



# APPLICATION FOR FINAL PLAT

Planning & Development Department  
30360 Cougar Bend, Bulverde, TX 78163  
Telephone: 830-438-3612 - Fax: 830-438-4339  
[www.bulverdetx.gov](http://www.bulverdetx.gov)

1. Name of Subdivision: AP II Business Park Unit No N/A  
 Location Description/Nearest Intersection:  
4360 US HWY 281 N SPRING BRANCH, TX 78070
2. Owner/Applicant: Pedro Diaz  
 Address: 28798 US HWY 281 N, Bulverde, Texas 78163 Email: pedro@el-tiron.com  
 Telephone: (830) 980-7788 Fax: \_\_\_\_\_ Mobile: \_\_\_\_\_

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

3. Licensed Engineer/Surveyor (technical contact): Dustan DeWinne, P.E.  
 Address: P.O. Box 137, Boerne, TX 78006 Email: Dustan@DeWinne-Eng.com  
 Telephone: 210-383-3453 Fax: N/A Mobile: 210-383-3453

#### 4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In <input type="checkbox"/> Out (ETJ)	Water Source:	<u>Domestic Well</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 checked="" type="checkbox"/> Yes <input 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>3.175</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>Low</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>C-2</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

Signature of Owner/Applicant

24 July - 2025

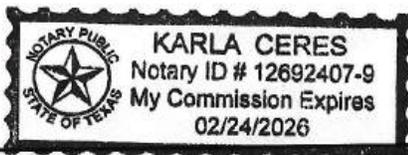
Date

State of Texas

County of Bexar

This instrument was acknowledged before me on the 24 day of July, 2025 by

Kana Ceres (name of property owner).



(Notarial Seal)

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](http://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, Pedro Diaz, owner of the property, described in this application, authorize Dustan DeWinne (name) to apply for a Final Plat on my/our behalf of the property.

The Additional Applicant's information is:

Company: DeWinne Engineering LLC

Contact Name: Dustan DeWinne

Address: P.O. Box 137  
Boerne, TX 78006

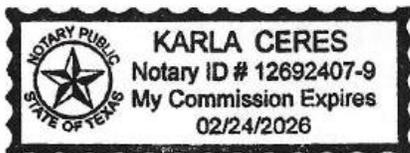
Signature of Owner/Applicant

24-July-2025

Date

STATE OF TEXAS  
COUNTY OF Bexar

This instrument was acknowledged before me on the 24 day of July, 2025 by Karla Ceres (name of property owner).



(Notarial Seal)

Notary Public's Signature

Submittal Format:

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



## Planning and Development Final Plat Application Checklist

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

- Final Plats**
  - \$1250.00 + \$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)
- Subdivision Improvement Construction Plan Review (for more than one type of infrastructure, includes the entire limits of construction)**
  - \$2500.00
- Subdivision Improvement Construction Plan Review (for individual infrastructure, includes the entire limits of construction)**
  - \$1,250.00 + \$5.00/LF of each infrastructure improvement
- Subdivision Improvement Construction Inspections (deposit for inspections)**
  - \$78.00 + \$3.10/LF of each infrastructure improvement to be inspected
- 2 full-size physical copy and digital copy on 18" by 24" sheets with a minimum of a 1/2-inch margin of Plat.
- 1 Physical copy of Final Plat 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
  - TIA Fee
  - SICP Fee
- A digital copy the Final Utility Layout showing all proposed utilities and easements

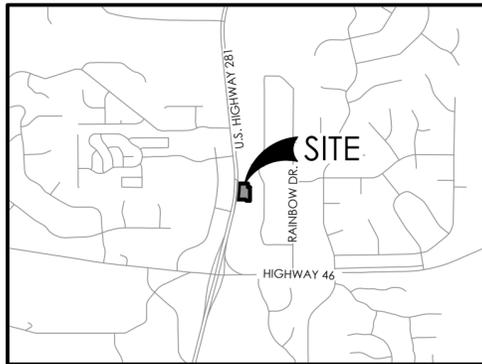
Submittal Format:

3

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

- N/A  A digital copy the Final Traffic Impact Analysis
- N/A  A digital copy of construction cost projections for improvements required herein. Cost projections prepared without complete and approved construction plans shall include at a minimum a 10% design phase contingency and a 15% construction contingency.
- N/A  A digital copy of the approved Floodplain Development Permit from Comal County if subdivision includes property within the ETJ.
  - A digital copy the Final Drainage Study
  - A digital copy the recorded deed
  - A digital copy of each letter approving the Final Plat reviewed by all utilities that will provide service to the proposed subdivision and all entities with regulatory authority pertaining to the proposed subdivision including but not limited to the following.
    - Electric Utility
    - N/A  Gas Utility
    - Public Water System
    - Telephone Utility
    - Cable TV Utility
    - TxDOT
    - N/A  TCEQ
      - Other agencies or entities having jurisdiction
- N/A  A digital copy of Variance Requests (if any)
  - A digital copy of Original Tax Certificates
    - City
    - County
    - School
- N/A  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.
  - A digital copy of verification of closure of the outer boundary of the plat
- N/A  For plats, a digital copy of in the ETJ, provide a 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  If utility services must be extended beyond the outer boundary of the proposed subdivision across privately owned land to provide service to the lots in the proposed subdivision, then those utility service extensions must be contained in easements. Copies of the recorded easements for said utility extensions must be provided along with a map view showing the extensions from the outer boundary of the proposed subdivision to their ultimate connection points to be able to provide service.
- N/A  A digital copy of Lienholder's Acknowledgement (if applicable)
  - A digital copy of Utility certification required under Section 3.303(a) pertaining to the area within the Final Plat.

See Letter from Comal Trinity  
Groundwater Conservation District  
regarding existing well



LOCATION MAP

N.T.S.

**TxDOT NOTES:**

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCR OACH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S, "ACCESS MANAGEMENT MANUAL".
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

**PLAT NOTES:**

- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 4809100380F, EFFECTIVE DATE SEPTEMBER 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 PEDERNALES ELECTRIC COOPERATIVE.
- TELEPHONE SERVICE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE.
- WATER SERVICE TO BE PROVIDED BY A PRIVATE WATER WELL.
- SEWER SERVICE WILL BE PROVIDED BY ON-SITE SEWER FACILITIES (OSSF).
- THE LIMITS OF THIS FINAL PLAT DO NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONE.
- THIS PROPERTY LIES IN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- THIS PROPERTY IS SUBJECT TO BUILDING SETBACK LINES AND UTILITY EASEMENTS AS SHOWN.

**SURVEYOR'S NOTES:**

- 1/2 REBAR RODS WERE FOUND AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, (N.A.D. 83) (C.O.R.S.).
- COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, (N.A.D. 83) (C.O.R.S.).

