

LOCATION MAP  
N.T.S.

#9706022828

**TEXAS DEPARTMENT OF TRANSPORTATION NOTES:**

- (1) For development directly adjacent to State right-of-way, the Developer shall be responsible for adequate set-back and/or sound abatement measure 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.

2 LOTS  
17.48 TOTAL ACREAGE  
0 L.F. ROADWAY  
0.000 ACRES OF R.O.W.

NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE COUNTY COMMISSIONERS COURT.

REGISTERED PROFESSIONAL ENGINEER  
DENNIS R. RION, P.E. No. 67109  
9310 BROADWAY BLDG. II  
SAN ANTONIO, TEXAS 78217



SWORN TO AND SUBSCRIBED BEFORE ME THIS 15th DAY OF AUGUST  
A.D. 1997

*Richard Olivarez*  
RICHARD OLIVAREZ, NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

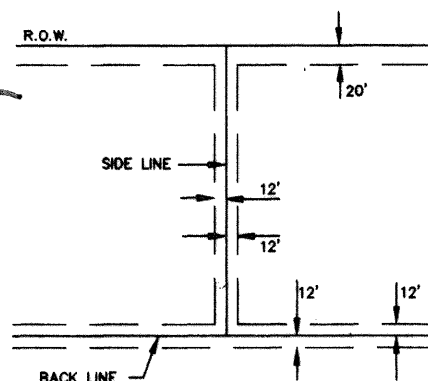
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Sheldon P. Braverman*  
OWNER: SHELDON P. BRAVERMAN  
1100 N. MAIN AVE.  
SAN ANTONIO, TEXAS 78212

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SHELDON P. BRAVERMAN, 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 19th DAY OF August A.D. 1997

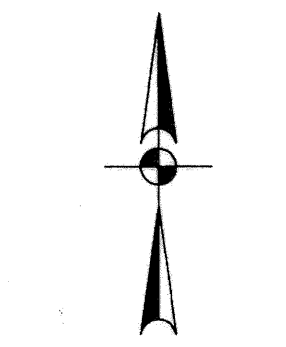
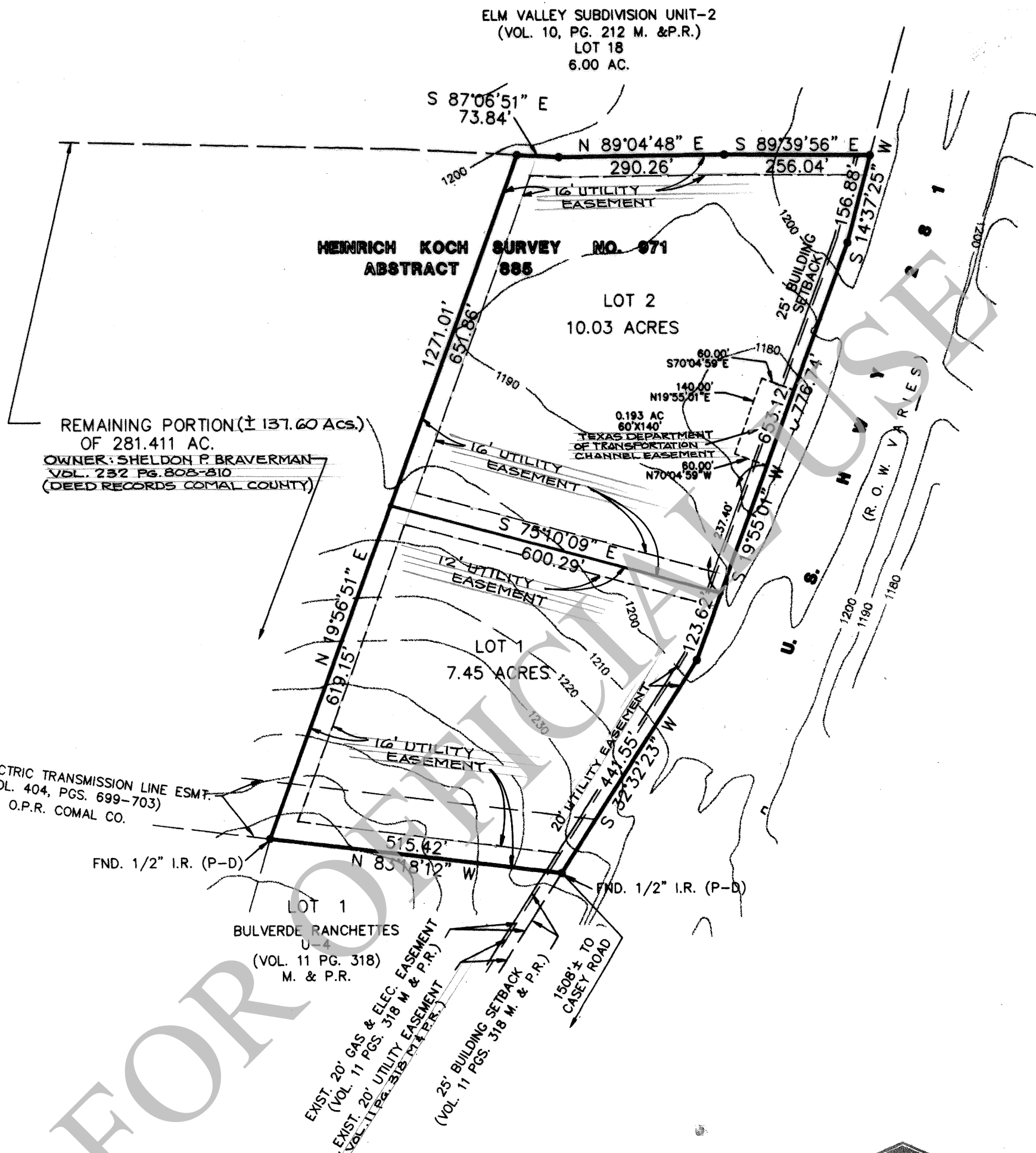
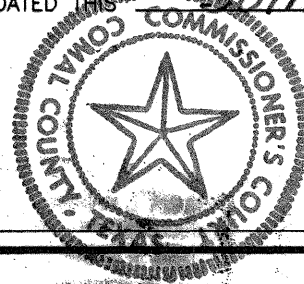
*Marian G. Adams*  
MARIAN G. ADAMS, NOTARY PUBLIC  
BEXAR COUNTY, TEXAS



