

February 25, 2015

Mr. Todd Jones  
TCEQ Water Section Work Leader  
14250 Judson Road  
San Antonio, TX 78233

RECEIVED

MAR 13 2015

COUNTY ENGINEER

RECEIVED TCEQ  
SAN ANTONIO  
REGION  
2015 FEB 27 PM 11:10

Re: Technical Clarification on Contributing Zone Requirements  
Rim Rock Ranch Lot 187  
31555 Catalina Way  
Bulverde, TX 78163

Dear Mr. Jones:

This letter and its attachments serve as a Technical Clarification request to the current Texas Administrative Code, in the determination of the requirement to obtain a Contributing Zone Plan (CZP) for the subject tract.

Property Information

The subject tract, identified as lot 187 in Unit 2 of the Rim Rock Ranch Subdivision, is 5.00 acres and located over the contributing zone in Comal County, Texas. The lot is located approximately 450 feet southeast of the intersection of Retama Way and Catalina Way. The subject property is located south of an unnamed tributary to Lewis Creek, but no portion of this tract is located within the 100 year floodplain limits per FEMA Panel No. 485463 0240F dated September 2, 2009. See attached "USGS Topographic" and "FEMA Flood Plain" Exhibits. As it exists, the property is naturally vegetated with native grass and trees. A pond is located near the northwest property line. Attached is an image of the Rim Rock Ranch, Unit 2 Plat, showing the limits of Lot 187 and the topography at the time of platting.

Based on the recorded plat dated March of 1997, The Rim Rock Ranch Subdivision was developed prior to 1999, before the current CZP requirements, so a CZP was not required at the time of the subdivision development. Additionally, your office confirmed no CPZ is currently on file for the subdivision.

Proposed Activities

The property owner of this tract has proposed to place and compact earthen fill material within this lot to establish a building area for a future single family residence. The attached "Embankment Exhibit" shown the approximate limits of fill to be placed. The anticipated maximum are of disturbance for this work will not exceed 3 acres. There are no plans to place fill material, disrupt or modify the adjacent tributary or the existing trees on the property.

Purpose

During an informal conversation with TCEQ staff, it was stated that a CZP may be required for the placement of fill as described above. This clarification letter is being submitted on behalf of the property owner to determine if this activity warrants the submission of a CZP per the Texas Administrative Code.



Discussion

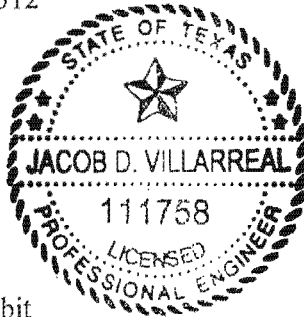
Per Title 30, section 2.13.21 (b) of the Texas Administrative Code, "This subchapter applies only to regulated activities disturbing at least five acres, or regulated activities disturbing less than five acres which are part of a larger common plan of development or sale with the potential to disturb cumulatively five or more acres." Based on the proposed activities stated above, the post 1999 activities will not exceed the 5 acre threshold. Additionally, our office contends that because the subdivision was developed prior to 1999, these proposed activities would not be a part of a larger common development.

With the information presented above and the attached exhibits, please confirm whether Contributing Zone Plan approval will be required for the placement of fill material as indicated.

If you have any questions or need additional information, please feel free to contact me. Thank you for your time.

Sincerely,  
Matkin Hoover Engineering & Surveying  
TBPE Firm Registration No. F-4512

Jacob Villarreal, P.E.  
Project Manager



Attachments:

- USGS Topographic Exhibit
- FEMA Floodplain Exhibit
- Aerial Photographic Exhibit
- Embankment Exhibit
- Rim Rock Ranch Unit 2 Plat

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RETAMA RIDGE

CATALINA WAY

5.00 AC

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SCALE: 1"=200'



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authorization of Jacob D.  
Villarreal, Registered Professional  
Engineer, State of Texas,  
Registration No. 111758.

Date: February 25, 2015

Date: Feb 25, 2015, 5:08pm User ID: JVillarreal

Z:\PROJECTS\2635 - CZP Research for Lot #187 in Rim Rock Ranch\Exhibit\Lot 187 Exhibits.dwg

**MATKIN HOOVER**

P.O. BOX 14  
8 SPENCER ROAD SUITE 100  
BOHLEN, TEXAS 78006  
OFFICE: 832.240.7600 FAX: 832.240.7999  
TEXAS REGISTERED ENGINEERING FIRM F-004312

ENGINEERING  
& SURVEYING

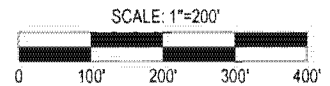
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

USGS TOPOGRAPHIC EXHIBIT  
FOR  
LOT 187 - RIM ROCK RANCH  
COMAL COUNTY, TEXAS

JOB NO.	2635.00
DATE	FEB 2015
DESIGNED	CEM
CHECKED	JDV
SHEET	SHEET 1 OF 4



FEMA PANEL NUMBER: 485463 0240 F  
 DATE: SEPTEMBER 2, 2009



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COUNTY ENGINEER

**MATKINHOOVER**

P.O. BOX 64  
 8. STEPHEN ROAD SUITE 100  
 IRVING, TEXAS 76039  
 OFFICE: 972.263.0607 FAX: 972.263.0608  
 TEXAS REG. PROFESSIONAL ENGINEER NO. 111758

ENGINEERING  
 & SURVEYING

CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

FEMA FLOOD PLAIN EXHIBIT  
 FOR  
 LOT 187 - RIM ROCK RANCH  
 COMAL COUNTY, TEXAS

JOB NO.	2635.00
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SHEET	SHEET 2 OF 4



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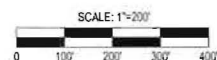
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P.O. BOX 51  
8 SPENCER ROAD SUITE 100  
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OFFICE: 830.249.0992 FAX: 830.249.0999  
TEXAS REGISTERED ENGINEERING FIRM F-004512

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AERIAL PHOTOGRAPHIC EXHIBIT  
FOR  
LOT 187 - RIM ROCK RANCH  
COMAL COUNTY, TEXAS

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SHEET	SHEET 3 OF 4





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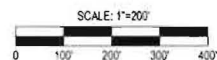
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**MATKIN HOOVER**

P.O. BOX 54  
8 SPENCER ROAD SUITE 100  
BOJERNE, TEXAS 78006  
OFFICE: 817.249.9693 FAX: 817.249.0999  
TEXAS REGISTERED ENGINEERING FIRM F-004512

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& SURVEYING

CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

EMBANKMENT EXHIBIT  
FOR  
LOT 187 - RIM ROCK RANCH  
COMAL COUNTY, TEXAS

JOB NO.	2635.00
DATE	FEB 2015
DESIGNED	CEM
CHECKED	JDV
SHEET	SHEET 4 OF 4



#9706018839

STATE OF TEXAS  
COUNTY OF COMAL

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, hereby dedicates to the use of the public forever all Streets, Parks, Water Courses, Drains, Easements, and Public places thereon shown for the purposes and considerations therein expressed.

SADDLERIDGE VENTURE

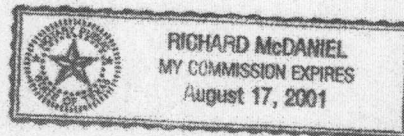
*[Signature]*  
SUMMERLIN PROPERTIES, INC., Managing Partner  
CHARLES D. PATTERSON, President  
41 WOODCREEK DRIVE  
WIMBERLEY, TEXAS 78676

STATE OF TEXAS  
COUNTY OF COMAL

BEFORE ME, the undersigned authority appeared Charles D. Patterson, 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 3 day of September, 1997.

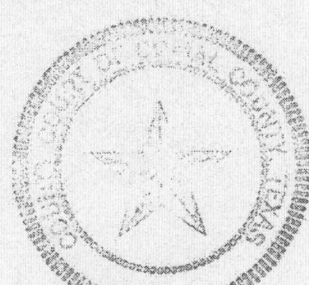
*[Signature]*  
Notary Public Richard McDaniel  
State of Texas



This Plat of Rim Rock Ranch Unit Two has been submitted to and considered by the Commissioners Court of Comal County, Texas and is hereby approved for filing by said Court on 9-11, 1997.  
Dated this 11th day of September, A.D., 1997.

By: *[Signature]*  
County Judge

Attest: *[Signature]*  
County Clerk - Deputy



STATE OF TEXAS  
COUNTY OF COMAL

I, Joy Streater, County Clerk of Comal County do hereby certify that this plat was filed for record in my office on the 11th day of September, A.D., 1997, at 10:57 A.M. and duly recorded the 11th day of September, A.D., 1997, at 10:54 A.M. in the Records of Maps and Plats in said office, of said County, in Book Volume 12, on Page 123-124, in testimony whereof witness my hand and official seal of office this 11th day of September, A.D., 1997.

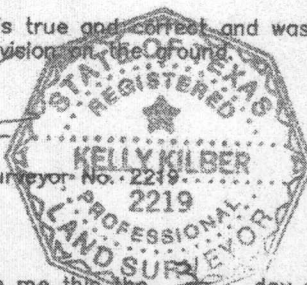
JOY STREATER, COUNTY CLERK  
COMAL COUNTY, TEXAS

By: *[Signature]*  
Deputy

STATE OF TEXAS  
COUNTY OF COMAL

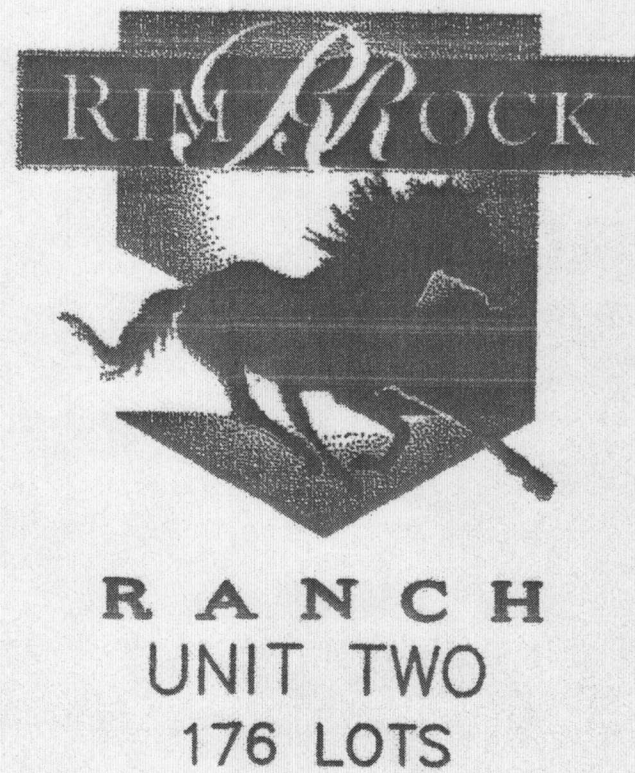
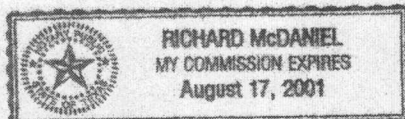
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