**LEGEND**

- |      |   |        |  |
|------|---|--------|--|
| AC   | ACRE(S)   | VOL    | VOLUME                                       |
| BLK  | BLOCK   | PG     | PAGE(S)                                      |
| NO   | NUMBER  | ROW    | RIGHT-OF-WAY                                 |
| DPR  | DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS  | RPR    | REAL PROPERTY RECORDS OF COMAL COUNTY, TEXAS |
| DR   | DEED RECORDS OF COMAL COUNTY, TEXAS   | P.U.E. | PUBLIC UTILITY EASEMENT                      |
| ELEC | ELECTRIC  | TELE   | TELEPHONE                                    |
| ESMT | EASEMENT  |        |  |
| NCB  | NEW CITY BLOCK  |        |  |
| OPR  | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF COMAL COUNTY, TEXAS |        |  |
- 
- |      |   |
|------|---|
| 1140 | EXISTING CONTOURS   |
| 1140 | PROPOSED CONTOURS   |
| —    | CENTERLINE  |
| ●    | FOUND 1/2" REBAR WITH NO ID                               |
| ⊙    | FOUND 1/2" REBAR WITH RED CAP "RPLS 4069"                 |
| ⊙    | FOUND FENCE CORNER POST                                   |
| ○    | SET MAG NAIL WITH WASHER STAMPED "OPEN RANGE FS 10194069" |
- 
- |   |                           |
|---|---------------------------|
| ① | 20' P.U.E.                |
| ② | 40' BUILDING SETBACK LINE |
| ③ | 25' BUILDING SETBACK LINE |

STATE OF TEXAS  
COUNTY OF KENDALL

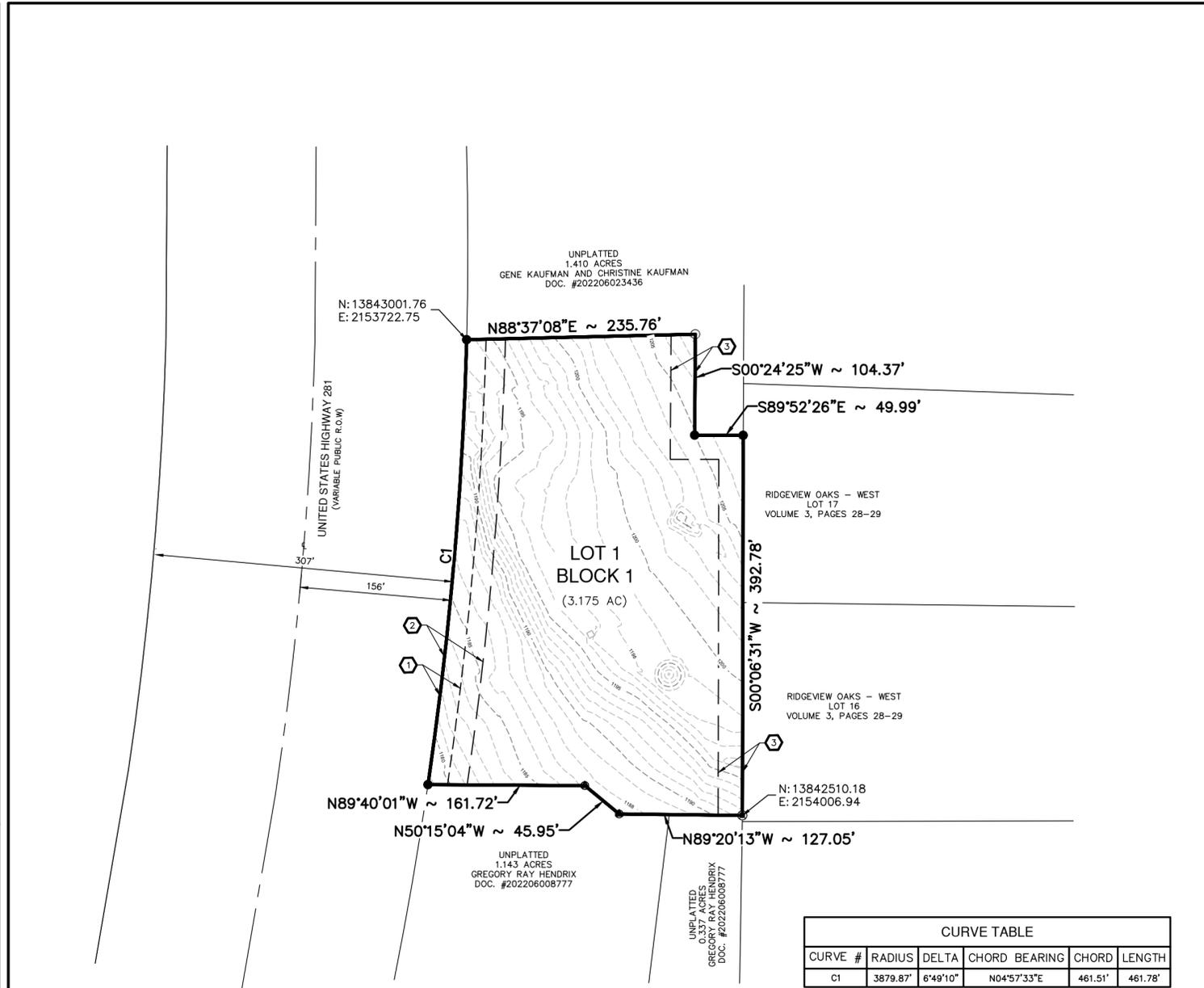
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

DUSTAN DEWINNE P.E.  
LICENSED PROFESSIONAL ENGINEER #122166  
DEWINNE ENGINEERING, LLC (FIRM NO. F-24128)  
P.O. BOX 137, BOERNE, TX 78006  
(210) 383-3453

STATE OF TEXAS  
COUNTY OF KENDALL

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

WILLIAM ANDREW MCLAUGHLIN  
REGISTERED PROFESSIONAL SURVEYOR NO. 6473  
OPEN RANGE FIELD SERVICES, LLC (FIRM NO. 10194069)  
39350 IH-10 WEST, SUITE 1  
BOERNE, TX 78006



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3879.87'	6°49'10"	N04°57'33"E	461.51'	461.78'

**SUBDIVISION PLAT**

**ESTABLISHING  
AP II BUSINESS PARK**

BEING 3.175 ACRES OF LAND, MORE OR LESS, OUT OF THE CHRISTIAN HANZ SURVEY NO. 452, ABSTRACT NO. 236, COMAL COUNTY, TEXAS, BEING THAT SAME TRACT DESCRIBED IN A WARRANTY DEED RECORDED IN DOCUMENT NO. 202306033005, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.



SCALE:  
1" = 100'



**DEWINNE  
ENGINEERING, LLC**

P.O. BOX 137, BOERNE, TEXAS 78006  
PHONE: 210-383-3453 - EMAIL: DUSTAN@DEWINNE-ENG.COM  
TBPELS FIRM REGISTRATION #F-24128

STATE OF TEXAS  
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS

THE OWNERS OF LAND SHOWN ON THIS PLAT WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATE 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.

