



"City of Choice"

**Zoning Board of Adjustments  
6:30pm - 8:30pm**

Monday, January 6, 2025, 6:30 PM  
200 S. Main St.  
Cibolo, Texas 78108

Est. Duration: 25 min

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1. Call to Order

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2. Roll Call and Excused Absences

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3. Invocation - Moment of Silence

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4. Pledge of Allegiance

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5. Election of a Chairperson and Vice Chairperson

5A. Election of Chairperson and Vice Chairperson

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6. Public Hearings

6A. Conduct a public hearing regarding a variance request to Unified Development Code Sec. 14.1, to increase impervious coverage in the Medium Density Single-Family Residential (SF-4) Zoning District for certain real property located at 414 Corwin Springs, legally described as MESA WESTERN UNIT #1 BLOCK 6 LOT 3 0.21 AC.

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7. Citizens to be Heard

This is the only time during the Board Meeting that a citizen can address the Board of Adjustment. It is the opportunity for visitors and guests to address the Board on any issue to include agenda items. All visitors wishing to speak must fill out the Sign-In Roster prior to the start of the meeting. The Board may not debate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the Board may present any factual response to items brought up by citizens. (Attorney General Opinion – JC-0169) (Limit of three minutes each.) All remarks shall be addressed to the Board as a body. Remarks may also be addressed to any individual member of the Board so long as the remarks are (i) about matters of local public concern and (ii) not disruptive to the meeting or threatening to the member or any attendee including City staff. Any person violating this policy may be requested to leave the meeting, but no person may be requested to leave or forced to leave the meeting because of the viewpoint expressed. This meeting is livestreamed. If anyone would like to make comments on any matter regarding the City of Cibolo or on an agenda item and have this item read at this meeting, please email [citysecretary@cibolotx.gov](mailto:citysecretary@cibolotx.gov) or telephone 210-566-6111 before 5:00 pm the date of the meeting.

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8. Consent Agenda - Consent Items (General Items)

(All items listed below are considered to be routine and non-controversial by the commission and will be approved by one motion. There will be no separate discussion of these items unless a board member requests, in which case the item will be removed from the consent agenda.)

8A. Approval of the minutes from the August 26, 2024, meeting.

## 9. Discussion/Action

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9A. Discussion/Action regarding a variance request to Unified Development Code Sec. 14.1, to increase impervious coverage in the Medium Density Single-Family Residential (SF-4) Zoning District for certain real property located at 414 Corwin Springs, legally described as MESA WESTERN UNIT #1 BLOCK 6 LOT 3 0.21 AC

## 10. Adjournment

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This Notice of Meeting is posted pursuant to the Texas Government Code 551.041 - .043 on the front bulletin board of the Cibolo Municipal Building, 200 South Main Street, Cibolo, Texas which is a place readily accessible to the public at all times and that said notice was posted on



Peggy Cimics, TRMC

City Secretary

Pursuant to Section 551.071, 551.072, 551.073, 551.074, 551.076, 551.077, 551.084 and 551.087 of the Texas Government Code, the City of Cibolo reserves the right to consult in closed session with the City Attorney regarding any item listed on this agenda. This agenda has been approved by the city's legal counsel and subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551. This has been added to the agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144.

A possible quorum of committees, commissions, boards and corporations may attend this meeting.

This facility is wheelchair accessible and accessible parking space is available. Request for accommodation or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary at (210) 566-6111. All cell phones must be turned off before entering the meeting.

I certify that the attached notice and agenda of items to be considered by the Board of Adjustment was removed by me from the City Hall bulletin board on the \_\_\_\_day of \_\_\_\_\_2024.

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Name and Title

*Date Posted: January 2, 2025*



**A. Election of Chairperson and Vice Chairperson**

Meeting	Agenda Group
Monday, January 6, 2025, 6:30 PM	Election of a Chairperson and Vice Chairperson Item: 5A.
From	
Peggy Cimics, City Secretary	

**PRIOR CITY COUNCIL ACTION:**

N/A

**BACKGROUND:**

N/A

**STAFF RECOMMENDATION:**

N/A

**FINANCIAL IMPACT:**

N/A

**MOTION(S):**

N/A



**A. Conduct a public hearing regarding a variance request to Unified Development Code Sec. 14.1, to increase impervious coverage in the Medium Density Single-Family Residential (SF-4) Zoning District for certain real property located at 414 Corwin Springs, legally described as MESA WESTERN UNIT #1 BLOCK 6 LOT 3 0.21 AC.**

Meeting	Agenda Group
Monday, January 6, 2025, 6:30 PM	Public Hearings Item: 6A.
From	
Lindsey Walker, Planner I	

**BOARD OF ADJUSTMENT ACTION:** 1. Conduct a Public Hearing  
2. Discussion & Action regarding the requested variance

**PROPERTY INFORMATION:**

Project Name: VR-24-12  
 Owners: Stephanie Goldsmith  
 Representative: Howard Guidry, Backyard Vacation Oasis  
 Location/Area: 414 Corwin Springs, 0.21 acres  
 Location: Mesa Western Unit 1, North of Wiedner Road  
 Council Place: 3  
 Zoning: Medium Density Single-Family Residential (SF-4)  
 Proposed Use: Swimming Pool and Deck

**FINDINGS:**

The Board of Adjustment must review the criteria for granting a Variance, per [UDC Section 4.3.5.3](#). Located in the Mesa Western Unit 1, the applicant property is zoned Medium Density Single-Family Residential (SF-4). Undeveloped property owned by the Schertz Cibolo Universal City Independent School District, zoned Public Facility - Institution (PF-I), is located to the west. All remaining surrounding properties are also within the Mesa Western residential subdivision. The applicant is requesting to increase the maximum impervious coverage from 50% to 55% to allow the installation of a pool and deck.

**PUBLIC NOTICE:**

Notice was published within the local newspaper (Seguin Gazette) on December 22, 2024, and the [City Website](#). Individual letters were sent by mail to 25 property owners within 200' of the site. To date, Staff has received zero (0) in favor of and zero (0) in opposition. Public Hearing and Approval/Disapproval of the zoning variance is tentatively scheduled for the January 6, 2025 Board of Adjustment meeting.

**BOARD OF ADJUSTMENT ACTION:**

- Approve** the requested variance petition to Section 14.1 of the Unified Development Code to increase the maximum impervious coverage from 50% to 55% for certain real property located at 414 Corwin Springs, legally described as MESA WESTERN UNIT #1 BLOCK 6 LOT 3 0.21 AC.
- Approve** the requested variance petition to Section 14.1 of the Unified Development Code to increase the maximum impervious coverage from 50% to 55% for certain real property located at 414 Corwin Springs, legally described as MESA WESTERN UNIT #1 BLOCK 6 LOT 3 0.21 AC, **with conditions**.



3. **Deny** the variance petition **with findings**.

**STAFF ANALYSIS:**

**Unified Development Code (UDC) Section 4.3.5.3 – Criteria for Granting a Zoning Variance, Findings Required**

To establish a basis for variance consideration, the applicant is required to submit Findings of Fact addressing each of the following considerations: (for reference, [UDC](#) and [Comprehensive/Master Plan](#))

**A. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures, or buildings in the same district.**

**STAFF FINDING:** No special circumstances exist which are peculiar to the land or structures built within the same district and subdivision. Most lots within the Mesa Western Unit 1 subdivision are between 9,240 and 11,000 square feet. At 9,356 square feet, the applicant's lot is of typical size and shape for the subdivision.

**B. That literal interpretation of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance.**

*Sec. 14.1 – Maximum Impervious Coverage for SF-4 = 50%*

**STAFF FINDING:** While owning a pool is not an inherent right, it is a common feature in the Mesa Western Unit 1 subdivision. Currently, four properties in this subdivision have pools, each being at least 10,700 square feet in size. In contrast, none of the lots under 10,000 square feet have pools, including the applicant's property, which is 9,356 square feet.

However, it is worth noting that a variance was granted on May 8, 2023, for a property in the Enclave at Riata Oaks subdivision. This property, which is 9,157 square feet, is smaller than the applicant's property and was approved for up to 58% maximum impervious coverage.

**C. That special conditions or circumstances did not result from the actions of the applicant.**

**STAFF FINDING:** The conditions are not a result of the applicant's actions.

**D. That granting the variance will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands, structure, or buildings in the same district.**

**STAFF FINDING:** The applicant would not receive special privileges if granted the variance.

Variances cannot be granted to: 1) relieve self-created or personal hardship, 2) be based solely on economic gain or loss, 3) nor shall it permit any person a privilege in developing a parcel of land not permitted by this Ordinance to other parcels of land in the zoning district. No variance may be granted which results in undue hardship on another parcel of land. The applicant bears the burden of proof in establishing the facts justifying a variance.



**A. Approval of the minutes from the August 26, 2024, meeting.**

Meeting	Agenda Group
Monday, January 6, 2025, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 8A.
From	
Peggy Cimics, City Secretary	

**PRIOR CITY COUNCIL ACTION:**

N/A

**BACKGROUND:**

N/A

**STAFF RECOMMENDATION:**

N/A

**FINANCIAL IMPACT:**

N/A

**MOTION(S):**

N/A

**Attachments**

[BOA Minutes 2024-08-26.pdf](#)



**Board of Adjustment Meeting  
Cibolo Municipal Building  
200 S. Main Street  
August 26, 2024  
6:30 p.m. – 8:30 p.m.**

**MINUTES**

- 1. Call to Order – Meeting was called to order by the Chairman Mr. Frias at 6:30 p.m.**
- 2. Roll Call and Excused Absences – Members Present: Mr. Frias, Ms. Dodd, Mr. MacLauchlan, and Mr. McGlothlin. Members Absent: Mr. Peek, Ms. McDaniel, and Ms. Forsberg. Mr. McGlothlin made the motion to excuse the absence of Mr. Peek, Ms. McDaniel, and Ms. Forsberg. The motion was seconded by Ms. Dodd. The motion carried 4 to 0.**
- 3. Invocation/Moment of Silence – The Invocation was given by Mr. Frias.**
- 4. Pledge of Allegiance – All in attendance recited the Pledge of Allegiance.**
- 5. Public Hearings**
  - A. The City of Cibolo Board of Adjustment will conduct a public regarding a variance to the 2013 Unified Development Code Article 14 to reduce the side setback in a Single-Family Residential-3 (SF-3) Zoning District for certain real property located at 261 Pudu Trail, legally described as VENADO CROSSING #3, BLOCK 1, LOT 31, .17 AC.

Mr. Frias opened the Public Hering at 6:34 p.m. No one wish to speak on this item and Mr. Frias closed the Public Hearing at 6:35 p.m.

**6. Citizens to be Heard**

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No individuals wish to speak during this item.

**7. Consent Agenda**

- A. Approval of the minutes from the May 29, 2024, meeting.

Mr. McGlothin made the motion to approve the consent agenda. The motion was seconded by Ms. Dodd. For: All; Against: None. The motion carried 4 to 0.

**8. Discussion/Action Items**

- A. Discussion/Action regarding a variance request to the 2013 Unified Development Code Article 14 to reduce the side setback in a Single-Family Residential-3 (SF-3) Zoning District for certain real property located at 261 Pudu Trail, legally described as VENADO CROSSING #3, BLOCK 1, LOT 31, .17 ac.

Mr. MacLauchlan made the motion to approve the variance request to the 2013 Unified Development Code Article 14 to reduce the side setback in a Single-Family Residential-3 (SF-3) Zoning District for certain real property located at 261 Pudu Trail, legally described as VENADO CROSSING #3, BLOCK 1, LOT 31, .17 ac. The motion was seconded by Ms. Dodd. For: All; Against: None. The motion carried 4 to 0.

