALE



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SELECT PROJECT

PROJECT NAME	PROJECT LOCATION	TYPE
Promenade Place	San Antonio, Texas	Commercial
Toepperwein	San Antonio, Texas	Commercial
Woodlake	San Antonio, Texas	Commercial
Crescent Hills	San Antonio, Texas	Residential

VIEWING 6 - 9 OF 9

Crescent Hills

[|<](#) [≤](#) [1](#) [2](#) [>](#) [|](#)

San Antonio, Texas

Nestled on the banks of Cibolo Creek in San Antonio, Crescent Hills blends natural beauty with urban conveniences. The first conservation development in Comal County, this community embraces the true character of the Hill Country region and the principles of sustainability and connectivity.

Crescent Hills is located in northeast San Antonio and only 20 miles from downtown within San Antonio's ETJ and Comal ISD. At the crossing of FM 3009 and the proposed Evans Road extension, providing a new east-west corridor between IH-35 and Hwy 281.

[Brochure](#)

[Masterplan Detail PDF](#)

For more information on this project please contact:



Marcus Moreno
PH 210.807.5107
marcusm@galoproperties.com

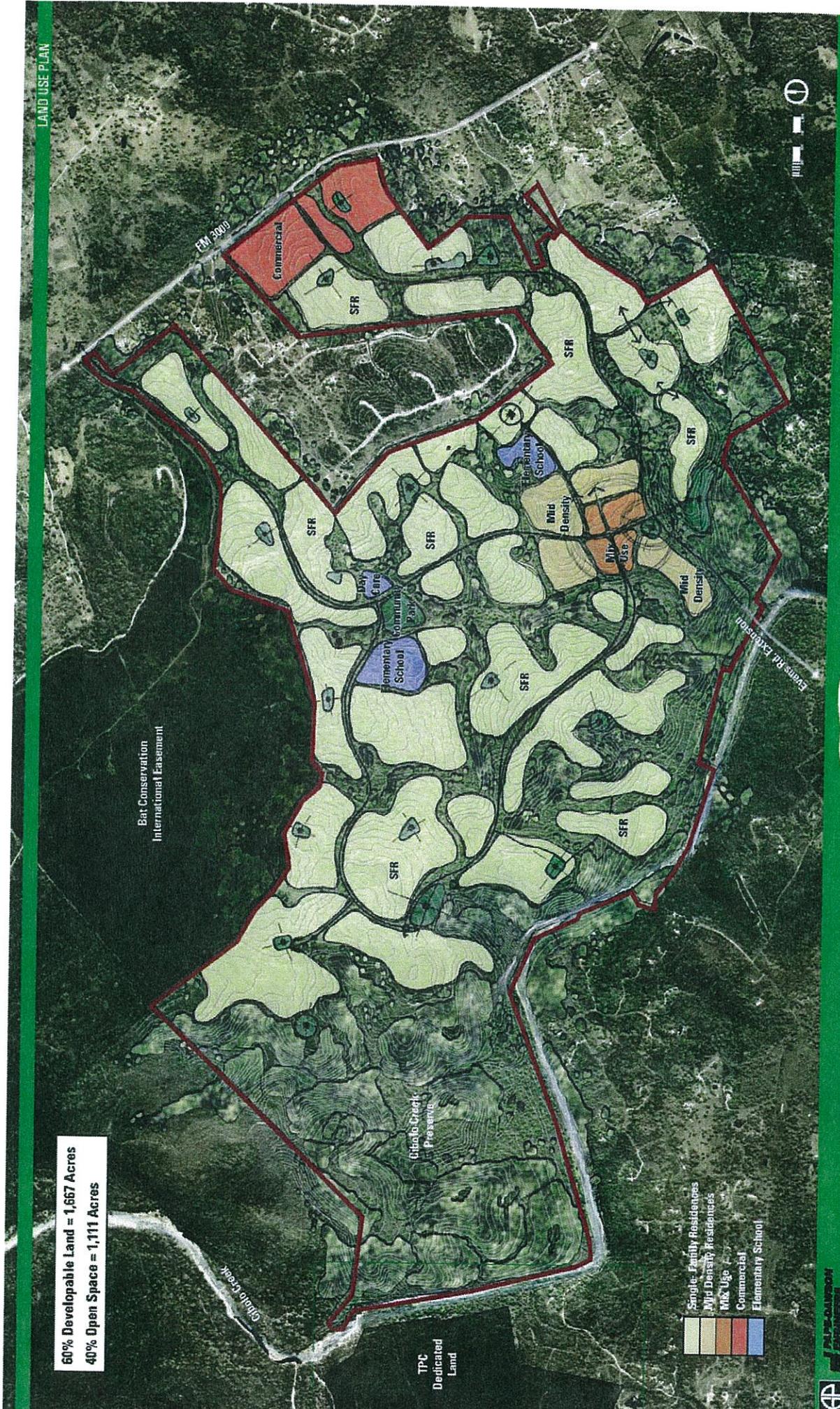


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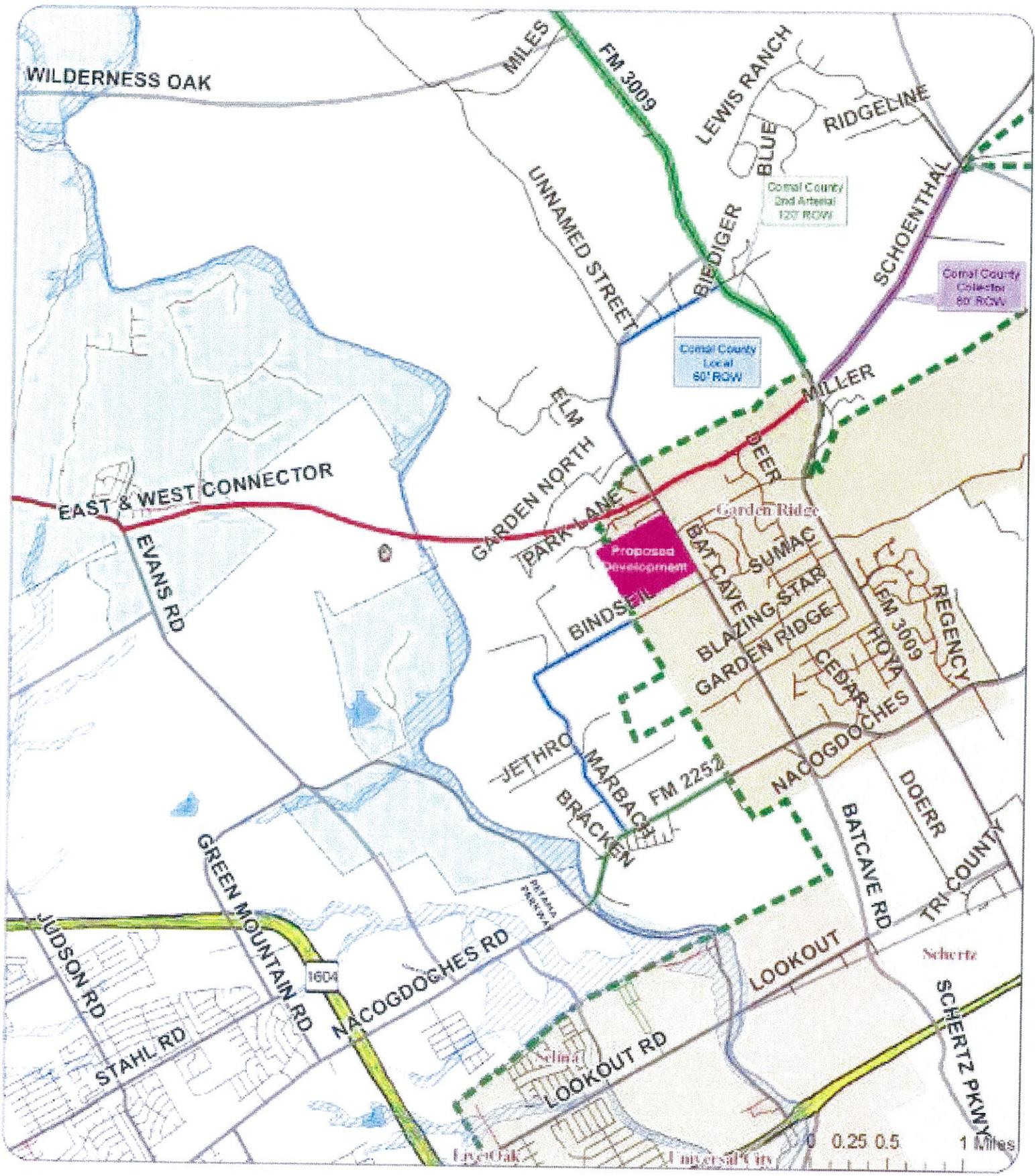
60% Developable Land = 1,667 Acres
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- Single-Family Residences
- Mid-Density Residences
- M&U
- Commercial
- Elementary School

PLANNING ENGINEERS
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 JULY 14, 2007
The information shown on this plan is based on the best information available at the time of preparation. It is subject to change without notice.

CRESCENT HILLS

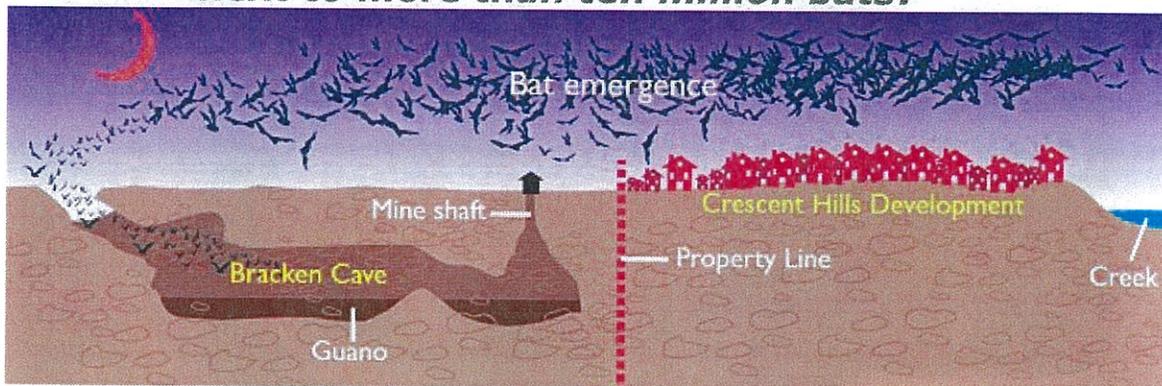


	City of San Antonio		Subsidiary Jurisdiction Line		Adjacent Counties		Primary Arterial Type A 120' - 120'		Secondary Arterial Type A 80' - 80'		Secondary Arterial Type D 50'		Super Arterial Type B 200' - 250'		Arterial Type C		Enhanced Collector Arterial 120' - 140'		Rural Roadway 50'		Frontage 200' - 500'
--	---------------------	--	------------------------------	--	-------------------	--	-------------------------------------	--	-------------------------------------	--	-------------------------------	--	-----------------------------------	--	-----------------	--	---	--	-------------------	--	----------------------

Do you all know about this development coming up 3009? Display in HTML



What happens when you put 10,000 people next to more than ten million bats?



No one knows for sure but, unfortunately, we may soon find out.

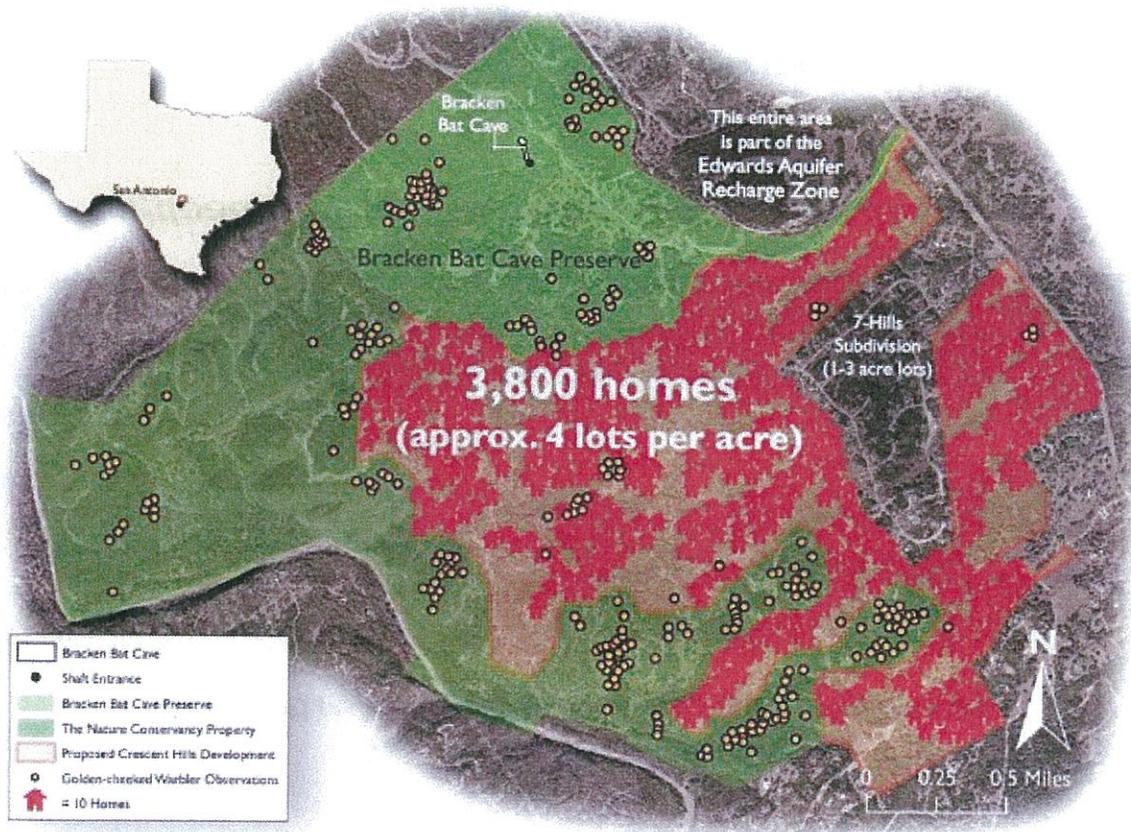
Dear Bat Conservation International Supporter:

I'm the new director of Bat Conservation International and I am writing today about our Bracken Cave Reserve in the Texas Hill Country.

As you probably know, Bracken is home to the world's largest population of bats. The nightly emergence of ten million Mexican free-tailed bats from Bracken Cave, 20 minutes north of San Antonio in central Texas, is one of the world's great natural phenomena, **and we need your immediate advice and help.**

A San Antonio developer, Brad Galo of [Galo Properties](#), has proposed a **1,500-acre, 3,800-home "Crescent Hills" subdivision** to the immediate south of our reserve, in the [twice-daily flight path of these millions of bats](#). The development also lies within

the sensitive Edwards Aquifer-recharge zone and puts at risk the many millions of public dollars that have been invested in protecting the area. Quarter-acre zoning is out of keeping with the large ranches that characterize the area and the interspersed, one- to three-acre lots which currently constitute "intensive" development. The Galo property, like our land and nearby Nature Conservancy property, is also important nesting and foraging habitat for the federally endangered golden-cheeked warbler (the yellow circles on the map).



[View larger image](#)

Texas law leaves little or no room for consideration of environmental issues. The San Antonio Water System (SAWS) has granted Mr. Galo the [water and sewer hookups](#) he needs for 3,800 homes, but SAWS is not permitted to determine if adequate water supplies exist or to comment on the wisdom of putting nearly 4,000 homes in the middle of a protected recharge area. This project will ultimately come before the San Antonio Planning Commission for approval, but even the Planning Commission lacks the authority to take environmental concerns into account. In fact, if the Commission does nothing, the development will be automatically approved after 30 days.

We've been told by our attorneys that the San Antonio City Council and Mayor Castro are our only real recourse, and that our hopes for persuading them to take action rest



Andrew Walker

Andrew Walker
Executive Director

P.S. Here is [some more information](#) (pdf) regarding this issue.

P.P.S. If you are coming to central Texas this summer or early fall, don't hesitate to let us know if you'd like to visit Bracken. We'd love for you to see it.

in our ability to make this a significant public and media issue. Aside from the ecological issues, we're concerned about putting 10,000 people next to millions of building-loving adult bats and millions more juvenile bats learning to fly that will be attracted to the insects gathering around the porch and street lights of these homes. Should some poor child or parent come into contact with a sick bat or a pet that picked up a sick bat and contract rabies, it won't matter that the bats have been there for 10,000 or more years. There will be a growing call for the city health department to deal with "this threat to public safety."

This, in fact, is the greatest threat to Bracken's bats.

We need your help to make this case to the city of San Antonio. **We are presenting our concerns to the City Council at their public meeting, 6 p.m. Wednesday, May 22nd at City Hall**, and we need to fill the room with Bracken supporters. If you live in the San Antonio area, I hope you will come to City Hall next Wednesday to stand and be recognized as a supporter of bats and Bracken. We hope those who come will also engage the media, the Mayor, the Council and their staff members in side conversations.

Many of you do not live in the area, but you can help us make the case that Bracken and its bats are a global jewel that must be protected. **We need you and other members to call, write and [email the Mayor, City Council and Planning Commission](#)** before and after the council meeting.

If you feel unable to comment on the proposed development *per se*, it will still be a significant help to speak to the importance of Bracken and the ecological and economic importance of bats and the global threats they face. I hope we can count on you and your family to come to Bracken's aid. **Please come on the 22nd** or contact Mayor Castro and other city decision makers.

[Sign our online petition](#)

Bracken Bat Cave is too important to allow such intensive development to occur along its border. Please help us convince San Antonio that Mr. Galo's proposed subdivision is an incompatible use that is sure to put people and bats into potential conflict, to the harm of both.

Please don't hesitate to email us at savebracken@batcon.org or call my assistant, Shanna Weisfeld at [512 367-9721 x19](tel:5123679721), if you have any questions.

Thanks **very** much and best wishes.

Sincerely,

May 15, 2013

From: Garden Ridge Planning and Zoning Commission
To: Garden Ridge City Council
Subject: 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

The Commission received the attached submission for a revised Master Plan for the Woodlands of Garden Ridge (Attachment 1). The primary reason for the change related to the name change and to include an additional residential lot and drainage lot. The City Engineer reviewed the revised Master Plan and submitted a letter which indicated that they had no exception to the Plan (Item #1 of Attachment 2). The previously approved MDP is contained in Attachment 3.

After review and consideration the Commission voted unanimously to recommend that Council approve the revised Master Plan for the Woodlands of Garden Ridge.