20' ELECTRIC & UTILITY EASEMENTS ARE GRANTED ALONG THE FRONT, 12' SIDE AND BACK LOT LINES. SUBJECT TO SPECIFIC ESM.T. DESIGNATED ON PLAT. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DESIGNATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (i.e. NO STRUCTURES, SEPTIC TANK FIELDS ETC.) GRANTEEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.

THIS PLAT OF **BULVERDE RANCHETTES, U-5** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF COMAL COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COURT. DATED THIS 30th DAY OF October A.D. 1997

BY: *Joe Schwab* COUNTY JUDGE  
BY: *Jay Streater* COUNTY CLERK - DEPUTY



SCALE: 1" = 200'

- NOTE:
1. 1/2" IRON RODS SET AT ALL CORNERS WITH A YELLOW CAP MARKED PAPE DAWSON UNLESS OTHERWISE NOTED.
  2. THIS SUBDIVISION DOES NOT LIE IN THE 100 YEAR FLOOD ZONE AS DESIGNATED BY F.E.M.A. COMMUNITY PANEL 485463 0035C, SEPT. 29, 1986.
  3. THIS SUBDIVISION IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE AS SHOWN ON THE ANHALT U.S.G.S. QUAD MAP.
  4. WATER SOURCE IS PRIVATE WELLS.
  5. COMAL INDEPENDENT SCHOOL DISTRICT.
  6. PREPARED AUG. 1997 - JOB NO. 3248 05
  7. SEWAGE FACILITIES SHALL BE PRIVATE SEPTIC SYSTEM.
  8. NO LIEN HOLDER.
  9. THIS SUBDIVISION DOES NOT ESTABLISH ANY NEW PUBLIC ROADWAYS.
  10. THIS PROPERTY DOES NOT LIE WITHIN AN EXTRATERRITORIAL JURISDICTION OF ANY QTY.
  11. OWNER: SHELDON P. BRAVERMAN  
1100 N. MAIN AVE.  
S.A. TEX. 78212
  12. THERE ARE NO ON-SITE EXISTING IMPROVEMENTS.

**PAPE-DAWSON ENGINEERS**  
CIVIL & ENVIRONMENTAL  
SAN ANTONIO TEXAS 78217  
9310 BROADWAY, BUILDING II 210-824-9494

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Stephen A. Kacmar*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STEPHEN A. KACMAR, NO. 3032  
9310 BROADWAY BLDG. II  
SAN ANTONIO, TEXAS, 78217



SWORN TO AND SUBSCRIBED BEFORE ME THIS 15th DAY OF AUGUST  
A.D. 1997

*Richard Olivarez*  
RICHARD OLIVAREZ, NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF COMAL

*Jay Streater* COUNTY CLERK OF SAID COUNTY,  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 30th DAY OF Oct. A.D. 1997, AT 11:49 A.M. AND DULY RECORDED THE 30th DAY OF Oct. A.D. 1997 AT 11:50 A.M. IN THE RECORDS OF MAP/PLAT OF SAID COUNTY, IN BOOK VOLUME 12 ON PAGE 207  
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 30th DAY OF October A.D. 1997

COUNTY CLERK, COMAL COUNTY, TEXAS  
BY: *Gemma J. Repolona* DEPUTY