**9. Adjournment**

Mr. McGlothin made the motion to adjourn the meeting at 6:54 p.m. The motion was seconded by Mr. MacLauchlan. For: All; Against: None. The motion carried 4 to 0.

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

John Frias  
Chairman



**A. Discussion/Action regarding a variance request to Unified Development Code Sec. 14.1, to increase impervious coverage in the Medium Density Single-Family Residential (SF-4) Zoning District for certain real property located at 414 Corwin Springs, legally described as MESA WESTERN UNIT #1 BLOCK 6 LOT 3 0.21 AC**

Meeting	Agenda Group
Monday, January 6, 2025, 6:30 PM	Discussion/Action Item: 9A.
From	
Lindsey Walker, Planner I	

**BOARD OF ADJUSTMENT ACTION:** 1. Conduct a Public Hearing  
 2. Discussion & Action regarding the requested variance

**PROPERTY INFORMATION:**

Project Name: VR-24-12  
 Owners: Stephanie Goldsmith  
 Representative: Howard Guidry, Backyard Vacation Oasis  
 Location/Area: 414 Corwin Springs, 0.21 acres  
 Location: Mesa Western Unit 1, North of Wiedner Road  
 Council Place: 3  
Zoning: Medium Density Single-Family Residential (SF-4)  
 Proposed Use: Swimming Pool and Deck

**FINDINGS:**

The Board of Adjustment must review the criteria for granting a Variance, per [UDC Section 4.3.5.3](#). Located in the Mesa Western Unit 1, the applicant property is zoned Medium Density Single-Family Residential (SF-4). Undeveloped property owned by the Schertz Cibolo Universal City Independent School District, zoned Public Facility - Institution (PF-I), is located to the west. All remaining surrounding properties are also within the Mesa Western residential subdivision. The applicant is requesting to increase the maximum impervious coverage from 50% to 55% to allow the installation of a pool and deck.

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**BOARD OF ADJUSTMENT ACTION:**

- Approve** the requested variance petition to Section 14.1 of the Unified Development Code to increase the maximum impervious coverage from 50% to 55% for certain real property located at 414 Corwin Springs, legally described as MESA WESTERN UNIT #1 BLOCK 6 LOT 3 0.21 AC.
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3. **Deny** the variance petition **with findings**.

**STAFF ANALYSIS:**

**Unified Development Code (UDC) Section 4.3.5.3 – Criteria for Granting a Zoning Variance, Findings Required**

To establish a basis for variance consideration, the applicant is required to submit Findings of Fact addressing each of the following considerations: (for reference, [UDC](#) and [Comprehensive/Master Plan](#))

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**STAFF FINDING:** No special circumstances exist which are peculiar to the land or structures built within the same district and subdivision. Most lots within the Mesa Western Unit 1 subdivision are between 9,240 and 11,000 square feet. At 9,356 square feet, the applicant lot is of typical size and shape for the subdivision.

**B. That literal interpretation of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance.**

*Sec. 14.1 – Maximum Impervious Coverage for SF-4 = 50%*

**STAFF FINDING:** While owning a pool is not an inherent right, it is a common feature in the Mesa Western Unit 1 subdivision. Currently, four properties in this subdivision have pools, each being at least 10,700 square feet in size. In contrast, none of the lots under 10,000 square feet have pools, including the applicant's property, which is 9,356 square feet.

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**Attachments**

[Application](#)

[Plat](#)

[Property Map](#)



**City of Cibolo**  
 Planning Department  
 201 Loop 539 W/P.O. Box 826  
 Cibolo, TX 78108  
 Phone: (210) 658 - 9900

## UNIVERSAL APPLICATION - VARIANCE

Please fill out this form completely, supplying all necessary information and documentation to support your request. *Please use a separate application for each submittal.* Your application will not be accepted until the application is completed and required information provided.

Project Location (address): 414 Corwin Springs Cibolo, TX 78108

Total Acres: .21 Survey Name/Subdivision: MESA WESTERN Abstract No.: G\_2112\_1

Project Name: (if applicable):

Description of proposed Variance: Proposal to exceed impervious coverage to install a swimming pool. Lot is at coverage limit with house

Current Zoning: \_\_\_\_\_ Overlay:  None  Old Town  FM 78

Proposed Zoning: \_\_\_\_\_ # of Lots: \_\_\_\_\_ # of Units: \_\_\_\_\_

Please Choose One:  Single-Family  Multi-Family  Commercial  Industrial  
 Other

Current Use: \_\_\_\_\_ Total Proposed Square Footage: \_\_\_\_\_

Proposed Use: \_\_\_\_\_ (Commercial/Industrial only)

**Applicant Information:**

Property Owner Name: Stephanie Goldsmith

Address: 414 Corwin Springs City: Cibolo

State: TX Zip Code: 78108 Phone: 210-847-2347

Email: helpne@stephaniegoldsmith.com Fax: \_\_\_\_\_

\*Applicant (if different than Owner): Backyard Vacation Oasis- Howard Guidry

\* Letter of Authorization required

Address: 947 Hwy 46 South City: New Braunfels

State: TX Zip Code: 78130 Phone: 830-221-5601

Email: info@backyardvacationoasis.com Fax: \_\_\_\_\_

Representative: \_\_\_\_\_

Address: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_ Fax: \_\_\_\_\_

Authorization: By signing this application, you hereby grant Staff access to your property to perform work related to your application.

Howard K. Guidry  
 Owner or Representative's Signature

Howard K. Guidry  
 Typed / Printed Name

State of Texas

County of Comal

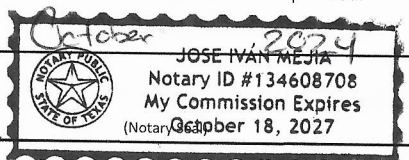
Before me, Jose Ivan Mejia, on this day personally appeared  
 Name of Notary Public

Howard Guidry, to be the person(s) who is/are subscribed to the  
 Name of signer(s)

foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 19<sup>th</sup> day of

[Signature]  
 Notary Public Signature



<i>City of Cibolo Use Only</i>
Total Fees
Payment Method
Submittal Date
Accepted by
Case Number





Subject: Request for Variance to Exceed 50% Impervious Coverage

Property: 414 Corwin Springs Cibolo, TX 78130

We are writing on behalf of the homeowner, Stephanie Goldsmith, at, 414 Corwin Springs Cibolo, TX 78108, to formally request a variance to exceed the 50 % impervious coverage of the lot. Currently, the impervious coverage is maxed out with the home and driveway from the builder of the home. I believe that granting this variance will not adversely impact the surrounding areas or lots.

---

947 Hwy 46 S  
New Braunfels, TX 78132  
830-221-5601  
[www.backyardvacationoasis.com](http://www.backyardvacationoasis.com)





**SA** *Engineering Company*  
*Consulting Engineers*

12719 Spectrum Dr. Ste 101. San Antonio, Texas 78249

September 9, 2024

Ms. Alex Guidry Rodriguez  
Backyard Vacation Oasis  
947 SH-46  
New Braunfels, TX 78130

City of Cibolo  
Department of Building Inspection

RE: Inspection of the existing concrete foundation for a proposed new Pool construction

The existing concrete slab structure and proposed site location of a new Pool for the residence referenced below was visually inspected by me or under my direct supervision.

ADDRESS: 414 Corwin Springs  
Cibolo, Texas 78108  
Mesa Western Subdivision  
Lot 3. Block 6. U 1

On the basis of this inspection, the proposed pool will be constructed approximately 4.0' from the rear side of the concrete patio slab. Based on our site evaluation and the existing site condition, the construction of the new Pool will not have an adverse effect on performance of the concrete foundation.

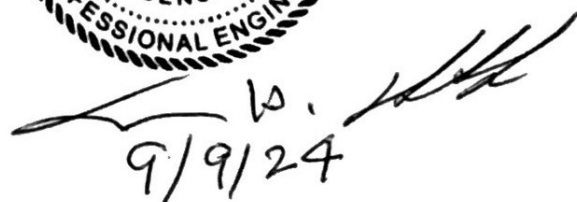
The yard grading around the foundation perimeter shall be maintained for a positive drainage and away from foundation. Upon completion of the pool construction, the contractor shall complete a positive drainage within the perimeter of the pool as described above. Please do not hesitate to contact me at 210-454-5111, or email at [abcsatx@yahoo.com](mailto:abcsatx@yahoo.com), should you have any questions.

SA Engineering Company



Amir H. Shekarchi, PE  
President

Firm Registration # F-1586

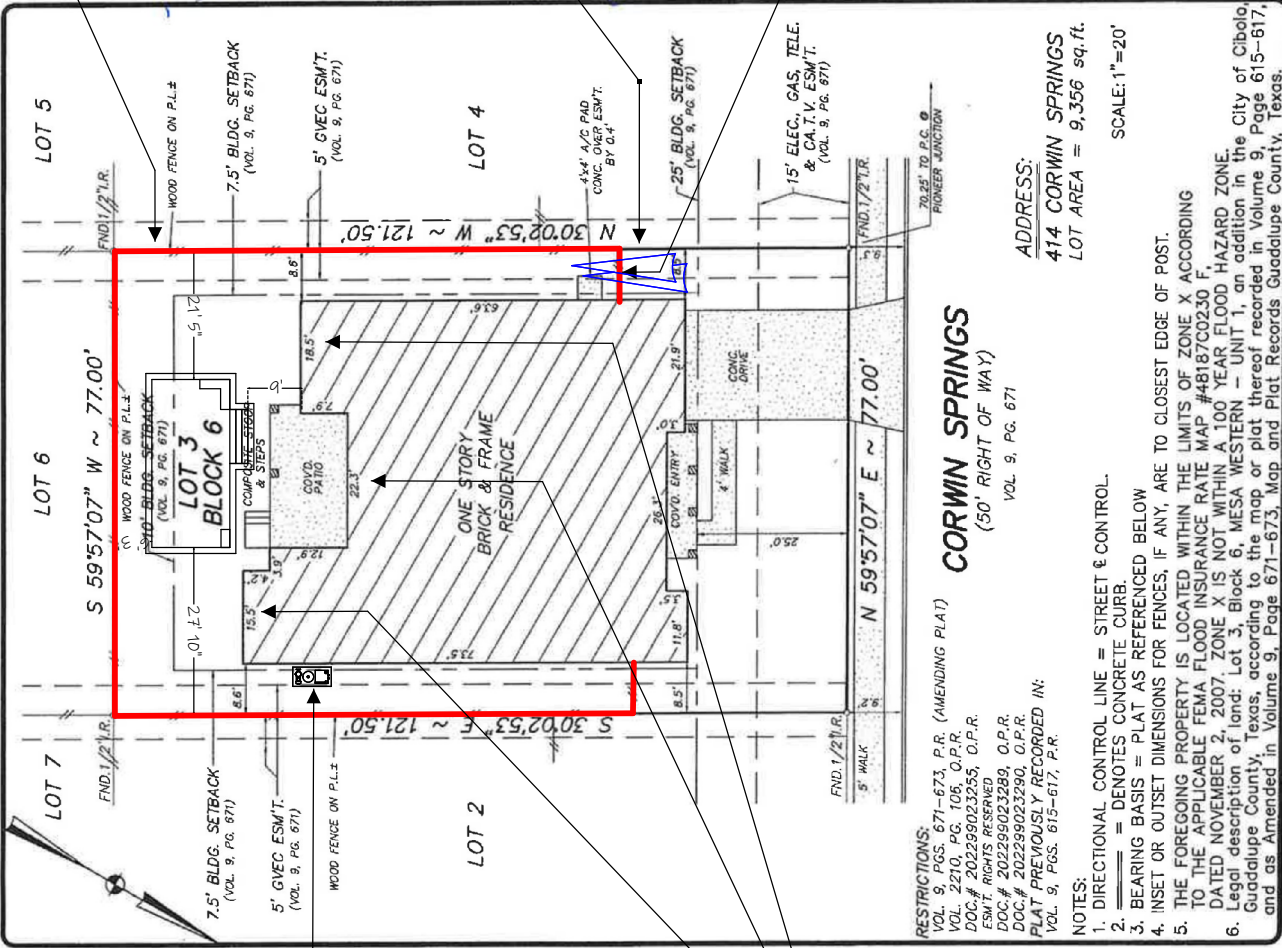


Handwritten signature and date: 9/9/24

6' tall fence with horizontal membranes facing inward

Ingress / Egress

Self latching and self closing gate



Pool equipment with copper bond connected back to pump for grounding

Window and door alarms

**RESTRICTIONS:**  
 VOL. 9, PGS. 671-673, P.R. (AMENDING PLAT)  
 VOL. 2210, PG. 106, O.P.R.  
 DOC.# 202299023255, O.P.R.  
 ESM'T. RIGHTS RESERVED  
 DOC.# 202299023289, O.P.R.  
 DOC.# 202299023290, O.P.R.  
 PLAT PREVIOUSLY RECORDED IN:  
 VOL. 9, PGS. 615-617, P.R.

