

# Bulverde and Surrounding Area Subdivision Features and Services

by Sue Hildum

Subdivisions	Features			Utilities							Services				Restrictions				Amenities		
	Acreage	Residential Lots	Bulverde City Limits	Water Services	Electric	Telephone	High Speed Internet	Cable TV	Garbage	Well	Septic	School District	Fire	Horses *	Livestock *	HOA	Modular Homes	Golf or Tennis	Gated	Park or Rec. Center	
Bulverde Estates	✓	✓	✓	Bexar Met	CPS / Pedemales	GVTC	GVTC	Satellite	IESI Waste	✓		Comal ISD	Bulverde VFD	✓	✓	Not Allowed					
Bulverde Hills	✓	✓	✓	Bexar Met	CPS	GVTC	GVCS	Waste	✓	✓	Comal ISD	Bulverde VFD	✓	✓	Not Allowed						
Bulverde Ranches	✓	✓	✓		CPS	GVTC	Satellite	Waste	✓	✓	Comal ISD	Bulverde VFD	✓	✓	Not Allowed						
Comal Trace	✓	✓	✓	Lomas Canyon Lake Water Supply	Pedemales	GVTC	Satellite	Waste	✓	✓	Comal ISD	Bulverde VFD	✓	✓	Not Allowed						
Creekwood Ranch	✓	✓	✓	Canyon Lake Water Supply	Pedemales	GVTC	Satellite	Waste	✓	✓	Comal ISD	Bulverde VFD	✓	✓	Not Allowed						
Cypress Springs	✓	✓	✓	Canyon Lake Water Supply	Pedemales	GVTC	Satellite	Waste	✓	✓	Comal ISD	Bulverde VFD	✓	✓	Not Allowed					✓	
Kestrel Air Park	✓	✓	✓	Diamond	Pedemales	GVTC	Satellite Time Warner	Waste	✓	✓	Comal ISD	Spring Branch			Not Allowed					✓	
Lookout Canyon	✓	✓	✓	Bexar Met Water Services	CPS	GVTC	Warner or GVTC	BFI			Comal ISD	Bulverde VFD	✓	✓	Not Allowed					✓	
Oak Village North	✓	✓	✓		CPS	GVTC	Satellite	Waste	✓	✓	Comal ISD	Bulverde VFD	✓	✓	Not Allowed					✓	
Rim Rock Ranch	✓	✓	✓	Diamond Canyon Lake Water Supply	CPS	GVTC	Satellite	Waste	✓	✓	Comal ISD	Bulverde VFD	✓	✓	Not Allowed					✓	
River Crossing	✓	✓	✓		Pedemales	GVTC	GVCS	Waste	✓	✓	Comal ISD	Spring Branch			Not Allowed					✓	
Rivermont	✓	✓	✓		Pedemales	GVTC	Satellite	Waste	✓	✓	Comal ISD	Spring Branch	✓	✓	Not Allowed					✓	
Riverwood	✓	✓	✓	Canyon Lake Water Supply	Pedemales	GVTC	Satellite	Waste	✓	✓	Comal ISD	Spring Branch	✓	✓	Not Allowed					✓	
Saddleridge	✓	✓	✓	Comal Water Co.	CPS	GVTC	GVCS	Waste	✓	✓	Comal ISD	Bulverde VFD			Not Allowed						
Shepherds Ranch	✓	✓	✓	Water Services	Pedemales	GVTC	Satellite	Waste	✓	✓	Comal ISD	Bulverde VFD	✓	✓	Not Allowed						
The Highlands	✓	✓	✓		Pedemales	GVTC	Satellite	Waste	✓	✓	Comal ISD	Bulverde VFD			Not Allowed					✓	
Whispering Hills	✓	✓	✓	Canyon Lake Water Supply	Pedemales	GVTC	Satellite	Waste	✓	✓	Comal ISD	Bulverde VFD	✓	✓	Not Allowed						
Windmill Ranch	✓	✓	✓	Diamond	Pedemales	GVTC	Satellite	Waste	✓	✓	Comal ISD	Spring Branch	✓	✓	Not Allowed					✓	

\* See Homeowner's Assoc. Deed Restrictions for guidelines.  
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