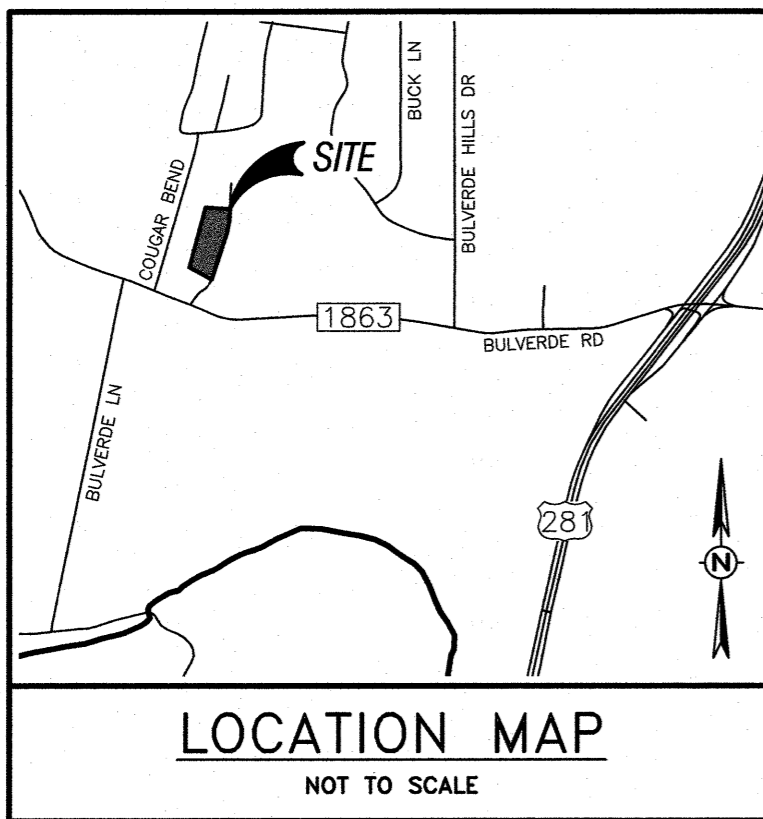


#202306023917



CPS UTILITY NOTES:

- THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING 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 AND 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.

THE STATE OF TEXAS §
COUNTY OF BEXAR §

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
M. TYLER MEALS
REGISTERED PROFESSIONAL ENGINEER

THE STATE OF TEXAS §
COUNTY OF BEXAR §

SWORN TO AND SUBSCRIBED BEFORE ME THIS 20th DAY OF July 2023

Ariana Marie Arcides
NOTARY PUBLIC, STATE OF TEXAS

ARIANA MARIE ARCIDES
Notary ID #133846365
My Commission Expires July 6, 2026

THE STATE OF TEXAS §
COUNTY OF BEXAR §

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
PAUL L. MYERS #6490
REGISTERED PROFESSIONAL LAND SURVEYOR

THE STATE OF TEXAS §
COUNTY OF BEXAR §

SWORN TO AND SUBSCRIBED BEFORE ME THIS 20th DAY OF July 2023

Ariana Marie Arcides
NOTARY PUBLIC, STATE OF TEXAS

ARIANA MARIE ARCIDES
Notary ID #133846365
My Commission Expires July 6, 2026

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.
- THE APPROVED DRAINAGE STUDY FOR THIS SUBDIVISION IS BASED ON THE FOLLOWING IMPERVIOUS COVER FOR EACH LOT:
 - LOT 1 - 22,850 SF
 - LOT 2 - 10,000 SF
 - LOT 3 - 10,000 SF
 - LOT 4 - 10,000 SFANY LOT THAT PROPOSES MORE IMPERVIOUS COVER THAN STATED ABOVE WILL BE REQUIRED TO PROVIDE A REVISED DRAINAGE ANALYSIS.

PLAT NOTES:

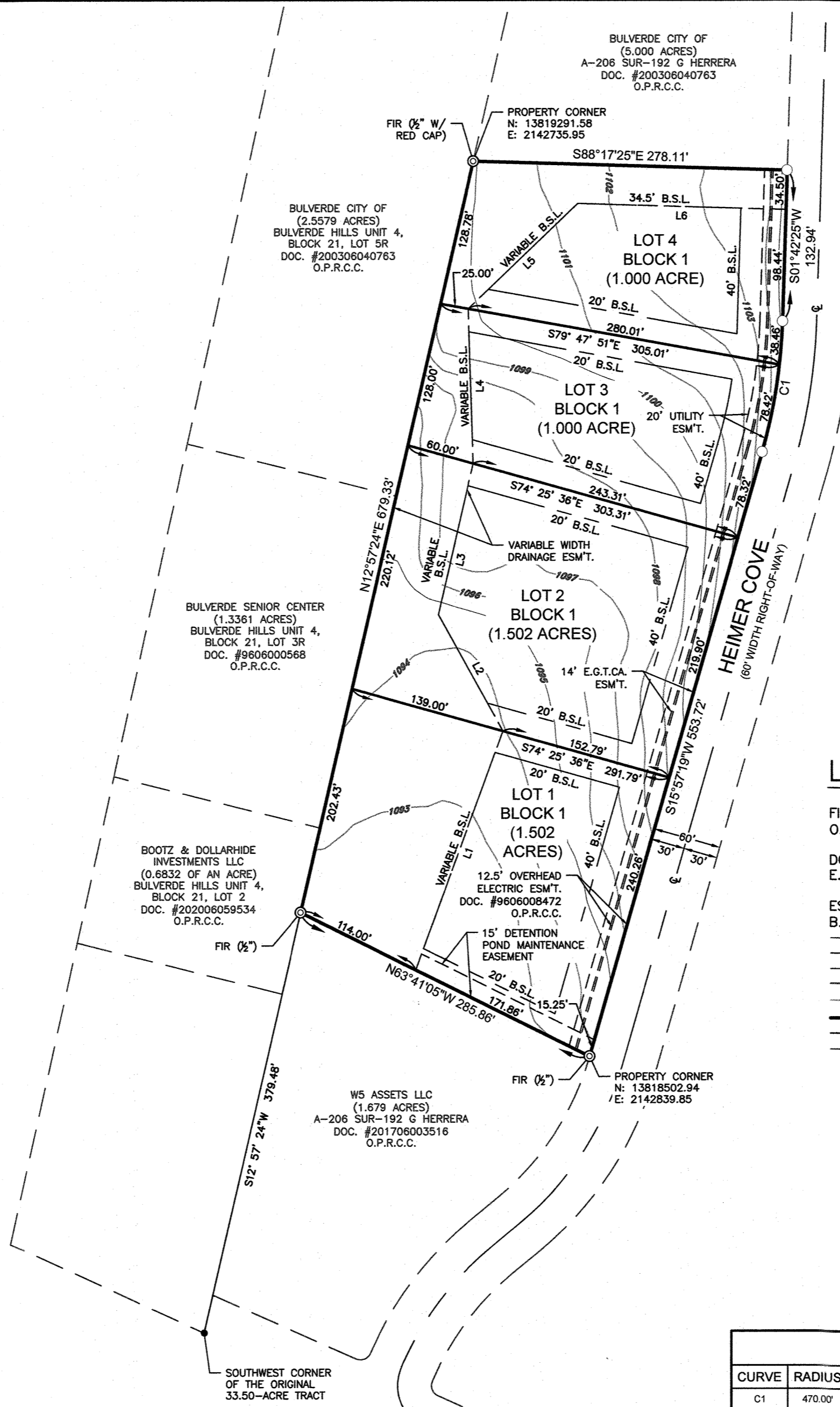
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48091C0380F, EFFECTIVE 9/2/2009. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- ELECTRIC SERVICE TO BE PROVIDED BY CPS ENERGY.
- 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.



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S20°06'59\"W	224.17'
L2	S29°14'41\"E	117.48'
L3	S12°57'24\"W	136.70'
L4	S01°53'11\"E	136.50'
L5	S46°18'08\"W	134.00'
L6	N88°17'25\"W	184.51'

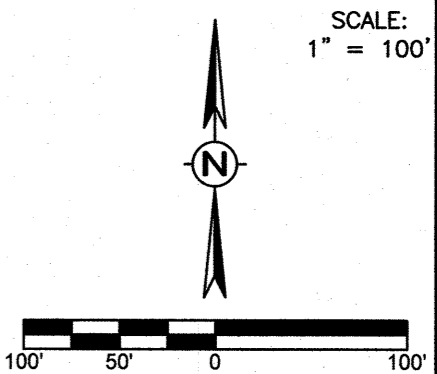
LEGEND

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

SUBDIVISION PLAT ESTABLISHING HEIMER COVE UNIT 1

BEING A TOTAL OF 5.00 ACRES OF LAND LYING IN THE GAUDALUPE HERRERA SURVEY NO. 192, ABSTRACT NO. 206, COMAL COUNTY, TEXAS, SAME BEING DESCRIBED AS 5.00 ACRES OF LAND IN A GENERAL WARRANTY DEED TO BULVERDE FOOD PANTRY, INC., DATED DECEMBER 16, 2013, RECORDED IN DOCUMENT NO. 201306051395, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



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 FOR ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENT, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

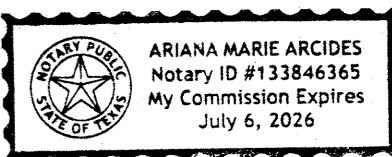
Robert D. Rosenfeld
OWNER/DEVELOPER
ROBERT D. ROSENFELD
PRESIDENT - BOARD OF DIRECTORS
BULVERDE FOOD PANTRY, INC.
22951 BULVERDE RD
BULVERDE, TX 78163

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 20th DAY OF July A.D. 2023

Ariana Marie Arcides
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 24th DAY OF July, 2023

BY: *Paul Williams*
PLANNING DIRECTOR

STATE OF TEXAS §
COUNTY OF COMAL §

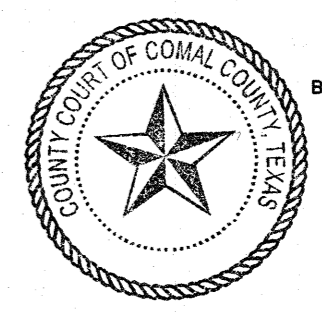
THIS PLAT OF HEIMER COVE UNIT 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 25th DAY OF July, YEAR 2023

BY: *Chamberson*
CHAMBERSON

STATE OF TEXAS §
COUNTY OF COMAL §

I, *Bobbie Koepf*, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 28th DAY OF July, A.D. 2023, AT 8:09 A.M. AND DULY RECORDED THE 28th DAY OF July, A.D. 2023, IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT NUMBER 202306023917, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 28th DAY OF July, A.D. 2023



BY: *Tracy Glis*
COUNTY CLERK, COMAL COUNTY, TEXAS
Deputy to