*[Signature]*  
Kelly Kilber  
Registered Professional Land Surveyor No. 2219

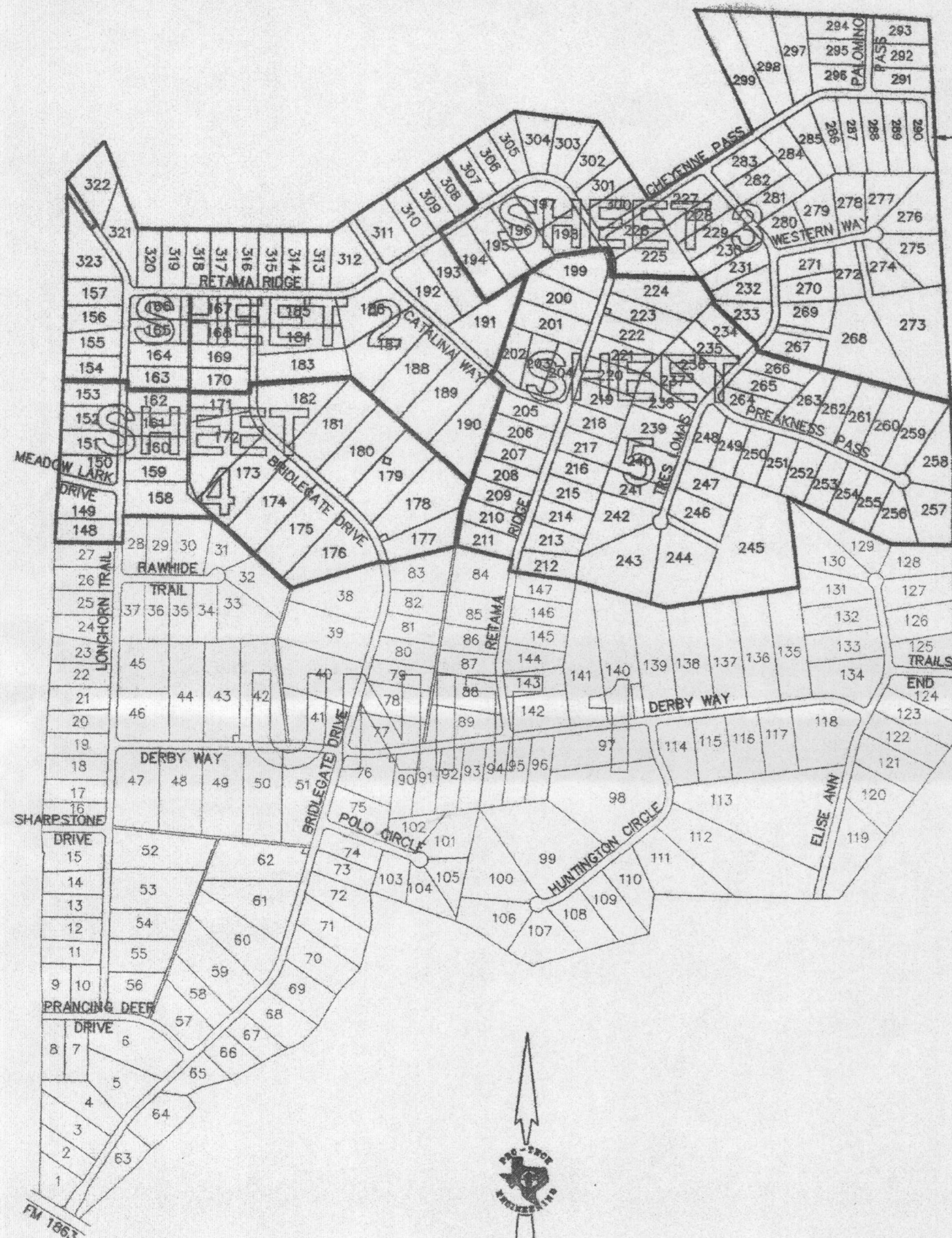


Sworn to and subscribed before me this 3 day of September, A.D., 1997.

*[Signature]*  
Notary Public Richard McDaniel  
State of Texas



A SUBDIVISION OF 521.67 ACRES,  
BEING 63.0± ACRES OUT OF THE  
HERMAN VOGEL SURVEY No. 711, A-652,  
138.3± ACRES OUT OF THE  
M. ENGLEMAN SURVEY No. 456, A-142,  
22.7± ACRES OUT OF THE  
GUADALUPE COLLEGE SURVEY No. 414, A-177,  
27.8± ACRES OUT OF THE  
GUSTAV VOGEL SURVEY No. 699, A-649,  
267.8± ACRES OUT OF THE  
HEINRICH VOGES SURVEY No. 931, A-803,  
AND 2.1± ACRES OUT OF THE  
H. SCHERMANN SURVEY No. 709, A-598,  
COMAL COUNTY, TEXAS



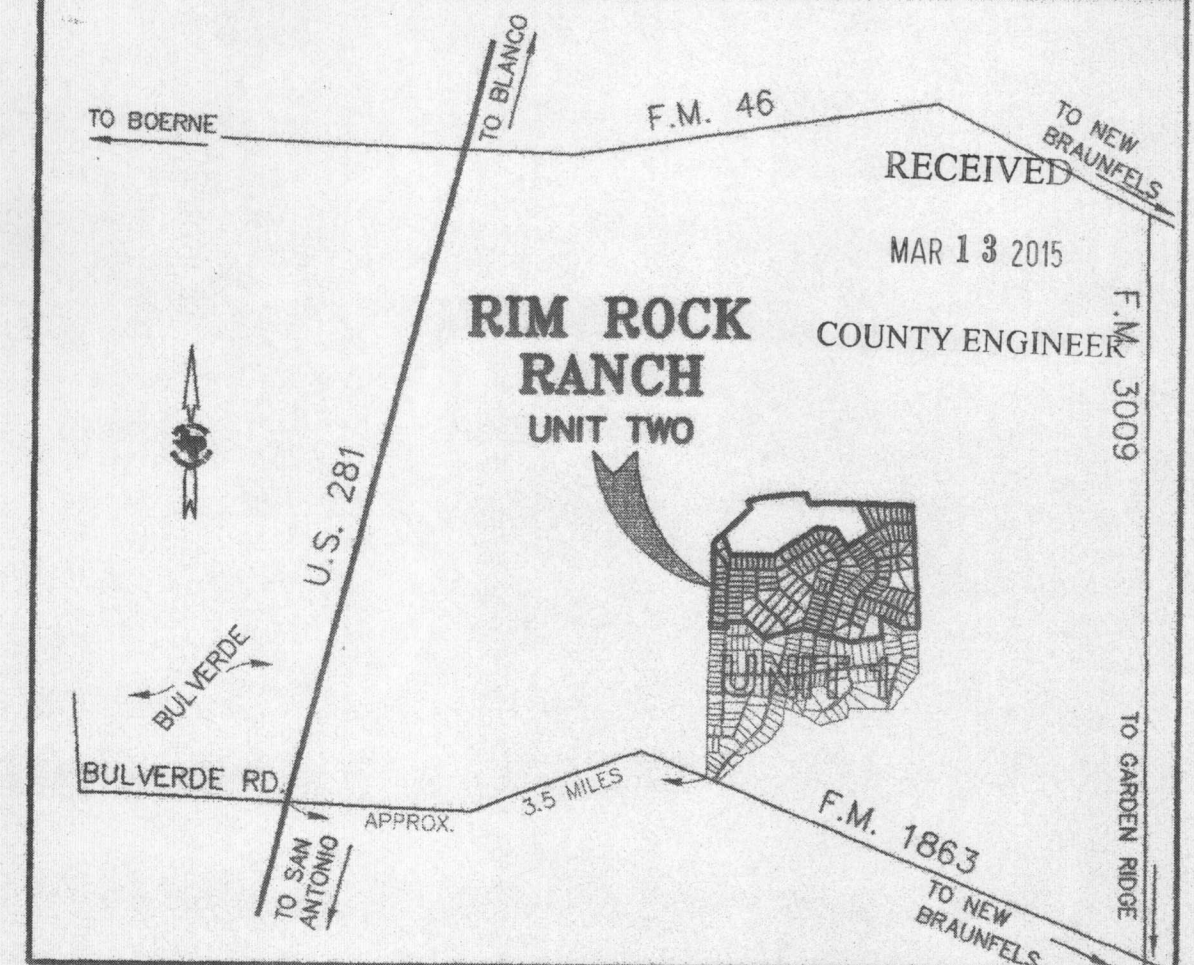
N.T.S.  
PLAT PREPARED  
JUNE 12, 1997

SURVEYOR  
PRO-TECH ENGINEERING GROUP, Inc.  
Kelly Kilber, R.P.L.S.  
100 E. San Antonio St., Suite 100  
San Marcos, Texas 78666  
(512) 353-3335

176 LOTS, BEING 485.07 ACRES

COUNTY ROADS:  
24,645 LINEAR FEET OF ROADS  
34.18 ACRES DEDICATED TO THE PUBLIC AS RIGHT-OF-WAY, BEING:  
5.00 ACRES OUT OF THE HERMAN VOGEL SUR. No. 711, A-652  
9.19 ACRES OUT OF THE M. ENGLEMAN SUR. No. 456, A-142  
1.04 ACRES OUT OF THE GUADALUPE COLLEGE SUR. No. 414, A-177  
0.94 ACRES OUT OF THE GUSTAV VOGEL SUR. No. 699, A-649  
17.44 ACRES OUT OF THE HEINRICH VOGES SUR. No. 931, A-803, AND  
0.57 ACRES OUT OF THE H. SCHERMANN SUR. No. 709, A-598

2.42 ACRES IN EQUESTRIAN & NATURE RESERVES, BEING:  
0.82 ACRES OUT OF THE HERMAN VOGEL SUR. No. 711, A-652  
0.93 ACRES OUT OF THE M. ENGLEMAN SUR. No. 456, A-142  
0.46 ACRES OUT OF THE GUADALUPE COLLEGE SUR. No. 414, A-177, AND  
0.21 ACRES OUT OF THE GUSTAV VOGEL SUR. No. 699, A-649



VICINITY MAP  
(N.T.S.)