Nadine L. Knaus
Chair
Planning and Zoning Commission

Attachments



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"

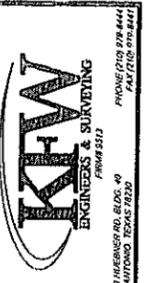
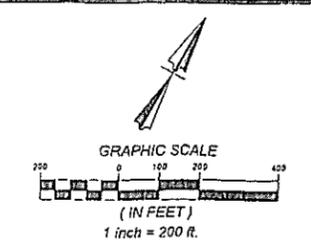
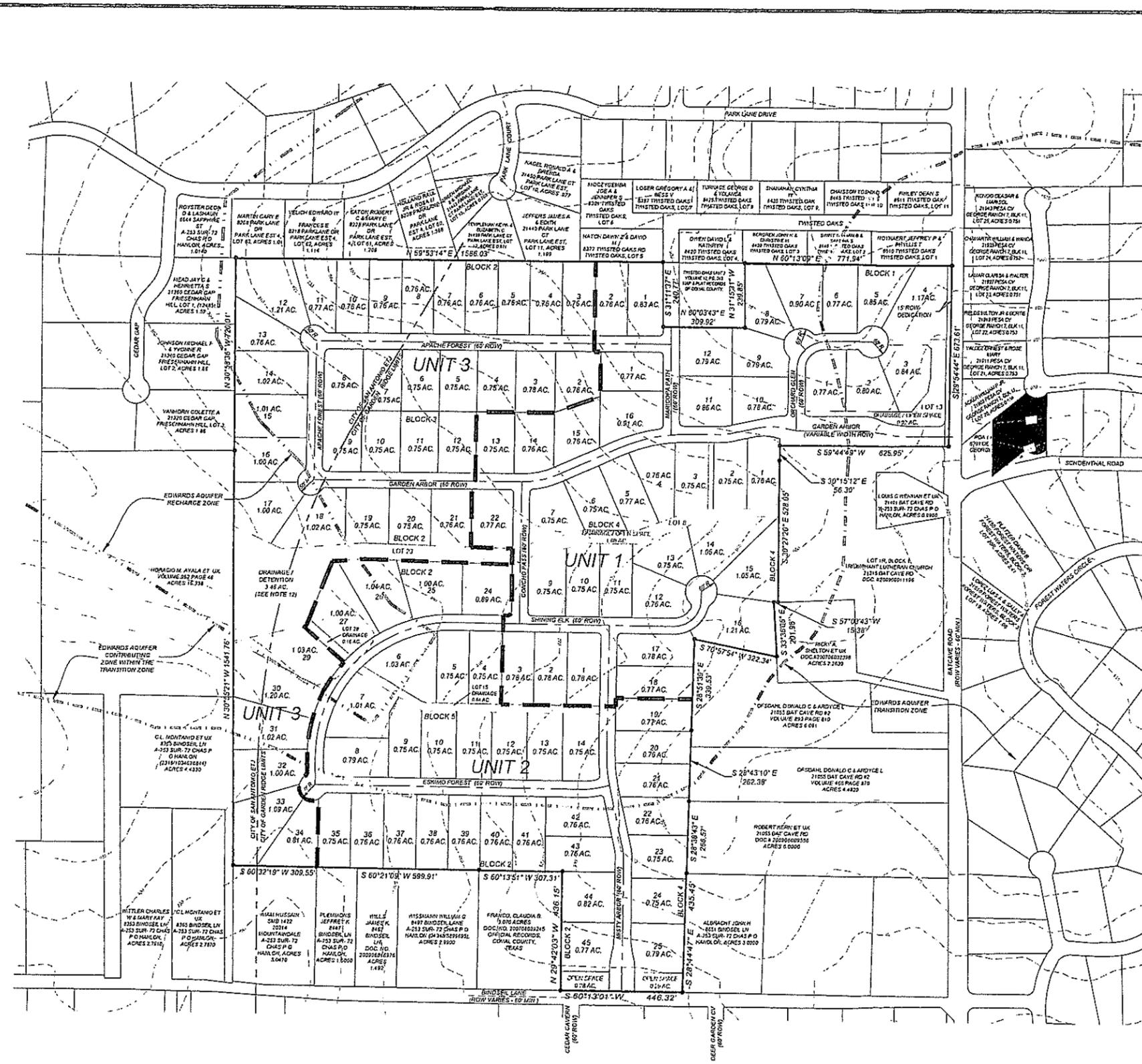
I have attached 2 copies of the amended MDP to this letter for consideration by the Planning and Zoning Commission meeting on May 14, 2013 in conjunction with the Unit 2 preliminary plat. If you have any questions or require additional information, please contact our office.

Sincerely,
KFW Engineers

A handwritten signature in black ink, appearing to read 'Burt Wellmann', is written over a horizontal line.

Burt Wellmann, P.E.
Project Manager

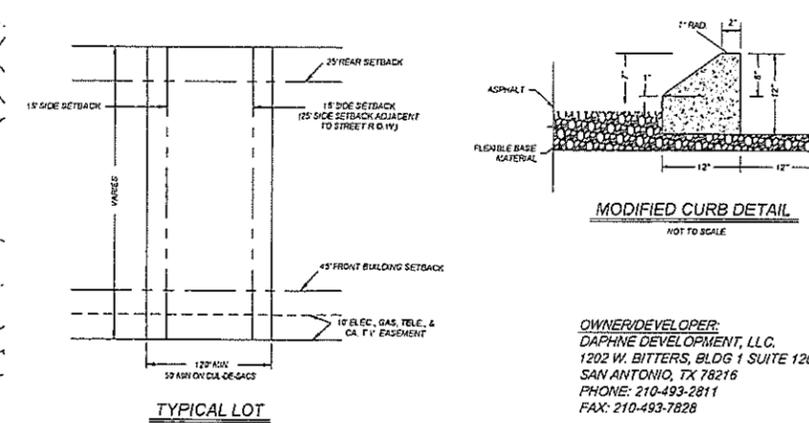
Cc: Garry Montgomery
River City Engineering



LEGEND

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

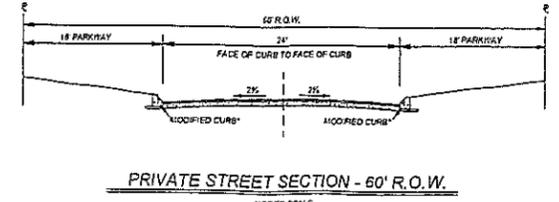
- NOTE:**
- THIS PROPERTY IS PARTIALLY WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND CONTRIBUTING ZONE WITHIN THE TRANSITION ZONE.
 - UTILITY SERVICE PROVIDED BY THE FOLLOWING ENTITIES:
 WATER SERVICE CITY OF GARDEN RIDGE
 SEWER SERVICE N/A
 TELEPHONE SERVICE AT&T
 CABLE TELEVISION TIME WARNER CABLE
 ELECTRIC CPS ENERGY
 GAS CENTERPOINT ENERGY
 - THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS REQUIRED BY THE CITY OF GARDEN RIDGE ZONING REQUIREMENTS (ORDINANCE #13-12203).
 - A VARIABLE SIGHT CLEARANCE EASEMENT SHALL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET RIGHT DISTANCE REQUIREMENTS AS DEFINED IN LATEST EDITION OF ASHTO MANUAL.
 - SEWERINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
 - ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48091C0415R, DATED SEPTEMBER 02, 2009, A 100-YEAR FLOODPLAIN DOES NOT EXIST ON THIS SITE.
 - 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.
 - SEPTIC SYSTEMS TO BE INSTALLED ON ALL LOTS.
 - LOTS LOCATED OUTSIDE THE RECHARGE ZONE SHALL HAVE A MINIMUM AREA OF 34 ACRES (32,670 SQ. FT.)
 - LOTS LOCATED WITHIN THE RECHARGE ZONE SHALL HAVE A MINIMUM AREA OF 1 ACRE (43,560 SQ. FT.)
 - ALL SUBDIVISION STREETS SHALL BE PRIVATE.
 - 3.66 ACRE DRAINAGE/RETENTION 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 PLAN.



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) 979-8447

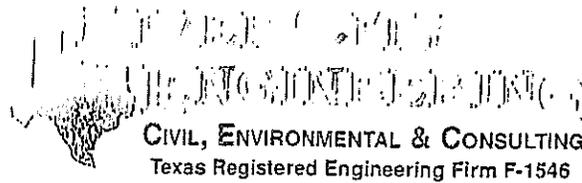
LAND USE DENSITY TABLE					
UNITS	AREA (ACRES)	DWELLING UNIT/LOTS	DRAINAGE/OPEN SPACE/RETENTION (ACRES)	DENSITY (DWELLING UNIT/ACRES)	PHASING SCHEDULE
1	42.18	40	2.00	0.95	DECEMBER 2012
2	32.45	33	0.80	1.02	NOVEMBER 2014
3	37.01	36	3.46	0.97	OCTOBER 2018
TOTAL	111.64	109	4.26	0.98	



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. 200805018207 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

**THE WOODLANDS OF GARDEN RIDGE
 MASTER DEVELOPMENT PLAN**

JOB NO: 205-11-01
 DATE: MAY 2013
 DRAWN BY: SBRASH
 CHECKED BY: SBRASH
 SHEET NUMBER:



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.

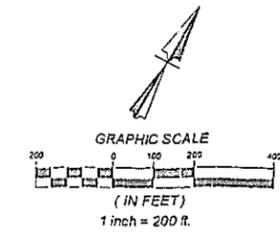
If you have any questions, please do not hesitate to contact us.

Sincerely,

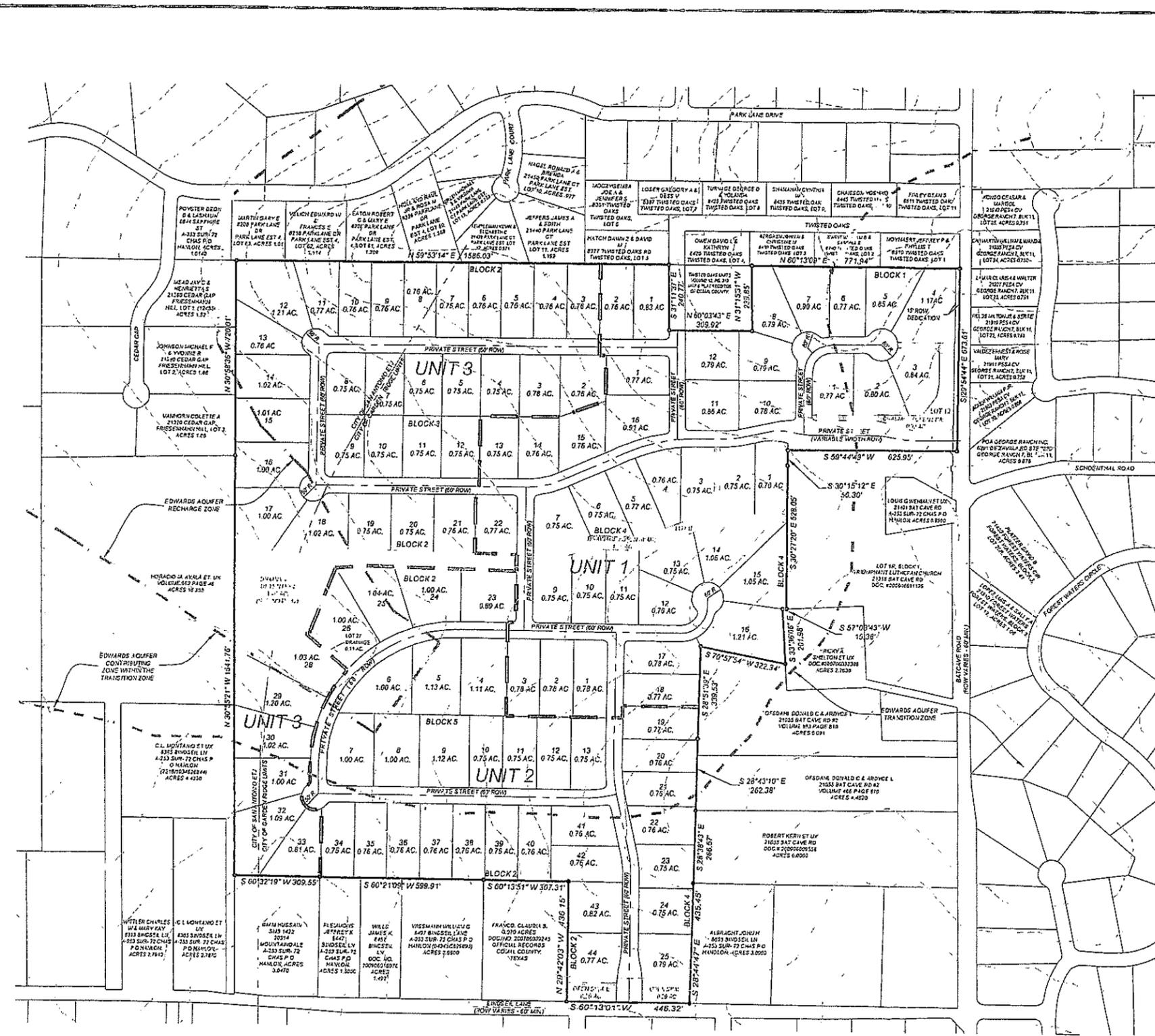

Garry Montgomery, E.I.T.

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

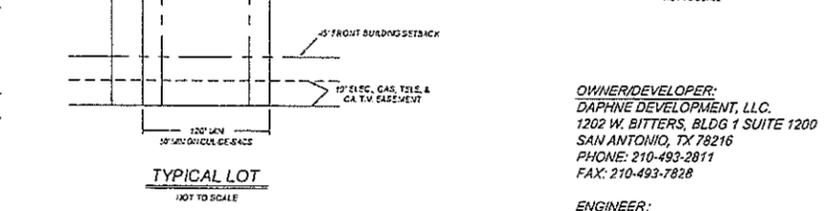
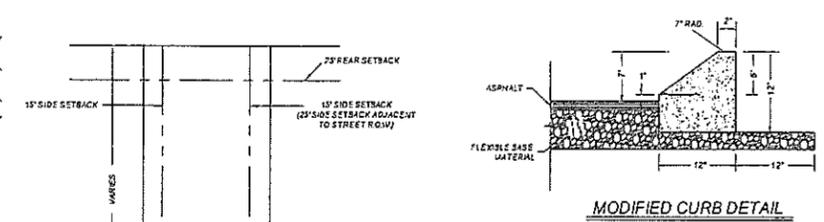


KFW
ENGINEERS & SURVEYORS
14603 HUEBNER RD., BLDG 40
SAN ANTONIO, TEXAS 78230
PHONE: (210) 979-8444
FAX: (210) 979-8441



- LEGEND**
- BOUNDARY
 - RIGHT-OF-WAY
 - PHASING LINES
 - 10' CONTOURS
 - EDWARDS AQUIFER RECHARGE ZONE
 - EDWARDS AQUIFER CONTRIBUTING ZONE WITHIN THE TRANSITION ZONE
 - CITY LIMITS LINE
 - OPEN SPACE/PAVING/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 ENERGY
 3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS REQUIRED BY THE CITY OF GARDEN RIDGE ZONING REQUIREMENTS (ORDINANCE #11-12288).
 4. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN A TEST EDITION OF TEXAS MANUAL.
 5. SETBACKS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD 83) OF 1983.
 6. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48031C045K, DATED SEPTEMBER 02, 2019, 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 (2670 SQ. FT.).
 10. LOTS LOCATED OVER THE RECHARGE ZONE SHALL HAVE A MINIMUM AREA OF 1 ACRE (43560 SQ. FT.).
 11. ALL SUBDIVISION STREETS SHALL BE PRIVATE.
 12. 3.46 ACRE DRAINAGE/RETENTION 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 PLAN.

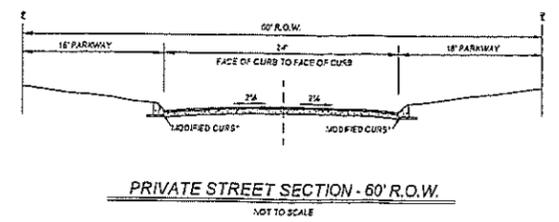


OWNER/DEVELOPER:
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LAND USE DENSITY TABLE

UNITS	AREA (ACRES)	DWELLING UNITS/LOTS	DRAINAGE/OPEN SPACE/RETENTION (ACRES)	DENSITY (DWELLING UNITS/ACRES)	PHASING SCHEDULE
1	42.18	46	2.00	0.92	DECEMBER 2012
2	32.53	32	0.89	0.99	NOVEMBER 2014
3	37.51	38	3.78	0.97	OCTOBER 2016
TOTAL	112.22	116	6.67	0.96	



THE FOREST OF GARDEN RIDGE IV
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.

THE FOREST OF GARDEN RIDGE IV
MASTER DEVELOPMENT PLAN

JOB NO. 205-1141
DATE: NOVEMBER 2012
DRAWN: SC CHECKED: BW
SHEET NUMBER:

May 23, 2013

From: Garden Ridge Planning and Zoning Commission
To: Garden Ridge City Council
Subject: 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

The Commission received the attached submission for the Preliminary Plat for the Woodlands of Garden Ridge, Unit 2 (Attachment 1). The City Engineer reviewed the preliminary plat and submitted a letter which indicated that there were a few minor changes that they recommended to the plat (Item #2 - 4 of Attachment 2).

The Commission was concerned that the wording relative to the individual lot layouts (the issue raised in the Engineer's comment #4) might be confusing to future lot purchasers and requested that wording be included that all lot layouts needed to correspond to City Ordinances.

After review and consideration the Commission voted unanimously to recommend that Council approve the preliminary plat for the Woodlands of Garden Ridge, Unit 2 if the following changes are made, reviewed and approved by the City Engineer within one week:

1. The changes indicated in items 2 and 3 of the Engineer's letter dated May 7, 2013, and
2. That the wording on the Typical Single Family Lot Detail include a reference that the layout must conform to the City Ordinance.

As the required changes were received (Attachment 3) along with an email from the City Engineer (Attachment 4), the requirements of the Commission motion have been met and thus the Commission recommends Council approval of the Preliminary Plat for the Woodlands of Garden Ridge (Attachment 3).



Nadine L. Knaus
Chair
Planning and Zoning Commission

Attachments



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.

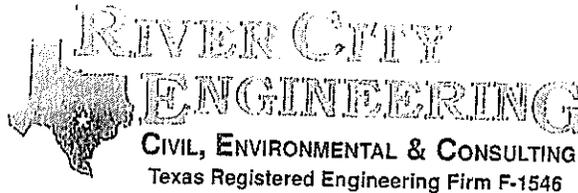
Sincerely,
KFW Engineers,

A handwritten signature in black ink, appearing to read 'Burt Wellmann', written over a horizontal line.

Burt Wellmann, P.E.
Project Manager

Cc: Garry Montgomery
River City Engineering

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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:

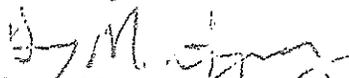
River City Engineering, Inc. has reviewed the subject plat and revised MDP and offers the following comments;

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.

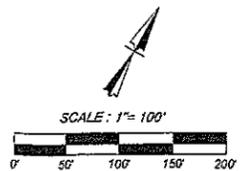
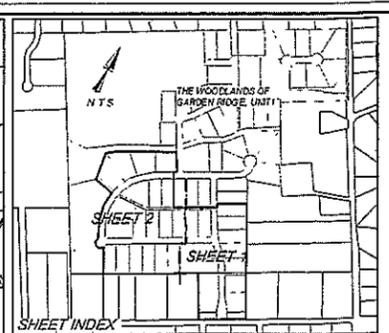
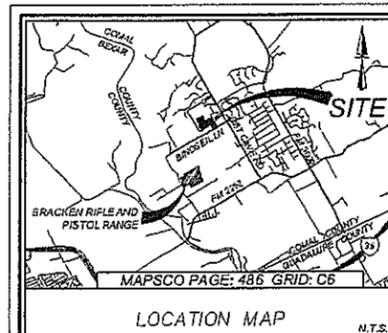
If you have any questions, please do not hesitate to contact us.

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



- LEGEND**
- F.L.R. = FOUND 1/2" IRON ROD
 - S.L.R. = SET 1/2" 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.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V., EASEMENT
 - B.S.L. = BUILDING SETBACK LINE
 - ZONED C3 = GENERAL BUSINESS ZONING
 - ZONED R4 = SINGLE FAMILY RESIDENTIAL DISTRICT
 - ZONED RA = SINGLE FAMILY RESIDENTIAL AGRICULTURE

- NOTES**
- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
 - BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
 - NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD PREVENT THE CITY OF GARDEN RIDGE FROM MAINTAINING OR IMPROVING THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION 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.
 - THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00002.
 - ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL NO. 4958, DATED SEPTEMBER 02, 2009, IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.

