

## Comal County

OFFICE OF COMAL COUNTY ENGINEER

May 18, 2016

**TO:** Commissioner Jen Crossover, Precinct 4  
**FROM:** Betty Lien, Subdivision Coordinator  
**RE:** Final approval of the Vacate and Replat of Reserve "A", *Rayner Ranch, Unit One*, establishing Reserve "AR", within Comal County, Texas  
**OWNER(S):** Gale Estates, LLC  
**PREPARER:** ACS, Inc.

We request placement of this subdivision on the May 26, 2016 Commissioners Court agenda for final approval.

**REMARKS:**

The property owner has applied to vacate Reserve "A", *Rayner Ranch, Unit One*, and replat, establishing Reserve "AR", to revise the location of the drainage easement on the lot.

The reserve lot will be served by a State-certified public water supply system and individual on-site sewage facilities. Comment letters from the utilities have been received.

A legal notice for the public hearing has been issued. Other pertinent information is on file in our office.

This plat meets the requirements for final approval.

APPLICATION FORM

CANCELLATION OR REVISION OF ALL OR PART OF A RECORDED SUBDIVISION

I/WE THE UNDERSIGNED, GALE ESTATES LLC  
(print name and address)

BEING OWNER(S) of RESERVE "A" RAYNEE RANCH UNIT ONE  
(lot(s) and subdivision name, including unit number)

SUBDIVISION DO OFFICIALLY REQUEST THAT THE FOLLOWING ACTION BE PERMITTED:

(DESCRIBE) VACATE RAYNEE RANCH UNIT ONE, RESERVE "A"  
AND REPLAT ESTABLISHING RAYNEE RANCH UNIT ONE,  
RESERVE "AR"

FURTHER I/WE STATE THAT:

- I/WE the above mentioned owners of said tract(s) have clear title to same; or,
- ( ) The following persons/institutions hold mortgages on said tracts. All will submit statement of non-objection to proposed resubdivision before application will be processed.

RECEIVED  
SEP 10 2015  
COUNTY ENGINEER

SIGNED: \_\_\_\_\_  
(owner)

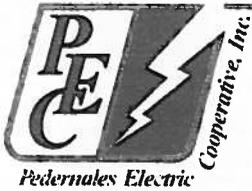
[Signature]  
(owner)

DATE: \_\_\_\_\_

SEP 10, 2015

On this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_, in a duly convened meeting of Commissioners' Court of Comal County, the request to cancel or revise the above mentioned Subdivision was officially granted/denied because of the following reasons:

\_\_\_\_\_  
County Judge



P.O. Box 2226 Canyon Lake, Texas 78133-0009  
(830) 964-3346 • 1-888-554-4732  
[www.pec.coop](http://www.pec.coop)  
Se habla español.

June 2, 2015

Mr. G. G. Gale, Jr.  
Gale Estates, L.L.C.  
15315 San Pedro Road  
San Antonio, Texas 78232

Re: Electric Service Availability and/or Plat Approval Letter

Dear Mr. Gale:

Pedernales Electric Cooperative has reviewed your proposed vacate of Reserve "A" and replat for establishing Reserve "AR" of Rayner Ranch Unit One (1) Subdivision in Comal County and finds it acceptable. We foresee no conflicts with serving your property that is within PEC's (CCN) service area as established by the Public Utility Commission (PUC) of Texas. Pedernales Electric Cooperative (PEC) currently serves this sole-certified service area and will continue to do so.

The Cooperative requires its utility infrastructures to be placed within dedicated utility easements and the member requesting new service is responsible for securing such easements, along with any applicable plats, permits, licenses, variances, or amendments. The installation of any electric facilities will be subject to the provisions of the Cooperative's current Line Extension Policy as outlined at [www.pec.coop](http://www.pec.coop).

If you have any questions regarding this review, please contact our District Engineering Department in Canyon Lake at 1-800-868-4791, Extension 7625.