NOTE:

- No structure in this subdivision shall be occupied until connected to a public water supply system constructed to the requirements of the Texas Natural Resources Conservation Commission.
- No structure in this subdivision shall be occupied until connected to a private sewage facility approved under the rules of the Comal County for Private Sewage Facilities.
- No portion of this subdivision has been designated as being in a Special Flood Hazard Zone, as delineated on the Flood Insurance Rate Map (FIRM) Panel Nos. 485463 0055 C and 485463 0060 C, dated Sept. 29, 1986 for unincorporated areas of Comal County, Texas.
- There is hereby dedicated a thirty (30) foot wide drainage easement centered on all natural runoff channels, creeks, or swales unless noted otherwise on this plat. Property owners are advised that they are responsible for maintenance of dedicated 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.) Grantees of said dedicated easements reserve the right of access to such easements.
- There is hereby dedicated a twenty (20) foot wide Public Utility, Drainage, and Embankment/Backslope easement adjacent to all street right-of-way lines.
- There is hereby dedicated a twelve (12) foot wide Public Utility, Drainage Easement adjacent to all non-street lot lines.
- Topographic information shown hereon was provided by GEODETIX, INC.. Contours shown at intervals of 10 feet.
- Comal County requires a minimum twenty-five (25) foot building set-back line from road frontage.
- No driveway shall be constructed between the lots and abutting right-of-way without first obtaining a Driveway Permit from the Comal County Road Department.
- Interior cross fences exist within the boundaries of this subdivision.
- Benchmark: An iron stake found under fence at the most easterly southeast corner of Rim Rock Ranch Unit 1, same being the east corner of lot 123, and from which a 4" fence post bears S20°40'55"W, 15.35 feet. ELEVATION 1170.32
- This subdivision does not lie within the Edwards Aquifer Recharge Zone.
- This subdivision does not lie within the city limits or the extra-territorial jurisdiction (ETJ) of any municipality.
- No habitable structures or on-site sewage disposal systems shall be allowed on Utility Lots or Equestrian & Nature Reserves.
- The Equestrian & Nature Reserves shown hereon are restricted solely for use by horses, pedestrians, and non-motorized bicycles. These Reserves shall not be used as roads, or for public access, or by any type of motorized vehicle. No vehicle of any kind shall be parked thereon.
- The Equestrian & Nature Reserves shown hereon shall be owned and maintained by the Rim Rock Ranch Homeowners Association.
- The Utility Lots shown hereon shall be dedicated to the servicing water company. Utility lots 6 and 7 are well sites.
- No livestock shall be allowed within fifty (50) feet of water well sites.
- The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "electric easement", "gas easement", "anchor easement", "service easement", "overhang easement", "utility easement", and "transformer easement" for the purpose of installing, construction, 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 efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.
- Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement due to 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 electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below:



ENGINEERING GROUP  
INCORPORATED  
100 E. San Antonio St., Suite 100  
San Marcos, TX 78666  
(512) 353-3335

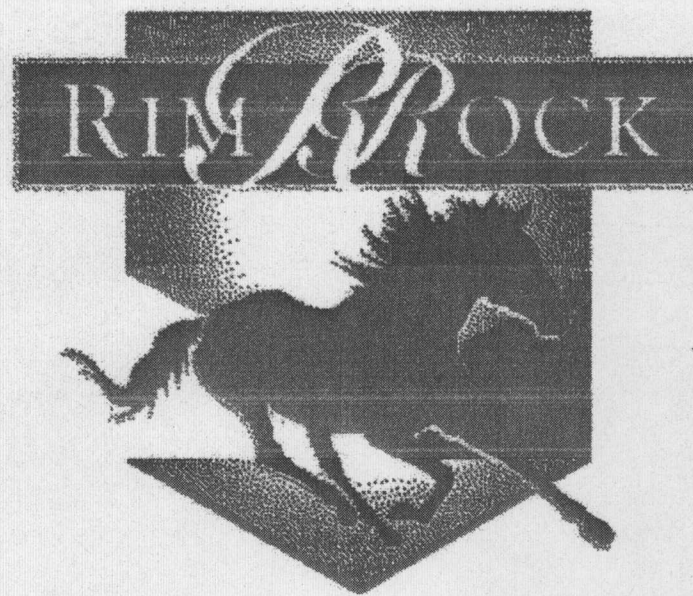
SHEET 1 of 5

PLAN 5213

EO 14582  
FB 374

\\14582\SUBMIT\SEC2\FIN\PLAT\SHEET1.DWG





**RANCH  
UNIT TWO**

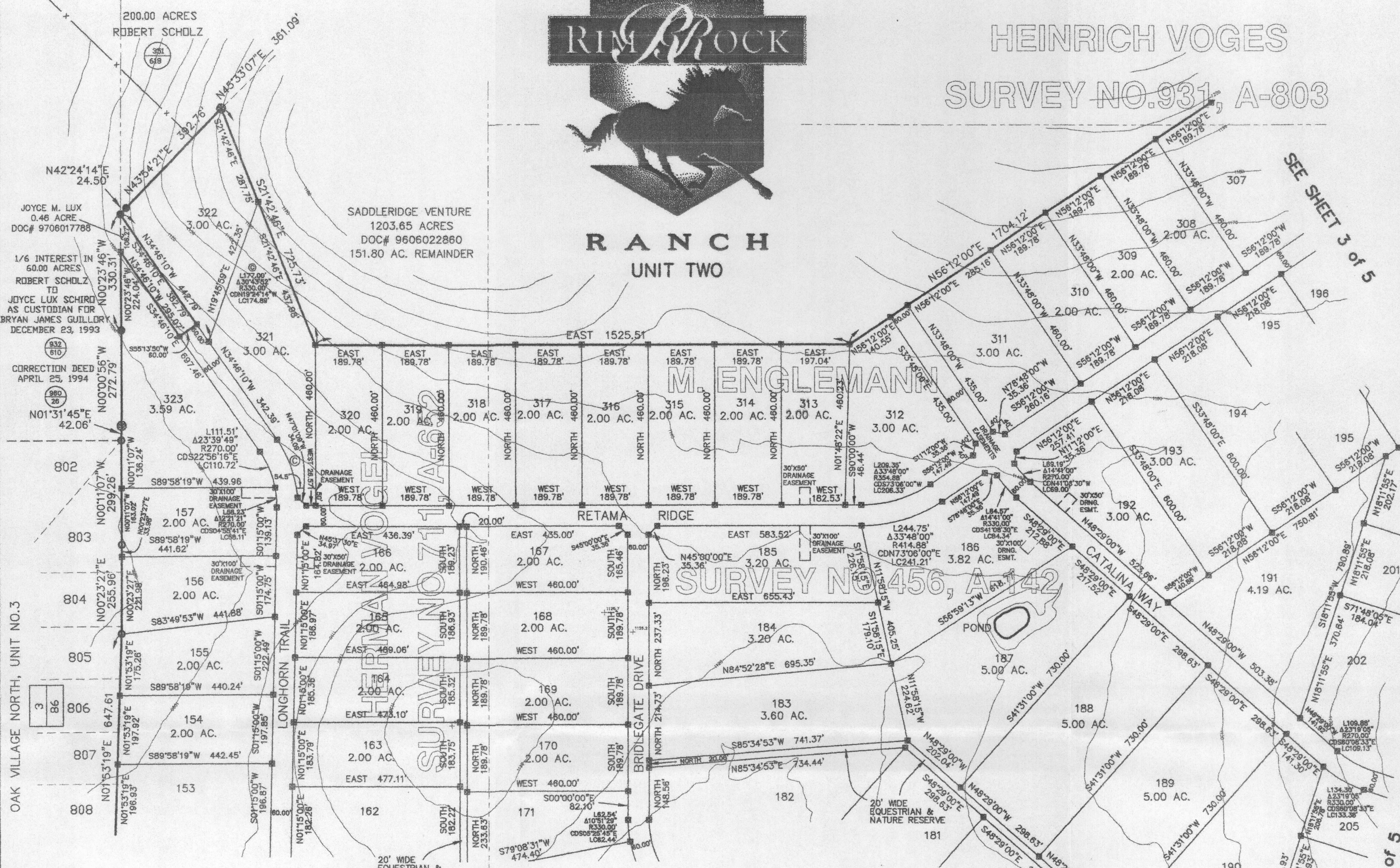
HEINRICH VOGES  
SURVEY NO.931, A-803

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COUNTY ENGINEER



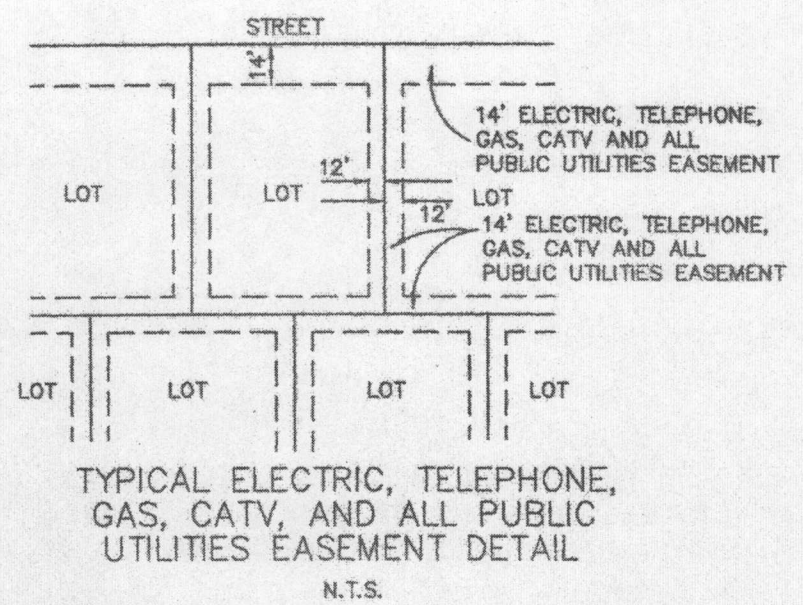
HEINRICH VOGES

SURVEY NO.931, A-803



OAK VILLAGE NORTH, UNIT NO.3

10/12 Pg 174



PLAN 5213

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SEE SHEET 4 of 5

**LEGEND**

- IRON STAKE (FOUND)
- CONC. MONUMENT (FOUND)
- ⊠ IRON STAKE WITH ALUMINUM CAP (PRO-TECH ENG. 2219) SET
- TREE
- ANGLE POINT/FENCE P.I.
- PATENT SURVEY LINE (APPROXIMATE LOCATION)
- X- FENCE LINE
- P- OVERHEAD UTILITY LINE
- T- OVERHEAD UTILITY (TELEPHONE) LINE
- Ⓢ COMAL COUNTY REAL PROPERTY RECORDS
- Ⓜ COMAL COUNTY MAP AND PLAT RECORDS
- Ⓛ COMAL COUNTY REAL PROPERTY RECORDS DOCUMENT NUMBER

SCALE: 1" = 200'