- 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 WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.
- 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.
- 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.
- WATER SERVICE SHALL BE PROVIDED BY THE CITY OF GARDEN RIDGE.
- SEWER SERVICE SHALL BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
- ELECTRIC AND GAS SERVICE SHALL BE PROVIDED BY C.P.S.
- TELEPHONE CABLE SERVICE TO BE PROVIDED BY AT&T AND/OR THE WARMER CABLE.
- AN ADEQUATELY SIZED DETENTION POND APPROVED BY THE CITY OF GARDEN RIDGE WILL BE 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 WOODLANDS OF GARDEN RIDGE PROPERTY OWNERS ASSOCIATION.
- LOT 28, BLOCK 2 AND LOT 15, BLOCK 5 SHALL BE DESIGNATED AS ELECTRIC, GAS, TELEPHONE CABLE TV AND DRAINAGE 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 1202
SAN ANTONIO, TX 78214
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. SEDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5177
KFW SURVEYING, LLC
14503 HUEBNER RD., BLDG 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-5444
FAX: 210-979-5444

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

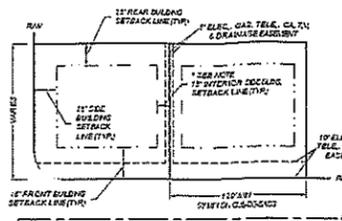
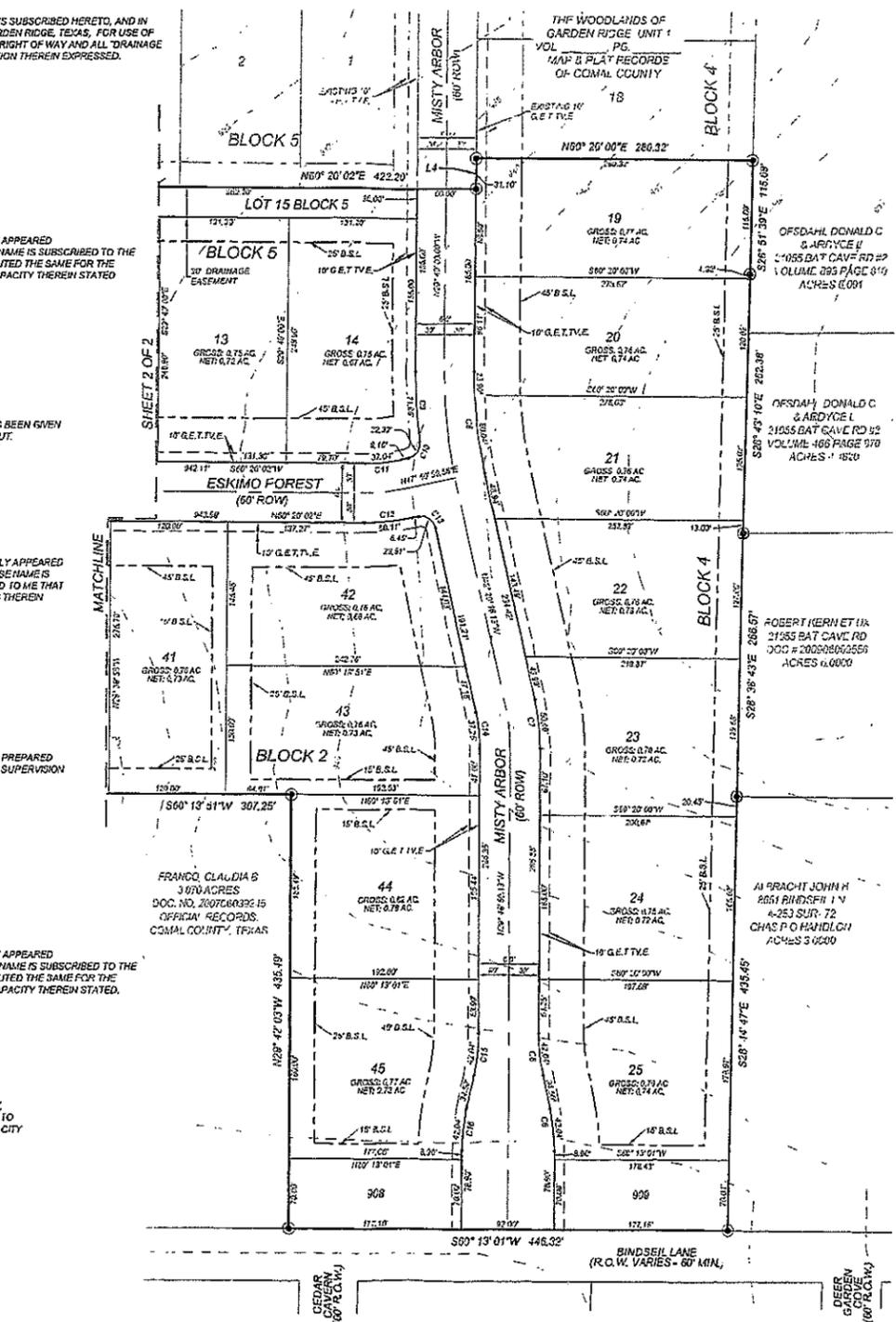
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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



TYPICAL SINGLE FAMILY LOT DETAIL
NOT TO SCALE

Lot Table

Lot #	Length	Direction
L1	51.48	N30° 56' 07\"
L2	10.87	N47° 18' 57\"
L3	16.82	S60° 22' 02\"
L4	31.50	N25° 48' 00\"
L5	18.87	N47° 18' 57\"
L6	27.87	N20° 11' 09\"
L7	16.82	S60° 22' 02\"
L8	32.00	S60° 22' 02\"
L9	20.55	N73° 38' 10\"

CURVE TABLE

CURVE	LENTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	151.48	50.00	89.123	173° 54' 55\"	55.84	N61° 51' 30\" W
C2	15.82	20.36	10.00	30° 42' 07\"	13.24	N2° 07' 04\" W
C3	287.10	539.00	202.04	41° 50' 31\"	378.55	N10° 07' 42\" W
C4	23.87	15.07	15.11	60° 22' 54\"	21.30	S15° 07' 06\" W
C5	22.94	202.00	21.10	1° 52' 32\"	41.58	N28° 48' 18\" W
C6	42.34	209.00	21.10	1° 52' 32\"	41.58	N28° 48' 18\" W
C7	50.40	239.00	25.30	1° 22' 21\"	50.30	N28° 02' 38\" W
C8	80.04	479.00	40.12	0° 43' 25\"	78.94	N10° 27' 28\" W
C9	71.66	833.62	25.81	1° 46' 07\"	71.81	S23° 17' 16\" E
C10	22.32	15.00	15.81	65° 13' 50\"	20.32	N5° 18' 00\" E
C11	37.04	170.00	18.59	1° 29' 02\"	36.97	N54° 06' 31\" E
C12	50.11	259.00	25.16	1° 22' 02\"	50.01	S54° 09' 31\" W
C13	23.51	15.00	14.85	89° 15' 44\"	21.18	N20° 14' 39\" W
C14	31.25	173.00	18.70	1° 21' 21\"	31.18	N20° 07' 28\" W
C15	47.94	209.00	21.10	1° 52' 32\"	47.94	N28° 48' 18\" W
C16	42.34	209.00	21.10	1° 52' 32\"	41.58	N28° 48' 18\" W
C17	15.82	20.36	10.00	30° 42' 07\"	13.24	S22° 23' 08\" W
C18	23.48	64.00	11.56	28° 53' 28\"	23.75	N17° 56' 28\" E
C19	397.10	870.00	202.04	41° 50' 31\"	378.55	N10° 07' 42\" W
C20	271.73	479.00	175.73	37° 07' 41\"	262.98	S5° 07' 49\" E
C21	30.21	20.00	19.16	88° 45' 11\"	21.97	S74° 15' 15\" E

OWNER/DEVELOPER:
DAPHNE DEVELOPMENT, LLC.
1202 W. BITTERS, BLDG 1 SUITE 1202
SAN ANTONIO, TX 78214
PHONE: 210-493-2811
FAX: 210-493-7828



C.P.S. NOTES

- 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," "DRAINAGE 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. HERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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.
- 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.
- 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.

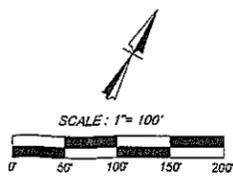
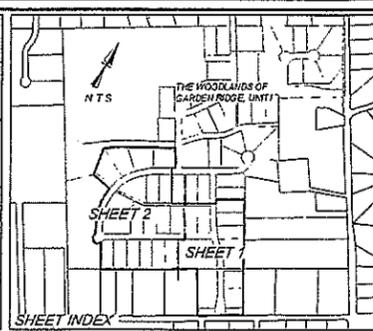
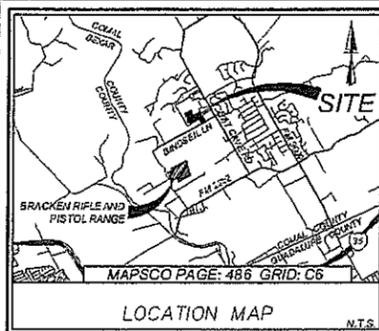
STATE OF TEXAS
COUNTY OF COMAL
I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____ AD _____ AT _____ M IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN 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, 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 22.45 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. 200806020845 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. 200806010207 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



LEGEND

F.I.R. = FOUND 1" IRON ROD
 S.I.R. = SET 1" IRON ROD WITH BLUE CAP STAMPED 'KFW SURVEYING' SIGN EYED
 R.O.W. = RIGHT-OF-WAY
 EASEM. = EASEMENT
 O.P.R. = OFFICIAL PUBLIC RECORDS
 G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V., EASEMENT
 B.S.L. = BUILDING SETBACK LINE
 - 15' - EXISTING CONTOURS
 ZONED SB = GENERAL BUSINESS ZONING DISTRICTS
 ZONED RA = SINGLE FAMILY RESIDENTIAL DISTRICTS
 ZONED RA = 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 PLAN. HOLDINGS OF 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 1.000102.
 5. ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NO. 0456 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 LINES 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 OF 68, 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 BE 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 WOODLANDS OF GARDEN RIDGE PROPERTY OWNERS ASSOCIATION.
14. LOT 22, BLOCK 2 AND LOT 15, BLOCK 5 SHALL BE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS.

STATE OF TEXAS
 COUNTY OF COMAL
 CITY OF GARDEN RIDGE

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAN, 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 78201
 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 PLAN 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

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NOTARY PUBLIC
 STATE OF TEXAS
 COUNTY OF COMAL
 CITY OF GARDEN RIDGE

I HEREBY CERTIFY THAT THIS PLAN 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. 567
 KFW SURVEYING, LLC
 1463 HUEBNER RD, BLDG 40
 SAN ANTONIO, TEXAS 78230
 PHONE: 210-479-3444
 FAX: 210-979-3411

STATE OF TEXAS
 COUNTY OF COMAL
 CITY OF GARDEN RIDGE

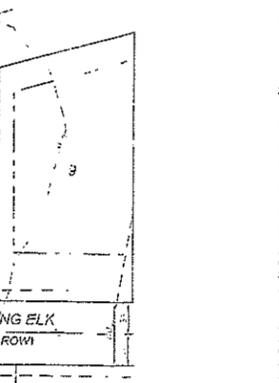
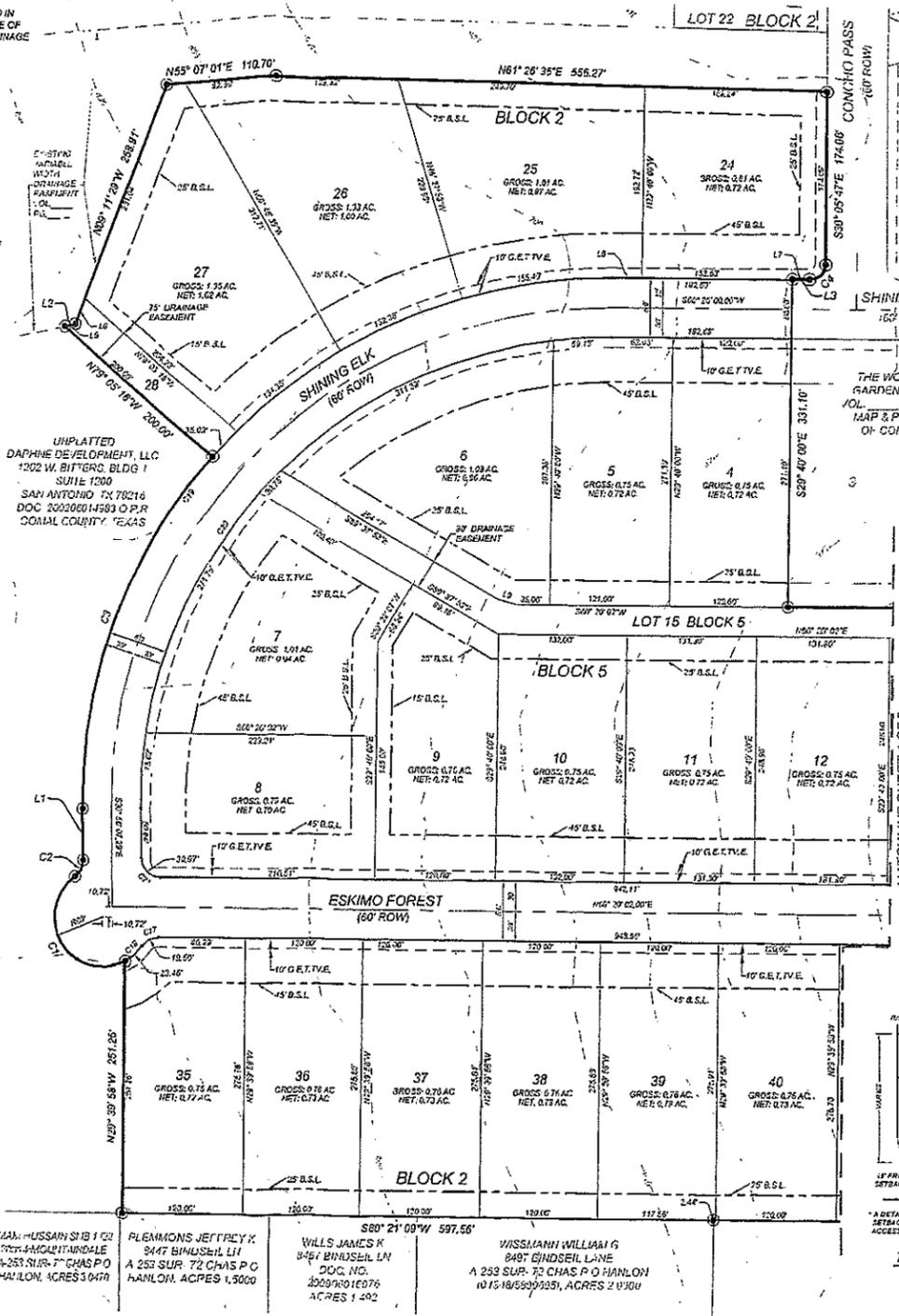
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NOTARY PUBLIC

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CITY ENGINEER



OWNER/DEVELOPER:
 DAPHNE DEVELOPMENT, LLC
 1202 W. BITTERS, BLDG 1 SUITE 1200
 SAN ANTONIO, TX 78215
 PHONE: 210-493-2811
 FAX: 210-493-7828

KFW
 ENGINEERS & SURVEYING
 FIRM 938
 1463 HUEBNER RD, BLDG 40
 SAN ANTONIO, TX 78230
 PHONE: (210) 979-3444
 FAX: (210) 979-3411

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 PLAN AS "ELECTRIC EASEMENT," "GAS EASEMENT," "PHONE EASEMENT," "SEWER EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGERS OR SURROUNDING 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 THEREBY. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
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3. THIS PLAN 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
 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 _____ 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 PLAN 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 PLAN ESTABLISHING THE WOODLANDS OF GARDEN RIDGE IV, 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. 20080600846 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. 20080601807 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

Nadine

From: Garry Montgomery <garry@rcetx.com>
Sent: Monday, May 20, 2013 3:08 PM
To: Nadine; City Administrator
Cc: Burt Wellmann
Subject: Woodlands of Garden Ridge Unit 2

Nadine and Nancy,

I have received the revised preliminary plat for the Woodlands of Garden Ridge Unit 2 from KFW Engineers, in reference to the corrections approved by P&Z on May 14. The corrections are acceptable based on our review. Please let me know if you need anything further.

Thanks,

Garry Montgomery, E.I.T.
Graduate Engineer



1011 W. County Line Rd.
New Braunfels, Texas 78130
Office: 830-626-3588 x 153
Fax: (830) 626-3601
garry@rcetx.com
www.rcetx.com

Message has been scanned for virus and spam by mindSHIFT Technologies.

May 15, 2013

From: Garden Ridge Planning and Zoning Commission
To: Garden Ridge City Council
Subject: Final Plat for Tuscan Village Subdivision located at the southeast corner of the intersection of FM 3009 and FM 2252

The Commission received the attached submission for the Final Plat for the Tuscan Village Subdivision (Attachment 1). The City received the required approval letters from the various agencies (Attachment 2) and the construction plans for the subdivision. The City also received a letter (Attachment 3) from the City Engineer stating that the plat and construction plans met the City's requirements.

After review and consideration the Commission voted unanimously to recommend that Council approve the final plat for the Tuscan Village Subdivision.



Nadine L. Knaus
Chair
Planning and Zoning Commission

Attachments



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,

A handwritten signature in cursive script that reads "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, myself Richard ... 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 25 day, of May Month, 2013.

[Signature]
(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: 1100 Blue Star Lane

Phone: (210) 590-4464

Fax: (210) 590-4474

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, 20 13.


(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 SCINDLER 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, 20 13.

[Signature]
(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: (_____) _____



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 safe ingress/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.

Christian M Herzig – Ford Engineering
 Final Plat for Tuscan Village

2-2

May 3, 2013

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

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

Date Submitted April 30, 2013

APPLICATION FOR STREET NAME APPROVAL

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: Tony Overman		Address 18965 FM 2252		City Garden Ridge		State Texas		Zip Code 78266		Telephone Number 210 6192819	
Surveyor's Name: Ford Engineering, Inc.		Address 10927 Wye Drive		City San Antonio		State Texas		Zip Code 78217		Telephone Number 210 5904777	
Proposed Subdivision Name: Tuscan Village											
Will roads be maintained by private or public entity? Public road by The City of Garden Ridge											
Proposed Street Names:											
		Approve/Deny		Proposed Street Names:		Approve/Deny		Proposed Street Names:		Approve/Deny	
		B U S		B U S		B U S		B U S		B U S	
		9 1 1		9 1 1		9 1 1		9 1 1		9 1 1	
		P S		P S		P S		P S		P S	
		1 1		1 1		1 1		1 1		1 1	
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 <input type="checkbox"/> no <input type="checkbox"/>		Date:		Date:	



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

May 30, 2013

To: Mayor Dalton and City Council

From: City Administrator Cain

The City Quarry Commission met on May 13, 2013 and considered issuance of a Partial Exemption Permit for Austin Powder Company to conduct blasting activities at the Hanson Quarry.

Austin Powder Company is requesting the Partial Exemption Permit in accordance with Attachment B of Ordinance 34. A copy of the Hanson has asked Austin Powder to obtain a Partial Exemption Permit so that blasting activities can continue in the quarry should Orica's Partial Exemption Permit be suspended in the future if additional violations of Ordinance 34 are incurred.