BY: OWNER  
PEDRO DIAZ  
29860 ANCESTRAL TRL  
BULVERDE, TEXAS 78163

STATE OF TEXAS  
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PEDRO DIAZ, 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 \_\_\_\_\_, 2023

NOTARY PUBLIC, STATE OF TEXAS

THE FINAL PLAT OF AP II BUSINESS PARK WAS FILED WITH THE CITY OF BULVERDE, TEXAS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. THE CITY OF BULVERDE FAILED TO ACT UPON SUCH PLAT WITHIN THE TIME PERIOD PRESCRIBED BY CHAPTER 214, TEXAS LOCAL GOVERNMENT CODE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.

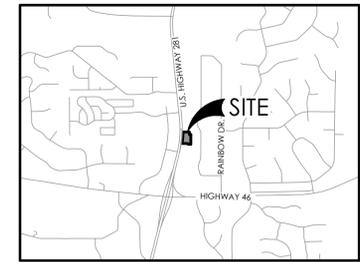
PLANNING DIRECTOR

**FIRE PROTECTION NOTE**

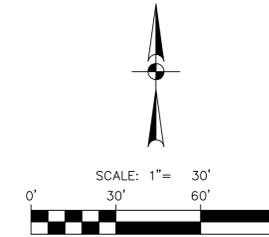
ALL FIRE PROTECTION DESIGN, FIRE WATER SUPPLY, AND NFPA 1142 COMPLIANCE TO BE PROVIDED BY OTHERS. THIS PLAN INCLUDES NO FIRE WATER INFRASTRUCTURE.

**WATER SUPPLY NOTE**

WATER SUPPLY TO THE SITE IS TO BE PROVIDED BY A PRIVATE WELL AND/OR ON-SITE STORAGE TANK. THE SYSTEM IS NOT INTENDED TO SERVE A POPULATION THAT WOULD REQUIRE REGISTRATION AS A PUBLIC WATER SYSTEM UNDER TCEQ CHAPTER 290. FINAL SYSTEM DESIGN, PERMITTING, AND OPERATIONAL COMPLIANCE SHALL BE THE RESPONSIBILITY OF OTHERS.



**LOCATION MAP**  
NOT-TO-SCALE



**LEGEND**

- PROPERTY LINE
- LOT LINE
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS LINE
- PROPOSED SEWER SERVICE LATERAL
- WYE WITH 1/8 BEND
- FLOW
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER LINE

**SITE UTILITY NOTES**

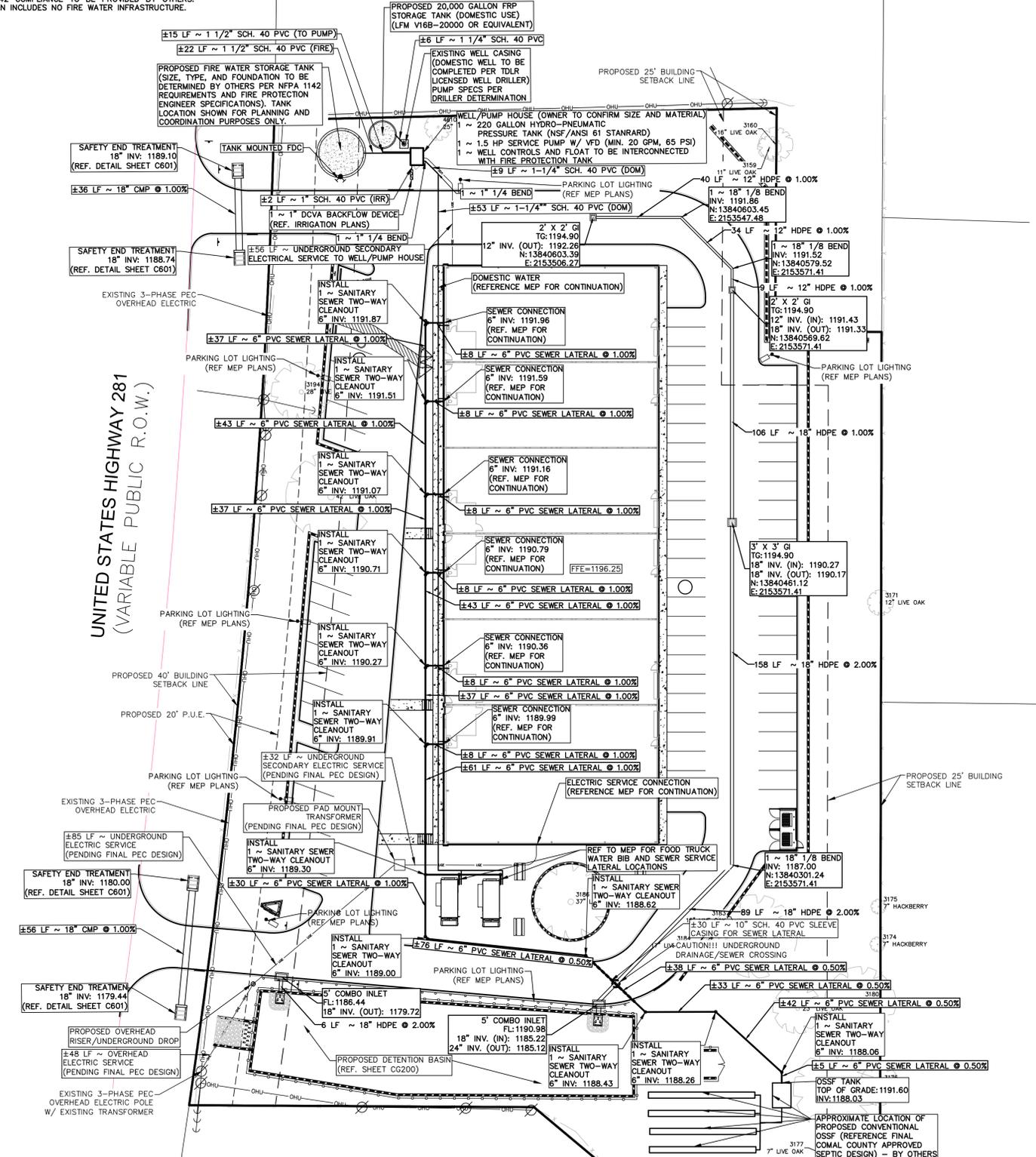
1. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
2. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES. ALL EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD WHETHER SHOWN ON THIS PLAN OR NOT PRIOR TO INSTALLATION OF ANY NEW LINES.
3. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
4. CONTRACTOR SHALL CALL FOR THE LOCAL JURISDICTIONAL INSPECTIONS AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL JURISDICTION WITH REGARDS TO MATERIALS AND INSTALLATION OF THE UTILITIES AND STORM DRAINS.
6. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
7. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL COMPLY SAMS AND COSA STANDARDS.
8. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
9. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, PAVING, UTILITIES, AND OTHER STRUCTURES SCHEDULED TO REMAIN. ANY STRUCTURE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
10. THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH ALL FINAL UTILITY AS-BUILT MEASUREMENTS, TOPS AND LENGTH OF SERVICE CONNECTIONS OF THE PROJECT.
11. ALL GARBAGE OR SPOIL MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT HIS SOLE EXPENSE.
12. GAS AND ELECTRIC ALIGNMENTS SHOWN ON THIS DRAWING ARE CONCEPTUAL. THE ACTUAL DESIGN AND LOCATIONS SHALL BE DETERMINED BY THE LOCAL SERVICE PROVIDER OR MEP ENGINEER.
13. CONTRACTOR SHALL COORDINATE ELECTRIC AND GAS LINE INSTALLATION WITH LOCAL SERVICE PROVIDER. THE SERVICE PROVIDER WILL BE RESPONSIBLE FOR INSTALLATION OF GAS LINE TO WITHIN 5' OF BUILDING.
14. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
15. SEE IRRIGATION AND ARCHITECTURAL PLANS FOR ADDITIONAL CONDUIT LOCATIONS. VERIFY ALL CONDUIT AND SLEEVE LOCATIONS PRIOR TO PLACING ANY PAVEMENT.
16. CONTRACTOR SHALL INSTALL ALL CONDUITS WITH A MINIMUM 4-FOOT SWEEP RADIUS. ALL CONDUITS SHALL HAVE A PULL STRING TO BE INSTALLED BY THE CONTRACTOR.
17. NO WORK SHALL BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT AN APPROVED PERMIT.
18. THE CONSTRUCTION OF UNDERGROUND PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEMS SHALL BE GOVERNED BY THE ENGINEERING CONSTRUCTION PLANS PREPARED BY THE LOCAL SERVICE PROVIDER. THIS DRAWING SHALL SERVE ONLY AS REFERENCE DOCUMENT TO COORDINATE LOCATION OF THE PROPOSED PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEM. THE LOCAL SERVICE PROVIDER'S CONSTRUCTION DRAWINGS AND CONSTRUCTION DETAILS SHALL GOVERN.
19. BEDDING FOR ALL UTILITIES SHALL BE PER THE PROJECT SPECIFICATIONS. NO WATER JETTING OF BACKFILL MATERIAL WILL BE ALLOWED.
20. ALL PIPE DIMENSIONS ARE APPROXIMATE ONLY.
21. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLETING AND COORDINATING ALL NECESSARY TESTS.