SEE SHEET 5 of 5

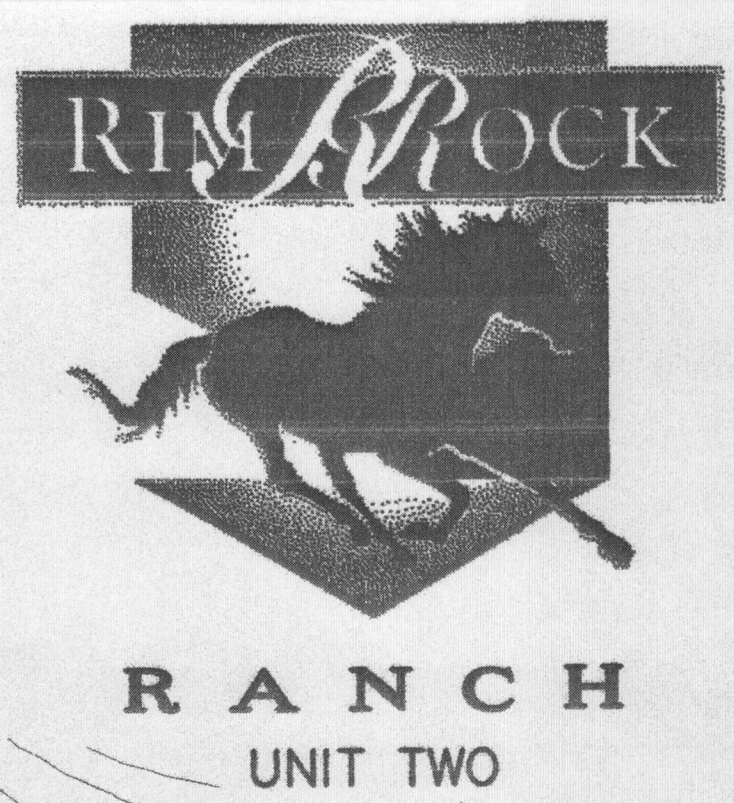


**ENGINEERING  
GROUP  
INCORPORATED**  
100 E. San Antonio St., Suite 100  
San Marcos, TX. 78666  
(512) 353-3335

SHEET 2 of 5

GUSTAV VOGEL  
SURVEY NO.699, A-649





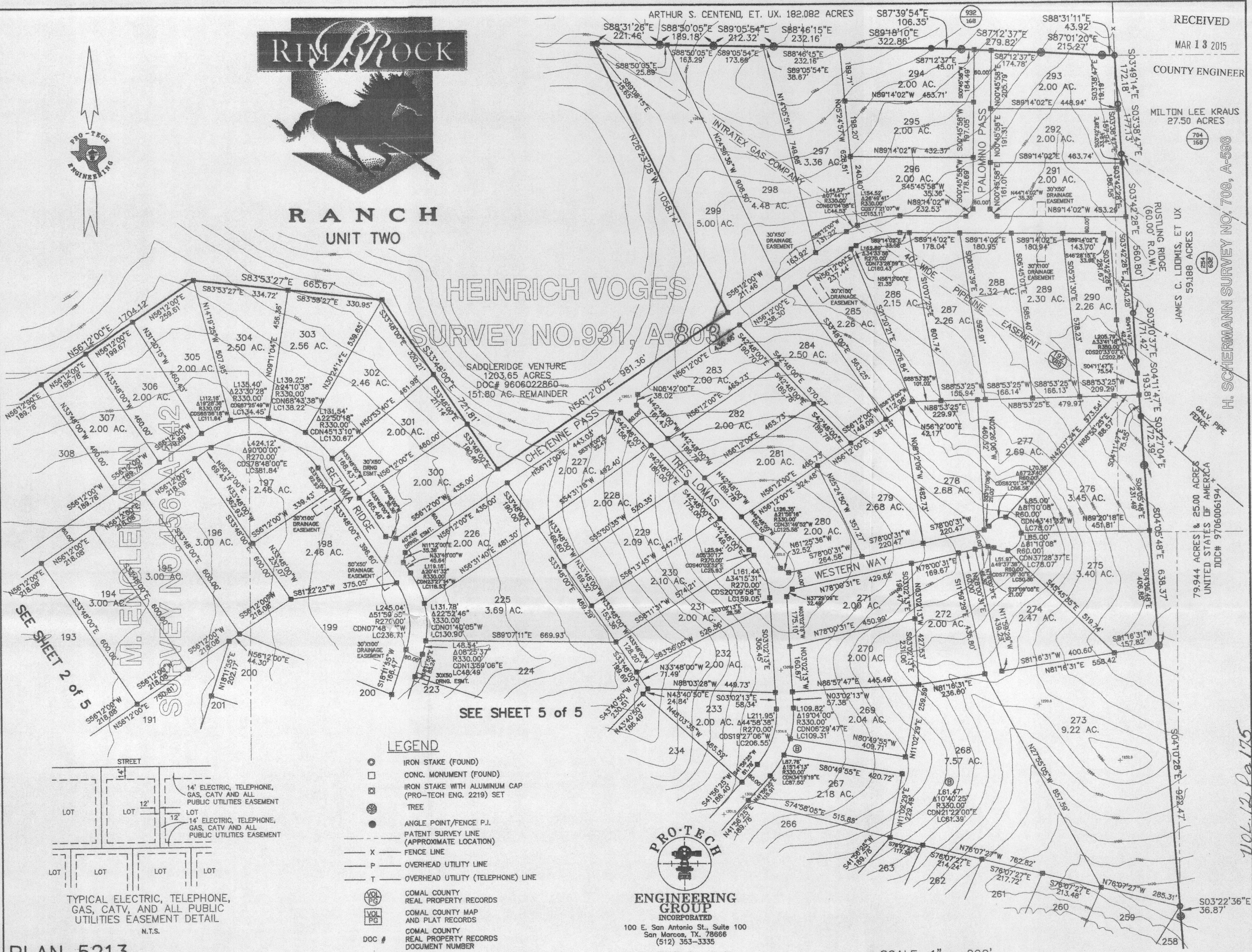
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MILTON LEE KRAUS  
27.50 ACRES

H. SCHERMANN SURVEY NO. 709, A-598

JAMES C. LUDWIG, ET UX  
59.186 ACRES

79.944 ACRES & 25.00 ACRES  
UNITED STATES OF AMERICA  
DOC# 9706006194



SEE SHEET 2 of 5

SEE SHEET 5 of 5

LEGEND

- IRON STAKE (FOUND)
- CONC. MONUMENT (FOUND)
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PRO-TECH ENGINEERING GROUP  
INCORPORATED  
100 E. San Antonio St., Suite 100  
San Marcos, TX. 78666  
(512) 353-3335

SHEET 3 of 5

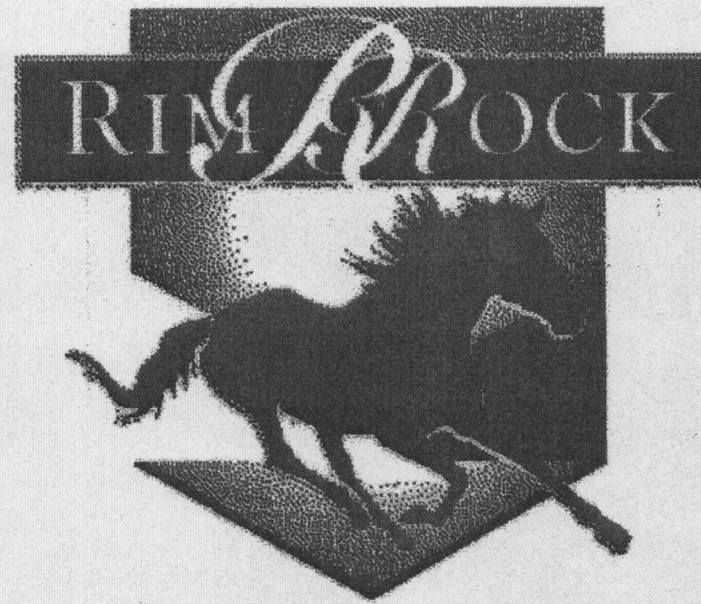
SCALE: 1" = 200'

PLAN 5213

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106.12 Pg 175





RANCH  
UNIT TWO

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SEE SHEET 2 of 5

M. ENGLEMANN

SURVEY NO. 711, A-652

SURVEY NO. 456, A-142

GUADALUPE COLLEGE

SURVEY NO. 414, A-177

GUSTAV VOGEL  
SURVEY NO. 699, A-649

SEE SHEET 5 of 5

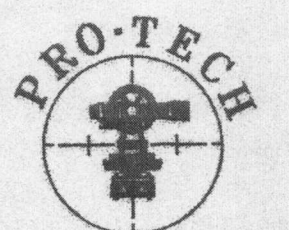
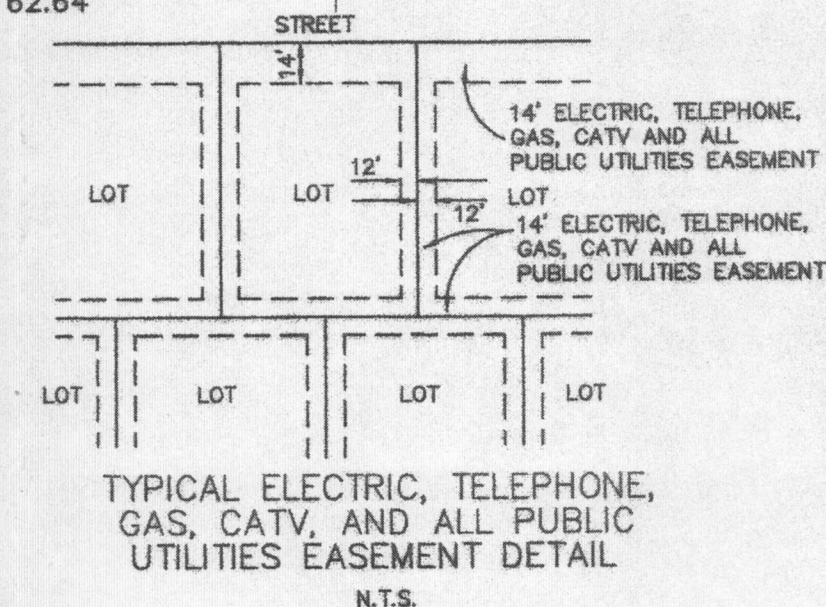
LEGEND

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RIM ROCK RANCH UNIT ONE

12  
116

SCALE: 1" = 200'



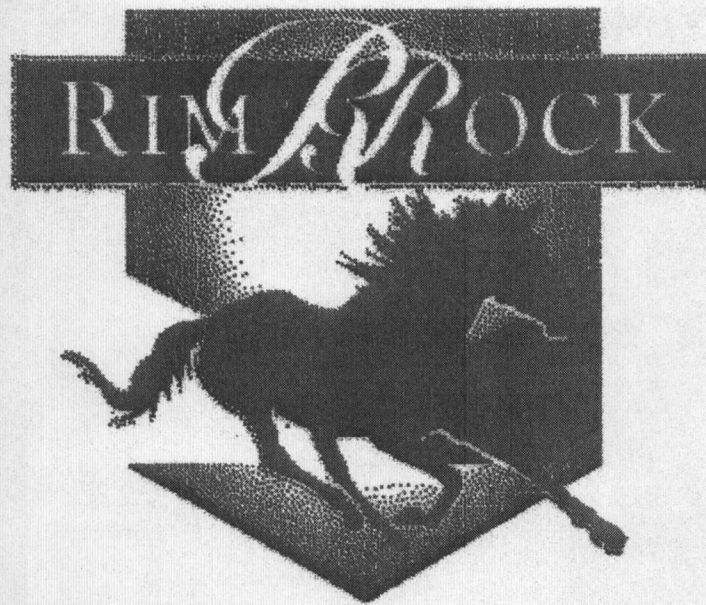
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San Marcos, TX. 78666  
(512) 353-3335  
SHEET 4 of 5

PLAN 5213

\\14582\SUBMIT\SEC2\FINAL\PLAT\SHEET4.DWG



VOL 12 Pg. 177



RANCH  
UNIT TWO

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MAR 13 2015  
COUNTY ENGINEER

UNITED STATES OF AMERICA  
79.94 ACRES & 25.00 ACRES  
DOC# 9706006194

DAVID W. DOUGHERTY & WIFE, SALLY J.  
RECORDED IN DOC 459349  
154.860 ACRES  
S00°25'41"E  
101.42'  
S00°30'27"W  
70.75'

