

COMAL CO

281

311

**LWV** LEAGUE OF WOMEN VOTERS®  
OF THE COMAL AREA

SMITHSON VALLEY

3159

MOJADO PASS

ANHALT

BU

46

46

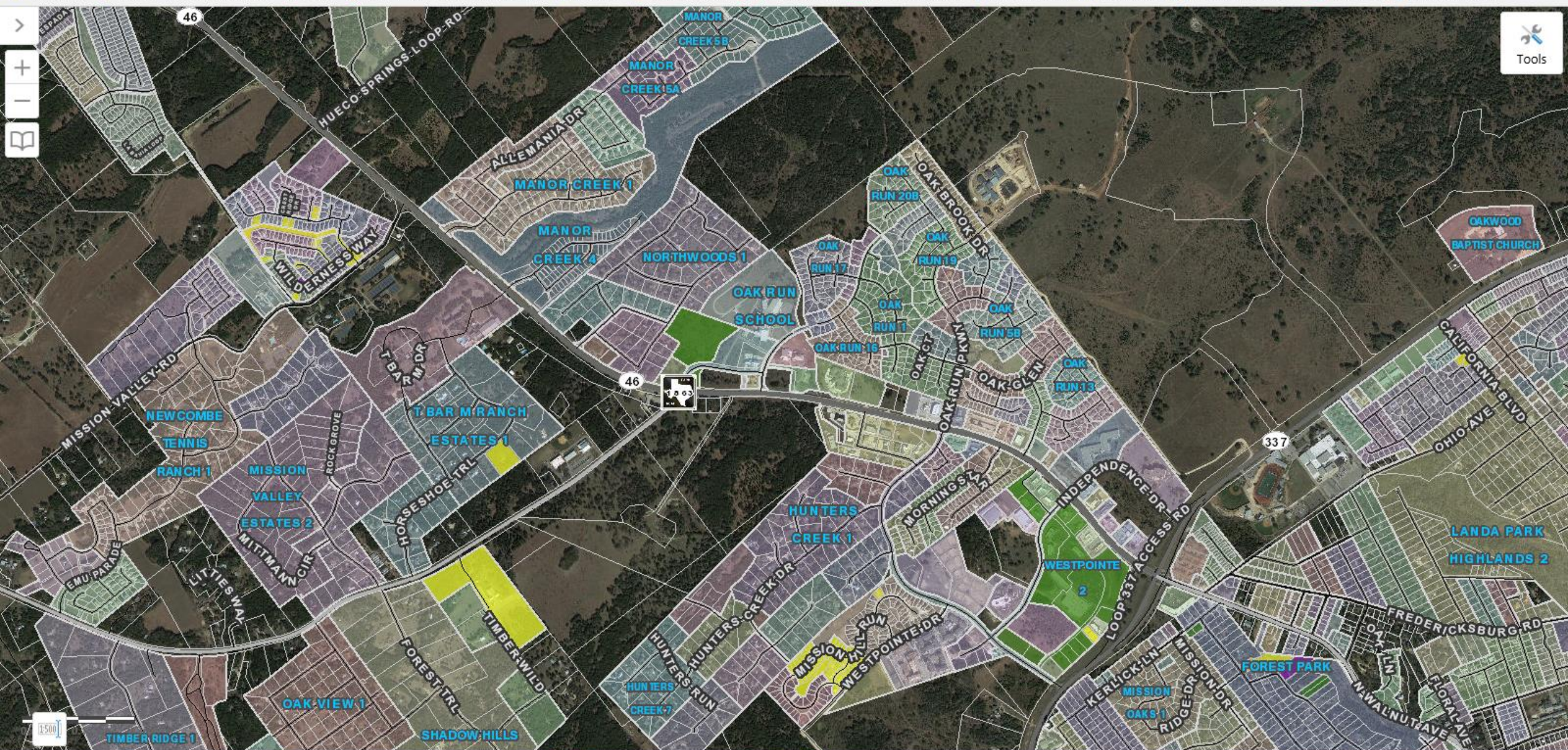
Development along State Highway 46

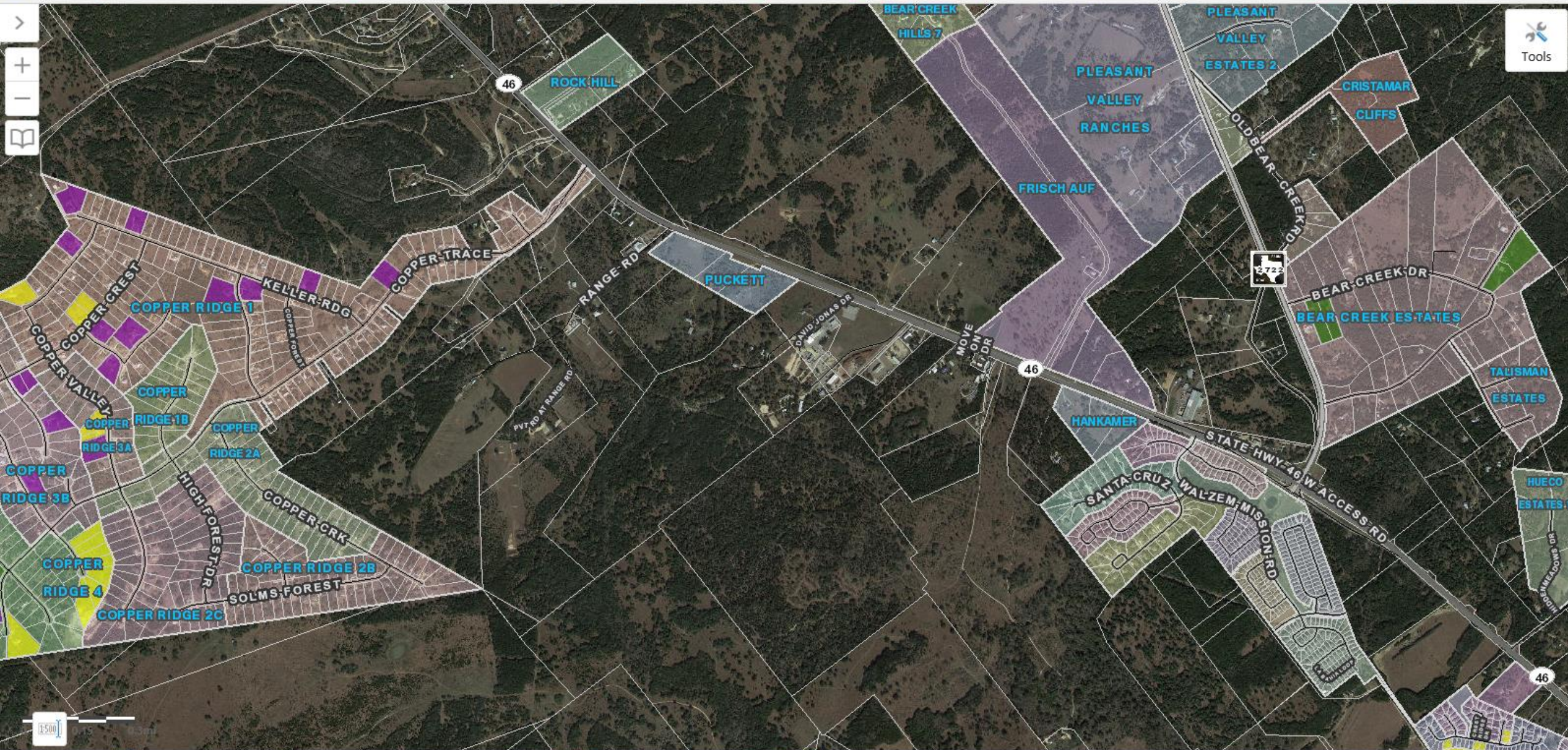
Tom Hornseth, Comal County Engineer  
November 14, 2017