**CORWIN SPRINGS**  
 (50' RIGHT OF WAY)

ADDRESS:  
 414 CORWIN SPRINGS  
 LOT AREA = 9,356 sq.ft.  
 SCALE: 1"=20'

- NOTES:**
1. DIRECTIONAL CONTROL LINE = STREET & CONTROL.
  2. ——— = DENOTES CONCRETE CURB.
  3. BEARING BASIS = PLAT AS REFERENCED BELOW
  4. INSET OR OUTSET DIMENSIONS FOR FENCES, IF ANY, ARE TO CLOSEST EDGE OF POST.
  5. THE FOREGOING PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE X ACCORDING TO THE APPLICABLE FEMA FLOOD INSURANCE RATE MAP #48187C0230 F. DATED NOVEMBER 2, 2007. ZONE X IS NOT WITHIN A 100 YEAR FLOOD HAZARD ZONE.
  6. Legal description of land: Lot 3, Block 6, MESA WESTERN - UNIT 1, an addition in the City of Cibola, Guadalupe County, Texas, according to the map or plat thereof recorded in Volume 9, Page 615-617, and as Amended in Volume 9, Page 671-673, Map and Plat Records Guadalupe County, Texas.

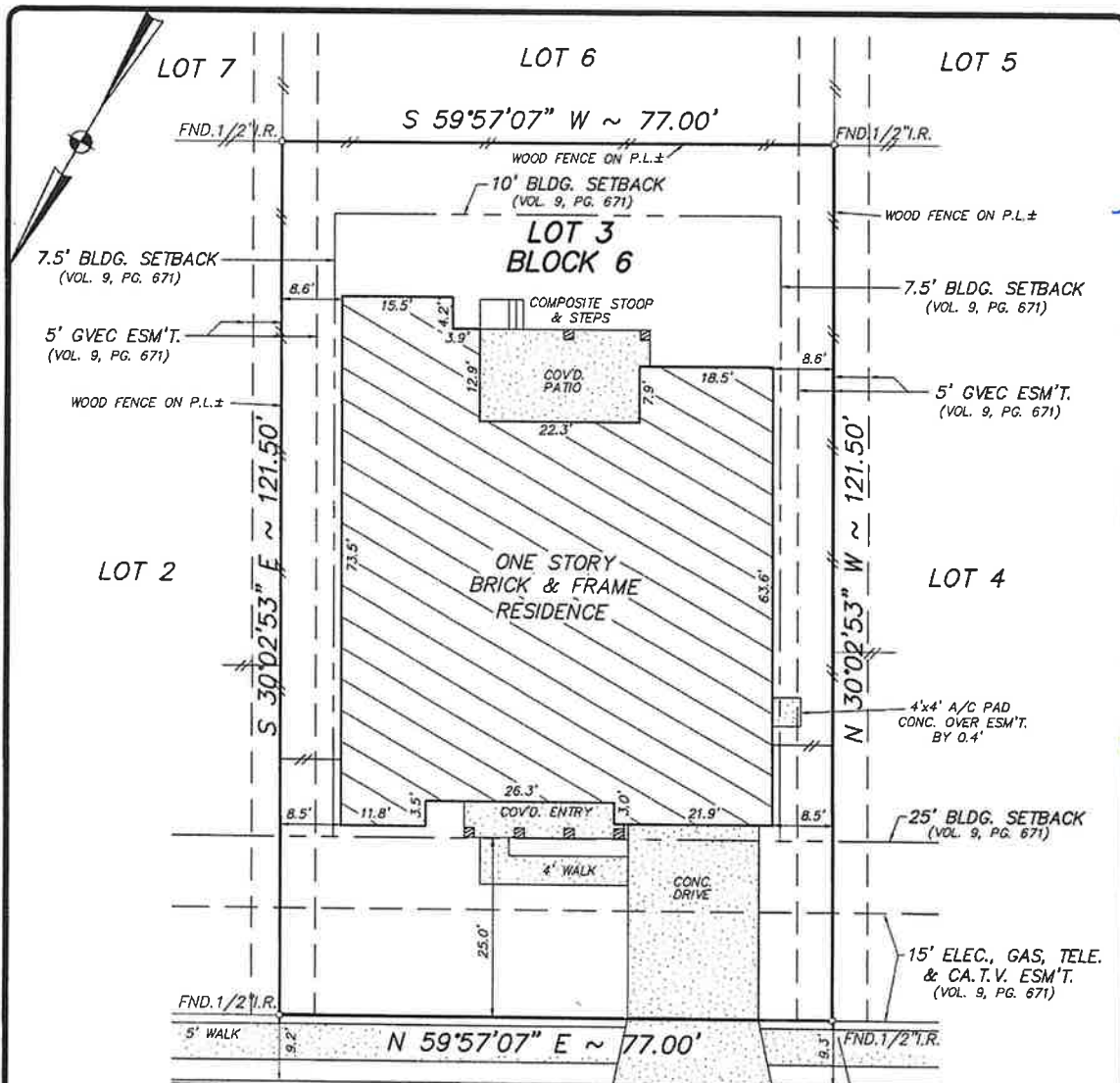
LAND TITLE SURVEY OF  
**LOT 3**  
**BLOCK 6**  
**MESA WESTERN**  
**UNIT 1**

WE, MAVERICK LAND SURVEYING COMPANY, HAVE MADE A SURVEY ON THE GROUND OF THE FOREGOING PROPERTY, AND WE CERTIFY THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

BY: *Jacob W. Oder*

**Maverick Land Surveying Co.**  
 1866 Ineshill Shima, Suite 105, San Antonio, Texas 78213  
 (210) 342-9465, Fax 342-9584  
 © 1990-2024, Maverick Land Surveying Co.  
 LICENSE FTR. No. 10132700

F.W. BY: J.R.  
 DATE: 6-17-24  
 JOB NO. 58793-0291  
 DRN.: R.S.CKD.: JWO



Stephen Goldsmith

**RESTRICTIONS:**  
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 DOC.# 202299023290, O.P.R.  
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 VOL. 9, PGS. 615-617, P.R.

**CORWIN SPRINGS**  
 (50' RIGHT OF WAY)  
 VOL. 9, PG. 671

**ADDRESS:**  
 414 CORWIN SPRINGS  
 LOT AREA = 9,356 sq.ft.

- NOTES:**
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LAND TITLE SURVEY OF  
**LOT 3  
 BLOCK 6  
 MESA WESTERN  
 UNIT 1**

WE, MAVERICK LAND SURVEYING COMPANY, HAVE MADE A SURVEY ON THE GROUND OF THE FOREGOING PROPERTY, AND WE CERTIFY THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

BY: *[Signature]*

**Maverick**  
 Land Surveying Co.

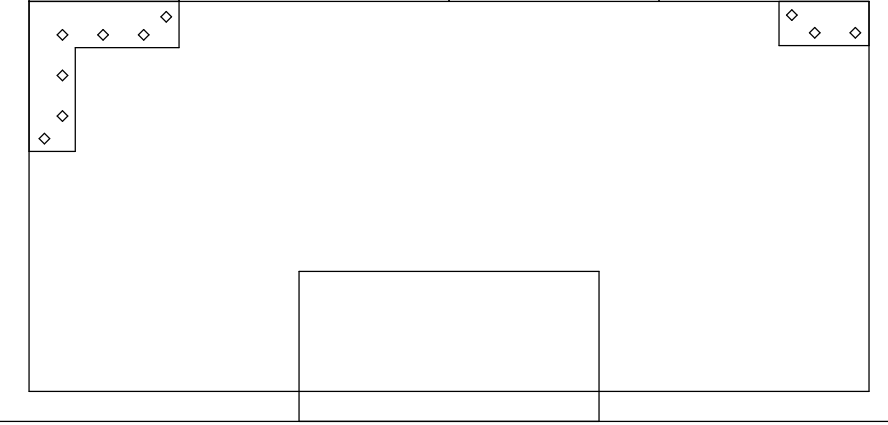
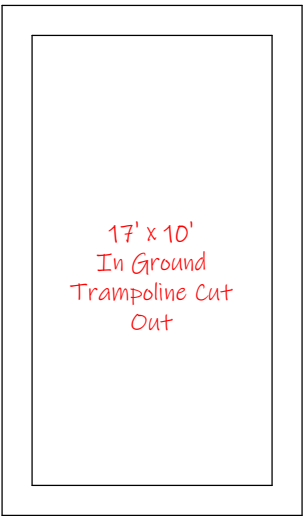
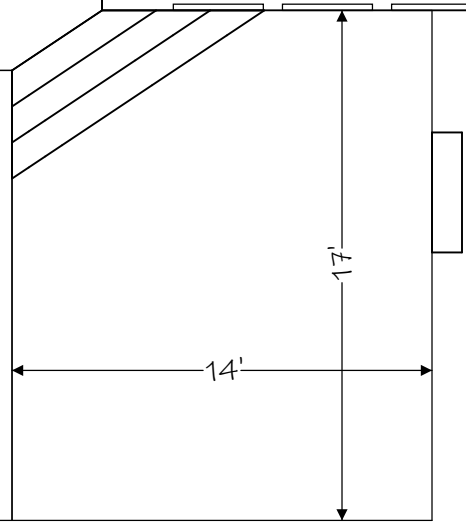
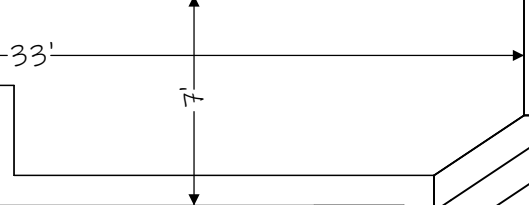
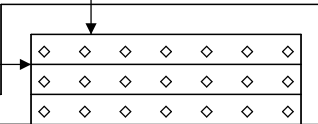
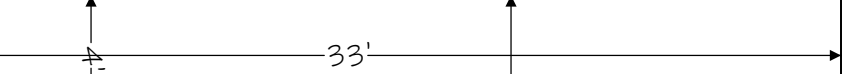
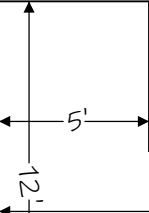
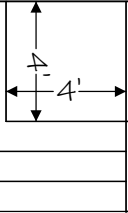
1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213  
 (210) 342-9455, Fax 342-9524  
 © 1990-2024, Maverick Land Surveying Co.  
 TBPELS FIRM No. 10132700