12  
116

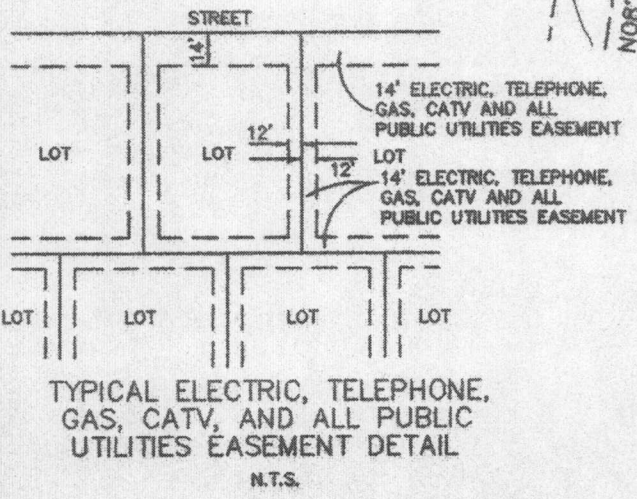
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  - CONC. MONUMENT (FOUND)
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  - TREE
  - ANGLE POINT/FENCE P.I.
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  - FENCE LINE
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COMAL COUNTY  
REAL PROPERTY RECORDS  
COMAL COUNTY MAP  
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COMAL COUNTY  
REAL PROPERTY RECORDS  
DOCUMENT NUMBER

PRO-TECH  
ENGINEERING GROUP  
INCORPORATED  
100 E. San Antonio St., Suite 100  
San Marcos, TX, 78666  
(512) 353-3335  
SHEET 5 of 5

PLAN 5213

SCALE: 1" = 200'







FEMA PANEL NUMBER: 485463 0240 F  
 DATE: SEPTEMBER 2, 2009



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 authorization of Jacob D.  
 Villarreal, Registered Professional  
 Engineer, State of Texas,  
 Registration No. 111758.

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MAR 13 2015

COUNTY ENGINEER

Date: February 25, 2015  
 Date: Feb 25, 2015, 5:08pm User ID: JVillarreal  
 Z:\PROJECTS\2635 - CZP Research for Lot #187 in Rim Rock Ranch\Exhibit\Lot 187 Exhibits.dwg

**MATKINHOOVER**

P.O. BOX 64  
 8. STEPHEN ROAD SUITE 100  
 IRVING, TEXAS 76039  
 OFFICE: 972.263.0607 FAX: 972.263.0608  
 TEXAS REG. PROFESSIONAL ENGINEER #1004512

ENGINEERING  
 & SURVEYING

CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

FEMA FLOOD PLAIN EXHIBIT  
 FOR  
 LOT 187 - RIM ROCK RANCH  
 COMAL COUNTY, TEXAS

JOB NO.	2635.00
DATE	FEB 2015
DESIGNED	CEM
CHECKED	JDV
SHEET	SHEET 2 OF 4





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Villarreal, Registered Professional  
Engineer, State of Texas,  
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Date: February 25, 2015

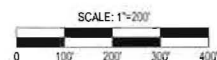
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**MATKIN HOOVER**

P.O. BOX 53  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78009  
OFFICE: 830.249.0992 FAX: 830.249.0999  
TEXAS REGISTERED ENGINEERING FIRM F-004512

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& SURVEYING

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AERIAL PHOTOGRAPHIC EXHIBIT  
FOR  
LOT 187 - RIM ROCK RANCH  
COMAL COUNTY, TEXAS

JOB NO.	2635.00
DATE	FEB 2015
DESIGNED	CEM
CHECKED	JDV
SHEET	SHEET 3 OF 4





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Date: February 25, 2015

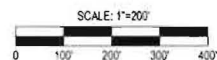
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COUNTY ENGINEER



**MATKIN HOOVER**

P.O. BOX 54  
8 SPENCER ROAD SUITE 100  
BOJERIE, TEXAS 78006  
OFFICE: 817.249.9693 FAX: 817.249.0999  
TEXAS REGISTERED ENGINEERING FIRM F-004512

ENGINEERING  
& SURVEYING

CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

EMBANKMENT EXHIBIT  
FOR  
LOT 187 - RIM ROCK RANCH  
COMAL COUNTY, TEXAS

JOB NO.	2635.00
DATE	FEB 2015
DESIGNED	CEM
CHECKED	JDV
SHEET	SHEET 4 OF 4



#9706018839

STATE OF TEXAS  
COUNTY OF COMAL

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, hereby dedicates to the use of the public forever all Streets, Parks, Water Courses, Drains, Easements, and Public places thereon shown for the purposes and considerations therein expressed.

SADDLERIDGE VENTURE

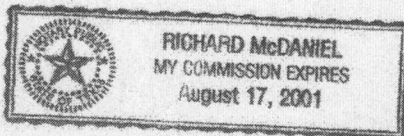
SUMMERLIN PROPERTIES, INC., Managing Partner  
CHARLES D. PATTERSON, President  
41 WOODCREEK DRIVE  
WIMBERLEY, TEXAS 78676

STATE OF TEXAS  
COUNTY OF COMAL

BEFORE ME, the undersigned authority appeared Charles D. Patterson, 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 3 day of September, 1997.

Notary Public Richard McDaniel  
State of Texas



This Plat of Rim Rock Ranch Unit Two has been submitted to and considered by the Commissioners Court of Comal County, Texas and is hereby approved for filing by said Court on 9-11 1997.  
Dated this 11th day of September, A.D., 1997.

By: [Signature]  
County Judge

Attest: [Signature]  
County Clerk - Deputy

STATE OF TEXAS  
COUNTY OF COMAL

I, Joy Streater, County Clerk of Comal County do hereby certify that this plat was filed for record in my office on the 11th day of September, A.D., 1997, at 10:57 A.M. and duly recorded the 11th day of September, A.D., 1997, at 10:54 A.M. in the Records of Maps and Plats in said office, of said County, in Book Volume 12, on Page 123-124, in testimony whereof witness my hand and official seal of office this 11th day of September, A.D., 1997.

JOY STREATER, COUNTY CLERK  
COMAL COUNTY, TEXAS

By: [Signature]  
Deputy

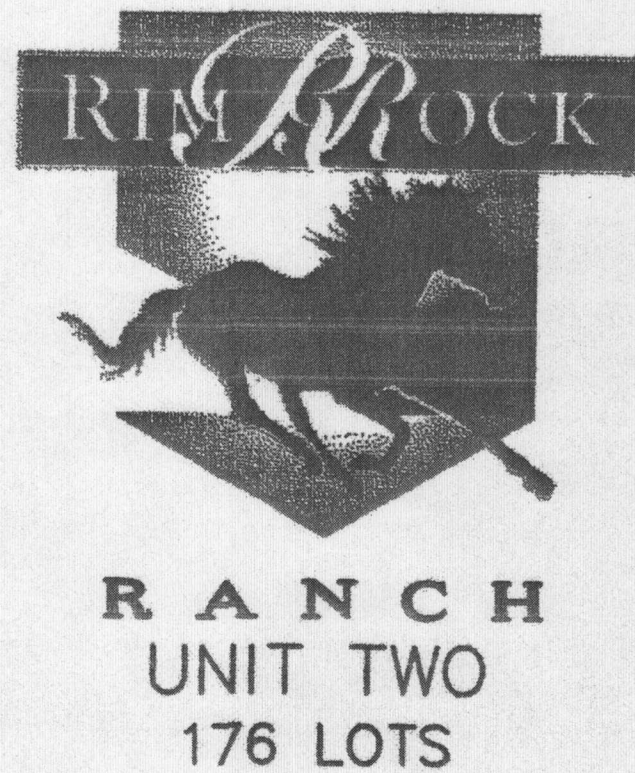
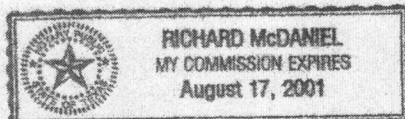
STATE OF TEXAS  
COUNTY OF COMAL

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.

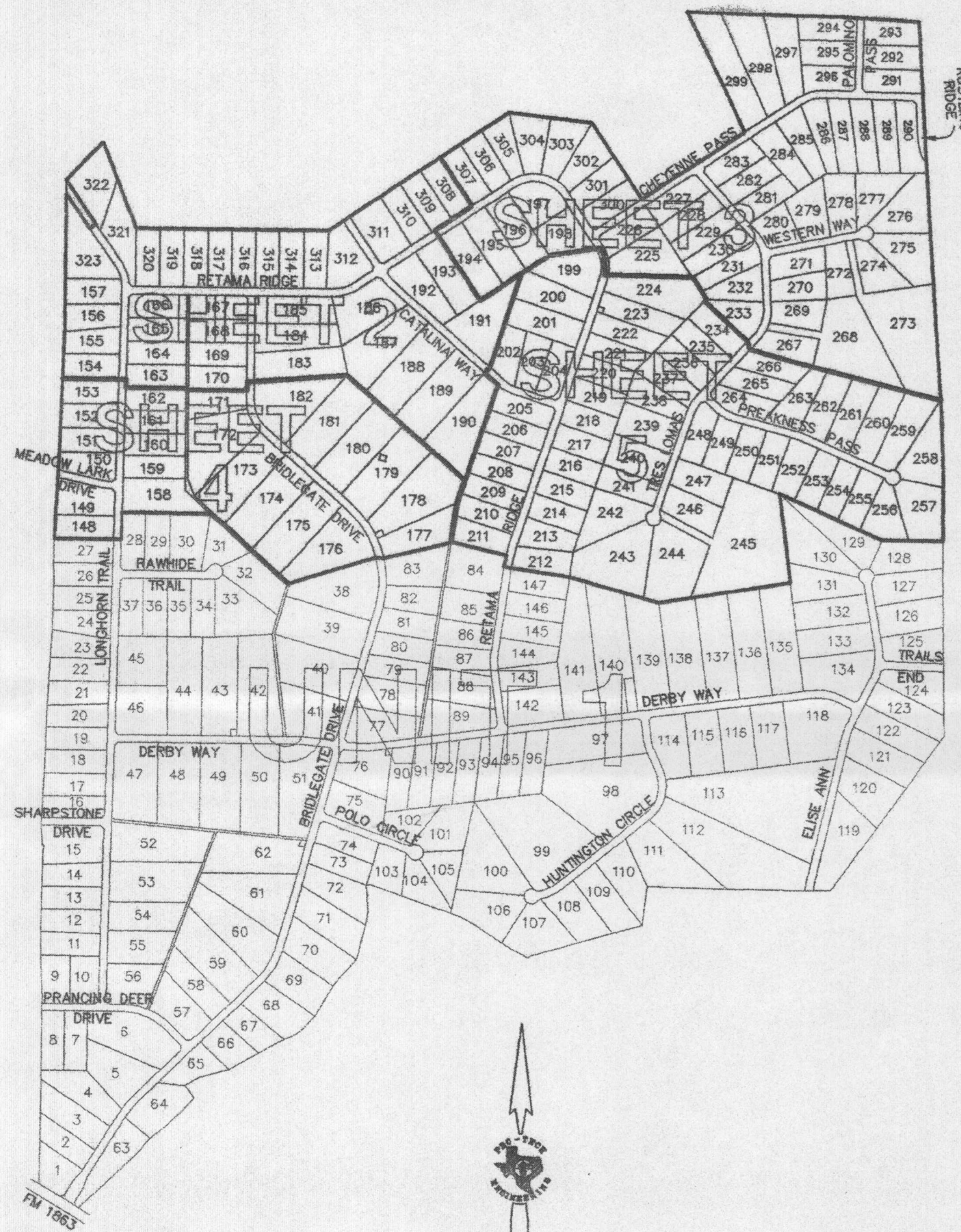
Kelly Kilber  
Registered Professional Land Surveyor No. 2219

Sworn to and subscribed before me this 3 day of September, A.D., 1997.