BEGIN PROJECT  
BEGIN CSJ: 0215-07-02

PR  
CS

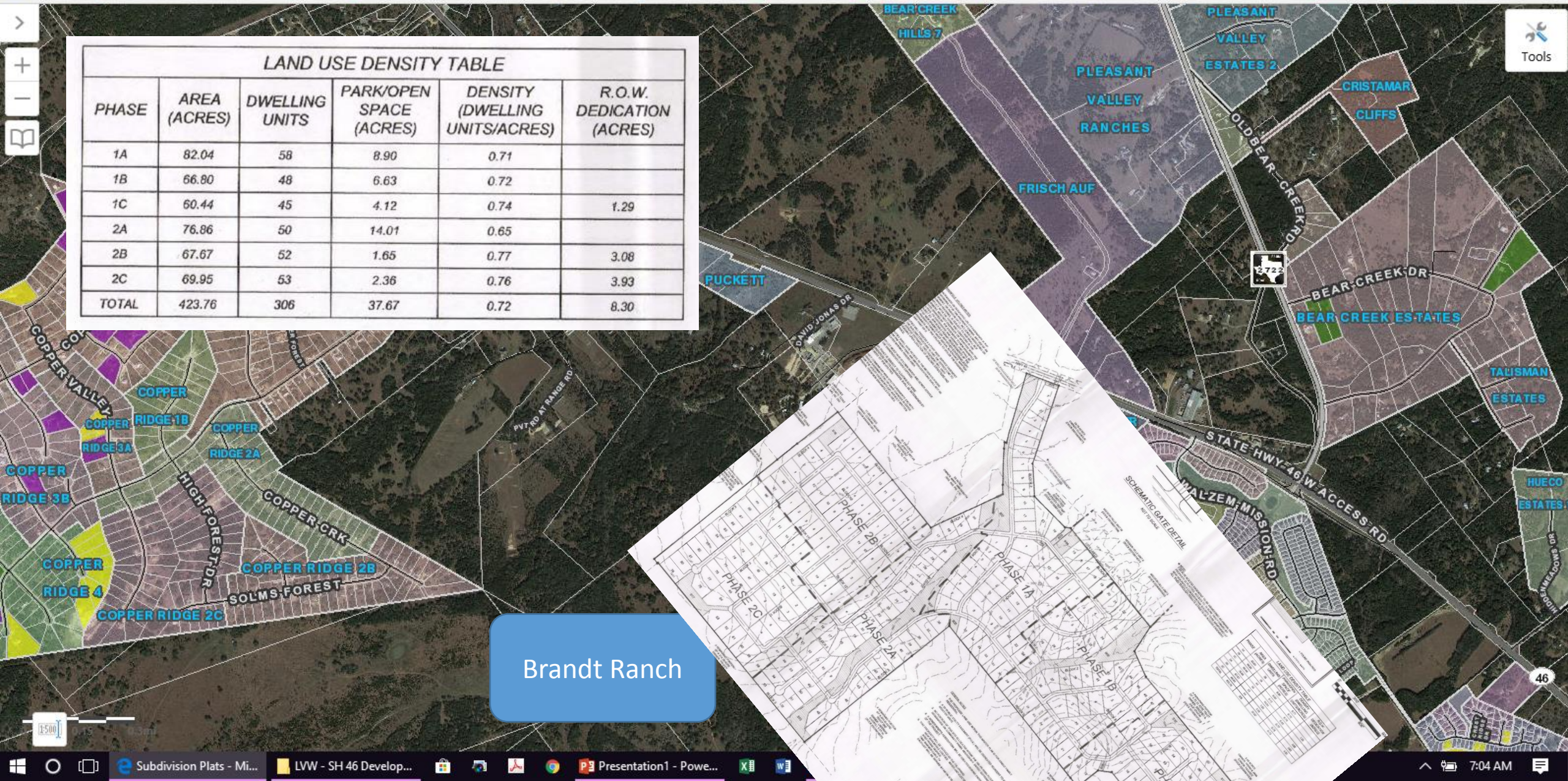
1863



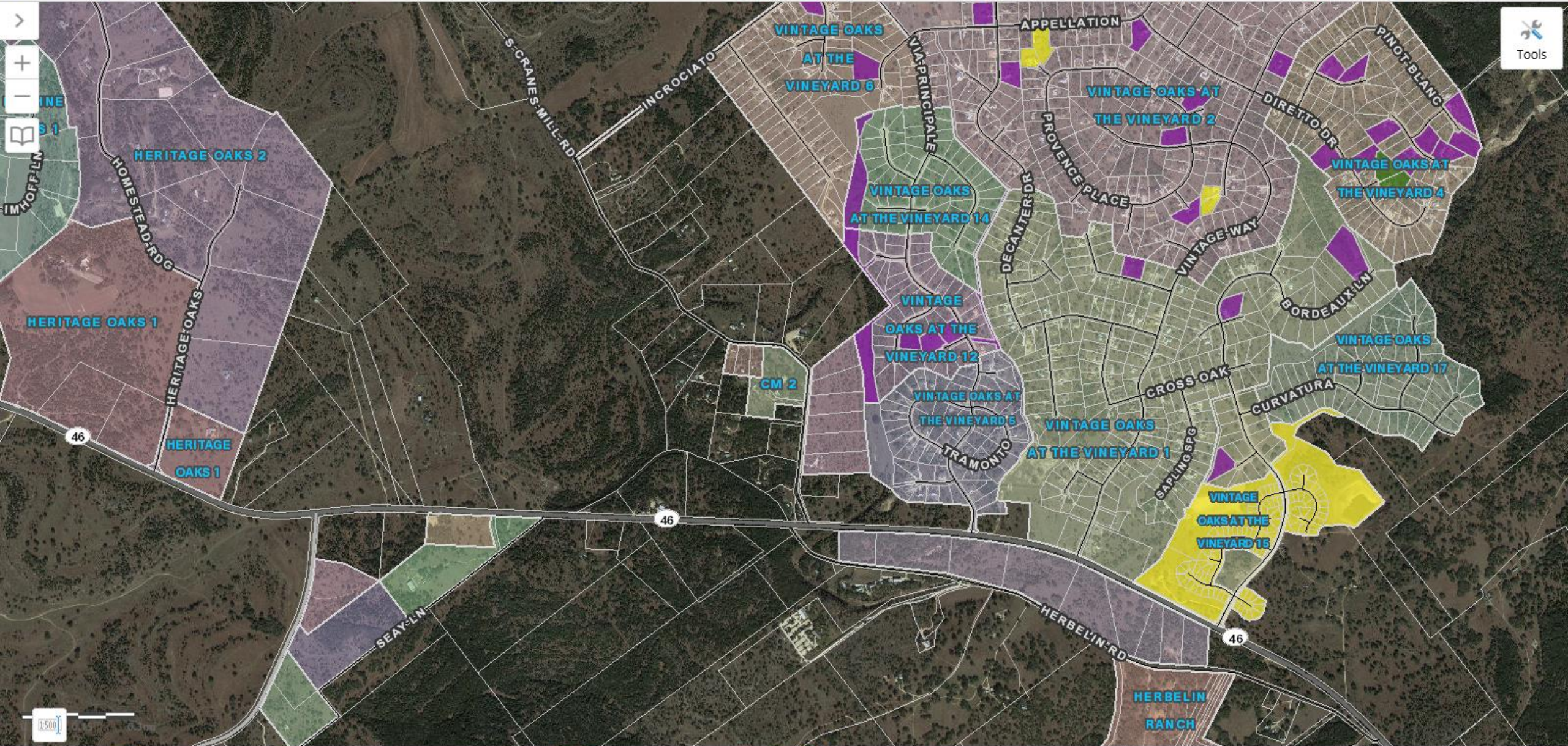


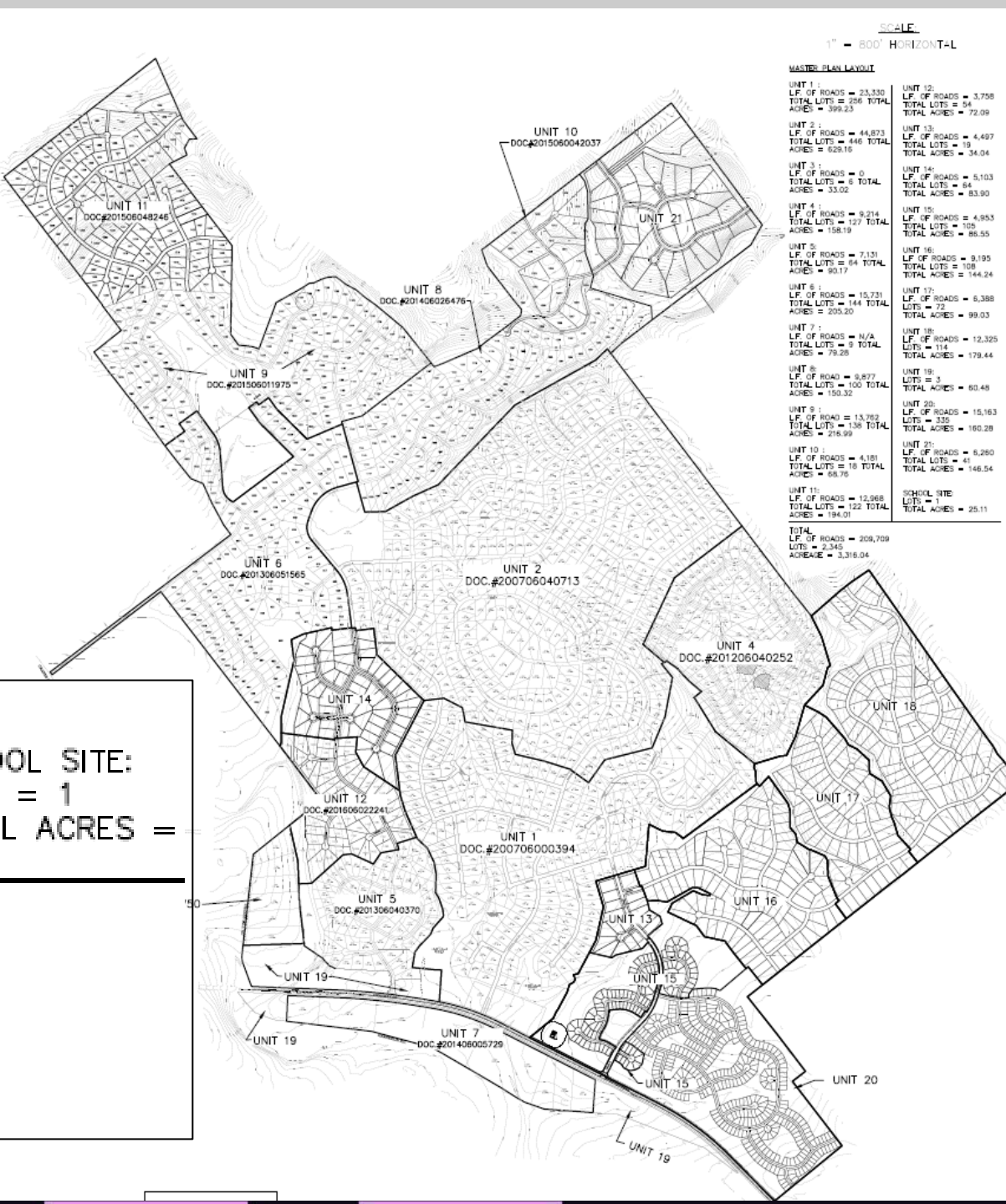
**LAND USE DENSITY TABLE**

PHASE	AREA (ACRES)	DWELLING UNITS	PARK/OPEN SPACE (ACRES)	DENSITY (DWELLING UNITS/ACRES)	R.O.W. DEDICATION (ACRES)
1A	82.04	58	8.90	0.71	
1B	66.80	48	6.63	0.72	
1C	60.44	45	4.12	0.74	1.29
2A	76.86	50	14.01	0.65	
2B	67.67	52	1.65	0.77	3.08
2C	69.95	53	2.36	0.76	3.93
<b>TOTAL</b>	<b>423.76</b>	<b>306</b>	<b>37.67</b>	<b>0.72</b>	<b>8.30</b>

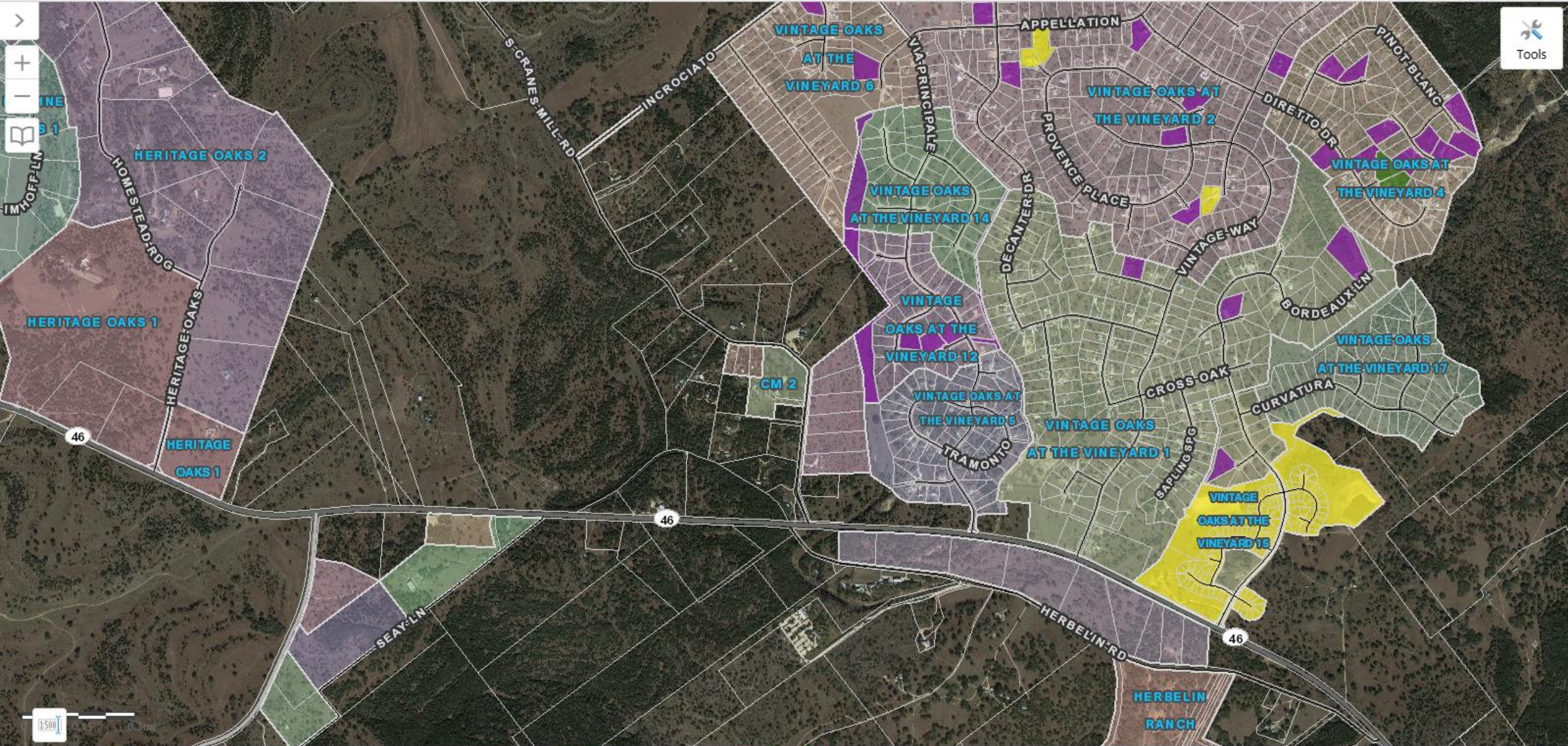


Brandt Ranch





Vintage Oaks



Navigation icons: Home, Back, Forward, My Y, Zoom (+, -), Search, Tools.

TOTAL		
CONDO	113	
45'x130'	290	
50'x130'	321	
55'x130'	140	
60'x130'	253	
65'x130'	84	
70'x130'	192	
80'x130'	110	
100'x130'	95	
<b>TOTAL</b>	<b>1598</b>	

SECTION 4		
60'x130'	39	
70'x130'	70	
80'x130'	60	
100'x130'	95	
<b>TOTAL</b>	<b>264</b>	