Respectfully,

  
David S. Nelson, SRWA  
District Planning Supervisor  
Pedernales Electric Cooperative, Inc.

DSN:MW:eh  
210000695457  
Y99

cc: Comal County  
Mr. Michael J. Harris, R.P.L.S.

RECEIVED  
SEP 10 2015  
COUNTY ENGINEER



RECEIVED  
SEP 10 2015  
COUNTY ENGINEER

May 15, 20015

Michael Harris  
ACS, Inc.  
P.O. Box 160609  
San Antonio, Texas 78280-2809

Re: Required Utility Easements – Vacate and Replat of Raynor Ranch Subdivision, Unit 1-  
Reserve “AR” Comal County, Texas

Mr. Harris:

Upon review of the preliminary vacate and replat of Raynor Ranch Subdivision, Unit 1, Guadalupe Valley Telephone Cooperative, Inc. has no objections or revisions to the proposed typical utility easements as detailed on the plat. Proposed easements, as shown, will allow for proper placement of our facilities.

This letter may serve as approval for our easement requirements concerning this development, if finalized as shown on the final plat.

If I can be of any further assistance, please do not hesitate to call.

Respectfully,

A blue ink handwritten signature, appearing to read 'D. Cook', is written over the word 'Respectfully,'.

David K. Cook, RWA  
Right-of-Way Agent  
Guadalupe Valley Telephone Cooperative, Inc.



June 9, 2015

RECEIVED  
SEP 10 2015  
COUNTY ENGINEER

Comal County  
Commissioners Court  
150 N. Seguin, Ste. 301  
New Braunfels, TX 78130

RE: Vacate and Replat of Reserve "A", Rayner Ranch Subdivision, Unit One, Establishing Reserve "AR."

Dear Commissioners:

Canyon Lake Water Service Company has reviewed and approves the proposed plat for the above referenced subdivision. All CLWSC requirements for platting have been met by the Developer.

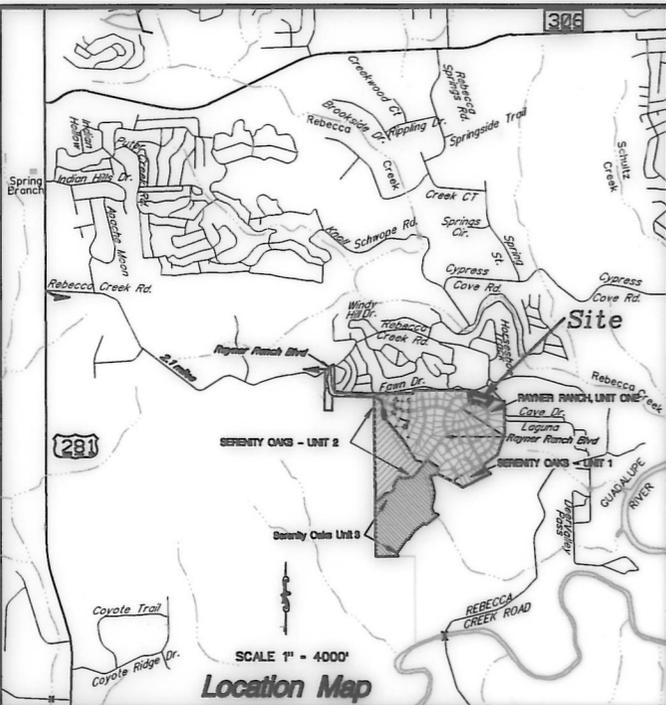
Comal County Commissioner's Court approved the CLWSC Water Availability Report June 20, 2013.

Should questions arise, please contact me at (830) 964-2166.

Sincerely,

  
Brian F. Waltman, P.E.  
Engineering Supervisor  
Canyon Lake Water Service Company

VACATE AND REPLAT OF  
RESERVE "A", RAYNER RANCH, UNIT ONE,  
ESTABLISHING RESERVE "AR".