Notary Public Richard McDaniel  
State of Texas



A SUBDIVISION OF 521.67 ACRES,  
BEING 63.0± ACRES OUT OF THE  
HERMAN VOGEL SURVEY No. 711, A-652,  
138.3± ACRES OUT OF THE  
M. ENGLEMAN SURVEY No. 456, A-142,  
22.7± ACRES OUT OF THE  
GUADALUPE COLLEGE SURVEY No. 414, A-177,  
27.8± ACRES OUT OF THE  
GUSTAV VOGEL SURVEY No. 699, A-649,  
267.8± ACRES OUT OF THE  
HEINRICH VOGES SURVEY No. 931, A-803,  
AND 2.1± ACRES OUT OF THE  
H. SCHERMANN SURVEY No. 709, A-598,  
COMAL COUNTY, TEXAS



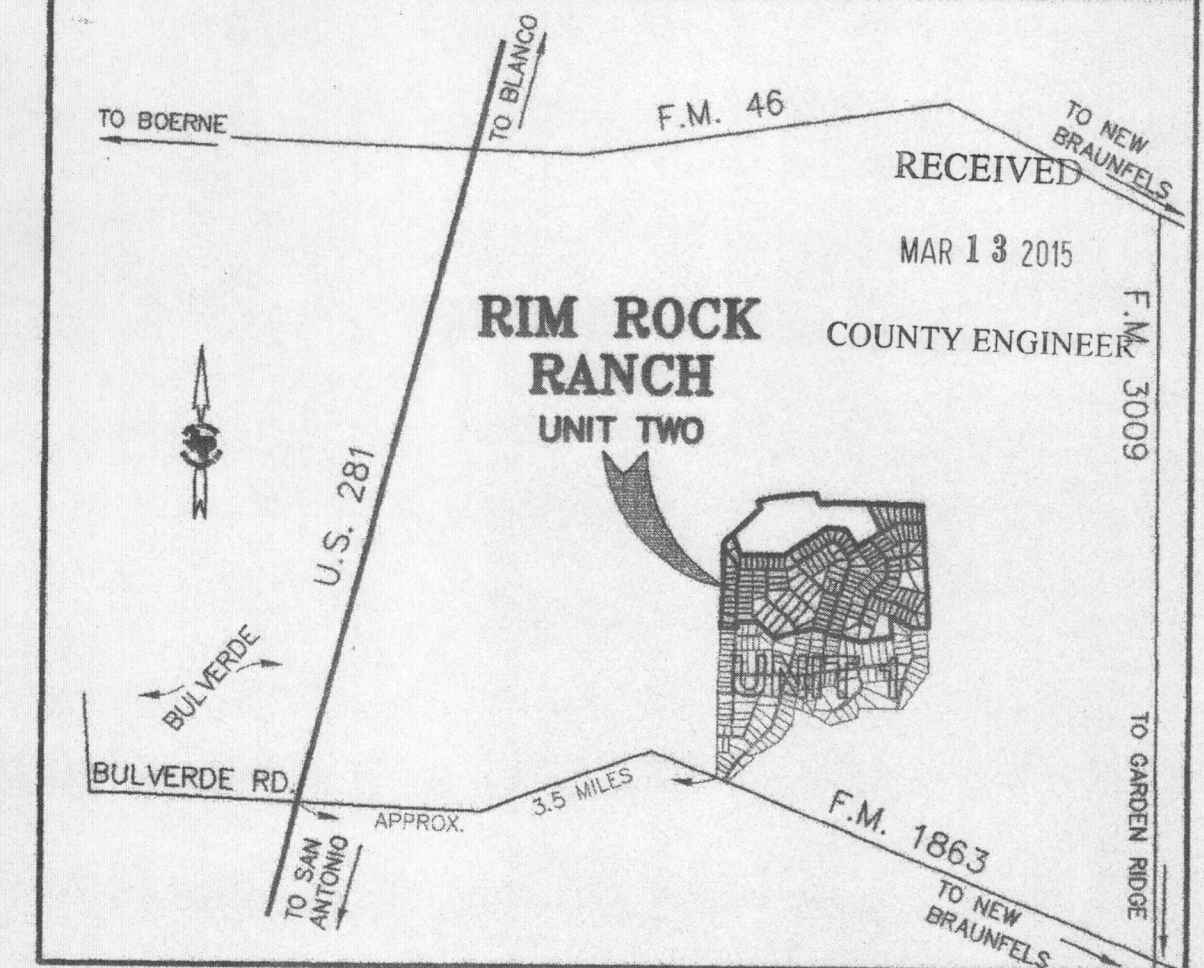
N.T.S.  
PLAT PREPARED  
JUNE 12, 1997

SURVEYOR  
PRO-TECH ENGINEERING GROUP, Inc.  
Kelly Kilber, R.P.L.S.  
100 E. San Antonio St., Suite 100  
San Marcos, Texas 78666  
(512) 353-3335

176 LOTS, BEING 485.07 ACRES

COUNTY ROADS:  
24,645 LINEAR FEET OF ROADS  
34.18 ACRES DEDICATED TO THE PUBLIC AS RIGHT-OF-WAY, BEING:  
5.00 ACRES OUT OF THE HERMAN VOGEL SUR. No. 711, A-652  
9.19 ACRES OUT OF THE M. ENGLEMAN SUR. No. 456, A-142  
1.04 ACRES OUT OF THE GUADALUPE COLLEGE SUR. No. 414, A-177  
0.94 ACRES OUT OF THE GUSTAV VOGEL SUR. No. 699, A-649  
17.44 ACRES OUT OF THE HEINRICH VOGES SUR. No. 931, A-803, AND  
0.57 ACRES OUT OF THE H. SCHERMANN SUR. No. 709, A-598

2.42 ACRES IN EQUESTRIAN & NATURE RESERVES, BEING:  
0.82 ACRES OUT OF THE HERMAN VOGEL SUR. No. 711, A-652  
0.93 ACRES OUT OF THE M. ENGLEMAN SUR. No. 456, A-142  
0.46 ACRES OUT OF THE GUADALUPE COLLEGE SUR. No. 414, A-177, AND  
0.21 ACRES OUT OF THE GUSTAV VOGEL SUR. No. 699, A-649



VICINITY MAP  
(N.T.S.)

NOTE:

- No structure in this subdivision shall be occupied until connected to a public water supply system constructed to the requirements of the Texas Natural Resources Conservation Commission.
- No structure in this subdivision shall be occupied until connected to a private sewage facility approved under the rules of the Comal County for Private Sewage Facilities.
- No portion of this subdivision has been designated as being in a Special Flood Hazard Zone, as delineated on the Flood Insurance Rate Map (FIRM) Panel Nos. 485463 0055 C and 485463 0060 C, dated Sept. 29, 1986 for unincorporated areas of Comal County, Texas.
- There is hereby dedicated a thirty (30) foot wide drainage easement centered on all natural runoff channels, creeks, or swales unless noted otherwise on this plat. Property owners are advised that they are responsible for maintenance of dedicated 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.) Grantees of said dedicated easements reserve the right of access to such easements.
- There is hereby dedicated a twenty (20) foot wide Public Utility, Drainage, and Embankment/Backslope easement adjacent to all street right-of-way lines.
- There is hereby dedicated a twelve (12) foot wide Public Utility, Drainage Easement adjacent to all non-street lot lines.
- Topographic information shown hereon was provided by GEODETIX, INC.. Contours shown at intervals of 10 feet.
- Comal County requires a minimum twenty-five (25) foot building set-back line from road frontage.
- No driveway shall be constructed between the lots and abutting right-of-way without first obtaining a Driveway Permit from the Comal County Road Department.
- Interior cross fences exist within the boundaries of this subdivision.
- Benchmark: An iron stake found under fence at the most easterly southeast corner of Rim Rock Ranch Unit 1, same being the east corner of lot 123, and from which a 4" fence post bears S20°40'55"W, 15.35 feet. ELEVATION 1170.32
- This subdivision does not lie within the Edwards Aquifer Recharge Zone.
- This subdivision does not lie within the city limits or the extra-territorial jurisdiction (ETJ) of any municipality.
- No habitable structures or on-site sewage disposal systems shall be allowed on Utility Lots or Equestrian & Nature Reserves.
- The Equestrian & Nature Reserves shown hereon are restricted solely for use by horses, pedestrians, and non-motorized bicycles. These Reserves shall not be used as roads, or for public access, or by any type of motorized vehicle. No vehicle of any kind shall be parked thereon.
- The Equestrian & Nature Reserves shown hereon shall be owned and maintained by the Rim Rock Ranch Homeowners Association.
- The Utility Lots shown hereon shall be dedicated to the servicing water company. Utility lots 6 and 7 are well sites.
- No livestock shall be allowed within fifty (50) feet of water well sites.
- The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "electric easement", "gas easement", "anchor easement", "service easement", "overhang easement", "utility easement", and "transformer easement" for the purpose of installing, construction, 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 efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.
- Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement due to 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 electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below:



ENGINEERING GROUP  
INCORPORATED  
100 E. San Antonio St., Suite 100  
San Marcos, TX 78666  
(512) 353-3335