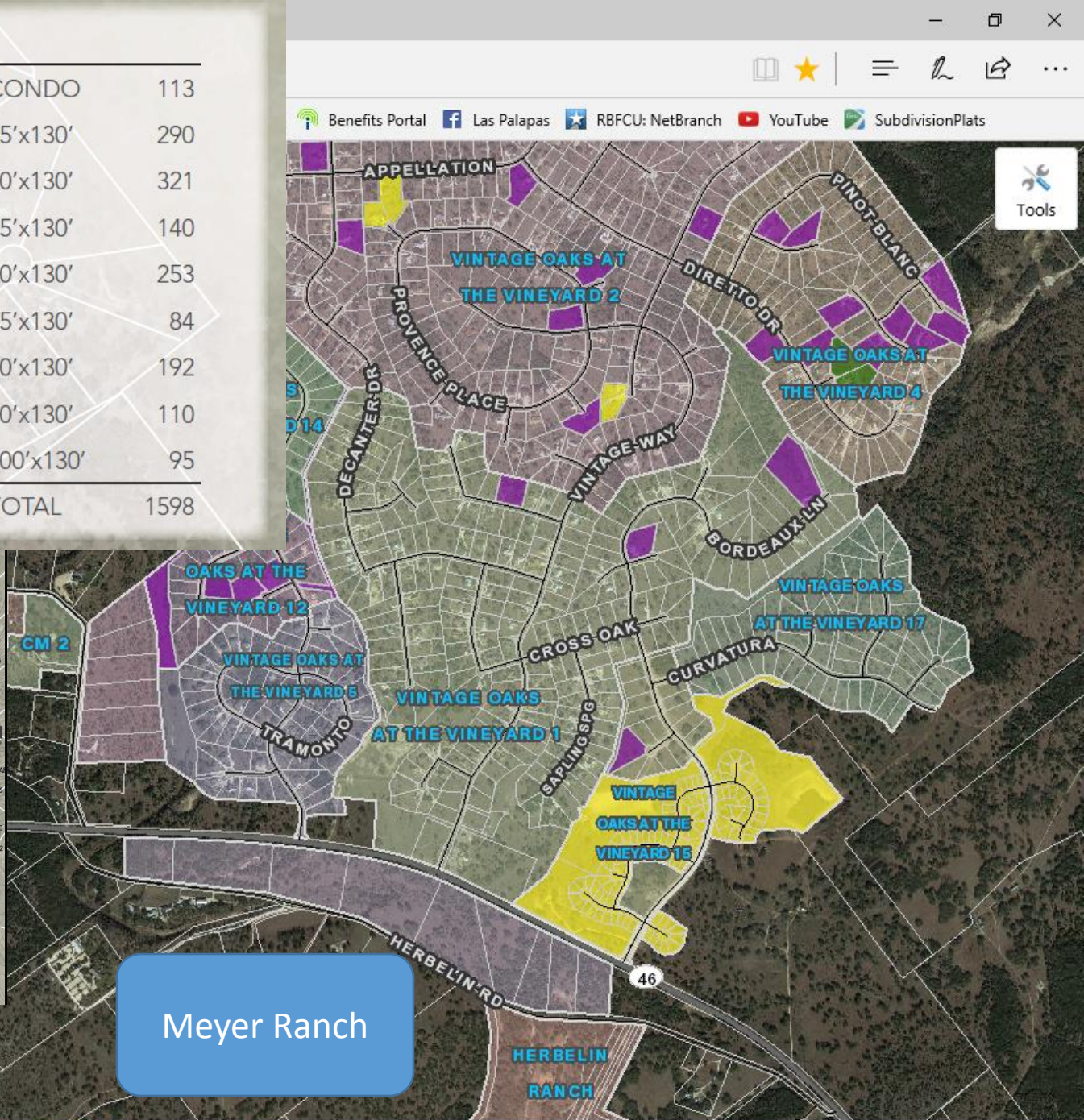
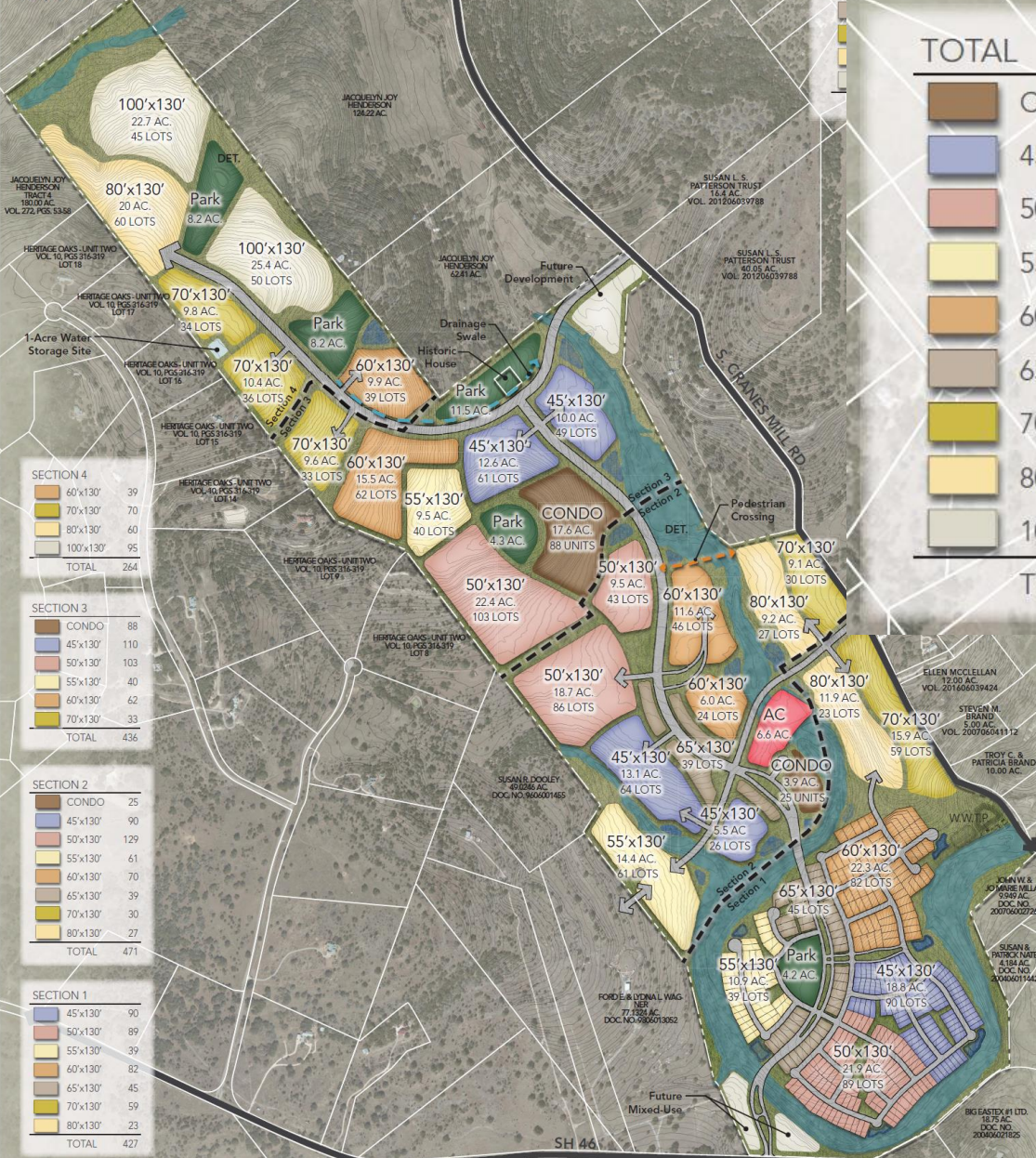
SECTION 3		
CONDO	88	
45'x130'	110	
50'x130'	103	
55'x130'	40	
60'x130'	62	
70'x130'	33	
<b>TOTAL</b>	<b>436</b>	

SECTION 2		
CONDO	25	
45'x130'	90	
50'x130'	129	
55'x130'	61	
60'x130'	70	
65'x130'	39	
70'x130'	30	
80'x130'	27	
<b>TOTAL</b>	<b>471</b>	

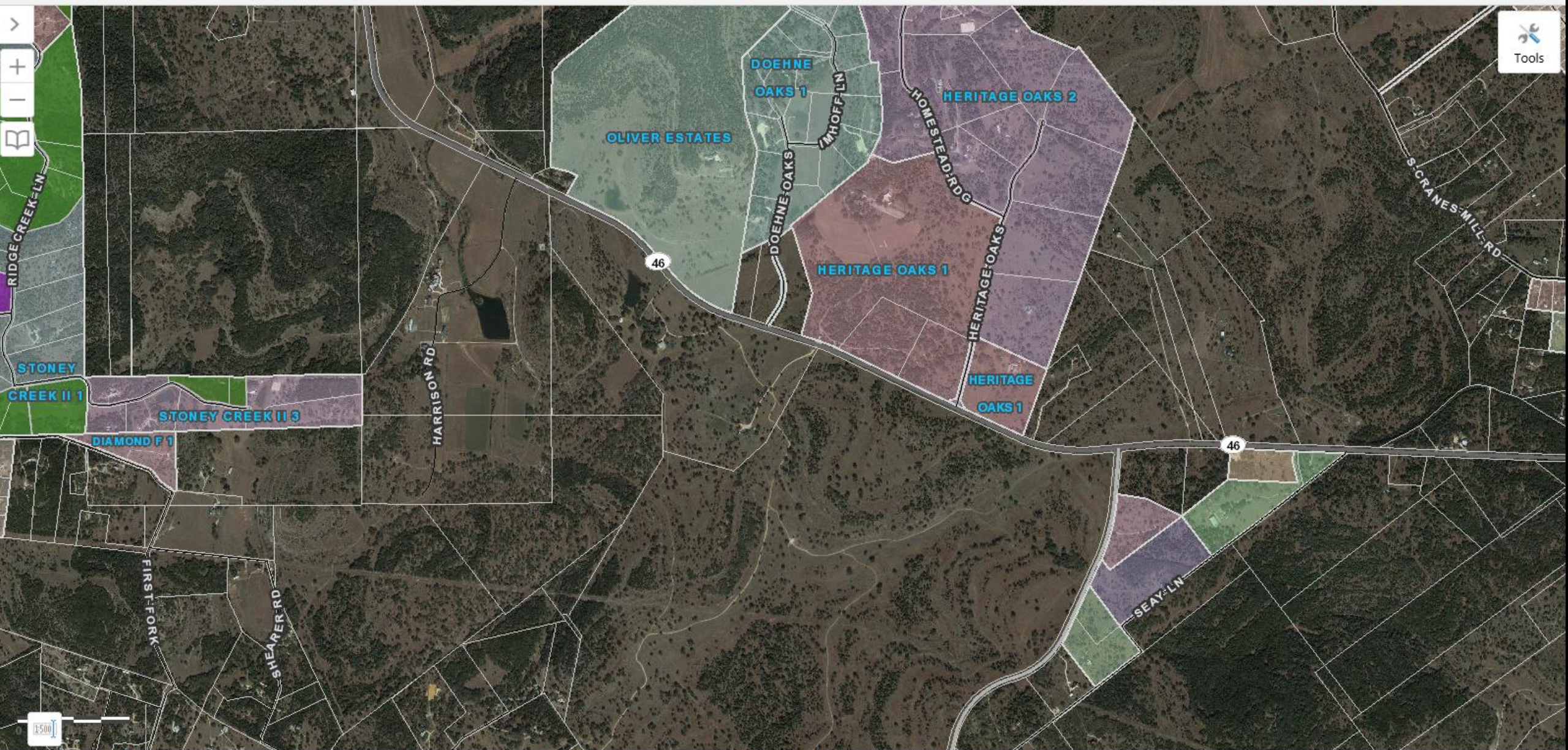
  

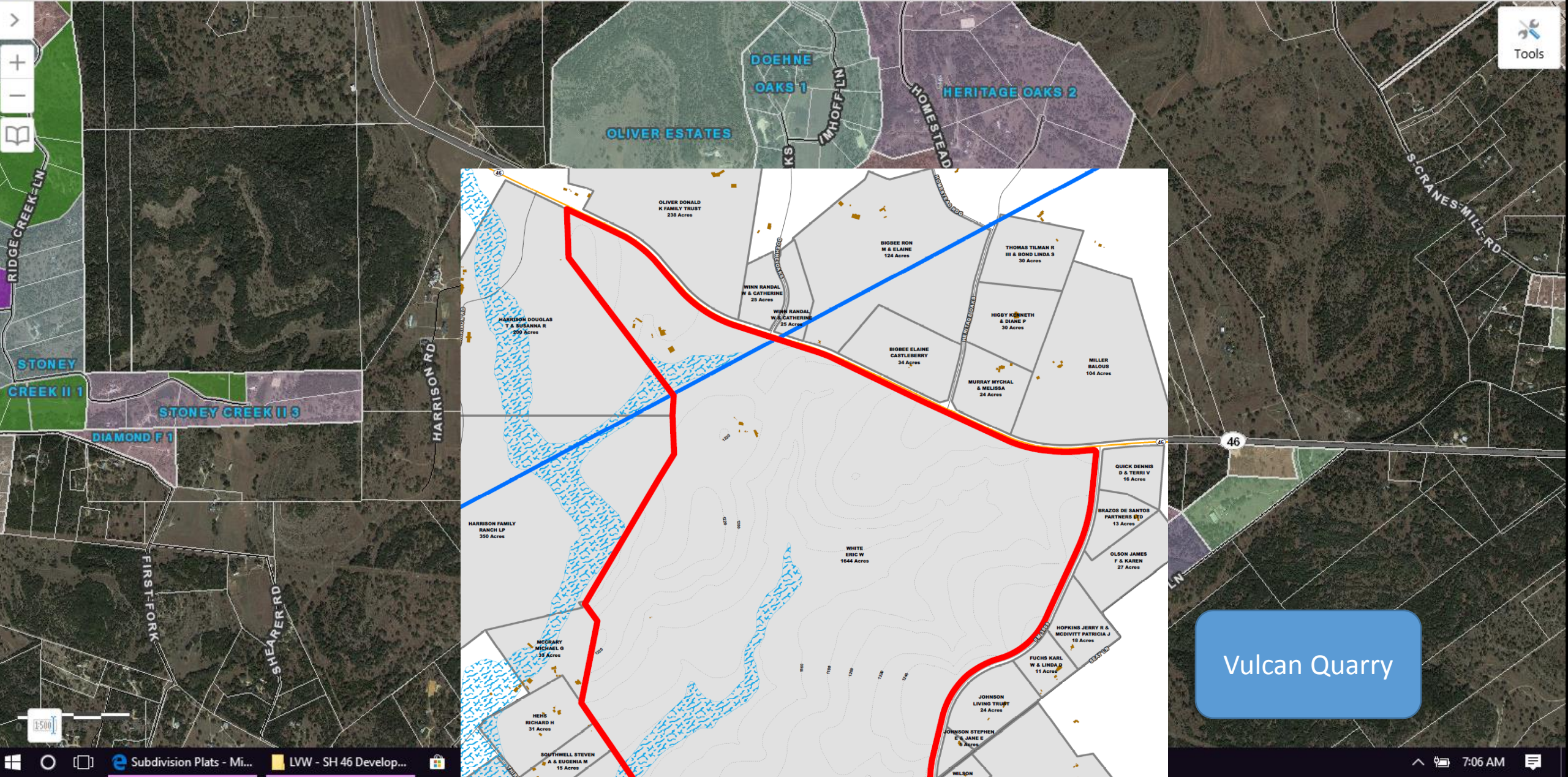
SECTION 1		
45'x130'	90	
50'x130'	89	
55'x130'	39	
60'x130'	82	
65'x130'	45	
70'x130'	59	
80'x130'	23	
<b>TOTAL</b>	<b>427</b>	