The Quarry Commission reviewed the information provided by Austin Powder in accordance with Attachment B of Ordinance 34 and requested that a new certificate of insurance for Austin Powder be received by the City updating the expiration date of insurance coverage.

The City Quarry Commission held lengthy discussion concerning the fee associated with the Partial Exemption Permit. In addition the Commission discussed amending Ordinance 34 in the future to clarify how the Partial Exemption Permit fee should be calculated and determined.

The Quarry Commission by unanimous vote recommends City Council approve a Partial Exemption Permit for Austin Powder with a permit fee of \$1,897.33 with said permit valid through September 30, 2013 and that Austin Powder insure a new certificate of insurance is received by the city with an updated expiration date.

February 20th, 2013

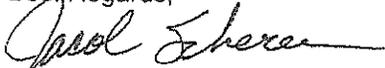
Nancy Cain
City Administrator
City of Garden Ridge
9500 Municipal Parkway
Garden Ridge, Texas, 78266-2600

RE: Austin's Application for a Partial Exemption Permit for Blasting in 2013

Nancy,

We have asked Austin to pursue obtaining a Partial Exemption Permit for Blasting within the City Limits of Garden Ridge per Ordinance 34. We will assist with any necessary documentation for the Permit. If there is any questions or concerns, please contact me directly at Jacob.Scherer@hanson.com or my cell phone (972) 259-7383.

Best Regards,


Jacob Scherer

CC: Bruce Northup, Austin Powder



City of Garden Ridge

9400 Municipal Parkway
Garden Ridge, Texas 78266
(210) 651-6831
Fax: (210) 651-9638

PERMIT NO. _____

APPLICATION FOR BLASTING PERMIT

Application is hereby made to the City of Garden Ridge for a permit to conduct blasting operations in accordance with plans and specifications submitted herewith, or previously submitted, and in full conformity with provisions of all ordinances, regulations and laws pertaining to blasting operations whether specified herein or not. The location and other required data for the operation are as follows:

Street Number FM 2252 Property Owner Heidelberg/Hanson

Purpose of Blasting To Excavate

Proposed Date(s) of Blasting 2013

Contractor AUSTIN POWBER Address 2696 FM 1103 Seguin TX 78155

Blaster DON HARBORTH Address 2701 Kingsland Circle Schertz, TX 7815

Blaster's Qualifications 35yrs exp C9A cert. Berar Co. Lic ADC cert

Certificate of Insurance ON FILE

Manner of Use and Type of Explosive: In hole Bulk production Blasting

Electronic Det System 3-D profiling & modeling

In making application for this permit, my signature hereto certifies that I am aware of Garden Ridge City Ordinance 34 and agree to the provisions therein, will provide a certificate of Insurance and that all personnel charged with the safe operation of this blasting proposal will comply with the provisions of the ordinance and other regulations pertinent to the safety of blasting operations.

Signature and Title of Applicant Don Harborth Div Tech Mgr.
2-20-2013

Permission is hereby granted to _____ to conduct blasting operations as stated above on the site indicated and on the specified date(s) indicated, in compliance with the ordinances and laws of the City of Garden Ridge, Comal County, Texas, and all applicable OSHA Regulations.

Signed and approved this _____ day of _____ 20____.

Signature of City Administrator/City Secretary

Blasting Permit Fee of \$ _____ received in cash _____ or check _____



Blast Plan Hanson Servtex 2013

All Benches

- All areas will be 3D or 3G profiled prior to drilling.
- Profiles will be dated and saved to digital media in case information is required later.
- The face height will be maintained between 50 and 100 feet.
- Any deviation in bench height of more than 5% will be reported to the quarry superintendent immediately and solutions discussed at that time. Any changes in bench height or actions taken to correct the bench height will be clearly noted in the blast report.
- Hole depths will be verified and checked against the drill logs. Drill logs will be attached to their respective blast reports. Any deviation in hole depth 5% or more as well as potential problems noted in the drill logs will be brought to the quarry superintendent's attention for discussion and resolution.
- If conditions on the bench pose a safety hazard the mine superintendent will be notified immediately so conditions and solutions can be discussed.

Timing and Patterns

- All blasts will be modeled for timing, airblast, and neighbour impact mitigation
- Multiple row blasts will be laid out on a staggered pattern.
- If cracks from fault lines prohibit pattern layout or might create an unsafe drilling or loading condition, it will be immediately brought to the mine superintendent's attention so conditions and solutions can be discussed.
- Burden and spacing will be verified prior to blasting. If burden or spacing deviate from blast plan by two feet or more it should be reported to the quarry superintendent immediately and solutions discussed at that time.
- Any deviation from this plan should be discussed, approved by the quarry superintendent, and clearly noted in the comments section of the blast report. All factors should be considered and discussed prior to deviating from the blast plan.

Monitoring

- Vibra Tech Engineers will do primary seismic monitoring.
 - **Air Blast Limit** – Air Blast shall not exceed 122 dB as recorded by any city designated monitor.
 - **Ground Vibration Limit** – Ground vibration shall not exceed the frequency based PPV limit of 70% of the USBM Z-Curve. See Attachment C, which is contained in City of Garden Ridge, Texas Ordinance 34-072012 document.

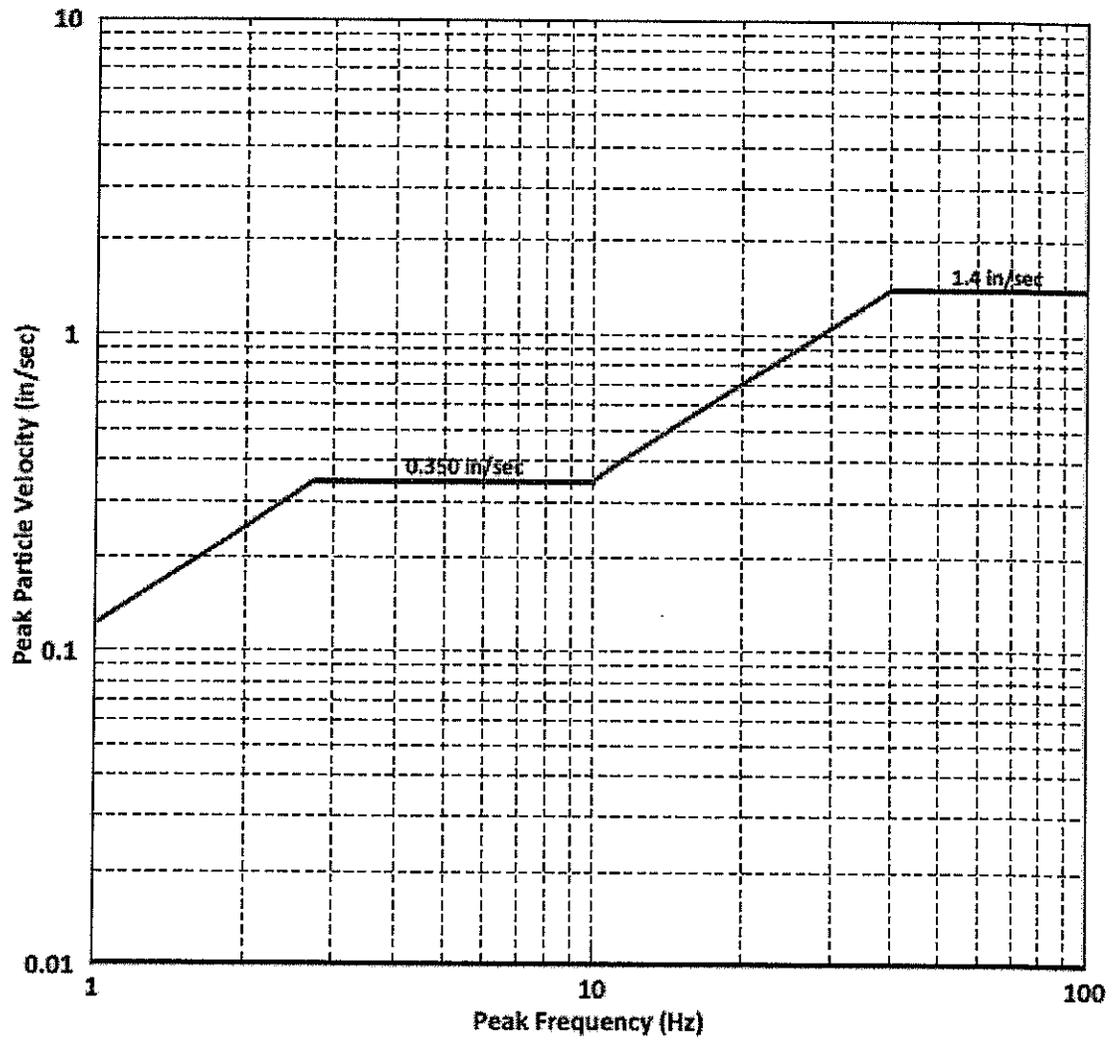
Administrative

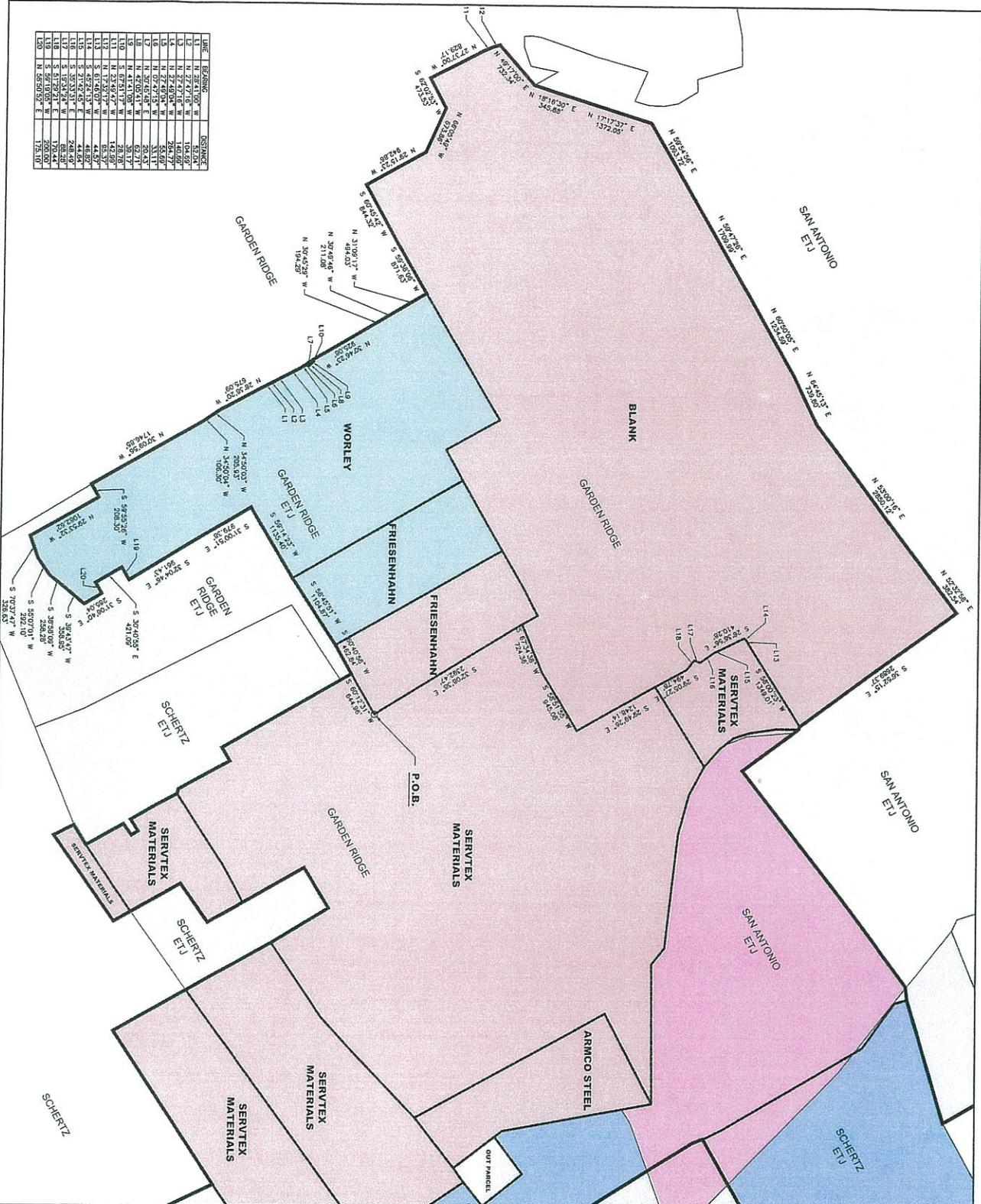
- Daily inventories and the use per day will be turned in to the quarry location manager. The APC location manager will co-ordinate with Lehigh Hanson office personnel for purchase orders and invoices.
- Copies of the blast reports will be provided to the quarry administrative office and the location manager within 24 hours of the blast.

Attachment C:

Red Line – 70% of USBM Z – Curve (provided by Vibra-Tech)

GARDEN RIDGE QUARRY COMMISSION





GRAPHIC SCALE:
HORIZONTAL SCALE: CHAINS

LEGEND

- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- GARDEN RIDGE
- GARDEN RIDGE - ETJ
- SCHERTZ
- SCHERTZ - ETJ
- SAN ANTONIO - ETJ

PROPERTY MAP WITH METES & BOUNDS FOR PARTIAL EXEMPTION PERMIT FOR BLASTING

LEHIGH HANSON REGION SOUTH SERVTEX QUARRY COMAL COUNTY, TEXAS

Lehigh Hanson
HEIDELBERGCEMENT Group

Scale: 1" = 100'

DATE: 08/20/2010	TIME: 10:00 AM	BY: [Signature]
CHECKED: [Signature]	DATE: 08/20/2010	TIME: 10:00 AM
APPROVED: [Signature]	DATE: 08/20/2010	TIME: 10:00 AM
TITLE: PROPERTY MAP WITH METES & BOUNDS FOR PARTIAL EXEMPTION PERMIT FOR BLASTING	SCALE: 1" = 100'	

in accordance with the provisions of Title XI, Organized Crime Control Act of 1970, and the regulations issued thereunder (27 CFR Part 555), you may engage in the activity specified in this license or permit within the limitations of Chapter 40, Title 18, United States Code and the regulations issued thereunder, until the expiration date shown. **THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 555.53.** See "WARNINGS" and "NOTICES" on reverse.

Direct ATF Correspondence To
ATF - Chief, FELC
244 Needy Road
Martinsburg, WV 25405-9431

License/Permit Number
5-TX-187-20-5B-01587

Chief, Federal Explosives Licensing Center (FELC)

Expiration Date
February 1, 2015

Christopher R. Rees

Name
AUSTIN POWDER CENTRAL STATES LLC

Premises Address (Changes? Notify the FELC at least 10 days before the move.)
7696 FM 1101
SEGUIN, TX 78155-

Type of License or Permit
20-MANUFACTURER OF EXPLOSIVES

Purchasing Certification Statement

The licensee or permittee named above shall use a copy of this license or permit to assist a purchaser of explosives to verify the identity and the licensed status of the licensee or permittee as provided by 27 CFR Part 555. The signature on each copy must be an original signature. A faxed, scanned or e-mailed copy of the license or permit with a signature intended to be an original signature is acceptable. The signature must be that of the Federal Explosives Licensee (FEL) or a responsible person of the FEL. I certify that this is a true copy of a license or permit issued to the licensee or permittee named above to engage in the business or operations specified above under "Type of License or Permit."

Mailing Address (Changes? Notify the FELC of any changes.)

AUSTIN POWDER CENTRAL STATES LLC
25800 SCIENCE PARK DRIVE
CLEVELAND, OH 44122-

Licensee/Permittee Responsible Person Signature

Position/Title

Printed Name

Date

Previous Edition is Obsolete AUSTIN POWDER CENTRAL STATES LLC 7696 FM 1101 SEGUIN TX 78155-0107 February 1, 2014 20-MANUFACTURER OF EXPLOSIVES

ATF Form 5400.14/5400.15 Part 1
Revised October 2011

Federal Explosives License (FEL) Customer Service Information

Federal Explosives Licensing Center (FELC)
244 Needy Road
Martinsburg, WV 25405-9431

Toll-free Telephone Number: (877) 283-3352
Fax Number: (304) 616-4401
E-mail: FELC@atf.gov

ATF Homepage: www.atf.gov

Change of Address (27 CFR 555.54(a)(1)). Licensees or permittees may during the term of their current license or permit remove their business or operations to a new location at which they intend regularly to carry on such business or operations. The licensee or permittee is required to give notification of the new location of the business or operations not less than 10 days prior to such removal with the Chief, Federal Explosives Licensing Center. The license or permit will be valid for the remainder of the term of the original license or permit. (The Chief, FELC, shall, if the licensee or permittee is not qualified, refer the request for amended license or permit to the Director of Industry Operations for denial in accordance with § 555.54.)

Right of Succession (27 CFR 555.59). (a) Certain persons other than the licensee or permittee may secure the right to carry on the same explosive materials business or operations at the same address shown on, and for the remainder of the term of, a current license or permit. Such persons are: (1) The surviving spouse, child, or executor, administrator, or other legal representative of a deceased licensee or permittee; and (2) A receiver or trustee in bankruptcy, or an assignee for the benefit of creditors. (b) In order to secure the right provided by this section, the person or persons continuing the business or operations shall furnish the license or permit for that business or operations for endorsement of such succession to the Chief, FELC, within 30 days from the date on which the successor begins to carry on the business or operations.

It Here

(Continued on reverse side)

Federal Explosives License/Permit (FEL) Information Card

License/Permit Name: **AUSTIN POWDER CENTRAL STATES LLC**

Business Name:

License/Permit Number: **5-TX-187-20-5B-01587**

License/Permit Type: **20-MANUFACTURER OF EXPLOSIVES**

Expiration: **February 1, 2015**

Case Note: Not Valid for the Sale or Other Disposition of Explosives.





CERTIFICATE OF LIABILITY INSURANCE

AUSTPOW-07

DEKA

DATE (MM/DD/YYYY)

4/19/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The James B. Oswald Company 1360 East 9th Street, #600 Cleveland, OH 44114-1730	(216) 367-8787	CONTACT NAME: Katy Delaney
		PHONE (A/C, No, Ext): (216) 658-5016
		FAX (A/C, No): (216) 658-5017
		E-MAIL ADDRESS: kdelaney@oswaldcompanies.com
INSURED Austin Powder Company 25800 Science Park Drive Beachwood, OH 44122		INSURER(S) AFFORDING COVERAGE
		INSURER A : LANCER INSURANCE COMPANY
		INSURER B : Ins Co of The State of PA
		INSURER C : Lexington Insurance Company
		INSURER D :
		INSURER E :
		INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY		GL803261	6/1/2012	6/1/2013	EACH OCCURRENCE \$ 2,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 2,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					MED EXP (Any one person) \$ 5,000
						PERSONAL & ADV INJURY \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:					GENERAL AGGREGATE \$ 2,000,000
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC					PRODUCTS - COM/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY		BA803260	6/1/2012	6/1/2013	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000
	<input checked="" type="checkbox"/> ANY AUTO					BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS				BODILY INJURY (Per accident) \$
	<input checked="" type="checkbox"/> HIRED AUTOS	<input checked="" type="checkbox"/> NON-OWNED AUTOS				PROPERTY DAMAGE (Per accident) \$
						\$
A	UMBRELLA LIAB	<input checked="" type="checkbox"/> OCCUR	XS803262	6/1/2012	6/1/2013	EACH OCCURRENCE \$ 3,000,000
	EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE				AGGREGATE \$ 4,000,000
	DED <input checked="" type="checkbox"/> RETENTION \$	Nil				\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		WC1591438	6/1/2012	6/1/2013	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y/N				E.L. EACH ACCIDENT \$ 2,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				E.L. DISEASE - EA EMPLOYEE \$ 2,000,000
						E.L. DISEASE - POLICY LIMIT \$ 2,000,000
C	Comm'l Umb./Excess		80110483U12	6/1/2012	6/1/2013	Claims Made \$10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER	CANCELLATION
City of Garden Ridge 9400 Municipal Parkway Garden Ridge, TX 78266-	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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February 20th, 2013

Nancy Cain
City Administrator
City of Garden Ridge
9500 Municipal Parkway
Garden Ridge, Texas, 78266-2600

RE: Austin's Application for a Partial Exemption Permit for Blasting in 2013

Nancy,

We have asked Austin to pursue obtaining a Partial Exemption Permit for Blasting within the City Limits of Garden Ridge per Ordinance 34. We will assist with any necessary documentation for the Permit. If there is any questions or concerns, please contact me directly at Jacob.Scherer@hanson.com or my cell phone (972) 259-7383.