**CAUTION!!**

EXISTING UTILITIES ARE LOCATED WITHIN THE LIMITS OF THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL EXERCISE EXTRA CARE IN DIGGING ANY TRENCH FOR PROPOSED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING, VERIFYING THE EXACT LOCATION AND IDENTIFYING ANY AREAS OF CONFLICTS WITH EXISTING UTILITIES AND WILL NOTIFY THE ENGINEER IMMEDIATELY IF CONFLICTS ARE FOUND.

**TRENCH EXCAVATION SAFETY PROTECTION:**

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.



UNITED STATES HIGHWAY 281  
(VARIABLE PUBLIC R.O.W.)

**DEWINNE**  
ENGINEERING, LLC  
P.O. Box 137, BOERNE, TEXAS 78006  
PHONE: 210-365-3453 - EMAIL: DUSTAN@DEWINNE-ENG.COM  
TPEELS FIRM REGISTRATION #F-24128

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES UNDER THE AUTHORIZATION OF DUSTAN E. DEWINNE, P.E. #122166.

NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES

PROJECT NUMBER:  
23-125

**A&P II BUSINESS PARK**  
BULVERDE, TEXAS  
4360 US HIGHWAY 281 N.  
BULVERDE, COMAL COUNTY, TEXAS

DATE: 7/31/2025

REV:	DATE:	DESCRIPTION:

DESIGNER: DD  
DRAWN: DD  
CHECKED: DD

SHEET NAME:  
**UTILITY PLAN**

SHEET NUMBER:  
**CU100**

Date: Jul 31, 2025, 11:22pm. User ID: dusta  
File: C:\Users\dusta\OneDrive - Dewinne Engineering, LLC\Desktop\Projects\23-125 Bulverde\Drawings\CU100 - OVERALL UTILITY PLAN.dwg

# 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: AP II Business Park

Developer Representative: Dustan DeWinne, P.E. (DeWinne Engineering)

Representative's Contact Information

Phone: 210-383-3453 Email: Dustan@DeWinne-Eng.com

Proposed land uses: Mixed-use (General Office, Trade Contractor, Health/Fitness Club)

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 Concurrence?		If no, identify modification required
		Yes	No	
<b>Trip Generation Code</b>	710,180,492	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Site Build Out Year</b>	2025	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Background Traffic Growth Rate</b>		<input type="checkbox"/>	<input type="checkbox"/>	
<b>Proposed Peak Periods (check all)</b>	AM <input checked="" type="checkbox"/> PM <input type="checkbox"/> Other <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Special Scenarios for Evaluation</b> (i.e. Phasing, 6-year status, etc.)	1)	<input type="checkbox"/>	<input type="checkbox"/>	
	2)	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Intersection for Analysis</b> (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: 1 / 12 / 2024

\_\_\_\_\_  
 City of Bulverde

\_\_\_\_\_  
 Comal County (if applicable)

\_\_\_\_\_  
 Developer's Representative

\_\_\_\_\_  
 Printed Name of Representative

\_\_\_\_\_  
 Printed Name of Representative

\_\_\_\_\_  
 Printed Name of Representative

**Proposed Type of Development:** Critical Peak Hour: **AM**  Peak Hour Override:

Land Use	ITE Code	Project Size	Unit	Peak Hour Trip Rate	Peak Hour Trips (PHT)
General Office Building	710	18.00	1,000 SF GFA	1.16	21
Specialty Trade Contractor	180	8.00	1,000 SF GFA	1.66	14
Health/Fitness Club	492	4.00	1,000 SF GFA	1.31	6

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

Land Use	ITE Code	Project Size	Unit	Peak Hour Trip Rate	Peak Hour Trips (PHT)

