



APPLICATION FOR REPLAT

Planning & Development Department
30360 Cougar Bend, Bulverde, TX 78163
Telephone: 830-438-3612 - Fax: 830-438-4339
www.bulverdetx.gov

1. Name of Subdivision: Heimer Cove Unit No 1
Location Description/Nearest Intersection: Approx. 450' north of Heimer/Bulverde Road Intersection

2. Owner/Applicant: Robert D. Rosenfeld, President - Bulverde Food Pantry, Inc.
Address: 22951 Bulverde Road, Bulverde, TX 78163 Email: drosenfeld@gvvc.com
Telephone: _____ Fax: _____ Mobile: (210) 882-6006

***Note: If applicant is person other than owner, a letter of authorization must be provided from owner.*

3. Licensed Engineer/Surveyor (technical contact): Andrew Barboza, P.E. - Meals-Myers Engineering & Surveying, LLC
Address: 10102 Huebner Road, San Antonio, TX 78240 Email: andrew@mealsmyers.com
Telephone: _____ Fax: _____ Mobile: (210) 740-2483

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In <input type="checkbox"/> Out (ETJ)	Water Source:	<u>Texas Water Company</u>
Commercial:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sewage Treatment:	<u>OSSF</u>
Residential:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
No. of Lots:	<u>3</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>5.00 Ac.</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>Medium</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>PD</u>		

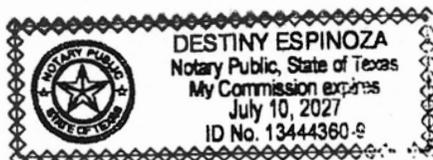
The undersigned agrees to comply with all platting and subdivision requirements of the City of Bulverde, and hereby authorizes the surveyor/engineer to record the approved final plat. The undersigned agrees to pay the appropriate fees as outlined in the Planning and Development Fee Schedule and agrees to pay fees for any additional review requiring consultation with City Consultants, including involvement of a contract engineer in a predevelopment conference. To the extent possible, City Staff will provide the Owner/Applicant with an estimate of fees should outside consultation be required.

PROPERTY OWNER'S ACKNOWLEDGEMENT

Robert D Rosenfeld 1/23/25
Signature of Owner/Applicant Date

State of Texas
County of Comal

This instrument was acknowledged before me on the 23 day of July, 2025 by
Robert Rosenfeld (name of property owner).



(Notarial Seal)

Destiny Espinoza
Notary Public's Signature

Submittal Format:

****Plat submittals must follow format outlined in Pages 3 and 4 of this application.**



LETTER OF AUTHORIZATION FOR APPLICATION

Planning & Development Department
30360 Cougar Bend, Bulverde, TX 78163
Telephone: 830-438-3612 - Fax: 830-438-4339
www.bulverdetx.gov

***This form is only required for property owners allowing another person or entity to submit and amend documentation required by the City on the property owner's behalf.*

I, Robert D. Rosenfeld, owner of the property, described in this application, authorize Andrew Barboza, P.E. (name) to apply for a Replat on my/our behalf of the property.

The Additional Applicant's information is:

Company: Meals-Myers Engineering & Surveying, LLC

Contact Name: Andrew Barboza, P.E.

Address: 10102 Huebner Road

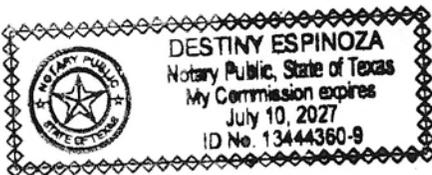
San Antonio, TX 78240

Robert D Rosenfeld
Signature of Owner/Applicant

7/23/25
Date

STATE OF TEXAS
COUNTY OF Comal

This instrument was acknowledged before me on the 23 day of July, 2025, by Robert Rosenfeld (name of property owner).



Destiny Espinoza
Notary Public's Signature

(Notarial Seal)

Submittal Format:

****Plat submittals must follow format outlined in Pages 3 and 4 of this application.**



Planning and Development Replat Application Checklist

ALL SUBMITTALS MUST FOLLOW THE FOLLOWING REQUIREMENTS TO BE
ACCEPTED BY THE CITY OF BULVERDE FOR INITIAL REVIEW

- Replats/Vacating Plat Fees**
 - \$750.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family.
- Traffic Impact Analysis (TIA) Review**
 - \$1250.00 - Minor TIA
 - \$2500.00 - Major TIA
- Drainage Analysis Review Tier 1**
 - \$750.00
- Drainage Analysis Review Tier 2 single family residential**
 - \$1500.00 – (0-5 acres)
 - \$2500.00 + \$10/lot – (5+ acres)
- Drainage Analysis Review Tier 2 Commercial/Industrial/Multi-Family**
 - ☒ \$1750.00 - (0-5 acres)
 - \$2500.00 + \$10/acre (5+ acres)
- In lieu of providing a physical copy, a digital copy on 18” by 24” sheets with a minimum of a 1/2-inch margin of Plat may be submitted.
- 1 Physical copy of Replat Application.
- One electronic copy of each document required below and plat drawing(s) in PDF format.
- A check or money order for the platting fee, review fee and other required fees.
 - ☒ Plat Application & Review Fee
 - ☒ SWMP Review Fee (if applicable)
 - TIA Fee (if applicable)
- A digital copy of the Recorded Deed.
- N/A If public notification is required, submit to the City a map of the lots in the original subdivision within 200 feet of the replat accompanied by a list of property owners of the lots from the most current tax roll
 - Refer to Chapter 10, Exhibit A, Section 1.04 of the Code of Ordinances for conditions that require public notification
- N/A A digital copy of a Traffic Impact Analysis
 - ☒ NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- N/A A digital copy of an Environmental Assessment
 - ☒ NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE

Submittal Format:

3

**Plat submittals must follow format outlined in Pages 3 and 4 of this application.

- N/A A digital copy of Water System Study
 - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- N/A A digital copy of Sewer System Study
 - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
 - A digital copy of Stormwater Management Plan
 - NOT REQUIRED IF IMPERVIOUS COVER WILL NOT INCREASE
- N/A A digital copy of Variance Requests (if any)
 - A digital copy of Original Tax Certificates
 - City
 - County
 - School
 - A digital copy of Letter of Agent or other power of attorney authorizing signature of Owner on plat
- N/A A digital copy of other applicable legal documents including deed restrictions, homeowner's association documents, etc.
- N/A For plats in the ETJ, A digital copy of an approved PIPROW permit from Comal County for any utilities, landscaping, street lighting, or other private features located in the public right-of-way
- N/A A digital copy of Lienholder's Acknowledgement (if applicable)

Submittal Format:

4

**Plat submittals must follow format outlined in Pages 3 and 4 of this application.



Provisions™
A 25:35 Outreach

2295 Bulverde Road, Unit 1
PO Box 343
Bulverde, TX 78163
830.438.7899

info@provisionsoutreach.org
<http://provisionsoutreach.org>

March 18, 2025

RE: Assignment of Representation & Signatory

To Whom It May Concern:

On behalf of the Board of Directors of the Bulverde Food Pantry, Inc., dba Provisions, a 501(c)(3) nonprofit charitable organization (herein referred to as the Organization),

Please accept this letter as authorization for **Robert D. Rosenfeld of 144 Saddle Ridge, Spring Branch, TX 78070** to serve as representative and signatory for the Organization in all matters pertaining to the sale of three parcels of land on Heimer Cove, Bulverde TX, described according to the **Comal Appraisal District as Property IDs 30247, 30251, & 30255 Heimer Cove, Bulverde, TX 78163; and legally identified as**

**Heimer Cove 1, Block 1, Lot 2 (1.50 acres),
Heimer Cove 1, Block 1, Lot 3 (1 acre), and
Heimer Cove 1, Block 1, Lot 4 (1 acre).**

or when replatted as: Heimer Cove 1, Block 1, Lot 2R (3.5 acres)

Furthermore, Mr. Rosenfeld is authorized to appear in person as a representative for the Organization at any and all meetings pertaining to the same transaction as described.