Best Regards,

Jacob Scherer

CC: Bruce Northup, Austin Powder

May 29, 2013

To: Mayor Dalton and City Council

From: City Administrator Cain

On May 28, 2013 the City Water Commission met in regular session and considered a request from Milton Espinoza, 9035 Sumac Cove, for a second leak adjustment in a twenty-four (24) month period for his April 2013 water bill due to a backflow device failure.

Mr. Espinoza addressed the Water Commission stating that he was requesting a leak adjustment to his April 2013 water bill due to a leak. Mr. Espinoza received a leak adjustment in November 2012 and in March discovered another water leak in his backflow device. He stated he repaired the leak himself and after receiving his April water bill discovered he again had a water leak. A plumber was contacted and found that the backflow device had gone bad and leaking continuous water. The backflow device was repaired.

After discussion with Mr. Espinoza the Water Commission a motion was made to approve a leak adjustment up to 50% but the motion died due to the lack of a second.

By majority vote (5 ayes, 1 nay) the City Water Commission denied approval of the request by Milton Espinoza, 9035 Sumac Cove, for a second leak adjustment in a twenty-four (24) month period for his April 2013 water bill due to a backflow device failure.

COPY

RECEIVED

MAY 17 2013

May 16, 2013

PER JH

City of Garden Ridge Water Department
Dear Representative:

I am a resident of Garden Ridge, since 5 years ago, we usually pay our bills on time, but since last month we had a problem, our bill increase a almost 19 times and now April's bill is 41 times more that my regulars bills.

On April 24, 2013, the Plumber went to our residence and he found that line has a backflow device that went bad and leaking continues water and he fix it.

We haven't seen any visible leak at the property.

I am writing to request a discount on my bill how is very high.

Attached to this letter I annex;

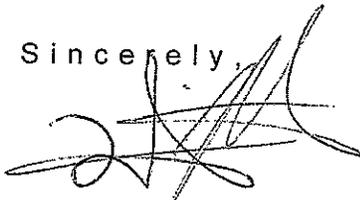
- Bills since January 2013 to the actual month
- Anytime Plumbing Invoice number PM822
- Backflow Assembly Test Report by LK Backflow Services

*Had leak
adj 11/9/12
wants 2nd
leak adj.*

Thank you for your prompt attention to this matter. Any assistance you are able to provide is greatly appreciated.

If you require any additional information, please do not hesitate to contact me.

Sincerely,



Milton Espinoza

9035 Sumac Cove,
Garden Ridge, Tx. 78266
Work: (210) 255-8526
Cel.: (210) 844-0160

Date	Packet	Type	Receipt #	Reference	Debits	Credits	Balance
04/26/2013	005549	Payment	131893	4802 JH		889.37	1,981.62
04/30/2013	005547	Bill		3/22- 4/23 05/15	1,981.62		2,870.99
04/26/2013	000000	Memo	131893	Ex CUT-PMT 889.37CR			889.37
04/26/2013	005539	Adjustment		REMOVE LATE FEE		88.76	889.37
04/16/2013	005526	Late Charge			88.76		978.13
03/31/2013	005502	Bill		2/21- 3/22 04/15	889.37		889.37
03/13/2013	005482	Payment	130006	4774		44.87	0.00
02/28/2013	005463	Bill		1/23- 2/21 03/15	44.87		44.87
02/13/2013	005413	Payment	128581	4740		48.37	0.00
01/31/2013	005397	Bill		12/19- 1/23 02/15	48.37		48.37
01/08/2013	005363	Payment	126588	4691		48.37	0.00
12/28/2012	005355	Bill		11/20-12/19 01/15	48.37		48.37
12/11/2012	005336	Payment	125575	4231		151.12	0.00
11/30/2012	005321	Bill		10/23-11/20 12/15	151.12		151.12
11/19/2012	005311	Payment	124581	4268		683.68	0.00
11/19/2012	000000	Memo		Excluded Cutoff-MGR			683.68
11/19/2012	005300	Adjustment		REMOVE LATE FEE		68.20	683.68
11/16/2012	005297	Late Charge			68.20		751.88
11/09/2012	005283	Adjustment		LEAK ADJUSTMENT		680.75	683.68
10/31/2012	005269	Bill		9/21-10/23 11/15	1,406.37		1,364.43
10/10/2012	005242	Payment	122835	4242		463.06	41.94CR
09/30/2012	005220	Bill		8/23- 9/21 10/15	421.12		421.12
09/10/2012	005187	Payment	121196	3679		386.12	0.00
08/31/2012	005175	Bill		7/23- 8/23 09/15	386.12		386.12
08/13/2012	005152	Payment	120088	42879		136.87	0.00
07/31/2012	005119	Bill		6/22- 7/23 08/15	136.87		136.87
07/09/2012	005061	Payment	118434	4316		119.87	0.00
06/30/2012	005049	Bill		5/23- 6/22 07/15	119.87		119.87
06/11/2012	005028	Payment	117356	3941		132.02	0.00
05/31/2012	005015	Bill		4/23- 5/23 06/15	132.12		132.02

Account Number - 20-5016-01 ESPINOZA, MILTON Service Address: 9035 SUMAC CV

Service: 010 RI WATER - RES INSIDE Meter: 44668098

Month	Date	Read		Total Consumption	Demand		Reading		Occupant
		Previous	Current		Read	Consumption	Flag	Source	
Year : 2013 Total 4									
Apr	04/21/2013	1773	1971	198			Regular	Hand Held	01
Mar	03/22/2013	1650	1773	123			Regular	Hand Held	01
Feb	02/21/2013	1645	1650	5			Regular	Hand Held	01
Jan	01/23/2013	1638	1645	7			Regular	Hand Held	01
Year : 2012 Total 12									
Dec	12/19/2012	1631	1638	7			Regular	Hand Held	01
Nov	11/20/2012	1591	1631	40			Regular	Hand Held	01
Oct	10/23/2012	1432	1591	159			Regular	Hand Held	01
Sep	09/21/2012	1352	1432	80			Regular	Hand Held	01
Aug	08/23/2012	1276	1352	76			Regular	Hand Held	01
Jul	07/23/2012	1239	1276	37			Regular	Hand Held	01
Jun	06/22/2012	1206	1239	33			Regular	Hand Held	01
May	05/23/2012	1170	1206	36			Regular	Hand Held	01
Apr	04/23/2012	1130	1170	40			Regular	Hand Held	01
Mar	03/24/2012	1095	1130	35			Regular	Hand Held	01
Feb	02/22/2012	1081	1095	14			Regular	Hand Held	01
Jan	01/23/2012	1046	1081	35			Regular	Hand Held	01
Year : 2011 Total 12									
Dec	12/20/2011	1029	1046	17			Regular	Hand Held	01
Nov	11/21/2011	1015	1029	14			Regular	Hand Held	01
Oct	10/24/2011	994	1015	21			Regular	Hand Held	01
Sep	09/23/2011	964	994	30			Regular	Hand Held	01
Aug	08/21/2011	911	964	53			Regular	Hand Held	01
Jul	07/22/2011	902	911	9			Regular	Hand Held	01
Jun	06/23/2011	866	902	36			Regular	Hand Held	01
May	05/23/2011	829	866	37			Regular	Hand Held	01
Apr	04/22/2011	783	829	46			Regular	Hand Held	01
Mar	03/23/2011	741	783	42			Regular	Hand Held	01
Feb	02/23/2011	721	741	20			Regular	Hand Held	01
Jan	01/19/2011	709	721	12			Regular	Hand Held	01
Year : 2010 Total 8									
Dec	12/20/2010	665	709	44			Regular	Hand Held	01
Nov	11/19/2010	608	665	57			Regular	Hand Held	01
Oct	10/23/2010	507	608	101			Regular	Hand Held	01
Sep	09/23/2010	428	507	79			Regular	Hand Held	01
Aug	08/22/2010	373	428	55			Regular	Hand Held	01
Jul	07/23/2010	364	373	9			Regular	Hand Held	01
Jun	06/23/2010	343	364	21			Regular	Hand Held	01
May	05/22/2010	307	343	36			Regular	Hand Held	01
				Avg 46					



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NO. TO	DATE OF ORDER 4-24-13
ADDRESS	<input type="checkbox"/> DAY WORK
CITY	<input type="checkbox"/> CONTRACT
JOB NAME AND LOCATION 9035 Sumac Cove	<input type="checkbox"/> EXTRA
JOB PHONE	

DESCRIPTION OF WORK

Plumber got called to troubleshoot leak on service line. Found that line has a backflow device that went bad and leaking continuous water. Will need to replace backflow with a new one.

Service Calls and Labor

TOTAL MATERIALS

320.

TOTAL LABOR

315.

TAX

TOTAL AMOUNT \$

635.

No one home Total amount due by account holder Total billing to be paid after

May 29, 2013

To: Mayor Dalton and City Council

From: City Administrator Cain

The City Water Commission met in regular session on May 28, 2013 and considered a request for a dual CCN (Certificate of Convenience and Necessity) between SAWS and the City of Garden Ridge. The dual CCN will allow the City of Garden Ridge to serve water to a proposed residential development of approximately 30 single family homes located outside of the city's corporate limits. The proposed subdivision abuts the Garden Ridge city limits at the end of Timmerman Cove west of the Forest of Garden Ridge II subdivision off Tonkawa Pass. The developer's representative explained that seeking the dual CCN is the first step in the development process for the subdivision and that the developer understands they will be required to bring water rights to the city if they are served water by the City of Garden Ridge. The City Attorney's office explained that with the dual CCN SAWS will not be able to tie into the city water system because the water infrastructure would be dedicated to the city and if SAWS wanted to serve water customers in the proposed subdivision SAWS would have to provide their own infrastructure to do so.

Discussion was favorably held concerning possible annexation of the proposed subdivision into the Garden Ridge city limits, building homes in the subdivision to Garden Ridge standards and incorporating the city's landscaping and water conservation measures into the subdivision's Declaration of Covenants, Conditions and Restrictions. Discussion was also held concerning the developer paying Water Impact Fees to the city as well as reimbursing the city for legal and engineering fees incurred by the city during the dual CCN process, possible annexation process and insuring the development's water infrastructure meets Garden Ridge requirements should the subdivision be served water by the city.

After the aforementioned discussions the City Water Commission by unanimous vote recommends the City of Garden Ridge go forward with a dual CCN between SAWS and the City of Garden Ridge at the expense of the developer of the proposed residential subdivision located outside of the Garden Ridge city limits at the end of Timmerman Cove west of the Forest of Garden Ridge II subdivision.

May 22, 2013

To: Water Commission

From: City Administrator Cain

The city has received a request to provide water service to a proposed subdivision that will be located outside of the city limits and outside of the Garden Ridge CCN. The subdivision is approximately a 30 lot residential development that is proposed to be located west of the Forest of Garden Ridge II at the end of Timmerman Cove and sits within SAWS CCN. SAWS is unable to provide water to the proposed subdivision therefore they are requesting water service from Garden Ridge. Due to the property being situated in SAWS CCN the City of Garden Ridge cannot provide water service without either the CCN being released by SAWS and incorporated into the city's CCN or through a dual CCN between SAWS and Garden Ridge.

The developer's representatives have had discussions with SAWS concerning releasing the CCN to Garden Ridge but SAWS desires to hold a dual CCN with Garden Ridge. With a dual CCN there can be an agreement with SAWS that the infrastructure belongs to the City of Garden Ridge and should at some point in time SAWS were to serve water to the development they would not be able to tie into the city's infrastructure and new infrastructure laid for water service through SAWS.

The developer understands that should Garden Ridge agree to service the proposed subdivision water rights will have to be transferred to the City of Garden Ridge and those rights must be based on the formula indicated in Ordinance 7 for .6GPM. For the proposed 30 home development the developer would need to transfer 29.01 acre feet of Edwards water rights to the city which would be .967 acre feet of water per lot.

Other factors to consider with this request is that the developer could also be required to pay Water Impact fees of \$4,279 per lot to support the city's water system capital improvements which would total \$128,370. Residents being served water service out of the city limits also pay a higher rate than residents. In addition the developer could be asked to reimburse the city for any legal and engineering fees incurred by the city for implementing the dual CCN, review of construction plans for the water infrastructure and inspections of water infrastructure construction to ascertain that it meets the city's requirements.

Attached are documents that the city has received concerning the proposed subdivision. Representatives for the subdivision will be present at the Water Commission meeting as well as representation from the City Attorney's office.

City Administrator

From: Carl Friedsam [scfriedsam@mdtlaw.com]
Sent: Tuesday, May 21, 2013 4:19 PM
To: City Administrator
Subject: FW: Water service, Timmerman Cove, Garden Ridge, Texas
Attachments: SITE PLAN.pdf; MOR001-64.225 Acre M&B.pdf; MOR001-Bracken.pdf

S. CARL FRIEDSAM

Martin & Drought, P.C.
300 Convent Street, Suite 2500
San Antonio, Texas 78205-3789
(210) 220-1350 Direct
(210) 227-7924 Facsimile
E-mail: scfriedsam@mdtlaw.com

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From: Carl Friedsam
Sent: Tuesday, May 21, 2013 3:12 PM
To: 'George Hyde'
Cc: Gordon Woods (gwoods1@satx.rr.com); 'Bill Morris'; Shelly D. Henze
Subject: FW: Water service, Timmerman Cove, Garden Ridge, Texas

George,

Here (below) is the e-mail we received from SAWS in regard to the dual CCN. SAWS will not object to Garden Ridge's application for a dual CCN. If you need more than this for the application, please let me know.

Also attached is a site plan showing the area to be served. This contains approximately 30.75 acres more or less of land.

I do not have a survey of the area to be served, but for the purposes of locating the area on a survey, I also enclose a description and survey of the parent tract out of which this tract will be taken.

The tract ownership understands that they will be required to bring water rights to the table for this purpose and that Garden Ridge bases the required rights on the TCEQ calculation.

I understand that this application will go forward and that you do not need a more formal application at this time.

If you do need anything else, please let me know. I look forward to working with Garden Ridge and you on this matter.

S. CARL FRIEDSAM

Martin & Drought, P.C.
300 Convent Street, Suite 2500
San Antonio, Texas 78205-3789
(210) 220-1350 Direct
(210) 227-7924 Facsimile
E-mail: scfriedsam@mdtlaw.com

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From: Dwayne Rathburn [<mailto:Dwayne.Rathburn@saws.org>]

Sent: Tuesday, March 5, 2013 4:00 PM

To: Carl Friedsam

Cc: 'Bill Morris'; Gordon Woods (gwoods1@satx.rr.com)

Subject: RE: Water service, Timmerman Cove, Garden Ridge, Texas

Carl

SAWS is agreeable to allowing a dual CCN for the area. We would not oppose an application by Garden Ridge to TCEQ to amend their CCN to make that area a dual CCN. What type of documentation from SAWS do you need for this to proceed.

Dwayne

From: Carl Friedsam [<mailto:scfriedsam@mdtlaw.com>]

Sent: Tuesday, March 05, 2013 11:15 AM

To: Dwayne Rathburn

Cc: 'Bill Morris'; Gordon Woods (gwoods1@satx.rr.com)

Subject: RE: Water service, Timmerman Cove, Garden Ridge, Texas

Dwayne,

You were very clear that it would take some time for CPS to determine what they would want to do in regard to water service for the Timmerman Cove tract in Garden Ridge but as we have not talked since December, I would like to know if you have a more precise time period when we can expect to hear back.

S. CARL FRIEDSAM

Martin & Drought, P.C.
300 Convent Street, Suite 2500
San Antonio, Texas 78205-3789

(210) 220-1350 Direct
(210) 227-7924 Facsimile

E-mail: scfriedsam@mdtlaw.com

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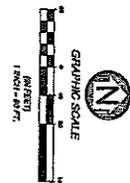
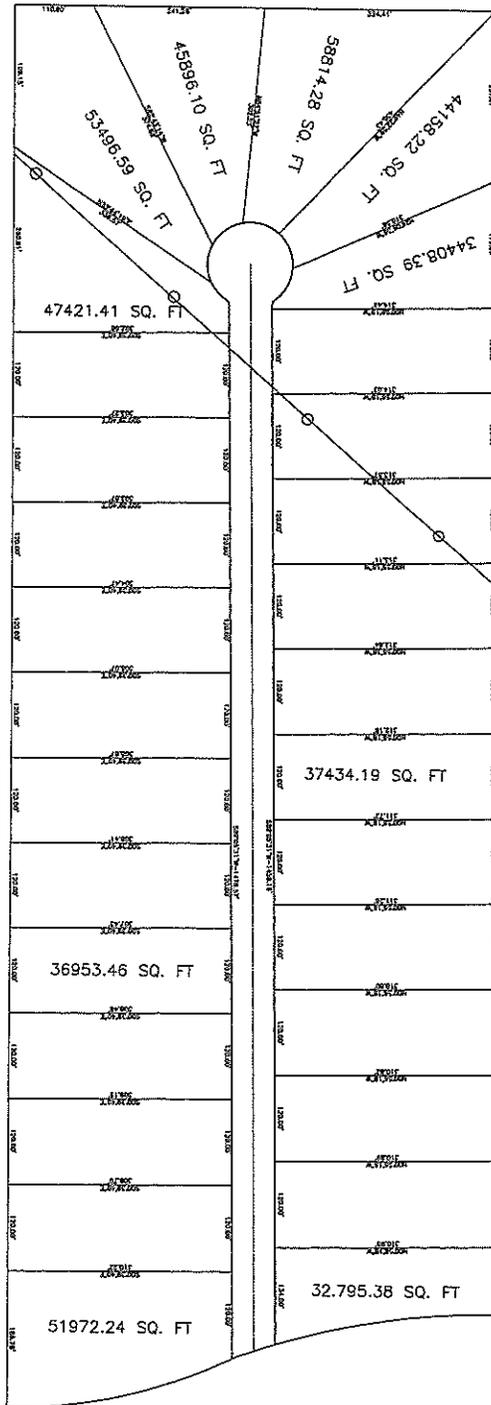
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TITLE: _____
 DATE: 10/25/2012
 DRAWN BY: SCS
 CHECKED BY: SCS
 SCALE: 1" = 40'

TIMMERMANN FARM
 GARDENRIDGE CITY
 SITE PLAN

SCE Seda Consulting Engineers, Inc.
 Firm Registration No: F1601 (210) 308-0057
 6735 IH 10 West FAX: (210) 308-8842
 San Antonio, Texas 78201 e-mail: seds@scedev.com
 CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER