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

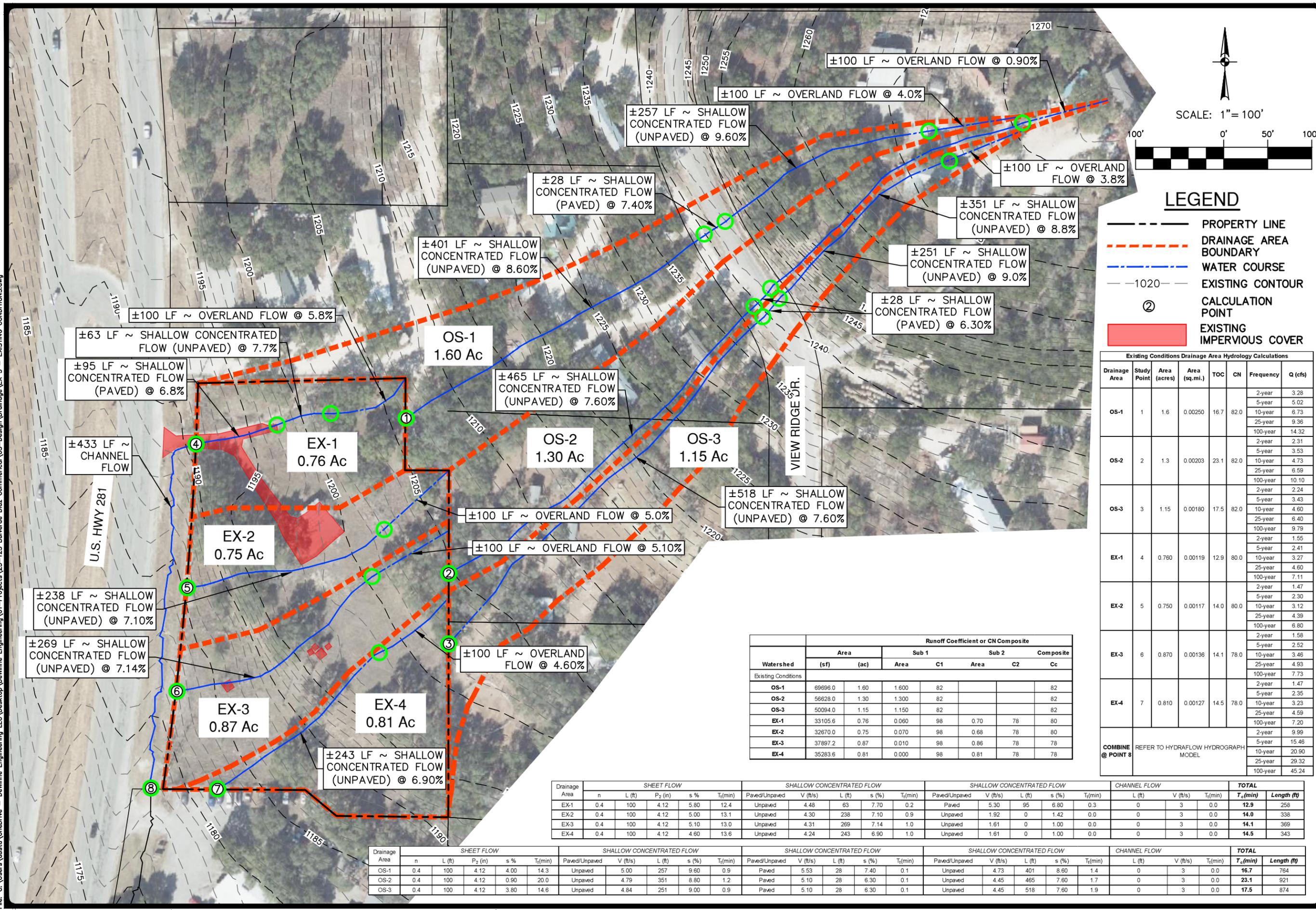
Proposed Development	Previous Development	Difference in PHT	
41		41	100%

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

Proposed Development	Approved TIA PHTs	Difference in PHT	TIA Number:	
41			TIA Name:	

**EXHIBIT 5**  
**EXISTING CONDITIONS**  
**DRAINAGE MAP**

Date: Jul 31, 2025, 11:22am User ID: dusta File: C:\Users\dusta\OneDrive - Dewinne Engineering LLC\Desktop\Dewinne Engineering\Projects\23-125 Bulverde Diaz Commercial\03-Design\Drainage\EX 5 - EXISTING CONDITIONS.dwg



### LEGEND

- PROPERTY LINE
- DRAINAGE AREA BOUNDARY
- WATER COURSE
- EXISTING CONTOUR
- CALCULATION POINT
- EXISTING IMPERVIOUS COVER

Existing Conditions Drainage Area Hydrology Calculations							
Drainage Area	Study Point	Area (acres)	Area (sq.mi.)	TOC	CN	Frequency	Q (cfs)
OS-1	1	1.6	0.00250	16.7	82.0	2-year	3.28
						5-year	5.02
						10-year	6.73
						25-year	9.36
OS-2	2	1.3	0.00203	23.1	82.0	2-year	2.31
						5-year	3.53
						10-year	4.73
						25-year	6.59
OS-3	3	1.15	0.00180	17.5	82.0	2-year	2.24
						5-year	3.43
						10-year	4.60
						25-year	6.40
EX-1	4	0.780	0.00119	12.9	80.0	2-year	1.55
						5-year	2.41
						10-year	3.27
						25-year	4.60
EX-2	5	0.750	0.00117	14.0	80.0	2-year	1.47
						5-year	2.30
						10-year	3.12
						25-year	4.39
EX-3	6	0.870	0.00136	14.1	78.0	2-year	1.58
						5-year	2.52
						10-year	3.46
						25-year	4.93
EX-4	7	0.810	0.00127	14.5	78.0	2-year	1.47
						5-year	2.35
						10-year	3.23
						25-year	4.59
COMBINE @ POINT 8	REFER TO HYDRAFLOW HYDROGRAPH MODEL					2-year	9.99
						5-year	15.46
						10-year	20.90
						25-year	29.32
						100-year	45.24

Watershed	Runoff Coefficient or CN Composite						
	Area		Sub 1		Sub 2		Composite
	(sf)	(ac)	Area	C1	Area	C2	
Existing Conditions							
OS-1	69696.0	1.60	1.600	82			82
OS-2	56628.0	1.30	1.300	82			82
OS-3	50094.0	1.15	1.150	82			82
EX-1	33105.6	0.76	0.060	98	0.70	78	80
EX-2	32670.0	0.75	0.070	98	0.68	78	80
EX-3	37897.2	0.87	0.010	98	0.86	78	78
EX-4	35283.6	0.81	0.000	98	0.81	78	78