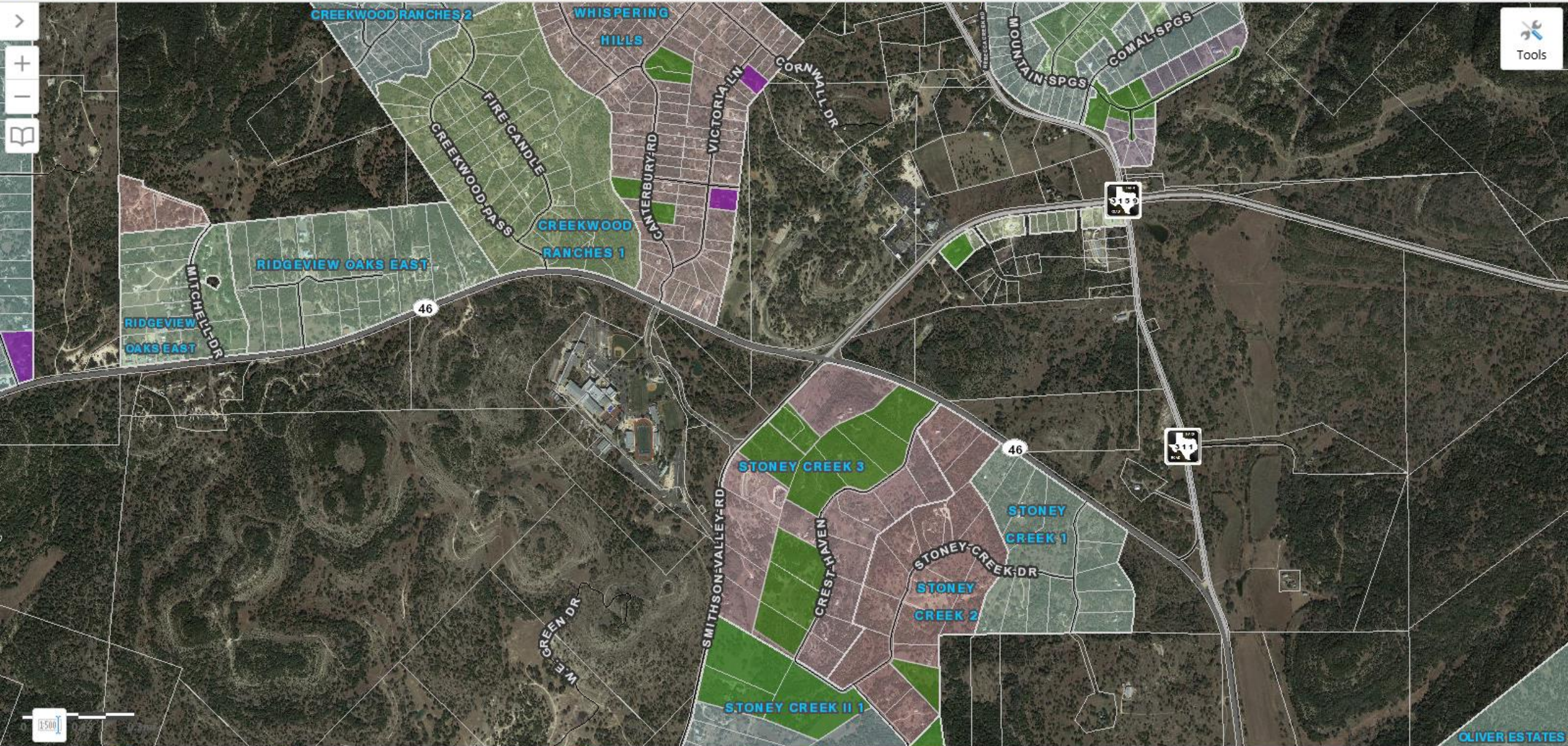
Meyer Ranch

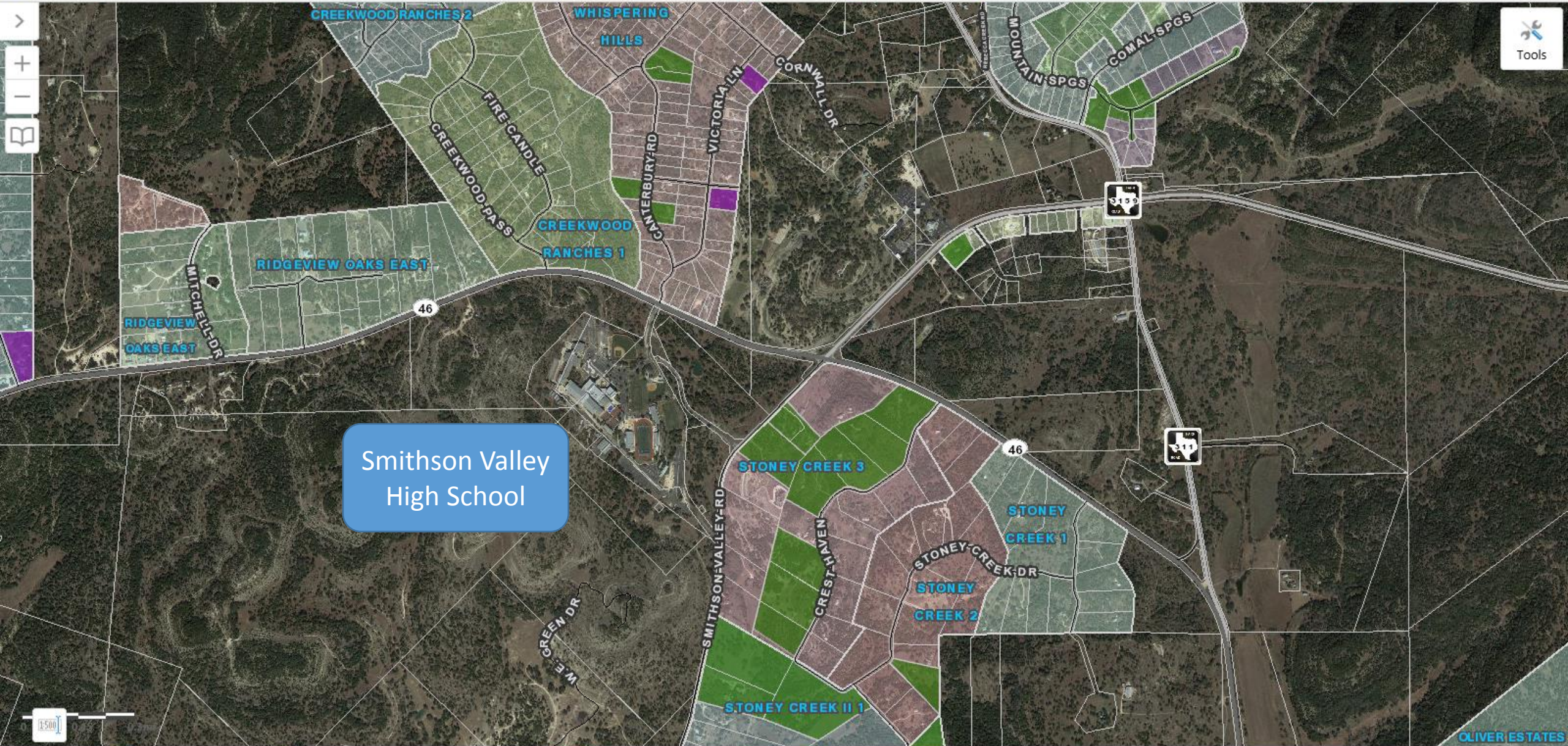




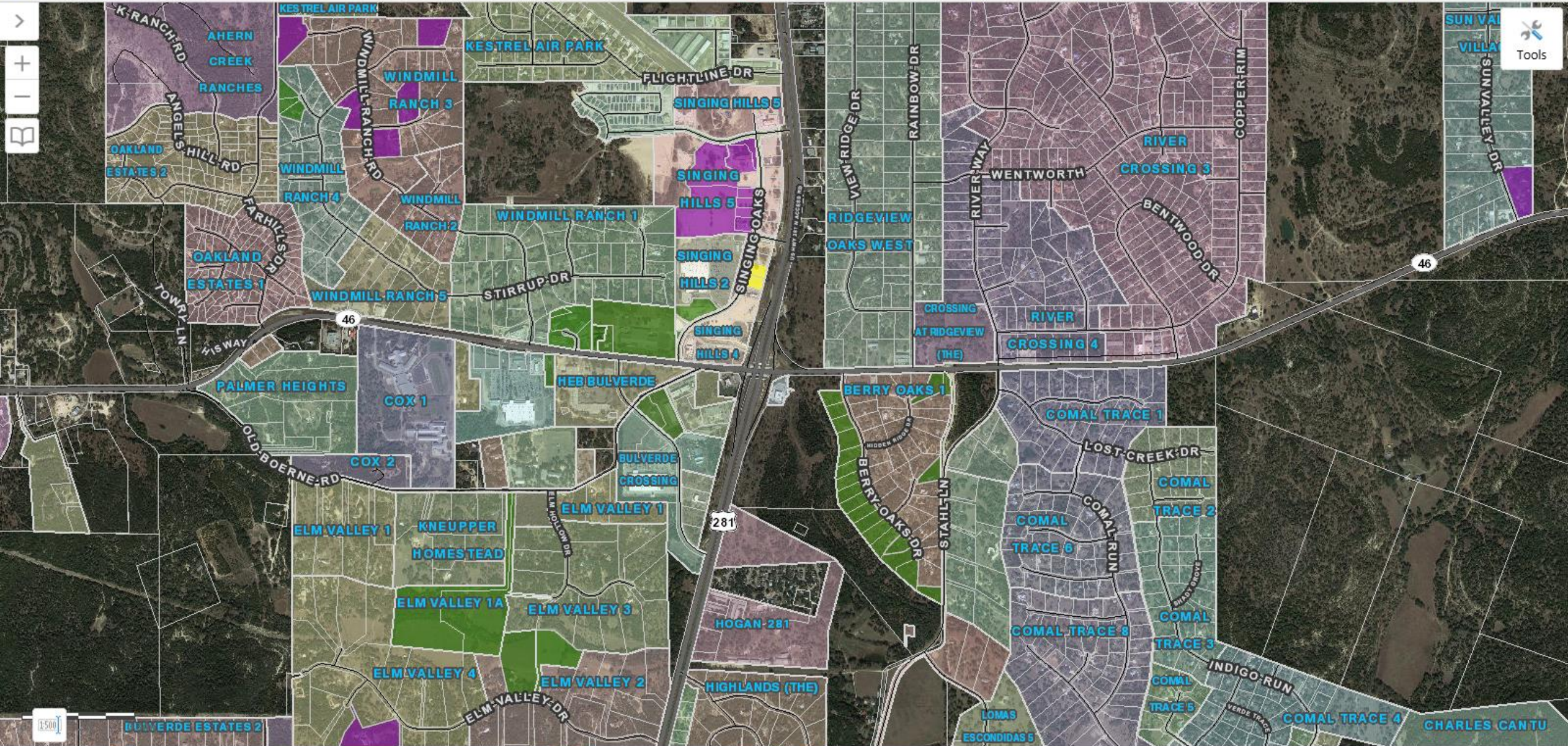


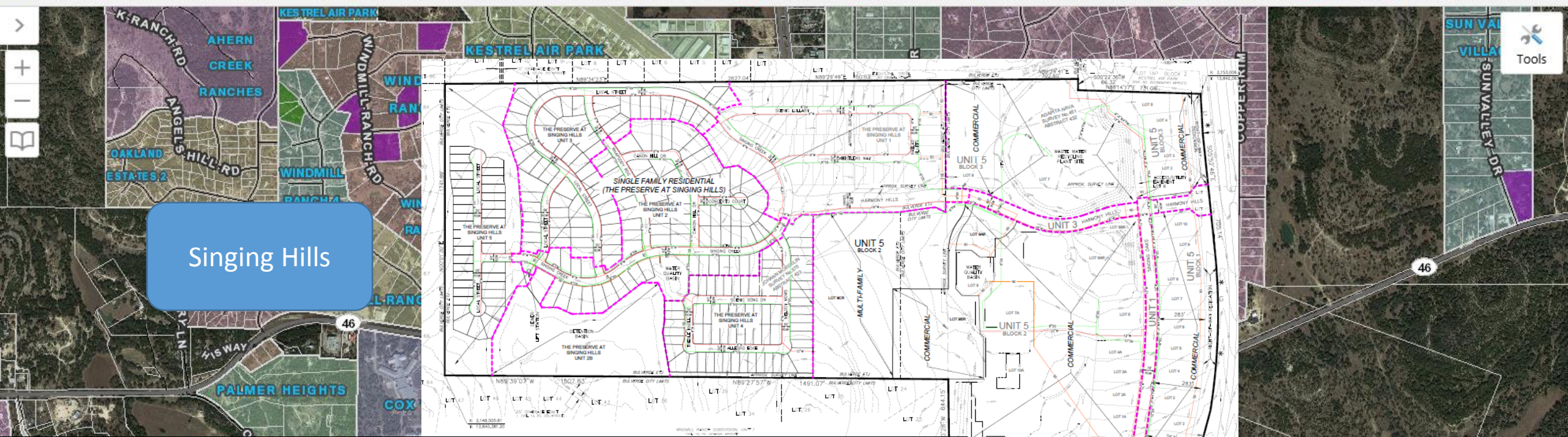
Vulcan Quarry





Smithson Valley High School





Singing Hills

# PLANNING SUMMARY

TOTAL PROJECT ACREAGE: 250.55 ACRES  
 103.76 ACRES (PROJECT AREA WITHIN BULVERDE CITY LIMITS)  
 146.79 ACRES (PROJECT AREA WITHIN BULVERDE ETJ)