METES AND BOUNDS
FOR A
64.225 ACRE TRACT OF LAND

BEING a 64.225 acre tract of land located in the Vicente Micheli League Survey No. 114, Abstract No. 383, Comal County, Texas, and being the remainder of that certain 80.042 acre tract of land as described in Volume 463, Page 253 of the Official Public Records of Comal County, Texas, and said 64.225 acre tract of land being more particularly described as follows:

BEGINNING at a Railroad Spike in asphalt drive in the Northeasterly line of Marbach Lane (Variable width R.O.W.) for the Southwesterly corner of a 21.559 acre tract of land as described in Document No. 201006009820 of the Official Public Records of Comal County, Texas, and being the most Westerly corner of this herein described 64.225 acre tract of land;

THENCE departing said Marbach Lane, and with the Southeasterly line of said 21.559 acre tract of land, N 59° 24' 57" E, a distance of 2154.65 feet to a ½" iron pin found for a corner;

THENCE continuing with said Southeasterly line, N 59° 25' 05" E, and passing the most Easterly corner of said 21.559 acre tract of land at 759.74 feet and continuing with the Southeasterly line of the remainder of a 110 acre tract of land as recorded in Volume 90, Page 402 of the Deed Records of Comal County, Texas, a total distance of 1533.71 feet to a ½" iron pin found for a corner;

THENCE continuing with the Southeasterly line of said remainder 110 acre tract of land, N 59° 13' 32" E, a distance of 445.32 feet to a ½" iron pin with cap stamped "DAM#5348 PROP. COR." set for the Westerly corner of Lot 14 of the Forest Of Garden Ridge Subdivision as recorded in Document No. 200606054270 of the Map and Plat Records of Comal County, Texas, and being the most Northerly corner of this herein described 64.225 acre tract of land;

THENCE departing said 110 acre tract of land, and with the Southwesterly lines of said Forest Of Garden Ridge Subdivision the following calls:

S 31° 33' 30" E, a distance of 35.83 feet to a ½" iron pin with cap stamped "DAM#5348 PROP. COR." set for a corner and the beginning of a curve to the left;

Thence with said curve to the left having a radius of 1035.00 feet, a delta angle of 21° 45' 15", and at 280.20 feet passing a ½" iron pin found for the Southerly corner of Lot 14, the most Westerly corner of a 60 foot wide street called Timmerman Cove on said subdivision plat of Forest of Garden Ridge, and continuing a total distance of 392.97 feet to a ½" iron pin with cap stamped "DAM#5348 PROP. COR." set for a corner and a point of reverse curvature for a curve to the right;

Thence with said curve to the right, having a radius of 665.00 feet, a delta angle of 22° 49' 06", and an arc length of 264.84 feet to a ½" iron pin found in the Southwesterly right-of-way line of Tonkawa Pass (70 foot R.O.W.) for corner;



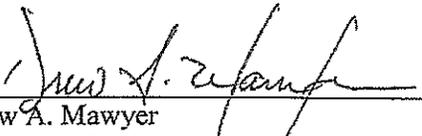
THENCE continuing with said Southwesterly line of Tonkawa Pass, S 30° 29' 40" E, a distance of 6.73 feet to ½" iron pin with yellow cap stamped "DAM #5348 PROP. COR. set for the Southerly corner of Forest Of Garden Ridge Subdivision, and being the Northerly corner of Lot 2 of Woods Of Bracken Subdivision as recorded in Document No. 200706003688 of the Map and Plat Records of Comal County, Texas, and being the Most Easterly corner of this herein described 64.225 acre tract of land;

Thence departing said Forest of Garden Ridge Subdivision, S 59° 32' 43" W, at 501.01 feet passing the Westerly corner of Lot 2, the Northerly corner of the remaining portion of a 19.349 acre tract of land as described in Document No. 200406030457 of the Official Public Records of Comal County, Texas, and continuing a total distance of 832.40 feet to a ½" iron pin found for a corner;

THENCE continuing with the remainder of said 19.349 acre tract of land, S 59° 33' 49" W, at 22.44 feet passing the Northerly corner of a 10.00 acre tract of land as described in Document No. 200606026815 of the Official Public Records of Comal County, Texas, at 440.66 feet passing the Northerly corner of a 3.545 acre tract of land as described in Document No. 20006025504 of the Official Public Records of Comal County, Texas, at 1382.51 feet passing the Northwesterly corner of a 7.114 acre tract of land as described in Document No. 464814 of the of the Official Public Records of Comal County, Texas, the Northern corner of Lot 3 of Bracken Commercial Park as recorded in Volume 14, Page 269 of the Map and Plat Records of Comal County, Texas, at 1915.75 feet passing the Northwesterly corner of Goll Street as recorded in said Bracken Commercial Park Subdivision, at 2409.40 passing a ½" iron pin with cap stamped "CEC" for the most Westerly corner of said Bracken Commercial Park Subdivision, the Northerly corner of a 14.882 acre tract of land as described in Document No. 200306034900 of the Official Public Records of Comal County, Texas, and continuing for a total distance of 3319.50 feet to a ½" iron pin with cap stamped "DAM#5348 PROP. COR. set in fence line for the Southwesterly corner of this herein described 64.225 acre tract of land;

THENCE with fence and a Northeasterly line of Marbach Lane, N 40° 14' 53" W, a distance of 680.62 feet to the POINT OF BEGINNING and containing a 64.225 acre tract of land

Bearings based Texas State Plane Coordinate System, Texas South Central Zone (4204) NAD 83.


Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
C:\PROJECTS\MOR001-Timmerman M&B.doc



City Administrator

From: Carl Friedsam [scfriedsam@mdtlaw.com]
Sent: Friday, April 12, 2013 3:49 PM
To: City Administrator
Subject: 'Gordon Woods (gwoods1@satx.rr.com)'; 'Bill Morris'
Attachments: RE: Water service, Timmerman Cove, Garden Ridge, Texas
aquasource letter.pdf

One more item. My contact at SAWS said that what they customarily give (or in the case of the letter attached) for a dual CCN application is a simple letter of non-opposition. Attached is one that SAWS received for a dual CCN they applied for.

S. CARL FRIEDSAM

Martin & Drought, P.C.
300 Convent Street, Suite 2500
San Antonio, Texas 78205-3789
(210) 220-1350 Direct
(210) 227-7924 Facsimile
E-mail: scfriedsam@mdtlaw.com

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From: Carl Friedsam
Sent: Friday, April 12, 2013 2:19 PM
To: 'administrator@ci.garden-ridge.tx.us'
Subject: 'Gordon Woods (gwoods1@satx.rr.com)'; 'Bill Morris'
Subject: RE: Water service, Timmerman Cove, Garden Ridge, Texas

After our conversation, I went back to SAWS regarding the dual CCN and the concerns that you expressed.

I asked again if SAWS would release their CCN and if so, what it would take.

There is a material difference here in that the dual CCN is available by administrative action (basically, we are there) while a release, if approved takes presentation to and approval of the SAWS Board. My contact at SAWS was not optimistic they would do that.

With that I asked if with a dual CCN they had ever done an agreement; something in writing to assure Garden that SAWS cannot tie into the infrastructure.

My contact at SAWS stated that he did not think that SAWS had done that before but he would check with counsel to see if they could.

My contact at SAWS noted that the installed infrastructure would belong to Garden Ridge and as such, SAWS would have no right to touch it. Under the dual CCN SAWS could provide a customer with water, but to do so, would have to provide their own infrastructure.

I asked for something from their counsel on this.

I do understand that the final decision on this is not yours but I really want to move forward with support from the City Staff. If we can come up with something in writing that states the above; SAWS cannot tie into your infrastructure, is this something that City Staff would support. I do understand that we still have to provide the water rights.

As to the water rights, can you tell me where to find the TCEQ calculation of EDU's. If not, I am sure I can find it but any help would be appreciated.

Call or e-mail when you get the chance.

S. CARL FRIEDSAM

Martin & Drought, P.C.
300 Convent Street, Suite 2500
San Antonio, Texas 78205-3789
(210) 220-1350 Direct
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Carl Friedsam

Friday, March 22, 2013 1:26 PM

To: 'administrator@ci.garden-ridge.tx.us'

Cc: Gordon Woods (gwoods1@sabx.rr.com); 'Bill Morris'

Subject: FW: Water service, Timmerman Cove, Garden Ridge, Texas

Ms. Cain,

I am working with a group trying to develop the Zimmerman tract (abutting the City of Garden Ridge) with 30 residential lots.

The area is in the SAWS CCN but abuts Garden Ridge (in fact a street is stubbed out to the tract).

We approached SAWS to either serve the tract or permit Garden Ridge to do so and they provided their agreement to a dual CCN.

We would like the opportunity to discuss this with you. I left a message for you but I wanted to make sure you had the information I have for this.

Please call me at your convenience.

S. CARL FRIEDSAM
Martin & Drought, P.C.
300 Convent Street, Suite 2500
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From: Dwayne Rathburn [<mailto:Dwayne.Rathburn@saws.org>]
Sent: Tuesday, March 5, 2013 4:00 PM
To: Carl Friedsam
Cc: 'Bill Morris'; Gordon Woods (gwoods1@sabx.rr.com)
Subject: RE: Water service, Timmerman Cove, Garden Ridge, Texas

Carl

SAWS is agreeable to allowing a dual CCN for the area. We would not oppose an application by Garden Ridge to TCEQ to amend their CCN to make that area a dual CCN. What type of documentation from SAWS do you need for this to proceed.

Dwayne

From: Carl Friedsam [<mailto:scfriedsam@mdtlaw.com>]
Sent: Tuesday, March 05, 2013 11:15 AM
To: Dwayne Rathburn
Cc: 'Bill Morris'; Gordon Woods (gwoods1@sabx.rr.com)
Subject: RE: Water service, Timmerman Cove, Garden Ridge, Texas

Dwayne,

Were very clear that it would take some time for CPS to determine what they would want to do in regard to water service for the Timmerman Cove tract in Garden Ridge but as we have not talked since December, I would like to know if you have a more precise time period when we can expect to hear back.

S. CARL FRIEDSAM

Martin & Drought, P.C.
300 Convent Street, Suite 2500
San Antonio, Texas 78205-3789
(210) 220-1350 Direct
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Aqua Texas, Inc.
1421 Wells Branch Parkway
Suite 105
Pflugerville, TX 78660

www.aqua-texas.com

November 17, 2005

Mr. Dwayne Rathburn
Manager of Program Planning
San Antonio Water System
P O. Box 2449
San Antonio, Texas 78298-2449

Re: San Antonio Water System (SAWS) Application to Amend CCN No. 10640
TCEQ Application No. 35074-C
Bexar County, Texas
Overlap with Aqua Texas, Inc. System Estates at Stonegate

Dear Mr. Rathburn:

Based on the information that you provided in your letter of September 28, 2005, we understand that your pending CCN application includes a small overlap with our existing CCN 11157 (copy of map attached). In order to expedite your application, you have asked that we agree to this dual certification. It is also our understanding that SAWS has no desire or intention to serve any customer within our service area.

Based on these understandings, Aqua Texas, Inc. will agree to dual certification of this sliver of CCN area. Since it appears that this overlap has resulted from some minor mapping inaccuracies, the overlap may be removed in a future CCN amendment application.

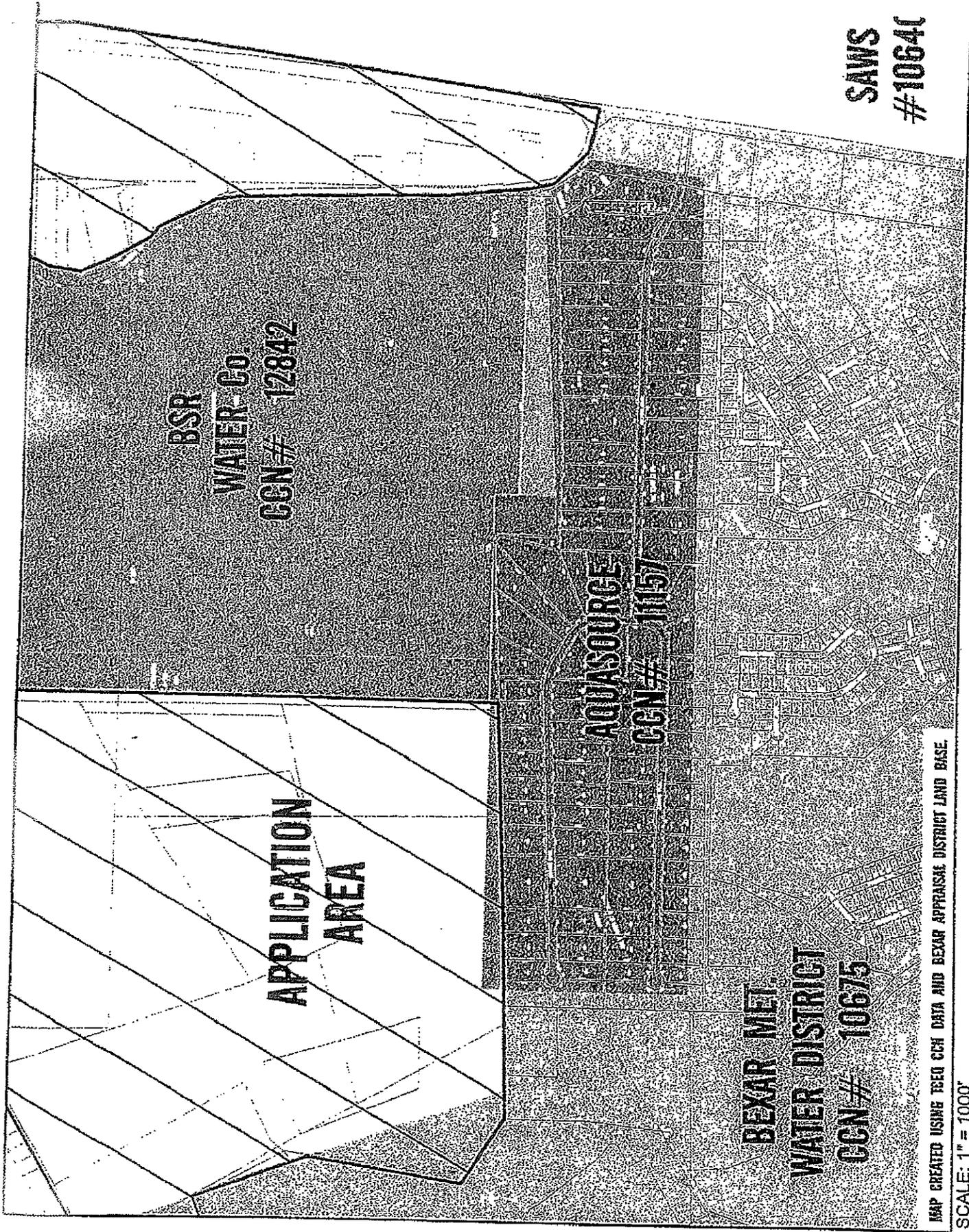
I hope that this letter will be sufficient to allow your pending application to proceed expeditiously. We look forward to working with SAWS in the future to ensure high quality water service to customers in our service areas in Bexar County.

If you or TCEQ need any additional information as this application proceeds, please contact Mr. Steve Blackhurst at shblackhurst@aquaaamerica.com or by phone at 512-844-6475.

Sincerely,

A handwritten signature in cursive script that reads "Robert L. Laughman".

Robert L. Laughman
President, Aqua Texas, Inc.



BSR
WATER CO.
CCN# 12842

**APPLICATION
AREA**

AQUASOURCE
CCN# 11157

BEXAR MET.
WATER DISTRICT
CCN# 10675

SAWS
#10640

MAP CREATED USING TBE0 CCH DATA AND BEXAR APPRAISAL DISTRICT LAND BASE

SCALE: 1" = 1000'

City of Garden Ridge

2013 CIP Projects

River City Engineering, Ltd.

June 5, 2013

Patrick Lackey, P.E.

Garry Montgomery, P.E.

Capital Improvement Projects

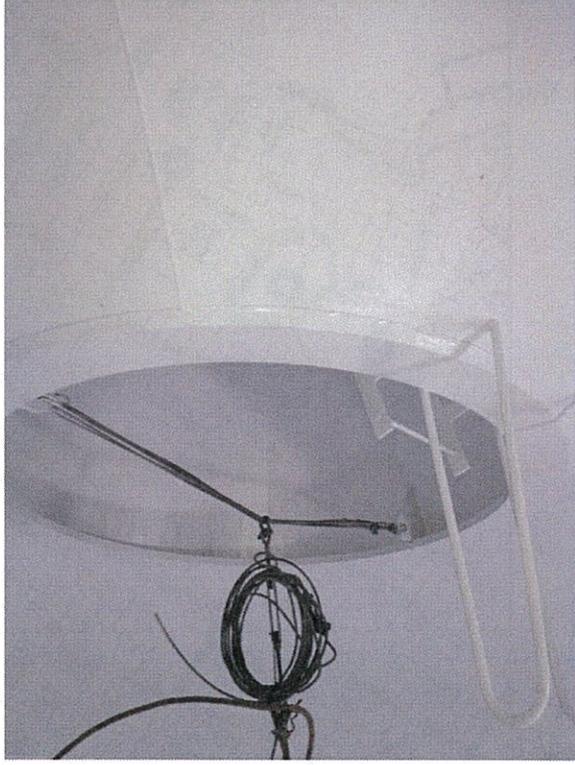
City of Garden Ridge
2012 CIP List

Water Projects			Drainage Projects			Street Reconstruction		
ITEM	Description	Total Costs	ITEM	Description	Total Costs	ITEM	Description	Total Costs
CONSTRUCTION TASKS		PROJECT COST	CONSTRUCTION TASKS		PROJECT COST	CONSTRUCTION TASKS		PROJECT COST
1	Install 12" diameter water pipe 6,350 LF on Garden Ridge Drive	\$ 730,250.00	1	Garden Ridge Drive (9587 SWMP)	\$ 553,566.00	1	Garden Ridge Drive	\$ 1,179,100.00
2	Install 8" diameter water pipe 2,900 LF on Bluebell Drive 4,100 LF on Blazing Star Trail 2,500 LF on Cinchona Trail 1,900 LF on Timber Rose 1,400 LF on Great Creek Road	\$ 1,218,300.00	2	Individual Projects Bluebell Drive (2807 SWMP) Blazing Star Trail (6586 SWMP) Cinchona Trail (4583 SWMP) Timber Rose (2585 & 2586 SWMP) Great Creek Road (2588, 2589 & 4584 SWMP)	\$ 1,574,960.00	2	Individual Projects Bluebell Drive Blazing Star Trail Cinchona Trail Timber Rose Great Creek Road	\$ 2,123,864.00
			3	Alternate Projects Goldenrod Lane (3587) Fairview Circle (8581) Hickory Bend/Arrowood Water Wood Dr (75810) (Private) Trophy Oaks Drive (11581) (Private) Forest Waters Circle (65811) (Private)	\$ 943,816.00	3	Alternate Projects Goldenrod Lane Schoenball Road	\$ 125,300.00
	Water Impact Fees	\$ (898,306.00)		General Fund Balances (Split w/ Streets)	\$ (313,836.00)		General Fund Balances (Split w/ Drainage)	\$ (313,836.00)
	Water Utility Fund Balances Budgeted	\$ (1,050,144.00)					Street Impact Fees	\$ (90,200.00)
	TOTAL IMPROVEMENTS	\$ -		TOTAL IMPROVEMENTS	\$ 2,659,508.00		TOTAL IMPROVEMENTS	\$ 3,023,828.00

Total Improvements Water-Drainage-Streets \$ 5,679,336.00
Contingencies/Cont of Issuance \$ 70,664.00
TOTAL BOND ISSUANCE \$ 5,750,000.00

2013 Projects:

- **Elevated Tank Maintenance.**
 - The contractor has had several weather delays since the last meeting due to high wind and rain. With decent weather he should be complete by the end of June.
 - The City Administrator has received the Change Order Request for adding logos to the tank as approved at the May meeting.
 - We should be closing out the project at the next Council Meeting, barring weather delays.