Drainage Area	SHEET FLOW					SHALLOW CONCENTRATED FLOW					SHALLOW CONCENTRATED FLOW					CHANNEL FLOW			TOTAL	
	n	L (ft)	P <sub>2</sub> (in)	s (%)	T <sub>r</sub> (min)	Paved/Unpaved	V (ft/s)	L (ft)	s (%)	T <sub>r</sub> (min)	Paved/Unpaved	V (ft/s)	L (ft)	s (%)	T <sub>r</sub> (min)	L (ft)	V (ft/s)	T <sub>r</sub> (min)	T <sub>c</sub> (min)	Length (ft)
EX-1	0.4	100	4.12	5.80	12.4	Unpaved	4.48	63	7.70	0.2	Paved	5.30	95	6.80	0.3	0	3	0.0	12.9	258
EX-2	0.4	100	4.12	5.00	13.1	Unpaved	4.30	238	7.10	0.9	Unpaved	1.92	0	1.42	0.0	0	3	0.0	14.0	338
EX-3	0.4	100	4.12	5.10	13.0	Unpaved	4.31	269	7.14	1.0	Unpaved	1.61	0	1.00	0.0	0	3	0.0	14.1	369
EX-4	0.4	100	4.12	4.80	13.6	Unpaved	4.24	243	6.90	1.0	Unpaved	1.61	0	1.00	0.0	0	3	0.0	14.5	343

Drainage Area	SHEET FLOW					SHALLOW CONCENTRATED FLOW					SHALLOW CONCENTRATED FLOW					CHANNEL FLOW			TOTAL						
	n	L (ft)	P <sub>2</sub> (in)	s (%)	T <sub>r</sub> (min)	Paved/Unpaved	V (ft/s)	L (ft)	s (%)	T <sub>r</sub> (min)	Paved/Unpaved	V (ft/s)	L (ft)	s (%)	T <sub>r</sub> (min)	L (ft)	V (ft/s)	T <sub>r</sub> (min)	T <sub>c</sub> (min)	Length (ft)					
OS-1	0.4	100	4.12	4.00	14.3	Unpaved	5.00	257	9.60	0.9	Paved	5.53	28	7.40	0.1	Unpaved	4.73	401	8.60	1.4	0	3	0.0	16.7	764
OS-2	0.4	100	4.12	0.90	20.0	Unpaved	4.79	351	8.80	1.2	Paved	5.10	28	6.30	0.1	Unpaved	4.45	465	7.60	1.7	0	3	0.0	23.1	921
OS-3	0.4	100	4.12	3.80	14.6	Unpaved	4.84	251	9.00	0.9	Paved	5.10	28	6.30	0.1	Unpaved	4.45	518	7.60	1.9	0	3	0.0	17.5	874

**DEWINNE**  
ENGINEERING, LLC  
P.O. BOX 137, BOERNE, TEXAS 78006  
PHONE: 210-380-9493 - EMAIL: DUSTA@DEWINNE-ENG.COM  
TBPELS FIRM REGISTRATION #F-24128

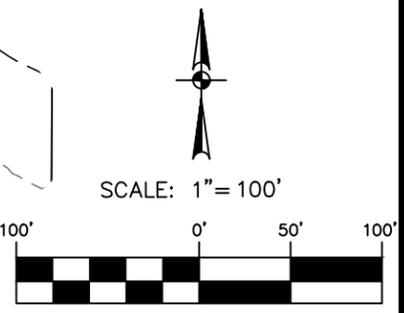
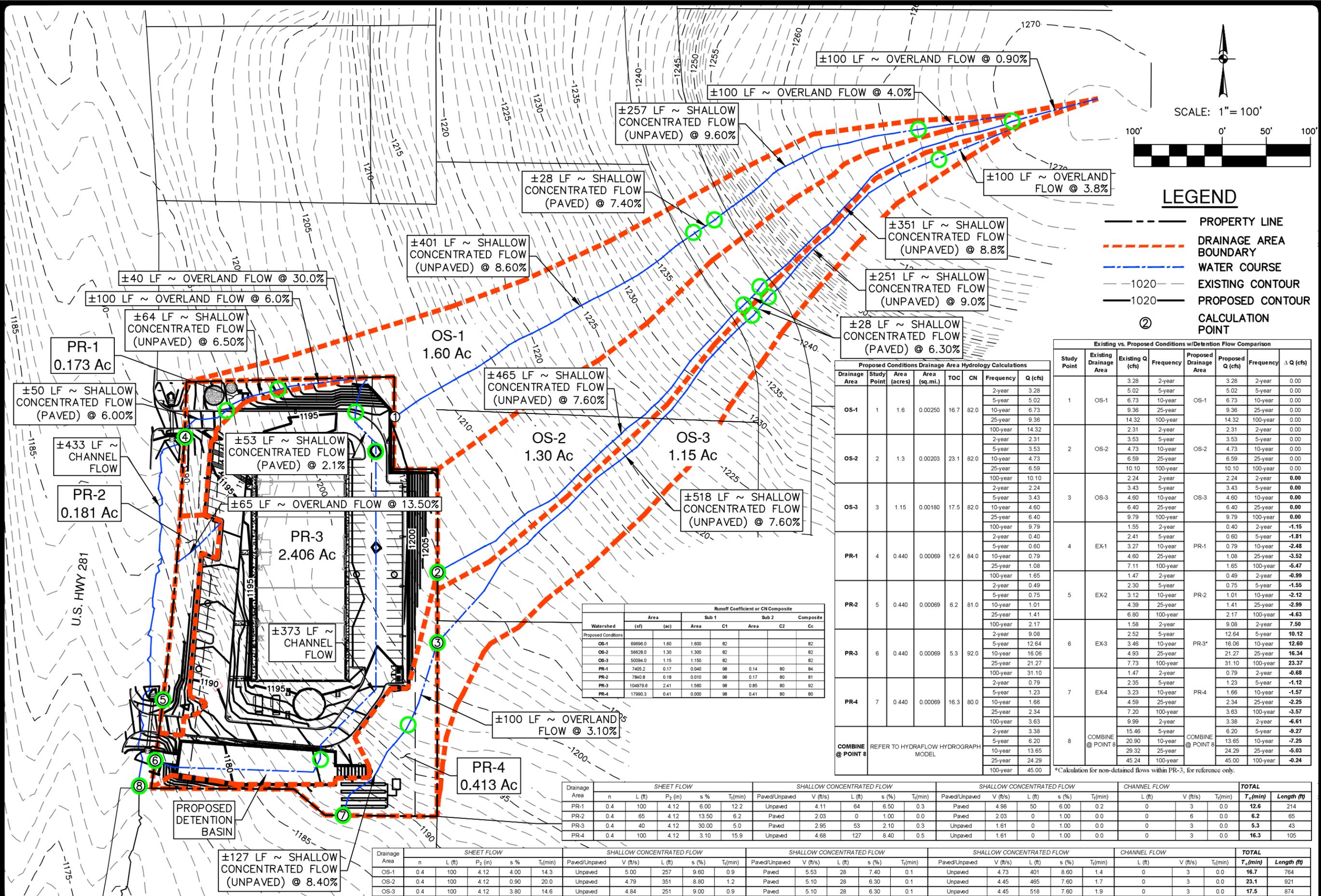
**A&P II BUSINESS PARK**  
SAN ANTONIO, TEXAS  
EXISTING CONDITIONS