TOTAL NUMBER OF LOTS (EXCLUDING SINGLE FAMILY RESIDENTIAL AND NON-BUILDABLE LOTS WITHIN CITY LIMITS): 35 LOTS

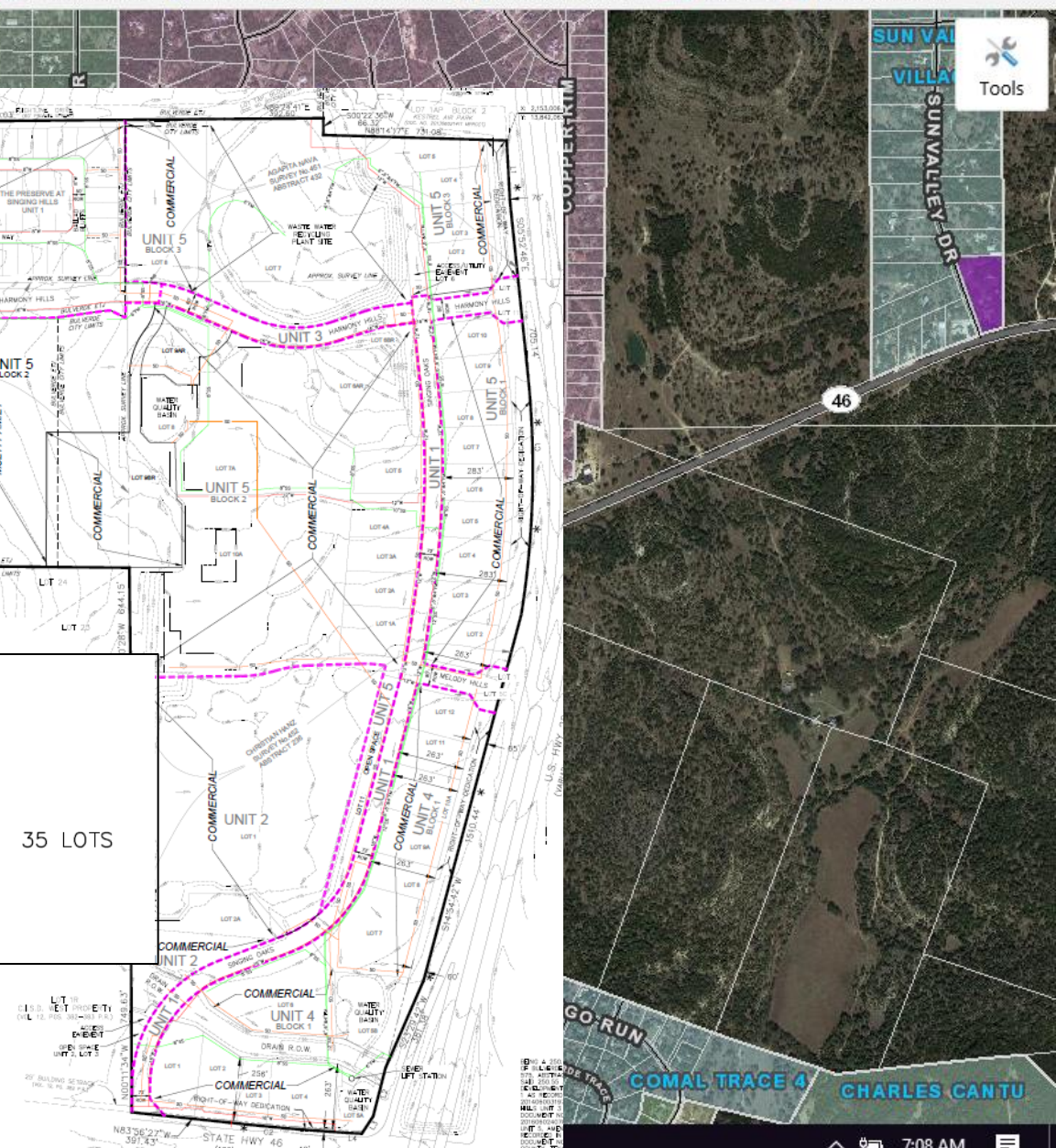
TOTAL NUMBER OF LOTS PARTIALLY WITHIN CITY LIMITS: 2 LOTS

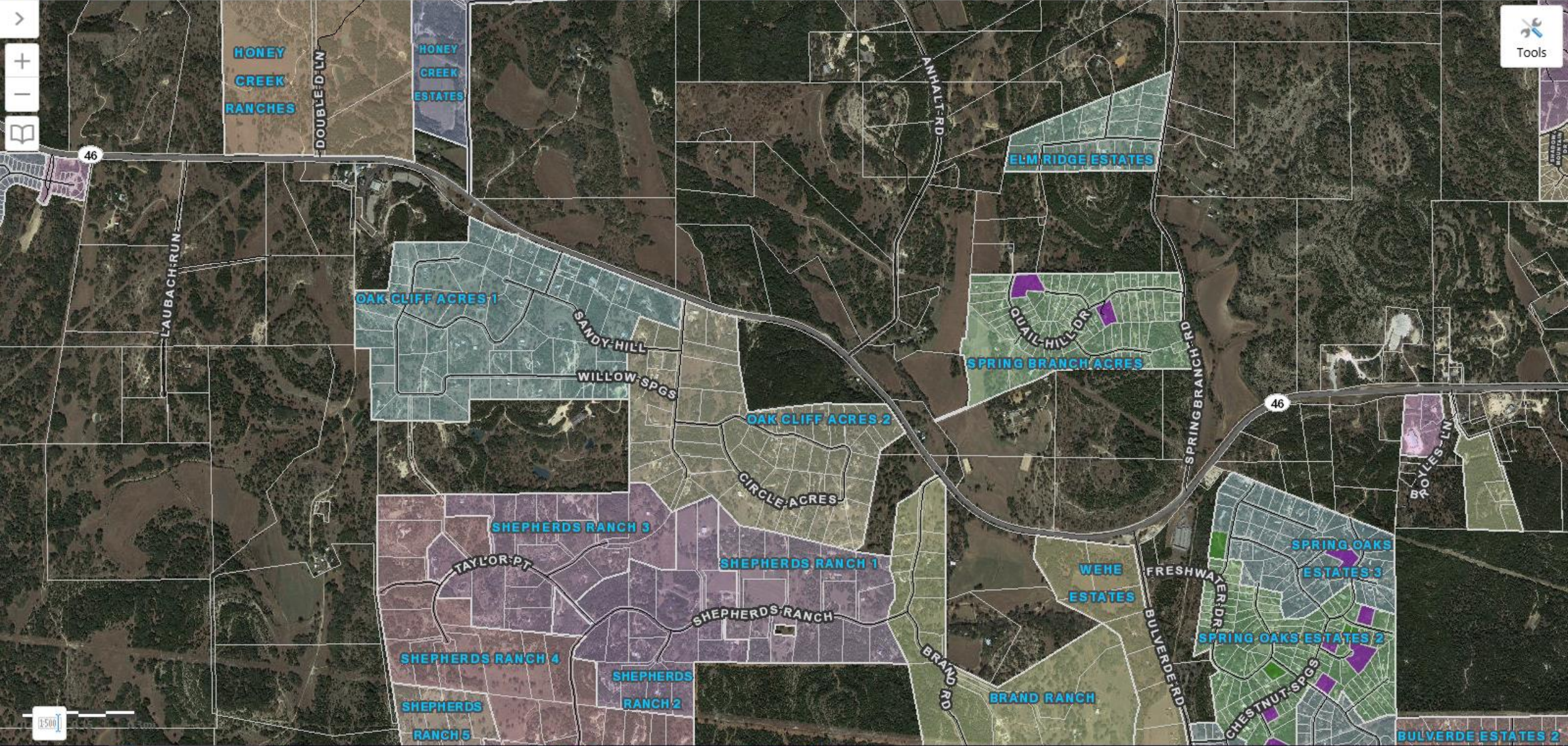
TOTAL NUMBER OF SINGLE FAMILY LOTS: 318

TOTAL NUMBER OF MULTIFAMILY FAMILY UNITS: 288

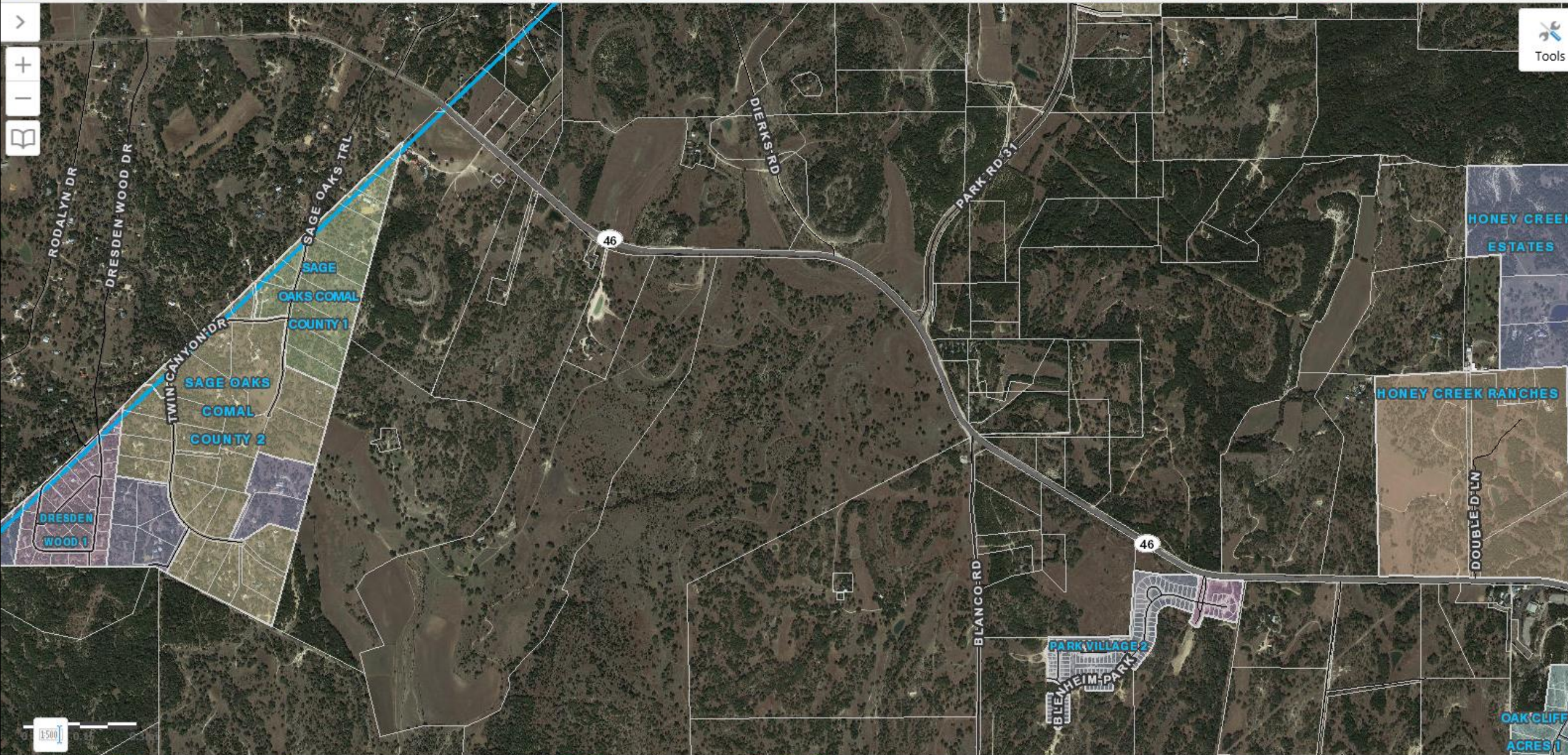
**EDWARDS AQUIFER NOTE:**  
 THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER ZONE.

**EASEMENTS AND BUILDING SETBACK LINES NOTE:**  
 THE CENTER LINE OF THE HIGHWAY SHALL BE THE CENTER LINE OF THE HIGHWAY. THE SETBACK LINES SHALL BE AS SHOWN ON THE PLAT. THE SETBACK LINES SHALL BE MEASURED FROM THE CENTER LINE OF THE HIGHWAY. THE SETBACK LINES SHALL BE MEASURED FROM THE CENTER LINE OF THE HIGHWAY.