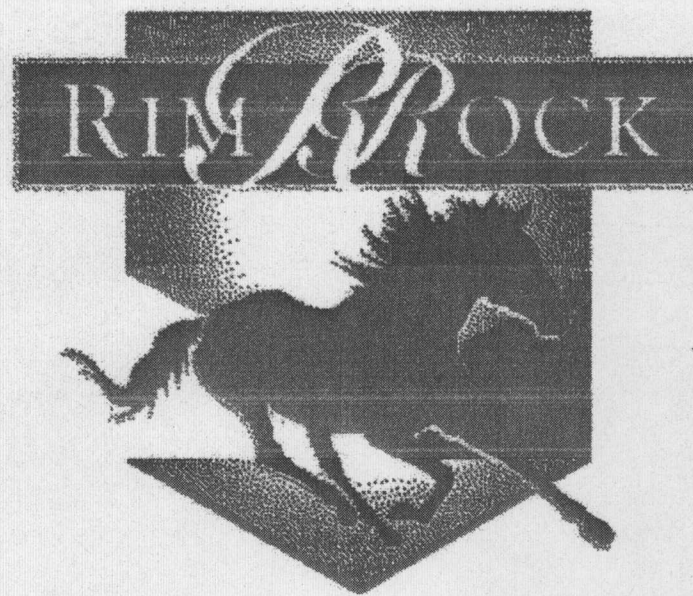
SHEET 1 of 5

PLAN 5213

EO 14582  
FB 374

\\14582\SUBMIT\SEC2\FIN\PLAT\SHEET1.DWG





**RANCH  
UNIT TWO**

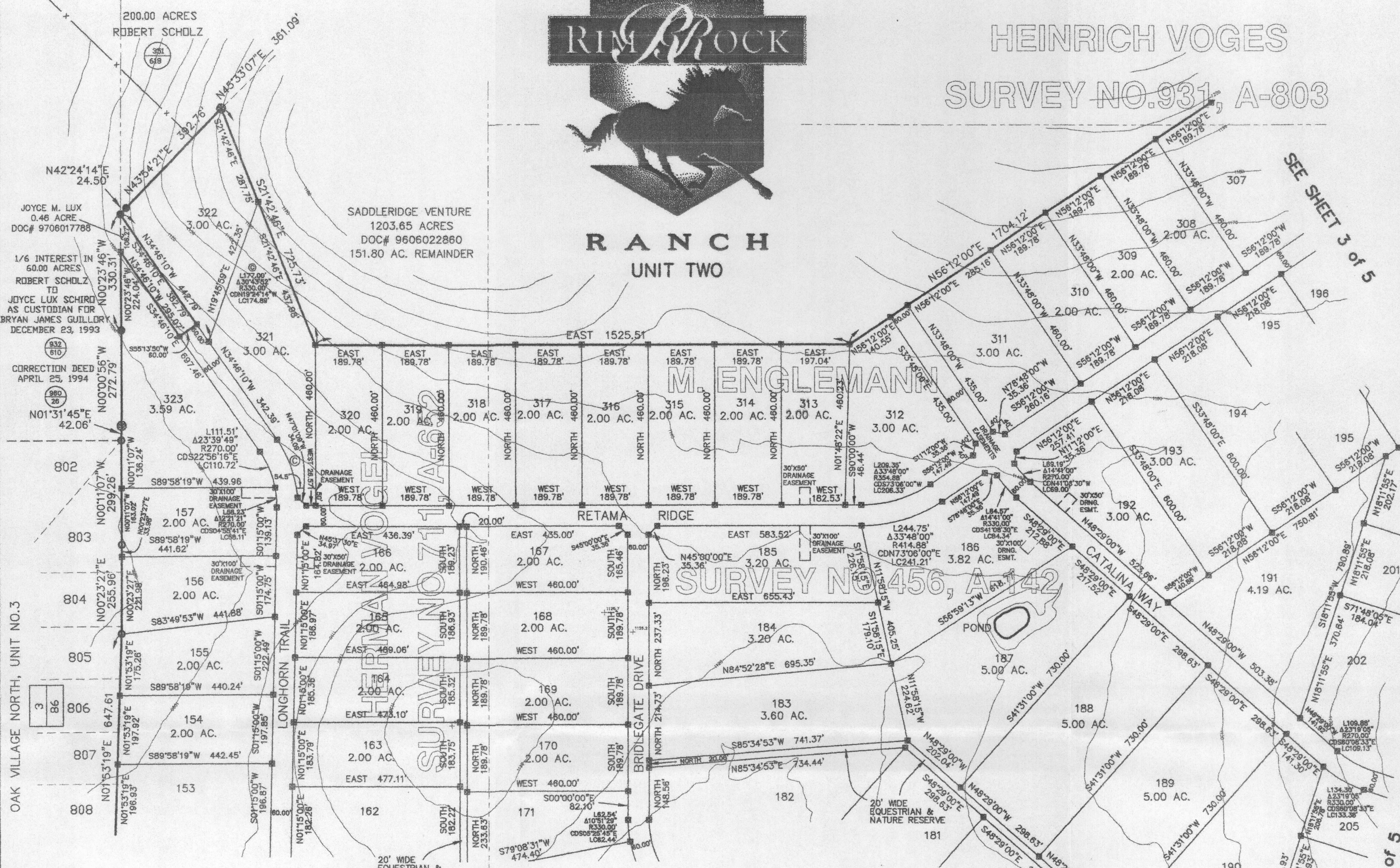
HEINRICH VOGES  
SURVEY NO.931, A-803

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MAR 13 2015  
COUNTY ENGINEER



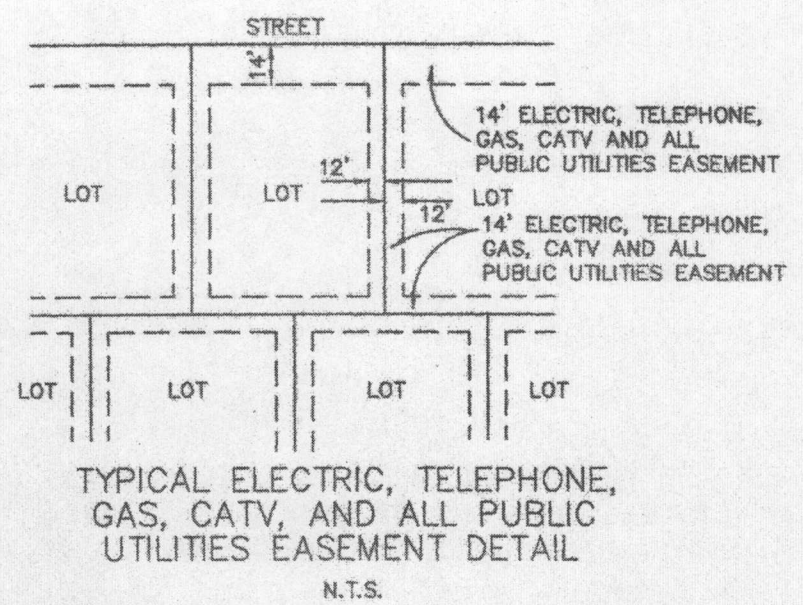
HEINRICH VOGES

SURVEY NO.931, A-803



OAK VILLAGE NORTH, UNIT NO.3

10/12 Pg 174



PLAN 5213

\\14582\SUBMIT\SEC2\FIN\PLAT\SHEET2.DWG

SEE SHEET 4 of 5

**LEGEND**

- IRON STAKE (FOUND)
- CONC. MONUMENT (FOUND)
- ⊠ IRON STAKE WITH ALUMINUM CAP (PRO-TECH ENG. 2219) SET
- TREE
- ANGLE POINT/FENCE P.I.
- PATENT SURVEY LINE (APPROXIMATE LOCATION)
- X- FENCE LINE
- P- OVERHEAD UTILITY LINE
- T- OVERHEAD UTILITY (TELEPHONE) LINE
- Ⓢ COMAL COUNTY REAL PROPERTY RECORDS
- Ⓜ COMAL COUNTY MAP AND PLAT RECORDS
- Ⓛ COMAL COUNTY REAL PROPERTY RECORDS DOCUMENT NUMBER

SCALE: 1" = 200'

SEE SHEET 5 of 5



**ENGINEERING  
GROUP  
INCORPORATED**  
100 E. San Antonio St., Suite 100  
San Marcos, TX. 78666  
(512) 353-3335

SHEET 2 of 5

GUSTAV VOGEL  
SURVEY NO.699, A-649



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MAR 13 2015

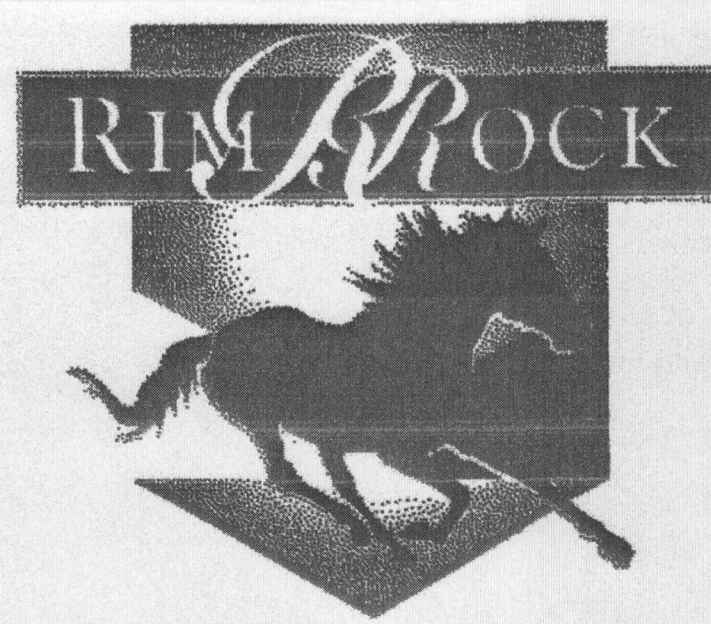
COUNTY ENGINEER

MILTON LEE KRAUS  
27.50 ACRES

H. SCHERMANN SURVEY NO. 709, A-598

UT  
JAMES C. LUDWIG, ET AL  
59.188 ACRES

79.944 ACRES & 25.00 ACRES  
UNITED STATES OF AMERICA  
DOC# 9706006194



RANCH  
UNIT TWO

HEINRICH VOGES  
SURVEY NO. 931, A-803

SADDLERIDGE VENTURE  
1203.65 ACRES  
DOC# 9606022860  
151.80 AC. REMAINDER

CHEYENNE PASS  
227  
2.00 AC.

TRES LONAS  
228  
2.00 AC.

WESTERN WAY

275  
3.40 AC.

276  
3.45 AC.

273  
9.22 AC.

LEGEND

- IRON STAKE (FOUND)
- CONC. MONUMENT (FOUND)
- IRON STAKE WITH ALUMINUM CAP (PRO-TECH ENG. 2219) SET
- TREE
- ANGLE POINT/FENCE P.I.
- PATENT SURVEY LINE (APPROXIMATE LOCATION)
- FENCE LINE
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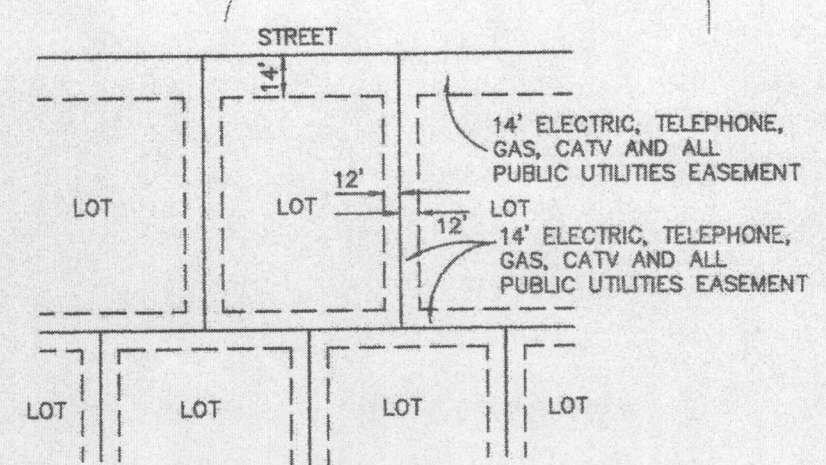
ENGINEERING  
GROUP  
INCORPORATED  
100 E. San Antonio St., Suite 100  
San Marcos, TX. 78666  
(512) 353-3335