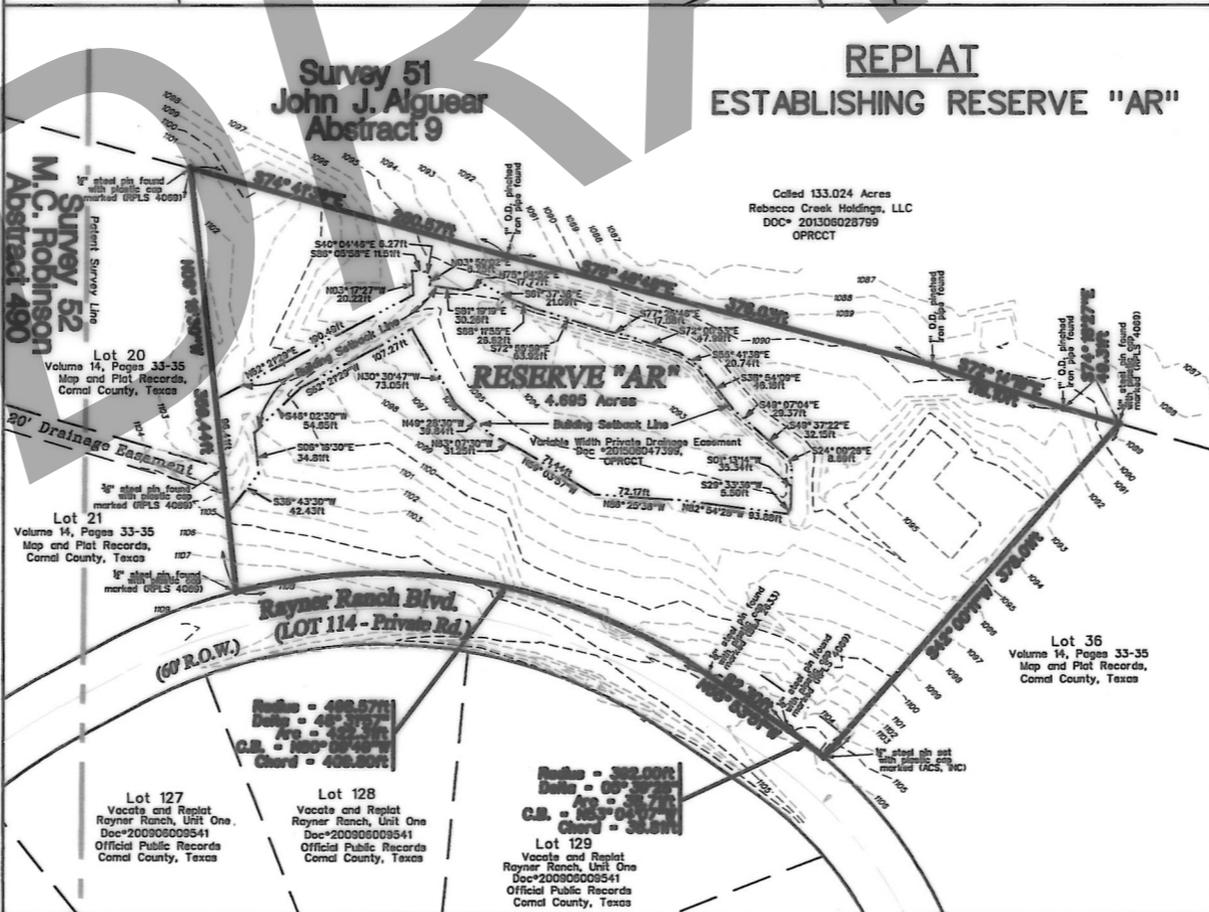
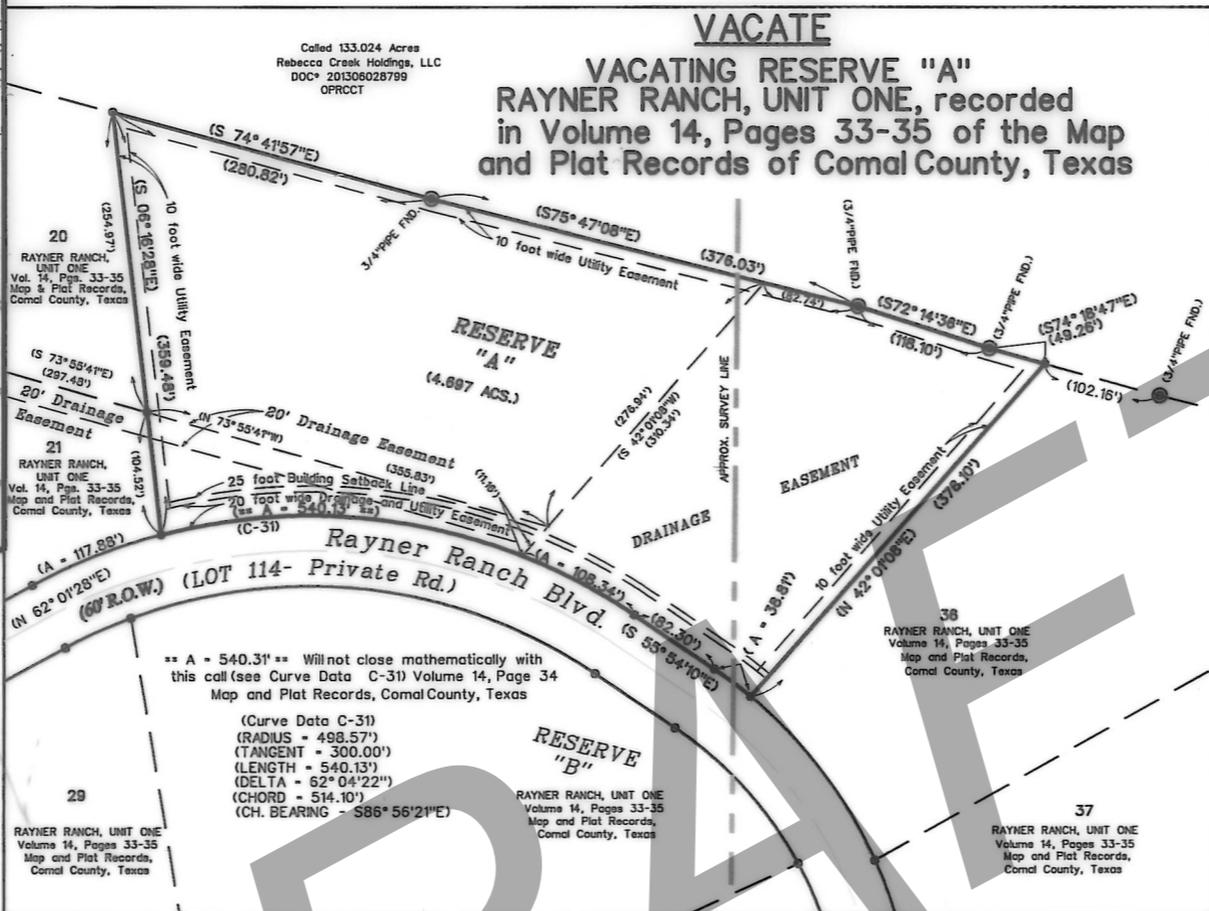
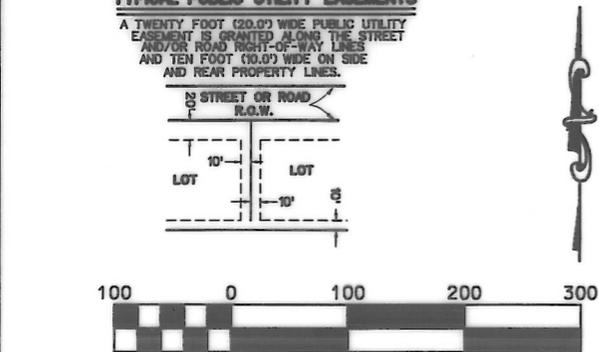