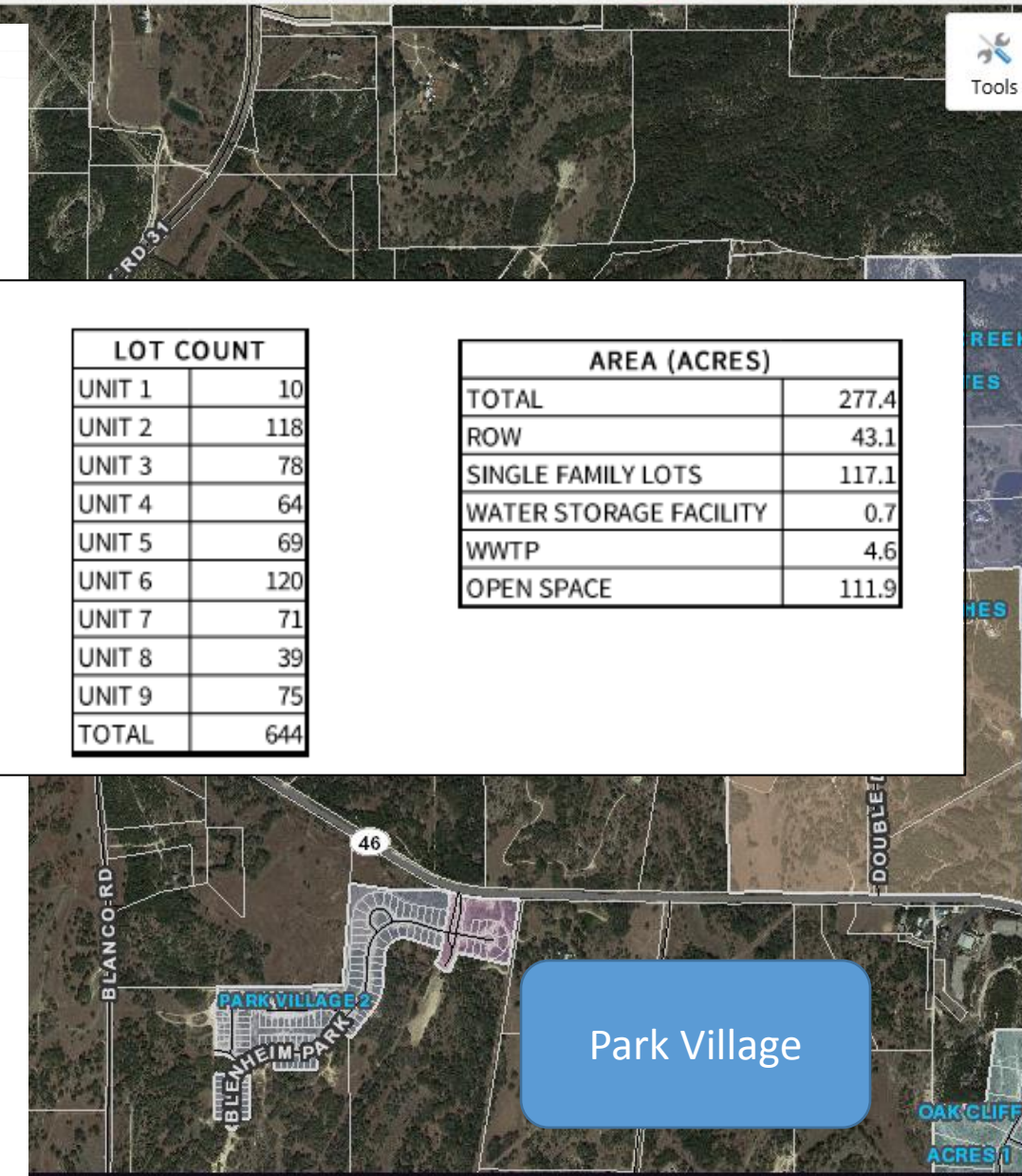
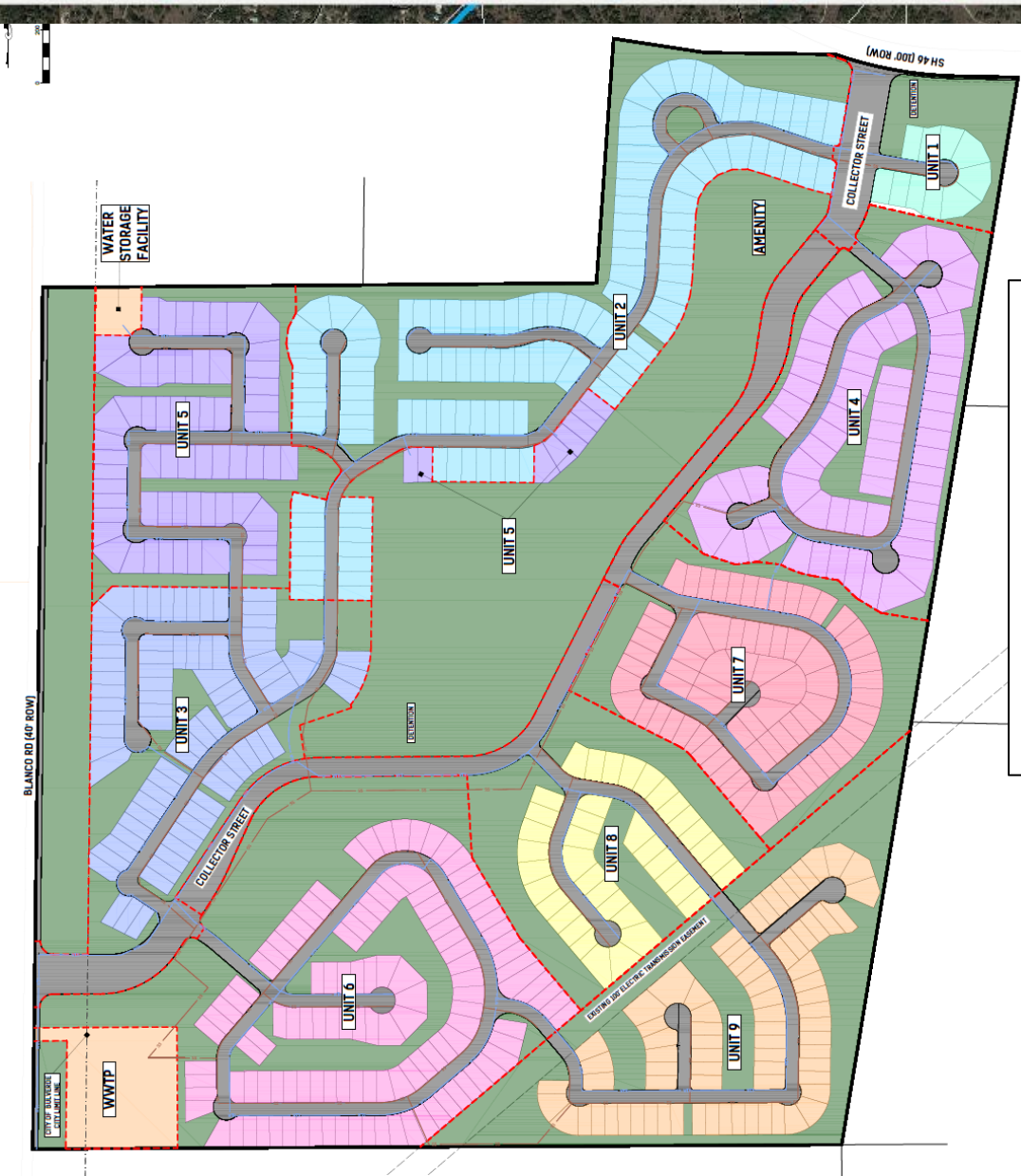




Tools







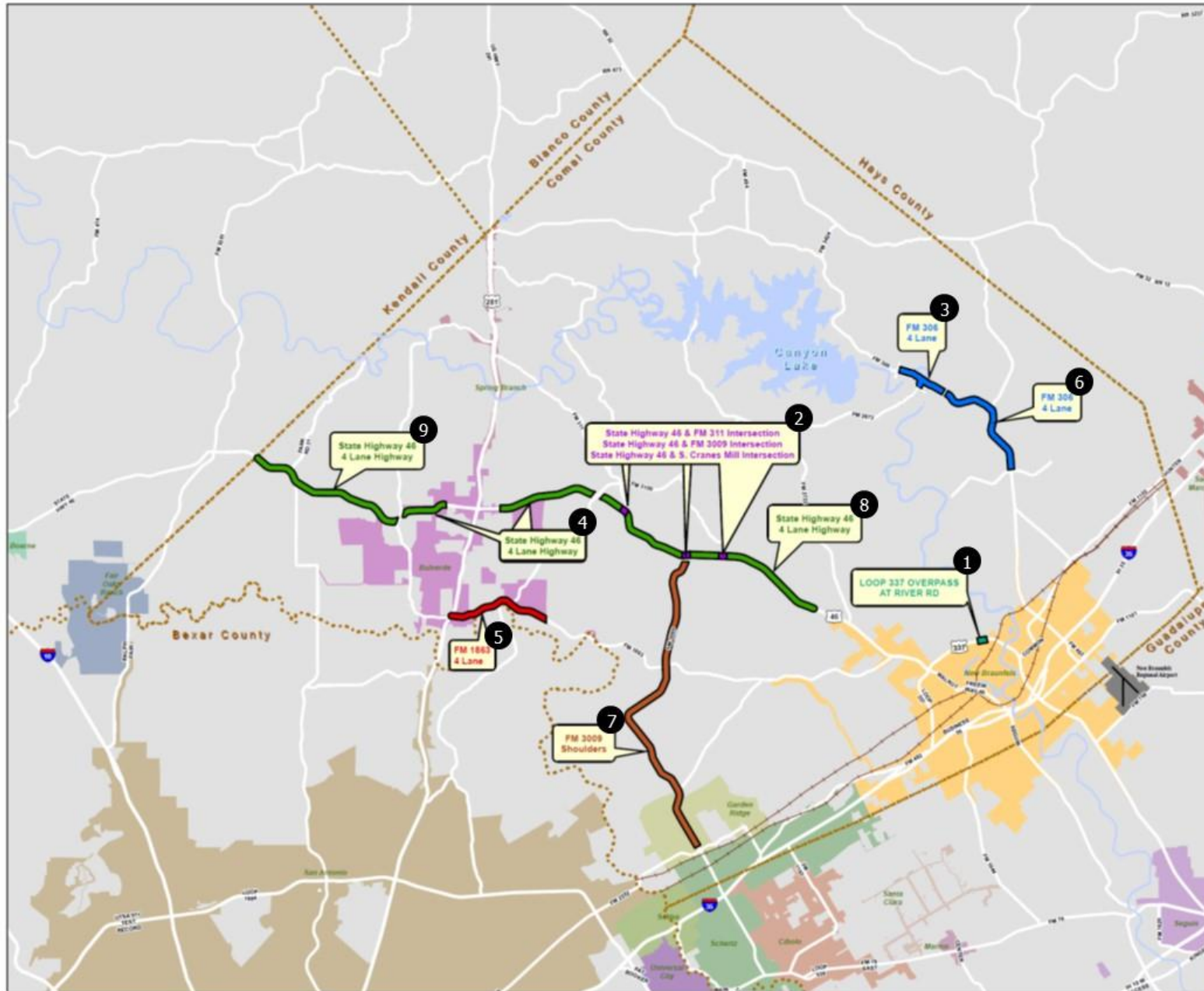
LOT COUNT		AREA (ACRES)	
UNIT 1	10	TOTAL	277.4
UNIT 2	118	ROW	43.1
UNIT 3	78	SINGLE FAMILY LOTS	117.1
UNIT 4	64	WATER STORAGE FACILITY	0.7
UNIT 5	69	WWTP	4.6
UNIT 6	120	OPEN SPACE	111.9
UNIT 7	71		
UNIT 8	39		
UNIT 9	75		
TOTAL	644		

# Comal County - Recommended Projects

AAMPO - Call for Projects - FY 2019 - 2022 Transportation Improvement Program STP-MM Funding



COMAL COUNTY  
Engineer's Office

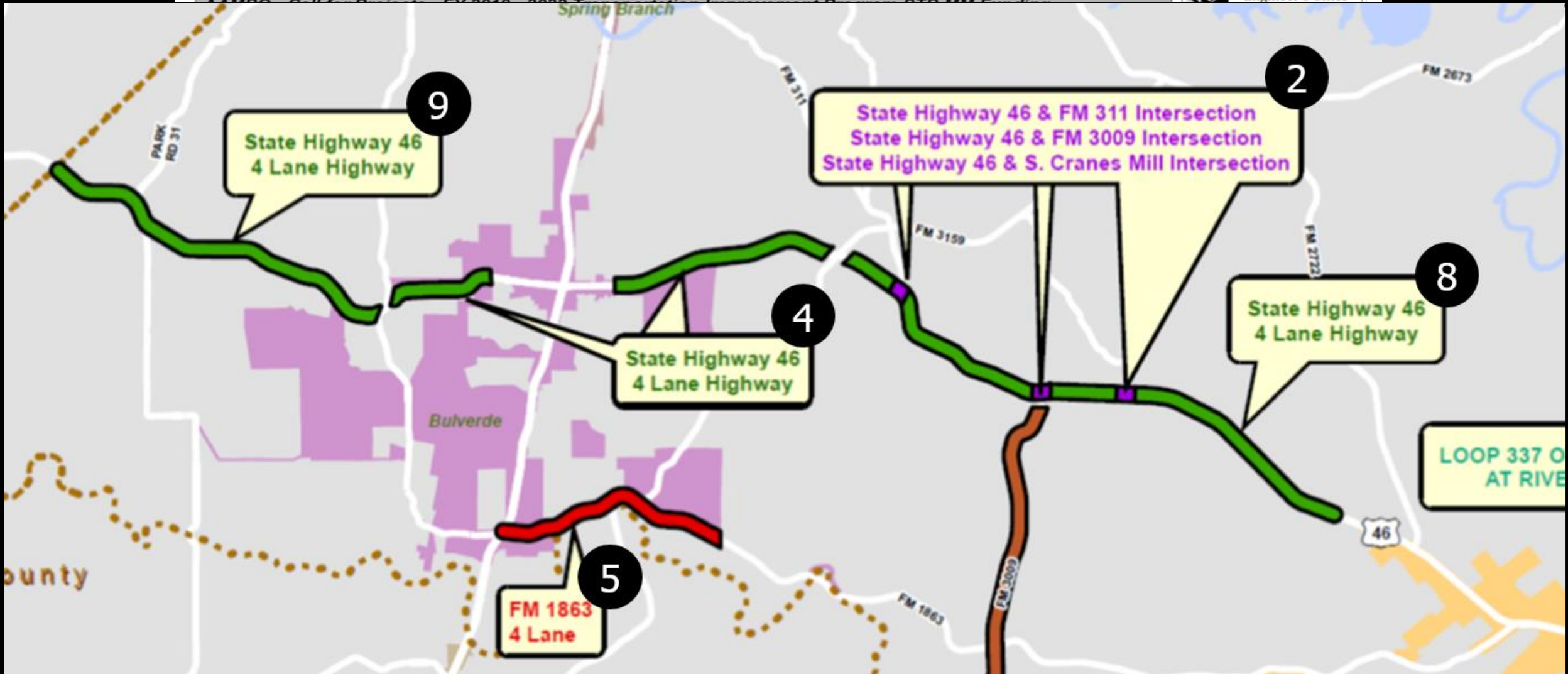


0 2.5 5 Miles

For information concerning the source of the data, please contact:  
Comal County Engineer's Office  
195 David Jones Dr  
New Braunfels, TX 78132  
(830)608-2090