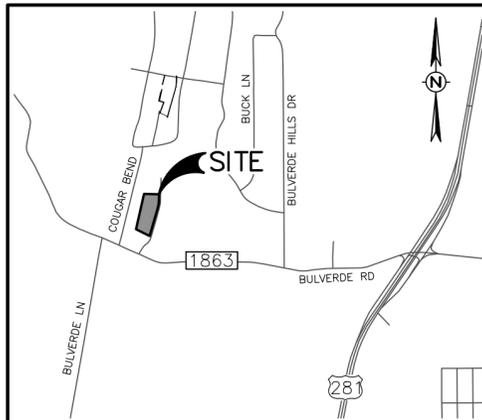
In the event of Mr. Rosenfeld's absence, or when two representatives or signatures are required, the aforementioned authorizations are equally assigned to **Karen Schmalz of 1266 Hidden Cove, Spring Branch TX 78070** and/or **Janice Lubel of 2880 Willow Springs, Bulverde TX 78163.**

This authorization was presented to and voted on by the Board of Directors on 3/18/2025 with unanimous approval.

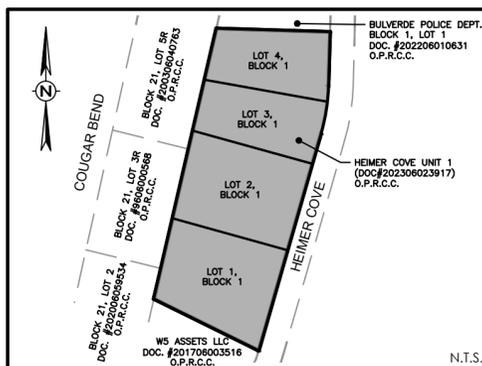
Thank you.

Marvin Miller
Provisions
Vice President, Board of Directors





LOCATION MAP
NOT TO SCALE



AREA BEING REPLATTED

THE AREA BEING REPLATTED IS COMPRISED OF A 5.00 ACRE TRACT OF LAND, BEING ALL OF LOTS 1-4, BLOCK 1 OF THE HEIMER COVE UNIT 1 SUBDIVISION, RECORDED IN DOCUMENT NO. 202306023917 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

THE STATE OF TEXAS §
COUNTY OF BEAR §

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTER OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCES EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

M. TYLER MEALS
REGISTERED PROFESSIONAL ENGINEER

THE STATE OF TEXAS §
COUNTY OF BEAR §

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF ____ 20__

NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS §
COUNTY OF BEAR §

I, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY UNDER MY SUPERVISION ON THE GROUND.

PAUL L. MYERS #6490
REGISTERED PROFESSIONAL LAND SURVEYOR

THE STATE OF TEXAS §
COUNTY OF BEAR §

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF ____ 20__

NOTARY PUBLIC, STATE OF TEXAS

DRAINAGE NOTES:

- FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE REFILL, OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM. MAINTENANCE OF DRAINAGE EASEMENTS WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY AND THE COMMUNITY BUT THE CITY OF BULVERDE DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE COUNTY.

PLAT NOTES:

- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48091C0380F, EFFECTIVE 9/2/2009. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- ELECTRIC SERVICE TO BE PROVIDED BY CPS ENERGY.
- WATER SERVICE TO BE PROVIDED BY CANYON LAKE WATER SUPPLY CORPORATION.
- SEPARATE ON-SITE SEWER FACILITIES (OSSF) TO PROVIDE SANITARY SEWER TREATMENT FOR EACH LOT.

SETBACK NOTES

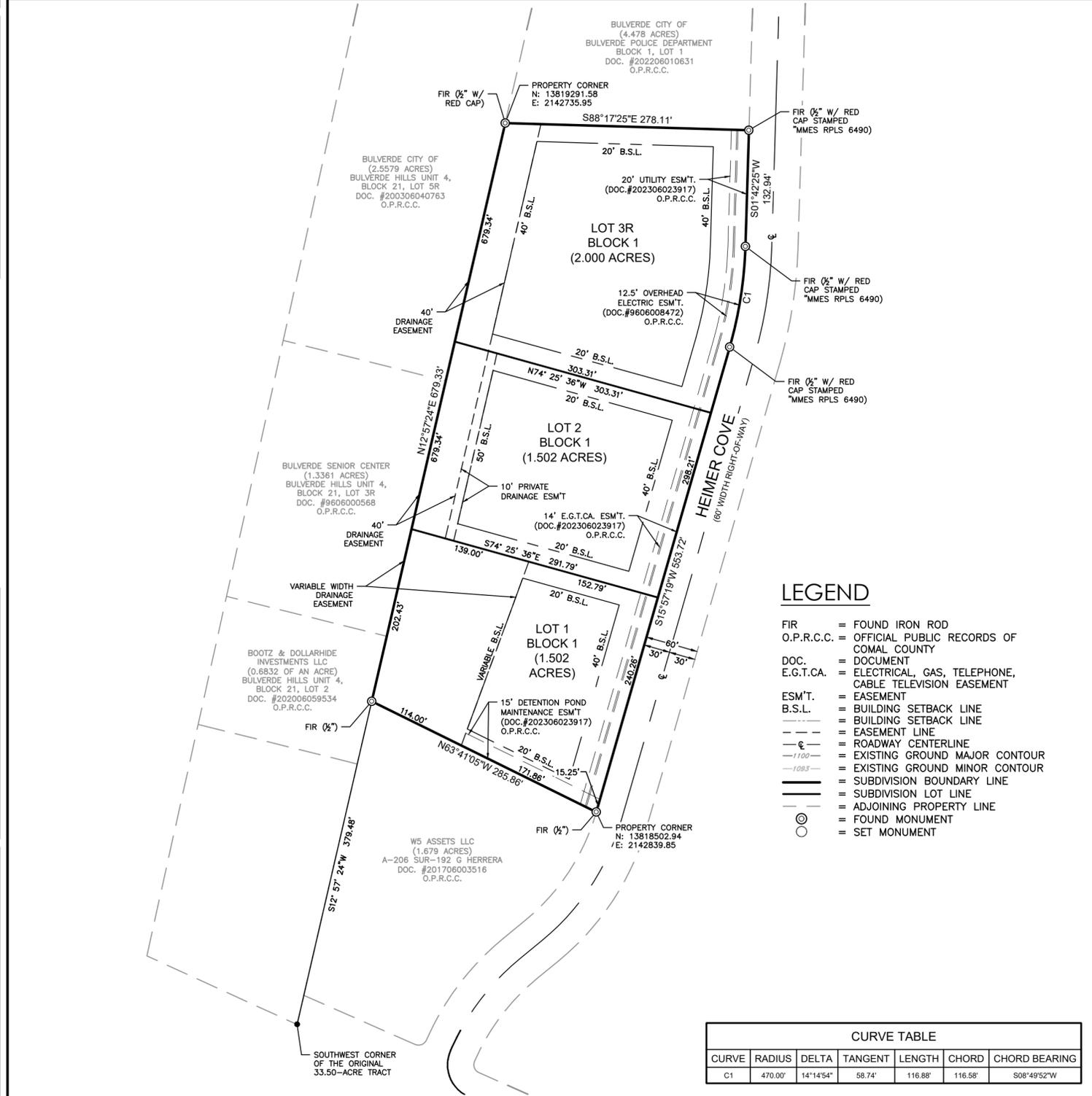
UNLESS OTHERWISE NOTED, BUILDING SETBACKS TO BE AS FOLLOWS FOR ALL LOTS:
40' MINIMUM FRONT (HEIMER COVE STREET SIDE)
20' MINIMUM SIDE
REAR VARIES

SURVEYOR NOTES:

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83 (93).
CONTOURS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (1988).
1/2" IRON RODS WITH PLASTIC CAP STAMPED "MMES RPLS 6490" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
COORDINATES SHOWN HEREON ARE GRID.
DISTANCES SHOWN HEREON ARE SURFACE. GRID TO SURFACE = GRID * 1.00016.