SHEET 3 of 5

SCALE: 1" = 200'

SEE SHEET 2 of 5

SEE SHEET 5 of 5



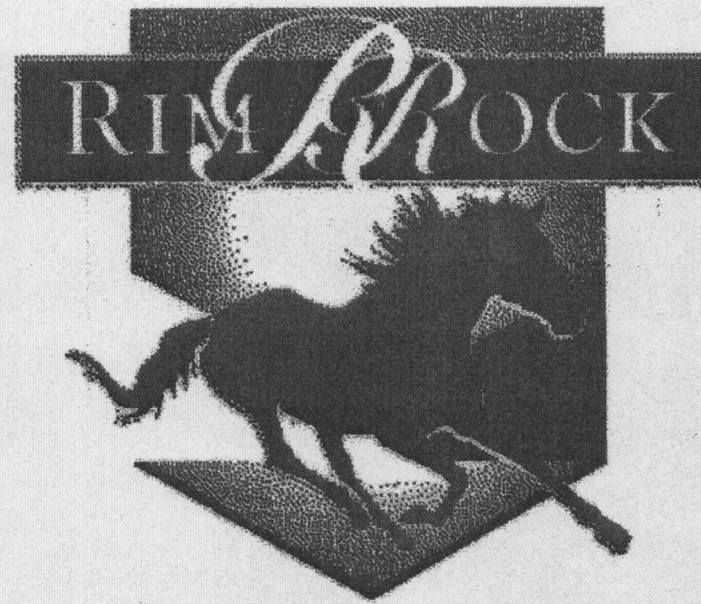
TYPICAL ELECTRIC, TELEPHONE,  
GAS, CATV, AND ALL PUBLIC  
UTILITIES EASEMENT DETAIL  
N.T.S.

PLAN 5213

\\14582\SUBMIT\SEC2\FINAL\PLAT\SHEETS.DWG

106.12 Pg 175





RANCH  
UNIT TWO

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MAR 13 2015  
COUNTY ENGINEER

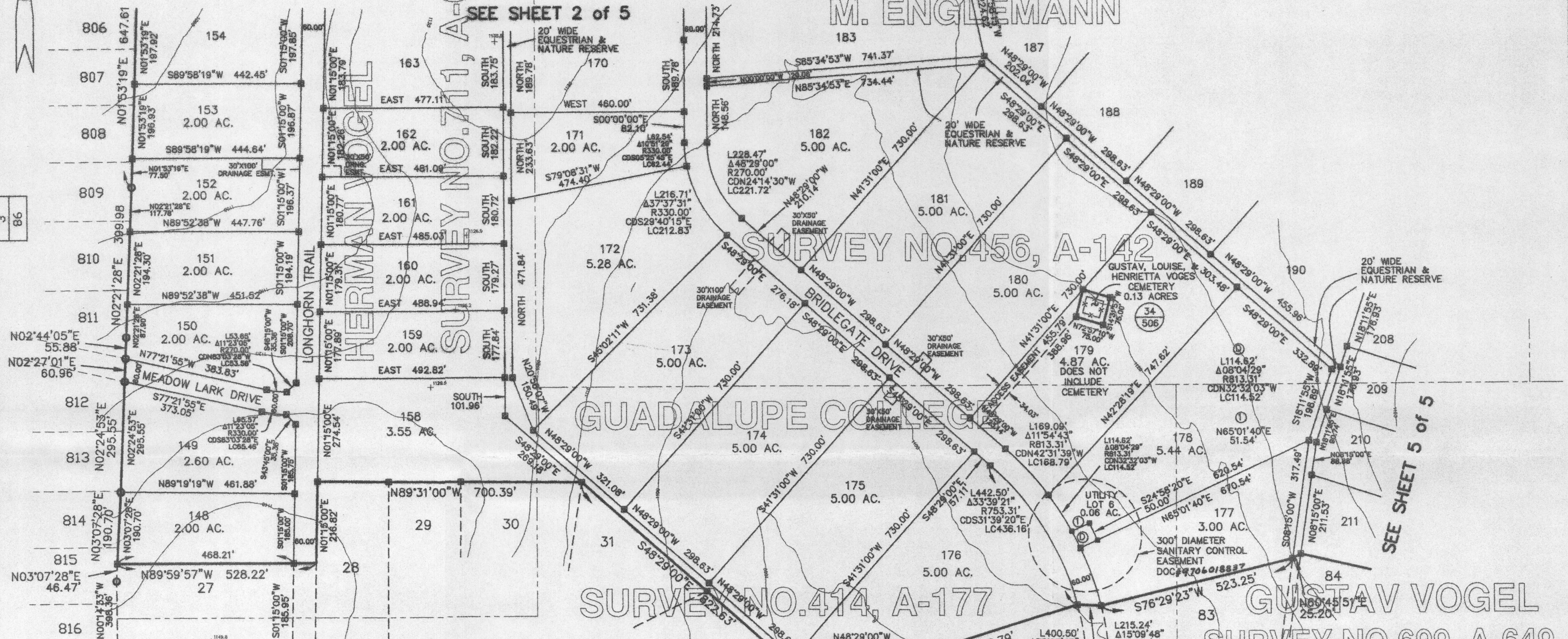


OAK VILLAGE NORTH, UNIT NO.3

3  
86

SEE SHEET 2 of 5

M. ENGLEMAN



SEE SHEET 5 of 5

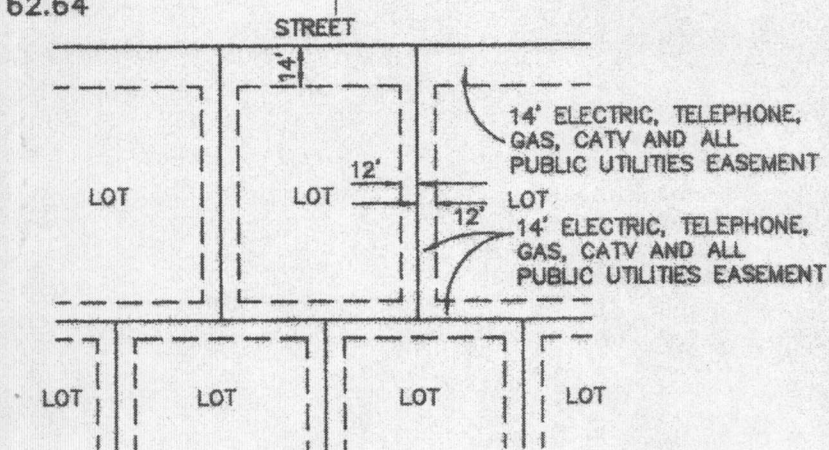
LEGEND

- IRON STAKE (FOUND)
- CONC. MONUMENT (FOUND)
- IRON STAKE WITH ALUMINUM CAP (PRO-TECH ENG. 2219) SET
- TREE
- ANGLE POINT/FENCE P.I.
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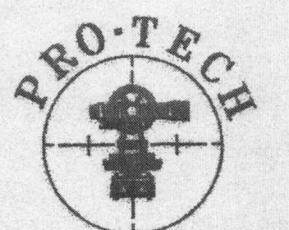
RIM ROCK RANCH UNIT ONE

12  
116

SCALE: 1" = 200'



TYPICAL ELECTRIC, TELEPHONE,  
GAS, CATV, AND ALL PUBLIC  
UTILITIES EASEMENT DETAIL  
N.T.S.



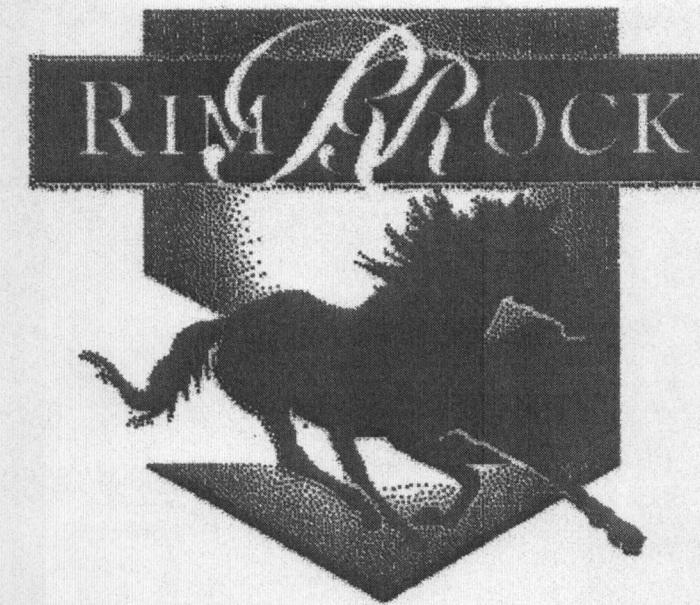
ENGINEERING  
GROUP  
INCORPORATED  
100 E. San Antonio St., Suite 100  
San Marcos, TX. 78666  
(512) 353-3335

SHEET 4 of 5

PLAN 5213

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RECEIVED  
MAR 13 2015  
COUNTY ENGINEER

# HEINRICH VOGES SURVEY NO. 931, A-803

## RANCH UNIT TWO

UNITED STATES OF AMERICA  
79.94 ACRES & 25.00 ACRES  
DOC# 9706006194

DAVID W. DOUGHERTY & WIFE, SALLY J.  
RECORDED IN DOC 459349  
154.860 ACRES  
S00°25'41"E  
101.42'  
S00°30'27"W  
70.75'

M. ENGLEMANN

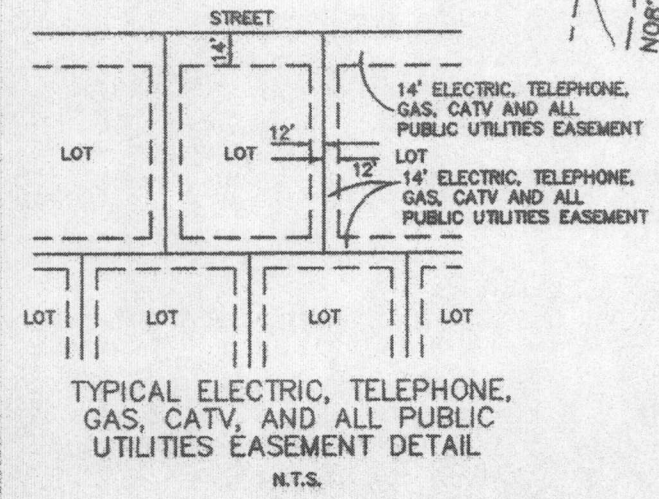
CURVE NO. 456, A-142

SEE SHEET 3 of 5

SEE SHEET 3 of 5

SEE SHEET 2 of 5

SEE SHEET 4 of 5



PLAN 5213

SCALE: 1" = 200'

12  
116

### LEGEND

- IRON STAKE (FOUND)
- CONC. MONUMENT (FOUND)
- IRON STAKE WITH ALUMINUM CAP (PRO-TECH ENG. 2219) SET
- TREE
- ANGLE POINT/FENCE P.I.
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**PRO-TECH**  
**ENGINEERING GROUP**  
INCORPORATED  
100 E. San Antonio St., Suite 100  
San Marcos, TX 78666  
(512) 353-3335  
**SHEET 5 of 5**