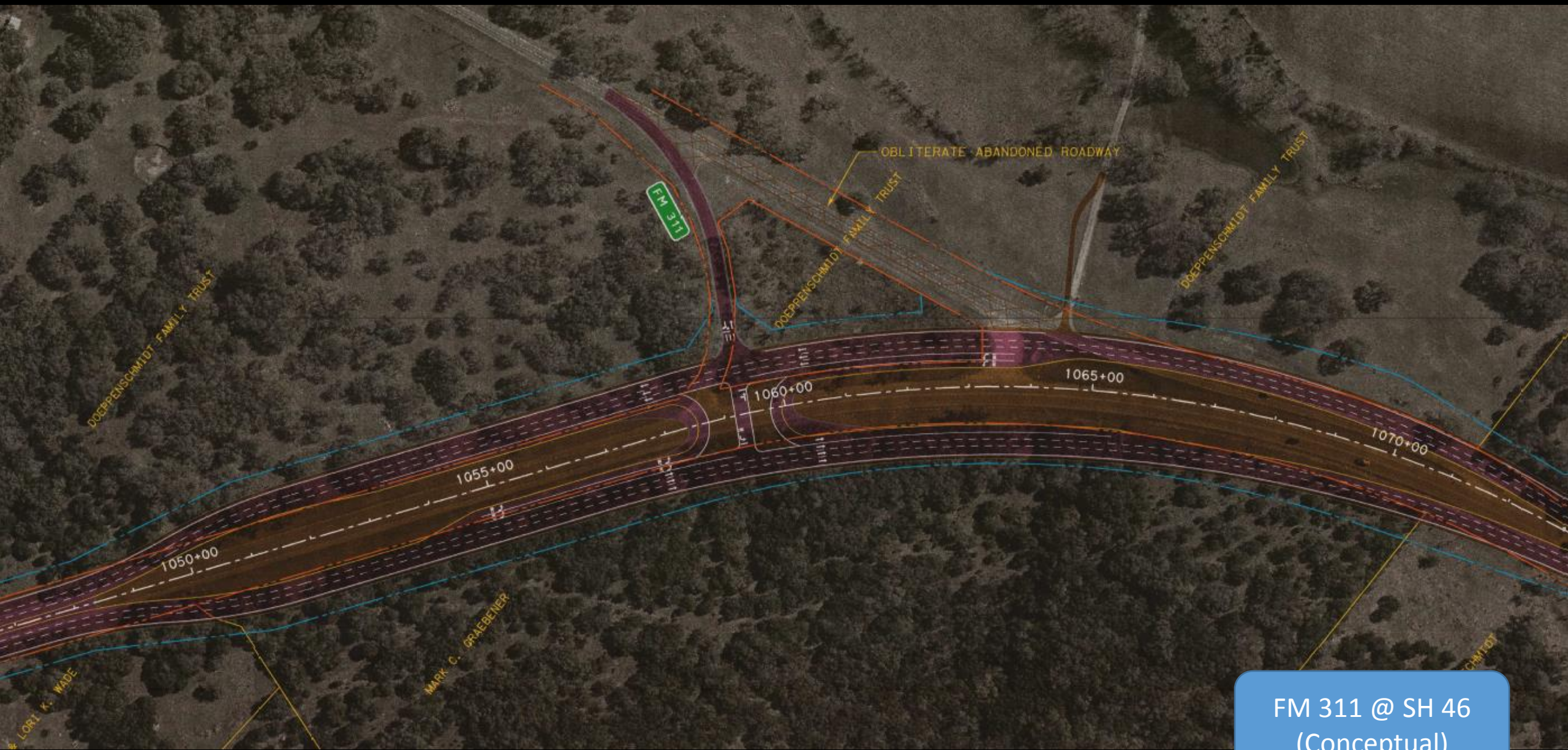
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property.

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FM 311 @ SH 46  
(Conceptual)



FM 3009 @ SH 46  
(Conceptual)



GEORGE C. COLLIE

S. CRANES MILL RD

ALAN E. & JENNIFER ROMPEL JR.

EXISTING

EXISTING ROW

1275+00

1280+00

1285+00

PROPOSED ROW

PROPOSED

HENRY ROMPEL AND ETHELKA ROMPEL

ROMPEL INVESTMENTS, LTD.

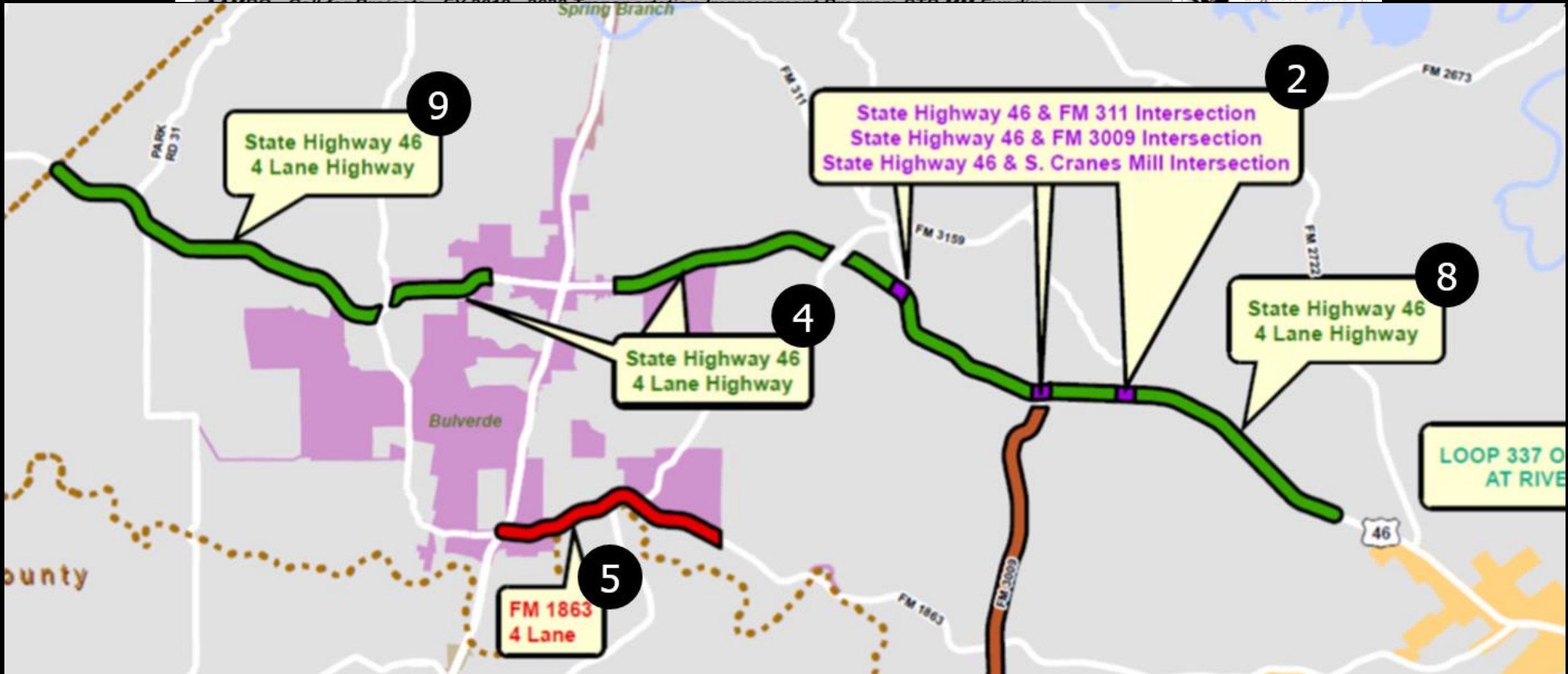
HERBELIN RD

GRASSLANDS RANCH ONE LTD. C/O DR. RAJARAM BALA

ROMPEL INVESTMENTS, LTD.