STATE OF TEXAS  
 REGISTERED  
 JACOB W. ODER  
 5846  
 PROFESSIONAL  
 LAND SURVEYOR

F.W. BY: J.R.  
 DATE: 6-17-24  
 JOB NO. 58793-0291  
 DRN.: R.S.CKD.: JWO

CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS  
 PLAT REFERENCE: PLAT RECORDS  
 VOL. 9, PGS. 671-673 DATE JULY 7, 2022

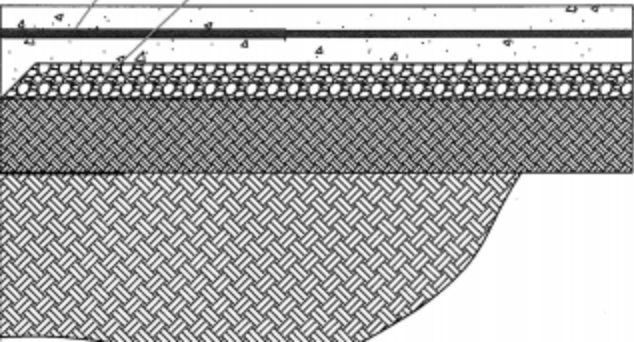
SQFT: 471'  
Coping: Lueders



	Existing	New	Total
Main Area	3,108.00		3,108.00
Garage			0.00
Cover Porch			0.00
Patio- cover			0
Pool		391.00	391
Pool Deck		471.00	471.00
LOT SIZE	9,147.60		
NEW TOTAL COVERAGE	3,970.00		
Percentage Covered	43%		

#3 REBAR @ 15" OC

BASE



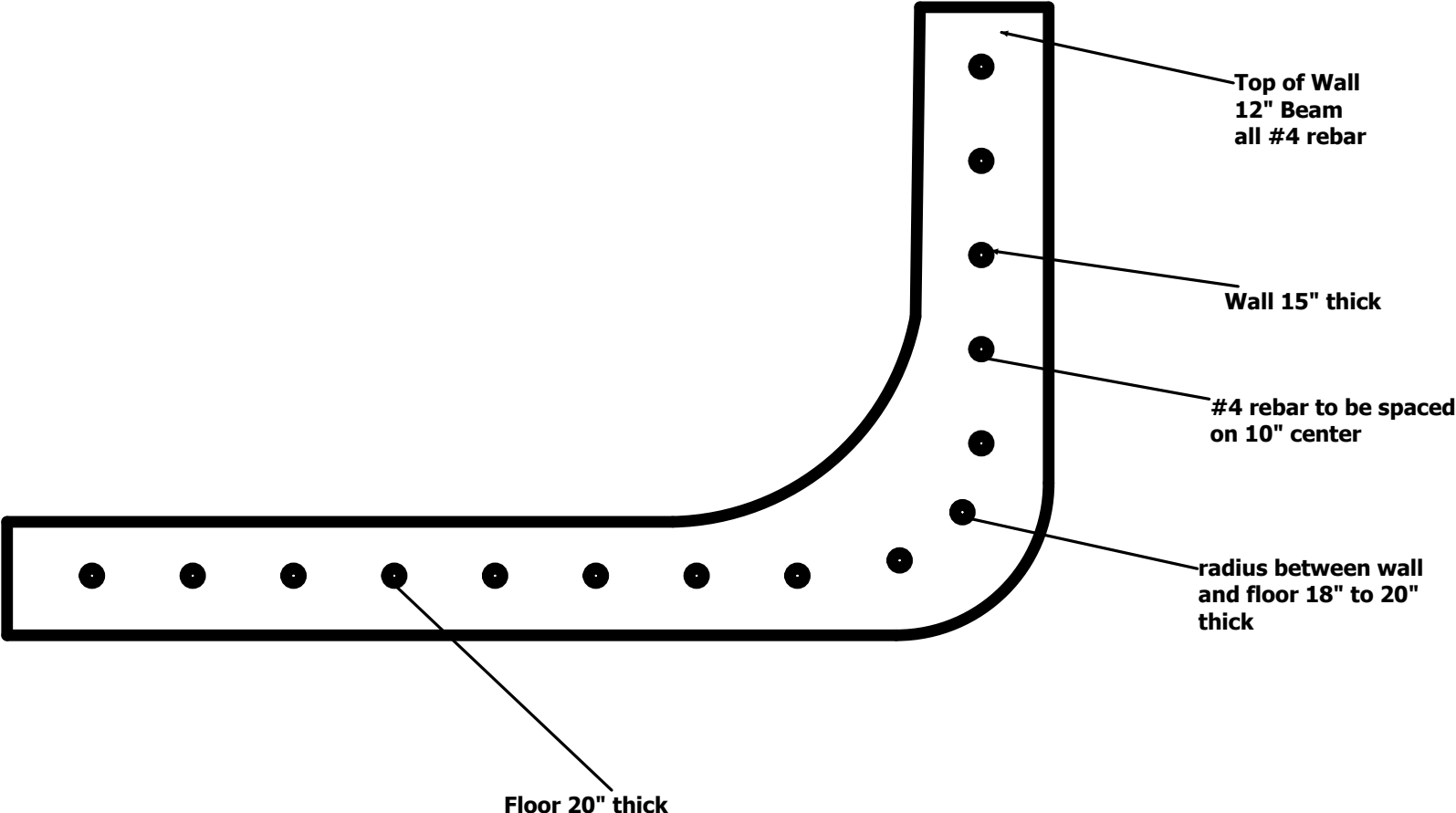


### **Material List**

- **Deck Rebar- 3/8"**
- **Pool Rebar 1/2"**
- **PVC Plumbing- 2"**
- **PVC Fittings**
- **Lights- 12V**
- **Gunite/ Shotcrete**
- **Quartz Surface Finish**
- **Concrete Decking**
- **Waterline Tile**

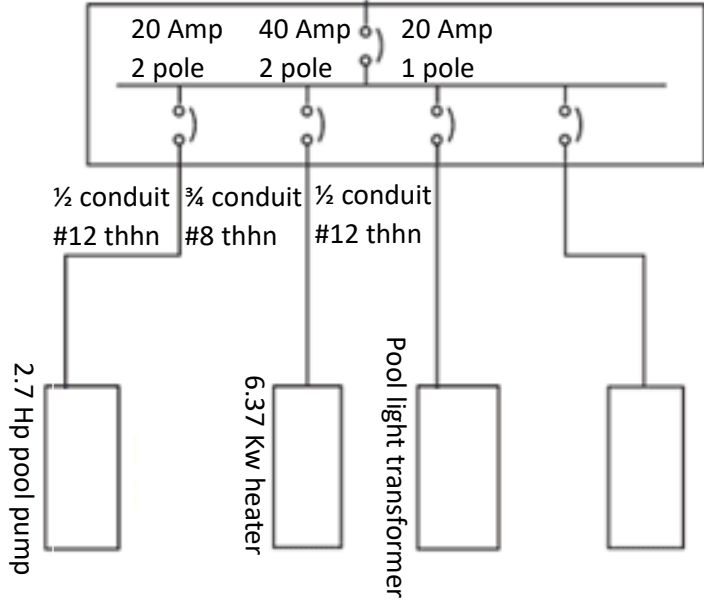


# POOL SECTION





Main pool panel fed from existing service  
with #4 THHN on a 70 amp 2 pole breaker





MESA WESTERN - UNIT 1  
Civil Job No. 12132-01; Survey Job No. 9165-20

# FINAL SUBDIVISION PLAT OF MESA WESTERN - UNIT 1

A 39.837 ACRE TRACT OF LAND COMPRISED OF 15.923 ACRES OUT OF A 44.659 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 202099037314, 7.677 ACRES OUT OF A 10.870 ACRE TRACT DESCRIBED IN DOCUMENT NO. 202099001908, ALL OF 3.816 ACRES DESCRIBED IN DOCUMENT NO. 201899014381, ALL OF 1.427 ACRES DESCRIBED IN DOCUMENT NO. VOL. 2074, PG. 283, ALL OF 10.910 ACRES DESCRIBED IN DOCUMENT NO. 201899024707, ALL OUT OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, SITUATED OUT OF THE TRINIDAD GARCIA SURVEY NO. 94, ABSTRACT 137, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS.

(90 SINGLE FAMILY RESIDENTIAL LOTS,  
5 GREENBELT LOTS IN 7 BLOCKS)

DEVELOPER: BART SWIDER  
PBCH DEVELOPMENT, LLC  
1846 N. LOOP 1604 WEST, STE 200  
(210) 957-3395



NEW BRAUNVELS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #1028800

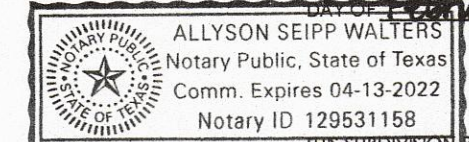
DATE OF PREPARATION: February 21, 2022  
STATE OF TEXAS  
COUNTY OF GUADALUPE

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Bart Swider*  
OWNER/DEVELOPER: BART SWIDER  
PBCH DEVELOPMENT, LLC  
1846 N. LOOP 1604 WEST, STE 200  
(210) 957-3395

STATE OF TEXAS  
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Bart Swider* 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 23rd DAY OF February 2022.



ALLYSON SEIPP WALTERS  
Notary Public, State of Texas  
Comm. Expires 04-13-2022  
Notary ID 129531158  
NOTARY PUBLIC, GUADALUPE COUNTY, TEXAS

PLAT OF MESA WESTERN - UNIT 1, SUBMITTED AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITAL OF BUILDING PERMIT APPLICATION.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

APPROVED ON THIS THE 24th DAY OF March, A.D., 2022, BY THE CITY ENGINEER, CITY OF CIBOLO, TEXAS.

CITY ENGINEER, CITY OF CIBOLO

THIS PLAT OF MESA WESTERN - UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 24th DAY OF March, A.D., 2022

BY: *Kaurkaha* CHAIR  
*Cheryl* VICE CHAIR

THIS PLAT OF MESA WESTERN - UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS 25 DAY OF March, A.D., 2022

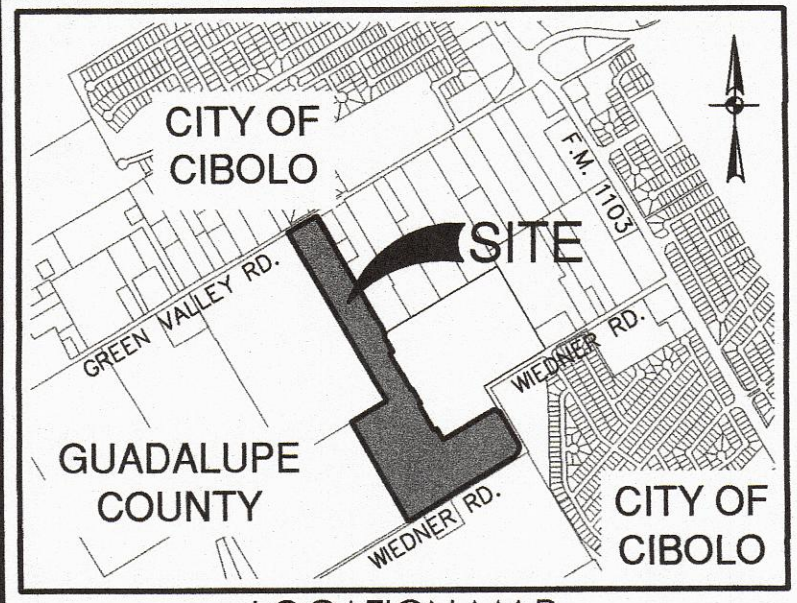
BY: *Peggy* CITY SECRETARY  
*Stacy* MAYOR