JOB NO. 23-125  
DATE 5/19/25  
DESIGNER DD  
CHECKED DD  
DRAWN DD  
SHEET EX-5

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**EXHIBIT 6**  
**PROPOSED CONDITIONS**  
**DRAINAGE MAP**

Date: Jul 31, 2025, 11:35am User ID: dusta File: C:\Users\dusta\OneDrive - Dewinne Engineering LLC\Desktop\DeWinne Engineering\01-Projects\23-125 Bulverde Diaz Commercial\03-Design\Drainage\EX 6 - PROPOSED CONDITIONS.dwg



**LEGEND**

- PROPERTY LINE
- - - - DRAINAGE AREA BOUNDARY
- WATER COURSE
- - - - 1020 EXISTING CONTOUR
- 1020 PROPOSED CONTOUR
- ② CALCULATION POINT

**Proposed Conditions Drainage Area Hydrology Calculations**

Drainage Area	Study Point	Area (acres)	Area (sq.mi.)	TOC	CN	Frequency	Q (cfs)
OS-1	1	1.6	0.00250	16.7	82.0	2-year	3.28
						5-year	5.02
						10-year	6.73
						25-year	9.36
						100-year	14.32
OS-2	2	1.3	0.00203	23.1	82.0	2-year	2.31
						5-year	3.53
						10-year	4.73
						25-year	6.59
						100-year	10.10
OS-3	3	1.15	0.00180	17.5	82.0	2-year	2.24
						5-year	3.43
						10-year	4.60
						25-year	6.40
						100-year	9.79
PR-1	4	0.440	0.00069	12.6	84.0	2-year	0.40
						5-year	0.60
						10-year	0.79
						25-year	1.08
						100-year	1.65
PR-2	5	0.440	0.00069	6.2	81.0	2-year	0.49
						5-year	0.75
						10-year	1.01
						25-year	1.41
						100-year	2.17
PR-3	6	0.440	0.00069	5.3	92.0	2-year	1.47
						5-year	2.24
						10-year	3.10
						25-year	4.39
						100-year	7.73
PR-4	7	0.440	0.00069	16.3	80.0	2-year	0.79
						5-year	1.23
						10-year	1.66
						25-year	2.34
						100-year	3.63
COMBINE @ POINT 8						2-year	3.38
						5-year	6.20
						10-year	13.65
						25-year	24.29
						100-year	45.00

**Existing vs. Proposed Conditions w/ Detention Flow Comparison**

Study Point	Existing Drainage Area	Existing Q (cfs)	Frequency	Proposed Drainage Area	Proposed Q (cfs)	Frequency	Δ Q (cfs)
1	OS-1	3.28	2-year	OS-1	3.28	2-year	0.00
		5.02	5-year		5.02	5-year	0.00
		6.73	10-year		6.73	10-year	0.00
		9.36	25-year		9.36	25-year	0.00
		14.32	100-year		14.32	100-year	0.00
2	OS-2	2.31	2-year	OS-2	2.31	2-year	0.00
		3.53	5-year		3.53	5-year	0.00
		4.73	10-year		4.73	10-year	0.00
		6.59	25-year		6.59	25-year	0.00
		10.10	100-year		10.10	100-year	0.00
3	OS-3	2.24	2-year	OS-3	2.24	2-year	0.00
		3.43	5-year		3.43	5-year	0.00
		4.60	10-year		4.60	10-year	0.00
		6.40	25-year		6.40	25-year	0.00
		9.79	100-year		9.79	100-year	0.00
4	EX-1	1.55	2-year	PR-1	0.40	2-year	-1.15
		2.41	5-year		0.60	5-year	-1.81
		3.27	10-year		0.79	10-year	-2.48
		4.60	25-year		1.08	25-year	-3.52
		7.11	100-year		1.65	100-year	-5.47
5	EX-2	1.47	2-year	PR-2	0.49	2-year	-0.99
		2.30	5-year		0.75	5-year	-1.55
		3.12	10-year		1.01	10-year	-2.12
		4.39	25-year		1.41	25-year	-2.99
		6.80	100-year		2.17	100-year	-4.63
6	EX-3	1.58	2-year	PR-3*	9.08	2-year	7.50
		2.52	5-year		12.64	5-year	10.12
		3.46	10-year		16.06	10-year	12.60
		4.93	25-year		21.27	25-year	16.34
		7.73	100-year		31.10	100-year	23.37
7	EX-4	1.47	2-year	PR-4	0.79	2-year	-0.68
		2.35	5-year		1.23	5-year	-1.12
		3.23	10-year		1.66	10-year	-1.57
		4.59	25-year		2.34	25-year	-2.25
		7.20	100-year		3.63	100-year	-3.57
8	COMBINE @ POINT 8	9.99	2-year	COMBINE @ POINT 8	3.38	2-year	-6.61
		15.46	5-year		6.20	5-year	-9.27
		20.90	10-year		13.65	10-year	-7.25
		29.32	25-year		24.29	25-year	-5.03
		45.24	100-year		45.00	100-year	-0.24

**Runoff Coefficient or CN Composite**

Watershed	Area		Sub 1		Sub 2		Composite
	(sf)	(ac)	Area	C1	Area	C2	
Proposed Conditions							
OS-1	69696.0	1.60	1.600	82			82
OS-2	56628.0	1.30	1.300	82			82
OS-3	50094.0	1.15	1.150	82			82
PR-1	7405.2	0.17	0.040	98	0.14	80	84
PR-2	7840.8	0.18	0.010	98	0.17	80	81
PR-3	104979.6	2.41	1.560	98	0.85	80	92
PR-4	17990.3	0.41	0.000	98	0.41	80	80

**SHEET FLOW**

Drainage Area	n	L (ft)	P <sub>2</sub> (in)	s (%)	T <sub>r</sub> (min)	Paved/Unpaved	V (ft/s)	L (ft)	s (%)	T <sub>r</sub> (min)	Paved/Unpaved	V (ft/s)	L (ft)	s (%)	T <sub>r</sub> (min)	Channel Flow	TOTAL			
PR-1	0.4	100	4.12	6.00	12.2	Unpaved	4.11	64	6.50	0.3	Paved	4.98	50	6.00	0.2	0	3	0.0	12.6	214
PR-2	0.4	85	4.12	13.50	6.2	Paved	2.03	0	1.00	0.0	Paved	2.03	0	1.00	0.0	0	6	0.0	6.2	65
PR-3	0.4	40	4.12	30.00	5.0	Paved	2.95	53	2.10	0.3	Unpaved	1.61	0	1.00	0.0	0	3	0.0	5.3	43
PR-4	0.4	100	4.12	3.10	15.9	Unpaved	4.68	127	8.40	0.5	Unpaved	1.61	0	1.00	0.0	0	3	0.0	16.3	105