S. Cranes Mill Rd @ SH 46 (Conceptual)

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COMAL CO

281

311

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SMITHSON VALLEY

3159

MOJADO PASS

ANHALT

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46

BULVERDE RD

281

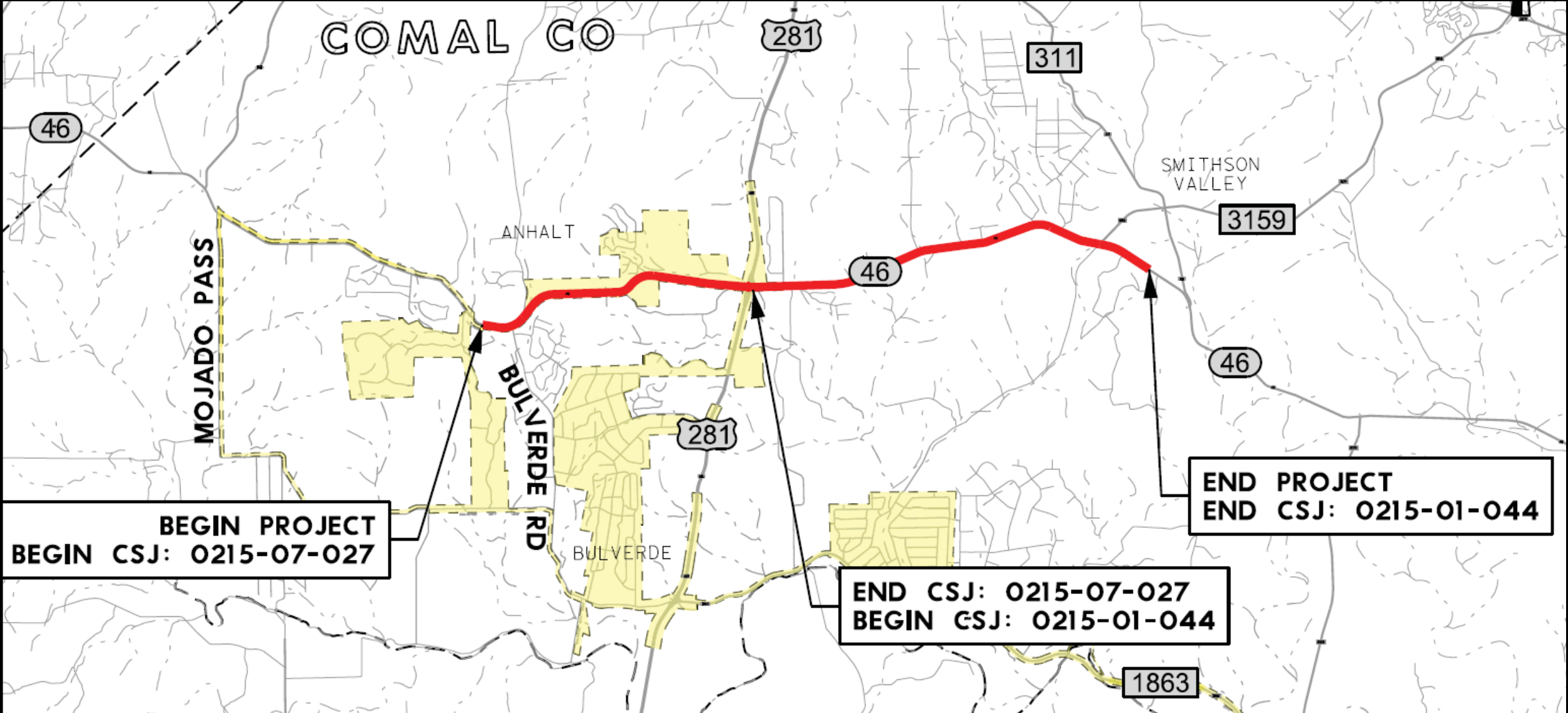
BULVERDE

END PROJECT  
END CSJ: 0215-01-044

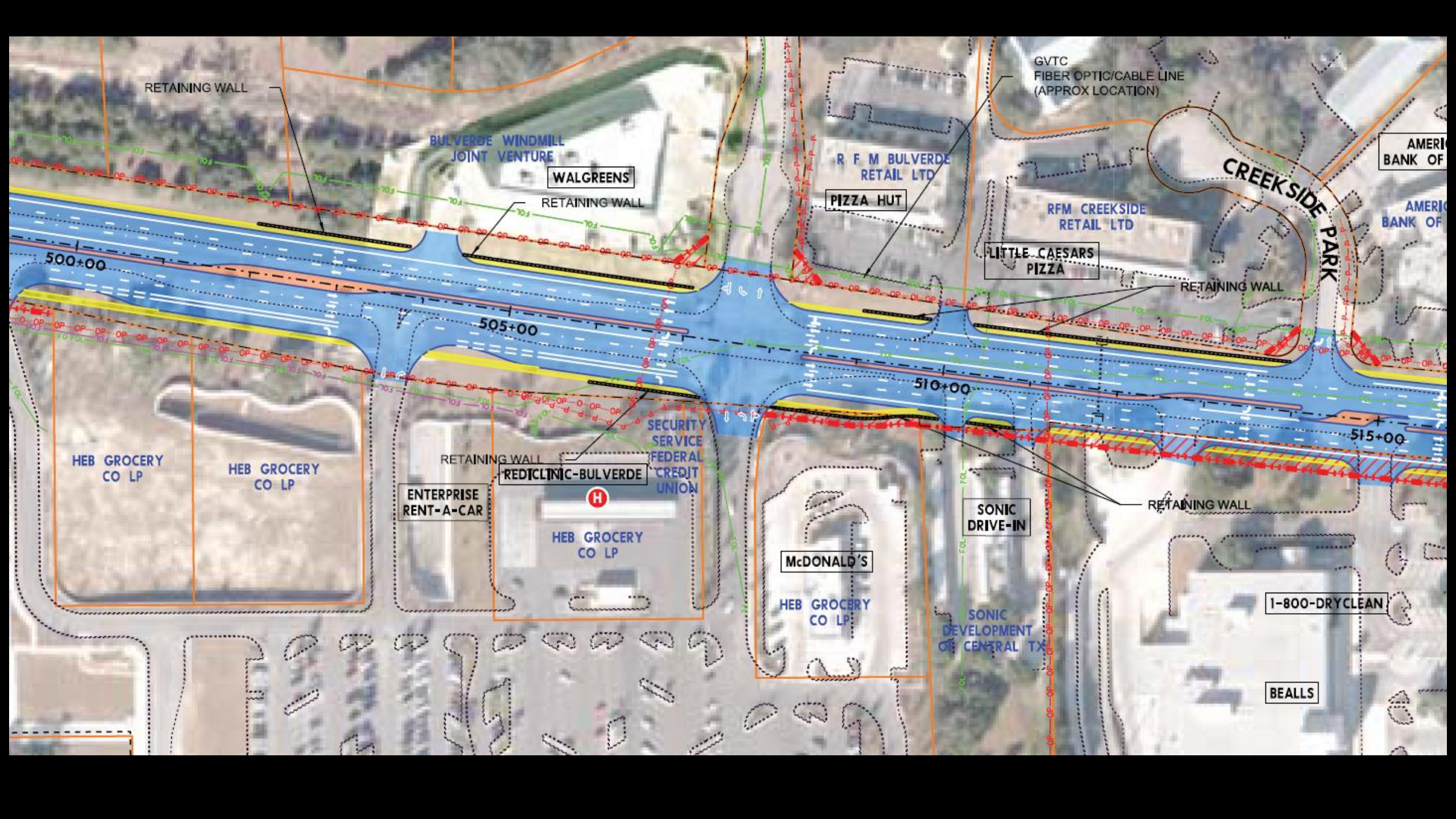
BEGIN PROJECT  
BEGIN CSJ: 0215-07-027

END CSJ: 0215-07-027  
BEGIN GSJ: 0215-01-044

1863







RETAINING WALL

BULVERDE WINDMILL  
JOINT VENTURE

WALGREENS

RETAINING WALL

R F M BULVERDE  
RETAIL LTD

PIZZA HUT

GVTC  
FIBER OPTIC/CABLE LINE  
(APPROX LOCATION)

RFM CREEKSIDE  
RETAIL LTD

LITTLE CAESARS  
PIZZA

RETAINING WALL

CREEKSIDE PARK

AMERIC  
BANK OF

AMERIC  
BANK OF

500+00

505+00

510+00

515+00

HEB GROCERY  
CO LP

HEB GROCERY  
CO LP

RETAINING WALL

ENTERPRISE  
RENT-A-CAR

REDICLINIC-BULVERDE

SECURITY  
SERVICE  
FEDERAL  
CREDIT  
UNION

HEB GROCERY  
CO LP

McDONALD'S

HEB GROCERY  
CO LP

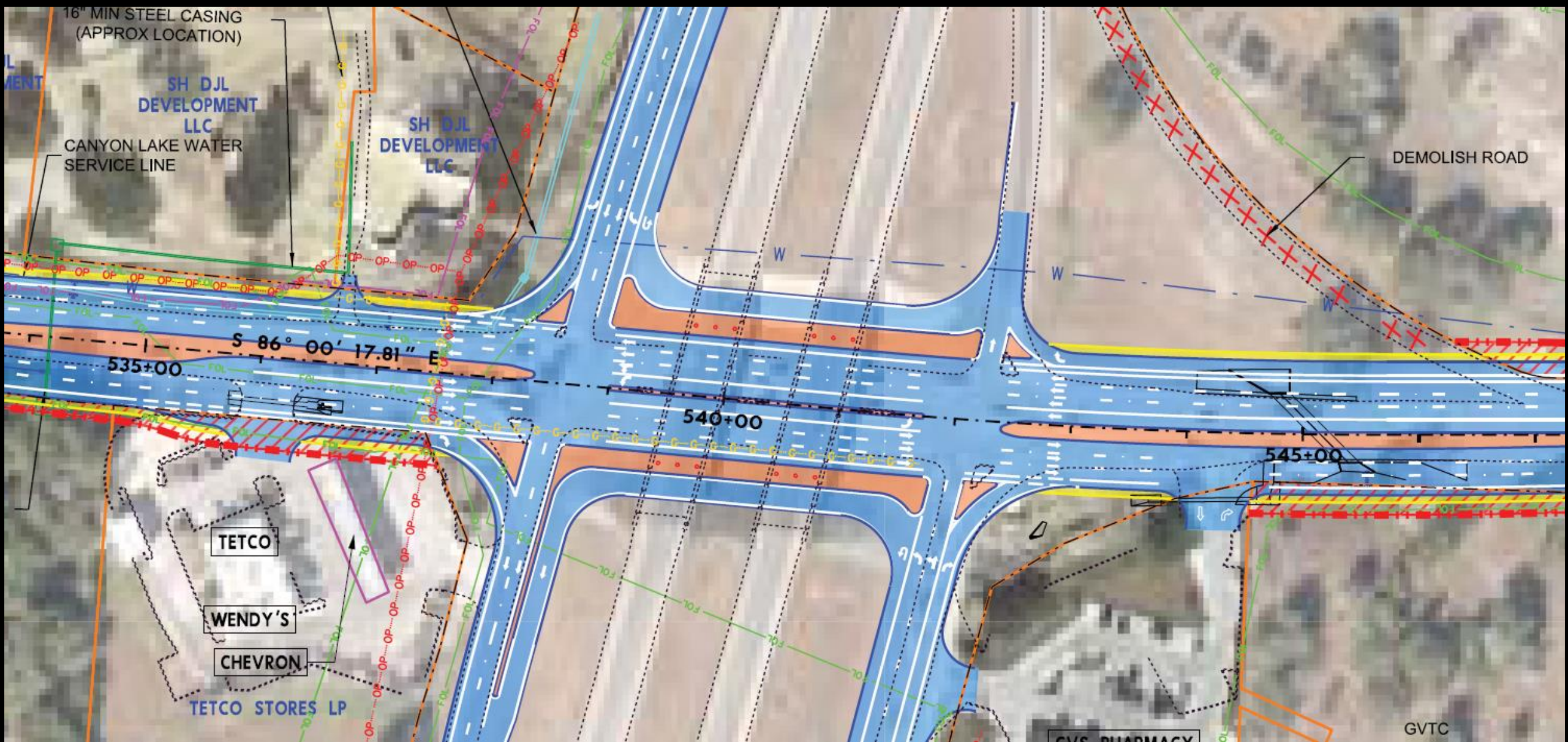
SONIC  
DRIVE-IN

RETAINING WALL

1-800-DRYCLEAN

SONIC  
DEVELOPMENT  
OF CENTRAL TX

BEALLS



16" MIN STEEL CASING  
(APPROX LOCATION)

SH DJL  
DEVELOPMENT  
LLC

CANYON LAKE WATER  
SERVICE LINE

SH DJL  
DEVELOPMENT  
LLC

DEMOLISH ROAD

S 86° 00' 17.81" E

535+00

540+00

545+00

TETCO

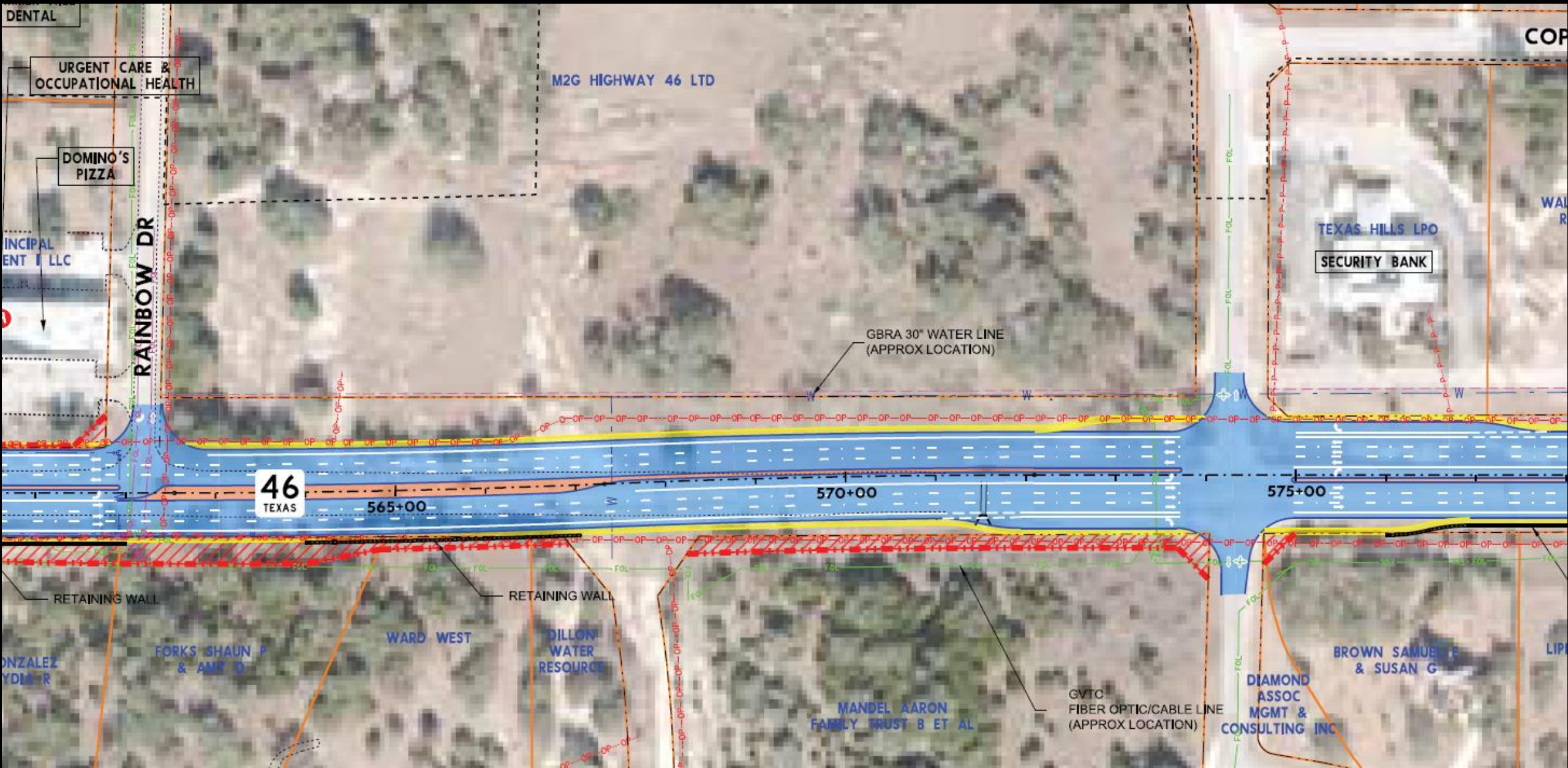
WENDY'S

CHEVRON

TETCO STORES LP

CVS PHARMACY

GVTC



DENTAL

URGENT CARE & OCCUPATIONAL HEALTH

DOMINO'S PIZZA

PRINCIPAL INVESTMENT LLC

RAINBOW DR

M2G HIGHWAY 46 LTD

TEXAS HILLS LPO

SECURITY BANK

GBRA 30" WATER LINE (APPROX LOCATION)

46 TEXAS

565+00

570+00

575+00

RETAINING WALL

RETAINING WALL

ONZALEZ YDIA R

FORKS SHAUN P & AME D

WARD WEST

DILLON WATER RESOURCE

MANDEL AARON FAMILY TRUST B ET AL

GVTC FIBER OPTIC/CABLE LINE (APPROX LOCATION)

DIAMOND ASSOC MGMT & CONSULTING INC

BROWN SAMUEL E & SUSAN G

LIP

COMAL CO

281

311

**LWW** LEAGUE OF WOMEN VOTERS®  
OF THE COMAL AREA

SMITHSON VALLEY

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Development along State Highway 46

Tom Hornseth, Comal County Engineer  
November 14, 2017

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BEGIN CSJ: 0215-07-02

PR  
CS

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