CPS UTILITY NOTES:

- THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS 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 AN EGRESS OVER GRANTOR'S ADJACENT LANDS, 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 STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH SAID UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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 ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.



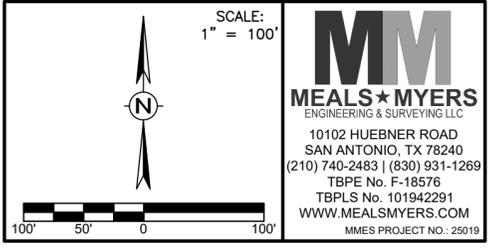
LEGEND

- FIR = FOUND IRON ROD
- O.P.R.C.C. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY
- DOC. = DOCUMENT
- E.G.T.C.A. = ELECTRICAL, GAS, TELEPHONE, CABLE TELEVISION EASEMENT
- ESMT. = EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- = EASEMENT LINE
- = ROADWAY CENTERLINE
- = EXISTING GROUND MAJOR CONTOUR
- = EXISTING GROUND MINOR CONTOUR
- = SUBDIVISION BOUNDARY LINE
- = SUBDIVISION LOT LINE
- = ADJOINING PROPERTY LINE
- = FOUND MONUMENT
- = SET MONUMENT

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	470.00'	14°14'54"	58.74'	116.88'	116.58'	S08°49'52"W

REPLAT
ESTABLISHING
HEIMER COVE UNIT 1

ESTABLISHING LOTS 1, 2, & 3R, BLOCK 1, BEING A TOTAL OF 5.00 ACRES OF LAND, BEING ALL OF LOTS 1-4, BLOCK 1 OF THE HEIMER COVE UNIT 1 SUBDIVISION RECORDED ON DOCUMENT NO. 202306023917 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



MM
MEALS MYERS
ENGINEERING & SURVEYING LLC

10102 HUEBNER ROAD
SAN ANTONIO, TX 78240
(210) 740-2483 | (830) 931-1269
TBPE No. F-18576
TBPLS No. 101942291
WWW.MEALSMYERS.COM
MMES PROJECT NO.: 25019

STATE OF TEXAS §
COUNTY OF COMAL §

KNOWN ALL MEN BY THESE PRESENTS: THE OWNER/DEVELOPER 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, EASEMENT, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER
ROBERT D. ROSENFELD
PRESIDENT - BOARD OF DIRECTORS
BULVERDE FOOD PANTRY, INC.
22951 BULVERDE RD
BULVERDE, TX 78163

STATE OF TEXAS §
COUNTY OF COMAL §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT D. ROSENFELD, 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 ____ DAY OF ____ A.D. 20__

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF COMAL §

THIS PLAT OF HEIMER COVE UNIT 1 HAS BEEN SUBMITTED TO THE CITY OF BULVERDE, TEXAS, AND HAVING BEEN REVIEWED BY THE PLANNING DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THE ____ DAY OF ____ 20__

By: _____
PLANNING DIRECTOR

STATE OF TEXAS §
COUNTY OF COMAL §

THIS PLAT OF HEIMER COVE UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF ____ YEAR ____

By: _____
CHAIRPERSON

STATE OF TEXAS §
COUNTY OF COMAL §

I, _____, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____ A.D. ____ AT ____ M. AND DULY RECORDED THE ____ DAY OF ____ A.D. ____ IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT NUMBER ____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF ____ A.D. ____

By: _____
COUNTY CLERK, COMAL COUNTY, TEXAS

TIA Worksheet

Reference # _____



This worksheet was developed to facilitate the TIA scoping process. The developer's representative shall complete and submit this worksheet to the City with the required background information at least two weeks prior to the scoping meeting.

Background Information

Project Name: Replat Establishing Heimer Cove - Unit 1

Developer Representative: Meals-Myers Engineering & Surveying, LLC

Representative's Contact Information

Phone: (210) 740-2483 Email: tyler@mealsmyers.com

Proposed land uses: Warehousing; Recreational Community Center; Gen Office Bldg

Include with worksheet: Trip generation worksheet Preliminary Trip Distribution and Assignment Diagrams
 Site plan with driveway locations Basis for background traffic growth rate

TIA Parameters

Parameter	Developer Proposed	City Concurrency?		If no, identify modification required
		Yes	No	
Trip Generation Code	150; 495; 710	<input type="checkbox"/>	<input type="checkbox"/>	
Site Build Out Year		<input type="checkbox"/>	<input type="checkbox"/>	
Background Traffic Growth Rate		<input type="checkbox"/>	<input type="checkbox"/>	
Proposed Peak Periods (check all)	AM <input type="checkbox"/> PM <input checked="" type="checkbox"/> Other <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Special Scenarios for Evaluation (i.e. Phasing, 6-year status, etc.)	1)	<input type="checkbox"/>	<input type="checkbox"/>	
	2)	<input type="checkbox"/>	<input type="checkbox"/>	
Intersection for Analysis (in addition to all site driveways; attach list or map if more than 4 intersections)	1)	<input type="checkbox"/>	<input type="checkbox"/>	
	2)	<input type="checkbox"/>	<input type="checkbox"/>	
	3)	<input type="checkbox"/>	<input type="checkbox"/>	
	4)	<input type="checkbox"/>	<input type="checkbox"/>	

Additional Comments/Concerns to be Addressed in the TIA

Agreement on TIA Parameters

TIA Type: Worksheet (< 51 PHT)
 Minor (<300 PHT & Multiple Land Use, or <500 PHT & Single Land Use)
 Major (>301 PHT & Multiple Land Use, or >501 PHT & Single Land Use)

Date: ____/____/____

 City of Bulverde

 Comal County (if applicable)

Developer's Representative

 Printed Name of Representative

 Printed Name of Representative

Andrew J. Barboza
 Printed Name of Representative

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis Study in accordance with UDC 35-502(b)(2). ITE 10th Edition.

Project Name: Replat Establishing Heimer Cove - Unit 1			Worksheet Prepared by: Andrew J. Barboza		
Project Location: Heimer Cove			Company: Meals-Myers Engineering & Surveying		<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Owner's Agent
Email: andrew@mealsmyers.com			Address: 10102 Huebner Rd; SA, TX 78240		Date:
Jurisdiction:	<input type="checkbox"/> COSA ICL	<input type="checkbox"/> COSA ETJ	<input checked="" type="checkbox"/> Other: Bulverde	Associated Record Type:	<input type="checkbox"/> Zoning <input type="checkbox"/> MDP <input checked="" type="checkbox"/> Plat <input type="checkbox"/> Building Permit
TIA Record Number (if applicable):			Associated Record Number:		

Proposed Type of Development: _____ Critical Peak Hour: **PM** Peak Hour Override: _____

Land Use	ITE Code	Project Size	Unit	Peak Hour Trip Rate	Peak Hour Trips (PHT)
Warehousing	150	4.20	1,000 SF GFA	0.19	1
Recreational Community Center	495	17.00	1,000 SF GFA	2.31	40
General Office Building	710	6.50	1,000 SF GFA	1.15	8

The rates and critical peak hour are automatically calculated in this section based on the linear rates of ITE 10th edition. To change the automatic peak hour calculator, check the Peak Hour Override box and input the correct peak hour. For custom or additional fields, please use the second page of the worksheet.