CERTIFIED TO BE A TRUE AND CORRECT COPY, Guadalupe County Clerk  
PAGE 1 OF 3 MA

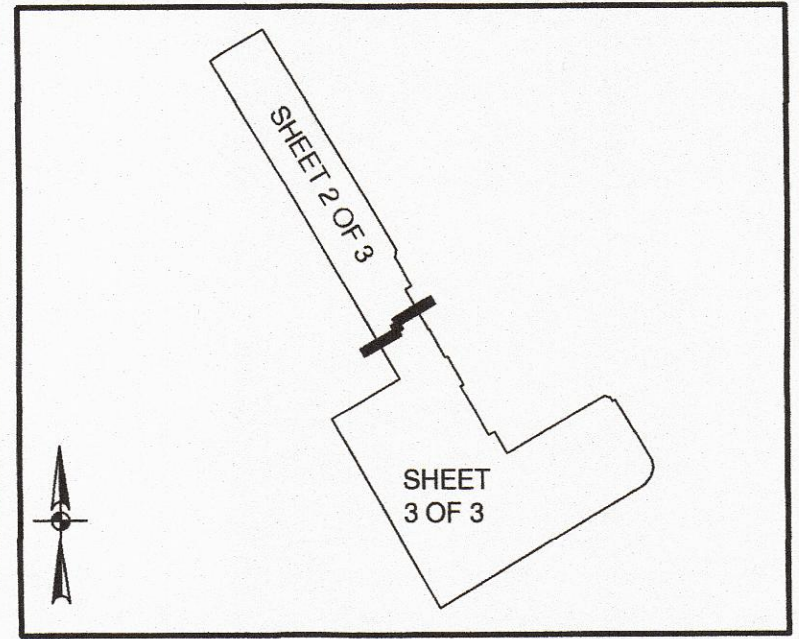
MAR 28 2022

202299009767 Vol. 9 Pg. 615-617  
I certify this instrument was FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on 03/28/2022 10:25:50 AM. PAGES: 12 MARISSA TERESA KIEL, COUNTY CLERK

*Teresa Kiel*



LOCATION MAP  
MAPSCO MAP GRID: 123X1  
NOT-TO-SCALE



INDEX MAP  
SCALE: 1" = 1000'

### LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	(PUD)	PLANNED UNIT DEVELOPMENT
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
CV	CLEAR VISION	VNAE	VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
DOC	DOCUMENT NUMBER	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DR	DEED RECORDS OF GUADALUPE COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
ELEC	ELECTRIC	○	SET 1/2" IRON ROD (PD)-ROW
ESMT	EASEMENT		
ETJ	EXTRATERRITORIAL JURISDICTION		
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF GUADALUPE COUNTY, TEXAS		

---	1140	EXISTING CONTOURS	15'	WATER EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY AND LOT
---	1140	PROPOSED CONTOURS	15'	WATER EASEMENT
---		EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
---		CITY OF CIBOLO LIMITS		
---		ORIGINAL SURVEY/COUNTY LINE CENTERLINE		
○	3	15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	15'	FENCE VISIBILITY EASEMENT
○	7	VARIABLE WIDTH DRAINAGE EASEMENT	15'	VEHICULAR NON-ACCESS EASEMENT
○	8	15' DRAINAGE EASEMENT	15'	VEHICULAR NON-ACCESS EASEMENT
○	11	25' FRONT BUILDING SETBACK	15'	VEHICULAR NON-ACCESS EASEMENT
○	12	15' SIDE BUILDING SETBACK	15'	VEHICULAR NON-ACCESS EASEMENT
○	13	VARIABLE WIDTH SEWER EASEMENT	15'	VEHICULAR NON-ACCESS EASEMENT
○	14	25' RIGHT-OF-WAY DEDICATION TO THE PUBLIC (0.169 AC.)	15'	VEHICULAR NON-ACCESS EASEMENT
○	15	VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY AND LOT (1.223 AC.)	15'	VEHICULAR NON-ACCESS EASEMENT

- ### GENERAL NOTES:
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CIBOLO AND STATE PLATTING STATUTES, AND IS SUBJECT TO FINES AND WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.
  - PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
  - THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
  - THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF CIBOLO IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
  - APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PROFESSIONAL LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL. WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.
  - ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF CIBOLO MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
  - ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATION ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH CITY OF CIBOLO CODE OF ORDINANCES PROVISIONS FOR HIGH WEEDS AND GRASS.

### GREENBELT NOTE:

LOTS 900, 901, 902, BLOCK 1; AND LOTS 900 AND 901, BLOCK 2; ARE GREENBELT LOTS, VARIABLE WIDTH DRAINAGE EASEMENTS AND PEDESTRIAN EASEMENTS, AND SHALL BE MAINTAINED BY MESA WESTERN HOMEOWNERS' ASSOCIATION. THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO OR GUADALUPE COUNTY.

### DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF CIBOLO SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

### PARKLAND DEDICATION NOTE:

AS REQUIRED BY THE 2018 UNIFIED DEVELOPMENT CODE, 5.74 ACRES OF PARKLAND DEDICATIONS IS REQUIRED FOR MESA WESTERN. THE PARKLAND DEDICATION WILL BE MET WITH THE PLATTING OF MESA WESTERN UNIT 2. ALL PARKLAND DEDICATION SHALL MEET THE REQUIREMENTS SET FORTH IN THE 2018 CITY OF CIBOLO UNIFIED DEVELOPMENT CODE AND THE PUBLIC IMPROVEMENTS AGREEMENT AS ACCEPTED ON JULY 27, 2021.

### GEOTECHNICAL NOTE:

A GEOTECHNICAL REPORT DEMONSTRATING COMPLIANCE WITH ALL RECOMMENDED PRACTICE FOR THE DESIGN OF RESIDENTIAL FOUNDATION, VERSION 1 STANDARDS OF THE TEXAS SECTION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS, THE GEOTECHNICAL STANDARDS OF THE CITY OF CIBOLO JDC AND THE CITY OF CIBOLO BUILDING CODE, EACH OF WHICH AS MAY BE AMENDED, PRIOR TO ISSUANCE OF A BUILDING PERMIT.

### UTILITY PROVIDERS:

WATER: CITY OF CIBOLO  
SEWER: CITY OF CIBOLO  
ELECTRIC: GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.

- ### NOTES:
- ACCORDING TO FIRM MAP NO. 48187C0230F DATED NOVEMBER, 2, 2007, ALL RESIDENTIAL LOTS WITHIN THE SUBJECT PROJECT SHOWN HEREON APPEARS TO LIE OUTSIDE ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
  - ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
  - THE PROPERTY SHOWN HEREON IS LIES WITHIN THE CITY OF CIBOLO.
  - GVEC TO HAVE A 5' WIDE ELECTRIC EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC OR COMMUNICATION LINES ARE LOCATED.
  - ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
  - THIS PROPERTY IS ZONED SF-4.
  - ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREAS.
  - THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
  - THE PROPERTY SHOWN HEREON IS LOCATED INSIDE THE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.
  - ALL PROPOSED STREETS WILL BE DEDICATED TO THE PUBLIC AND MAINTAINED BY THE CITY OF CIBOLO, UNLESS OTHERWISE NOTED.

### SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF GUADALUPE

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN 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 SUBDIVISION REGULATIONS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY COUNCIL OF THE CITY OF CIBOLO.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 22 DAY OF February 2022

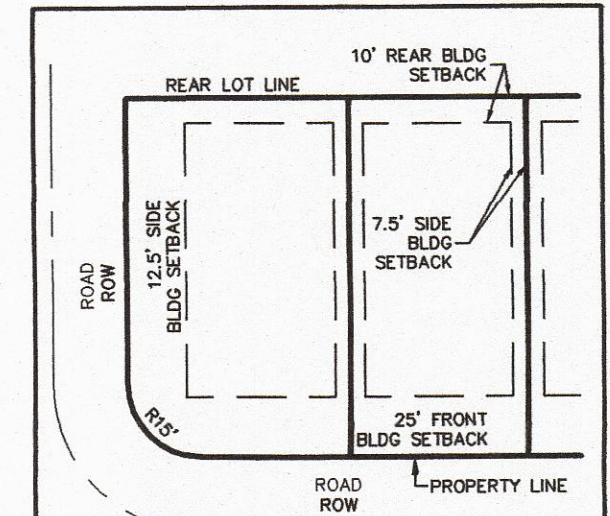
*Tracy Ann Boyles*  
TRACY ANN BOYLES  
Notary Public, State of Texas  
Comm. Expires 09-22-2025  
Notary ID 124387706

I, G.E. BUCHANAN HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

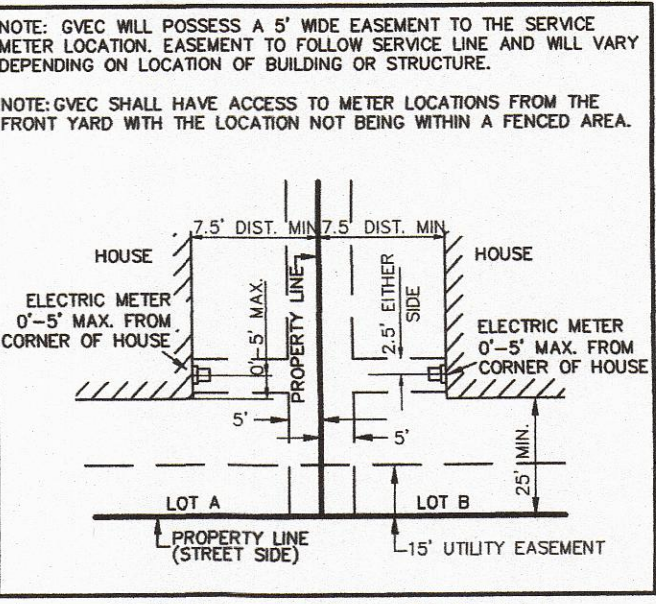
*G.E. Buchanan* 02/21/2022  
G.E. BUCHANAN, P.E., L.S. 4999  
PAPE-DAWSON ENGINEERS  
2000 NW LOOP 410  
SAN ANTONIO, TEXAS 78213  
(210) 375-9000

SWORN TO AND SUBSCRIBED BEFORE ME THIS 21 DAY OF February 2022

*Cassandra R. Casares*  
CASSANDRA R. CASARES  
Notary Public, State of Texas  
Comm. Expires 03-30-2023  
Notary ID 10582470



TYPICAL LOT SETBACKS  
EXCEPT AS NOTED  
NOT-TO-SCALE



TYPICAL EASEMENT ON  
INTERIOR PROPERTY LINE  
NOT-TO-SCALE

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

### LINE TABLE

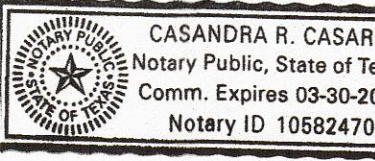
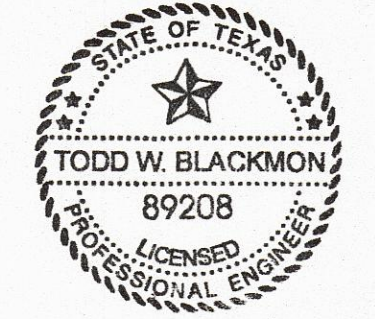
LINE #	BEARING	LENGTH
L1	S59°57'07"W	57.45'
L2	S22°34'07"E	53.46'
L3	S67°25'53"W	15.00'
L4	N22°34'07"W	47.25'
L5	S59°57'07"W	36.05'
L6	N59°57'07"E	5.00'
L7	N59°57'07"E	13.00'
L8	S59°57'07"W	18.61'
L9	N59°57'07"E	34.00'
L10	S72°30'36"E	30.75'
L11	S30°48'51"E	21.84'
L12	N59°11'09"E	15.00'
L13	S8°49'47"E	37.72'
L14	S10°32'44"W	22.12'
L15	S22°37'10"W	26.60'
L16	S38°01'35"W	57.49'
L17	S59°33'55"W	30.00'
L18	S14°27'46"W	35.12'
L19	N59°57'07"E	103.26'
L20	S30°02'53"E	50.00'
L21	S59°57'07"W	71.61'
L22	N59°57'07"E	71.61'