**Legend:**  
OPRCT - Official Public Records, Comal County, Texas

- General Notes:**
- PLAT PREPARED FEBRUARY 27, 2015
  - THIS SUBDIVISION DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
  - THIS SUBDIVISION IS TO BE SERVED BY A STATE CERTIFIED PUBLIC WATER SUPPLY SYSTEM.
  - THIS SUBDIVISION IS TO BE SERVICED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
  - THIS SUBDIVISION DOES NOT LIE WITHIN THE EXTRAJURISDICTIONAL JURISDICTION OF ANY CITY.
  - TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY GEODETICS, INC. DATED JANUARY 19, 2000 AND SUPPLEMENTED BY GROUND DATA CONTOURS SHOWN AT 2 FOOT INTERVAL.
  - Bearing Basis: geodetic north derived from G.P.S. observations taken at (NAD83 CORRS93) (EPOCH=2002.0000) - Latitude 29°54'03.04478" North - Longitude 98°21'55.38738" West, distances and areas shown hereon are surface.
  - 1/2" STEEL PINS WITH PLASTIC CAPS (MARKED ACS, INC) SET AT ALL CORNERS, ANGLE POINTS AND POINT OF CURVES UNLESS OTHERWISE SHOWN HEREON.
  - THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE "A", THE 100-YEAR FLOOD ZONE, ACCORDING TO THE MAP, AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR COMAL COUNTY, TEXAS ON COMMUNITY PANEL NUMBER 4800100200F, EFFECTIVE DATE SEPTEMBER 2, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
  - COMAL COUNTY REQUIRES A MINIMUM TWENTY-FIVE (25) FOOT BUILDING SET-BACK LINE FROM ROAD FRONTAGE.
  - THERE IS HEREBY DEDICATED A TWENTY (20) FOOT WIDE DRAINAGE AND EMBANKMENT/BACK SLOPE EASEMENT ADJACENT TO ALL STREET LOT LINES.
  - PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND THAT THEY MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (e.g. NO STRUCTURES, SEPTIC TANK FIELDS etc.) GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
  - A DRAINAGE ANALYSIS HAS BEEN COMPLETED FOR THIS PLAT AND IS AVAILABLE FOR REVIEW AT THE COMAL COUNTY ENGINEERS OFFICE. AREAS IDENTIFIED BY THE STUDY AS BEING INUNDATED DURING CERTAIN STORM EVENTS HAVE BEEN PLACED WITHIN BUILDING SET-BACKS. THE CONSTRUCTION OF BUILDINGS WITHIN BUILDING SET-BACKS REQUIRES COMMISSIONERS COURT APPROVAL.
  - REFERENCE: PRIVATE DRAINAGE EASEMENT FROM GALE ESTATES, L.L.C. TO RAYNER RANCH PROPERTY OWNERS ASSOCIATION, INC. RECORDED IN DOC #201506047399 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
  - THERE IS HEREBY DEDICATED A 20' WIDE PUBLIC UTILITY EASEMENT GRANTED ALONG ALL STREET RIGHT-OF-WAYS AND A 10' WIDE PUBLIC UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.
  - Lot 114, being 4.695 acres.
  - Lot 114 will serve as ingress and egress for the property owners within this subdivision.
  - Lot 114 shall be maintained by the Rayner Ranch Property Owners Association or its Master Association.