Previous Development on Site: _____ Critical Peak Hour: **PM** Peak Hour Override: _____

Land Use	ITE Code	Project Size	Unit	Peak Hour Trip Rate	Peak Hour Trips (PHT)
Warehousing	150	34.20	1,000 SF GFA	0.19	7

Total Trips: Please ensure land uses for all lots/parcels are included in the above sections.

Proposed Development	Previous Development	Difference in PHT
49	7	42 600%

If there is an increase of 76 PHT and an increase of 10% of the total PHT, a new TIA is required

Previous TIA Report (if property has a TIA on file)

Proposed Development	Approved TIA PHTs	Difference in PHT	TIA Number:
49			
			TIA Name: _____

*** ITEMS BELOW THIS LINE ARE FOR OFFICIAL USE ONLY. DO NOT WRITE BELOW THIS LINE. ***

Turn Lane Requirements for Developments with Less than 76 PHT per UDC 35-502(e)(2) (For more than 76 PHT, this analysis will be included in the TIA)

Right Turn Lanes Required <input type="checkbox"/> at _____	Left Turn Lanes Required <input type="checkbox"/> at _____
<input type="checkbox"/> at _____	<input type="checkbox"/> at _____

Comments:

This development is located on a TxDOT roadway. TxDOT review of ROW and access is required. Please submit the plat and other associated documents (site plan etc.) to TxDOT for review and approval.

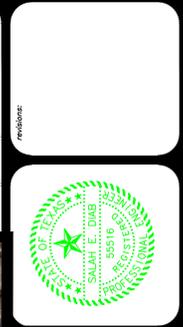
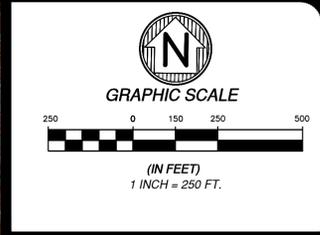
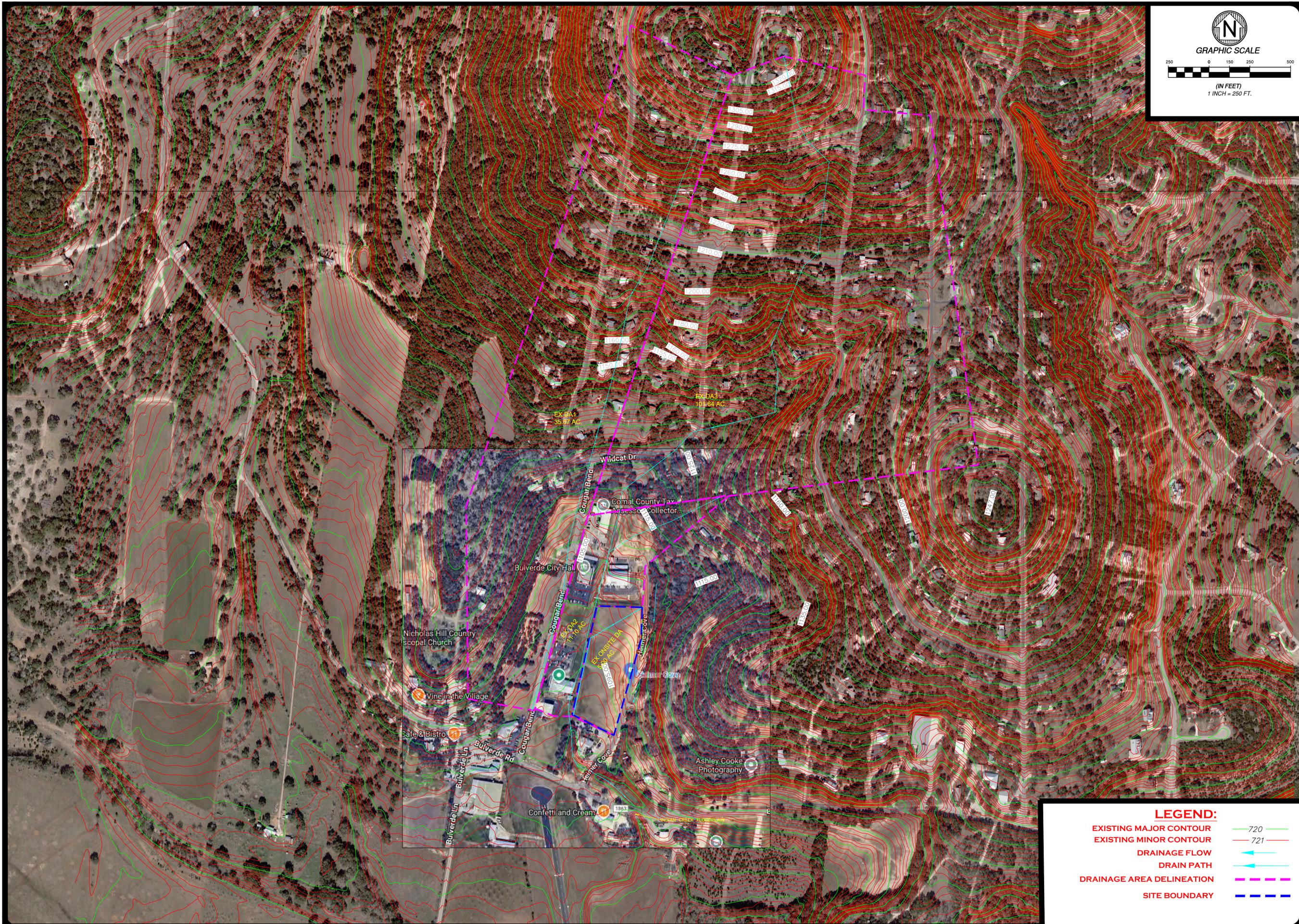
- | | |
|--|--|
| <input type="checkbox"/> A TIA Report is Required. | <input type="checkbox"/> A TIA Report is Not Required |
| <input type="checkbox"/> A TIA Update is Required | <input type="checkbox"/> A Circulation Study is Required |

Worksheet Last Updated: 07/21/2021

Reviewed by: _____

Date: _____

5. DRAINAGE EXHIBITS



Seda Consulting Engineers, Inc.
 Firm Registration No: F-1601 (210) 308-0057
 6735 IH 10 West FAX: (210) 308-8842
 San Antonio, Texas 78201 e-mail: seda@sedaxr.com
 CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER

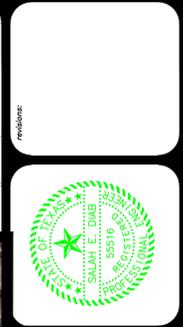
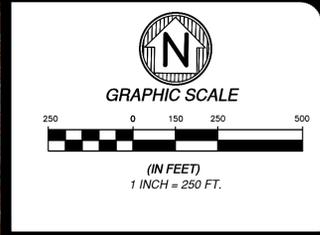
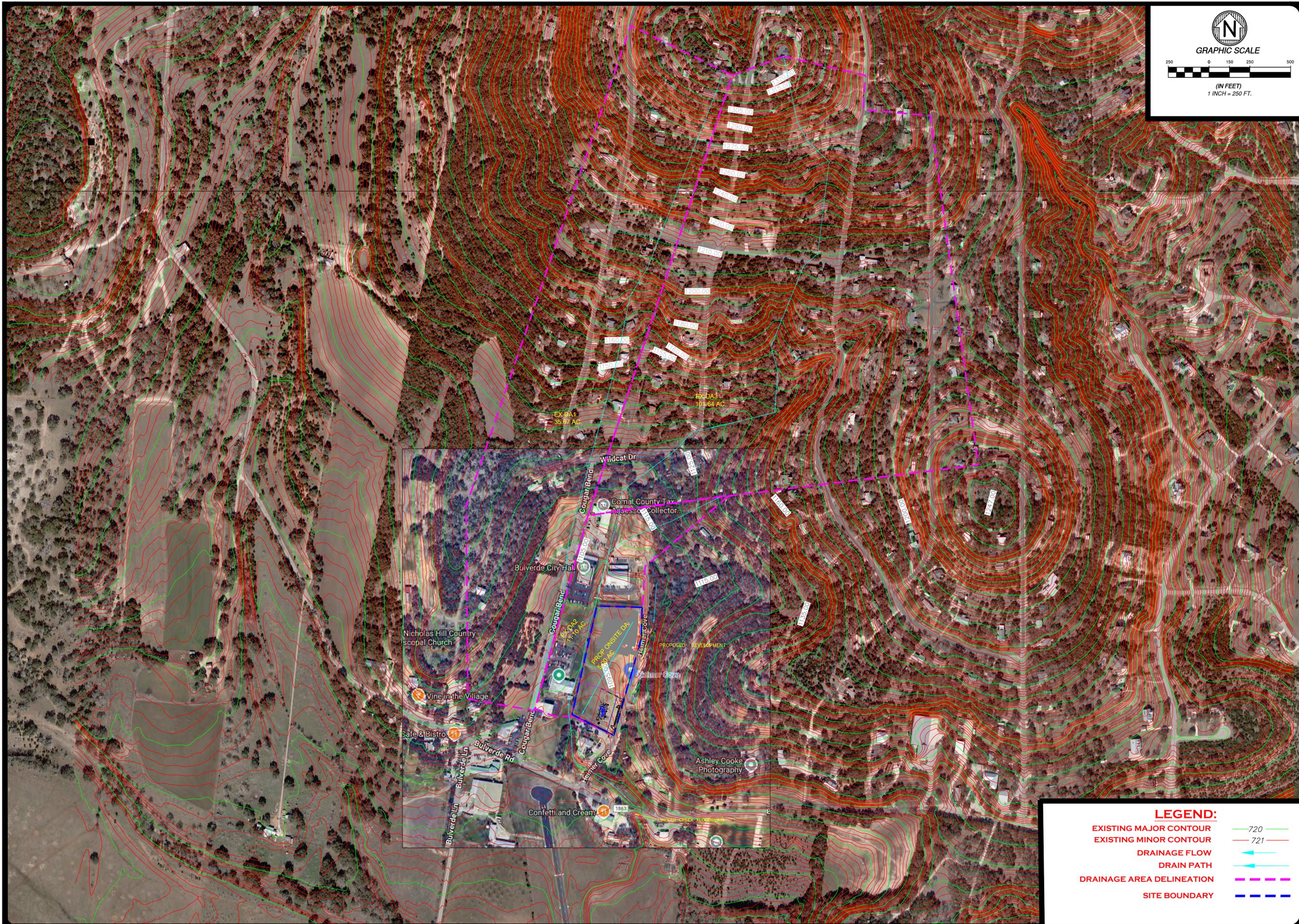


BFB-SFS SUBDIVISION
EXISTING OVERALL DRAINAGE PLAN
 CITY OF BULVERDE, COMAL COUNTY, TEXAS

LEGEND:

EXISTING MAJOR CONTOUR	720
EXISTING MINOR CONTOUR	721
DRAINAGE FLOW	←
DRAIN PATH	→
DRAINAGE AREA DELINEATION	---
SITE BOUNDARY	---

JOB NO. 1811
 DATE: 07/11/2025
 DRAWN BY: FM
 CHECKED BY: SED
 SHEET: 1 OF 1



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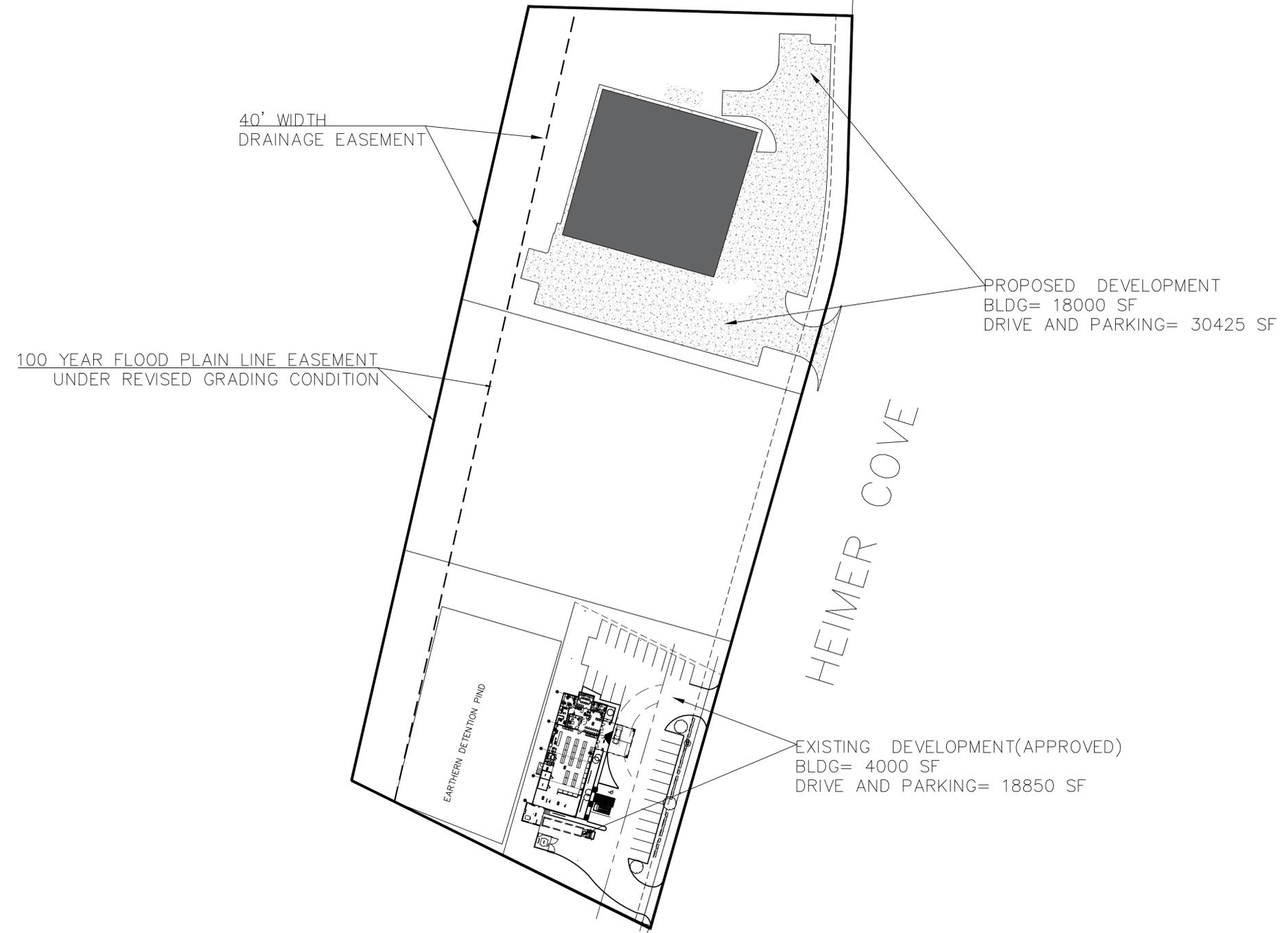
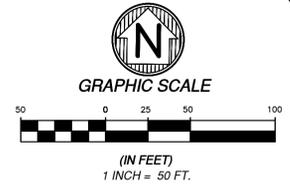