### LINE TABLE

LINE #	BEARING	LENGTH
L23	S30°02'53"E	50.00'
L24	S59°57'07"W	76.61'
L25	N59°57'07"E	89.61'
L26	S30°02'53"E	50.00'
L27	S59°57'07"W	71.00'
L28	N59°57'07"E	71.00'
L29	S30°02'53"E	50.00'
L30	S59°57'07"W	71.00'
L31	S75°25'54"E	35.12'
L32	S59°10'47"W	100.00'
L33	N14°33'48"E	35.59'
L34	N75°32'14"W	35.59'
L35	N59°50'40"E	110.01'
L36	S8°53'38"W	38.57'
L37	S75°02'53"E	10.95'
L38	S78°44'16"E	12.51'
L39	S30°02'53"E	113.95'
L40	S59°33'17"W	30.12'
L41	S30°26'05"E	10.00'
L42	S75°02'53"E	36.17'
L43	N75°02'53"W	47.30'

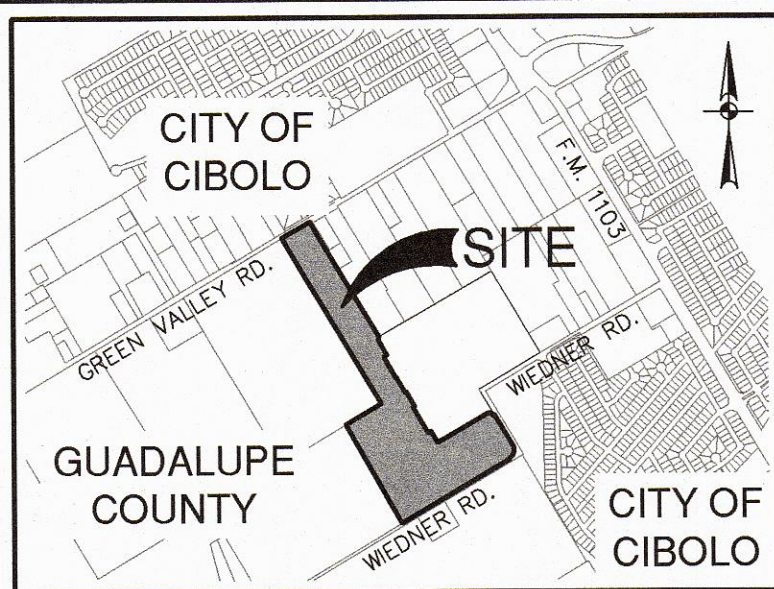
### CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	89°07'46"	S75°29'00"E	21.05'	23.33'
C2	15.00'	90°00'00"	S14°57'07"W	21.21'	23.56'
C3	15.00'	90°00'00"	S75°02'53"E	21.21'	23.56'
C4	15.00'	90°00'00"	S14°57'07"W	21.21'	23.56'
C5	15.00'	90°00'00"	S75°02'53"E	21.21'	23.56'
C6	15.00'	90°00'00"	S14°57'07"W	21.21'	23.56'
C7	15.00'	90°00'00"	S75°02'53"E	21.21'	23.56'
C8	15.00'	90°00'00"	S14°57'07"W	21.21'	23.56'
C9	15.00'	86°10'39"	S73°08'13"E	20.49'	22.56'
C10	60.00'	266°10'39"	S16°51'47"W	87.84'	278.74'
C11	15.00'	90°00'00"	N75°02'53"W	21.21'	23.56'
C12	15.00'	90°00'00"	S14°57'07"W	21.21'	23.56'
C13	15.00'	38°52'15"	N49°29'01"W	9.98'	10.18'
C14	50.00'	167°44'30"	N14°57'07"E	99.43'	146.38'
C15	15.00'	38°52'15"	N79°23'14"E	9.98'	10.18'
C16	15.00'	90°00'00"	N14°57'07"E	21.21'	23.56'
C17	15.00'	90°00'00"	N75°02'53"W	21.21'	23.56'
C18	15.00'	90°00'00"	S14°57'07"W	21.21'	23.56'
C19	15.00'	90°00'00"	S75°02'53"E	21.21'	23.56'
C20	15.00'	90°00'00"	N14°57'07"E	21.21'	23.56'
C21	15.00'	90°00'00"	N75°02'53"W	21.21'	23.56'
C22	25.00'	90°00'00"	S14°57'07"W	35.36'	39.27'
C23	15.00'	90°00'00"	S75°02'53"E	21.21'	23.56'
C24	15.00'	90°00'00"	S14°57'07"W	21.21'	23.56'
C25	410.00'	64°35'50"	S27°16'00"W	438.15'	462.25'
C26	50.00'	21°04'11"	N64°55'19"W	18.28'	18.39'

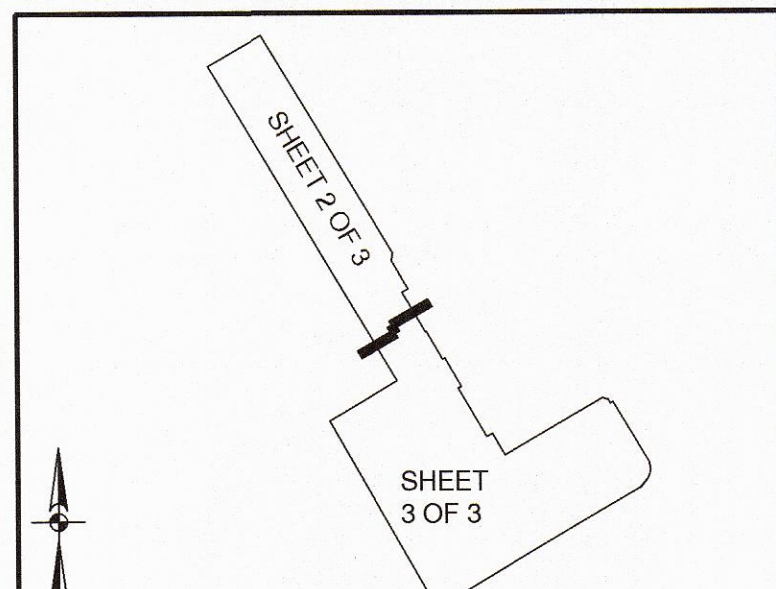


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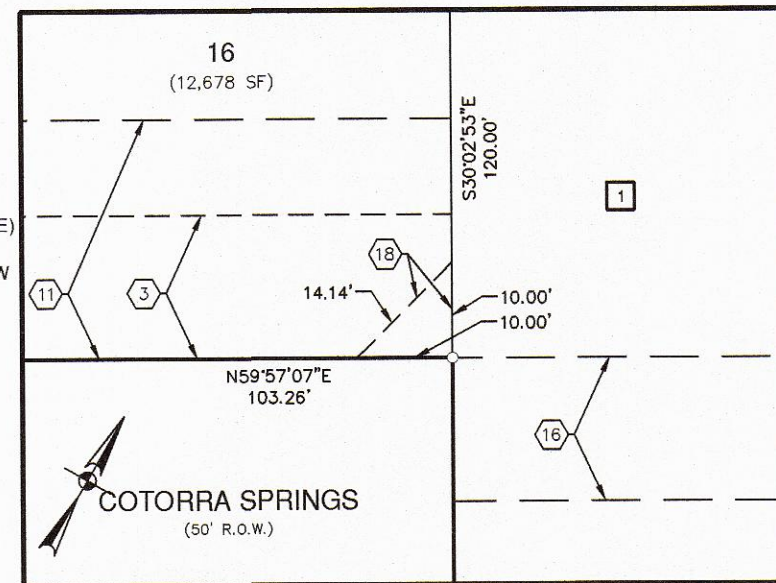




LOCATION MAP  
MAPSCO MAP GRID: 123X1  
NOT-TO-SCALE

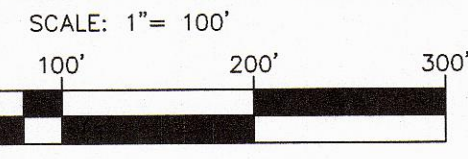


INDEX MAP  
SCALE: 1" = 1000'



DETAIL "A"  
NOT-TO-SCALE

- LEGEND**
- AC ACRE(S)
  - BLK BLOCK
  - BSL BUILDING SETBACK LINE
  - CB COUNTY BLOCK
  - CV CLEAR VISION
  - DOC DOCUMENT NUMBER
  - DR DEED RECORDS OF GUADALUPE COUNTY, TEXAS
  - ELEC ELECTRIC (SURVEYOR)
  - ESMT EASEMENT
  - ETJ EXTRATERRITORIAL JURISDICTION
  - OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF GUADALUPE COUNTY, TEXAS
  - 1140 EXISTING CONTOURS
  - 1140 PROPOSED CONTOURS
  - EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANGE (100-YR) FLOODPLAIN
  - CITY OF CIBOLO LIMITS
  - ORIGINAL SURVEY/COUNTY LINE
  - CENTERLINE
  - 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
  - VARIABLE WIDTH DRAINAGE EASEMENT
  - 15' DRAINAGE EASEMENT
  - 25' FRONT BUILDING SETBACK
  - 15' SIDE BUILDING SETBACK
  - VARIABLE WIDTH SEWER EASEMENT
  - 23' RIGHT-OF-WAY DEDICATION TO THE PUBLIC (0.169 AC.)
  - VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY AND LOT (1.223 AC.)
  - VOLUME PAGE(S)
  - PLANNED UNIT DEVELOPMENT
  - RIGHT-OF-WAY
  - VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
  - FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
  - SET 1/2" IRON ROD (PD)
  - SET 1/2" IRON ROD (PD)-ROW
  - 15' WATER EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY AND LOT
  - 15' WATER EASEMENT
  - FENCE VISIBILITY EASEMENT
  - 1'X20' VEHICULAR NON-ACCESS EASEMENT
  - 15' WATER EASEMENT (VOL. 541, PGS. 877-800 D.R.)
  - GREEN VALLEY SPECIAL UTILITY
  - 15' WATER EASEMENT (DOC NO 2015004535, OPR)
  - 44.659 ACRES  
PBCH DEVELOPMENT, LLC  
(DOC NO 202099037314, OPR)  
(EXISTING ZONED SF-2)
  - 15' WATER EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY AND LOT (1.223 AC.)
  - 15' WATER EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY AND LOT (1.223 AC.)



FINAL SUBDIVISION PLAT  
OF  
MESA WESTERN - UNIT 1

A 39.837 ACRE TRACT OF LAND COMPRISED OF 15.923 ACRES OUT OF A 44.659 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 202099037314, 7.677 ACRES OUT OF A 10.870 ACRE TRACT DESCRIBED IN DOCUMENT NO. 202099001908, ALL OF 3.816 ACRES DESCRIBED IN DOCUMENT NO. 201899014381, ALL OF 1.427 ACRES DESCRIBED IN DOCUMENT NO. VOL. 2074, PG. 283, ALL OF 10.910 ACRES DESCRIBED IN DOCUMENT NO. 201899024707, ALL OUT OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, SITUATED OUT OF THE TRINIDAD GARCIA SURVEY NO. 94, ABSTRACT 137, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS.