**TYPICAL PUBLIC UTILITY EASEMENTS**

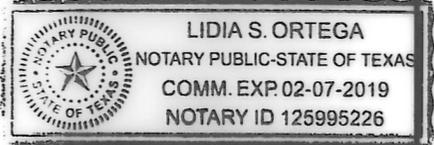
A TWENTY FOOT (20.00) WIDE PUBLIC UTILITY EASEMENT IS GRANTED ALONG THE STREET AND/OR REAR RIGHT-OF-WAY LINES AND TEN FOOT (10.00) WIDE ON SIDE AND REAR PROPERTY LINES.



**VACATE**  
VACATING RESERVE "A"  
RAYNER RANCH, UNIT ONE, recorded  
in Volume 14, Pages 33-35 of the Map  
and Plat Records of Comal County, Texas

STATE OF TEXAS  
COUNTY OF BEXAR  
KNOW ALL MEN BY THESE PRESENTS: 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 subdivides this land according to the dimensions as shown. All roads to be constructed by this plat shall not be dedicated to any State, Municipality or other Government Entity, they shall remain private roads.

By:  
Gale Estates, L.L.C.  
G.G. Gale Jr., Manager  
15315 San Pedro  
San Antonio, Texas 78232 (210) 494-5237



STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, the undersigned authority, on this day personally appeared G.G. Gale, Jr. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 9<sup>th</sup> day of May, 2016, A.D.  
*Lidia S. Ortega*  
Notary Public in and for the State of Texas  
Printed Name Notary Public

My Commission Expires: 2-7-2019

This Vacate and Replat of RESERVE "A", Rayner Ranch, Unit One, ESTABLISHING RESERVE "AR", has been submitted to and considered by the Commissioners Court of Comal County, Texas and is hereby approved for filing by said Court on the \_\_\_ day of \_\_\_ 2016 A.D.

Dated this \_\_\_ day of \_\_\_, 2016 A.D.

By: \_\_\_\_\_  
Comal County Judge

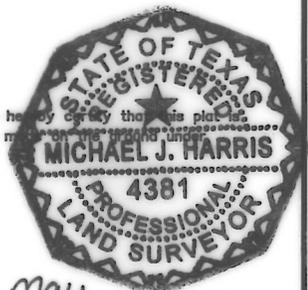
Attest:  
Comal County Clerk - Deputy

STATE OF TEXAS  
COUNTY OF COMAL  
I, Bobbie Koepp, County Clerk of Comal County do hereby certify that this plat was filed for record in my office on the \_\_\_ day of \_\_\_, 2016 A.D. at \_\_\_ M. and duly recorded the \_\_\_ day of \_\_\_, 2016 A.D. at \_\_\_ M. in the Records of Maps and Plats in said office, of said County, in Document No. \_\_\_ in testimony whereof witness my hand and official seal of office this \_\_\_ day of \_\_\_, 2016 A.D.

COUNTY CLERK  
COMAL COUNTY, TEXAS

By: \_\_\_\_\_  
Deputy

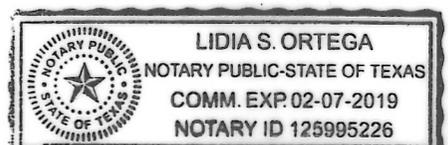
STATE OF TEXAS  
COUNTY OF BEXAR  
I, Michael J. Harris, Registered Professional Land Surveyor, do hereby certify that this plat is a correct representation of an actual survey of the property in my direction.



Registered Professional Land Surveyor  
Registration Number 4381, Firm Number 10169100  
15315 San Pedro, San Antonio, Texas 78232  
(210) 494-6405

Sworn to and subscribed before me this the 11<sup>th</sup> day of May, 2016, A.D.

*Lidia S. Ortega*  
Notary Public in and for the State of Texas  
Printed Name Notary Public  
My Commission Expires: 2-7-19



**ACS**  
INCORPORATED  
Land Surveying  
Land Planning  
15315 San Pedro, San Antonio, Texas (210) 494 - 6405  
P.O. Box 160609, San Antonio, Texas 78280 - 2809 fax(210) 494 - 9840  
Firm Number 10169100