2013 Projects:

- **CIP Projects** – Garden Ridge Dr., Cinchona Tr., Blazing Star Tr., Bluebell, Timber Rose, Grass Creek waterline, drainage and street repairs.
 - We met with CenterPoint Energy regarding project conflicts with their gas mains. CenterPoint plans to relocate their mains and the relocation should be completed in 4-6 weeks and will be done at CenterPoint's sole expense.
 - Once we have complete construction plans we will evaluate the need for gas main relocation for other areas identified as possible conflicts within the CIP project areas. We need to complete pothole locates on these mains to verify depth and location prior to bidding the project.
 - We are evaluating the culverts at Teakwood and Timber Rose. We will have that evaluation complete prior to the July Council Meeting for Council's consideration.
 - RCE has prepared a letter for residents in this area to invite them to a Public Meeting/Work-session to review the project. This meeting will be scheduled by the City Administrator during the month of July.
- **Paul Davis Park Restroom Upgrade**
 - Contracts have been executed and the Pre-Construction Conference was held on May 24, 2013.
 - The contractor will mobilize on Monday, June 10, 2013
 - We will have submittals and material colors to be approved by Council in July

Schoenthal Road

At the May 1, 2013 Council Meeting the Council approved awarding the subject project to ASC Paving, Inc. based on the following project description and items:

1. Milling and overlay of Schoenthal Road between Deer Canyon and Bat Cave = **\$127,411.25**
2. Right Turn Lane onto Bat Cave with Stripping of the turn lanes = **\$33,655.00**
3. Chip Seal of Gardenia Bend Road = **\$14,594.25**

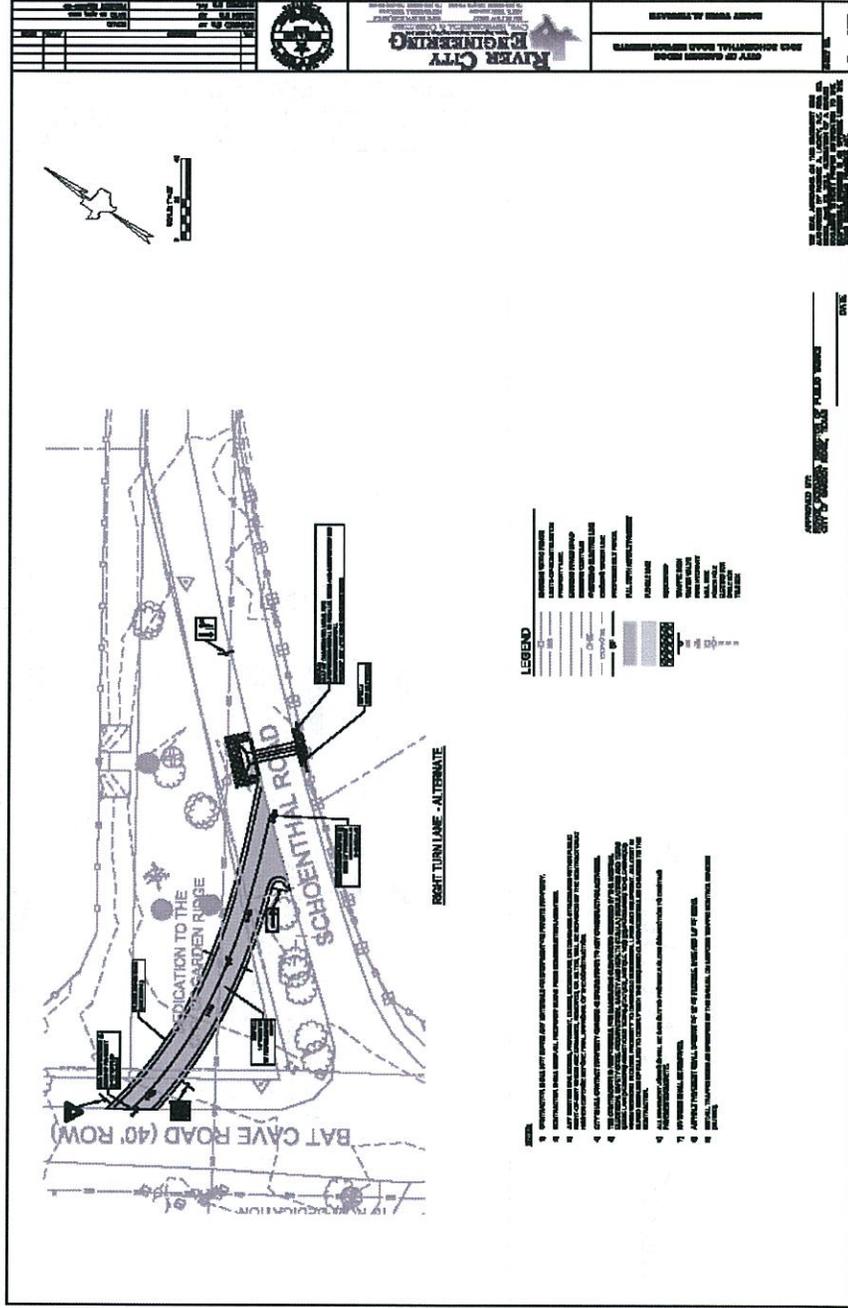
The total contract price for all improvements was **\$175,660.50**. This project resulted in no tree removal on Schoenthal Road and a complete new driving surface between Deer Canyon and Bat Cave.

We have obtained cost estimates from ASC Paving and consulted TxDOT about three additional options for the City Council's consideration, and the costs of each of those three options are shown below:

- A. A dedicated left turn lane from Schoenthal onto FM 3009, with the requested TxDOT inlet, site work, striping and culvert, with milling and overlay to widen the intersection = **\$30,087**
- B. Consider eliminating the right turn lane and associated striping at Bat Cave Road = **(\$33,655)**
- C. A Two Foot Widening of Schoenthal from FM 3009 to Bat Cave = **\$79,599**
 - Results in 3 oak trees and one large limb being removed, and driveway repairs.
 - Increases the roadway surface from 22 to 24 feet with limited tree conflicts.
 - Would save \$5,190 from Option A, if it were approved.

Option A would be a significant improvement at a major intersection, Option B could allow cost savings, and Option C could improve traffic safety and visibility with limited impact on residences or trees.

Right Turn Lane to Bat Cave



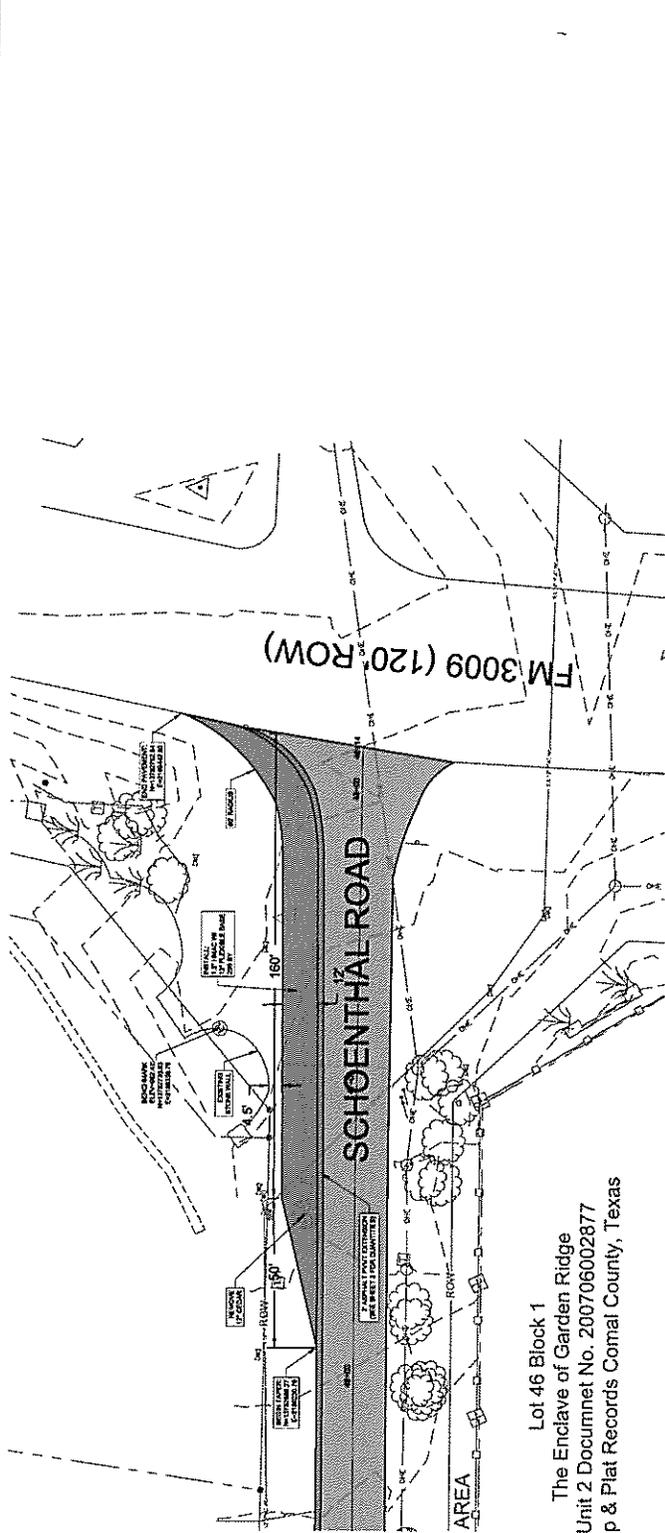
DESIGNED BY: AM	PROJECT NO: 0977-99
CHECKED BY: AM	DATE: 30 MAY 2013
SCALE:	
NO. REVISED BY:	REVISIONS:
DATE:	



RIVER CITY ENGINEERING
 CIVIL ENGINEERING & CONSTRUCTION
 1011 W. 12TH STREET, SUITE 100
 FORT WORTH, TEXAS 76102
 TEL: 817.335.8888 FAX: 817.335.8889

CITY OF GARDEN RIDGE IMPROVEMENTS
 2013 SCHOENTHAL ROAD

SHEET NO. **4**
 OF 4 SHEETS



Lot 46 Block 1
 The Enclave of Garden Ridge
 Unit 2 Document No. 200706002877
 p & Plat Records Comal County, Texas

LEGEND

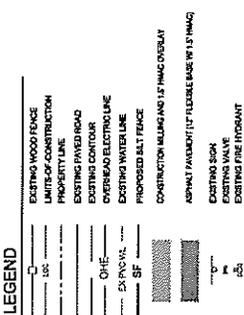
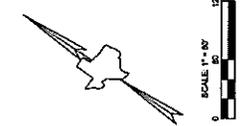
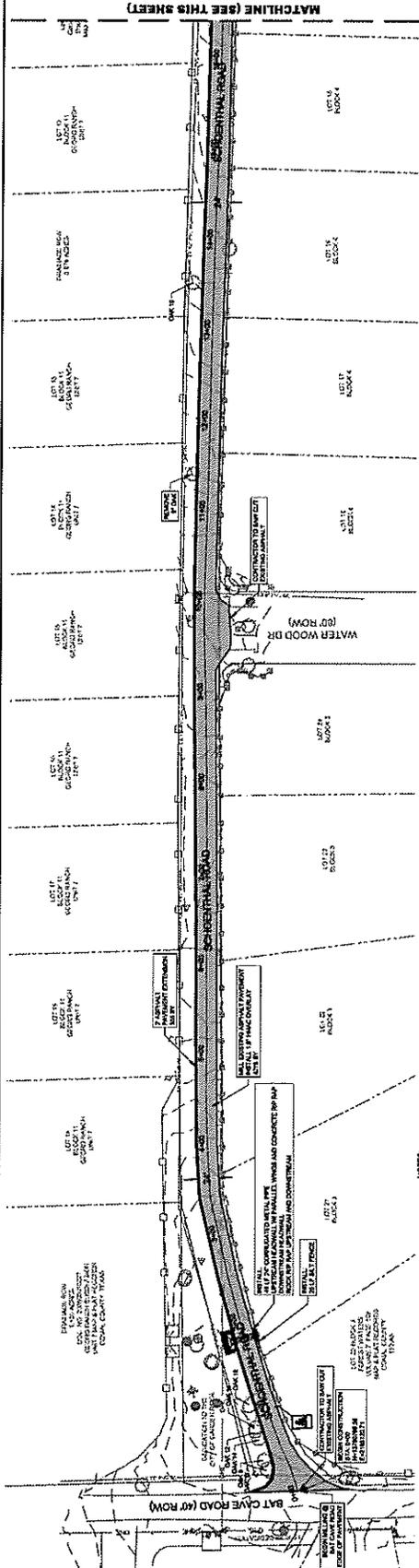
	EXISTING WOOD FENCE
	LIMITS OF CONSTRUCTION
	PROPERTY LINE
	EXISTING PAVED ROAD
	EXISTING CONCRETE
	EXISTING WATER LINE
	PROPOSED SILT FENCE
	CONSTRUCTION WARNING AND LF PAVING OVERLAY
	ASPHALT PAVEMENT (12' FLEXIBLE BASE W/ 2" HMA)
	EXISTING SIGN
	EXISTING VALVE
	EXISTING FIRE HYDRANT
	EXISTING MANHOLE BOX
	POWER POLE
	ELECTRIC BOX
	TELEPHONE POLE

- NOTES:**
- CONTRACTOR SHALL NOT STORE ANY MATERIALS OR EQUIPMENT ON PRIVATE PROPERTY.
 - CONTRACTOR SHALL KEEP ALL PROPERTY CLEAN FROM CONSTRUCTION ACTIVITIES.
 - ANY EXISTING MAIL BOXES, PAYMENT COUNTERS, SIDEWALKS, OR DRAINAGE STRUCTURES WITHIN PUBLIC RIGHT OF WAY SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR AT HIS/HERS EXPENSE UPON THE FINAL APPROVAL OF THE CONSTRUCTION.
 - CITY SHALL CONTACT PROPERTY OWNERS 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND THE TEXAS STATE FIRE MARSHAL'S OFFICE. THE CONTRACTOR SHALL MAINTAIN CLEARANCES TO ALL UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CLEARANCES BEFORE CONSTRUCTION BEGINS. CLEARANCES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION.
 - ALL PAVEMENT JOINTS SHALL BE SAW CUT TO PROVIDE A CLEAN CONNECTION TO EXISTING PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER TO WATCH THE ELEVATION OF THE EXISTING PAVEMENT AND MAKE NECESSARY ADJUSTMENTS TO THE CONTRACTOR'S CONTROL.
 - ONLY TRUCKS INDICATED SHALL BE REMOVED BY THE CONTRACTOR.
 - INSTALL TRAFFIC SIGNS AS SPECIFIED BY THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



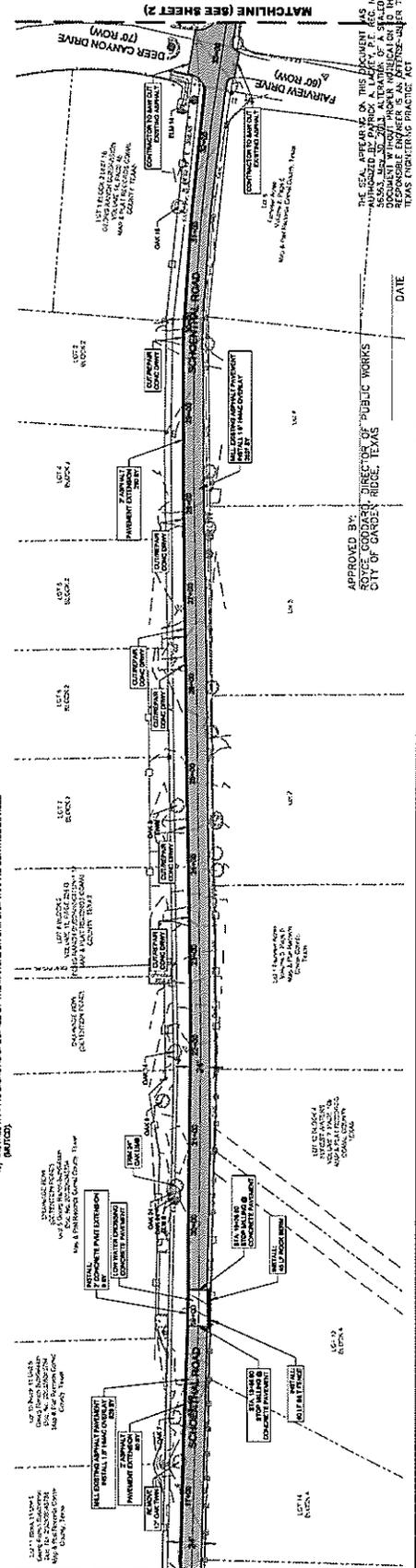
APPROVED BY: _____ DATE: _____
 ROYCE GOODENO, DIRECTOR OF PUBLIC WORKS
 CITY OF GARDEN RIDGE, TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS ISSUED TO ME BY THE BOARD OF ENGINEERING EXAMINERS OF THE STATE OF TEXAS, AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS. I HEREBY CERTIFY THAT I AM THE AUTHOR OF THE DESIGN AND CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN, AND THAT I AM A MEMBER IN GOOD STANDING OF THE PROFESSIONAL ENGINEERING SOCIETY OF TEXAS.