(90 SINGLE FAMILY RESIDENTIAL LOTS,  
5 GREENBELT LOTS IN 7 BLOCKS)

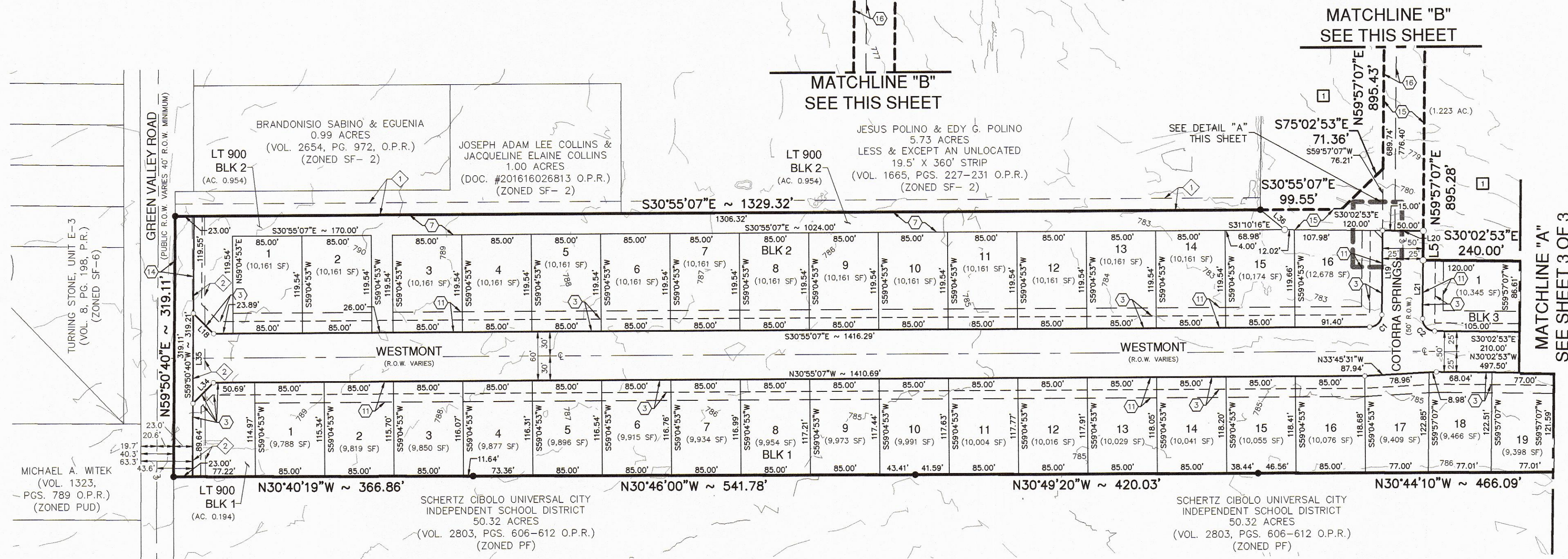
DEVELOPER: BART SWIDER  
PBCH DEVELOPMENT, LLC  
1846 N LOOP 1604 WEST, STE 200  
(210) 957-3395



NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TYPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: February 21, 2022

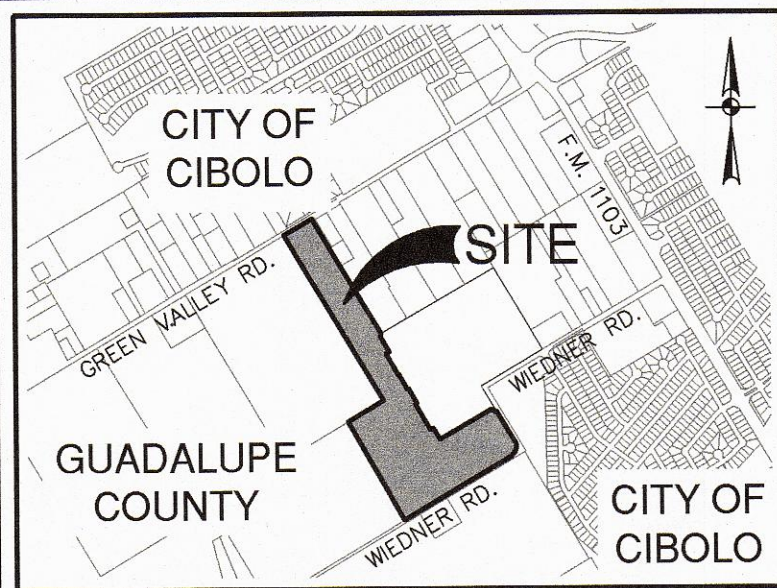
CERTIFIED TO BE A TRUE  
AND CORRECT COPY,  
Guadalupe County Clerk

MAR 28 2022



MESA WESTERN - UNIT 1  
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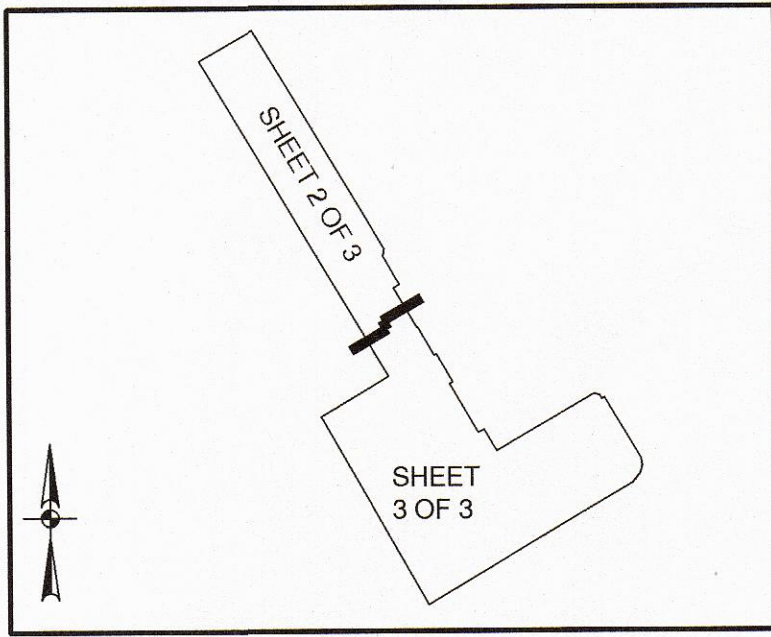


LOCATION MAP

MAPSCO MAP GRID: 123X1  
NOT-TO-SCALE

LEGEND

- |      |  |       |   |
|------|--|-------|---|
| AC   | ACRE(S)  | VOL   | VOLUME  |
| BLK  | BLOCK  | PG    | PAGE(S)   |
| BSL  | BUILDING SETBACK LINE  | (PUD) | PLANNED UNIT DEVELOPMENT  |
| CB   | COUNTY BLOCK   | ROW   | RIGHT-OF-WAY  |
| CV   | CLEAR VISION   | VNAE  | VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)  |
| DOC  | DOCUMENT NUMBER  |       |   |
| DR   | DEED RECORDS OF GUADALUPE COUNTY, TEXAS  |       |   |
| ELEC | ELECTRIC (SURVEYOR)  |       |   |
| ESMT | EASEMENT   |       |   |
| ETJ  | EXTRATERRITORIAL JURISDICTION  |       |   |
| OPR  | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GUADALUPE COUNTY, TEXAS  |       |   |
| ---  | EXISTING CONTOURS  |       |   |
| ---  | PROPOSED CONTOURS  |       |   |
| ---  | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANGE (100-YR) FLOODPLAIN   |       |   |
| ---  | CITY OF CIBOLO LIMITS  |       |   |
| ---  | ORIGINAL SURVEY/COUNTY LINE  |       |   |
| ---  | CENTERLINE   |       |   |
| 3    | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | 16    | 15' WATER EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY AND LOT                                 |
| 7    | VARIABLE WIDTH DRAINAGE EASEMENT   | 17    | 15' WATER EASEMENT  |
| 8    | 15' DRAINAGE EASEMENT  | 18    | FENCE VISIBILITY EASEMENT   |
| 11   | 25' FRONT BUILDING SETBACK   | 19    | 1X20' VEHICULAR NON-ACCESS EASEMENT   |
| 12   | 15' SIDE BUILDING SETBACK  |       |   |
| 13   | VARIABLE WIDTH SEWER EASEMENT  | 1     | 15' WATER EASEMENT (VOL. 541, PGS. 877-800 D.R.)  |
| 14   | 23' RIGHT-OF-WAY DEDICATION TO THE PUBLIC (0.169 AC.)  | 2     | GREEN VALLEY SPECIAL UTILITY 15' WATER EASEMENT (DOC NO 2015004535, OPR)                                  |
| 15   | VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY AND LOT (1.223 AC.) | 11    | 44.659 ACRES PBCH DEVELOPMENT, LLC (DOC NO 202099001908, OPR) (EXISTING ZONED SF-2) (PROPOSED ZONED SF-4) |



INDEX MAP

SCALE: 1"= 1000'

TZ CIBOLO UNIVERSAL CITY  
ENDENT SCHOOL DISTRICT  
50.32 ACRES  
(ZONED PF)

SCALE: 1"= 100'



FINAL SUBDIVISION PLAT  
OF  
MESA WESTERN - UNIT 1

A 39.837 ACRE TRACT OF LAND COMPRISED OF 15.923 ACRES OUT OF A 44.659 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 202099037314, 7.677 ACRES OUT OF A 10.870 ACRE TRACT DESCRIBED IN DOCUMENT NO. 202099001908, ALL OF 3.816 ACRES DESCRIBED IN DOCUMENT NO. 201899014381, ALL OF 1.427 ACRES DESCRIBED IN DOCUMENT NO. VOL. 2074, PG. 283, ALL OF 10.910 ACRES DESCRIBED IN DOCUMENT NO. 201899024707, ALL OUT OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, SITUATED OUT OF THE TRINIDAD GARCIA SURVEY NO. 94, ABSTRACT 137, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS.

(90 SINGLE FAMILY RESIDENTIAL LOTS,  
5 GREENBELT LOTS IN 7 BLOCKS)

DEVELOPER: BART SWIDER  
PBCH DEVELOPMENT, LLC  
1846 N. LOOP 1604 WEST, STE 200  
(210) 957-3395

STATE OF TEXAS  
COUNTY OF GUADALUPE  
I do hereby certify that the foregoing is a true  
and correct copy as the same appears on FILE  
AND RECORDED in the Official Public Record  
of Guadalupe County, Texas, on the date and  
time stamped thereon.  
*Teresa Kiel*  
TERESA KIEL  
Guadalupe County Clerk  
By *M. A. ...* Deputy