BFB-SFS SUBDIVISION
PROPOSED OVERALL DRAINAGE PLAN
 CITY OF BULVERDE, COMAL COUNTY, TEXAS

LEGEND:

EXISTING MAJOR CONTOUR	720
EXISTING MINOR CONTOUR	721
DRAINAGE FLOW	←
DRAIN PATH	→
DRAINAGE AREA DELINEATION	---
SITE BOUNDARY	---

JOB NO. 1811
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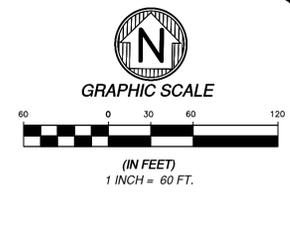


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BFB-SFS SUBDIVISION
 PROPOSED IMPERVIOUS EXHIBIT
 CITY OF BULVERDE, COMAL COUNTY, TEXAS

JOB NO. 1811
 DATE: 07/13/2025
 DRAWN BY: FM
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 SHEET: 1 OF 1

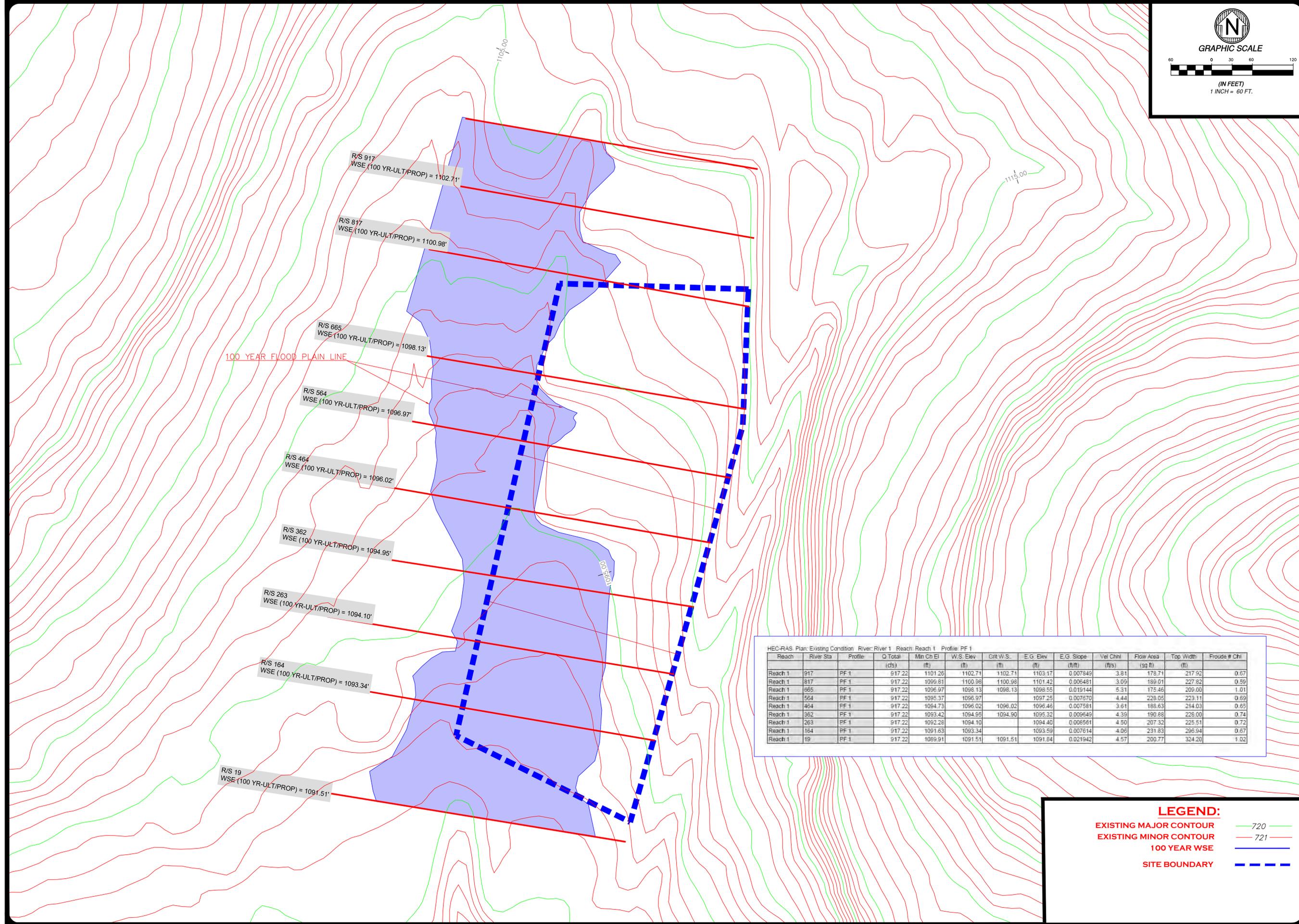


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BFB-SFS SUBDIVISION
EXISTING 100 YR WSE PLAN
 CITY OF BULVERDE, COMAL COUNTY, TEXAS

JOB NO. 1811
 DATE: 07/13/2025
 DRAWN BY: FM
 CHECKED BY: SED
 SHEET: 1 OF 1



- R/S 917
WSE (100 YR-ULT/PROP) = 1102.71'
- R/S 817
WSE (100 YR-ULT/PROP) = 1100.98'
- R/S 665
WSE (100 YR-ULT/PROP) = 1098.13'
- R/S 564
WSE (100 YR-ULT/PROP) = 1096.97'
- R/S 464
WSE (100 YR-ULT/PROP) = 1096.02'
- R/S 362
WSE (100 YR-ULT/PROP) = 1094.95'
- R/S 263
WSE (100 YR-ULT/PROP) = 1094.10'
- R/S 164
WSE (100 YR-ULT/PROP) = 1093.34'
- R/S 19
WSE (100 YR-ULT/PROP) = 1091.51'