- LEGEND**
- EXISTING WOOD FENCE
 - LIMITS OF CONSTRUCTION
 - PROPERTY LINE
 - EXISTING PAVED ROAD
 - EXISTING CONTOUR
 - OVERHEAD WATER LINE
 - EXISTING WATER LINE
 - PROPOSED S&T FENCE
 - CONSTRUCTION WALKING AND 12" MAG OUGRAV ASPHALT PAVEMENT (12" FLEXIBLE BASE 10 1/2" IN 1/2")
 - EXISTING SOAK
 - EXISTING FIRE FRONT
 - EXISTING MAIL BOX
 - POWER POLE
 - EXISTING S&T FENCE
 - EXISTING CURB AND GUTTER
 - EXISTING TELE BOX

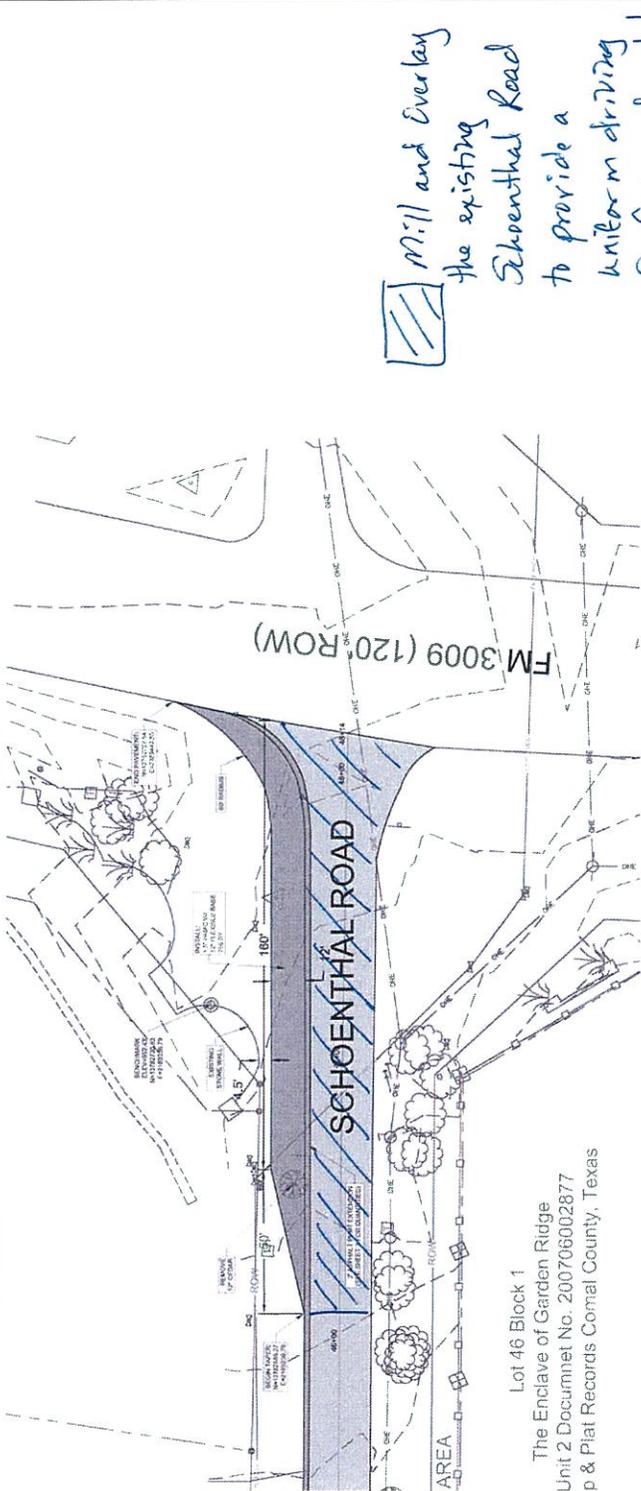
- NOTES**
- 1) DO NOT REMOVE CONCRETE LOW-WATER CROSSING.
 - 2) CONTRACTOR SHALL NOT STORE ANY MATERIALS OR EQUIPMENT ON PRIVATE PROPERTY.
 - 3) CONTRACTOR SHALL KEEP ALL PROPERTY CLEAN FROM CONSTRUCTION ACTIVITIES.
 - 4) ANY EXISTING MAIL BOXES, FAUCETS, CURBS, SOAKWAYS, OR DRAINAGE STRUCTURES WITHIN PUBLIC RIGHT-OF-WAY WHICH ARE DAMAGED, REMOVED, OR SALTED, WILL BE REPAIRED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE BEFORE FINAL APPROVAL OF THE CONSTRUCTION.
 - 5) CITY SHALL CONTACT PROPERTY OWNERS 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 - 6) THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND THE NATIONAL ELECTRICAL CODE (NEC). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GARDEN RIDGE AND THE STATE OF TEXAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF TEXAS AND THE CITY OF GARDEN RIDGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF TEXAS AND THE CITY OF GARDEN RIDGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF TEXAS AND THE CITY OF GARDEN RIDGE.
 - 7) ALL PAVEMENT JOINTS SHALL BE SAW CUT TO PROVIDE A CLEAN CONNECTION TO EXISTING PAVEMENT CONCRETE. THE INTENT IS FOR THE CONTRACTOR TO MATCH THE ELEVATION OF THE EXISTING DRIVEWAYS AND LOW-WATER CROSSING WITHOUT REMOVAL.
 - 8) ONLY THOSE INDICATED SHALL BE REMOVED BY THE CONTRACTOR.
 - 9) CONTRACTOR SHALL EXISTING ASPHALT AND SCARIFY AND RE-PAVE THE EXISTING BASE USING THE EXISTING ASPHALT IS ACCEPTABLE IF EXCESS MATERIAL IS REQUIRED FOR PROPER REPAIR OF THE CROWN.
 - 10) METALL TRAFFIC SIGNS AS SPECIFIED BY THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



THE SEAL APPEARING ON THIS DOCUMENT HAS
 BEEN ISSUED BY PATRICK A. LOTT, P.E., REG. NO.
 10482, MECHANICAL, STATE OF TEXAS. THE
 RESPONSIBLE ENGINEER IS AN INDIVIDUAL UNDER THE
 TEXAS PROFESSIONAL ENGINEERING ACT.

APPROVED BY:
 SUPERVISOR OF PUBLIC WORKS
 CITY OF GARDEN RIDGE, TEXAS

DATE



 Mill and Overlay the existing Schoenthal Road to provide a uniform driving surface and match grade with new additional lane
 600 sq @ \$8.65 = \$5190

LEGEND

	EXISTING WOOD FENCE
	UTILITY LINE
	PROPERTY LINE
	EXISTING HATCHED ROAD
	EXISTING CONCRETE
	EXISTING WATER LINE
	PROPOSED BALL FIELD
	CONSTRUCTION MATERIALS (1" = 10' HATCH)
	EXISTING VALUE
	EXISTING VALUE - 20%
	EXISTING VALUE - 40%
	EXISTING VALUE - 60%
	EXISTING VALUE - 80%
	EXISTING VALUE - 100%

- NOTES**
- CONTRACTOR SHALL NOT STORE ANY MATERIALS OR EQUIPMENT ON PRIVATE PROPERTY.
 - CONTRACTOR SHALL KEEP ALL PROPERTY CLEAN FROM CONSTRUCTION ACTIVITIES.
 - ANY EXISTING SMALL BONES, PAINTS, CURBS, SIDEWALKS, OR CURBAGE STRUCTURES WITHIN PUBLIC RIGHT-OF-WAY WHICH ARE DAMAGED OR REMOVED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
 - CITY SHALL CONTACT PROPERTY OWNERS OF THE AREA PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GARDEN RIDGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GARDEN RIDGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GARDEN RIDGE.
 - ALL EXISTING UTILITIES SHALL BE SHOWN AS A CLEAN CONNECTION TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF THE UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES.
 - ONLY TREES INDICATED SHALL BE REMOVED BY THE CONTRACTOR.
 - ALL UTILITIES SHALL BE REPAIRED AS SPECIFIED BY THE ORIGINAL OR LATEST CITY ENGINEERING DRAWINGS.

Lot 46 Block 1
 The Enclave of Garden Ridge
 Unit 2 Document No. 200706002877
 p & Plat Records Comal County, Texas

CITY OF GARDEN RIDGE

GENERAL FUND

CASH & INVESTMENTS AS OF 4/30/13

OPERATING CHECKING	\$ 165,257.87
MONEY MARKET	<u>\$ 1,125,796.53</u>
TOTAL GENERAL FUND	\$ 1,291,054.40
TEXPOOL INVESTMENT	<u>\$ 399.67</u>
TOTAL INVESTMENT	\$ 399.67
TOTAL RESERVES FOR CITY	\$ 1,291,454.07

WATER FUND

INVESTMENTS AS OF 4/30/13

WATER COMPANY OPERATING	\$ 2,883,601.85
TEXPOOL WATER INVESTMENT FUND	<u>\$ 604.91</u>
TOTAL WATER COMPANY RESERVES	\$ 2,884,206.76

MONTHLY REPORT

CITY OF GARDEN RIDGE
BALANCE OF ALL FUNDS AS OF 4/30/13

<u>ACCOUNT</u>	<u>BALANCE</u>	<u>CURRENT RATE</u>
CITY FUNDS		
OPERATING ACCOUNT	\$ 165,257.87	0%
MONEY MARKET	\$ 1,125,796.53	.35%
MUNICIPAL COMPLEX PROJECT FUND	\$ 15,562.41	.20%
ASSET FORFEITURE/SEIZURE (STATE)	\$ 1,475.17	.10%
ASSET FORFEITURE/SEIZURE (FED)	\$ 75,921.03	.30%
2002 WATER IMPROVEMENT		
INTEREST & SINKING	\$ 11,172.56	.20%
2005 MUNICIPAL COMPLEX I&S	\$ 69,222.18	.30%
2005 I&S – TAX NOTE	\$ 50,590.89	.30%
2009 REFINANCE 98 I&S	\$ 76,546.06	.30%
2009 INTEREST & SINKING	\$ 123,140.05	.35%
2012 REFINANCE I&S	\$ 31,307.32	.25%
2012 INTEREST & SINKING	\$ 116,258.53	.35%
2012 CIP PROJECT	\$ 5,532,293.20	.35%
STREET IMPACT FEE	\$ 169,778.42	.35%
TEXPOOL STREET IMPACT FEE	\$ 408.94	0%
TEXPOOL INVESTMENT	\$ 399.67	0%
PEG FEES	\$ 17,212.90	0%
 SUBTOTAL OF CITY FUNDS	 \$ 7,582,343.73	
AVERAGE CITY INTEREST RATE		.28461%
 WATER FUNDS		
2009 WATER IMPROVEMENTS	\$ 54,147.39	.30%
IMPACT FEES	\$ 900,513.79	.35%
TEXPOOL WATER RIGHTS/INFRASTR	\$ 4,902.07	.1022%
TEXPOOL WATER INVESTMENT	\$ 604.91	0%
TEXPOOL IMPACT FEE	\$ 411.31	0%
WATER SURCHARGE	\$ 90,238.71	.30%
WATER COMPANY OPERATING	\$ 2,883,601.85	.35%
 SUBTOTAL WATER FUNDS	 \$ 3,934,420.03	
AVERAGE WATER INTEREST RATE		.28044%
 TOTAL ALL FUNDS	 \$11,516,763.76	
TOTAL AVERAGE INTEREST RATE		.282525%

EXPENDITURE & REVENUES

PERIOD OF 4/30/13

58.33% OF FISCAL YEAR

REVENUE YEAR TO DATE

GENERAL FUND	\$ 1,747,066	73.80% of Budget
WATER FUND	\$ 554,331	38.32% of Budget

EXPENDITURES YEAR TO DATE

GENERAL FUND	\$ 1,039,353	51.33% of Budget
WATER FUND	\$ 428,477	30.44% of Budget

EXCESS REVENUE OVER/(UNDER) EXPENDITURES YEAR TO DATE

GENERAL FUND	\$ 707,713
WATER FUND	\$ 125,854

REVENUE FOR MONTH ENDING 4/30/13

GENERAL FUND	\$ 95,883
WATER FUND	\$ 94,354

EXPENDITURES FOR MONTH ENDING 4/30/13

GENERAL FUND	\$ 150,123
WATER FUND	\$ 49,967

EXCESS REVENUE OVER/(UNDER) EXPENDITURES FOR MONTH ENDING 4/30/13

GENERAL FUND	\$ (54,240)
WATER FUND	\$ 44,387

Garden Ridge Community Center

4/30/13

Revenues

Rentals	\$ 25,100
Deposits	\$ 6,850*
Donations	\$ 0

Total Deposits Received:	\$ 17,850
Deposits refunded to date:	<u>\$ 11,000</u>
Revenue from deposits to date:	\$ 6,850*

Total Revenue: \$ 31,950

Expenditures

Telephone	\$ 329
Supplies	\$ 458
Utilities	\$ 2,832
Maintenance	\$ 3,207
Equipment	\$ 0
Facility Enhancements	\$ 8,050
Manager	\$ 9,415
Marketing	\$ 0
Donation Expenditures	<u>\$ 142</u>

Total Expenditures: \$24,433

Revenue Over/ (Under) Expenditures: \$ 7,517



GARDEN RIDGE POLICE DEPARTMENT

MONTHLY REPORT

Date: May 31, 2013
To: City Administrator, Mayor and City Council
Submitted By: Chief Donna O'Conner

General Information

Issue: May Report
Requested Action: None

CALLS FOR SERVICE:

ZONE	CALLS	CODE	WATER	TOTAL
• ARROWOOD	2		2	4
• BAT CAVE ROAD	4			4
• BINDSEIL				
• COUNTRY OAK ESTATES	2			2
• ENCLAVE AT GARDEN RIDGE	1		1	2
• FM 2252	32			32
• FM 3009	19			19
• FOREST WATERS	24	2	3	29
• GARDEN RIDGE ESTATES	32	3		35
• GEORG RANCH	5	3	1	9
• MUNICIPAL COMPLEX	8			8
• NACOGDOCHES LOOP	2			2
• OAK MEADOWS				
• PARK LANE ESTATES	2	1		3
• REGENCY OAKS	2	1		3
• SCHOENTHAL ROAD	5			5
• THE FOREST OF GARDEN RIDGE	1	1		2
• THE PARK	2			2
• TROPHY OAKS	7	3	1	11
• TWISTED OAKS	1			1
• WILD WIND	10	1	1	12
• COUNTY	4			4
• OTHER				
TOTALS	165	15	9	189



CODE COMPLIANCE

April (PENDING) 11	May 24	April/May 35	CLEARED/ COMPLIED 27	ACTIVE 8	CLEARANCE PERCENTAGE 69%
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Two cases are pending municipal abatement process.

ARRESTS – Total arrests –13

Drive While License Invalid	3
No Operators License	4
Warrant Arrest	3
Possession of Marijuana	2
Failure to Identify	1

CRASHES – No crashes were reported within the city during May

LOCATION	PROPERTY	INJURY	FATAL

ENFORCEMENT

Warnings	143
Violations	81

71% of enforcement was on the highways, with 39% in the residential areas

MAJOR INCIDENTS:

May has been an extremely busy month for Garden Ridge Police Department. We are still operating with one officer out on injury and one in training, while trying to cover vacations and training. Many overtime hours have been invested in keeping our City and citizens safe.

During the month of May, Garden Ridge Police Officers responded to two gas leaks in the construction site at FM 2252 and FM 3009. Officers directed traffic until the leaks could be repaired allowing safe travel through the area.

On May 7th, Officers responded to report of a bullet found on the back patio of a Wild Wind residence. The reportee stated the bullet appeared between 5/5 at 1800hrs and 5/6 at 0900hrs. Investigation concluded that the Range was closed during these hours. Case was referred to CCSO due to area behind residence being in Comal County jurisdiction.

On May 9th around 1000hrs, Sgt. Bellinger and Chief were traveling on Blazing Star when a male was observed holding what appeared to be a rifle in a ready position in the direction of the front yard and neighboring residence. On approach, the intoxicated subject was found to be “shooting squirrels” with a pellet gun. The subject and the pellet gun were turned over to a responsible person.

On May 14th, Sgt. Bellinger and Chief met with management at Forest Waters Club to solicit assistance regarding alarms at the facility. Management was notified in letter form regarding 10 alarms at the facility this year. A copy of the ordinance was provided regarding alarm calls. Management will be working on verifying who has keys to the facility and assuring that the alarm code is being used properly. This does not include the incidents where officers have found the doors unsecured after hours. This

continues to be a concern not only for property damage and loss but for officer safety in responding to these calls.

On May 16th, Officers responded to an alarm at Forest Waters Club. After finding the facility unsecured, evidence was collected that led to the identification of three suspects and multiple charges including possession of alcohol and narcotics. Investigator Spiller will continue the investigation and filing of additional charges.

On May 17th, Officers responded to a disturbance at a local residence involving one of the subjects in the above incident. Investigator Spiller will be filing Criminal Trespass Charges in this case, due to the fact the subject left the scene prior to officers' arrival. Investigator Spiller obtained a Criminal Trespass warrant for the subject.

On May 18th, Officers discovered a vehicle at the Golf Center on FM 2252 in the early morning hours. An investigation determined that the two subject(one a juvenile) were in possession of marijuana and controlled substance inside the car. A third subject was found to be living inside the building without the owner's permission. That subject was also in possession of contraband. This resulted in charges on all three subjects. This required several hours of overtime, due to the required handling of a juvenile, transport to jail, evidence collection and reporting procedures. Investigator Spiller will continue the investigation and filing of additional charges. Comal County Deputies responded to assist with this call until the Chief's arrival to take custody of the Juvenile.

On May 17th and 18th, we responded to two disturbances at a local resident. Both incidents involved intoxicated persons and in one incident an assault. The assault occurred while we were dealing with the three subjects in the above call. Comal County assisted with the assault due to manpower limitation.

On May 19th at 12:40PM, Officer Bostian responded to a business alarm at 18945 FM 2252. Upon arrival, he discovered the back glass door breached. Comal County Deputies responded to assist in clearing the building due to manpower shortage. There were numerous items collected in a manner to indicate, that the alarm interfered with the burglary. However, major damage was done to the entry, the alarm system and some items were missing. Officer Bostian processed the scene, collecting evidence and logging reports. Investigator Spiller continues the investigation.

On May 19th Officer Simkins responded to an alarm at Forest Waters Club after the facility was closed. He located two subject in the pool area, who had entered through an unlocked gate and opened a patio door. The representative did not respond to our calls. Subjects were identified and released.

On May 20th, Chief met with staff at Forest Waters Club to update them on the calls and concerns. Additionally, several recommendations were made for security procedures. These included a lock on the gate, securing the patio style doors to the pool area and signage indicating no trespassing after hours. Management will present this information to the board.

On May 21st, Officer Simkins stopped a vehicle on traffic. The female occupant had outstanding warrants. During her arrest, she was found to be in possession of paraphernalia which is typically used for narcotic injection along with a substance that tested positive for Heroin. Charges are pending lab results on the narcotics.

On May 23rd, Officers responded to TriCon Precast for burglary and theft of a welding trailer. Detective Spiller continues follow-up. The video security system was removed in the burglary.

On May 24th, Officers responded to burglary of Motor Vehicle at Forest Waters Club. A wallet containing personal items & cash was taken. Investigation continues at this time.

The Memorial Day Holiday and rain event kept the officers busy checking low water crossings and weather related alarms.

On May 26th, we assisted DPS with a major collision in Bracken. A Garden Ridge resident was the victim. Garden Ridge PD provided him a courtesy ride to his residence, as his vehicle was towed.

Court related activities:

In addition to Garden Ridge Municipal Court activities, five Officers were subpoenaed for two Criminal cases in Comal County.

A deposition was taken in a pending Civil Suit.

Animal Calls: 14 animal calls

Alarm Calls: 19 alarm calls

Training:

Cpl. Navarro & Cpl. Galan attended two days training in Huntsville at the Law Enforcement Management Institute. The "Reset the Clock" training, focuses on replacing liability with credibility, comprehensive and practical employee relations in Law Enforcement

Both Corporals also attended TML Integrity, Ethics & Leadership in the Workplace training in Windcrest.

Cpl. Navarro & Chief attended Texas County and District Attorney training in New Braunfels, regarding the impact of a supreme Court ruling on DWI Blood Draws. This training coordinated all local agencies in developing procedures for filing cases in accordance with precedent setting cases.

Sgt. Bellinger attended 32 hours of investigative and supervision classes at AACOG.

Officers Thoemke and Lopez attended a 6 hour training in San Marcos, "Preventing violence against law enforcement and ensuring resilience and survivability".

Community Events:

On May 3rd, traffic control was provided for Author's Day at Garden Ridge Elementary. Chief and City Staff participated in the class rooms with students reading their books.

On May 6th, Chief participated with Comal County Sheriff's Office DARE graduation at Garden Ridge Elementary.



May 11:

The Bicycle Rodeo was a success with over 40 participants. Special thanks to Investigator Spiller who worked with community leaders, CPAAA, The Canyon Lake Pilots, COP Members and Garden Ridge Elementary to provide this event for the community.

The Tour de Cure routed many bicyclists through our city. Traffic delays were kept to a minimum as Officers from several agencies provided safe passage to cyclists and vehicles alike.

We are currently planning for the July 4th Celebration at Paul Davis Park. GRPD with the assistance of Garden Ridge Explorers and CPAAA will be handling the parade line-up and traffic.

Plans are under way for the 11th National Night Out at Garden Ridge Community Center on August 6th from 6-8PM. Invitations have been mailed to all community leaders, service organizations, and churches in the area.