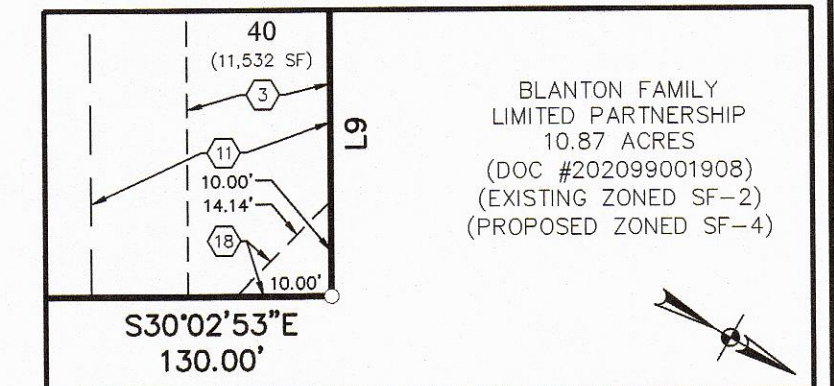
MAR 28 2022

CERTIFIED TO BE A TRUE  
AND CORRECT COPY  
Guadalupe County Clerk  
PAGE 3 OF 3

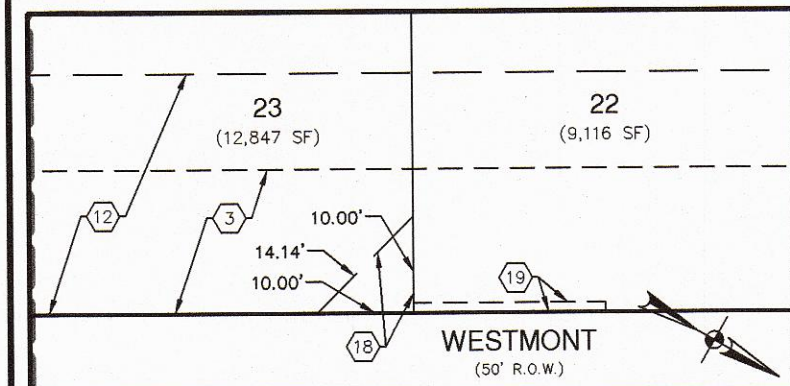
**PAPE-DAWSON  
ENGINEERS**

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TPE FIRM REGISTRATION #470 | TPBL FIRM REGISTRATION #10028800

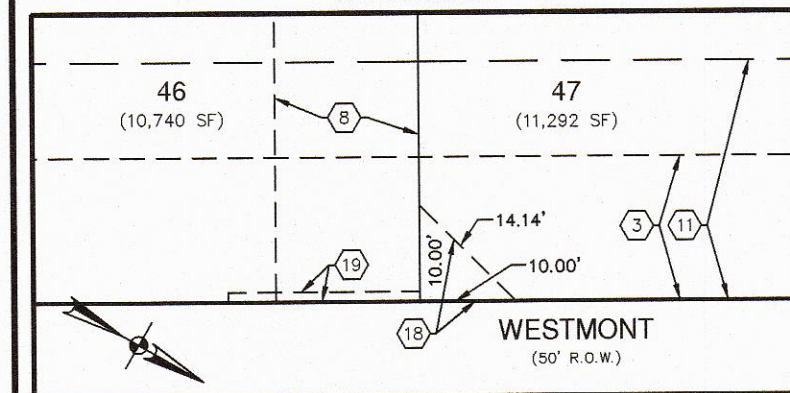
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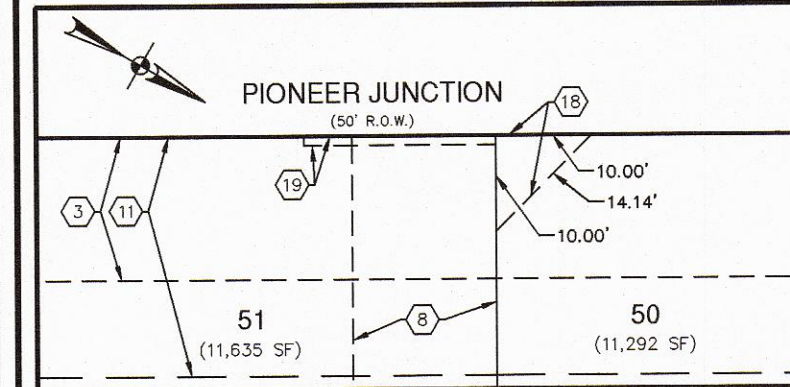
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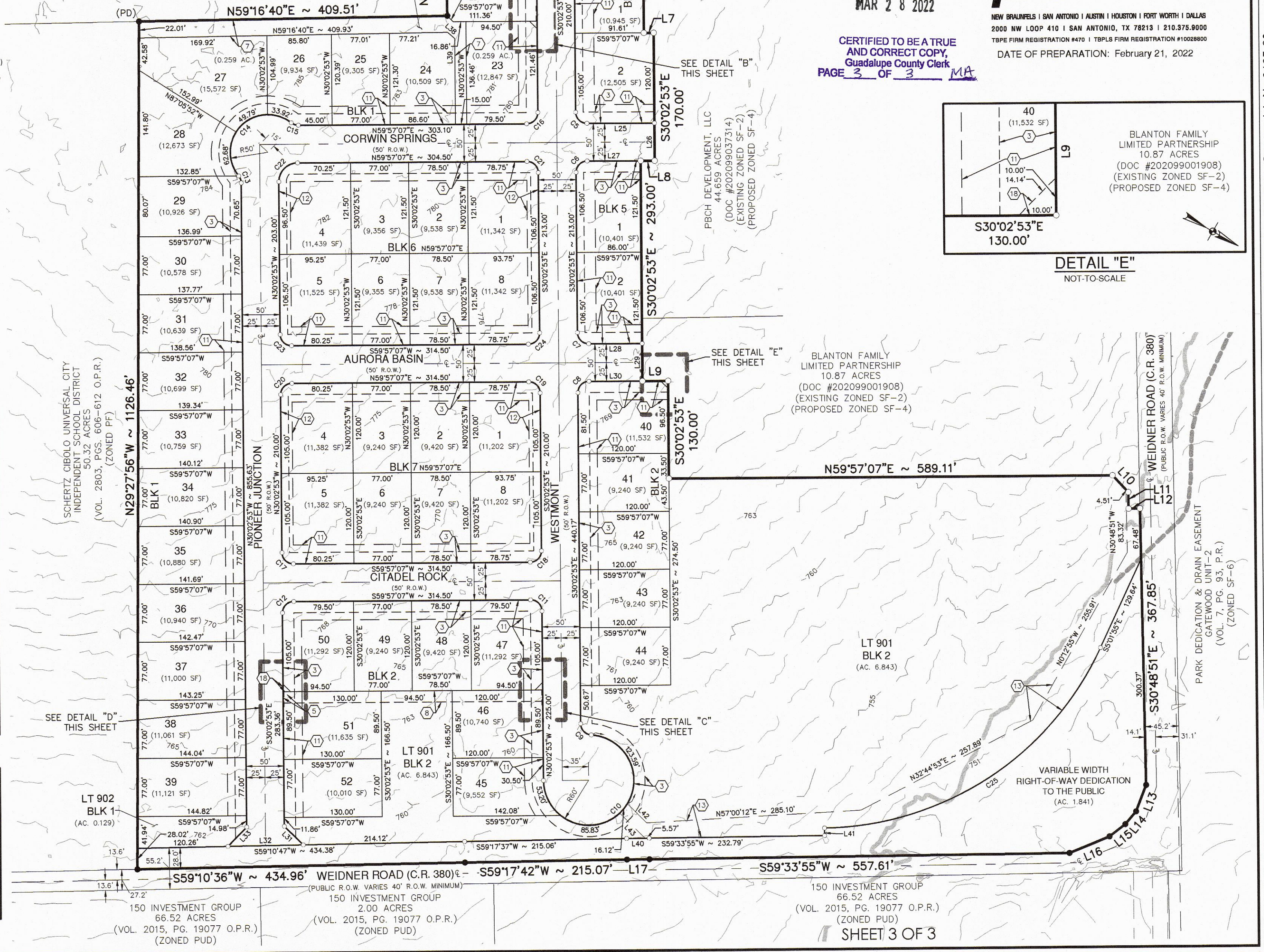
DETAIL "B"  
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DETAIL "C"  
NOT-TO-SCALE



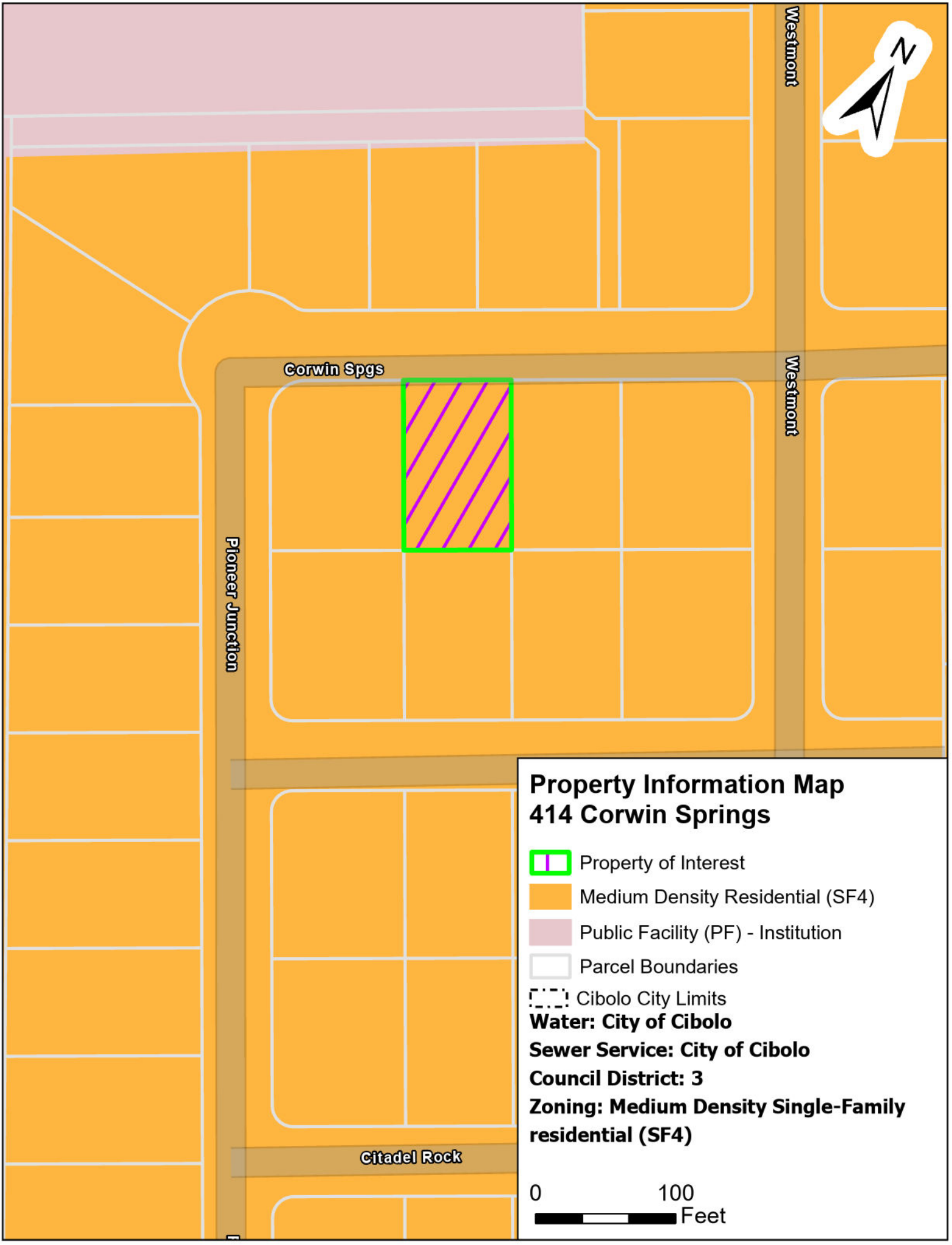
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
150 INVESTMENT GROUP  
66.52 ACRES  
(VOL. 2015, PG. 19077 O.P.R.)  
(ZONED PUD)

Civil Job No. 12132-01; Survey Job No. 9165-20 MESA WESTERN - UNIT 1






**Property Information Map**  
**414 Corwin Springs**

-  Property of Interest
-  Medium Density Residential (SF4)
-  Public Facility (PF) - Institution
-  Parcel Boundaries
-  Cibolo City Limits

**Water: City of Cibolo**  
**Sewer Service: City of Cibolo**  
**Council District: 3**  
**Zoning: Medium Density Single-Family residential (SF4)**

0                      100  
 Feet