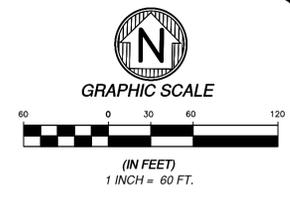
100 YEAR FLOOD PLAIN LINE

HEC-RAS Plan: Existing Condition River: River 1 Reach: Reach 1 Profile: PF 1

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach 1	917	PF 1	917.22	1101.26	1102.71	1102.71	1103.17	0.007849	3.81	178.71	217.92	0.67
Reach 1	817	PF 1	917.22	1099.81	1100.98	1100.98	1101.42	0.006481	3.09	189.01	227.82	0.59
Reach 1	665	PF 1	917.22	1096.97	1098.13	1098.13	1098.55	0.019144	5.31	175.46	209.00	1.01
Reach 1	564	PF 1	917.22	1095.37	1096.97		1097.25	0.007670	4.44	228.05	223.11	0.69
Reach 1	464	PF 1	917.22	1094.73	1096.02	1096.02	1096.46	0.007581	3.61	188.63	214.03	0.65
Reach 1	362	PF 1	917.22	1093.42	1094.95	1094.90	1095.32	0.006649	4.39	190.88	228.00	0.74
Reach 1	263	PF 1	917.22	1092.28	1094.10		1094.40	0.006561	4.50	207.32	225.51	0.72
Reach 1	164	PF 1	917.22	1091.63	1093.34		1093.59	0.007614	4.06	231.83	286.94	0.67
Reach 1	19	PF 1	917.22	1089.91	1091.51	1091.51	1091.84	0.021942	4.57	200.77	324.20	1.02

LEGEND:

- EXISTING MAJOR CONTOUR — 720
- EXISTING MINOR CONTOUR — 721
- 100 YEAR WSE — (Blue shaded area)
- SITE BOUNDARY — (Blue dashed line)

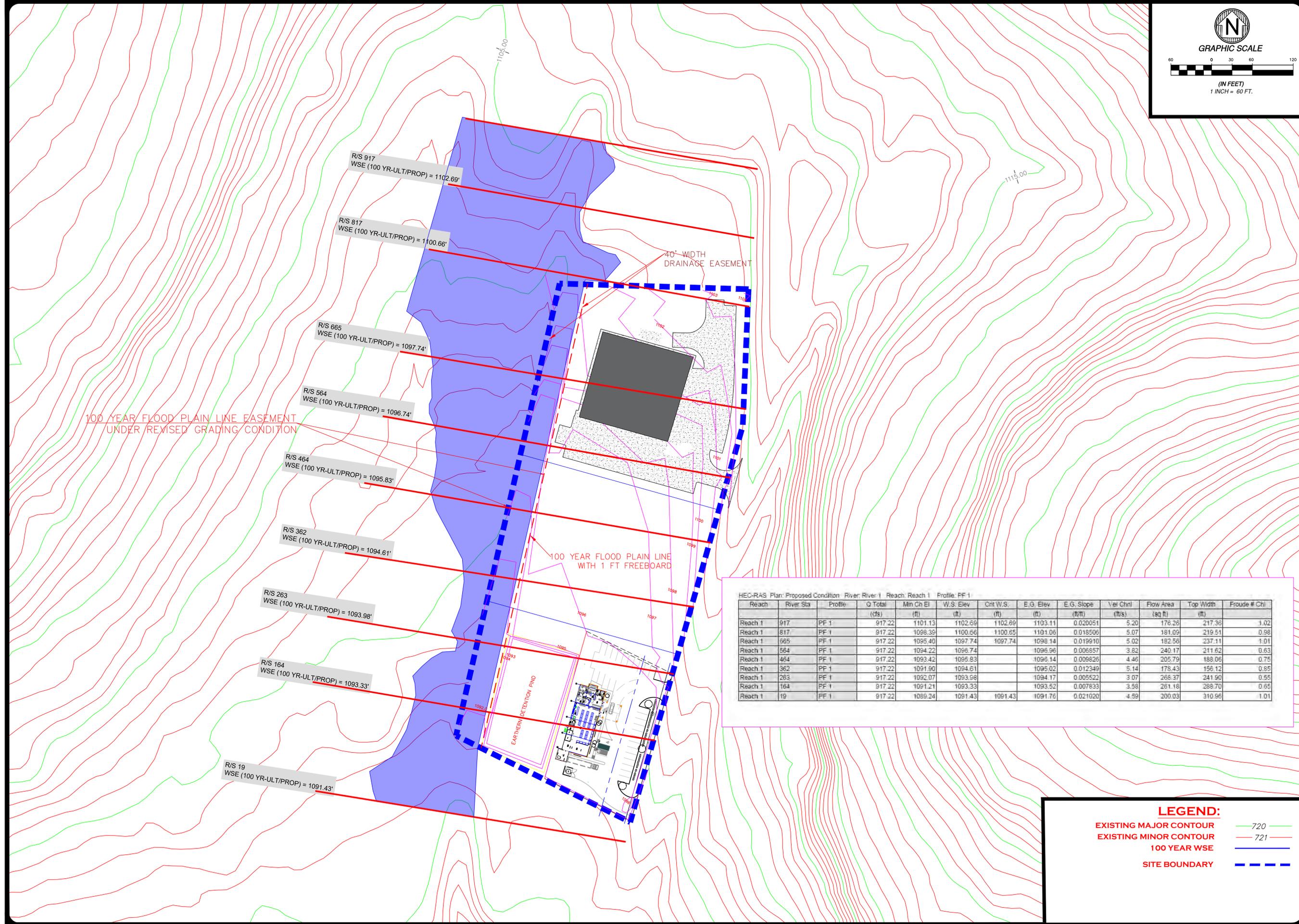


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BFB-SFS SUBDIVISION
 PROPOSED 100 YR WSE PLAN
 CITY OF BULVERDE, COMAL COUNTY, TEXAS

JOB NO: 1811
 DATE: 07/13/2025
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100 YEAR FLOOD PLAIN LINE EASEMENT UNDER REVISED GRADING CONDITION

40' WIDTH DRAINAGE EASEMENT

100 YEAR FLOOD PLAIN LINE WITH 1 FT FREEBOARD

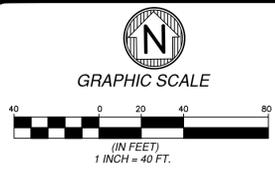
EARTHEN DETENTION POND

HEC-RAS Plan: Proposed Condition River: River 1 Reach: Reach 1 Profile: PF 1

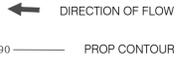
Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach 1	917	PF 1	917.22	1101.13	1102.69	1102.69	1103.11	0.020051	5.20	176.28	217.36	1.02
Reach 1	817	PF 1	917.22	1098.39	1100.66	1100.65	1101.06	0.018506	5.07	181.09	219.51	0.98
Reach 1	665	PF 1	917.22	1095.40	1097.74	1097.74	1098.14	0.019910	5.02	182.56	237.11	1.01
Reach 1	564	PF 1	917.22	1094.22	1096.74		1096.96	0.006857	3.82	240.17	211.62	0.63
Reach 1	464	PF 1	917.22	1093.42	1095.83		1096.14	0.009826	4.46	205.79	188.06	0.75
Reach 1	362	PF 1	917.22	1091.90	1094.61		1095.02	0.012349	5.14	178.43	156.12	0.85
Reach 1	263	PF 1	917.22	1092.07	1093.98		1094.17	0.005522	3.07	268.37	241.90	0.55
Reach 1	164	PF 1	917.22	1091.21	1093.33		1093.52	0.007833	3.58	261.18	288.70	0.65
Reach 1	19	PF 1	917.22	1089.24	1091.43	1091.43	1091.76	0.021020	4.59	200.03	310.96	1.01

LEGEND:

- EXISTING MAJOR CONTOUR — 720
- EXISTING MINOR CONTOUR — 721
- 100 YEAR WSE - - -
- SITE BOUNDARY - - - - -



LEGEND



Cut/Fill Lots
 Areas involving cut on one portion and fill on another portion of a specific lot shall be prepared to a minimum depth of 6-in. and will be the same material classification at the same compaction and moisture content. A minimum of two (2) field density tests shall be required on each cut/fill lot for the purpose of determining uniformity of the area supporting the proposed structures.