**SHALLOW CONCENTRATED FLOW**

Drainage Area	SHEET FLOW					SHALLOW CONCENTRATED FLOW					SHALLOW CONCENTRATED FLOW					SHALLOW CONCENTRATED FLOW					CHANNEL FLOW					TOTAL			
	n	L (ft)	P <sub>2</sub> (in)	s (%)	T <sub>r</sub> (min)	Paved/Unpaved	V (ft/s)	L (ft)	s (%)	T <sub>r</sub> (min)	Paved/Unpaved	V (ft/s)	L (ft)	s (%)	T <sub>r</sub> (min)	Paved/Unpaved	V (ft/s)	L (ft)	s (%)	T <sub>r</sub> (min)	Paved/Unpaved	V (ft/s)	L (ft)	s (%)	T <sub>r</sub> (min)	L (ft)	V (ft/s)	T <sub>r</sub> (min)	T <sub>c</sub> (min)
OS-1	0.4	100	4.12	4.00	14.3	Unpaved	5.00	257	9.60	0.9	Paved	5.53	28	7.40	0.1	Paved	4.73	401	8.60	1.4	0	3	0.0	0	3	0.0	16.7	764	
OS-2	0.4	100	4.12	0.90	20.0	Unpaved	4.79	351	8.80	1.2	Paved	5.10	28	6.30	0.1	Unpaved	4.45	465	7.60	1.7	0	3	0.0	0	3	0.0	23.1	921	
OS-3	0.4	100	4.12	3.80	14.6	Unpaved	4.84	251	9.00	0.9	Paved	5.10	28	6.30	0.1	Unpaved	4.45	518	7.60	1.9	0	3	0.0	0	3	0.0	17.5	874	

**DEWINNE**  
ENGINEERING, LLC  
P.O. BOX 137, BOERNE, TEXAS 78009  
PHONE: 210-380-9493 - EMAIL: DUSTA@DEWINNEENGINEERING.COM  
TBPELS FIRM REGISTRATION #F-24173

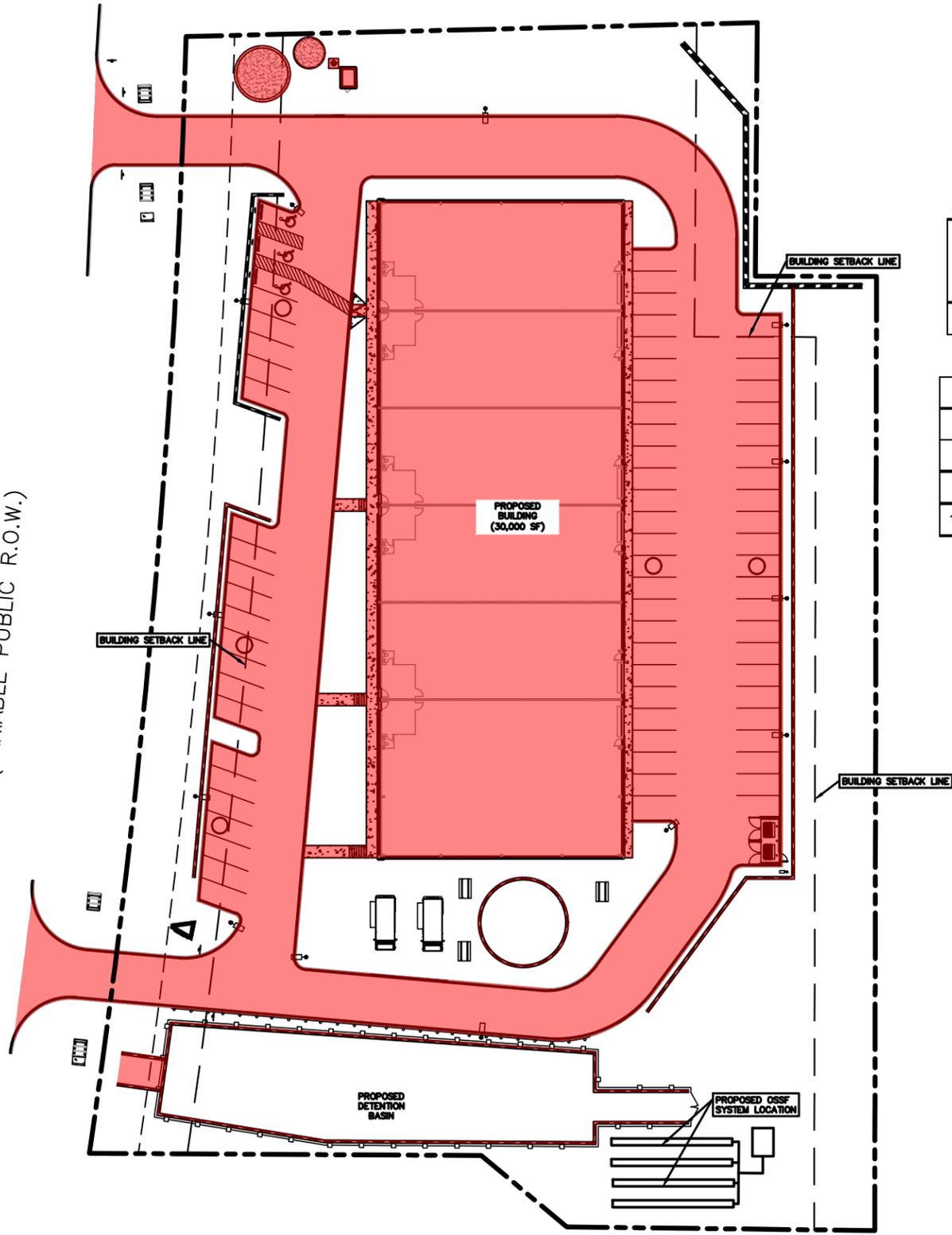
**A&P II BUSINESS PARK**  
BULVERDE, TEXAS  
PROPOSED CONDITIONS

JOB NO. 23-125  
DATE 5/19/25  
DESIGNER DD  
CHECKED DD  
DRAWN DD  
SHEET EX-6

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**EXHIBIT 7**  
**IMPERVIOUS COVER EXHIBIT**

UNITED STATES HIGHWAY 281  
(VARIABLE PUBLIC R.O.W.)



**IMPERVIOUS COVER**

Proposed Onsite Impervious Cover (S.F.)	Overall Site Area (S.F.)	Percentage of Impervious Cover
72,577	138,240	53%

**LEGEND**



Area (sf)	Area (ac)	Composite Runoff Coefficient				Composite CN
		Sub 1 Area	Sub 1 C1	Sub 2 Area	Sub 2 C2	
138240.0	3.17	1.660	98	1.51	78	88

**A&P II BUSINESS PARK**

BULVERDE, TEXAS

PROPOSED IMPERVIOUS COVER EXHIBIT

EXHIBIT

7