Depth and Mixing of Fill Layers
 The selected fill material shall be placed in level, uniform layers which, when compacted, shall have a density conforming to that stipulated above. Each layer shall be thoroughly mixed during the spreading to ensure uniformity of material in each layer. Compacted layer thickness may vary depending on the compaction equipment of demonstrated capability. The maximum loose depth for any material shall not exceed twelve inches (12"). For testing requirements of fill material, see density testing.

Rock
 When fill material includes rock, the maximum rock size shall be as approved by the Geotechnical Engineer. No large rocks shall be allowed to nest and all voids must be filled with small stones or soil and adequately compacted. No large rocks will be permitted within eighteen inches (18") of the finished grade.

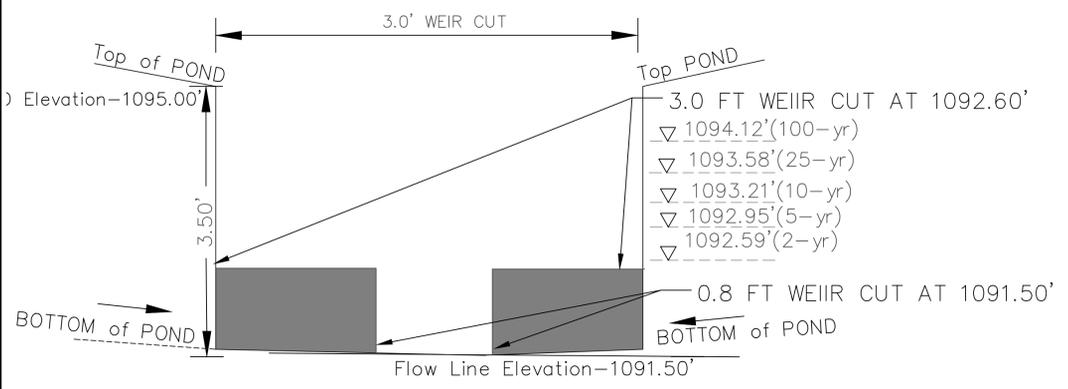
Moisture Content
 The fill material shall be compacted at the appropriate moisture content specified for the soils being used. Appropriate moisture content is defined, typically, as optimum moisture content; however, for expansive soils it may be greater than optimum moisture content, and other moisture contents may be necessary to produce the desired results with certain soils.

Scarifying the Area to be Filled
 All organic matter shall be removed from the surface upon which the fill is to be placed, and the surface shall then be disked or scarified to a minimum depth of six inches (6"), all surface ruts or other uneven features will be leveled prior.

Where fills are made on hillsides or slopes, the slope of the original ground upon which the fill is to be placed shall be disked or scarified. Where the slope ratio of the original ground is steeper than 5 horizontal to 1 vertical, the bank shall be stepped or benched. Ground slopes which are flatter than 5 to 1 shall be benched when considered necessary by the Geotechnical Engineer.

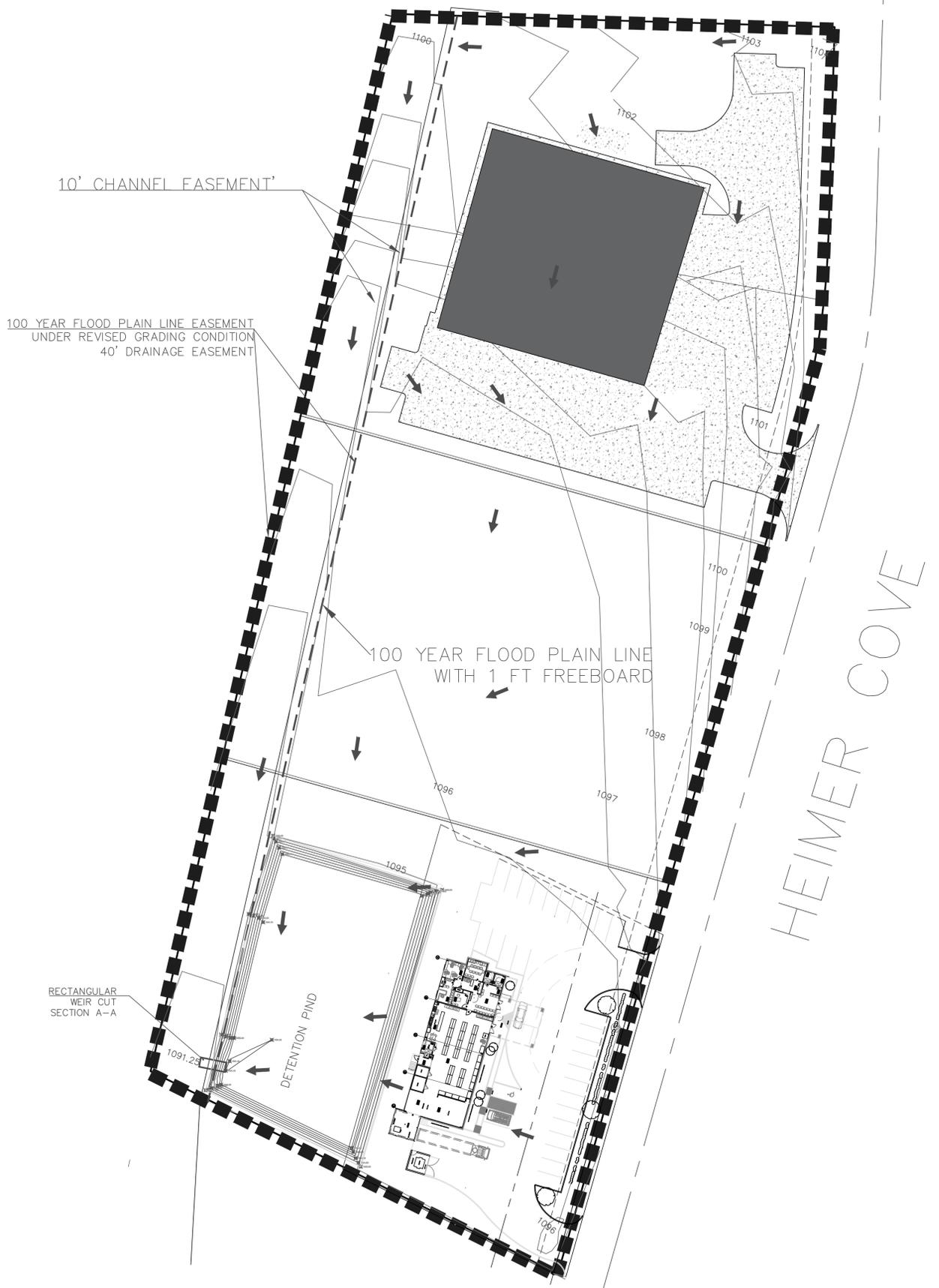
Clearing the Area to be Filled
 All timber, logs, trees, brush shall be mulched, and rubbish shall be kept onsite.

Compacting the Area to be Filled
 Following the clearing and disked or scarifying of the fill area, it shall be bladed until it is uniform and free from large clods. The area shall be brought to +/- 2% of the optimum moisture content and compacted (typically) to not less than ninety percent (90%) of maximum density in accordance with the current ASTM D 1557 Compaction Procedure, or 95% of maximum density in accordance with the current THD--TEX--113--E Compaction Procedure.



OUTFALL WEIR DETAIL
SECTION "A-A"
NOT TO SCALE

07/13/2025



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BFB-SFS SUBDIVISION
CITY OF BULVERDE, COMAL COUNTY, TEXAS
GRADING & DETENTION POND PLAN

JOB NO.	1811
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